

Kiel Area School District

District-wide Facilities Study

DRAFT



STUDY DOCUMENT

August 2022

BRAYARCHITECTS

BRAYARCHITECTS

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KIEL AREA SCHOOL DISTRICT

Administration Team // Kiel, Wisconsin

KIEL AREA SCHOOL DISTRICT

Board of Education // Kiel, Wisconsin

BRAY ASSOCIATES - ARCHITECTS, INC.

Bray Team + Pre-Design Team // Davenport • Moline • Milwaukee • Sheboygan

MSA PROFESSIONAL SERVICES, INC.

Electrical and Plumbing Team // Milwaukee, Wisconsin

FREDERICKSEN ENGINEERING, INC.

Mechanical Team // Mequon, Wisconsin

KAPUR, INC.

Civil Team // Milwaukee, Wisconsin

document introduction

FIRM INTRODUCTION

Bray Architects was founded in 1962 and after leadership by two generations of the Bray family, ownership was transitioned to Matthew Wolfert, Stephen Kuhnen, and Ronet Rodewald. Under their leadership, Bray Architects has grown into an architecture and interior design firm focusing on various project types ranging in size from \$100,000 to \$175 million.

Bray Architects has evolved into a diverse group of specialists focusing almost exclusively on the planning and design of PreK-12 education projects. We are guided by the idea that public architecture and public buildings must above all function well, put the user at the center of the design, and connect those users to their communities.

HOW TO USE THE FACILITIES STUDY DOCUMENT

This document reflects observations made by Bray Architects and their consulting engineers surrounding the conditions of any building(s) and associated systems at the time of initial building walk-throughs. Observations include what can be visibly seen at the time of the walk-through, and do not include analysis of any buried, hidden or structural elements that would require partial demolition, extensive investigation or additional testing.



assessment: process

Observations are given an assessment of "Good / Fair / Poor" that is based on both generalized and numerical criteria and can be established at the individual, categorical, building and District-wide level. This assessment assists in providing a high-level identification of the overall condition of each element, as well as identifying which elements have the most need. While such assessment does not include prioritization of identified needs, it may be used by the District as a tool for making such decisions once needs are identified.

Below is the defined criteria for each level of assessment:

- **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.

It is important to note that any and all observations are not a direct reflection of the maintenance teams or their work. Even with proper maintenance, it is inevitable that buildings and their associated systems will wear with time and use.

scorecard breakdown

| | | |
|-------|---|------------|
| ▼ | 1.00 Building Systems Summary | 30 |
| | 1.01 Plumbing | 10 |
| | 1.02 Mechanical | 10 |
| | 1.03 Electrical | 06 |
| | 1.04 Life Safety | 04 |
| ▼ | 2.00 Interior Analysis | 20 |
| | 2.01 Building Interior (walls, doors, openings, misc.) | 10 |
| | 2.02 Ceiling Analysis | 05 |
| | 2.03 Flooring Analysis | 05 |
| ▼ | 3.00 Exterior Analysis | 30 |
| | 3.01 Building Exterior + Envelope (walls, misc.) | 10 |
| | 3.02 Exterior Door Analysis | 05 |
| | 3.03 Exterior Window Analysis | 05 |
| | 3.04 Roof Identification | 10 |
| ● | 4.00 Site Assessment | 10 |
| ● | 5.00 ADA Condition + Assessment | 10 |
| <hr/> | | |
| | Total | 100 |



- Building Systems Summary
- Interior Analysis
- Exterior Analysis
- Site Assessment
- ADA Condition + Assessment



+ SCORECARD BREAKDOWN



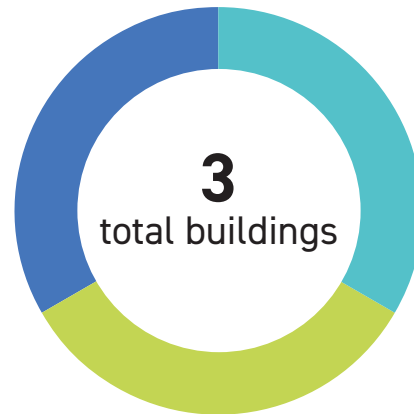
EXECUTIVE SUMMARY

kiel area school district

EXECUTIVE SUMMARY

Acres Owned: 130 Acres
Population: 1,475 Students
Grades Served: 4K, 5K, 1-12
Total Buildings Assessed: 3/3
Average Classroom Size: 935 sf

