WHITEFISH BAY
SCHOOL DISTRICT

FACILITIES CONDITION ASSESSMENT

FACILITIES ADVISORY COMMITTEE | JANUARY 16, 2025

Long Range Facilities Planning Process

1
SEEK
FACILITIES CONDITION ASSESSMENT

2
STUDY
EDUCATIONAL SPACE ADEQUACY

3
SHAPE
CONCEPT DEVELOPMENT

4
SURVEY
COMMUNITY FEEDBACK

5
SUPPORT
EDUCATING VOTERS

STAKEHOLDER ENGAGEMENT

District Building Portfolio + History

District Building Portfolio + History

1892	Whitefish Bay School District Founded
1918	Henry Clay School Built *(current Middle School)*
1928	Cumberland + Richards Built
1932	High School Established + Built
1955	Lydell School Built
1989	Middle School Established at Henry Clay School
1991	Elementary + High School Infrastructure Improvements
1995	Referendum *(Middle School Addition)*
2009	Referendum *(Great Hall/Rooms, High School Link + Music Wing)*

1 FACILITIES CONDITION ASSESSMENT

Building Tours + Documentation

Safety + Security Review

ADA/Physical Accessibility Review

Systems Life Span Analysis

Prioritized Maintenance Lists

FACILITIES CONDITION ASSESSMENT

INDEX INTRO: HOW WE RANK BUILDINGS

CONDITION

Good	No major needs anticipated in next 15 years. Meets or exceeds expectations for a modern educational facility.
Good to Fair	No major needs anticipated in next 10 years. Meets minimum expectations for a modern educational facility.
Fair	No major needs in next 5 years (**LEVEL 3**) Components may be at or nearing expected service life.
Fair to Poor	No major immediate needs (**LEVEL 2**) Components are likely past expected service life.
Poor	Major immediate needs (**LEVEL 1**) Components are at or nearing failure.

CATEGORIES

ACCESSIBILITY	Access to building (accessible entrance) Access to student spaces Door hardware Toilet rooms
SAFETY + SECURITY	Site use separation Secure entry sequence Life safety issues Compartmentalization Fire Protection (existence of system)
SITE	Storm water/drainage Hardscape (paving + parking) Athletics Play space Space to expand
EXTERIOR	Material condition Energy efficiency
INTERIOR	Material condition Circulation/Wayfinding
SYSTEMS	Electrical – Lighting Electrical – Systems Plumbing Technology Fire Protection (condition of system)

FACILITIES CONDITION ASSESSMENT

CUMBERLAND ELEMENTARY OVERVIEW

ADDRESS: 4780 N Marlborough Dr, Whitefish Bay, WI 53211

SITE SIZE: 9.1 acres

BUILDING SIZE: 103,918 SF

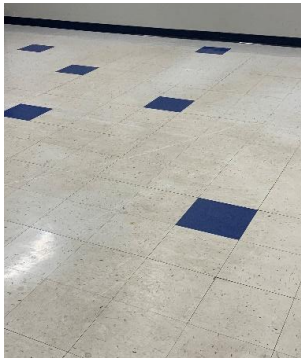
BUILDING AGE: 1928 (additions in 1950s and 2010)

GRADE LEVELS: 4K—5th

ACCESSIBILITY	**Fair to Poor**
SAFETY + SECURITY	**Fair**
SITE	**Good to Fair**
EXTERIOR	**Fair**
INTERIOR	**Fair**
SYSTEMS	**Fair**

FACILITIES CONDITION ASSESSMENT

CUMBERLAND ELEMENTARY ONGOING MAINTENANCE



- EXTERIOR MATERIALS
  - Foundation and brick cracking, water damage on bricks and stone, missing mortar in various places *(Yearly district maintenance/tuckpointing)*

- INTERIOR MATERIALS
  - VCT floors were installed over multiple layers of floor/sub-floor, over original wood floor on sleepers causing VCT to peel up *(District addressing in phased approach)*

FACILITIES CONDITION ASSESSMENT

CUMBERLAND ELEMENTARY – MAINTENANCE OVERVIEW

- ACCESSIBILITY ISSUES
  - No accessible entry at front door (through Great Hall)
  - Nearly all door hardware is older knob style, not levers
  - Most classroom entrances have pull/push clearance issues
- INTERIOR MATERIALS (FLOOR/CEILING/CASEWORK)
  - Casework (cabinets) and lockers are nearing lifespan/damaged
  - Doors and frames are largely in poor condition/worn
- EXTERIOR MATERIALS
  - Windows are starting to show signs of age and replacement parts are no longer available (in original building)
- SITE ISSUES
  - Heaving/damaged paving
  - Site has areas of drainage issues

