3.1 BUILDING ASSESSMENT

Introduction

The Process
The process involved gathering existing data from the University, field surveys, interviews and data entry. The UW Milwaukee Facilities department had generated a basic facilities report in June 2008, which was used as a starting point for this in-depth report. Survey teams were formed, which included representatives from the architectural, mechanical and electrical engineering disciplines, where their mission was to review the physical integrity of all campus and off-campus buildings. In preparation for this effort, a detail checklist was developed, which later became the foundation for the data that was entered into the report. Concurrent with the surveying was the gathering of systems information that was provided by the UWM facility engineering departments. Once all information was gathered, a final meeting was held between the survey teams and UWM Facilities to gather all remaining pieces of information. Once all data was compiled, the survey team members review every building as a group, evaluated the data and assigned a rating to the building, both physical and functional.

The Rating
The physical and functional rating was based on the US Department of Education – Postsecondary Education Facilities Inventory and Classification Manual, also know as the FICM. This is the same rating system that was used in the June 2008 facilities report that was provided by UWM. The following is the rating scale and corresponding description as published in the FICM.
### Physical Rating Categories

<table>
<thead>
<tr>
<th>CODE</th>
<th>RATING</th>
<th>ACTION REQUIRED</th>
<th>RATING DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>i</td>
<td>Good</td>
<td>Minimal Renovation</td>
<td>Suitable for continued use with normal maintenance. The approximate renovation cost is less than 5 percent of building replacement cost.</td>
</tr>
<tr>
<td>ii</td>
<td>Satisfactory</td>
<td>Limited Renovation</td>
<td>Requires restoration to present acceptable conditions. The approximate cost of restoration is 5-15 percent of building replacement cost.</td>
</tr>
<tr>
<td>iii</td>
<td>Fair</td>
<td>Moderate Renovation</td>
<td>Requires significant updating or restoration. The approximate restoration cost is 31-45 percent of building replacement cost. The physical conditions may adversely affect building operations.</td>
</tr>
<tr>
<td>iv</td>
<td>Poor</td>
<td>Significant Renovations</td>
<td>Requires updating or restoration. The approximate restoration cost is 16-30 percent of building replacement cost. The physical conditions adversely affect building operations.</td>
</tr>
<tr>
<td>v</td>
<td>Unsatisfactory</td>
<td>Major Renovations</td>
<td>Requires significant updating or restoration. The approximate restoration cost is 31-45 percent of building replacement cost. The physical conditions adversely affect building operations.</td>
</tr>
<tr>
<td>vi</td>
<td>Replace</td>
<td>Demolition</td>
<td>Should be demolished or abandoned because the building is unsafe and/or structurally unsound, irrespective of the need for the space or the availability of funds for a replacement. Additionally, this category takes precedence over categories i-v. If a building is scheduled for demolition, its condition is reported in this category, regardless of condition.</td>
</tr>
<tr>
<td>vii</td>
<td>Termination</td>
<td>Termination</td>
<td>Planned termination or relinquishment of occupancy of the building for reasons other than unsafeness or structural unsoundness, such as abandonment of temporary units or vacation of leased space. Additionally, this category takes precedence over categories i-vi. If a building is scheduled for termination, its condition is reported in this category, regardless of its condition.</td>
</tr>
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</table>

### Functional Rating Categories

<table>
<thead>
<tr>
<th>CODE</th>
<th>RATING</th>
<th>RATING DESCRIPTION</th>
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<tbody>
<tr>
<td>A</td>
<td>Excellent, Highly Suited</td>
<td>Highly suited or optimally matched to the original design intent and configuration of the space. The architectural features of the space support the use/activity. Appropriate building infrastructure and services are easily and readily available to support the use.</td>
</tr>
<tr>
<td>B</td>
<td>Satisfactory</td>
<td>Suitable for continued use and provides adequate support for program delivery. Although the space is not optimal for the use, minor modification may be desired to improve the suitability.</td>
</tr>
<tr>
<td>C</td>
<td>Conditional</td>
<td>Requires limited renovation to support the use on a continued basis. The cost of renovation to optimize program delivery would not exceed 25 percent of the replacement cost of the space.</td>
</tr>
<tr>
<td>D</td>
<td>Development Required</td>
<td>Requires significant renovation to support the assigned use on the continuing basis. The space significantly inhabits program delivery. The cost of renovations to optimize the fit between the assigned use and the space would range between 25 percent and 50 percent of the replacement cost of the space.</td>
</tr>
<tr>
<td>F</td>
<td>Unsatisfactory</td>
<td>Is unsatisfactory for the assigned use. Renovating the space to fit the use would not be cost-effective. Renovation costs would exceed 50 percent of the replacement value of the space.</td>
</tr>
<tr>
<td>I</td>
<td>Inappropriate</td>
<td>Not appropriate for current use but may be appropriate for other uses. It may be appropriate to relocate the activity to another location and use this space for more suitable activity.</td>
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</table>
# BUILDING ASSESSMENT SUMMARY MATRIX

<table>
<thead>
<tr>
<th>Bldg. Number</th>
<th>Building Name</th>
<th>Facility Type</th>
<th>Gross Square Feet</th>
<th>Year of Original Construction</th>
<th>Historic Status</th>
<th>Physical Grade</th>
<th>Functional Grade</th>
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<tbody>
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<td>1945</td>
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<td>1965</td>
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<thead>
<tr>
<th>Bldg. Number</th>
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<th>Physical Grade</th>
<th>Functional Grade</th>
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<td>B</td>
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<tr>
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<td>Heftter Conference Center</td>
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<td>24,139</td>
<td>1911</td>
<td>Wisc</td>
<td>iv</td>
<td>D</td>
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<td>1936</td>
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<td>1899</td>
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<tr>
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<td>Recreation/Athletics</td>
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<td>1977</td>
<td>US &amp; Wisc</td>
<td>ii</td>
<td>A</td>
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<td>1977</td>
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<td>1982</td>
<td>Lapham Hall North, South, West</td>
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<td>A</td>
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<tr>
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<td>1995</td>
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<td>1970</td>
<td>Meir Library</td>
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<td>iii</td>
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<td>1976</td>
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<td>1899</td>
<td>US &amp; Wisc</td>
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<td>C</td>
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<td>1981-M</td>
<td>Music Building</td>
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<td>Pavilion</td>
<td>Recreation/Athletics</td>
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<td>Transportation</td>
<td>207,103</td>
<td>2006</td>
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</table>
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<table>
<thead>
<tr>
<th>Bldg. Number</th>
<th>Building Name</th>
<th>Facility Type</th>
<th>Gross Square Feet</th>
<th>Year of Original Construction</th>
<th>Historic Status</th>
<th>Physical Grade</th>
<th>Functional Grade</th>
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<tbody>
<tr>
<td>1958</td>
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<td>1909</td>
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<td>Year of Original Construction</td>
<td>Historic Status</td>
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<td>Functional Grade</td>
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<td>--------------</td>
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<td>No</td>
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<td>1980</td>
<td>UWM Union</td>
<td>Student Center</td>
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<td>1980</td>
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<td>Transportation</td>
<td>156,608</td>
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<td>1999</td>
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<td>2,400</td>
<td>1989</td>
<td>No</td>
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<td>D</td>
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<td>Greenhouse</td>
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<td>1901</td>
<td>UWS Grt Lakes Res Facility-</td>
<td>Research</td>
<td>126,130</td>
<td>1965</td>
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<td>1963</td>
<td>Vogel Hall</td>
<td>Academic</td>
<td>12,578</td>
<td>1929</td>
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<td>1989</td>
<td>Zelazo Center</td>
<td>Academic</td>
<td>67,193</td>
<td>1922</td>
<td>No</td>
<td>iii</td>
<td>B</td>
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</tbody>
</table>
BUILDING NAME: Alternative Fuel Lab
Building Address: 1150 N. Alois Street
Building City: Milwaukee

SUMMARY
Building No.: 1945
Building Type: Research
Year Constructed: 1965
Addition(s): 1993, 1995
Historical Status: No
Number of Floors:
  Above Ground: 2  ASF: 0  GPR: 0
  Below Ground: 0  GSF: 7,030  PR: 0

Parking:
  Adjacent Lot

GRADING MATRIX
Physical: iv
Functional: C

Background and History:
GENERAL INFORMATION
Occupant and Use:
The building leases space to the Wisconsin Department of Transportation
**ARCHITECTURE**

**Site:**

**Exterior**

*Types of Veneers and Condition*
- Metal Panel: Fair
- Other: Fair

*Window Systems and Conditions*
- Fixed: Excellent
- Metal Clad: Fair
- Other: Fair

*Roof System and Condition*

*Wall Composition*
- Veneer over Metal Stud
- Insulated
- Uninsulated

*Structure*

*Type*
- Cast-in-Place
- Concrete
- Structural Steel

*Remarks:*
- The exterior is made up of metal panel, which is faded from the sun and/or weather. Large holes in the metal panel have been patched and dented in the past. The exterior also contains fiberglass infill panels at most window and door openings. An addition of the building can be identified by the dark blue metal panel used as veneer.
- Fixed windows have been used at some interior separations. Exterior windows are made up of sliders at the base of fixed windows.
- As viewed from grade, the building has a flat roof with metal copings. A steel truss system can be seen from within the shop area.
- Steel cross bracing can be seen at the interior walls of the buildings shop areas. The administrative areas are assumed to be insulated; however, the shop areas do not seem to be insulated, when viewed from within.
- The perimeter of the shop areas indicate that the foundation is a cast-in-place system. Steel trusses make up the roof and steel W-shape columns support the structure.

*Interior*

*Accessibility Compliance*
- Entrance(s): Yes
- Toilet Facility(s): Partial
- Stair(s): Yes
- Elevator(s): N/A
- Ramp(s): N/A
- Door Hardware: Yes

*Wall Systems*
- GWB
- Plaster
- CMU

*Finishes*
- Wall Condition: Excellent
- Ceiling Condition: Excellent
- Flooring Condition: Good
- Casework Condition: Good
- Doors and Frames Condition: Poor

*Remarks:*
- Toilet rooms on the first floor are ADA accessible, but those on the second floor are not. The structure of the stairs are diamond plated metal.
- The paint of the interior shop walls is peeling excessively in many different areas.
- Paint in the shop areas is peeling right off the walls. The shop area ceiling shows the exposed structure of the roof above, with both 2'x2' and 2'x4' acoustic tile in the office areas. Concrete floors within the shop and transition hallways are painted and are chipped, peeling, and missing paint completely in some areas. Interior doors and frames look newly painted in the administrative areas, though some display scratching. The exterior doors of the facility are badly rusting, peeling, and cracking on the outside.

**MECHANICAL**

**PLUMBING**
**Electrical Service**
- Service Provider: Utility
- Service Source: Secondary Voltage
- Nominal Service Voltage: 208Y/120V 4 Wire
- Service Lateral: Overhead

**Service Transformer**
- Service Transformer: Utility
- Transformer Type: Liquid Filled
- Transformer Location: Outdoor Pole Mount
- Service Metering: Secondary

**Main Low Voltage Equipment**
- Equipment Condition: Good
- Equipment Manufacturer: Square D
- Voltage Rating: 208Y/120V 4 Wire
- Ampere Rating: 600A

**Emergency Power**
- Generator Condition: None

**Lighting**
- Exterior Condition: Poor
- Interior Condition: Good
- Emergency Source: Spot-type Emergency Battery Units
- Exterior Control Measures: Stand-alone Timeclock & Contactor
- Interior Control Measures: Manual Controls

**Fire Alarm/ Detection System**
- Control Panel Condition: Fair
- Manufacturer: SimplexGrinnell LP
- Manual Alarm Type: Zoned Non-Addressable
- Signal Type: Non-Voice

**Older system; non-ADA; not complete bldg coverage.**
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Background and History:
The Alumni House, formerly known as the Kenwood Conference and Alumni Center, was purchased in 1949 by the Milwaukee State Teachers College for $80,000. The English Tudor mansion, on 3.9 acres on the lake bluff at the end of Kenwood Boulevard, was built for Mrs. Myron T. MacLaren.

GENERAL INFORMATION
Occupant and Use:
The building was used as a women’s dormitory until July, 1964, when it was converted to a conference center. The building also housed the Center for Great Lakes Studies (1966 to 1974) and the Office of Continuing Education for Adults (1969 to 1975). It currently houses offices for Development and Alumni Relations and the UWM Foundation.

Functionality Assessment:
Location is removed from campus, not allowing alumni that connection they had with the campus.

Code/Health and Safety Issues:
Fire alarm system needs updating. Security / locks are compromised - building needs to be re-keyed.
**ARCHITECTURE**

**Site:**

**Exterior**

Types of Veneers and Condition
- Other: Excellent

Window Systems and Conditions
- Casement: Fair
- Other: Good

Roof System and Condition
- EPDM: Other: Good
- Thermoplastic: Other: Good
- Adhered/Fastened: Other: Good

Wall Composition
- Insulated

**Structure**

Type
- Precast Concrete

**Interior**

Accessibility Compliance
- Entrance(s): No
- Toilet Facility(s): No
- Stair(s): Partial
- Elevator(s): N/A
- Ramp(s): N/A
- Door Hardware: Partial

Wall Systems
- Plaster
- Other

Finishes
- Wall Condition: Good
- Ceiling Condition: Poor
- Flooring Condition: Good
- Casework Condition: Good
- Doors and Frames Condition: Good

**Remarks:**

Exterior is a flagstone façade which has minimal or no limestone ornamentation missing. The limestone accent pieces or ornamentations are vary discolored and blackened.

The window systems consist of casements and leaded or stained glass. Sealants at the windows are nonexistent or very old.

The sloped roof is made up of dimensional slate stone tiles and newer flashings. As reported by Mike Marley, both the sloped roof and flat roof are plywood over concrete plank and employ copper flashing. The surface of the flat roof, however, is Paradiene. Other roofs on this building are made of metal deck covered in fully adhered EPDM, bitumen, or liquid elastomer. Stone copings are included throughout. Roof is being replaced in the near future as water infiltration is an issue.

As reported by Mike Marley, roof structures of the Alumni House are precast concrete plank.

The upper floor office areas have panic door hardware; however, knob door handles are used elsewhere. The wood stairs have non-compliant handrails and there is no elevator or lift within the building.

The existing plaster walls and wood panel walls are well maintained and free of scuffing or denting.

The walls and ceilings generally have minimal cracking; however, the sitting area at the northeast corner of the building has a hole in the ceiling that allows water intrusion. The wood floors are in nearly perfect condition, but exhibit some creaking. The terrazzo tile flooring is discolored, worn, and cracking. Casework within the building shows wear and some denting. Interior doors have minimum warping or splitting and their finishes prove to have been very well kept.

**MECHANICAL**

The heating system requires frequent repairs. Condensate lines are deteriorating. No central air conditioning. Basement has humidity problems. Boilers are near the end of their lifecycle.

**Building Heating**

- Heated: Yes
- Condition: Poor
- Stand Alone System: Yes
- Heating System Type: Steam

**Building Cooling**

- Air Conditioned: No
- Stand Alone System: No

**Building Ventilation**

- Mechanical: No
- Special Exhaust: Poor

- System original to the building. Boilers need replacement. Piping distribution needs to be replaced.
- Kitchen exhaust hood canopy.
PLUMBING

With no drain tile system, the basement has frequent water infiltration.

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Good
- Heated: Yes
- Water Heater Type: Gas

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Galvanized
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: No

**Building Fixtures**
- Toilets: Poor
- Urinals: Poor
- Sinks and Lavatories: Poor
- Drinking Fountains: Good

Insulation appears to have been replaced here and there. Piping corroded over the years and is in need of replacement.

Exterior downspouts to combination sewer.

Most fixtures appear original to building and in need of replacement.
ELECTRICAL

The building systems are deteriorating with age. Original electrical system not designed for current use.

Electrical Service
- Service Provider: Utility
- Service Source: Secondary Voltage
- Nominal Service Voltage: 120/240V 3 Wire
- Service Lateral: Underground

Service Transformer
- Service Transformer: Utility
- Service Metering: Secondary

Main Low Voltage Equipment
- Equipment Condition: Poor
- Equipment Manufacturer: Square D
- Voltage Rating: 120/240V 3 Wire
- Ampere Rating: 400A

Emergency Power
- Generator Condition: None

Lighting
- Exterior Condition: Fair
- Interior Condition: Fair
- Emergency Source: Spot-type Emergency Battery Units
- Exterior Control Measures: Photo-sensors
- Interior Control Measures: Manual Controls

Fire Alarm/ Detection System
- Control Panel Condition: Poor
- Manufacturer: Edwards
- Manual Alarm Type: Zoned Non-Addressable
- Signal Type: Non-Voice

TELECOMMUNICATIONS

Outside Plant
- Multi-Mode Fiber
  - Count: NO
- Single-Mode Fiber
  - Count: NO
- RG6 Campus Cable
  - Count: NO
- ATT Cable
  - Count: 50 PAIR Term: Yes From: MIT
- 500 Hard Line Campus Feed
  - Count: NO
- 802.11A Point to Point Link
  - Count: NO

Inside Plant
- Fiber Riser: Yes
- Telephone Riser: Yes
- Horizontal Cable Voice: Yes
- Horizontal Cable Data: Yes
- Campus Cable Distance: No
- Riser Cable to MC to TRs: No
- Type: MM FIBER
- Type: Copper CAT3
- Type(s): CAT3
- Type(s): CAT5 and CAT6
Background and History:
Completed in 1993 the Architecture and Urban Planning Building is one of the largest school of architecture buildings built in the U.S. in the past 40 years.

GENERAL INFORMATION
Occupant and Use:
The building includes student design studios, classrooms, a lecture hall, exhibition areas, computer labs, offices, a media and photography center, and research centers.

