

01

zielanis elementary

SUMMARY

Zielanis Elementary provides a comprehensive program for Pre-Kindergarten - 4th grade students.

Student Population: 465 students

Grades Served: Pre-Kindergarten - 4th Grade

Site Size: 15.48 acres

Parking: 70 stalls

Scorecard Rating



69.0%



Architectural Condition



ADA Condition



Building Systems

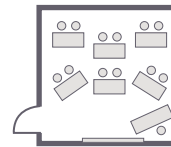


Original Date of Construction

1962

As of 2022: 60 years old

Average Core Classroom Size Comparison



945 sq. ft.

Recommended Size

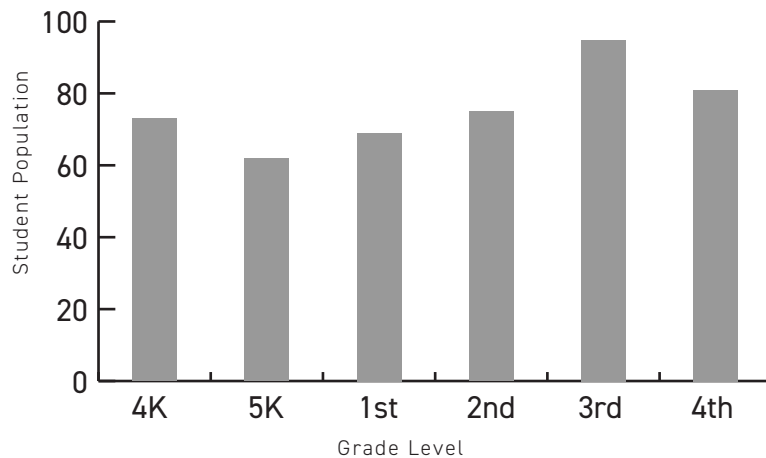
1st - 4th: 900 sq. ft.

Kindergarten: 1200 sq. ft.

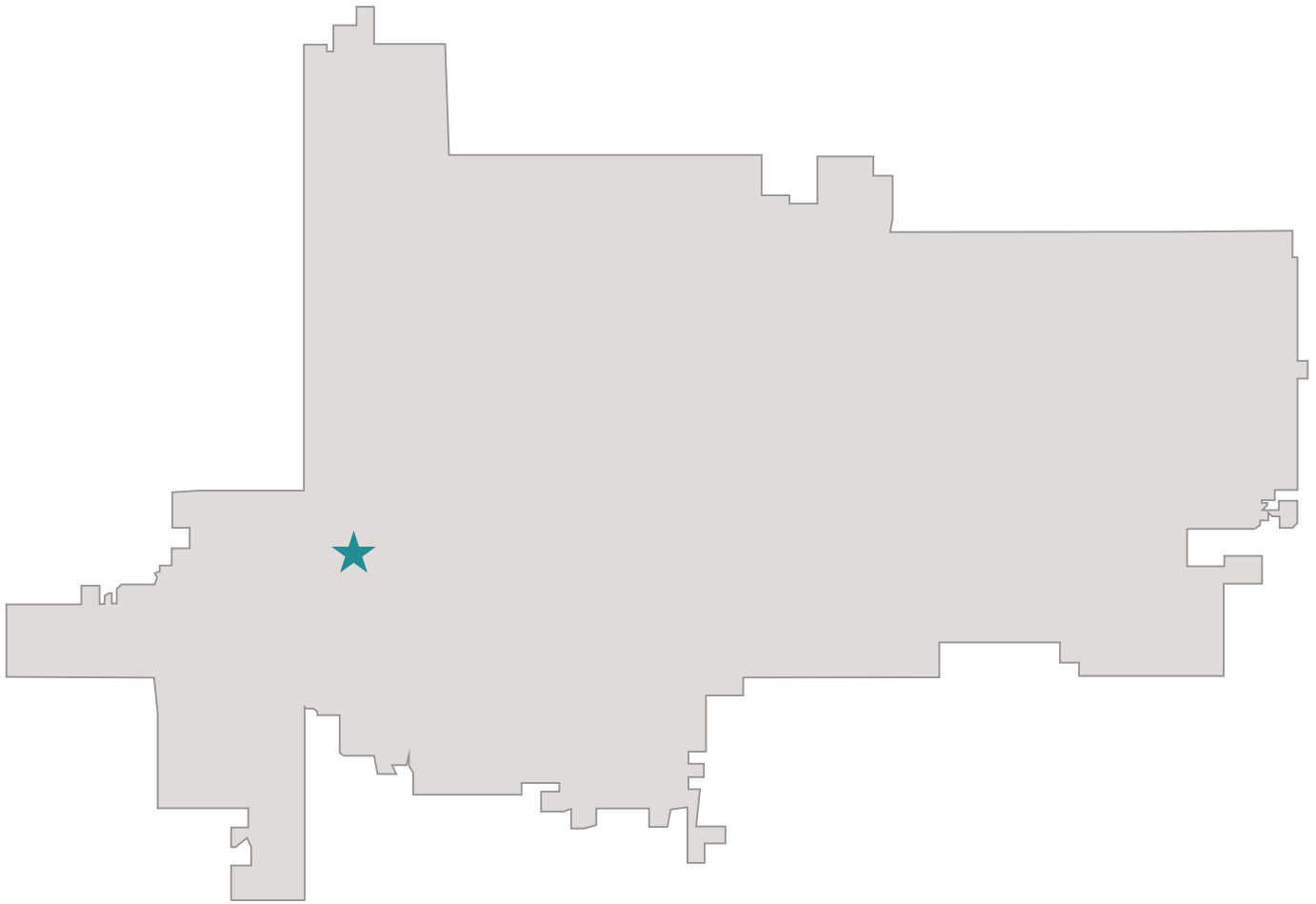
Square Footage

61,720
Sq. Ft.

Zielanis Elementary 2021 - 2022 School Enrollment (Grade Level)



zielanis elementary



**School Location within Kiel Area School District Boundaries.*

KEY TAKEAWAYS

- Zielanis Elementary resides on the south-east corner of the parcel.
- There are paved areas adjacent to the north and west sides of the building.
- Over half of the parcel is comprised of athletic fields and green space.

PARCEL DIVISION



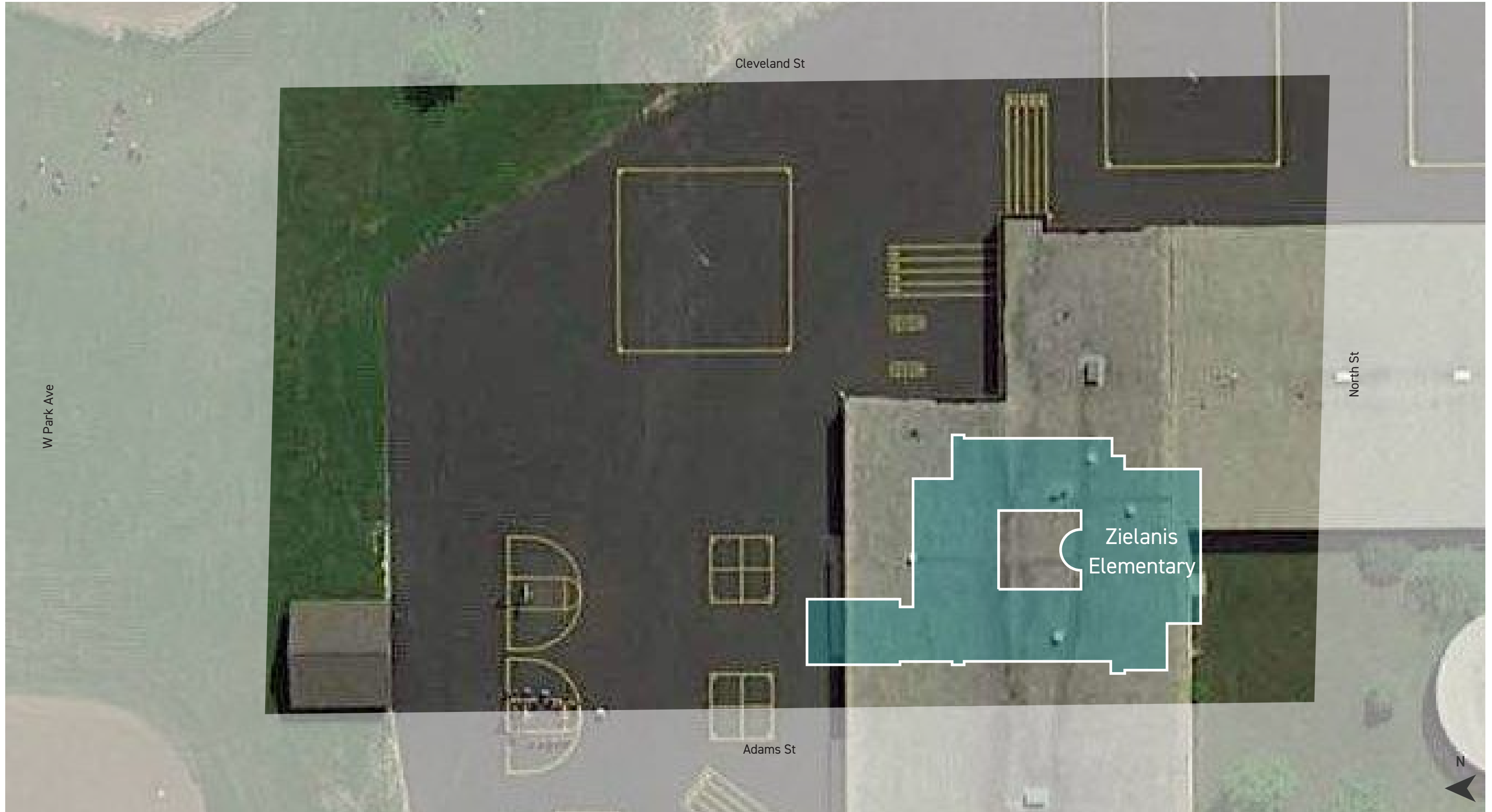
- Building
- Playgrounds
- Paved Area
- Athletic Fields
- Green space