FACILITIES CONDITION ASSESSMENT

RICHARDS ELEMENTARY OVERVIEW

ADDRESS: 5812 N Santa Monica Blvd, Whitefish Bay, WI 53217

SITE SIZE: **5.5 acres**

BUILDING SIZE: 105,256 SF

BUILDING AGE: 1928 (additions in 1950s and 2010)

GRADE LEVELS: 4K—5th

ACCESSIBILITY	**Fair to Poor**
SAFETY + SECURITY	**Fair**
SITE	**Fair**
EXTERIOR	**Fair**
INTERIOR	**Fair**
SYSTEMS	**Fair**

FACILITIES CONDITION ASSESSMENT

RICHARDS ELEMENTARY ONGOING MAINTENANCE

- EXTERIOR MATERIALS
  - Foundation and brick cracking, water damage on bricks and stone, missing mortar in various places *(Yearly district maintenance/tuckpointing)*

- INTERIOR MATERIALS
  - VCT floors were installed over multiple layers of floor/sub-floor, over original wood floor on sleepers causing VCT to peel up *(District addressing in phased approach)*

FACILITIES CONDITION ASSESSMENT

RICHARDS ELEMENTARY – MAINTENANCE OVERVIEW

- ACCESSIBILITY ISSUES
  - No accessible entry at front door (through Great Hall)
  - Nearly all door hardware is older knob style, not levers
  - Some classroom entrances have pull/push clearance issues
- INTERIOR MATERIALS (FLOOR/CEILING/CASEWORK)
  - Casework (cabinets) and lockers are nearing lifespan/damaged
  - Doors and frames are largely in poor condition/worn
- EXTERIOR MATERIALS
  - Windows are starting to show signs of age and replacement parts are no longer available (in original building)
- SITE ISSUES
  - Heaving/damaged paving

FACILITIES CONDITION ASSESSMENT

WHITEFISH BAY MIDDLE SCHOOL OVERVIEW

ADDRESS: 1144 E Henry Clay St, Whitefish Bay, WI 53217

SITE SIZE: **2.8 acres**

BUILDING SIZE: 127,186 SF

BUILDING AGE: 1918 (additions in 1930s, 1980s, and 1996)

GRADE LEVELS: 6th—8th

ACCESSIBILITY	**Fair to Poor**
SAFETY + SECURITY	**Fair**
SITE	**Fair to Poor**
EXTERIOR	**Fair to Poor**
INTERIOR	**Fair**
SYSTEMS	**Fair**

FACILITIES CONDITION ASSESSMENT

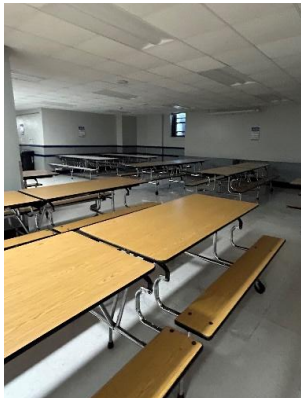
WHITEFISH BAY MIDDLE SCHOOL ONGOING MAINTENANCE

- EXTERIOR MATERIALS
  - Damaged exterior materials, including brick and mortar in various places
    (Yearly tuckpointing/maintenance)

- SITE ISSUES
  - Constrained space with little to no room for expansion
  - Site pavement cracking
  - Damaged asphalt surrounding the lot and recreation yard
  - Issues of site drainage around building – site drains towards building, areas of ponding, etc.

FACILITIES CONDITION ASSESSMENT

WHITEFISH BAY MIDDLE SCHOOL – MAINTENANCE OVERVIEW



- ACCESIBILITY
  - Difficult to navigate levels, with areas such as office and old gym accessed through circuitous means
  - Some classroom entrances have pull/push clearance issues
  - Some bathrooms entirely inaccessible
  - Some door hardware is older style knob, not lever
- INTERIOR MATERIALS (FLOOR/CEILING/CASEWORK)
  - Many interior materials are at or nearing expected lifespan
  - Many VCT floors are cracked in corridors and classrooms
  - Doors and frames are largely in poor condition/worn
- EXTERIOR MATERIALS
  - Brick trim and EFIS panels are aged/worn
  - Windows are starting to show signs of age/wear

FACILITIES CONDITION ASSESSMENT

WHITEFISH BAY HIGH SCHOOL OVERVIEW

ADDRESS: 1200 E Fairmount Ave, Whitefish Bay, WI 53217

SITE SIZE: 19 acres

BUILDING SIZE: 376,136 SF

BUILDING AGE: 1932 (additions in 1950s, 1967, and 2010)