Code/Health and Safety Issues:
There is no vented spray booth in the building.
## ARCHITECTURE

### Site:

#### Exterior

**Types of Veneers and Condition**

- Brick: Excellent
- Metal Panel: Excellent

**Window Systems and Conditions**

- Fixed: Excellent
- Extruded Aluminum: Excellent

**Roof System and Condition**

- EPDM: 
- Built-Up: 
- Other: 

**Wall Composition**

- Veneer over Metal Stud Insulated

**Structure**

- Type
  - Cast-in-Place
  - Concrete
  - Precast Concrete

**Interior**

**Accessibility Compliance**

- Entrance(s): Yes
- Toilet Facilities: Yes
- Stair(s): Yes
- Elevator(s): Yes
- Ramp(s): N/A
- Door Hardware: Yes

**Wall Systems**

- GWB

**Finishes**

- Wall Condition: Excellent
- Ceiling Condition: Excellent
- Flooring Condition: Excellent
- Doors and Frames Condition: Excellent

### Remarks:

- **Veneer sealants of the building are weathered, dried, and starting to crack.**

- **The window sealants are starting to dry and slightly crack. Hollow metal door frames and solid wood doors are used throughout the building. The north window wall system leaks during heavy rains.**

- **As reported by Mike Marley, most of the roofs are made up of concrete deck, two or more inches of insulation, covered by 60 mil EPDM, and finished with stone pavers; the exception being the drafting room roof, which is metal deck covered by insulation and a standing seam system. Roof edge materials and counter flashings are both aluminum and lead coated copper.**

- **The structure is in excellent condition, though the exterior shows slight cracking.**

- **Newer building, minimal ADA changes**

- **Typ gyp bd walls infill with exposed conc columns**

- **Ceilings are exposed and reveal the buildings structure. The flooring is exposed concrete and glass block is also used. Current ceiling tiles are no longer available.**
MECHANICAL
Access to basement mechanical space is via an outside area well/stair. Users experiencing some building pressure control problems.

Campus Utilities
- Chilled Water: Good
- High Pressure Steam: Good
- Steam Condensate Return: Good
- Utility Steam Type: Pumped

Building Heating
- Heated: Yes
- Condition: Good
- Stand Alone System: No
- Heating System Type: Hot Water

Building Cooling
- Air Conditioned: Yes
- Condition: Good
- Stand Alone System: No
- Cooling System Type: Chilled Water

Building Ventilation
- Mechanical: Yes
- Variable Air Volume: Good
- General Exhaust: Good
- Special Exhaust: Good

PLUMBING
Drinking fountains need constant maintenance.

Plumbing Utilities
- Domestic Water: Good
- Sanitary Sewer: Good
- Storm Sewer: Good

Domestic Water Heating
- Domestic Water Heating: Good
- Heated: Yes
- Water Heater Type: Electric

Domestic Water Piping Distribution
- Piping Condition: Good
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good

Building Sanitary Sewer
- Sewer Condition: Fair
- Piping Type: Cast Iron

Building Storm Water Sewer
- Sewer Condition: Good
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good

Building Fixtures
- Toilets: Fair
- Urinals: Fair
- Sinkes and Lavatories: Fair
- Drinking Fountains: Fair

Domestic water fed from Merrill Hall.
Fed from Merrill Hall.
Piping in need of replacement.
Acid waste system.
**ELECTRICAL**

Lighting controls do not operate as designed. Floor outlets are deteriorated. Existing panels are full. Fluorescent lighting is T-12 throughout.

**Electrical Service**
- **Service Provider:** Campus
- **Service Source:** Primary Voltage
- **Nominal Service Voltage:** 4.16kV 3 Wire
- **Service Lateral:** Underground
- **Campus Primary Feeder Ckt:** C2
- **Campus Back-up Feeder Ckt:** 1

**Service Transformer**
- **Service Transformer Condition:** Excellent
- **Service Transformer:** Campus Owned
- **Transformer Manufacturer:** Other
- **Transformer Type:** Dry-Type
- **Transformer Location:** Indoor
- **Unit Substation Transformer:** Yes
- **Unit Substation Quantity:** 2

**Primary Equipment**
- **Primary Equipment Condition:** Excellent
- **Medium Voltage Manufacturer:** S&C
- **Equipment kV Rating:** 4.76kV
- **Continuous Ampere Rating:** 600A

**Main Low Voltage Equipment**
- **Equipment Condition:** Excellent
- **Equipment Manufacturer:** Westinghouse
- **Voltage Rating:** See Remarks
- **Ampere Rating:** See Remarks

**Emergency Power**
- **Generator Manufacturer:** Onan/Cummins Power
- **Generator Location:** Indoor
- **Generator Fuel Supply:** Natural Gas
- **Voltage Rating:** 480Y/277V 4 Wire
- **kW/kVA Rating:** 100kW

**Lighting**
- **Exterior Condition:** Fair
- **Interior Condition:** Good
- **Emergency Source:** Emergency Generator
- **Exterior Control Measures:** Campus Based Control via relay or contactor
- **Interior Control Measures:** Occupancy Sensors

**Fire Alarm/ Detection System**
- **Control Panel Condition:** Fair
- **Manufacturer:** SimplexGrinnell LP
- **Manual Alarm Type:** Addressable
- **Signal Type:** Non-Voice
### TELECOMMUNICATIONS

#### Outside Plant
- **Multi-Mode Fiber**
  - Count: 36
  - Term: Yes
  - From: EMS

- **Single-Mode Fiber**
  - Count: 10
  - Term: No
  - From: EMS
  - Condition: Out Dated

- **ATT Cable**
  - Count: 200
  - Term: Yes
  - From: MIT

- **500 Hard Line Campus Feed**
  - Count: YES
  - Term: Yes

- **802.11A Point to Point Link**
  - Count: NO

#### Inside Plant
- **Fiber Riser:**
  - Term: Yes
  - Type: Fiber MM

- **Telephone Riser:**
  - Term: Yes
  - Type: Copper CAT3

- **Horizontal Cable Voice:**
  - Term: Yes
  - Type(s): CAT3

- **Horizontal Cable Data:**
  - Term: Yes
  - Type(s): CAT5 and CAT6

- **Campus Cable Distance:**
  - Term: Yes
  - Type: RG6

- **Riser Cable to MC to TRs:**
  - Term: Yes
  - Type(s): CAT5
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BUILDING NAME: Art Building
Building Address: 2400 E. Kenwood Boulevard
Building City: Milwaukee

SUMMARY
Building No.: 1981A
Building Type: Academic
Year Constructed: 1968
Addition(s): 1999
Historical Status: No
Number of Floors
Above Ground: 6
Below Ground: 1

Parking:
Adjacent Structure

GRADING MATRIX
Physical: iii
Functional: B

Background and History:
The Art Building is part of The Arts Center which was constructed in two phases. The Music Building was built in 1962. An addition, built in 1968, includes the Theatre, Lecture Hall, and Art Building.

GENERAL INFORMATION
Occupant and Use:
The Art Building contains ceramics, sculpture, metals and fibers workshop spaces. It also houses administrative offices for the School of The Arts.

Functionality Assessment:
Loading dock does not function well as configured. Space and infrastructure limitations for select/newer art techniques.

Code/Health and Safety Issues:
Sprinkler system needs an upgrade. Mechanical rooms contain asbestos. Security/locks are compromised – building needs to be re-keyed.
**ARCHITECTURE**

The Art Building is a composition of brick walls, limestone panels, ribbon windows, and protruding bays. Solid bays are clad in brick while others are a combination of limestone and windows. Sculpture and ceramics studios occupy the basement level and extend out beyond the perimeter of the visible building. These spaces are topped by both dome and gabled skylights. Instructional classrooms and offices occupy the first and second floors, while studios occupy the upper floors. Studios in the top floor are lit by a series of skylights between the cast-in-place concrete structure. A major renovation was performed between 1997 and 1999 to upgrade finishes and address ventilation.

**Site:**

**Exterior**

<table>
<thead>
<tr>
<th>Types of Veneers and Condition</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Brick:</td>
<td>Good</td>
</tr>
<tr>
<td>Other:</td>
<td>Fair</td>
</tr>
</tbody>
</table>

**Window Systems and Conditions**

| Extruded Aluminum | Fair |
| Other:            |     |

**Roof System and Condition**

| Built-Up:        | Good |
| Other:           |     |

**Wall Composition**

Veneer over CMU

**Structure**

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<thead>
<tr>
<th>Type</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cast-in-Place</td>
<td></td>
</tr>
<tr>
<td>Concrete</td>
<td></td>
</tr>
</tbody>
</table>

**Interior**

**Accessibility Compliance**

| Entrance(s): | Yes |
| Toilet Facility(s): | No |
| Stair(s):     | No  |
| Elevator(s):  | No  |
| Door Hardware:| No  |

**Wall Systems**

GWB
Plaster
Metal Studs
CMU

**Finishes**

| Wall Condition:    | Fair |
| Ceiling Condition: | Fair |
| Flooring Condition:| Poor |
| Casework Condition:| Fair |
| Doors and Frames Condition:| Fair |

**Remarks:**

- Brick is in good condition with minor mortar cracks. No vents or weeps are evident at grade. Brick is a unique "woven" pattern. Limestone veneer has some cracking, especially at soffit edges.

- Windows are single pane units original to the building. Skylights are acrylic domes. Wood skylight frames at building interior show signs of past water leakage, though the users do not report any current problems.

- Built-up roof shows some minor wear. Building was re-roofed in 1999. Building projections are roofed in standing seam metal.

- Accessible toilets do not have proper floor clearances. Stairs are lacking appropriate guardrails and do not comply with the 4" sphere rule. The elevator is outdated and scheduled for replacement. The elevator lacks audible indicators.

- Some areas of CMU walls in lower level.

- Drywall has areas of major chipping, scratches, and wear. Most walls are covered in tackable panels which are dated and worn. Ceilings are ACT with some staining and discoloration. Some ceilings are exposed concrete structure. Carpeting in offices is bubbling and lifting and causing a tripping hazard. VCT floors have wide joints and some corners are lifting. Sealed concrete floors are in fair condition.
MECHANICAL

Mechanical controls are not able to tune the systems as needed. Vent systems need to be upgraded for more efficient operation.

Campus Utilities
Chilled Water: Fair
High Pressure Steam: Fair
Steam Condensate Return: Fair
Utility Steam Type: Pumped

Building Heating
Heated: Yes
Condition: Fair
Stand Alone System: No
Heating System Type: Hot Water

Building Cooling
Air Conditioned: Yes
Condition: Fair
Stand Alone System: No
Cooling System Type: Chilled Water

Building Ventilation
Mechanical: Yes
Constant Volume: Poor
General Exhaust: Fair
Special Exhaust: Fair

PLUMBING

Original galvanized water piping needs frequent repairs. Plumbing fixtures are original and worn.

Plumbing Utilities
Domestic Water: Fair
Sanitary Sewer: Fair
Storm Sewer: Fair

Domestic Water Heating
Domestic Water Heating: Poor
Heated: Yes
Water Heater Type: Steam

Domestic Water Piping Distribution
Piping Condition: Fair
Piping Type: Galvanized
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Sanitary Sewer
Sewer Condition: Fair
Piping Type: Cast Iron

Building Storm Water Sewer
Sewer Condition: Fair
Piping Type: Cast Iron
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Fixtures
Toilets: Fair
Urinals: Fair
Sinkes and Lavatories: Fair
Drinking Fountains: Fair

Fire Protection
Fire Pump
**ELECTRICAL**

Emergency generator at end of life. Electrical panels near capacity.

**Electrical Service**
- Service Provider: Campus
- Service Source: Primary Voltage
- Nominal Service Voltage: 4.16kV 3 Wire
- Service Lateral: Underground
- Campus Primary Feeder Ckt: 6
- Campus Back-up Feeder Ckt: N/A

**Service Transformer**
- Service Transformer Condition: Fair
- Service Transformer: Campus Owned

**Main Low Voltage Equipment**
- Equipment Condition: Excellent
- Equipment Manufacturer: Square D
- Voltage Rating: 480Y/277V 4 Wire
- Ampere Rating: 800A

**Emergency Power**
- Generator Condition: N/A

**Lighting**
- Exterior Condition: Fair
- Interior Condition: Good
- Emergency Source: Emergency Generator
- Exterior Control Measures: Campus Based Control via relay or contactor
- Interior Control Measures: Occupancy Sensors

**Fire Alarm/ Detection System**
- Control Panel Condition: Good
- Manufacturer: EST
- Manual Alarm Type: Addressable
- Signal Type: Voice

**TELECOMMUNICATIONS**

**Outside Plant**
- Multi-Mode Fiber
  - Count: 36  
  - Term: Yes  
  - From: LIB
- Single-Mode Fiber
  - Count: 10  
  - Term: No  
  - From: LIB  
  - Condition: Out Dated
- ATT Cable
  - Count: 200 pair  
  - Term: Yes  
  - From: MIT
- 500 Hard Line Campus Feed
  - Count: YES  
  - Term: Yes
- 802.11A Point to Point Link
  - Count: YES  
  - Term: Yes

**Inside Plant**
- Fiber Riser: No
- Telephone Riser: No
- Horizontal Cable Voice: Yes  
  - Type(s): CAT3
- Horizontal Cable Data: Yes  
  - Type(s): CAT5 and CAT6
- Campus Cable Distance: Yes  
  - Type: RG6
- Riser Cable to MC to TRs: No
Background and History:
The Music Building was built in 1962. An addition, built in 1968, includes the Theatre, Lecture Hall, and Art Building.

GENERAL INFORMATION

Occupant and Use:
Lecture Hall for art center complex, also serves as lecture hall for other campus classes.

Functionality Assessment:
Presentation systems need updating.

Future Building Concerns:
Current study for interior upgrades.
ARCHITECTURE

This building houses a large lecture hall and small support spaces. The exterior is predominantly brick with a limestone course at the base. Fenestration is limited to the lobby area and exit doors at the back. A metal-clad penthouse occupies the roof. The interior finishes and seating are dated and wearing out. Exit doors need constant maintenance. There are no restroom facilities in the building. Access to the upper projection rooms are by stair only. Wheelchair access to the lecture hall is through the front of the lecture hall only - no access is provided through the main lobby.

Site:

Exterior

Types of Veneers and Condition
- Brick: Good
- Metal Panel: Good
- Other: Fair

Window Systems and Conditions
- Extruded Aluminum: Fair

Roof System and Condition
- EPDM: Excellent

Wall Composition
- Veneer over CMU

Structure

Type
- Cast-in-Place
- Concrete

Interior

Accessibility Compliance
- Entrance(s): Yes
- Stair(s): No
- Ramp(s): No
- Door Hardware: No

Wall Systems
- GWB
- Plaster
- Other

Finishes
- Wall Condition: Fair
- Ceiling Condition: Fair
- Flooring Condition: Fair
- Casework Condition: Poor
- Doors and Frames Condition: Fair

Remarks:

Brick and mortar is in good condition with no sign of cracking. The limestone course at the building's base has some cracking and chipped edges. A penthouse at the roof is clad in metal panels.

Windows appear to be original to the building. Windows are a combination of single pane units at the entry and insulated units elsewhere. The window frame finish is dull and faded. Building was re-roofed in 2007. Copings are in good condition.

The accessible entrance is provided at the back of the building. Stairs do not have proper handrail extensions. The ramped lecture hall does not have handrails at aisles. Doors have knob hardware.

Walls are a combination of solid partitions and acoustic assemblies in the lecture hall.

Painted walls are worn and dirty. The fabric covering of the acoustic wall is stained and dirty. ACT ceilings are worn and discolored and show dirt at grilles. Plaster ceiling clouds in the lecture hall are in good condition. The lecture hall's concrete floor is stained and worn. VCT flooring in the lobby is worn. Casework housing A/V controls is outdated with chipped edges and general wear. Seating is worn and dated. Doors are wood in metal frames.

MECHANICAL

The mechanical system requires frequent maintenance. No provisions for any economy setting.

Building Heating

- Heated: Yes
- Condition: Fair
- Heating System Type: Hot Water

Fed from Arts Complex.

Building Cooling

- Air Conditioned: Yes
- Condition: Fair
- Cooling System Type: Chilled Water

Fed from Arts Complex.

Building Ventilation

- Mechanical: Yes
- Multizone: Poor

At end of service life.
PLUMBING

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Heated: No

**Domestic Water Piping Distribution**
- Fed from Arts Bldg.
- Piping Condition: Fair
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: No

**Building Fixtures**
- Drinking Fountains: Fair
ELECTRICAL
The building systems are deteriorating with age. Service is fed from Mitchell Hall. Lighting not configured for current usage.

Electrical Service
Service Provider: Campus
Service Source: Primary Voltage
Nominal Service Voltage: 4.16kV 3 Wire
Service Lateral: Underground

Service Transformer
Service Transformer Condition: Good
Service Transformer: Campus Owned
Transformer Manufacturer: ABB
Transformer Type: Liquid Filled
Transformer Location: Outdoor Pad Mount
Unit Substation Transformer: No
Unit Substation Quantity: 1

Primary Equipment
Primary Equipment Condition: Good
Medium Voltage Manufacturer: Other
Equipment kV Rating: 4.76kV
Continuous Ampere Rating: 600A

Main Low Voltage Equipment
Equipment Condition: Fair
Equipment Manufacturer: Square D
Voltage Rating: 208Y/120V 4 Wire

Emergency Power
Generator Condition: N/A

Lighting
Exterior Condition: Fair
Interior Condition: Fair
Emergency Source: Emergency Generator
Exterior Control Measures: Campus Based Control via relay or contactor
Interior Control Measures: Manual Controls

Fire Alarm/ Detection System
Control Panel Condition: Good
Manufacturer: EST
Manual Alarm Type: Addressable
Signal Type: Voice

TELECOMMUNICATIONS

Outside Plant
Multi-Mode Fiber
Count: 36 Term: Yes From: LIB
Single-Mode Fiber
Count: 10 Term: No From: LIB Condition: Old
RG6 Campus Cable
Count: YES Term: Yes
ATT Cable
Count: 6 PAIR Term: Yes From: MIT

Inside Plant
Fiber Riser: No
Telephone Riser: No
Horizontal Cable Voice: Yes Type(s): CAT3
Horizontal Cable Data: Yes Type(s): CAT5E and CAT6
Bolton Hall

BUILDING NAME: Bolton Hall
Building Address: 3210 N. Maryland Avenue
Building City: Milwaukee

SUMMARY
Building No.: 1983
Building Type: Academic
Year Constructed: 1964
Addition(s): No
Historical Status: No
Number of Floors:
   Above Ground: 9
   Below Ground: 1
ASF: 92,723
GSF: 153,085
GPR: 100
PR: 0

Parking:
Adjacent Structure

GRADING MATRIX
Physical: iii
Functional: B

Background and History:
Bolton Hall has more classrooms than any other campus facility. It was the home of the School of Business Administration until the School moved into its new building in 1995. A remodeling project totaling nearly $3.7 million began in 1997 to renovate Bolton's main lecture hall, create a general access computer lab, remodel geography instructional space and upgrade electrical and telecommunication services. A significant improvement includes an enhanced first floor entrance that serves as a gateway to new offices for the Department of Recruitment and Outreach, relocated from Mitchell Hall.