BUSES ON SITE

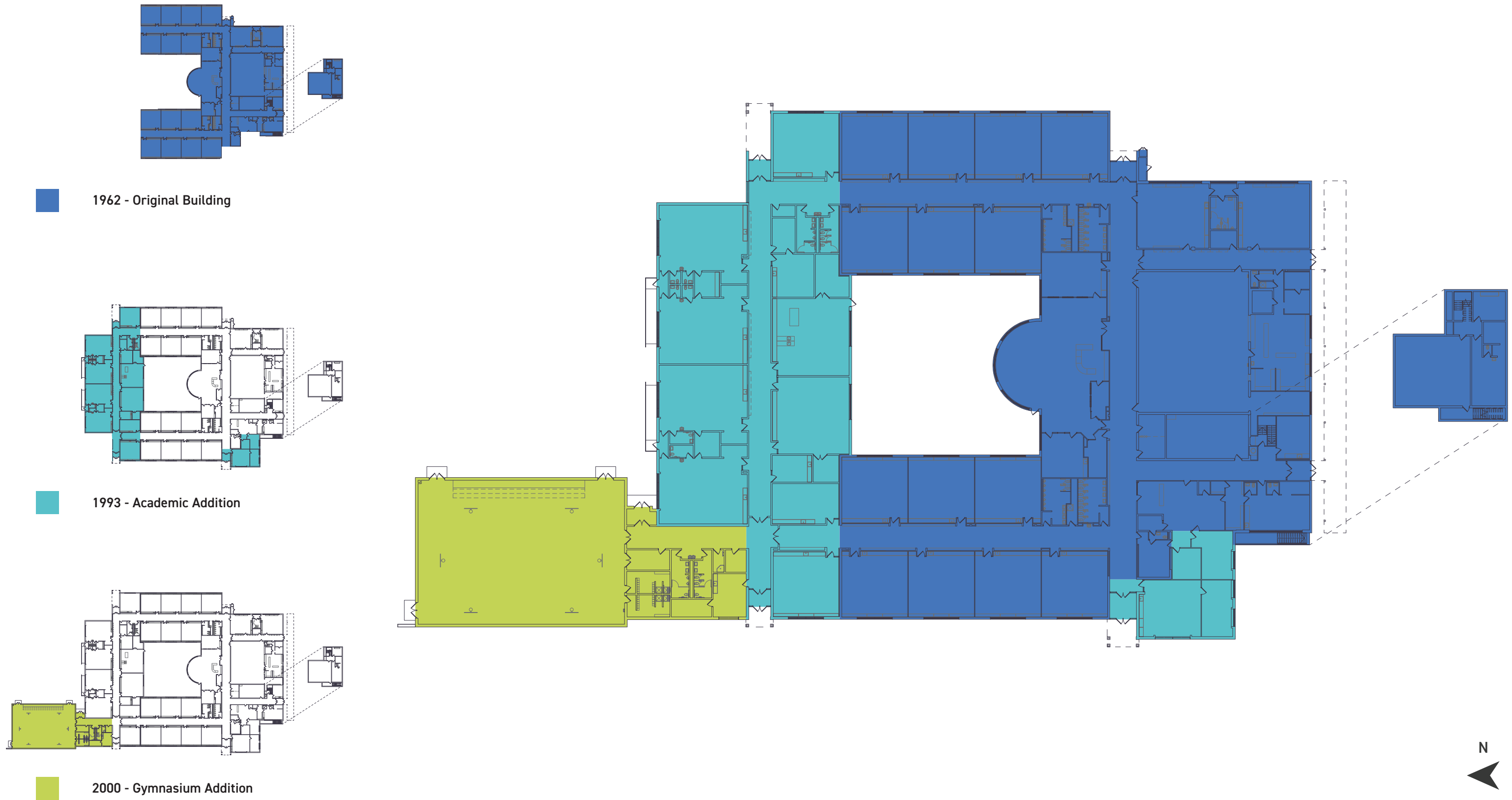


Number of Bus Routes: 11

zielanis elementary site map



zielanis elementary building evolution



zielanis elementary floor plan | first floor



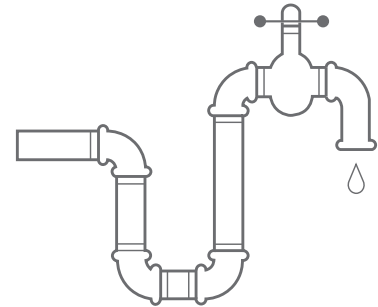
zielanis elementary building systems summary

- **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



Provide entire system with cleaning maintenance as required.



PLUMBING

| | | |
|-------------------------------------|---|--|
| Domestic Water System | ■ | |
| Water Service | ● | 3" Ductile iron, 2" water meter |
| Water Distribution Piping | ● | |
| Water Softening System | ● | Hellenbrand H-15 supplies the water heaters and other equipment. |
| Fire Sprinkler System | ○ | |
| Sanitary System | ■ | |
| Sanitary Waste System | ● | Cast iron is original, with PVC repairs. Tunnel area was replaced with PVC sanitary piping. No comments were made by the owner in regards to the underground piping. |
| Sanitary Drain, Waste + Vent Piping | ● | Cast iron is original, with PVC repairs. Tunnel area was replaced with PVC sanitary piping. |
| Sanitary Ejector | ● | The sump cover appeared to be well sealed. |
| Interceptors | ● | Grease interceptor is in a location that does not offer the 18" minimum clearance required for maintenance in the Wisconsin Plumbing Code. |
| Storm System | ■ | |
| Storm System | ● | Primary roof drains are piped throughout building. Overflow scuppers are present for the gymnasium addition. |
| Storm Waste Piping | ● | |
| Sump Pump | ● | Serves area well and drain tile. |
| Natural Gas System | ■ | |

* See appendix for full engineer reports + more information.

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Plumbing Condition Overview



Replace original water coolers with new coolers and bottle fillers.



PLUMBING

Plumbing Equipment



| | | |
|------------------|--|---|
| Water Heater | ● | Original Building: 199,000 BTU/H, 100 gallon; Standard Atmospheric Vent installed ~2005. Kitchen Addition: 125,000 BTU/H, 60 Gallon High efficiency installed ~2018. |
| Circulator Pump | ● | |
| Hot Water System | ● | |

Plumbing Fixtures



| | | |
|----------------------------|--|--|
| Water Closets | ● | |
| Urinals | ● | Piping is exposed. |
| Lavatories | ● | |
| Drinking Fountains | ● | Many of these have been replaced with new fixtures, but the original fixtures are in poor condition. |
| Classroom Sinks | ● | |
| General Sinks | ● | |
| Mechanical Sinks | ● | |
| Emergency Eyewash Stations | | |

* See appendix for full engineer reports + more information.

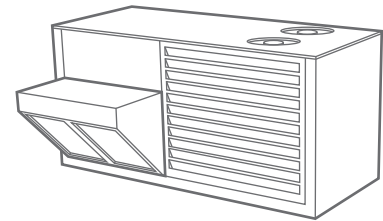
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Mechanical Condition Overview



Replace AHU + RTU's installed during 2000 renovations.