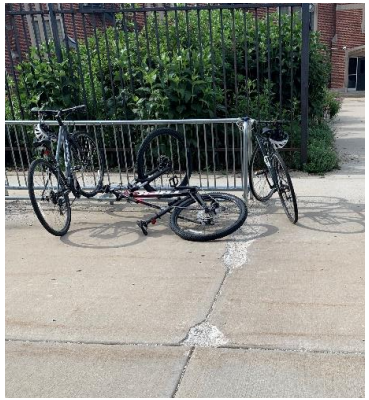
GRADE LEVELS: 9th—12th

OTHER FUNCTIONS: District Office

ACCESSIBILITY	Fair to Poor
SAFETY + SECURITY	Good to Fair
SITE	Fair
EXTERIOR	Fair
INTERIOR	Fair
SYSTEMS	Fair to Poor

FACILITIES CONDITION ASSESSMENT

WHITEFISH BAY HIGH SCHOOL ONGOING MAINTENANCE



- EXTERIOR MATERIALS
  - Damaged exterior materials, including brick and mortar
    (Yearly tuckpointing/maintenance)
- INTERIOR MATERIALS
  - Some known leaks (from HVAC) with ceilings replaced as needed
- SITE ISSUES
  - Site pavement cracking/spalling
  - Known areas of poor drainage that are regularly monitored

FACILITIES CONDITION ASSESSMENT

WHITEFISH BAY HIGH SCHOOL OVERVIEW

ADDRESS: 1200 E Fairmount Ave, Whitefish Bay, WI 53217

SITE SIZE: 19 acres

BUILDING SIZE: 376,136 SF

BUILDING AGE: 1932 (additions in 1950s, 1967, and 2010)

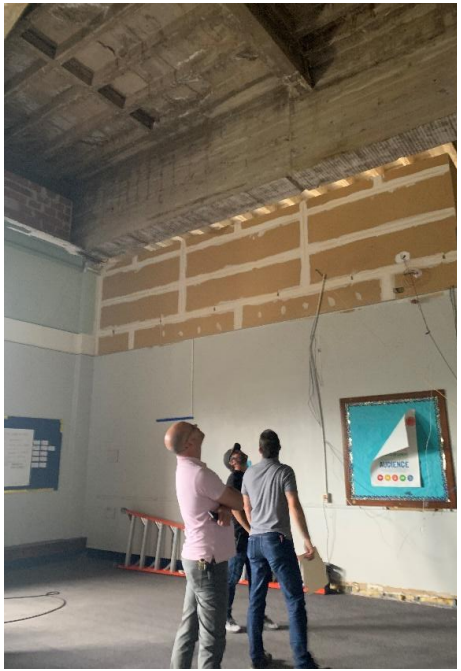
GRADE LEVELS: 9th—12th

OTHER FUNCTIONS: District Office

ACCESSIBILITY	**Fair to Poor**
SAFETY + SECURITY	**Good to Fair**
SITE	**Fair**
EXTERIOR	**Fair**
INTERIOR	**Fair**
SYSTEMS	**Fair to Poor**

FACILITIES CONDITION ASSESSMENT

WHITEFISH BAY HIGH SCHOOL – BELL TOWER



- ONGOING ISSUES
  - Method of construction around bell tower causes reoccurring leaks/damage
  - District is remedying to best of ability, but leaks are likely to reoccur (as have happened with roofing improvements in the past)

FACILITIES CONDITION ASSESSMENT

WHITEFISH BAY HIGH SCHOOL – MAINTENANCE OVERVIEW

- ACCESSIBILITY ISSUES
  - Majority of lower level is inaccessible or difficult to maneuver with no access to fieldhouse locker rooms (tunnel)
  - Memorial gym balcony is inaccessible
  - Old pool (and associated locker rooms) does not have an entrance with maneuvering clearances
  - Older forms of egress (fire escapes) are not accessible
  - Many classroom entrances have pull/push clearance issues
  - Most door hardware older style knobs, not levers
- INTERIOR MATERIALS (FLOOR/CEILING/CASEWORK)
  - Damaged/worn materials in corridors and classrooms
  - Many flooring and ceiling tiles need to be replaced
  - Doors and frames are largely in poor condition/worn
- SITE ISSUES
  - Site pavement heaving / cracking
  - Site and athletic fencing is in poor condition/listing in some areas

FACILITIES CONDITION ASSESSMENT

WHITEFISH BAY HIGH SCHOOL – MAINTENANCE OVERVIEW

- MECHANICAL SYSTEMS
  - Steam boilers dating back to 1957 well past life expectancy
  - Unit ventilators in classrooms loud, maintenance intensive and lack cooling.
  - Replace pneumatic controls system with full DDC
  - Replace chillers and air handlers, some nearly 70 years old
- PLUMBING SYSTEMS
  - Replace galvanized domestic water piping throughout
- ELECTRICAL SYSTEMS
  - Upgrade electrical distribution throughout building to accommodate today's device demands.