GENERAL INFORMATION
Occupand and Use:
Departments of Sociology, Anthropology, Political Science, Economics, Urban Studies, and Geography, as well as other offices, computer labs, and registration services.

Code/Health and Safety Issues:
No sprinkler system. Original VAT flooring. Fire alarm system needs upgrading.
ARCHITECTURE

Bolton Hall is comprised of a two-story horizontal brick volume topped with a precast concrete-clad tower. A third level mechanical floor acts as a separation between the two. The two-story base is an ordered composition of brick, precast columns, and glass. The tower is a pattern of precast panels, glass, and vertical precast fins. The lower levels house large lecture halls and classrooms. The tower houses smaller classrooms and department offices.

Site:

Exterior

Types of Veneers and Condition
- Brick: Fair
- Architectural Precast: Fair

Window Systems and Conditions
- Extruded Aluminum: Fair
- Other: Good

Roof System and Condition
- EPDM: Excellent

Wall Composition
- Veneer over CMU
- Insulated
- Other

Structure

Type
- Cast-in-Place
- Concrete

Interior

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facility(s): Yes
- Stair(s): No
- Elevator(s): No
- Ramp(s): N/A
- Door Hardware: No

Wall Systems
- GWB
- Metal Studs
- CMU

Finishes
- Wall Condition: Good
- Ceiling Condition: Good
- Flooring Condition: Good
- Casework Condition: Good
- Doors and Frames Condition: Fair

Remarks:

Some areas of brick have been tuck pointed. There are no visible vents/weeps at grade. Architectural precast panels are in good condition but caulk joints are starting to crack and deteriorate.

Windows appear to be original single pane aluminum units. Frame finish and sealant joints are worn. New aluminum windows have been installed at the southwest corner of level one. New windows are a combination of clear and spandrel glass.

The roof is a ballasted EPDM and was re-roofed in 2008.

The tower exterior walls are precast panels with insulation applied from the interior.

Accessible toilet facilities are located on the 1st level and basement level. Stair railings have been raised, but don't meet current requirements for guard rail height. Elevator cab dimensions don't meet code requirements. Doors have knob hardware.

Demising walls between classrooms are drywall. Corridor walls are CMU.

Corridor and lobby walls are finished in brick and tile. Classroom walls are typically painted drywall. There is minor wear at the base of corridor walls from floor cleaning. Classrooms on floors 2-7 need repainting. Ceilings are ACT with minor wear and chipping. Floors are terrazzo in corridors and carpet in classrooms. Doors are wood in metal frames. Door hardware is obsolete with parts not available.
MECHANICAL

The upper tower floors do not have air-conditioning. Original return air fans. Chilled water mains routed for future.

Campus Utilities
- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped

Building Heating
- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Hot Water

Building Cooling
- Air Conditioned: Yes
- Condition: Fair
- Stand Alone System: No
- Cooling System Type: Chilled Water

Building Ventilation
- Mechanical: Yes
- Constant Volume: Poor
- General Exhaust: Fair
- McQuay unit good. Trane unit near end of service life.

PLUMBING

Plumbing Utilities
- Domestic Water: Fair
- Sanitary Sewer: Fair

Domestic Water Heating
- Domestic Water Heating: Fair
- Heated: Yes
- Water Heater Type: Steam

Domestic Water Piping Distribution
- Piping Condition: Fair
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

Building Sanitary Sewer
- Sewer Condition: Fair
- Piping Type: Cast Iron

Building Storm Water Sewer
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

Building Fixtures
- Toilets: Fair
- Urinals: Fair
- Sinks and Lavatories: Fair
- Drinking Fountains: Fair

Fire Protection
- Fire Pump
- Partially Sprinklered

Water heater at end of service life and in need of replacement.

Upper floors no A/C.

Fire Pump. No sprinkler hose valves.
ELECTRICAL

The emergency generator requires frequent maintenance and is overloaded. Lacking secondary power distribution system. Clock system not working.

Electrical Service
Service Provider: Campus
Service Source: Primary Voltage
Nominal Service Voltage: 4.16kV 3 Wire
Service Lateral: Underground
Campus Primary Feeder Ckt: 5
Campus Back-up Feeder Ckt: 10

Service Transformer
Service Transformer Condition: Fair
Service Transformer: Campus Owned
Transformer Manufacturer: Sorgel
Transformer Type: Dry-Type
Transformer Location: Indoor
Unit Substation Transformer: Yes
Unit Substation Quantity: 2
Service Metering: Primary

Primary Equipment
Primary Equipment Condition: Excellent
Medium Voltage Manufacturer: S&C
Equipment kV Rating: 4.76kV
Continuous Ampere Rating: 600A

Main Low Voltage Equipment
Equipment Condition: Poor
Equipment Manufacturer: Westinghouse
Voltage Rating: See remarks
Ampere Rating: See remarks

Emergency Power
Generator Condition: Poor
Generator Manufacturer: Kohler Co.
Generator Location: Indoor
Generator Fuel Supply: Natural Gas
Voltage Rating: 208Y/120V 4 Wire
Other: 30kW

Lighting
Exterior Condition: Fair
Interior Condition: Good
Emergency Source: Emergency Generator
Exterior Control Measures: Campus Based Control via relay or contactor
Interior Control Measures: Occupancy Sensors

Fire Alarm/ Detection System
Control Panel Condition: Fair
Manufacturer: Edwards 6616
Manual Alarm Type: Zoned Non-Addressable
Signal Type: Non-Voice

Facility contains two unit substations:
Substation 1 - 400kVA (4160V x 208Y/120V) 1110A loadside, peak demand 260kva. No load side main cb.
Substation 2 - 350kVA (4160V x 480V) 420A loadside, peak demand 190kva. No load side main cb.
3rd outside secondary service observed: 400A-208Y/120V. Secondary meter socket Fuse-Meter-Switch config.

## TELECOMMUNICATIONS

### Outside Plant

- **Multi-Mode Fiber**
  - Count: 36
  - Term: Yes
  - From: LIB

- **Single-Mode Fiber**
  - Count: 10
  - Term: No
  - From: LIB
  - Condition: Out Dated

- **RG6 Campus Cable**
  - Count: NO

- **ATT Cable**
  - Count: 450
  - Term: Yes
  - From: MIT

- **500 Hard Line Campus Feed**
  - Count: YES

- **802.11A Point to Point Link**
  - Count: NO

### Inside Plant

- **Fiber Riser:** Yes
  - Type: Fiber MM

- **Telephone Riser:** Yes
  - Type: Copper CAT3

- **Horizontal Cable Voice:** Yes
  - Type(s): CAT3

- **Horizontal Cable Data:** Yes
  - Type(s): CAT5 and CAT6

- **Campus Cable Distance:** Yes
  - Type: RG6

- **Riser Cable to MC to TRs:** Yes
  - Type(s): CAT5
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Background and History:
Acquired in the purchase of the Milwaukee-Downer College campus, Chapman Hall served as the library until the College closed its campus and merged with Lawrence College in Appleton in 1964. The building was named for Alice G. Chapman (1853-1935), benefactress of the College, who willed $1 million for a library or auditorium, a president's house, and an endowment for faculty salaries. A $1.4 million renewal and repair project was completed in 1995.

GENERAL INFORMATION
Occupancy and Use:
Chapman Hall houses offices for the Chancellor and other administrative units.

Functionality Assessment:
Mezzanine/stack areas are sub-standard space to occupy.
ARCHITECTURE

Chapman Hall is a three-story brick structure. The third level occupies space within the building's gable roof and is evident by a series of dormers. The building plan is arranged in a "T" and is anchored by a large brick tower at the front. Fenestration is a combination of rectangular window openings and Tudor arches. The building façade features several protruding bays containing expanses of leaded glass windows. The building interior features a grand entrance lobby containing the main stair and elevator. The second floor contains a large public waiting area that serves the chancellor's office as well as a large conference room. The spaces at the back of the building contain closely-spaced steel columns which were once used to support library stacks. These columns prohibit the spaces from functioning to their full potential.

Site:

Exterior

Types of Veneers and Condition
- Brick: Fair
- Other: Fair

Window Systems and Conditions
- Double Hung: Fair
- Other: Fair

Roof System and Condition
- Built-Up: Fair
- Other: Fair

Wall Composition
- Uninsulated
- Other

Structure

Type
- Cast-in-Place
- Concrete
- Other

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facilities: Yes
- Stair(s): No
- Elevator(s): Yes
- Ramp(s): No
- Door Hardware: No

Wall Systems
- GWB
- Plaster

Finishes
- Wall Condition: Good
- Ceiling Condition: Good
- Flooring Condition: Good
- Casework Condition: Good
- Doors and Frames Condition: Fair

Remarks:

The brick veneer is experiencing mortar cracking in some locations. Limestone sills, trims and copings are stained and chipped/cracked in some areas.

Some windows have been replaced with aluminum double hung units. Some original steel outswing units still remain. Steel units have leaded glass.

Built-up roof was replaced in 1992. Asphalt shingles were replaced in 1981 and are experiencing granule loss. Some asphalt shingles are falling off. Copper gutters and downspouts are in poor condition.

Exterior walls are load-bearing masonry.

Exterior walls are load-bearing masonry. Floors are cast-in-place concrete.

Stairs do not have proper guardrails. Ramp railings do not have the proper extensions at landings.

Interior walls are a combination of drywall partitions and plaster on masonry.

Walls are painted with minor scraping. Ceilings are plaster. Flooring is marble in public areas and carpet in office areas. Doors are original wood, some with lites. Locksets are obsolete with replacement parts not available.
### MECHANICAL

The building system does not have fresh/make-up air capability. Piping on the heat exchanger close to failure. Ground floor has humidity issues.

**Campus Utilities**
- Low Pressure Steam: **Good**
- Steam Condensate Return: **Good**
- Utility Steam Type: **Gravity**

**Building Heating**
- Heated: **Yes**
- Condition: **Good**
- Stand Alone System: **No**
- Heating System Type: **Hot Water**

**Building Cooling**
- Air Conditioned: **No**
- Stand Alone System: **No**

**Building Ventilation**
- Mechanical: **Yes**
- General Exhaust: **Fair**
- Toilet exhaust only.

Small amount of piping in need of replacement.

### PLUMBING

**Plumbing Utilities**
- Domestic Water: **Good**

**Domestic Water Heating**
- Heated: **Yes**
- Water Heater Type: **Electric**

**Domestic Water Piping Distribution**
- Piping Condition: **Fair**
- Piping Type: **Galvanized**
- Insulated: **Yes**
- Insulation Type: **Fiberglass**

**Building Storm Water Sewer**
- Piping Type: **Exterior**
- Insulated: **No**

**Building Fixtures**
- Toilets: **Good**
- Urinals: **Good**
- Sinkes and Lavatories: **Good**
- Drinking Fountains: **Good**

Galvanized pipe original to building and needs replacement.

Exterior downspouts connect to sanitary.
ELECTRICAL
Secondary power distribution needed. Secondary power distribution needed.

Electrical Service
- **Service Provider:** Campus
- **Service Source:** Primary Voltage
- **Nominal Service Voltage:** 4.16kV 3 Wire
- **Service Lateral:** Underground
- **Campus Primary Feeder Ckt:** 2
- **Campus Back-up Feeder Ckt:** 8

Service Transformer
- **Service Transformer Condition:** Good
- **Service Transformer:** Campus Owned
- **Transformer Manufacturer:** ABB
- **Transformer Type:** Liquid Filled
- **Transformer Location:** Outdoor Pad Mount
- **Unit Substation Transformer:** No
- **Unit Substation Quantity:** 1
- **Service Metering:** Secondary

150kva (4160v x 208Y/120V) Outdoor pad mounted fused switch.

Primary Equipment
- **Primary Equipment Condition:** Good
- **Medium Voltage Manufacturer:** S&C
- **Equipment kV Rating:** 4.76kV
- **Continuous Ampere Rating:** 600A

Main Low Voltage Equipment
- **Equipment Condition:** Fair
- **Equipment Manufacturer:** Square D
- **Voltage Rating:** 208Y/120V 4 Wire
- **Ampere Rating:** 400A

Emergency Power
- **Generator Condition:** N/A
- **Generator:** NO GENERATOR - 50A outdoor plug for portable generator.

Lighting
- **Exterior Condition:** Fair
- **Interior Condition:** Good
- **Emergency Source:** Spot-type Emergency Battery Units
- **Exterior Control Measures:** Campus Based Control via relay or contactor
- **Interior Control Measures:** Manual Controls

Fire Alarm/ Detection System
- **Control Panel Condition:** Fair
- **Manufacturer:** Edwards
- **Manual Alarm Type:** Zoned Non-Addressable
- **Signal Type:** Non-Voice
## TELECOMMUNICATIONS

### Outside Plant

<table>
<thead>
<tr>
<th>Fiber Type</th>
<th>Count</th>
<th>Term</th>
<th>From</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Mode Fiber</td>
<td><strong>36</strong></td>
<td>Yes</td>
<td>END</td>
<td><strong>END</strong></td>
</tr>
<tr>
<td>Single-Mode Fiber</td>
<td><strong>10</strong></td>
<td>No</td>
<td>END</td>
<td><strong>Out Dated</strong></td>
</tr>
<tr>
<td>ATT Cable</td>
<td><strong>200</strong></td>
<td>Yes</td>
<td>MIT</td>
<td></td>
</tr>
<tr>
<td>500 Hard Line Campus Feed</td>
<td><strong>YES</strong></td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Inside Plant

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
<th>Term</th>
<th>From</th>
<th>Condition</th>
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<tbody>
<tr>
<td>Fiber Riser</td>
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<tr>
<td>Telephone Riser</td>
<td>Yes</td>
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<tr>
<td>Horizontal Cable</td>
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<tr>
<td>Campus Cable</td>
<td>Yes</td>
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<td></td>
</tr>
<tr>
<td>Riser Cable to MC</td>
<td>Yes</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Type:
- Fiber MM
- Copper CAT3
- CAT3
- CAT5 and CAT6
- RG6
- CAT5
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Background and History:
The Chemistry Building is the only remaining UWM building that was not designed by a private architectural firm. The building forms the northeast corner of the Physics / Engineering complex. The four-story instructional wing houses lecture halls, classrooms, and teaching laboratories. The eight-story research tower has over 30,000 square feet of research labs serviced by a central utility corridor on each floor. Classes in five chemistry disciplines have been held in the building since the Chemistry Department moved out of Lapham Hall in 1974.

GENERAL INFORMATION
Occupand and Use:
Houses the chemistry department.

Functionality Assessment:
Restrictive and compartmentalized labs too small and difficult to expand. Labs do not allow for current trends of a collaborative, interactive environment.

Code/Health and Safety Issues:
No panic devices for exit hardware. Building is not fully sprinklered.
ARCHITECTURE

Site:

Exterior

Types of Veneers and Condition
- Brick: Good
- Architectural Precast: Good

Window Systems and Conditions
- Fixed: Fair
- Extruded Aluminum: Good

Roof System and Condition
- Thermoplastic: Good
- Ballasted: Fair
- Other: Fair

Wall Composition
- Insulated
- Other

Structure

Type
- Cast-in-Place
- Concrete

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facilities: No
- Stair(s): No
- Elevator(s): Yes
- Ramp(s): Yes
- Door Hardware: No

Wall Systems
- GWB
- Plaster
- CMU
- Other

Finishes
- Wall Condition: Good
- Ceiling Condition: Fair
- Flooring Condition: Good
- Casework Condition: Good
- Doors and Frames Condition: Fair

Remarks:
The precast concrete on the exterior of the building has many patches.

The windows on the upper floors of the building appear to have interior leakage at the joints. The window sealants are in fair condition, cracking in places. Solid wood doors at the interior spaces look to be original to the structure.

Condition of the roof was viewed from a distance upon assessment, but looks to be in good condition. As reported by Mike Marley, the main roofs of the Chemistry building are poured concrete structures with around 1 1/2” of insulation. The surface of these roofs are asphalt bitumen with a gravel surface. Unique in this case is the mechanical penthouse roof, which is a prefabricated metal panel deck with a liquid coating bitumen and a fluid applied surface.

The walls of the Chemistry Building are precast and/or cast-in-place concrete. As reported by Mike Marley, cracks have been identified in some parapet walls above roof level.

The structure of the Chemistry Building looks solid, with no cracking identified. As reported by Mike Marley, the roof structures of this building are cast-in-place concrete.

Exposed concrete at the interior of the building is cracking and/or patched. This building is lacking dedicated accessible toilet areas with adequate turnaround space. The only elevators within the building are loud and shake a good deal while in operation. Locksets are obsolete with repair parts unavailable and building locksets need re-keying and ADA compliant operation.

Interior concrete walls and curbs are very gauged. Brick has been used on the outside some lecture halls and is assumed to have been an exterior wall at some point in its life, until glazing and concrete curbs were used to enclose a hallway.

Some wall areas need painting. 2”x2” ceramic tiles, 1’x1’ VCT, and rubber trims have been employed within the building. 2”x2” drop ceilings have water staining and are bowing, in addition to having a dated grid system. The doors seem to be original to the building. Doors on the upper floors are losing finish and the glass stops are popping. Stairwell doors need constant maintenance.
MECHANICAL

Heating coils need replacement and drainage issues are present. Drive for fume exhaust is not appropriate type. Systems have reached end of service life, and need replacement.

Campus Utilities
- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped

Building Heating
- Heated: Yes
- Condition: Fair
- Heating System Type: hot

Building Cooling
- Air Conditioned: Yes
- Condition: Fair
- Cooling System Type: Chilled Water

Building Ventilation
- Mechanical: Yes
- Constant Volume: Poor
- General Exhaust: Fair
- Special Exhaust: Fair

Steam coils at air handler, hot water reheat

Systems have reached end of service life, and need replacement.

near end of service life.
PLUMBING

The plumbing systems are old and frequently breaking, replacement parts are becoming obsolete. Systems are under request for replacement. Fire protection does not have back-flow prevention. Acid waste pit needs constant maintenance. Distilled water piping deteriorated. RO system.

Plumbing Utilities
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

Domestic Water Heating
- Domestic Water Heating: Good
- Heated: Yes
- Water Heater Type: steam/electric

Domestic Water Piping Distribution
- Piping Condition: Fair
- Piping Type: Galvanized
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

Building Sanitary Sewer
- Sewer Condition: Fair
- Piping Type: Cast Iron

Building Storm Water Sewer
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

Building Fixtures
- Toilets: Fair
- Urinals: Fair
- Sinkes and Lavatories: Fair
- Drinking Fountains: Fair

Fire Protection
- System Condition: Fair
- Partially Sprinklered

Electric water heaters serve potable water. Steam water heater serves non-potable water.