MECHANICAL

Heating



| | | |
|--------------|-------------------------------------|---|
| Boiler Plant | ● | (3) HTP Boilers installed in 2012 (850 MBH input each). |
| Pumps | ● | Pumps were installed in 2012. Controlled with VFD's. |

Ventilation + A/C Systems



| | | |
|------------------------------|-------------------------------------|--|
| Office AHU + Condensing Unit | ● | Installed in 2000. Indoor AHU is in good condition, but near end of life. 4-ton condensing unit is at end of life. |
| Cafeteria AHU | ● | AHU original to building (1963). Well exceeded expected service life. |
| STREAM Room RTU | ● | Packaged 3-ton RTU installed in 2000. Exceeded expected service life. |
| Gymnasium RTU | ● | Packaged 25-ton RTU installed in 2000. Exceeded expected service life. |
| Computer Classroom Furnace | ● | Furnace and 4-ton condensing unit installed in 2000. Exceeded expected service life. |
| Classroom Unit Ventilator | ● | Units are heating only. |

Control Systems



All digital controls by Reliable Controls.

* See appendix for full engineer reports + more information.

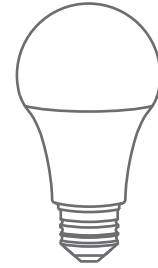
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Electrical Condition Overview



Replace interior fluorescent / incandescent lighting with LED.



ELECTRICAL

Electrical Service



Utility Service



May need replacement depending on additional load of significant addition or air conditioning load.

Service Panel



May need replacement depending on additional load of significant addition or air conditioning load.

Panelboards



Approximately (8) panelboards are original to 1960s construction.

Light Fixtures + Controls



Interior Lighting



Mostly fluorescent fixtures except for Gym & Cafeteria.

Corridor Lighting



Mostly fluorescent fixtures.

Exterior Lights



Mostly upgraded to LED; but approximately (6) recessed fixtures have not been.

Wiring Devices



Lacking receptacles and circuits in 1960s classrooms.

Clock System



System no longer synchronizes, and manufacturer no longer exists.

Data System



Sound Systems



* See appendix for full engineer reports + more information.

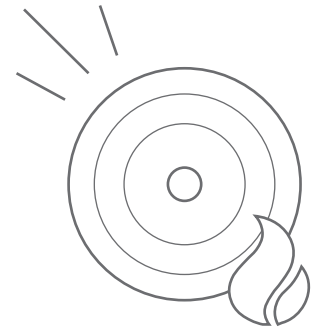
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Life Safety Condition Overview



Replace Existing Fire Alarm System



LIFE SAFETY

| | | |
|----------------------------------|--|---|
| Emergency Generator | ■ | Electronics issues reported with transfer switch. |
| Emergency Lighting | ■ | Some old-style exit lights. |
| Fire Alarm System | ■ | Older non-addressable type. |
| Intercom System | ■ | Newer headend, but original speakers and cabling. |
| Intrusion Alarm System | ■ | |
| Access Control System | ■ | |
| Video Surveillance System | ■ | |

* See appendix for full engineer reports + more information.

zielanis elementary interior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of laminate casework located within classrooms appears to be newer and in good condition.
- Wood and laminate casework located within classrooms is in poor condition to due to surface scratches and finish peeling off.
- Majority of the wood doors located throughout the building are in fair condition.
- There are few instances of concrete block walls cracking and crumbling.

WALLS

- 1 Concrete Block
- 2 Gypsum
- 3 Tile
- 4 Concrete
- 5 Brick
- 6 Vinyl Base
- 7 Tile Base

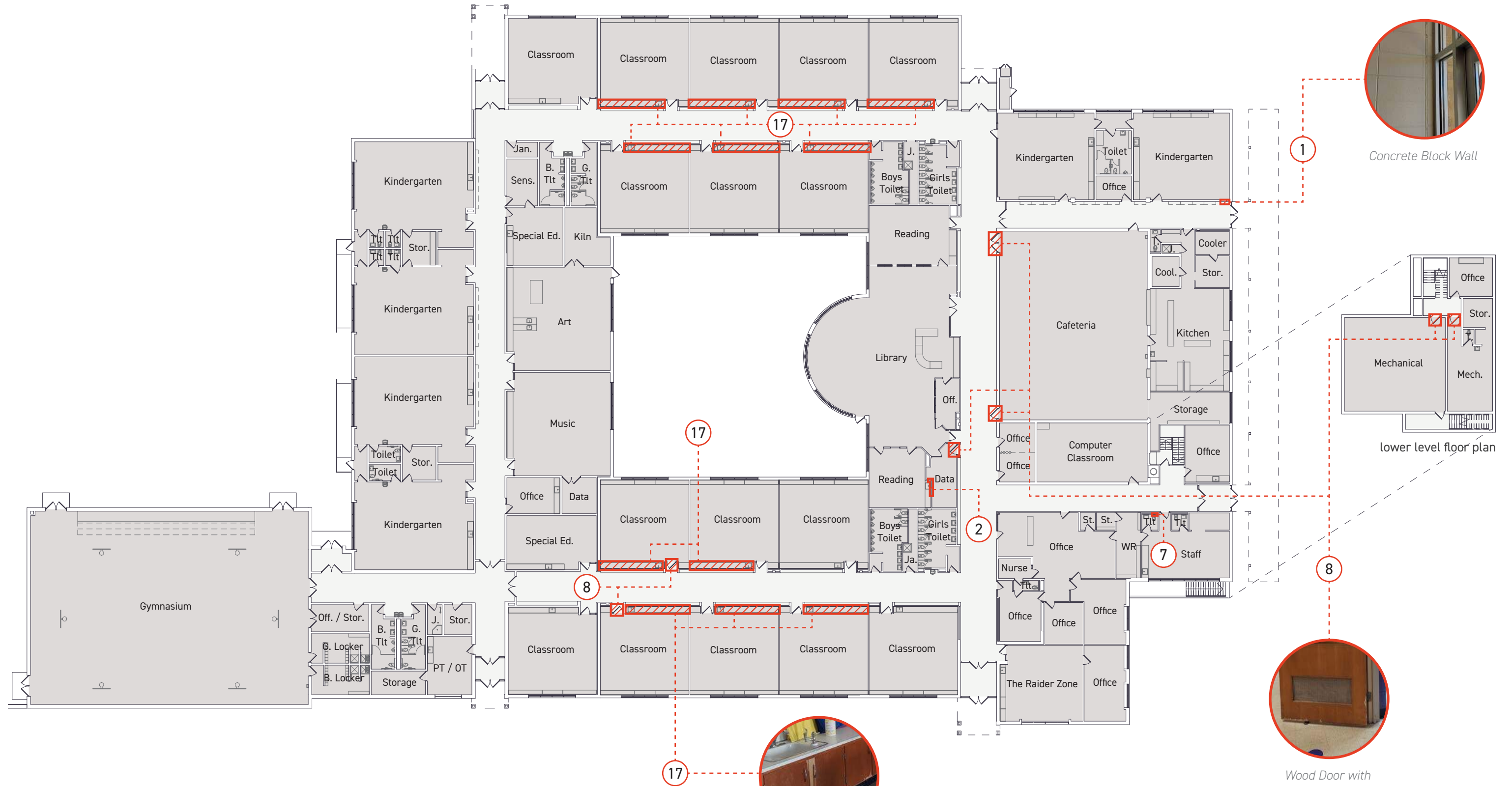
DOORS / OPENINGS

- 8 Wood Door w/ Hollow Metal Frame
- 9 Wood Door w/ Hollow Metal Frame + Sidelite
- 10 Wood Door w/ Hollow Metal Storefront
- 11 Wood Door w/ Aluminum Frame
- 12 Hollow Metal Door w/ Hollow Metal Frame
- 13 Aluminum Door w/ Aluminum Storefront
- 14 Hollow Metal Framed Interior Window

MISCELLANEOUS

- 15 Laminate Casework
- 16 Wood Casework
- 17 Wood + Laminate Casework
- 18 Coat Shelves + Hooks
- 19 Bleachers
- 20 Composite / Metal Toilet Partitions
- 21 Partition Wall
- 22 Laminate Interior Window Sill

zielanis elementary 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.