FACILITIES CONDITION ASSESSMENT

LYDELL COMMUNITY CENTER OVERVIEW

ADDRESS: 5205 N Lydell Ave, Whitefish Bay, WI 53217

SITE SIZE: 5.8 acres

BUILDING SIZE: 21,665 SF

BUILDING AGE: 1955

FUNCTIONS: Daycare and Community Center

ACCESSIBILITY	**Fair**
SAFETY + SECURITY	**Fair**
SITE	**Fair to Poor**
EXTERIOR	**Fair to Poor**
INTERIOR	**Fair**
SYSTEMS	**Fair**

FACILITIES CONDITION ASSESSMENT

LYDELL COMMUNITY CENTER ONGOING MAINTENANCE

- INTERIOR MATERIALS
  - District addressing flooring updates
- SITE ISSUES
  - Areas of asphalt and concrete are heaving and/or cracking

FACILITIES CONDITION ASSESSMENT

LYDELL COMMUNITY CENTER – MAINTENANCE OVERVIEW

- INTERIOR MATERIALS (FLOOR/CEILING)
  - Some interior materials are at or nearing expected lifespan
  - Humidity has caused issues with ceiling tiles + gym floor (bowing)
- EXTERIOR MATERIALS
  - Brick near base of wall around much of the building is spalling/crumbling, likely from salt against building
- SITE ISSUES
  - Areas of asphalt and concrete are heaving and/or cracking
  - No vehicular protection (bollards or wheel stops) around much of the building
  - Site walls and some fencing are damaged/listing

FACILITIES CONDITION ASSESSMENT

MAINTENANCE LIST

WHITEFISH BAY SCHOOL DISTRICT

Whitefish Bay Middle School

Facilities Maintenance List + Cost

No.	Issue	Proposed Solution	Discipline	Estimated Project Cost	Priority Level	Level 1	Level 2	Level 3
22	Several downpouts were noted to discharge at building perimeter.	Add downspout extender where possible. If at hard pavement, connect to underground storm system.	EXT	$ -	1	$ -	$ -	$ -
23	Area wells around perimeter of building are shallow and low slope with flush drains in full slabs of concrete. These are likely prone to back up.	Replace with deeper area wells with gravel. Provide dampproofing against existing wall.	EXT	$ -	2	$ -	$ -	$ -
24	Brick around perimeter of building is showing multiple instances of spalling, cracking, and damage.	Provide allowance with tuckpointing/replacement.	EXT	$ -	2	$ -	$ -	$ -
25	Windows throughout the building are dated with signs of wear. They are largely inefficient single pane windows.	Replace with new thermally broken aluminum storefront in openings.	EXT	$ -	2	$ -	$ -	$ -
26	Areas of applied EIFS are showing signs of moisture retention and are likely reaching recommended lifespan.	Remove EIFS and replace areas with rainscreen cladding with proper moisture barrier and drainage plane.	EXT	$ -	3	$ -	$ -	$ -
27	Railings on the north side of the building do not meet current code.	Replace with new painted metal railing with extensions.	EXT	$ -	3	$ -	$ -	$ -
28	Soffits/overhangs show signs of damage/wear.	Strip and repaint soffits.	EXT	$ -	3	$ -	$ -	$ -

FACILITIES CONDITION ASSESSMENT

MAINTENANCE LIST ANALYSIS

Recommendations listed in the report and used for pricing have been categorized by level of condition. Estimated costs to address these items are also provided. Cost estimates were prepared by C.D. Smith in collaboration with PRA and are intended for preliminary budgeting purposes only.

LEVEL 1 – IMMEDIATE (0-2 YEARS)

Recommended for **immediate** (0-2 years) addressing. These items include life safety issues and ADA issues affecting student access, as well as items that have deteriorated to a point of affecting building use (**poor**).

LEVEL 2 – (3-5 YEARS)

Conditions in this category are mostly in adequate condition with some areas requiring maintenance. Examples of this level are VCT floors with sporadic cracked or chipped tile and acoustical ceiling systems with some damage/staining (**fair to poor**). This also includes ADA recommendations that don't affect student use.

These conditions should be addressed in **3 to 5** years.

LEVEL 3 – (6-10 YEARS)

Conditions in this category were observed to be in adequate condition needing little to no immediate work beyond routine maintenance. However, due to known life cycles and wear these should be budgeted for (**fair**).

These conditions will likely need to be addressed in **6+** years.