● 1 Elementary ● 1 Middle School ● 1 High School



District Architectural Condition Overview



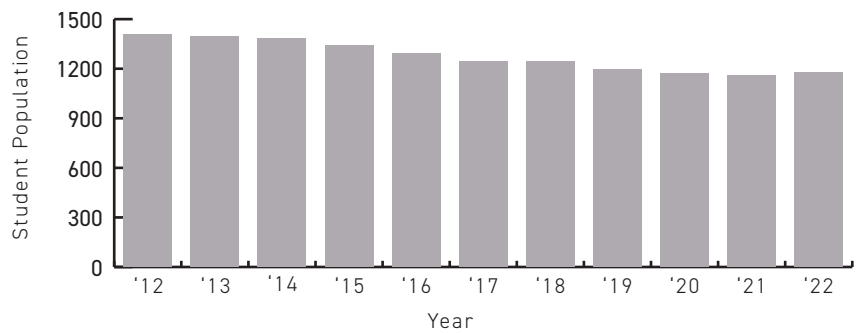
District ADA Condition Overview



District Building Systems Overview



Historical District Enrollment 2012-2022



- 0 buildings are in overall good condition
- 3 buildings are in overall fair condition
- 0 buildings are in overall poor condition

zielanis elementary scorecard breakdown

▼ 1.00 Building Systems Summary 67%

Plumbing, Mechanical, Electrical, Life Safety



▼ 2.00 Interior Analysis 70%

Building Interior (walls, doors, openings, misc.), Ceiling, Flooring



▼ 3.00 Exterior Analysis 73%

Building Exterior + Envelope, Doors, Windows, Roof Identification



▼ 4.00 Site Assessment 42%



▼ 5.00 ADA Condition + Assessment 70%

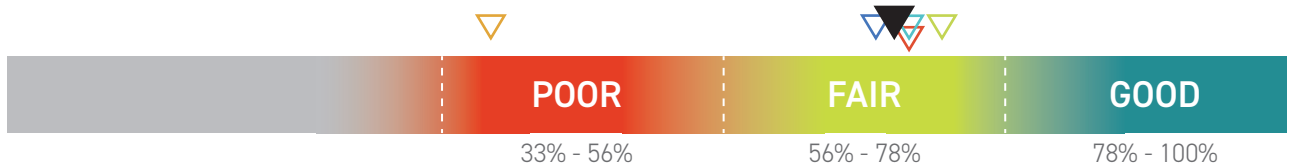


Assessment Weight

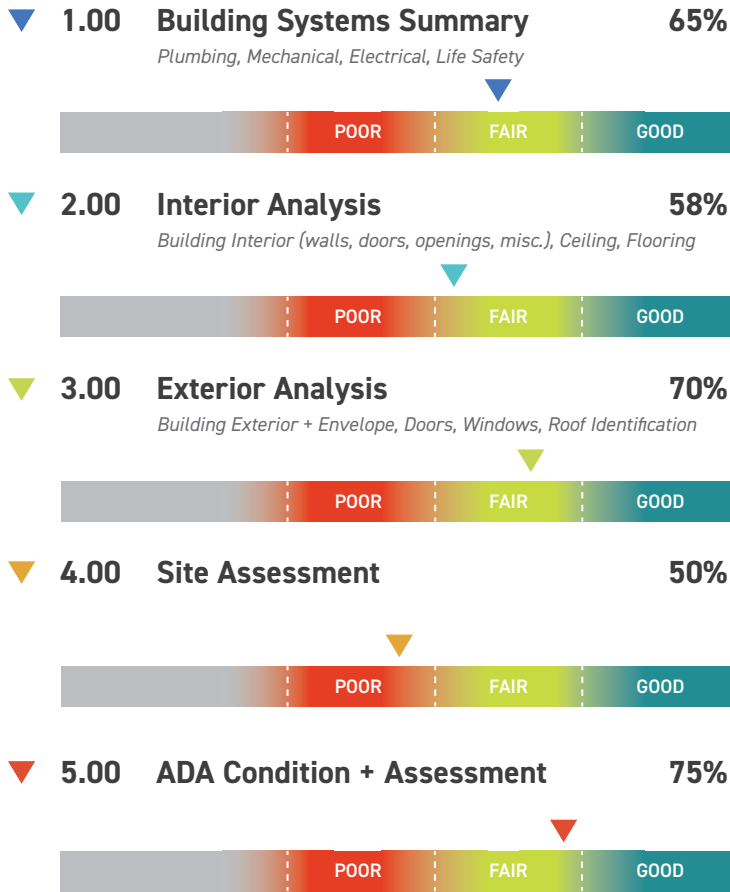
- Building Systems Summary
- Interior Analysis
- Exterior Analysis
- Site Assessment
- ADA Condition + Assessment