Wood and Laminate Casework

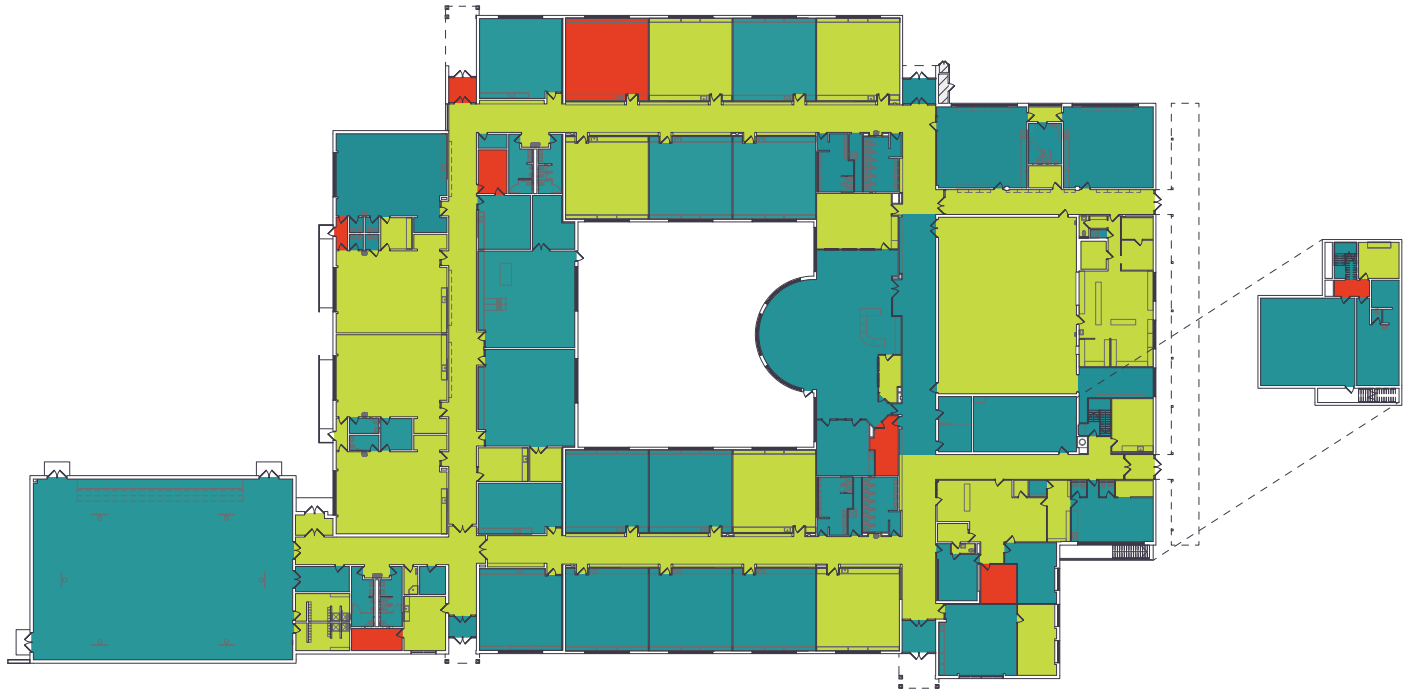


Wood Door with Hollow Metal Frame



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zielanis elementary ceiling analysis

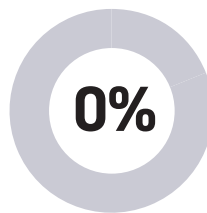


First Floor

KEY TAKEAWAYS

- Acoustical tile ceilings in the corridors and some classrooms are in fair condition due to having instances of stained or cracked tiles.
- Insulation board ceiling in the cafeteria is in fair condition due to having instances of staining.
- There are instances of acoustical tile ceilings in poor condition due to stained tracks.

HIGHLIGHT



of ceilings were identified as potentially containing asbestos

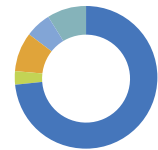
OVERALL CEILING CONDITION



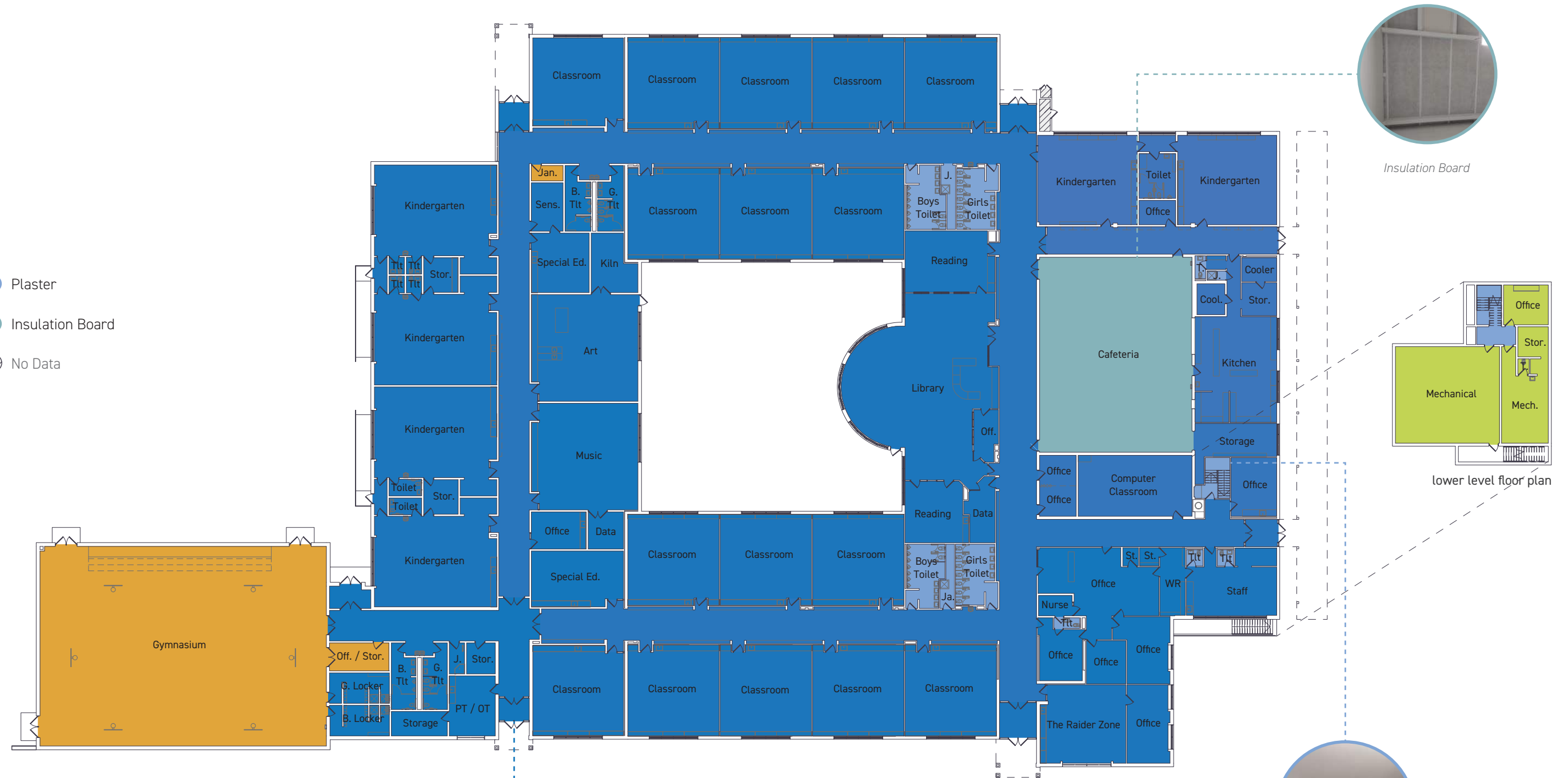
- Good No visible damage
- Fair Some visible damage
- Poor Substantial visible damage

zielanis elementary ceiling material identification

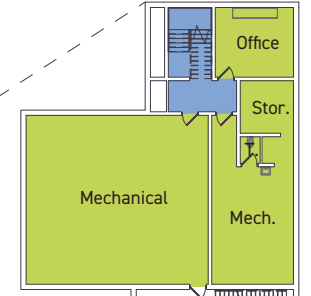
Color Key



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



Insulation Board



lower level floor plan



Acoustical Ceiling Tile (ACT)