EXCLUSIONS

- Asbestos Abatement per Maintenance Line Item
- Data, Security and Intercom Systems
- Fire Protection Systems

FACILITIES CONDITION ASSESSMENT

MAINTENANCE PRIORITY EXAMPLES (**FROM MIDDLE SCHOOL LIST**)

LEVEL 1

IMMEDIATE (0 - 2 YEARS)

SAFETY/SECURITY CATEGORY

ISSUE:
Curb cuts on north and south of site have no vehicular protection.

PROPOSED SOLUTION:
Add bollards or gate at all curb cuts large enough to allow vehicles to gain site access.

LEVEL 2

3 - 5 YEARS

ACCESSIBILITY CATEGORY

ISSUE:
Locker room toilets do not have accessible stall. These are the only toilet rooms on this floor level.

PROPOSED SOLUTION:
Install accessible stall and toilet, likely replacing the last two fixtures/stalls present.

LEVEL 3

6 - 10 YEARS

SITE CATEGORY

ISSUE:
Site fencing is starting to list and shows some damage/rust.

PROPOSED SOLUTION:
Replace site fencing (same quantity and height).

FACILITIES CONDITION ASSESSMENT

MAINTENANCE LIST BUDGETING

WHAT THE NUMBERS ARE

Based on conceptual scope

Consistent with historical costs on similar projects

A budgeting tool

A summary of individually estimated project numbers (some overlap if projects were combined)

WHAT THE NUMBERS ARE NOT

NOT final construction estimates

NOT based on a full design

NOT detailed estimates

NOT inclusive of additional work that could be required by code officials

FACILITIES CONDITION ASSESSMENT

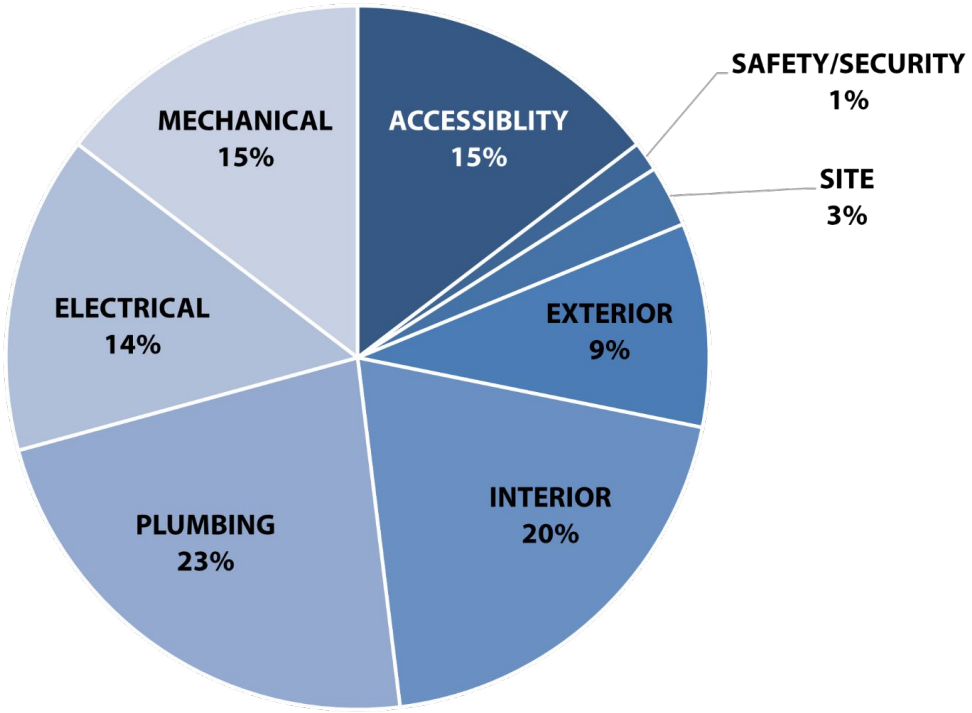
MAINTENANCE LIST BUDGETING

BUILDING	LEVEL 1 0 - 2 YEARS	LEVEL 2 3 - 5 YEARS	LEVEL 3 6 - 10 YEARS	TOTAL
CUMBERLAND ELEMENTARY (*1928*)	$ 3.8 M	$ 6.5 M	$ 6.3 M	**$ 16.6 M**
RICHARDS ELEMENTARY (*1928*)	$ 3.6 M	$ 9 M	$ 4.7 M	**$ 17.3 M**
WFB MIDDLE (*1918*)	$ 3.7 M	$ 10.8 M	$ 5.3 M	**$ 19.8 M**
WFB HIGH (*1932*)	$ 19.2 M	$ 32.5 M	$ 31 M	**$ 82.7 M**
LYDELL COMMUNITY CENTER (*1955*)	$ 1.6 M	$ 1.5 M	$ 2.5 M	**$ 5.6 M**
TOTALS	**$ 31.9 M**	**$ 60.3 M**	**$ 49.8 M**	**$ 142 M**