Overall Building

69.0%



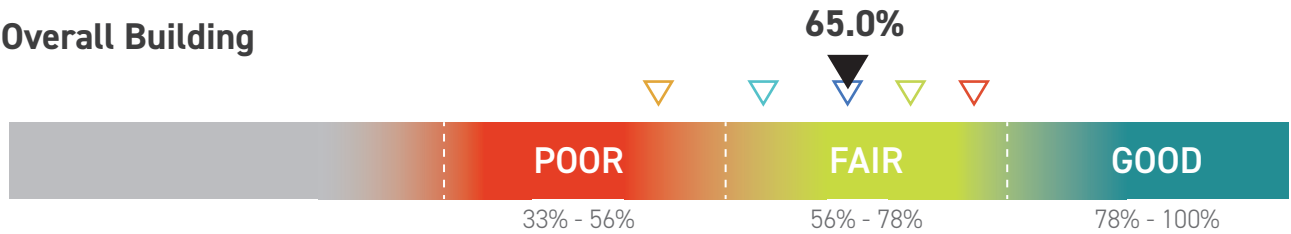
kiel middle school scorecard breakdown



Assessment Weight

- Building Systems Summary
- Interior Analysis
- Exterior Analysis
- Site Assessment
- ADA Condition + Assessment

Overall Building



kiel high school scorecard breakdown

1.00 Building Systems Summary 74%

Plumbing, Mechanical, Electrical, Life Safety



2.00 Interior Analysis 62%

Building Interior (walls, doors, openings, misc.), Ceiling, Flooring



3.00 Exterior Analysis 69%

Building Exterior + Envelope, Doors, Windows, Roof Identification



4.00 Site Assessment 73%



5.00 ADA Condition + Assessment 74%

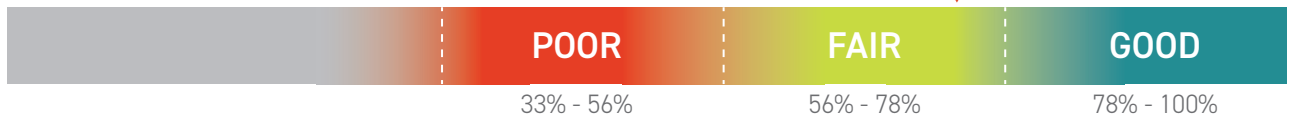


Assessment Weight

- Building Systems Summary
- Interior Analysis
- Exterior Analysis
- Site Assessment
- ADA Condition + Assessment

Overall Building

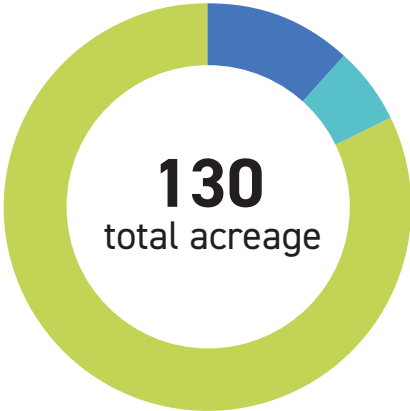
69.0%



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district-owned property + boundaries map