Plaster

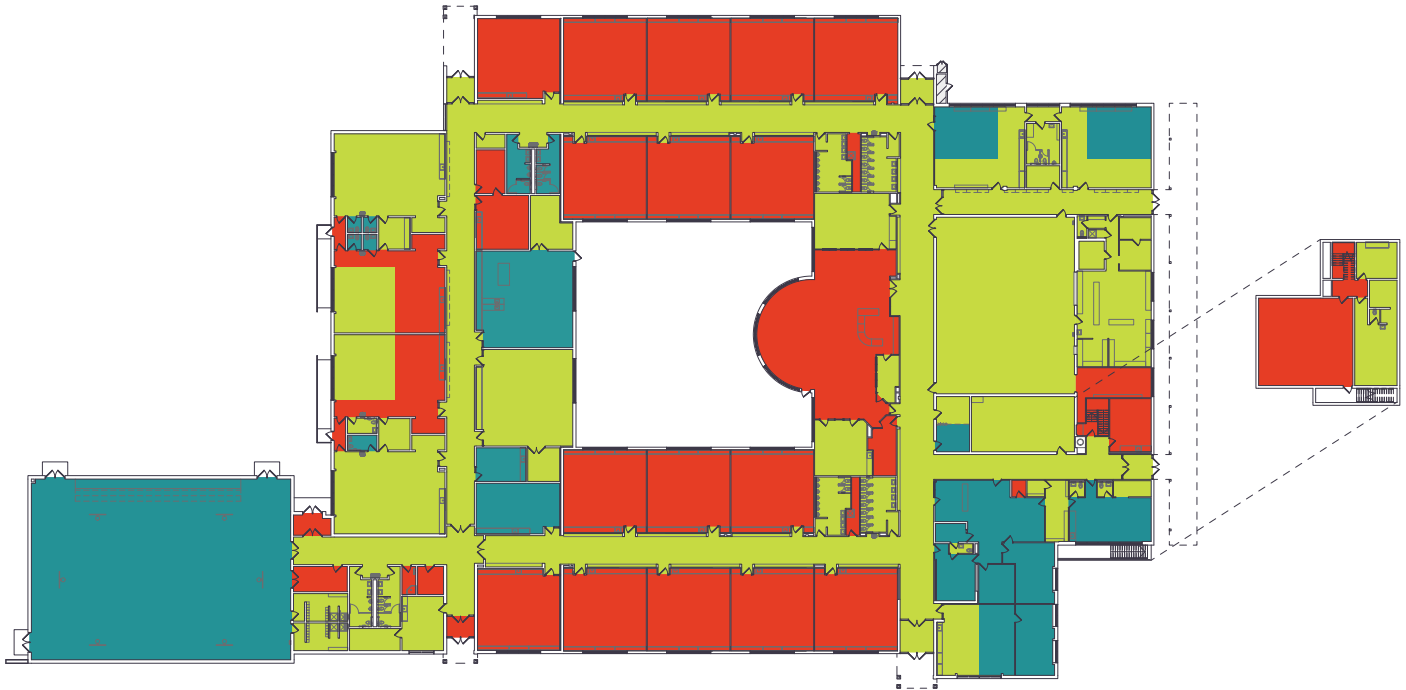
Potential of Asbestos Containing Materials

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.



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zielanis elementary flooring analysis

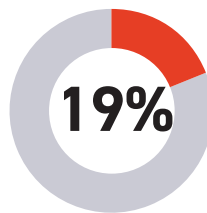


First Floor

KEY TAKEAWAYS

- Carpeting in the library is in poor condition due to staining and zippering.
- Concrete flooring and stairs in mechanical and storage areas are in poor condition due to cracking, staining, and paint peeling off.
- 9" x 9" vinyl tile is identified as a material potentially containing asbestos.
- Materials identified as potentially containing asbestos are considered to be in poor condition.




HIGHLIGHT



of floors were identified as potentially containing asbestos

OVERALL FLOORING CONDITION



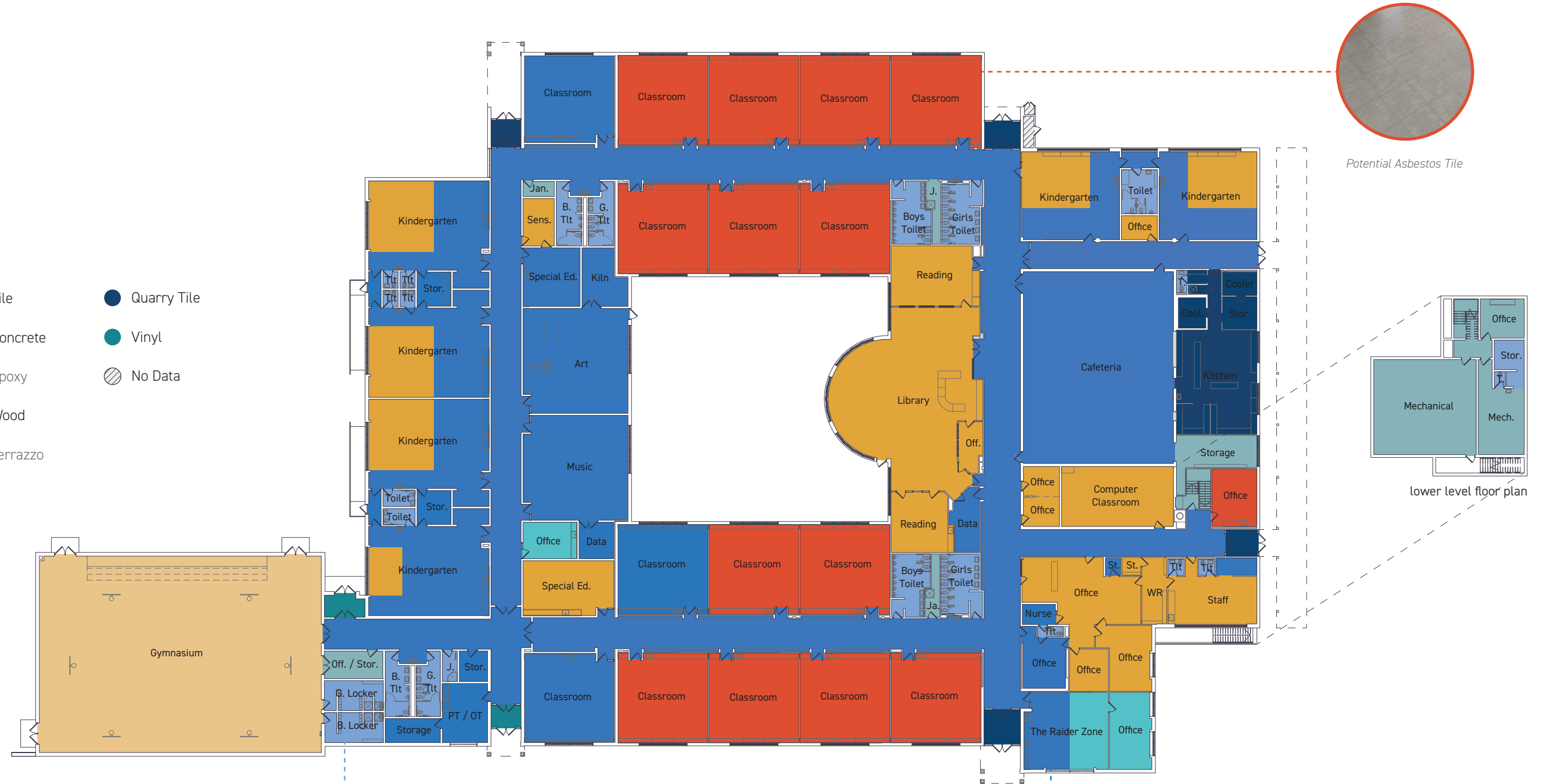
- | | |
|--|----------------------------|
|  Good | No visible damage |
|  Fair | Some visible damage |
|  Poor | Substantial visible damage |

zielanis elementary flooring material identification

Color Key

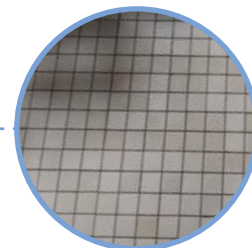


- Vinyl Composite Tile
- Tile
- Quarry Tile
- Carpet Tile
- Concrete
- Vinyl
- Rubber
- Epoxy
- No Data
- Carpet
- Wood
- Potential Asbestos Tile
- Terrazzo



Potential of Asbestos Containing Materials

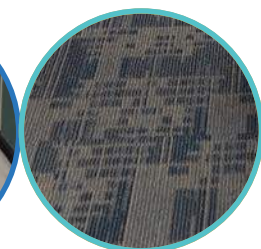
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Tile



Vinyl Composite Tile



Carpet Tile



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zielanis elementary exterior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the exterior concrete wall panels are in fair condition due to staining.
- The metal soffit is in poor condition due to rusting.
- The concrete ramp is in poor condition due to cracking and crumbling.
- Majority of bricks are in fair condition due to instances of staining, especially near windows and openings.