*THESE NUMBERS ARE BUDGETING ESTIMATES BASED ON HISTORICAL DATA AND INFORMED ASSUMPTIONS. THESE ARE NOT INCLUSIVE OR FINAL. **COSTS ARE IN 2024 DOLLARS**

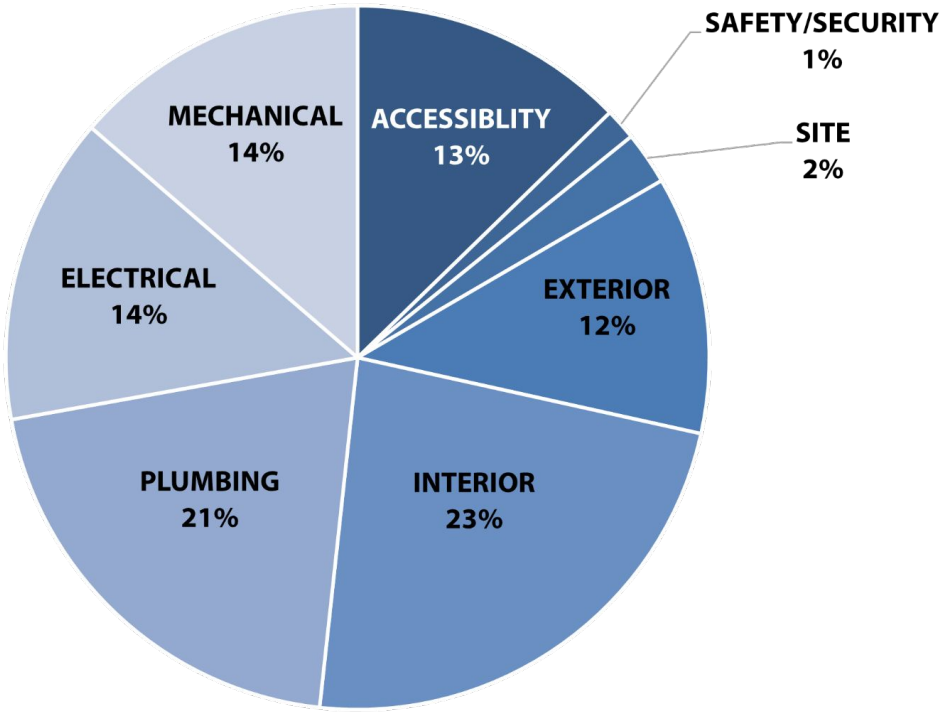
FACILITIES CONDITION ASSESSMENT

CUMBERLAND | BREAKDOWN OF CAMPUS MAINTENANCE BUDGET



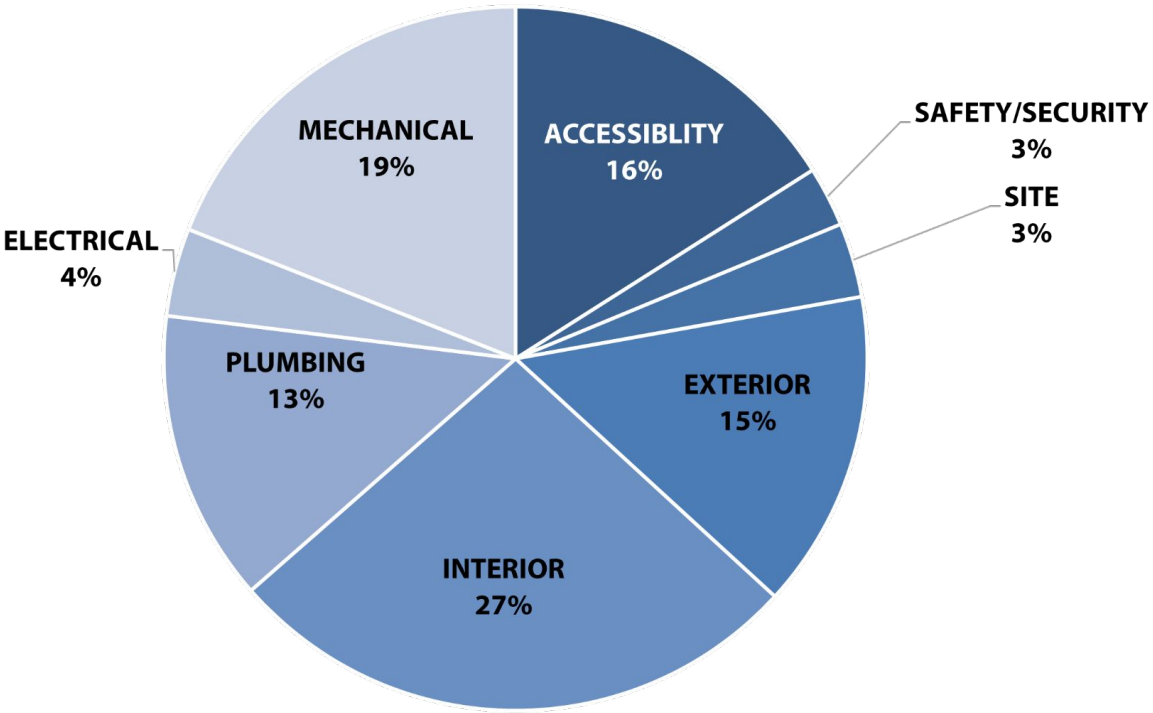