No backflow prevention. No sprinklers - hose valves in stairs.
The labs services are insufficient and do not meet current research standards.

**Electrical Service**
- **Service Provider:** Campus
- **Service Source:** Primary Voltage
- **Nominal Service Voltage:** 4.16kV 3 Wire
- **Service Lateral:** Underground
- **Campus Primary Feeder Ckt:** C5
- **Campus Back-up Feeder Ckt:** 10

**Service Transformer**
- **Service Transformer Condition:** Fair
- **Service Transformer:** Campus Owned
- **Transformer Manufacturer:** Westinghouse
- **Transformer Type:** Dry-Type
- **Transformer Location:** Indoor
- **Unit Substation Transformer:** Yes
- **Unit Substation Quantity:** 1
- **Service Metering:** Primary

**Primary Equipment**
- **Primary Equipment Condition:** Fair
- **Medium Voltage Manufacturer:** Westinghouse
- **Equipment kV Rating:** 5.5kV
- **Continuous Ampere Rating:** 600A

**Main Low Voltage Equipment**
- **Equipment Condition:** Poor
- **Equipment Manufacturer:** Westinghouse
- **Voltage Rating:** See Remarks
- **Ampere Rating:** 3000A

**Emergency Power**
- **Generator Condition:** Excellent
- **Generator Manufacturer:** Onan/Cummins Power
- **Generator Location:** Indoor
- **Generator Fuel Supply:** Diesel
- **Voltage Rating:** 480Y/277V 4 Wire
- **kW/kVA Rating:** 250kW

**Lighting**
- **Exterior Condition:** Fair
- **Interior Condition:** Fair
- **Emergency Source:** Emergency Generator
- **Exterior Control Measures:** Campus Based Control via relay or contactor
- **Interior Control Measures:** Manual Controls

**Fire Alarm/ Detection System**
- **Control Panel Condition:** Excellent
- **Manufacturer:** Siemens Building Technologies Inc
- **Manual Alarm Type:** Addressable
- **Signal Type:** Voice
**TELECOMMUNICATIONS**

Motor control centers are inadequate. Limited distribution at the south wing. Upgrade needed for secondary power.

**Outside Plant**

| Multi-Mode Fiber | Count: 36 | Term: Yes | From: EMS |
| Single-Mode Fiber | Count: 10 | Term: No | From: EMS |
| ATT Cable | Count: 100 | Term: Yes | From: MIT |

**Inside Plant**

| Fiber Riser: Yes | Type: Fiber MM |
| Telephone Riser: Yes | Type: Copper CAT3 |
| Horizontal Cable Voice: Yes | Type(s): CAT3 |
| Horizontal Cable Data: Yes | Type(s): CAT5 and CAT6 |
| Campus Cable Distance: Yes | Type: RG6 |
| Riser Cable to MC to TRs: Yes | Type(s): CAT5 |
| Daisy Chain: YES | |
Continuing Education Plankinton Building

BUILDING NAME: Continuing Education Plankinton Building

- Building Address: 161 W. Wisconsin Avenue
- Building City: Milwaukee

SUMMARY
- Building No.: 1993
- Building Type: Academic
- Year Constructed: 1916
- Addition(s): 1995
- Historical Status: No
- Number of Floors
  - Above Ground: 0
  - Below Ground: 0
- ASF: 0
- GSF: 110,000
- PR: 0

Parking:
- Adjacent Structure
- Street Parking

GRADING MATRIX
- Physical: ii
- Functional: B

Background and History:
The Center occupies the top two floors of the historic Plankinton Building overlooking the Grand Avenue Mall. The remodeled 100,000 square-foot facility contains multimedia classrooms, meeting rooms, computer labs, dining facilities and offices.

GENERAL INFORMATION
- Occupant and Use:
  - Classrooms, meeting rooms, computer labs, dining facilities, and offices

Future Building Concerns:
- Approximately 10,000sf of surge space should be built-out for current and future needs.

Code/Health and Safety Issues:
- No emergency lighting, exit lighting not functioning.
ARCHITECTURE

Site:

Exterior

Types of Veneers and Condition

- Brick: Fair
- Other: Fair

Window Systems and Conditions

- Fixed: Excellent
- Extruded Aluminum: Excellent

Roof System and Condition

- Adhered/Fastened: Good

Remarks:

The Plankinton Building is a white terracotta façade with a concrete base at street level. Hairline cracks or face cracking can easily be noticed throughout the façade. Minimal or no missing ornamentation can be seen from street level or from the second level of the Continuing Education section of the facility. Cracking and a good deal of brick discoloration can only be seen at the back of the building.

The storefront at street level is double glazed with aluminum frames. False mullions are employed on fixed windows of the upper level. A skylight is in place at the main entry of the sixth floor space.

An adhered or fastened lower roof can be viewed from the second level of the Continued Education portion of the building.

Exposed columns seen throughout the building are made of cast-in-place concrete.

The main entry of the building, at street level, is properly accessible. There is some loss of newer looking 2”x2” base wall tile in the toilet room. A large area of the ceiling is cracking and shows significant water damage near the entry elevator block on the sixth floor Continuing Education area. Cast-in-place concrete stair railings are not compliant in egress stairwells.

Painted plywood wall veneer is used as an accent material at the conference rooms. Plaster ceilings can be identified in many areas.

Up close, some face cracking of the white ornamental terracotta can be seen from the windows of the Continuing Education area. The entry vestibule at street level has a new looking ceiling. The 2’x2’ acoustic ceiling tiles are slightly discolored, but no bowing has occurred. Street level entry vestibule has large cracks and gaps in the terrazzo. The exterior terracotta of this building is also carried into the entry vestibule. The metal doors and frames have some chipping or scratching.

Structure

Type

- Cast-in-Place
- Concrete

Accessibility Compliance

- Entrance(s): Yes
- Toilet Facilities: Yes
- Stair(s): Partial
- Elevator(s): Yes
- Ramp(s): N/A
- Door Hardware: Yes

Wall Systems

- GWB
- Plaster
- Other

Finishes

- Wall Condition: Good
- Ceiling Condition: Good
- Flooring Condition: Poor
- Casework Condition: Good
- Doors and Frames Condition: Good

MECHANICAL

PLUMBING
## ELECTRICAL

Light fixtures are falling apart.

<table>
<thead>
<tr>
<th>Electrical Service</th>
<th>Leased tenant space.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service Provider:</td>
<td>Utility</td>
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<thead>
<tr>
<th>Service Transformer</th>
<th>Leased tenant space.</th>
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<tr>
<td>Service Transformer Condition:</td>
<td>See Remarks</td>
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</table>

<table>
<thead>
<tr>
<th>Primary Equipment</th>
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<tbody>
<tr>
<td>Primary Equipment Condition:</td>
<td>See Remarks</td>
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<table>
<thead>
<tr>
<th>Main Low Voltage Equipment</th>
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<tbody>
<tr>
<td>Equipment Condition:</td>
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<table>
<thead>
<tr>
<th>Emergency Power</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Generator Condition:</td>
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</tr>
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<table>
<thead>
<tr>
<th>Lighting</th>
<th>Leased tenant space.</th>
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<tbody>
<tr>
<td>Exterior Condition:</td>
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<tr>
<td>Interior Condition:</td>
<td>Poor</td>
</tr>
<tr>
<td>Emergency Source:</td>
<td>N/A</td>
</tr>
<tr>
<td>Exterior Control Measures:</td>
<td>N/A</td>
</tr>
<tr>
<td>Interior Control Measures:</td>
<td>Manual Controls</td>
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<table>
<thead>
<tr>
<th>Fire Alarm/ Detection System</th>
<th>Leased tenant space.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Control Panel Condition:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

## TELECOMMUNICATIONS

<table>
<thead>
<tr>
<th>Outside Plant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Mode Fiber</td>
</tr>
<tr>
<td>Count: NO</td>
</tr>
<tr>
<td>Single-Mode Fiber</td>
</tr>
<tr>
<td>Count: NO</td>
</tr>
<tr>
<td>RG6 Campus Cable</td>
</tr>
<tr>
<td>Count: NO</td>
</tr>
<tr>
<td>ATT Cable</td>
</tr>
<tr>
<td>Count: 300</td>
</tr>
<tr>
<td>802.11A Point to Point Link</td>
</tr>
<tr>
<td>Count: YES</td>
</tr>
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<table>
<thead>
<tr>
<th>Inside Plant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiber Riser: YES</td>
</tr>
<tr>
<td>Type: Fiber MM</td>
</tr>
<tr>
<td>Telephone Riser: YES</td>
</tr>
<tr>
<td>Type: Copper CAT3</td>
</tr>
<tr>
<td>Horizontal Cable Voice: YES</td>
</tr>
<tr>
<td>Type(s): CAT3</td>
</tr>
<tr>
<td>Horizontal Cable Data: YES</td>
</tr>
<tr>
<td>Type(s): CAT5 and CAT6</td>
</tr>
</tbody>
</table>
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Cozzens Cudahy Research Center

BUILDING NAME: Cozzens Cudahy Research Center
Building Address: 9100 N. Swan Road
Building City: Milwaukee

SUMMARY
Building No.: 1950
Building Type: Research
Year Constructed: 1983
Addition(s): No
Historical Status: No
Number of Floors
Above Ground: 2
Below Ground: 0

Parking:

GRADING MATRIX
Physical: iii
Functional: B

Background and History:
GENERAL INFORMATION
Occupant and Use:
Offices and specialty engineering labs

LOCATION KEY
Exterior Image

Typical Floor Plate

NOVEMBER 2008
BUILDING ASSESSMENT
SECTION 3 --40
### ARCHITECTURE

#### Site:

**Exterior**

Types of Veneers and Condition
- Other: Good

Window Systems and Conditions
- Fixed: Excellent
- Extruded Aluminum: Excellent

Roof System and Condition
- Ballasted: Good
- Other: Good

Wall Composition
- Insulated

#### Structure

Type
- Cast-in-Place
- Concrete
- Other

Interior

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facilities: Yes
- Stair(s): Yes
- Elevator(s): Yes
- Ramp(s): N/A
- Door Hardware: Yes

Wall Systems
- GWB
- Other

Finishes
- Wall Condition: Good
- Ceiling Condition: Fair
- Flooring Condition: Good
- Casework Condition: Good
- Doors and Frames Condition: Excellent

#### Remarks:

- The exterior of the structure is copper vertical standing seam, as well as cast-in-place concrete with wood texture picked up from casting.
- Window sealants look good and not dry, but the windows are missing some paint at interior sills. Wood windows are used at the office interior partitions.
- The upper-most roof is ballasted under the rooftop deck, which doubles as an employee picnic area. The standing seam exterior has some staining and weathered copper.
- The building is presumed to be insulated, but the exterior walls at the offices do not seem to have insulation protruding from existing cut and unpatched holes.
- The structure is also made up of CMU.

- The concrete walk is exhibiting a little movement at the joints. The toilet rooms are ADA compliant; however, the enlarged toilet stall is a little small. The elevator entry door is small and/or awkwardly angled and does not serve the upper-most floors of the building.

- Mobile cubical separation walls are used to subdivide open work spaces.

- Static resistant rubber is the floor finish employed in lab areas, which is scuffed and stained. An outdated carpet finish is used on office gypsum wall board interior partitions. Some water stains can be seen on the 2'x4' acoustic tile ceiling. The carpet flooring looks new, with no snagging or unraveling and no staining. The existing casework is aging and has some denting and peeling of the face wood. The wood doors at the interior of the building have metal frames.
ELECTRICAL

Electrical Service
Service Provider: Utility

Service Transformer
Service Transformer: Utility
Service Metering: Secondary

Primary Equipment
Primary Equipment Condition: N/A

Main Low Voltage Equipment
Equipment Condition: Fair

Lighting
Exterior Condition: Good
Interior Condition: Fair

Fire Alarm/ Detection System
Control Panel Condition: Fair

TELECOMMUNICATIONS

Outside Plant
Multi-Mode Fiber
Count: GIG From: LEASED
Single-Mode Fiber
Count: NO
RG6 Campus Cable
Count: NO
ATT Cable
Count: 75 PAIR Term: Yes From: ATT

Inside Plant
Fiber Riser: No
Telephone Riser: No
Horizontal Cable Voice: Yes Type(s): CAT3
Horizontal Cable Data: Yes Type(s): CAT5 and CAT6
Riser Cable to MC to TRs: Yes Type(s): CAT5
Background and History:
This building was named for Frances Cunningham (1905-1970), associate dean of the School of Nursing and one of its founders. She came to UWM in 1964 as the first director of the Division of Nursing, and helped to reorganize it into the School of Nursing in 1965. Cunningham became associate dean in 1967. Facilities in the 10-story structure of approximately 100,000 square feet emphasize teaching with electronic learning systems which include television studios and the campus cable TV network.

GENERAL INFORMATION
Occupand and Use:
Building houses the School of Nursing.

Functionality Assement:
Small floor plates restrict flexibility. Lack of communal space.

Future Building Concerns:
Current All Agency ADA toilet room renovation.

Code/Health and Safety Issues:
Building only partially sprinklered.
**ARCHITECTURE**

**Site:**

**Exterior**

*Types of Veneers and Condition*
- Brick: Good
- Curtainwall: Fair

*Window Systems and Conditions*
- Fixed: Excellent
- Extruded Aluminum: Excellent

*Roof System and Condition*
- EPDM: Good
- Built-Up: Good
- Ballasted: Good
- Other: Excellent

**Interior**

*Accessibility Compliance*
- Entrance(s): Yes
- Toilet Facilitie(s): No
- Stair(s): No
- Elevator(s): Yes
- Ramp(s): No
- Door Hardware: No

*Wall Systems*
- GWB
- Plaster
- CMU
- Other

*Finishes*
- Wall Condition: Good
- Ceiling Condition: Fair
- Flooring Condition: Good
- Casework Condition: Excellent
- Doors and Frames Condition: Good

**Remarks:**

The frame of the curtain wall on the Hartford Avenue side of the building seems worn and/or discolored. Oversized brick on the exterior of the building is spalling on the face surface.

Slider style windows are used on the upper floors of Cunningham Hall.

A small portion of metal standing seam roof is employed on the side of the building facing Engelmann Hall. As reported by Mike Marley, Cunningham Hall has roof decks consisting of poured concrete, light weight concrete plank, and precast concrete tees with a poured concrete topping. The first floor west, seventh floor, and mechanical penthouse roofs are all EPDM and ballasted, whereas the mechanical penthouse roof additionally includes pavers. The first floor east roof is insulated with perlite, has an asphalt bitumen, and a gravel surface. Finally, the loading dock roof is asphalt bitumen under EPDM and ballasted. It was also noted by Mike Marley that a leak was identified in the Dean’s office ceiling.

As reported by Mike Marley, cracking is occurring in the parapet walls.

As reported by Mike Marley, Cunningham Hall has roof decks consisting of poured concrete, light weight concrete plank, and precast concrete tees with a poured concrete topping.

An elevator bank of three elevators includes an enlarged elevator at one end. A ramp at the Engelmann field entrance does not seem to have a width that complies with current ADA standards. The building includes two stairwells that are side-by-side, but not adjoined. Stair railing extensions are also needed in this stairwell location.

Concrete can be identified behind the wall finish at the elevator block, through a hole in the finish.

Some drop ceilings are sagging and water stained. Paint at many of the buildings doors and/or frames is chipping with many of the classrooms and common areas requiring painting. Hardware is obsolete with few available repair parts. There is worn carpet with asbestos tile existing underneath.
MECHANICAL

The ductwork insulation is breaking apart and plugging up turning vanes. Dated controls with economy issues. Systems have reached end of service life, and need replacement.

Campus Utilities
Chilled Water: Fair
High Pressure Steam: Fair
Steam Condensate Return: Fair
Utility Steam Type: Pumped

Building Heating
Heated: Yes
Condition: Fair
Stand Alone System: No
Heating System Type: Hot Water

Building Cooling
Air Conditioned: Yes
Condition: Fair
Stand Alone System: No
Cooling System Type: Chilled Water

Building Ventilation
Mechanical: Yes
Constant Volume: Poor At end of service life.
General Exhaust: Poor Near end of service life.

PLUMBING

Existing sprinklers have single checks. Domestic water heater at end of life. Med vac system in good shape.

Plumbing Utilities
Domestic Water: Fair
Sanitary Sewer: Fair
Storm Sewer: Fair

Domestic Water Heating
Domestic Water Heating: Poor
Heated: Yes
Water Heater Type: Steam

Domestic Water Piping Distribution
Piping Condition: Fair
Piping Type: Copper
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Sanitary Sewer
Sewer Condition: Fair
Piping Type: Cast Iron

Building Storm Water Sewer
Sewer Condition: Fair
Piping Type: Cast Iron
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Fixtures
Toilets: Fair
Urinals: Fair
Sinkes and Lavatories: Fair
Drinking Fountains: Fair

Fire Protection
Partially Sprinklered
**ELECTRICAL**

Limited emergency generator coverage because of size. Electrical panels are full.