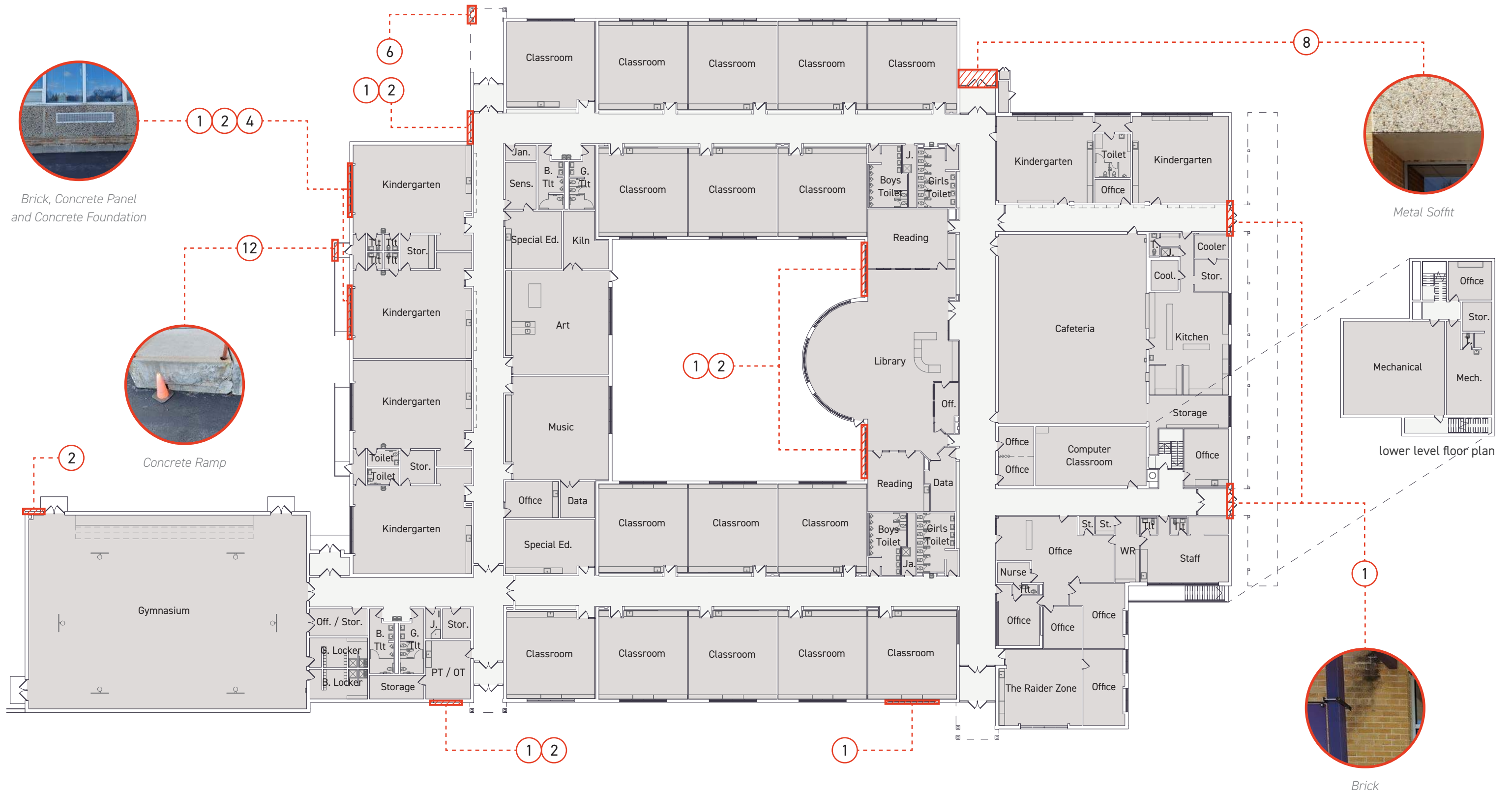
WALLS

- 1 Concrete Panel
- 2 Brick
- 3 Concrete Knee Wall
- 4 Concrete Foundation

MISCELLANEOUS

- 5 Metal Coping
- 6 Brick Columns
- 7 Hollow Metal Columns
- 8 Metal Soffit
- 9 E.I.F.S. Soffit
- 10 Metal Awning
- 11 Chainlink Fence
- 12 Concrete Ramp

zielanis elementary exterior identifications + analysis



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



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zielanis elementary exterior door analysis

No. Door Type / Door Frame

| | | | |
|----------|--------------------------------|----------|-----------------------------|
| A | Aluminum / Aluminum Storefront | N | Hollow Metal / Hollow Metal |
| B | Aluminum / Aluminum Storefront | O | Hollow Metal / Hollow Metal |
| C | Hollow Metal / Hollow Metal | | |
| D | Hollow Metal / Hollow Metal | | |
| E | Hollow Metal / Hollow Metal | | |
| F | Aluminum / Aluminum Storefront | | |
| G | Hollow Metal / Hollow Metal | | |
| H | Hollow Metal / Hollow Metal | | |
| I | Aluminum / Aluminum Storefront | | |
| J | Aluminum / Aluminum Storefront | | |
| K | Aluminum / Aluminum Storefront | | |
| M | Aluminum / Aluminum Storefront | | |

KEY TAKEAWAYS

- Majority of aluminum doors with aluminum storefront framing are in good condition.
- Door N is in poor condition due to rusting, denting, and paint peeling off.
- Doors I and J are in fair condition due to denting and surface scratches.

MOST COMMON EXTERIOR DOOR



Aluminum Door (s) with Aluminum Storefront Framing

OVERALL EXTERIOR DOOR CONDITION



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

zielanis elementary exterior door identification + analysis



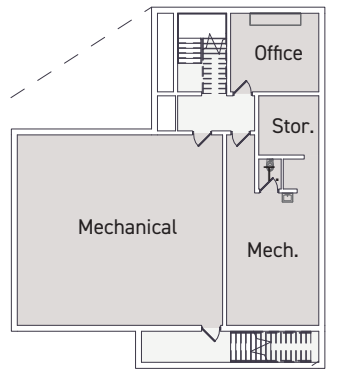
Aluminum Doors with Aluminum Storefront



Aluminum Doors with Aluminum Storefront



Hollow Metal Door with Hollow Metal Frame



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zielanis elementary exterior window analysis

No. Frame Type / Glass Type

| | | | | | |
|----|------------------------|----|------------------------|----|------------------------|
| 1 | Aluminum / Single Pane | 14 | Aluminum / Single Pane | 27 | Aluminum / Single Pane |
| 2 | Aluminum / Single Pane | 15 | Aluminum / Single Pane | 28 | Aluminum / Single Pane |
| 3 | Aluminum / Single Pane | 16 | Aluminum / Single Pane | 29 | Aluminum / Single Pane |
| 4 | Aluminum / Single Pane | 17 | Aluminum / Single Pane | 30 | Aluminum / Single Pane |
| 5 | Aluminum / Single Pane | 18 | Aluminum / Single Pane | 31 | Aluminum / Single Pane |
| 6 | Aluminum / Single Pane | 19 | Aluminum / Single Pane | 32 | Aluminum / Single Pane |
| 7 | Aluminum / Single Pane | 20 | Aluminum / Single Pane | 33 | Aluminum / Single Pane |
| 8 | Aluminum / Single Pane | 21 | Aluminum / Single Pane | 34 | Aluminum / Single Pane |
| 9 | Aluminum / Single Pane | 22 | Aluminum / Single Pane | 35 | Aluminum / Single Pane |
| 10 | Aluminum / Single Pane | 23 | Aluminum / Single Pane | 36 | Aluminum / Single Pane |
| 11 | Aluminum / Single Pane | 24 | Aluminum / Single Pane | 37 | Aluminum / Single Pane |
| 12 | Aluminum / Single Pane | 25 | Aluminum / Single Pane | 38 | Aluminum / Single Pane |
| 13 | Aluminum / Single Pane | 26 | Aluminum / Single Pane | 39 | Aluminum / Single Pane |

KEY TAKEAWAYS

- Some windows have additional sliding windows and/or tackboards on the interior side of the window. Any glass within these sliders is single pane.
- There is an instance of staining at window 36.
- Windows containing single pane glass are considered as in poor condition.