FACILITIES CONDITION ASSESSMENT

RICHARDS | BREAKDOWN OF CAMPUS MAINTENANCE BUDGET



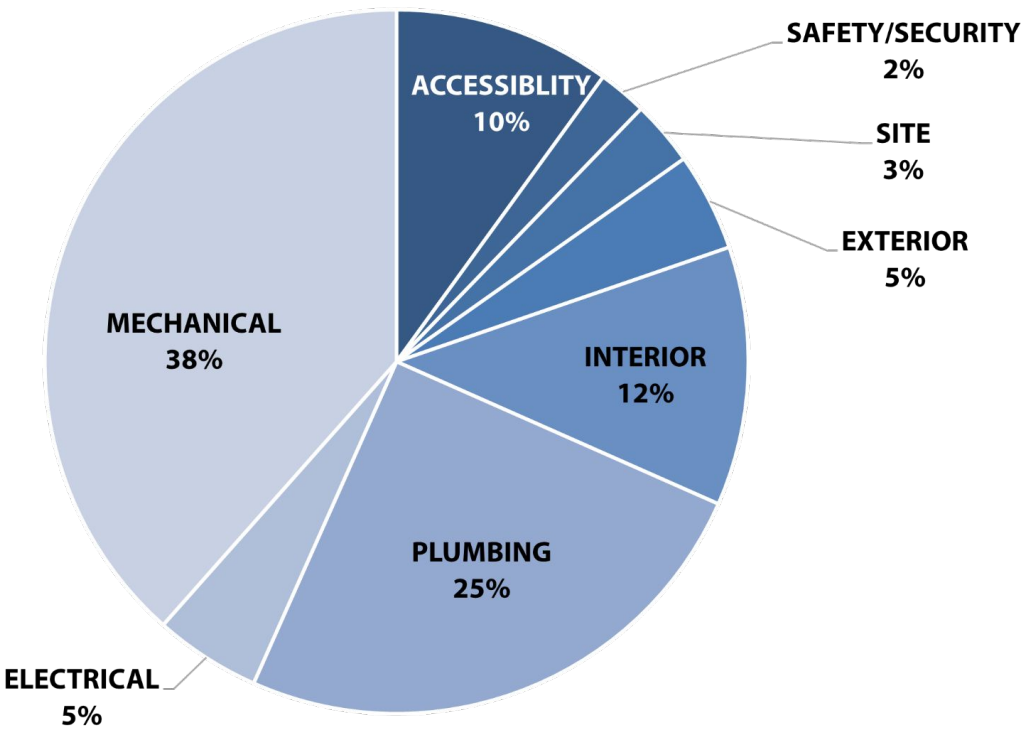
FACILITIES CONDITION ASSESSMENT

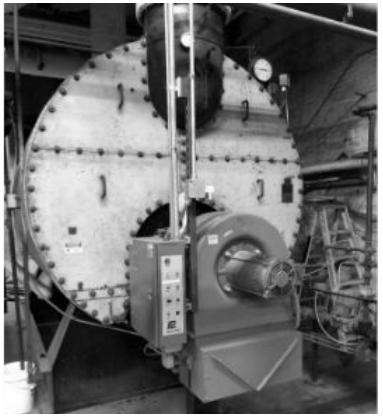
MIDDLE SCHOOL | BREAKDOWN OF CAMPUS MAINTENANCE BUDGET



FACILITIES CONDITION ASSESSMENT

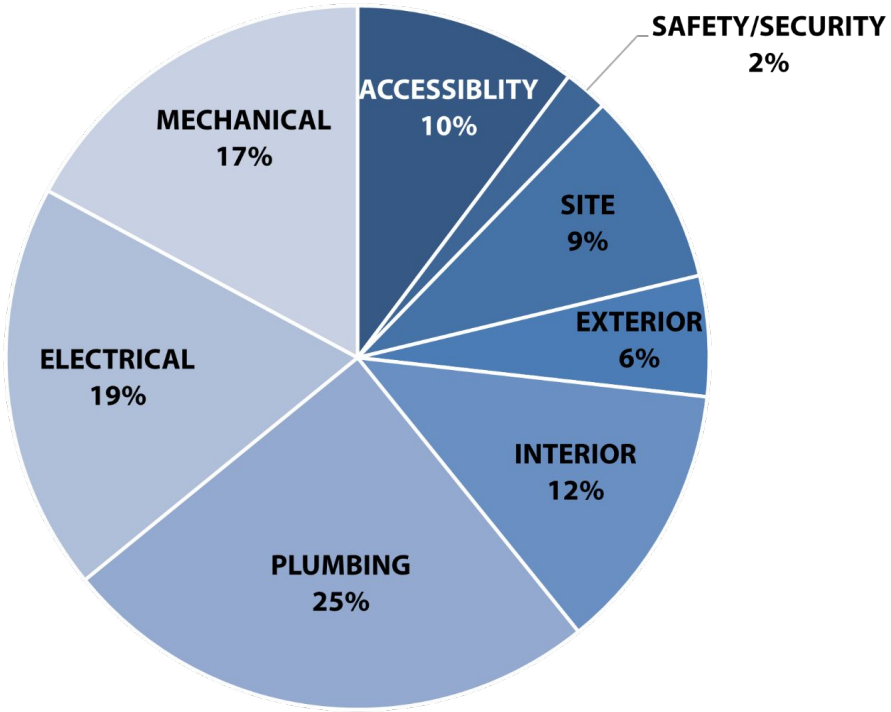