**Electrical Service**
- **Service Provider:** Campus
- **Service Source:** Primary Voltage
- **Nominal Service Voltage:** 4.16kV 3 Wire
- **Service Lateral:** Underground
- **Campus Primary Feeder Ckt:** C4
- **Campus Back-up Feeder Ckt:** 10

**Service Transformer**
- **Service Transformer Condition:** Fair
- **Service Transformer Manufacturer:** Sorgel
- **Service Transformer Type:** Dry-Type
- **Service Transformer Location:** Indoor
- **Unit Substation Transformer:** Yes
- **Unit Substation Quantity:** 2
- **Service Metering:** Primary

**Primary Equipment**
- **Primary Equipment Condition:** Good
- **Medium Voltage Manufacturer:** S&C
- **Equipment kV Rating:** 5.5kV
- **Continuous Ampere Rating:** 600A

**Main Low Voltage Equipment**
- **Equipment Condition:** Fair
- **Equipment Manufacturer:** Kinney
- **Voltage Rating:** 480Y/277V 4 Wire
- **Ampere Rating:** 1000A & 800A

**Emergency Power**
- **Generator Condition:** Fair
- **Generator Manufacturer:** Kohler Co.
- **Generator Location:** Indoor
- **Generator Fuel Supply:** Natural Gas
- **Voltage Rating:** 480Y/277V 4 Wire
- **Other:** 50kW

**Fire Alarm/ Detection System**
- **Control Panel Condition:** Excellent
- **Manufacturer:** EST
- **Manual Alarm Type:** Addressable
- **Signal Type:** Voice

**Substation #1 - 500kva (4160V x 480Y/277)**

**Substation #2 - 750kva (4160V x 480Y/277V)**

*Obsoleten.* Located in Rm B97 A.
### TELECOMMUNICATIONS

**Outside Plant**
- **Multi-Mode Fiber**
  - Count: 36
  - Term: Yes
  - From: EMS

- **Single-Mode Fiber**
  - Count: 10
  - Term: 6
  - From: EMS
  - Condition: Out Dated

**ATT Cable**
- Count: 300
- Term: Yes
- From: MIT

**Inside Plant**
- Fiber Riser: Yes
- Telephone Riser: Yes
- Horizontal Cable Voice: Yes
- Horizontal Cable Data: Yes
- Campus Cable Distance: Yes
- Riser Cable to MC to TRs: Yes

**HEAD END**
- CAMPUS CABLE

<table>
<thead>
<tr>
<th>Type</th>
<th>Fiber MM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Copper CAT3</td>
</tr>
<tr>
<td>Type(s)</td>
<td>CAT3</td>
</tr>
<tr>
<td>Type(s)</td>
<td>CAT5 and CAT6</td>
</tr>
<tr>
<td>Type</td>
<td>RG6</td>
</tr>
<tr>
<td>Type(s)</td>
<td>CAT5</td>
</tr>
</tbody>
</table>
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Background and History:
Curtin Hall was named for Jeremiah Curtin (1835-1906), linguist, translator, author, diplomat, world traveler, and ethnologist. After five years as secretary of the American legation at St. Petersburg, Russia, he embarked upon 30 years of world travel during which he was reputed to have mastered 70 languages. His field studies in Indian myths and Irish folklore established a scholarly standard still recognized today.

GENERAL INFORMATION
Occupant and Use:
Curtin Hall houses the Departments of English; French, Italian, and Comparative Literature; Foreign Languages and Linguistics; English as a Second Language; Spanish and Portuguese; and Philosophy, as well as The Center for 21st Century Studies.

Functionality Assessment:
Because of elevator-driven circulation there is not a desired amount of interaction within departments or across disciplines. Classroom capacities are smaller than desired.

Code/Health and Safety Issues:
ACT floor tiles in offices and classrooms are worn.
**ARCHITECTURE**

Curtin Hall is a cast-in-place structure composed of two offset wings organized around a central core. The exterior is cast-in-place concrete with a ribbed profile and small punched window openings. Larger classrooms windows on levels one through three are expressed by protruding and indented concrete bays in a smooth finish. Large first floor lecture rooms are capped by an undulating concrete roof and protruding skylight shafts. Typical floors are either a single-loaded corridor arrangement allowing for larger classrooms, or a double-loaded corridor arrangement with smaller offices.

**Site:**

**Exterior**

- **Types of Veneers and Condition**
  - Other: Good

- **Window Systems and Conditions**
  - Extruded Aluminum: Good

- **Roof System and Condition**
  - Adhered/Fastened: Good
  - Other: Good

- **Wall Composition**
  - Other

**Structure**

- **Type**
  - Cast-in-Place
  - Concrete

**Interior**

- **Accessibility Compliance**
  - Entrance(s): Yes
  - Toilet Facilities: No
  - Stair(s): Yes
  - Elevator(s): Yes
  - Ramp(s): No
  - Door Hardware: No

- **Wall Systems**
  - GWB
  - Metal Studs

- **Finishes**
  - Wall Condition: Fair
  - Ceiling Condition: Good
  - Flooring Condition: Good
  - Casework Condition: Fair
  - Doors and Frames Condition: Fair

**Remarks:**

The building exterior is cast-in-place concrete with some areas of minor cracking and patching.

Windows are aluminum with insulated glazing. Windows are probably original to the building. There is some chalking and fading of the frame finish, but the windows seem to be functioning well.

Portions of adhered membrane were re-roofed in 2006. Concrete roofs on lower levels have a moisture-cured polyurethane application which was re-coated in 2006.

Exterior walls are cast-in-place concrete.

Toilet Facilities have insufficient door and toilet clearances. Ramp handrails do not have the proper extensions. Doors have knob hardware.

Painted walls have scratches from general use. ACT ceilings have been updated in some upper level classrooms. ACT on the first floor is outdated, stained, and worn. Flooring is a combination of VCT and carpeting. Some areas of carpeting have been recently replaced. Common area finishes need upgrading. Entry doors are worn and need replacement. Interior doors have obsolete locksets with few repair parts available.
### MECHANICAL

Electrical equipment not properly ventilated for cooling.

#### Campus Utilities
- **Chilled Water:** Fair
- **High Pressure Steam:** Fair
- **Steam Condensate Return:** Fair
- **Utility Steam Type:** Pumped

#### Building Heating
- **Heated:** Yes
- **Condition:** Fair
- **Stand Alone System:** No
- **Heating System Type:** Hot Water

#### Building Cooling
- **Air Conditioned:** Yes
- **Condition:** Fair
- **Stand Alone System:** No
- **Cooling System Type:** Chilled Water

#### Building Ventilation
- **Mechanical:** Yes
- **Constant Volume:** Poor
- **General Exhaust:** Fair

### PLUMBING

No backflow prevention.

#### Plumbing Utilities
- **Domestic Water:** Fair
- **Sanitary Sewer:** Fair
- **Storm Sewer:** Fair

#### Domestic Water Heating
- **Domestic Water Heating:** Fair
- **Heated:** Yes
- **Water Heater Type:** Steam

#### Domestic Water Piping Distribution
- **Piping Condition:** Fair
- **Piping Type:** Galvanized
- **Insulated:** Yes
- **Insulation Type:** Fiberglass
- **Insulation Condition:** Fair

#### Building Sanitary Sewer
- **Sewer Condition:** Fair
- **Piping Type:** Cast Iron

#### Building Storm Water Sewer
- **Sewer Condition:** Fair
- **Piping Type:** Cast Iron
- **Insulated:** Yes
- **Insulation Type:** Fiberglass
- **Insulation Condition:** Fair

#### Building Fixtures
- **Toilets:** Fair
- **Urinals:** Fair
- **Sinks and Lavatories:** Fair
- **Drinking Fountains:** Fair

#### Fire Protection
- **Fire Pump**
- **Partially Sprinklered**

At end of service life and in need of replacement.

Fire pump - no backflow prevention on fire protection service. Hose connection in stair, no sprinkler heads.
**ELECTRICAL**

Current breakers are full. Secondary distribution upgrade needed. Emergency generator at end of life. MCC on second level needs replacement.

**Electrical Service**
- Service Provider: Campus
- Service Source: Primary Voltage
- Nominal Service Voltage: 4.16kV 3 Wire
- Service Lateral: Underground
- Campus Primary Feeder Ckt: 9
- Campus Back-up Feeder Ckt: N/A

**Service Transformer**
- 1000kVA Unit Station
- Service Transformer Condition: Fair
- Service Transformer: Campus Owned
- Transformer Manufacturer: WESTINGHOUSE
- Transformer Type: Dry-Type
- Transformer Location: Indoor
- Unit Substation Transformer: Yes
- Unit Substation Quantity: 1

**Primary Equipment**
- Primary Equipment Condition: Fair
- Medium Voltage Manufacturer: S&C
- Equipment kV Rating: 4.76kV
- Continuous Ampere Rating: 600A

**Main Low Voltage Equipment**
- Equipment Condition: Fair
- Equipment Manufacturer: Westinghouse
- Voltage Rating: 480Y/277V 4 Wire
- Ampere Rating: 1200A

**Emergency Power**
- Located in Rm B 50 B, 1284 HRS.
- Generator Condition: Fair
- Generator Manufacturer: Kurz-Root
- Generator Location: Indoor
- Generator Fuel Supply: Natural Gas
- Voltage Rating: 480Y/277V 4 Wire
- Other: 50kW

**Lighting**
- Exterior Condition: Fair
- Interior Condition: Fair
- Emergency Source: Emergency Generator
- Exterior Control Measures: Campus Based Control via relay or contactor
- Interior Control Measures: Occupancy Sensors

**Fire Alarm/ Detection System**
- Control Panel Condition: Excellent
- Manufacturer: Siemens Building Technologies Inc
- Manual Alarm Type: Addressable
- Signal Type: Voice
### TELECOMMUNICATIONS

#### Outside Plant

- **Multi-Mode Fiber**
  - Count: 36  
  - Term: Yes  
  - From: LIB  

- **Single-Mode Fiber**
  - Count: 10  
  - Term: No  
  - From: LIB  
  - Condition: Out Dated

- **ATT Cable**
  - Count: 225  
  - Term: Yes  
  - From: MIT

#### Inside Plant

- **Fiber Riser**: Yes  
  - Type: Fiber MM

- **Telephone Riser**: Yes  
  - Type: Copper CAT3

- **Horizontal Cable Voice**: Yes  
  - Type(s): CAT3

- **Horizontal Cable Data**: Yes  
  - Type(s): CAT5 and CAT6

- **Campus Cable Distance**: Yes  
  - Type: RG6
**BUILDING NAME**  Electrical Substation East

**Building Address**  Milwaukee

**SUMMARY**

**Building No.**  1947
**Building Type**  Utility
**Year Constructed**  1994
**Addition(s)**  
**Historical Status**  No
**Number of Floors**
- **Above Ground**  0
- **Below Ground**  0

---

**ASF:** 0  
**GSF:** 4,066  
**GPR:** 100  
**PR:** 0

**Parking:**

**GRADING MATRIX**

<table>
<thead>
<tr>
<th>Physical:</th>
<th>Functional:</th>
</tr>
</thead>
<tbody>
<tr>
<td>v</td>
<td>B</td>
</tr>
</tbody>
</table>

**Background and History:**

Substation for electricity

**GENERAL INFORMATION**

**Occupant and Use:**

Substation for electricity
ELECTRICAL

Equipment at the end of its lifecycle. Not enough capacity for current needs.

**Electrical Service**
- Service Provider: Utility
- Service Source: Primary Voltage

**Primary Equipment**
- Primary Equipment Condition: Poor

**Main Low Voltage Equipment**
- Equipment Condition: N/A

**Emergency Power**
- Generator Condition: N/A

**Lighting**
- Exterior Condition: N/A

**Fire Alarm/ Detection System**
- Control Panel Condition: N/A

TELECOMMUNICATIONS
Electrical Substation West

**BUILDING NAME**  Electrical Substation West

- **Building Address**: 3238 N. Cramer Street
- **Building City**: Milwaukee

**SUMMARY**
- **Building No.**: 1947
- **Building Type**
- **Year Constructed**
- **Addition(s)**
- **Historical Status**
- **Number of Floors**
  - Above Ground: 0
  - Below Ground: 0
- **GPR**: 0
- **PR**: 0

**Parking:**

---

**GRADING MATRIX**

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>v</td>
<td>B</td>
</tr>
</tbody>
</table>

**Background and History:**

**GENERAL INFORMATION**

---

*Typical Floor Plate*
ARCHITECTURE

MECHANICAL

PLUMBING

ELECTRICAL

Electrical Service
Service Provider: Utility
Service Source: Primary Voltage

Primary Equipment
Primary Equipment Condition: Poor

Main Low Voltage Equipment
Equipment Condition: N/A

Emergency Power
Generator Condition: N/A

Lighting
Exterior Condition: N/A

Fire Alarm/ Detection System
Control Panel Condition: N/A

TELECOMMUNICATIONS
Background and History:

GENERAL INFORMATION

Occupand and Use:
The EMS Building houses the College of Engineering and Applied Science and the Mathematics Department. The lower level contains campus computing facilities and an indoor parking facility.

Functionality Assessment:
High-rise nature limits interdisciplinary interaction.

Future Building Concerns:
Current All Agency ADA toilet room renovation.

Code/Health and Safety Issues:
Fire safety egress routes are being compromised by night-time building security issues. Stairwell ceilings have an asbestos finish. Stairwells have standpipes but building is not sprinklered. VAT throughout building.
ARCHITECTURE

Site:

Exterior

Types of Veneers and Condition
Brick: Excellent
Architectural Precast: Good

Window Systems and Conditions
Casement: Good
Fixed: Good
Extruded Aluminum: Fair

Roof System and Condition
EPDM:
Built-Up:
Thermoplastic:
Ballasted: Good
Adhered/Fastened:
Other:

Wall Composition
Insulated
Other

Structure

Type
Cast-in-Place
Concrete
Precast Concrete

Interior

Accessibility Compliance
Entrance(s): Yes
Toilet Facility(s): Partial
Stair(s): No
Elevator(s): Yes
Ramp(s): Yes
Door Hardware: No

Wall Systems
GWB
Plaster
CMU

Finishes
Wall Condition: Good
Ceiling Condition: Good
Flooring Condition: Poor
Casework Condition: Good
Doors and Frames Condition: Fair

Remarks:

EMS has many noticeable patch repairs at the precast exterior. 6’x6’ quarry veneer is dated, but is in good condition.

The storefront is extruded aluminum and uses double glazing. No panic hardware is employed on the exterior or vestibule doors. Door sealants are also showing extensive cracking in all locations.

The building has new looking roof copings. A roof structure connecting the Physics building and EMS has a gypsum ceiling or canopy underside. As reported by Mike Marley, the most prevalent roof structures of the EMS building are poured concrete and light weight precast concrete plank. Most roofs are insulated with perlite and some with rigid insulation. With quite a number of separate roof areas identified, roof systems include asphalt bitumen with a gravel surface, polyurethane elastomer, EPDM under ballast, 60 mil EPDM, Aliph polyurethane with white liquid elastomer, and smooth asphalt.

The wall composition seems to be veneer over precast concrete.

Waffle slab floor systems can be seen from floors below, but many different structural systems are used within the building. Parking is provided below the main structure of the building. As reported by Mike Marley, the most prevalent roof structures of the EMS building are poured concrete and light weight precast concrete plank.

Some doors include an operable leaf to provide additional width to the door opening. Toilet rooms on the first floor are accessible, but those on upper floors are not. A bank of three elevators at the main entrance of the building provides an enlarged elevator at one end. An additional service lift is provided in a separate location from the main elevator bank. The building has also undergone ADA toilet upgrades, by American Design. The stairwells are primarily metal pan or concrete filled, but the railings are non-compliant.

Upper floors of the EMS building have gypsum wall board with exposed or untaped joints.

The carpet in recently remodeled rooms is unraveling in some high traffic areas. Some 1’x1’ vinyl tile floors are showing waves. 2’x2’ ACT is used with 2’x4’ lighting units. Some exposed concrete floor surfaces are crumbling. Casework on the first floor has been left with one or two unfinished doors; however, the upper level has new looking casework in place. Obsolete locksets with few repair parts available and building re-keying is needed. South exit doors are at the end of their life-span and other stairwell doors need constant maintenance.
MECHANICAL

The cooling units and dry coolers for the Data Center are deteriorated, unreliable, and require excessive maintenance. The lab hoods are old and broken. Upper level mechanical room floor allows moisture into the floor below.

**Campus Utilities**
- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped

**Building Heating**
- Heated: Yes
- Condition: Fair
- Heating System Type: Hot Water

**Building Cooling**
- Air Conditioned: Yes
- Condition: Fair
- Cooling System Type: Chilled Water

**Building Ventilation**
- Mechanical: Yes
- Constant Volume: Poor
- General Exhaust: Fair
- Special Exhaust: Poor

PLUMBING

The lab fixtures are deteriorating. Domestic water is conveyed by original galvanized piping. The sanitary vent system is glass piping.

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Poor
- Heated: Yes
- Water Heater Type: Steam

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Galvanized
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Fixtures**
- Toilets: Fair
- Urinals: Fair
- Sinks and Lavatories: Fair
- Drinking Fountains: Fair

**Fire Protection**
- Fire Pump

Ejector pumps need replacement.

Some fixtures are original to building and need replacement.

Water heater at end of service life and in need of replacement.

Hose vavle in stairways.
ELECTRICAL

The labs services are insufficient and do not meet current research standards. Insufficient power available for current needs. Emergency generator at and of life and undersized.

Electrical Service

Service Provider: Campus
Service Source: Primary Voltage
Nominal Service Voltage: 4.16kV 3 Wire
Service Lateral: Underground
Campus Primary Feeder Ckt: C1
Campus Back-up Feeder Ckt: 1

Substation #1 - Lighting; 1500kva (4160V x 480Y/277V)
Substation #2 - Power; 1500kva (4160V x 480Y/277V)

The labs services are insufficient and do not meet current research standards. Insufficient power available for current needs. Emergency generator at and of life and undersized.

Emergency Power

Generator Condition: See Remark
Generator Manufacturer: Other
Generator Location: Indoor
Generator Fuel Supply: Natural Gas
Other: See Remarks
Other: See Remarks

Building has two generator sets:
EMS - 50kW Kohler genset, located in Rm 1303; poor.
EMS Computer Rm - 80kW Onan genset, located in Rm EB47; Excellent condition; located inside.