MOST COMMON EXTERIOR WINDOW



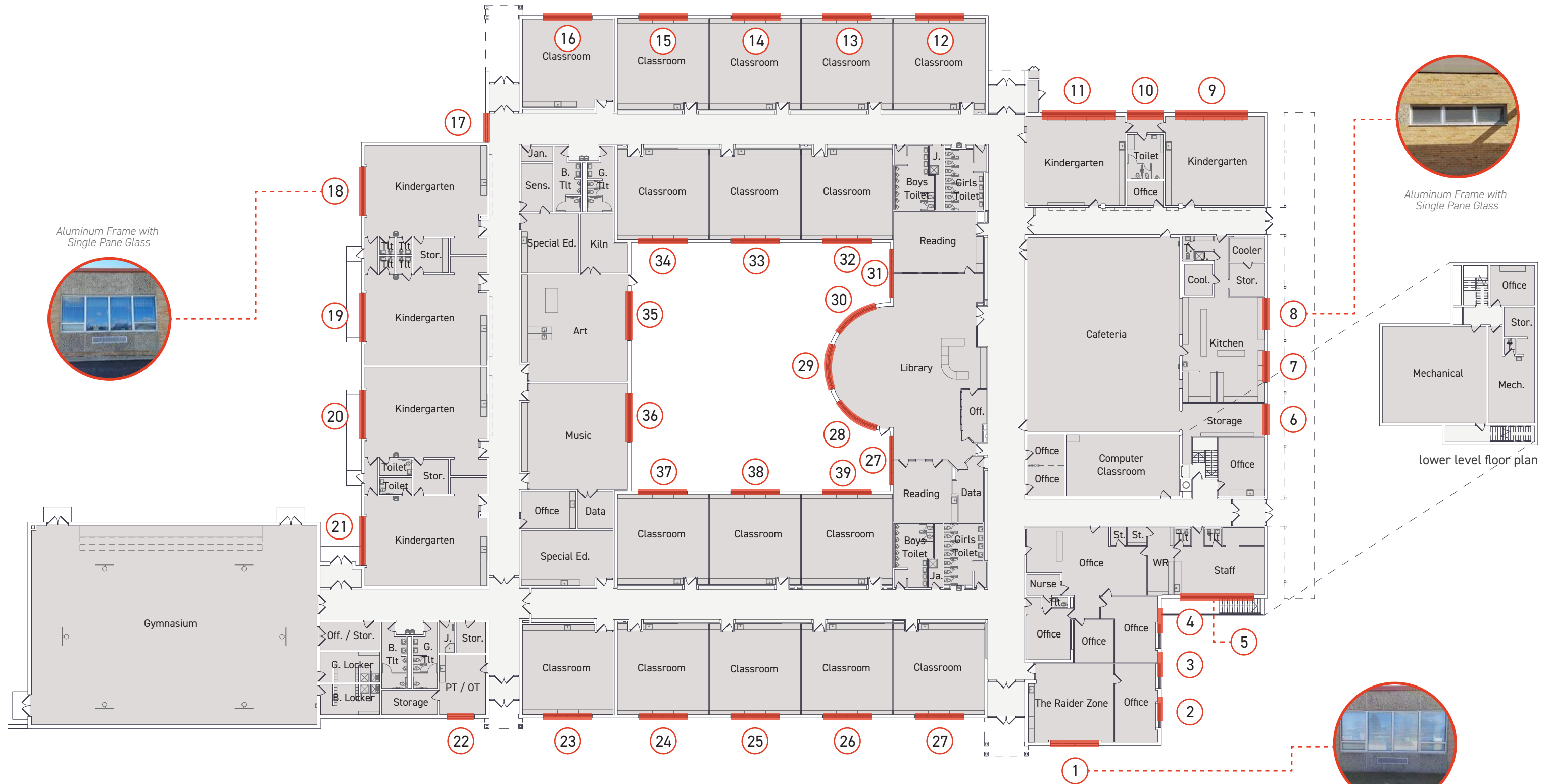
*Aluminum Frame
with Single Pane Glass*

OVERALL EXTERIOR WINDOW CONDITION



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

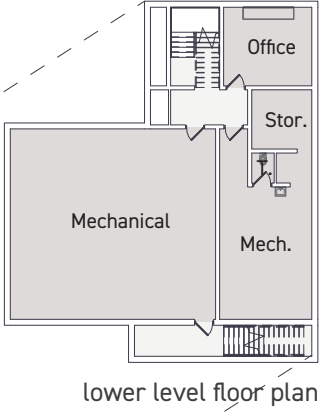
zielanis elementary exterior window identification + analysis



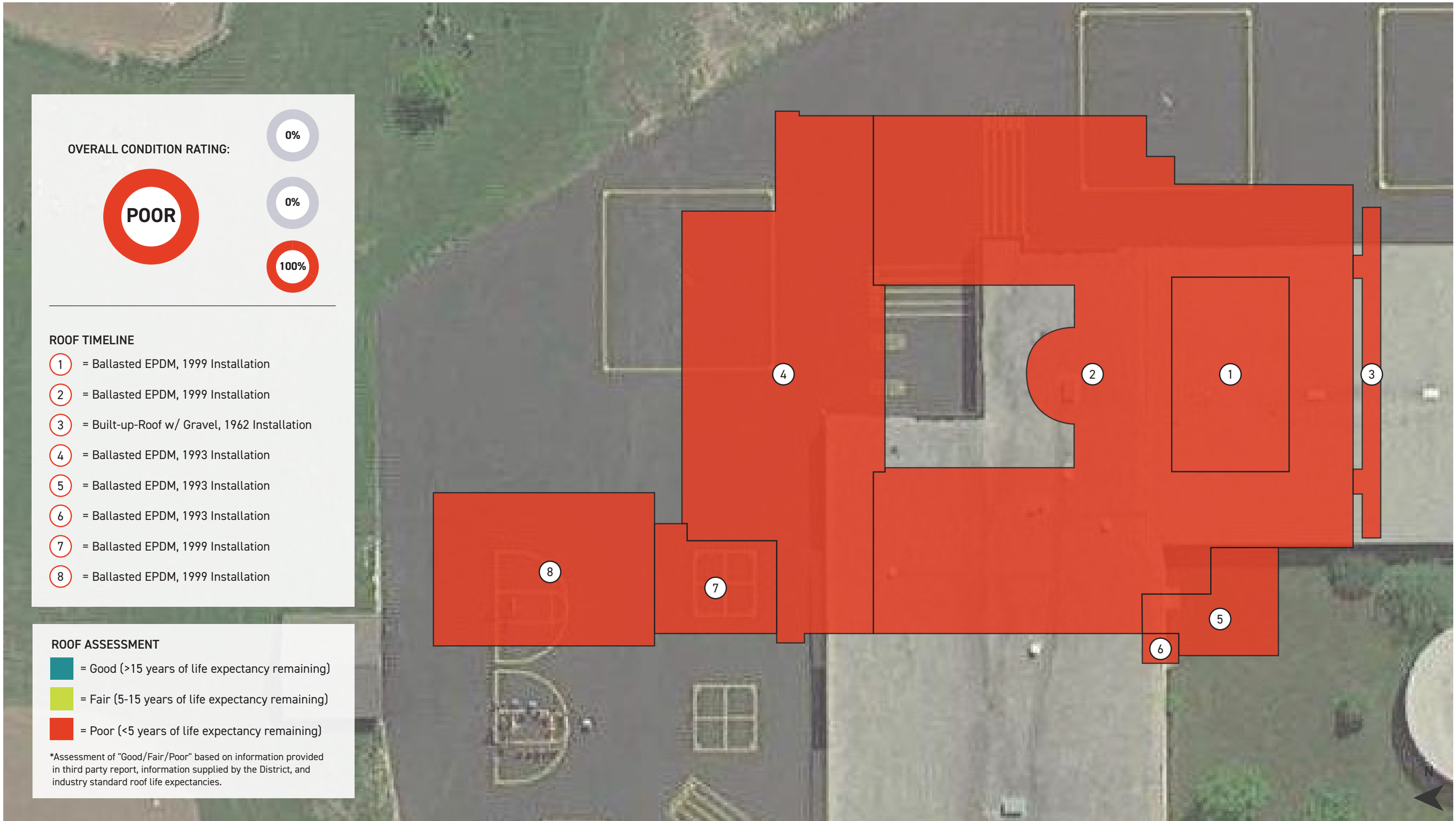
Aluminum Frame with Single Pane Glass

Aluminum Frame with Single Pane Glass

Aluminum Frame with Single Pane Glass



zielanis elementary roof identification



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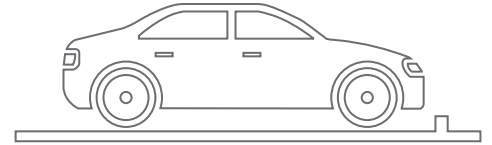
zielanis elementary site assessment

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Civil / Site Analysis Overview



Parking Lot Repair



CIVIL

Area 1: West Parking Lot



| | | |
|---------------------|---|--|
| Asphalt Driveway | ● | Driveway aprons have edge cracking on all edges and cracking in the concrete gutter. |
| Asphalt Driveway | ● | Driveway aprons have edge cracking on all edges and cracking in the concrete gutter. |
| Asphalt Parking Lot | ● | North end has alligator and block cracking. There are large areas covered in crack sealant, and many of the sealed cracks are expanding. |
| Concrete Sidewalk | ● | Severely cracking and uneven in multiple areas. |
| Curb + Gutter | ● | Extremely worn and many pieces of concrete are breaking off. |

Area 2: South Parking Lot



| | | |
|----------------------|---|---|
| Asphalt Parking Lot | ● | Several areas of severe alligator cracking. Settlement is causing additional cracking, such as longitudinal, transverse, and block. |
| Concrete Sidewalk | ● | Appears very worn with some areas of cracking concrete. |
| Curb | ● | Gaps between sections and pieces of concrete broken off. |
| Trash Enclosure Gate | ● | Uneven gate on north-east portion. |