HIGH SCHOOL | BREAKDOWN OF CAMPUS MAINTENANCE BUDGET





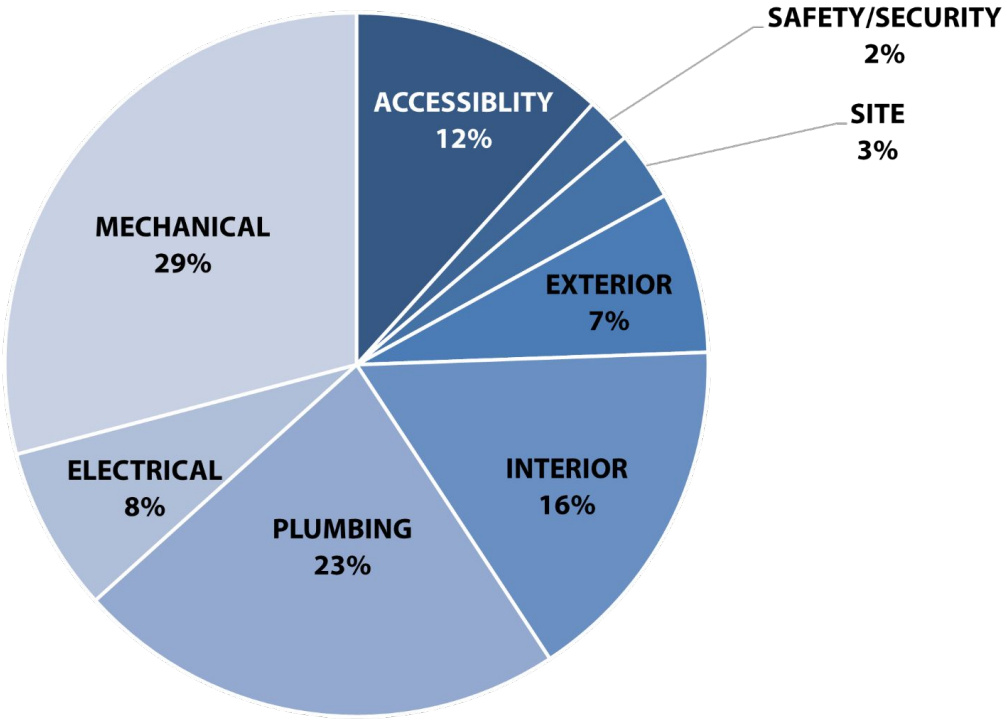
FACILITIES CONDITION ASSESSMENT

LYDELL | BREAKDOWN OF CAMPUS MAINTENANCE BUDGET



FACILITIES CONDITION ASSESSMENT

DISTRICT-WIDE | BREAKDOWN OF MAINTENANCE BUDGETING



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QUESTIONS