Lighting

Exterior Condition: Fair
Interior Condition: Fair
Emergency Source: Emergency Generator
Exterior Control Measures: Campus Based Control via relay or contactor
Interior Control Measures: Manual Controls

Fire Alarm/ Detection System

Control Panel Condition: Excellent
Manufacturer: Siemens Building Technologies Inc
Manual Alarm Type: Addressable
Signal Type: Voice
# TELECOMMUNICATIONS

**Outside Plant**
- **Multi-Mode Fiber**
  - Count: 36/36
  - Term: Yes/Yes
  - From: LIB AND
- **Single-Mode Fiber**
  - Count: 10/10
  - Term: Yes/Yes
  - From: LIB AND END

**ATT Cable**
- Count: 200
- Term: Yes
- From: MIT

**500 Hard Line Campus Feed**
- Count: YES

**Inside Plant**
- Fiber Riser: Yes
- Telephone Riser: Yes
- Horizontal Cable Voice: Yes
- Horizontal Cable Data: Yes
- Campus Cable Distance: Yes

<table>
<thead>
<tr>
<th>Type(s)</th>
<th>Count</th>
<th>Term</th>
<th>From</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiber MM</td>
<td>36/36</td>
<td>Yes/Yes</td>
<td>LIB AND</td>
</tr>
<tr>
<td>Copper CAT3</td>
<td>10/10</td>
<td>Yes/Yes</td>
<td>LIB AND</td>
</tr>
<tr>
<td>CAT3</td>
<td>200</td>
<td>Yes</td>
<td>MIT</td>
</tr>
<tr>
<td>CAT5 and CAT6</td>
<td>YES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RG6</td>
<td>500</td>
<td>YES</td>
<td></td>
</tr>
</tbody>
</table>

FIBER HUB FOR CITY BLOCK
## EMS Parking

**Building Name**: EMS Parking  
**Building Address**: Milwaukee  
**Building City**: Milwaukee  

### SUMMARY

- **Building No.**: 1985  
- **Building Type**: Transportation  
- **Year Constructed**: 1970  
- **Addition(s)**: No  
- **Historical Status**: No  
- **Number of Floors**  
  - Above Ground: 0  
  - Below Ground: 2  
- **Building Address**:  
- **Building City**: Milwaukee

### Parking:

- **Adjacent Structure**

### GRADING MATRIX

<table>
<thead>
<tr>
<th>Physical</th>
<th>Functional</th>
</tr>
</thead>
<tbody>
<tr>
<td>ii</td>
<td>A</td>
</tr>
</tbody>
</table>

### Background and History:

**GENERAL INFORMATION**

**Occupant and Use**:

Underground parking
ARCHITECTURE

<table>
<thead>
<tr>
<th>Site: Arcitecture Precast</th>
<th>Remarks: The precast concrete exterior has some discoloration and some minimal cracking.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tvpes of Veneers and Condition</td>
<td>Architectural Preacast: Good</td>
</tr>
<tr>
<td>Window Systems and Conditions</td>
<td>No windows employed.</td>
</tr>
<tr>
<td>Roof System and Condition</td>
<td>Underground parking is located directly beneath the main EMS building. As reported by Mike Marley, the parking plaza deck is poured concrete, coated in thermoplastic, and topped by a concrete sidewalk.</td>
</tr>
<tr>
<td>Wall Composition</td>
<td>Newly painted conc walls</td>
</tr>
<tr>
<td>Structure</td>
<td>Waffle slab ceiling can be viewed from the entry stairs in the courtyard. The concrete curbs at this stairwell are cracked and pieces are missing. Waffle slab ceiling can also be seen at upper levels of structure.</td>
</tr>
<tr>
<td>Type</td>
<td>Cast-in-Place Concrete</td>
</tr>
<tr>
<td>Interior</td>
<td>Stair rails gaps that are much more than four inches apart.</td>
</tr>
<tr>
<td>Accessibility Compliance</td>
<td>Wall finishes have clean paint, minimum gauging, and minimum denting.</td>
</tr>
<tr>
<td>Entrance(s):</td>
<td>Yes</td>
</tr>
<tr>
<td>Toilet Facility(s):</td>
<td>N/A</td>
</tr>
<tr>
<td>Stair(s):</td>
<td>No</td>
</tr>
<tr>
<td>Elevator(s):</td>
<td>Yes</td>
</tr>
<tr>
<td>Ramp(s):</td>
<td>Yes</td>
</tr>
<tr>
<td>Door Hardware:</td>
<td>Yes</td>
</tr>
<tr>
<td>Wall Systems CMU</td>
<td></td>
</tr>
<tr>
<td>Finishes</td>
<td></td>
</tr>
<tr>
<td>Wall Condition:</td>
<td>Excellent</td>
</tr>
<tr>
<td>Ceiling Condition:</td>
<td>Excellent</td>
</tr>
<tr>
<td>Flooring Condition:</td>
<td>Excellent</td>
</tr>
<tr>
<td>Doors and Frames Condition:</td>
<td>Good</td>
</tr>
</tbody>
</table>

MECHANICAL

PLUMBING

ELECTRICAL

<table>
<thead>
<tr>
<th>Electrical Service</th>
<th>Served from EMS.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service Provider:</td>
<td>See Remarks</td>
</tr>
<tr>
<td>Service Transformer</td>
<td>Served from EMS.</td>
</tr>
<tr>
<td>Service Transformer Condition:</td>
<td>See Remarks</td>
</tr>
<tr>
<td>Primary Equipment</td>
<td>Served from EMS.</td>
</tr>
<tr>
<td>Primary Equipment Condition:</td>
<td>See Remarks</td>
</tr>
<tr>
<td>Main Low Voltage Equipment</td>
<td>Served from EMS.</td>
</tr>
<tr>
<td>Equipment Condition:</td>
<td>See Remarks</td>
</tr>
<tr>
<td>Emergency Power</td>
<td>Served from EMS.</td>
</tr>
<tr>
<td>Generator Condition:</td>
<td>See Remarks</td>
</tr>
<tr>
<td>Fire Alarm/ Detection System</td>
<td>Served from EMS.</td>
</tr>
<tr>
<td>Control Panel Condition:</td>
<td>See Remarks</td>
</tr>
</tbody>
</table>

TELECOMMUNICATIONS
Background and History:
This building was named for Dorothy C. Enderis (1880-1952), an educator and director of the Division of Municipal Recreation and Adult Education of the Milwaukee Public Schools from 1920 to 1948. She graduated in 1901 from the two-year Milwaukee Normal School, where she served as assistant librarian from 1901 to 1909. She was appointed to federal committees by Presidents Franklin D. Roosevelt (1942) and Harry Truman (1948), and was honored by five Wisconsin colleges and universities for her contributions to education.

GENERAL INFORMATION
Occupant and Use:
Schools of Allied Health Professions, Education, Library and Information Science, and Social Welfare

Functionality Assessment:
Very small offices. Building space, organization, and infrastructure is limited for Health Sciences use for labs.

Code/Health and Safety Issues:
Exit signage is deteriorated. Tower portion of building not sprinklered. Areas have worn carpet over VAT flooring.
ARCHITECTURE

Enderis Hall is a precast concrete-clad tower anchored by a brick and glass base at the entry level. The façade is a combination of vertical punched windows, vertical precast elements, and more horizontal expanses of glass. A one-story brick wing original to the building houses two lecture halls. A newer brick-clad wing houses laboratory spaces. The appearance of the lab wing contrasts with the original building and could be mistaken for another building. A typical floor in the main tower is organized around a central core containing both stair towers and elevators. A ring of larger classrooms usually surrounds the core. A ring of perimeter circulation separates interior rooms from typically smaller offices at the perimeter.

Site:

Exterior

Types of Veneers and Condition
- Brick: Good
- Architectural Precast: Good
- Other: Good

Window Systems and Conditions
- Extruded Aluminum: Fair

Roof System and Condition
- Built-Up: Good

Wall Composition
- Veneer over CMU
- Insulated
- Other

Structure

Type
- Cast-in-Place
- Concrete

Interior

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facility(s): No
- Stair(s): No
- Elevator(s): Yes
- Door Hardware: No

Wall Systems
- GWB
- Other

Finishes
- Wall Condition: Fair
- Ceiling Condition: Poor
- Flooring Condition: Fair
- Casework Condition: Fair
- Doors and Frames Condition: Fair

Remarks:

Brick and mortar are in good condition with no signs of cracking. Bronze counter flashing has been installed at the base of brick exterior walls. Precast panels show minor staining at soffits. Plaster soffits have minor staining but show no signs of cracking.

Windows are original dark bronze units with insulated glazing.

Built-up roof was replaced in 2004.

CMU back-up is stack bond on first level. Exterior walls are precast wall panels on the upper levels, insulated from the interior.

Toilet stalls have no side transfer clearance. Stairs have no handrail extensions, no guardrail and railings do not meet the 4” sphere rule. Elevator cabs and controls have been upgraded. Doors have original knob hardware.

Some interior walls are brick.

Painted walls have areas of scratches and gauges. Ceilings are a combination of lay-in and spline ACT and are sagging and stained. Terrazzo floors have some cracking and scratching. VCT floors are worn and dated. Lab cabinetry is dated but still functional. Stairwell doors are at the end of their life-cycle. Panic hardware should be installed on exit doors at level one. Typical office doors are colored laminate and are dated.
MECHANICAL

Original system was not balanced properly.

**Campus Utilities**
- Chilled Water: Good
- High Pressure Steam: Good
- Steam Condensate Return: Good
- Utility Steam Type: Pumped

**Building Heating**
- Heated: Yes
- Condition: Poor
- Stand Alone System: No
- Heating System Type: Hot Water

Housing plant in need of replacement. Piping in need of replacement.

**Building Cooling**
- Air Conditioned: Yes
- Condition: Fair
- Stand Alone System: No
- Cooling System Type: Chilled Water

Some piping distribution in need of replacement.

**Building Ventilation**
- Mechanical: Yes
- Constant Volume: Poor
- Variable Air Volume: Poor
- General Exhaust: Fair
- Special Exhaust: Fair


PLUMBING

Booster pumps and water heaters are original.

**Plumbing Utilities**
- Domestic Water: Good
- Sanitary Sewer: Good
- Storm Sewer: Good

**Domestic Water Heating**
- Domestic Water Heating: Poor
- Heated: Yes
- Water Heater Type: Steam

Water heaters in need of replacement.

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: No

**Building Fixtures**
- Toilets: Good
- Urinals: Fair
- Sinks and Lavatories: Fair
- Drinking Fountains: Good

**Fire Protection**
- System Condition: Fair
- Partially Sprinklered

Original building is not sprinklered.
**ELECTRICAL**

Secondary switch room needs additional gear. Basement has no more power available.

### Electrical Service
- **Service Provider:** Campus  
- **Service Source:** Primary Voltage  
- **Nominal Service Voltage:** 4.16kV 3 Wire  
- **Service Lateral:** Underground  
- **Campus Primary Feeder Ckt:** A3  
- **Campus Back-up Feeder Ckt:** B9

### Service Transformer
- **Service Transformer Condition:** Fair  
- **Service Transformer:** Campus Owned  
- **Transformer Manufacturer:** Sorgel  
- **Transformer Type:** Dry-Type  
- **Transformer Location:** Indoor  
- **Unit Substation Transformer:** Yes  
- **Unit Substation Quantity:** 2  
- **Service Metering:** Primary

### Primary Equipment
- **Primary Equipment Condition:** Good  
- **Medium Voltage Manufacturer:** S&C  
- **Equipment kV Rating:** 4.76kV  
- **Continuous Ampere Rating:** 600A

### Main Low Voltage Equipment
- **Equipment Condition:** Poor  
- **Equipment Manufacturer:** Kinney  
- **Voltage Rating:** 480Y/277V 4 Wire  
- **Ampere Rating:** See Remarks

### Emergency Power
- **Generator Condition:** Good  
- **Generator Manufacturer:** Kohler Co.  
- **Generator Location:** Indoor  
- **Generator Fuel Supply:** Natural Gas  
- **Voltage Rating:** 480Y/277V 4 Wire  
- **Other:** 55kW

### Fire Alarm/ Detection System
- **Control Panel Condition:** Excellent  
- **Manufacturer:** Siemens Building Technologies Inx  
- **Manual Alarm Type:** Addressable  
- **Signal Type:** Voice

---

5-Bay lineup. One open (standby), One closed, One meter bay, two distribution bays:

- Dist Bay #1- Serves Bsmt: 600kVA USS  
  - Sorgel (Kinney enclosure) (4160V x 480Y/277V)
  - USS #1 Bsmt Distr: 1200A rated.
- Dist Bay #2- Serves Pths: 500kVA USS  
  - Sorgel (Kinney enclosure) (4160V x 480Y/277V)
  - USS #2 Pths Distr: 1000A rated no main.

Gas meter observed within the generator room. Located in B 33 B. 3354 hrs.
## TELECOMMUNICATIONS

### Outside Plant

- **Multi-Mode Fiber**
  - Count: 36/36
  - Term: Yes/Yes
  - From: EMS AND

- **Single-Mode Fiber**
  - Count: 10/10
  - Term: Yes/Yes
  - From: EMS AND LIB

- **ATT Cable**
  - Count: 600
  - Term: Yes
  - From: MIT

- **500 Hard Line Campus Feed**
  - Count: YES
  - Term:

### Inside Plant

- **Fiber Riser**: Yes
  - Type: Fiber MM

- **Telephone Riser**: Yes
  - Type: Copper CAT3
  - Type(s): CAT3

- **Horizontal Cable Voice**: Yes
  - Type: CAT5 and CAT6

- **Horizontal Cable Data**: Yes
  - Type: RG6
  - Type(s): CAT5

- **Campus Cable Distance**: Yes

- **Riser Cable to MC to TRs**: Yes
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Engelmann Hall

Building Address: 2033 E. Hartford Avenue
Building City: Milwaukee

SUMMARY
Building No.: 1931
Building Type: Administrative
Year Constructed: 1926
Historical Status: No

Number of Floors
Above Ground: 2
Below Ground: 1

ASF: 51,299
GSF: 102,374

Parking:
- Adjacent Lot
- Street Parking

Background and History:
The building was named for Peter Engelmann (1823-1874), founder and head of the German-English Academy which became the Milwaukee University School. Engelmann Hall was occupied by the Psychology Department and the School of Architecture and Urban Planning. A $3 million remodeling project was completed in 1997.

GENERAL INFORMATION
Occupant and Use:
Offices for various Administrative Affairs departments.

Other Building Issues:
The sidewalks surrounding the soccer field to the south are tilting and retaining walls are moving. Walk, railings, and retaining walls at northwest exit are deteriorated.

Code/Health and Safety Issues:
Fire alarm consists of a variety of systems that need updating. Building is not sprinklered. Asbestos on piping hinders maintenance work.
### ARCHITECTURE

#### Site:

**Exterior**

*Types of Veneers and Condition*
- Brick: Good
- Architectural Precast: Good

*Window Systems and Conditions*
- Double Hung: Excellent
- Metal Clad: Excellent

*Roof System and Condition*
- EPDM: Fair
- Ballasted: Good
- Adhered/Fastened: Good
- Other: Good

*Wall Composition*
- Insulated

*Structure*
- Type
  - Cast-in-Place
  - Concrete
  - Other

*Interior*

*Accessibility Compliance*
- Entrance(s): Yes
- Toilet Facilities(s): Yes
- Stair(s): No
- Elevator(s): Yes
- Ramp(s): Yes
- Door Hardware: Partial

*Wall Systems*
- GWB

*Finishes*
- Wall Condition: Excellent
- Ceiling Condition: Excellent
- Flooring Condition: Good
- Casework Condition: Excellent
- Doors and Frames Condition: Excellent

#### Remarks:

Building veneer is in great shape for its age, with some problem spots that show wear and tear. There is no cracking in the body of the precast detailing. Some stair step cracking can be seen in the exterior brick on the Cunningham Hall side of the building.

Engelmann Hall seems to have some recently replaced double hung windows. Some original wood frame systems are still in place and newer metal cladding has been done as well. Window sealants demonstrate drying and cracking. Loading dock doors are at the Roof flashings are in good condition. The roof ballast on the vestibule looks newer. The slate tile portion of the roof includes newer flashings. As reported by Mike Marley, the roof structures of Engelmann Hall are wood, concrete roof deck, or a combination of the two. Generally, the flat roofs of this building are mechanically fastened Genflex TPO. The third floor, auditorium, and gym sloped roofs are finished with asphalt shingles. The loading dock roof is EPDM and also includes ballast. Finally, the gym dormers are surfaced with a copper standing seam system. Additional issues noted by Mike Marley are some metal hanging off of the copper roof edges and wrinkles in the corner of the TPO roof. The access to the roof for maintenance though is dangerous.

As reported by Mike Marley, the attics of Engelmann Hall are filled with fiberglass insulation.

As reported by Mike Marley, the roof structures of Engelmann Hall are wood, concrete roof deck, or a combination of the two.

The ramp provided to the building has recently been updated and is ADA compliant. Some doors within the building utilize knobs, but mostly lever door hardware is used.

Newer remodel with painted gyp bd walls

The 2'x2' ceiling tiles look newer. Though the CPT tiles on the second floor look newer, large joints seemingly indicate poor installation. The existing terrazzo is in good condition and exhibits minimal cracking. Carpet is used throughout the building.
MECHANICAL

**Campus Utilities**
- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped

**Building Heating**
- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Hot Water

**Building Cooling**
- Air Conditioned: Yes
- Stand Alone System: No
- Cooling System Type: Chilled Water

**Building Ventilation**
- Mechanical: Yes
- Constant Volume: Fair
- Serves lower levels.
- Variable Air Volume: Good
- Serves upper levels.
- General Exhaust: Poor
- Lower - Poor; Upper - Good.

PLUMBING

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Fair
- Heated: Yes
- Water Heater Type: Steam

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Asbestos
- Insulation Condition: Fair

**Building Fixtures**
- Toilets: Fair
- Urinals: Fair
- Sinkes and Lavatories: Fair
- Drinking Fountains: Fair

- Water heater in need of replacement.
- Some exterior gutters.
### Electrical Service

- **Service Provider:** Campus
- **Primary Voltage:** 4.16kV 3 Wire
- **Nominal Service Voltage:** 4.16kV 3 Wire
- **Service Lateral:** Underground
- **Campus Primary Feeder Ckt:** C2
- **Campus Back-up Feeder Ckt:** 3

### Service Transformer

- **Service Transformer Condition:** Fair
- **Service Transformer:** Campus Owned
- **Transformer Manufacturer:** Sorgel
- **Transformer Type:** Dry-Type
- **Transformer Location:** Indoor
- **Unit Substation Transformer:** Yes
- **Unit Substation Quantity:** 1
- **Service Metering:** Primary

### Primary Equipment

- **Primary Equipment Condition:** Fair
- **Medium Voltage Manufacturer:** S&C
- **Equipment kV Rating:** 5.5kV
- **Continuous Ampere Rating:** 600A

### Main Low Voltage Equipment

- **Equipment Condition:** Fair
- **Equipment Manufacturer:** Square D
- **Voltage Rating:** 208Y/120V 4 Wire
- **Ampere Rating:** 2000A

### Emergency Power

- **Generator Condition:** Fair
- **Generator Manufacturer:** Kohler Co.
- **Generator Location:** Indoor
- **Generator Fuel Supply:** Natural Gas
- **Voltage Rating:** 208Y/120V 4 Wire
- **Other:** 50kW

### Lighting

- **Exterior Condition:** Fair
- **Interior Condition:** Fair
- **Emergency Source:** Emergency Generator
- **Exterior Control Measures:** Campus Based Control via relay or contactor
- **Interior Control Measures:** Manual Controls

### Fire Alarm/ Detection System

- **Control Panel Condition:** Excellent
- **Manufacturer:** Siemens Building Technologies Inc
- **Manual Alarm Type:** Addressable
- **Signal Type:** Voice
**TELECOMMUNICATIONS**

**Outside Plant**
- **Multi-Mode Fiber**
  - Count: 36
  - Term: Yes
  - From: EMS

- **Single-Mode Fiber**
  - Count: 10
  - Term: No
  - From: EMS
  - Condition: Out Dated

- **ATT Cable**
  - Count: 200
  - Term: Yes
  - From: MIT

**Inside Plant**
- **Fiber Riser**: Yes
- **Telephone Riser**: Yes
- **Horizontal Cable Voice**: Yes
- **Horizontal Cable Data**: Yes
- **Campus Cable Distance**: Yes
- **Riser Cable to MC to TRs**: Yes

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<th>Type(s)</th>
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<td>CAT3</td>
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<td>Type(s):</td>
<td>CAT5 and CAT6</td>
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<td>Type:</td>
<td>RG6</td>
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<tr>
<td>Type(s):</td>
<td>CAT5</td>
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Garland Hall

Background and History:
Garland Hall was acquired in the Milwaukee Downer Seminary campus purchase. During its Seminary days the building was called Vogel Hall for Louise Pfister Vogel (see Vogel Hall entry), and housed the Seminary dormitory, dining room, and study hall. The English Department occupied Garland Hall in 1961 after Garland and adjoining Pearse and Vogel Halls were remodeled. Some departments of the School of Education also had offices in Garland until their move to Enderis Hall in 1972.