● Elementary ● Middle School ● High School



elementary school

- 1 Zielanis Elementary

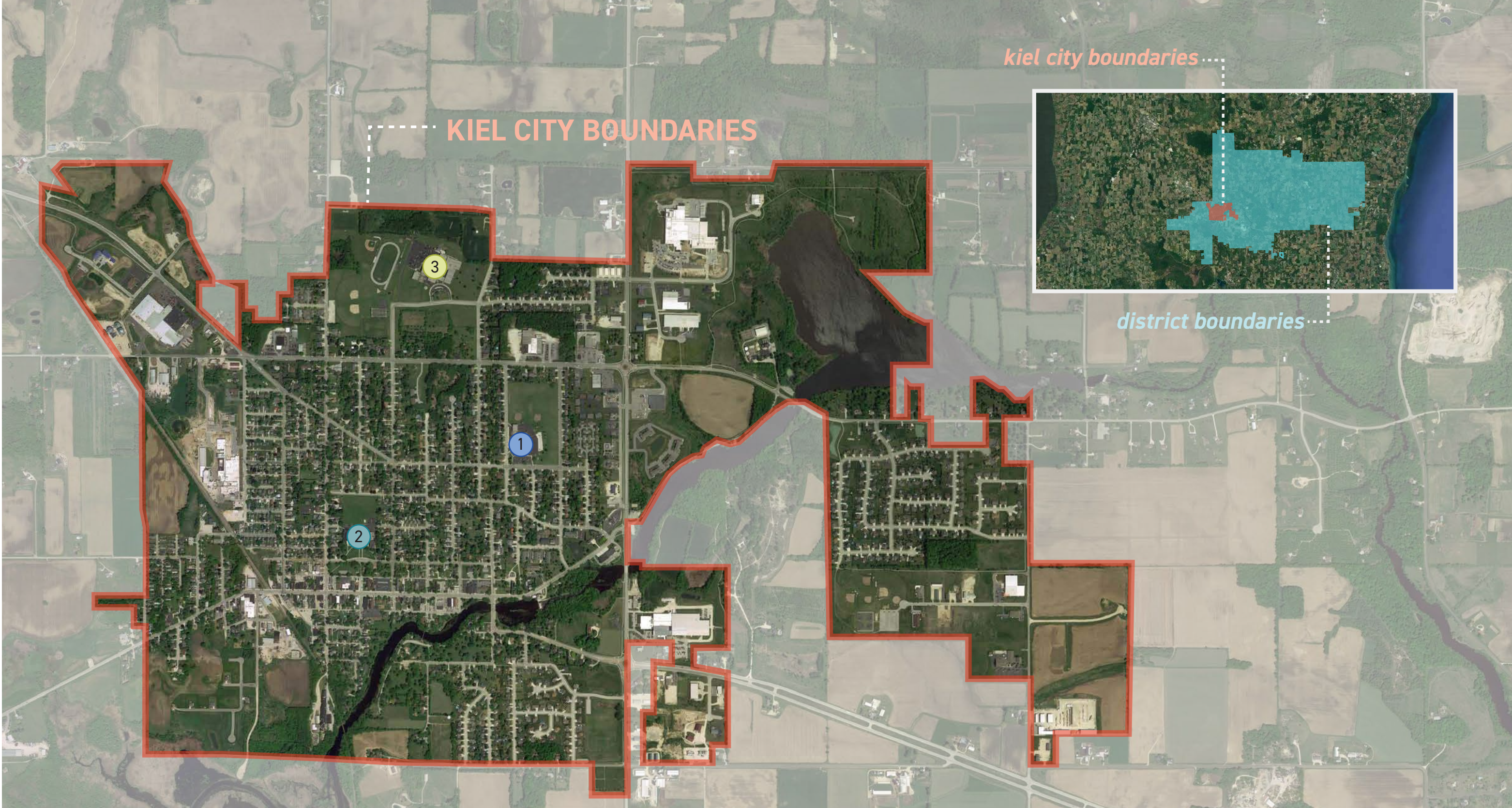
middle school

- 2 Kiel Middle School

high school

- 3 Kiel High School

district-owned property + boundaries map



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)



CEILING (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)

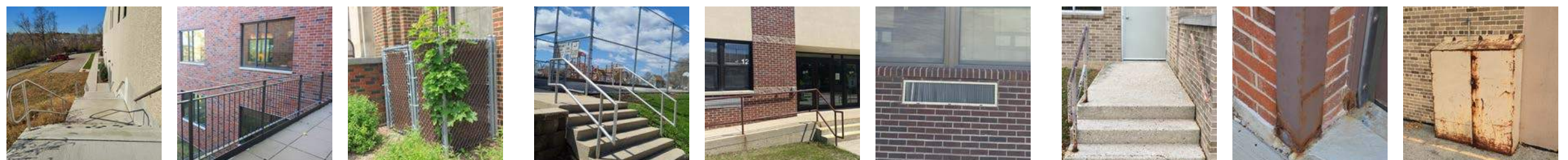


ROOF (roof*, roof edge, roof soffit)

*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)