Area 3: North Play Yard



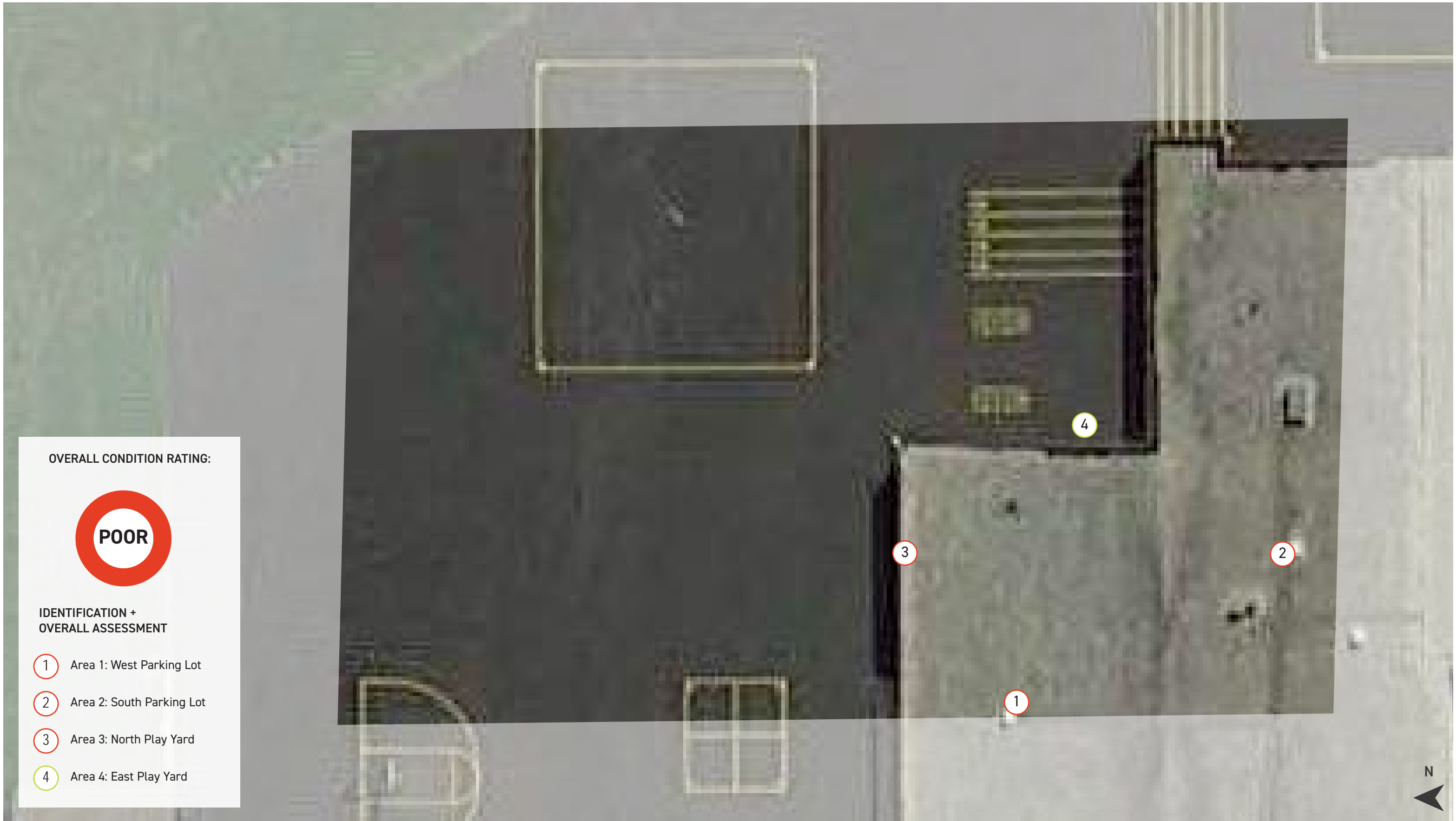
| | | |
|-----------------------|---|--|
| Asphalt Play Area | ● | Longitudinal cracking and settling towards the middle. Fading pavement markings. |
| Ball field | ● | Poorly maintained and covered with weeds. Ball field fencing needs repair. |
| Covered Picnic Table | ● | Good condition with no cracking present. |
| Concrete Seating Area | ● | Some chipped edges. |
| Concrete Ramps | ● | Severe cracking and rusting metal railings. |

Area 4: East Play Yard



| | | |
|-------------------|---|--|
| Playground Area | ● | Gravel play area, plastic edging, and equipment are in good condition. |
| Asphalt Play Yard | ● | Several cracks and settling in the pavement. Many of the cracks that are sealed are opening again. Fading pavement markings. |
| Fencing | ● | Several broken links. |

zielanis elementary site assessment



OVERALL CONDITION RATING:



IDENTIFICATION +
OVERALL ASSESSMENT

- ① Area 1: West Parking Lot
- ② Area 2: South Parking Lot
- ③ Area 3: North Play Yard
- ④ Area 4: East Play Yard

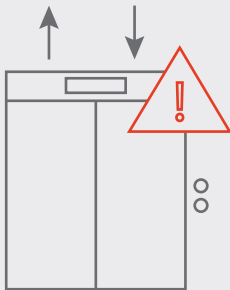
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zielanis elementary ada conditions + assessment

Overall Condition Rating:

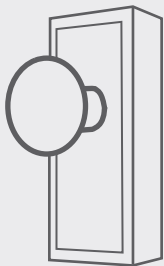


Most Concerning Item
That Does Not Meet Code
Requirements:



*There is an inaccessible route of
travel between floor levels*

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

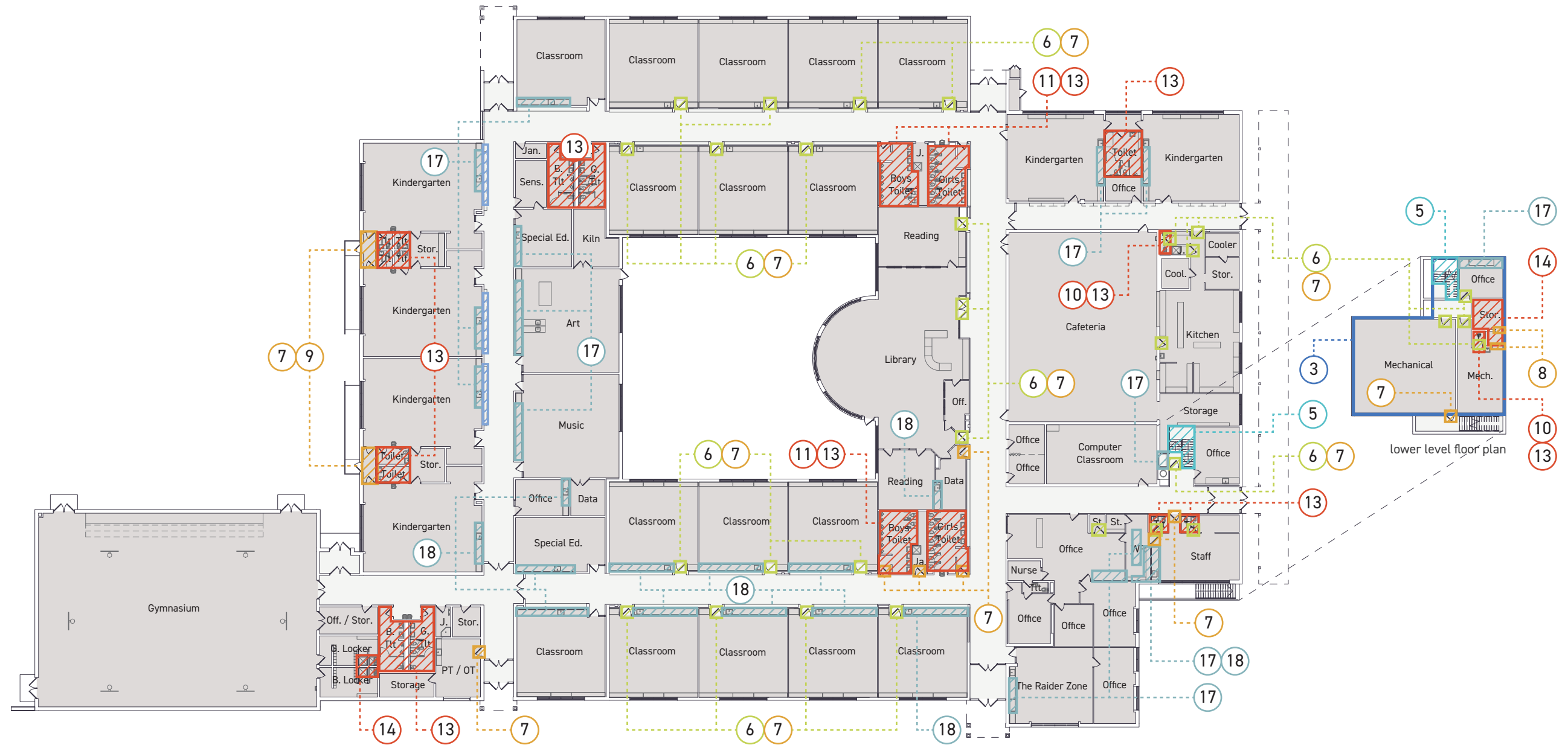
■ Protruding Objects

■ Drinking Fountains

■ Casework

- Transaction Counters
- Workstations Counters
- Counters with Sinks

zielanis elementary ada conditions + assessment | first floor



Color Key

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