GENERAL INFORMATION

Occupant and Use:
Garland Hall now houses the Psychology Department, Center for International Studies, Center for Latin America, and the Honors Program of the College of Letters and Science.

Functionality Assessment:
Not well adapted for lab usage with limited structural load capacity, inflexible bearing walls, and historic issues precluding some remodeling possibilities.

Code/Health and Safety Issues:
North staircase is at the end of its useful life, wheelchair access from north entrance is needed. Basement level is sprinklered.
Garland Hall is a brick building with an elongated cruciform plan. The brick exterior is accented by sandstone sills, copings, and decorative bays. The interior is arranged in a double-loaded configuration, dictated by the building's load-bearing corridor walls. A "connector" addition was built in 1985, connecting Garland Hall to Pearse Hall and introducing updated restrooms, stairs, and a shared elevator. The "connector" also incorporates a prominent entrance vestibule serving both buildings. The building is primarily departmental office space.

**Site:**

**Exterior**

Types of Veneers and Condition
- Brick: Fair
- Other: Fair

Window Systems and Conditions
- Double Hung: Good

Roof System and Condition
- Other: Good

Wall Composition
- Other

**Structure**

Type
- Other

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facility(s): No
- Stair(s): No
- Elevator(s): Yes
- Ramp(s): N/A
- Door Hardware: No

Wall Systems
- GWB
- Plaster
- Metal Studs

Finishes
- Wall Condition: Fair
- Ceiling Condition: Fair
- Flooring Condition: Good
- Doors and Frames Condition: Good

**Remarks:**

- Some mortar cracking is visible. Some spalling and chipping of sandstone sills and decorative bays.
- Windows are aluminum single-pane replacements with screen/storm combination. There is some chalking and fading of frame finish.
- Asphalt shingles and copper roof were replaced in 1997.
- Exterior walls are load-bearing masonry.
- Exterior and interior corridor walls are load bearing masonry. Floors are wood joists. Roof is wood-framed.

The accessible entrance is located at the back of the building. Restrooms are shared by Garland and Pearse Halls in newer "connector". Accessible toilet stalls are missing grab bar. Stairs have some original wood railings and are lacking proper guardrails. Elevator was added in the 1985 connector project and is shared by Garland and Pearse Halls. A wheelchair lift has been retrofitted and provides access to room 138. Doors have knob hardware.

Painted walls show frequent patching and gauges. Common areas need re-painting. Ceilings are primarily ACT with some stains and discoloration. Sheet vinyl floors have been installed in common areas and corridors. Entrances have tile floors that are in good condition. Basement level floor is very damp during rainy weather. Doors are wood in metal frames.
MECHANICAL

The perimeter heating system does not provide adequate heat in the coldest months. Air handler capacity insufficient for lab area. Metasys system should be evaluated for needed upgrades.

Campus Utilities

Chilled Water: Fair
High Pressure Steam: Fair
Steam Condensate Return: Fair

Building Heating

Heated: Yes
Condition: Fair
Stand Alone System: No
Heating System Type: Hot Water

Building Cooling

Air Conditioned: Yes
Condition: Fair
Stand Alone System: No
Cooling System Type: Chilled Water

Building Ventilation

Mechanical: Yes
Constant Volume: Poor
General Exhaust: Fair

SPUMBING

Plumbing Utilities

Domestic Water: Fair
Sanitary Sewer: Fair

Domestic Water Piping Distribution

Piping Condition: Fair
Piping Type: Copper
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Sanitary Sewer

Sewer Condition: Fair
Piping Type: Cast Iron

Building Storm Water Sewer

Piping Type: Gutter

Building Fixtures

Toilets: Good
Urinals: Good
Sinkes and Lavatories: Good
Drinking Fountains: Good

Fire Protection

Fully Sprinklered

Chilled water fed from Pearse Hall.

Steamp fed from Pearse Hall.

Chilled water fed from Pearse Hall. Partially air conditioned.

Reached end of service life and needs replacement.

No water heater could be found.

Exterior downspouts to combination sewer.

Sprinkler system supplied from Pearse.
**ELECTRICAL**

Secondary service at capacity. Generator past its service life.

**Electrical Service**
- Service Provider: Campus
- Service Source: Primary Voltage
- Nominal Service Voltage: 4.16kV 3 Wire
- Service Lateral: Underground
- Campus Primary Feeder Ckt: 9
- Campus Back-up Feeder Ckt: N/A

**Service Transformer**
- Service Transformer: Campus Owned
- Transformer Manufacturer: RTE
- Transformer Location: Indoor
- Unit Substation Transformer: Yes
- Unit Substation Quantity: 2
- Service Metering: Primary

Garland/Pearse/Vogel share the following:
- Substation 1 - 500kVA (4160V pri x 208Y/120V sec)
- Substation 2 - 575kVA (4160V pri x 208Y/120V sec)

**Primary Equipment**
- Primary Equipment Condition: Good
- Medium Voltage Manufacturer: RTE
- Equipment kV Rating: 5.5kV
- Continuous Ampere Rating: 600A

**Main Low Voltage Equipment**
- Equipment Condition: Fair
- Equipment Manufacturer: ITE
- Voltage Rating: 208Y/120V 4 Wire
- Ampere Rating: 2500A

**Emergency Power**
- Generator Condition: Fair
- Generator Manufacturer: Onan/Cummins Power
- Generator Location: Indoor
- Generator Fuel Supply: Natural Gas
- Voltage Rating: 208Y/120V 4 Wire
- Other: 37kW

**Lighting**
- Exterior Condition: Fair
- Interior Condition: Good
- Emergency Source: Emergency Generator
- Exterior Control Measures: Campus Based Control via relay or contactor

**Fire Alarm/ Detection System**
- Control Panel Condition: Excellent
- Manufacturer: Siemens Building Technologies Inc
- Manual Alarm Type: Addressable
- Signal Type: Voice

ORIGINAL EQUIP.

Generator located in B05B - 191A OUTPUT RATING. 6553 HRS.
# TELECOMMUNICATIONS

## Outside Plant

**Multi-Mode Fiber**
- Count: 36
- Term: Yes
- From: LIB

**Single-Mode Fiber**
- Count: 10
- Term: No
- From: LIB
- Condition: Out Dated

**RG6 Campus Cable**
- Count: 312
- Term: Yes
- From: LIB

**COAX FEED**

**ATT Cable**
- Count: 150
- From: MIT

## Inside Plant

**Fiber Riser:** Yes
- Type: Fiber MM

**Telephone Riser:** Yes
- Type: Copper CAT3
- Type(s): CAT3

**Horizontal Cable Voice:** Yes
- Type(s): CAT5 and CAT6

**Horizontal Cable Data:** Yes
- Type: RG6

**Campus Cable Distance:** Yes
Background and History:
Library Stage I (the West Wing) was completed in February, 1967, the first entirely air conditioned building on campus and, at the time, one of the few fully carpeted libraries in the country. Stage II (the East Wing) was finished in the spring of 1974, adding 80,000 assignable square feet to the existing 120,000 assignable square feet in the West Wing. The two structures are joined by passageways in the basement and on the second and third floors. The addition of the East Wing increased the Library's seating capacity from 1,500 to 2,700. Stage III, which added 75,000 assignable square feet, was completed in 1987. It included northern extensions of the East and West Wings and a fourth floor conference center facility. In 1979 the Library was named for Golda Meir, who attended Milwaukee State Normal School (a UWM predecessor institution) and later became Prime Minister of Israel.

GENERAL INFORMATION
Occupand and Use:
Campus library

Functionality Assement:
First level west wing renovation project being designed.

Code/Health and Safety Issues:
Sprinkler upgrades are needed.
ARCHITECTURE

Golda Meir Library is comprised of two brick and architectural precast buildings connected by a covered breezeway and a two-story enclosed walkway. The building facades are a horizontal composition of brick, profiled precast panels, and dark bronze windows arranged in a series of overhanging volumes. A glass and brick main stair tower occupies a day lit central courtyard. A precast-clad fourth floor conference addition is perched atop the breezeway and is capped by a glazed tile shingle roof. More central interior spaces are occupied by the main stacks while day lit perimeter zones contain reading and study areas. Interior finishes are durable and have withstood years of heavy use.

Site:

Exterior
Types of Veneers and Condition
- Brick: Good
- Architectural Precast: Good

Window Systems and Conditions
- Extruded Aluminum: Fair

Roof System and Condition
- Built-Up: Good
- Other: Good

Wall Composition
- Veneer over CMU

Structure
Type
- Cast-in-Place
- Concrete

Interior
Accessibility Compliance
- Entrance(s): Yes
- Toilet Facilities: Yes
- Stair(s): No
- Elevator(s): Yes
- Ramp(s): N/A
- Door Hardware: No

Wall Systems
- GWB
- Plaster
- Metal Studs

Finishes
- Wall Condition: Good
- Ceiling Condition: Fair
- Flooring Condition: Fair
- Casework Condition: Good
- Doors and Frames Condition: Good

Remarks:

Brick and mortar are in good condition. There is some minor mortar cracking at building corners. Some areas of brick staining and discoloration are also evident. Precast elements have some minor staining, especially at soffits. Some precast panels have open sealant joints.

Windows are original aluminum units with insulated glazing and removable glazing stops. There is some chalking and fading of the frame finish. Perimeter sealants are intact. Some corrosion of exterior screws was noted.

The building's built-up roof was replaced in 1998. Metal copings are in good condition. Portions of the upper levels have glazed clay tile shingles which were replaced in 1992. Some chipped shingle edges were noted.

Stairs have no guardrail and existing railings do not meet 4" sphere rule. The smaller passenger elevator is dated and does not meet code. A larger service elevator is code compliant and provides access to the fourth floor conference center.

Drywall seams are showing and the finish is flaking at edge beads.

Interior walls are a combination of brick, painted drywall, and wood window and casework partitions. ACT ceilings are dated and sagging in most locations. Some perforated metal ceiling tiles are in poor condition with significant staining and dents. Some ceilings in stack areas are plaster in good condition. Ceiling access for above ceiling work is limited. Stack areas are carpeted and showing large areas of wear. The wood parquet floor on 4th level is in good condition. Wood study cubicles have been well maintained. Doors are wood in wood frames. Keying system is obsolete without a common master key.
The AGS Collection mechanical system is deteriorated. Operation of perimeter heat is sporadic.

**Campus Utilities**
- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped

**Building Heating**
- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Hot Water

**Building Cooling**
- Air Conditioned: Yes
- Condition: Fair
- Stand Alone System: No
- Cooling System Type: Chilled Water

**Building Ventilation**
- Mechanical: Yes
- Variable Air Volume: Fair
- Multi-zone: Fair
- Multi-zones converted to VAV units. Newer VAV unit good.
- Systems are near end of service life and need replacement.

**PLUMBING**

**Water heaters at end of service life.**

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Poor
- Heated: Yes
- Water Heater Type: Steam

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Fixtures**
- Toilets: Fair
- Urinals: Fair
- Sinks and Lavatories: Fair
- Drinking Fountains: Fair

**Fire Protection**
- Fire Pump
- Partially Sprinklered
- Fire pump in east wing.
**Electrical**

The building systems are deteriorating with age. The facility does not meet current information technology standards. The east wing needs more emergency generator power. Stage One electrical panels are becoming overloaded and tripping out. No room for expansion of current service. Generator at end of service life.

**Electrical Service**
- **Service Provider:** Campus
- **Service Source:** Primary Voltage
- **Nominal Service Voltage:** 4.16kV 3 Wire
- **Service Lateral:** Underground

**Service Transformer**
- **Service Transformer Condition:** Fair
- **Service Transformer:** Campus Owned
- **Transformer Manufacturer:** See Remarks
- **Transformer Type:** Dry-Type
- **Transformer Location:** Indoor
- **Unit Substation Transformer:** Yes
- **Unit Substation Quantity:** 2
- **Service Metering:** Primary

**Primary Equipment**
- **Primary Equipment Condition:** See Remarks
- **Medium Voltage Manufacturer:** See Remarks
- **Equipment KV Rating:** 4.76kV
- **Continuous Ampere Rating:** 600A

**Main Low Voltage Equipment**
- **Equipment Condition:** See Remarks
- **Equipment Manufacturer:** See Remarks
- **Voltage Rating:** Both 480 & 208
- **Ampere Rating:** See Remarks

**Emergency Power**
- **Generator Condition:** Poor
- **Generator Manufacturer:** See Remarks
- **Generator Location:** Indoor
- **Generator Fuel Supply:** Natural Gas
- **Voltage Rating:** 480Y/277V 4 Wire
- **kW/kVA Rating:** See Remarks

**Lighting**
- **Exterior Condition:** Fair
- **Interior Condition:** Fair
- **Emergency Source:** Emergency Generator
- **Exterior Control Measures:** Campus Based Control via relay or contactor
- **Interior Control Measures:** Manual Controls

**Fire Alarm/ Detection System**
- **Control Panel Condition:** Fair
- **Manufacturer:** Siemens Pyrotronics
- **Manual Alarm Type:** Addressable
- **Signal Type:** Non-Voice

500kva - Library #1 (west) Stage III: (4160V x 480Y/277) Dry Type, Square D.

750kva - Library #1 Stage I: (4160V x 480V) Sorge (original) 135 kVA peak demand

600kva - Library #1 Stage I: (4160V x 480Y/277V) Sorge (original) 231kVA peak demand

750kva - Library #2 (east) Stage II: (4160V x 480Y/277V) built circ. 1974, Sorge (original) 375kVA peak demand.

Library #1 (West) - Newer S&C, 4.76kV rated, 600A sw., ckt.6

Library #2(East) - Two MV switches: (1) New S&C 4.76kV, 600A rated switch line ckt 10L; (1) Old Westinghouse 5kV Switch line ckt 5.

Library #1 (West) - 1200A-480Y/277V, Square D, Good Condition.

Library #2 (East) - 1200A-480Y/277V, Kinney, Fair Condition.

Library #1 Stage 1- 480V, Kinney 1000A rated

Library #1 Stage 1- 480Y/277V, Kinney 800A rated.

Library #1 (West), located in WB 22 is a Kohler - 100kW 480Y/277V, natural gas unit. Installed in 1983 along with stage 3 library development.(8286 hrs.) Fair condition.

Library #2 (East), located in EB 57 B is a Kurtz-Root - 75kW - 480Y/277V, natural gas unit. Poor/Original Controls not accurate.

Non-sprinkled bldg; Older vintage system. Non-ADA
## TELECOMMUNICATIONS

### Outside Plant

| Multi-Mode Fiber | Count: 36/36 | Term: Yes/Yes | From: EMS AND |
| Single-Mode Fiber | Count: 10/10 | Term: No/No | From: EMS AND | Condition: Out Dated |

### ATT Cable

| Count: 200 | Term: Yes | From: MIT |

### 500 Hard Line Campus Feed

| Count: YES | YES | Term: |

### Inside Plant

| Fiber Riser: Yes | Type: Fiber MM |
| Telephone Riser: Yes | Type: Copper CAT3 |
| Horizontal Cable Voice: Yes | Type(s): CAT3 |
| Horizontal Cable Data: Yes | Type(s): CAT5 and CAT6 |
| Campus Cable Distance: Yes | Type: RG6 |
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Greene Hall

BUILDING NAME: Greene Hall
Building Address: 3347 N. Downer Avenue
Building City: Milwaukee

SUMMARY
Building No.: 1920
Building Type: Academic
Year Constructed: 1904
Addition(s): 1982
Historical Status: Both US & Wisc
Number of Floors
   Above Ground: 2
   Below Ground: 0
ASF: 3,176
GSF: 5,298
GPR: 100
PR: 0

Parking:
   Adjacent Lot
   Street Parking

GRADING MATRIX
   Physical: iii
   Functional: B

Background and History:
Greene Hall was acquired in the Milwaukee-Downer College campus purchase. It was named as a memorial to Elizabeth L. Greene, member of the board of the old Milwaukee College, a founder of the Woman's Club of Wisconsin, and wife of Thomas Arnold Greene (for whom Greene Museum was named). Greene Hall served as the Milwaukee-Downer College Library until 1937, when Chapman Memorial Library opened. Later it was the headquarters for student clubs and publication offices. UWM used the building as a study hall until 1968, when the basement was converted for use by the School of Nursing until 1973. From 1972 to 1978 the main floor of Greene Hall was used as an art history museum for the Art History Department.

GENERAL INFORMATION
Occupant and Use:
Greene Hall was completely remodeled in 1982 along with Merrill and Johnston Halls, and is currently used as a conference/meeting site for special events.

Functionality Assessment:
Perceived isolation from campus with lack of “main” entry.

Other Building Issues:
Basement Level floor is very damp during rainy weather. Southwest exit has significant settlement outside of door.

Code/Health and Safety Issues:
Basement level is sprinklered.
ARCHITECTURE

Greene Hall contains one large lecture hall on the main level and some small offices in the basement level. The exterior is brick with a sandstone rusticated base and decorative pier elements. Load bearing brick piers are expressed on the exterior and support a shingle-covered gable roof. The south end of the hall offers a small shed-roofed lobby, while the north end is anchored by a large fireplace and chimney and lit by an arched decorative window. The interior of the main hall is grand, but many of the finishes are worn and dated. The lower level has been retrofitted with smaller offices. Greene Hall is connected to Johnston Hall through a narrow and awkward "link".

Site:

Exterior

Types of Veneers and Condition
- Brick: Good
- Other: Fair

Window Systems and Conditions
- Double Hung: Fair
- Fixed: Poor

Roof System and Condition
- Other: Good

Wall Composition
- Uninsulated
- Other

Structure

Type
- Other

Interior

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facilities: No
- Stair: No
- Elevator(s): No
- Ramp: No
- Door Hardware: No

Wall Systems
- GWB
- Plaster
- Wood Studs

Finishes
- Wall Condition: Poor
- Ceiling Condition: Good
- Flooring Condition: Fair
- Casework Condition: Poor
- Doors and Frames Condition: Fair

Remarks:

Brick has been tuck pointed with flush mortar joints. Mortar joint color matches brick for a uniform appearance. Some minor cracking or mortar is visible at building corners. Sandstone sills, base courses, & decorative elements have some spalling and deterioration. Wood rafters, brackets, and beams at entry are splitting and peeling paint.

Windows are aluminum single-pane replacement units with storms. Interior sashes have leaded glass. The large ornamental window frame and wood entrance doors are rotting.

Asphalt shingles were replaced in 2002. End walls have profiled metal copings.

Exterior walls are load-bearing masonry piers supporting wood trusses. Roof is supported by wood purlins or sub framing. Main hall has a concrete floor. Corridor floors are framed in wood. The wood trusses are an exposed architectural element of the main hall and have been well maintained.

An accessible entrance is provided via an exterior ramp that does not meet code. Toilet rooms are small and do not provide proper clearances at doors and fixtures. Stairs are steep and clear headroom is compensated. The elevator is shared with Johnston

Main level walls are plaster. There are some areas of newer GWB partitions in the basement level.

Wall coverings are worn and peeling. Wood ceiling and trusses are in good condition. ACT ceiling in basement level is stained and missing tiles. Wood parquet floor in main hall is faded and cracked. Brick pavers at entry are worn, uneven, and set on wood framing. Perimeter HVAC cabinets in main hall are worn and outdated.
MECHANICAL

Existing controls are inadequate.

**Building Heating**
- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Hot Water

**Building Cooling**
- Air Conditioned: Yes
- Condition: Fair
- Stand Alone System: Yes
- Cooling System Type: Direct Expansion

**Building Ventilation**
- Mechanical: Yes
- Constant Volume: Fair

Unit ventilators with hot water coils.

PLUMBING

**Plumbing Utilities**
- Storm Sewer: Fair

**Domestic Water Heating**
- Heated: n/a

**Domestic Water Piping Distribution**
- Piping Type: n/a

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: No

Exterior downspouts to combination sewer.

ELECTRICAL

The emergency generator requires frequent maintenance and is overloaded.

**Electrical Service**
- Service Provider: See Remarks

Shared with Merrill, Johnston & Holton Hall.

**Service Transformer**
- Service Transformer Condition: See Remarks

Shared with Merrill, Johnston & Holton Hall.

**Primary Equipment**
- Primary Equipment Condition: See Remarks

Shared with Merrill, Johnston & Holton Hall.

**Main Low Voltage Equipment**
- Equipment Condition: See Remarks

Shared with Merrill, Johnston & Holton Hall.

**Emergency Power**
- Generator Condition: See Remarks

Shared with Merrill, Johnston & Holton Hall.

**Lighting**
- Exterior Condition: See Remarks

Same condition as Johnston Hall.

**Fire Alarm/ Detection System**
- Control Panel Condition: See Remarks

Shared with Merrill, Johnston & Holton Hall.

TELECOMMUNICATIONS

**Outside Plant**
- Multi-Mode Fiber
  - Count: NO

**Single-Mode Fiber**
- Count: NO

**Inside Plant**
- Horizontal Cable Voice: Yes
  - Type(s): CAT6

- Horizontal Cable Data: Yes
  - Type(s): CAT6

NOVEMBER 2008 BUILDING ASSESSMENT SECTION 3 --86
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Greene Museum

**BUILDING NAME**
Greene Museum

**Building Address**
3367 N. Downer Avenue

**Building City**
Milwaukee

**SUMMARY**

- **Building No.** 1918
- **Building Type** Academic
- **Year Constructed** 1912
- **Addition(s)**
- **Historical Status** Both US & Wisc
- **Number of Floors**
  - Above Ground 2
  - Below Ground 0
- **ASF:** 0
- **GSF:** 3,354
- **GPR:** 100
- **PR:** 0

**Parking:**
- Adjacent Lot
- Street Parking

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<th>GRADING MATRIX</th>
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<tr>
<td>Physical: v</td>
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<tr>
<td>Functional: D</td>
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**Background and History:**
Greene Museum was acquired in the Milwaukee Downer College campus purchase. It was named for Thomas Arnold Greene (1827-1894), a Milwaukee druggist and collector of plants, minerals, and fossils, and the husband of Elizabeth L. Greene. In 1911 their children, Mrs. Horace A.J. Upham and Col. Howard Greene, presented their father's collection of 75,000 to 100,000 specimens to Milwaukee-Downer College. Two years later the museum was built to house the collection. Mrs. Upham donated $10,000 to erect the building. In 1964 UWM purchased the collection for $20,000. Greene Museum was remodeled and was opened to the public in 1970 under the supervision of the Department of Geological Sciences. In 1992, Geological Sciences was relocated to the new Lapham Hall Science Center addition, and the collection was installed in that facility in a modern display and research space.

**GENERAL INFORMATION**
- **Occupant and Use:** Building is currently not in use
- **Functionality Assessment:** Building is awaiting suitable program use.

**Future Building Concerns:**
All Agency project request is in for the building restoration.
ARCHITECTURE
Greene Museum is a rectangular brick building set into a gradual sloping site. Brickwork is accented by sandstone coursing and window sills. The street façade is one-and-a-half stories tall and contains no windows. The main entrance is along this façade and is located at the top of a tall exterior stair. The back of the building is a full two stories and is punctuated by windows. The lower level contains two large rooms and a restroom. A stair in the southwest corner leads to the upper level, containing an entrance lobby and main exhibition space. The exhibition room is a sky lit space and is column-free. The building has not been occupied in several years and is in a state of extreme deterioration.

Site:

Exterior
- Types of Veneers and Condition
  - Brick: Poor
  - Other: Poor
- Window Systems and Conditions
  - Double Hung: Poor
  - Fixed: Poor
  - Painted Wood: Poor
- Roof System and Condition
  - Built-Up: Poor
- Wall Composition
  - Uninsulated
  - Other

Remarks:
- Brick tuck pointing is needed throughout. There are significant mortar cracks at lintels. Some areas of staining on brick are evident. Sandstone elements have significant spalling, chipping, and general deterioration.
- Windows are a combination of wood and painted steel units. Wood windows show signs of rot and chipping/cracked paint. Steel units have significant areas of chipping paint.
- The building was last re-roofed in 1977. There is reported water penetration to the interior.
- Exterior walls are solid clay tile masonry.
- The southeast corner of the foundation is severely deteriorated. Floors, columns, and roof are cast-in-place concrete.
- The building has no accessibility updates or improvements.

Interior
- Accessibility Compliance
  - Entrance(s): No
  - Toilet Facilities: No
  - Stair(s): No
  - Elevator(s): No
  - Ramp(s): No
  - Door Hardware: No
- Wall Systems
  - Plaster
  - Clay Tile
- Finishes
  - Wall Condition: Poor
  - Ceiling Condition: Poor
  - Flooring Condition: Poor
  - Doors and Frames Condition: Poor

MECHANICAL
- The building systems are deteriorated.

PLUMBING
- The piping and restrooms are deteriorated and do not meet accessibility requirements.
ELECTRICAL
The building systems are not fully functional.

Electrical Service
Service Provider: Campus
Service Source: Secondary Voltage
Nominal Service Voltage: 120/240V 3 Wire
Service Lateral: Underground
Served from Merrill Hall.

Service Transformer
Service Transformer Condition: N/A

Primary Equipment
Primary Equipment Condition: N/A

Main Low Voltage Equipment
Equipment Condition: Poor
 Condemed.

Emergency Power
Generator Condition: N/A

Lighting
Exterior Condition: Poor
Interior Condition: Poor
Emergency Source: Spot-type Emergency Battery Units
Exterior Control Measures: Campus Based Control via relay or contactor
Interior Control Measures: Manual Controls

Fire Alarm/ Detection System
Control Panel Condition: Poor
Manufacturer: Edwards 6616
Manual Alarm Type: Zoned Non-Addressable
Signal Type: Non-Voice

TELECOMMUNICATIONS
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Background and History:

GENERAL INFORMATION

Occupant and Use:
Houses Materials and vehicles for the campus ground crews
ARCHITECTURE

Compromised access for vehicles.

Site:

Exterior

Types of Veneers and Condition
- Metal Panel: Good

Window Systems and Conditions
- Fixed: Good

Roof System and Condition
- Original metal panel roof

Remarks:

Interior

Type
- Structural Steel

Accessibility Compliance
- Toilet Facilities: Partial
- Stair(s): No
- Elevator(s): No
- Ramp(s): No
- Door Hardware: Partial

Finishes
- Wall Condition: Good
- Ceiling Condition: Good
- Flooring Condition: Good
- Casework Condition: Good
- Doors and Frames Condition: Good

Public spaces finished nicely, mostly exposed typical finishes for metal building.

Structure

Type
- Structural Steel

MECHANICAL

Building Heating
- Heated: Yes
- Condition: Fair
- Stand Alone System: Yes
- Heating System Type: gas unit

Gas unit heaters in garages. Thru wall A/C unit with electric heat in office.

Building Cooling
- Air Conditioned: Yes
- Condition: Fair
- Stand Alone System: Yes
- Cooling System Type: Direct Expansion

Thru wall a/c unit in office. Garages not air conditioned.

Building Ventilation
- Special Exhaust: Good

Garage exhaust from Co2 and fume removal.
PLUMBING

Plumbing Utilities
Domestic Water: Good
Sanitary Sewer: Good

Domestic Water Heating
Domestic Water Heating: Good
Heated: Yes
Water Heater Type: Electric

Domestic Water Piping Distribution
Piping Condition: Good
Piping Type: Copper
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Good

Building Sanitary Sewer
Sewer Condition: Good
Piping Type: PVC

Building Storm Water Sewer
Sewer Condition: Fair
Piping Type: Cast Iron
Insulated: No

Building Fixtures
Toilets: Good
Sinks and Lavatories: Good

Fire Protection
System Condition: Good
Fully Sprinklered

ELECTRICAL

Electrical Service
Service Provider: Campus

Fire Alarm/ Detection System
Control Panel Condition: Excellent
Manufacturer: SimplexGrinnell LP
Manual Alarm Type: Addressable
Signal Type: Non-Voice

TELECOMMUNICATIONS
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**BUILDING NAME**
Harnischfeger House (Chancellor's Residence)

**Building Address**
4430 N. Lake Drive

**Building City**
Milwaukee

**SUMMARY**

| Building No. | 1988 |
| Building Type | Faculty Housing |
| Year Constructed | 1925 |
| Addition(s) | No |

**Historical Status**
No

| Number of Floors |
| Above Ground | 2 |
| Below Ground | 1 |

| Physical: | iv |
| Functional: | B |

**GRADING MATRIX**

| Exterior Image |

**Background and History:**

**GENERAL INFORMATION**

Occupand and Use:
Residential property for past Chancellors

**Location Key**

**Typical Floor Plate**
ARCHITECTURE

Site:

Exterior

Types of Veneers and Condition
- Brick: Fair
- Other: Good

Window Systems and Conditions
- Fixed: Poor
- Painted Wood: Poor
- Other: Fair

Roof System and Condition
- Other: Fair

Wall Composition
- Insulated

Structure

Type

Other

Interior

Accessibility Compliance

Residential property

Finishes

Visual access through window appears to be typical and free of damage

Remarks:

Exterior brick exhibits some spalling and some bricks are completely cracked in half. Re-tuck pointing at many of the window sills is messy, but seems to do the job. The stone façade is clean and in good condition; with a plaster mural that needs slight cleaning, but is otherwise in excellent condition.

Fixed window units at the rear of the building seem to be deteriorating and rotting. Other windows used in the building are leaded glass.

The residence has a slate tile roof and copper flashings. As reported by Mike Marley, the roof deck on both the main roof and sun porch roof is wood; however, the main roof surface is a flat clay tile, whereas the sun porch roof is a fiberglass shingle.

Brick exterior with typ wood interior framing

The structure is residential and assumed to be of wood construction.

MECHANICAL

PLUMBING

ELECTRICAL

Electrical Service
- Service Provider: Utility
- Service Source: Secondary Voltage

Service Transformer
- Service Transformer: Utility

Primary Equipment
- Primary Equipment Condition: N/A

Main Low Voltage Equipment
- Equipment Condition: Fair
- Voltage Rating: 120/240V 3 Wire

Emergency Power
- Generator Condition: N/A

Lighting
- Exterior Condition: Fair
- Interior Condition: Fair
- Emergency Source: N/A
- Interior Control Measures: Manual Controls

Fire Alarm/ Detection System
- Control Panel Condition: N/A

TELECOMMUNICATIONS
### Background and History:
The heating plant supplies the steam and chilled water required to heat and air condition the main campus. Lake Michigan water is pumped from an off-shore station to assist in the cooling operation to save energy and then returned to the lake. An underground utility distribution tunnel extends from the heating plant to serve all campus buildings. The present heating plant began operation in November, 1969. The original campus heating plant, built in 1909 at the northwest corner of Mitchell Hall, was razed in 1931 when a new plant was built on Maryland Avenue. The Milwaukee-Downer College heating plant was erected just north of Holton Hall in 1905. Both plants were razed in 1970 after the present heating plant was put into operation.

### General Information
**Occupant and Use:**
Provides steam and heat to other buildings on campus

**Future Building Concerns:**
Pending All Agency project for steam tunnel work. Pending All Agency project for additional chiller.

**Code/Health and Safety Issues:**
Fire alarm is outdated. Worn VAT flooring.
ARCHITECTURE

The Heating Plant is composed of solid brick walls on a cast-in-place concrete base. Expanses of brick are broken into smaller bays by vertical brick reveals. Several areas of the building are covered in thick vines. The east and west facades have extensive glazing, some of which has been infilled by retrofitted louvers. A continuous band of precast concrete caps the building and windows along the east and west facades. Four prominent steel chimneys extend from the roof and are visible across campus. The interior finishes are industrial and consist of concrete and steel grate floors, painted CMU walls and exposed steel structure.

Site:

Exterior

Types of Veneers and Condition

Brick: Good
Other: Good

Window Systems and Conditions

Other: Fair

Roof System and Condition

Built-Up: Poor

Wall Composition

Veneer over CMU

Structure

Type

Cast-in-Place
Concrete
Structural Steel

Interior

Accessibility Compliance

Entrance(s): No
Toilet Facilities: No
Stair(s): No
Elevator(s): No
Ramp(s): No
Door Hardware: No

Wall Systems

CMU

Finishes

Wall Condition: Fair
Ceiling Condition: Poor
Flooring Condition: Poor
Casework Condition: Fair
Doors and Frames Condition: Fair

Remarks:

Brick has some minor chipping/cracking at loading area, most likely from vehicle impact. Base relief angle is in good condition and shows no sign of deterioration. Cast-in-place concrete walls have some cracking at vertical control joints.

Windows are painted steel single pane units with some operable sashes. There is no visible rust or corrosion. Windows are still in working condition. Some vines are growing through gaps in the operable window frames.

Built-up roof has extensive areas of blistering, soft spots, and wear. Cracks are visible at roof penetrations and some leaks have been reported. The building was re-roofed in 1981 and is scheduled for a new re-roof project. Copings are in fair condition.

Exterior walls are load-bearing CMU. Roof is metal deck on steel beams. Floors are a composite system of concrete slab on steel beams. Foundation is cast-in-place concrete.

The building has had no accessibility upgrades.

MECHANICAL

The steam chillers operational efficiency is poor and there is no backup chiller capacity left in the system. Cannot evaluate chiller condensing water issues for lack of proper flow meters. Constant maintenance issues because of mussel infiltration into t

PLUMBING
ELECTRICAL

Switch gear is inadequate for the system. Motor control center is original to the building and a frequent maintenance issue.

**Electrical Service**
- **Service Provider:** Campus
- **Service Source:** Primary Voltage
- **Nominal Service Voltage:** 4.16kV 3 Wire
- **Service Lateral:** Underground

**Service Transformer**
- **Service Transformer Condition:** Fair

**Primary Equipment**
- **Primary Equipment Condition:** Poor

**Main Low Voltage Equipment**
- **Equipment Condition:** Poor

**Emergency Power**
- **Generator location in Rm 150.**
- **Generator Condition:** Fair
- **Generator Manufacturer:** Onan/Cummins Power
- **Generator Location:** Indoor
- **Generator Fuel Supply:** Diesel
  - **Other:** 440kW

**Lighting**
- **Exterior Condition:** Fair
- **Interior Condition:** Fair

**Fire Alarm/ Detection System**
- **Control Panel Condition:** Fair
- **Manufacturer:** Edwards
- **Manual Alarm Type:** Zoned Non-Addressable
- **Signal Type:** Non-Voice

TELECOMMUNICATIONS

**Outside Plant**
- **Multi-Mode Fiber**
  - **Count:** 18
  - **Term:** Yes
  - **From:** END
- **Single-Mode Fiber**
  - **Count:** 10
  - **Term:** No
  - **From:** END
  - **Condition:** Out Dated
- **ATT Cable**
  - **Count:** 25 PAIR
  - **Term:** Yes
  - **From:** MIT

**Inside Plant**
- **Fiber Riser:** No
- **Telephone Riser:** No
- **Horizontal Cable Voice:** Yes
  - **Type(s):** CAT3
- **Horizontal Cable Data:** Yes
  - **Type(s):** CAT5 and CAT6
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Background and History:
The Hefter Conference Center, originally known as Marietta House, was built for A.A. Schlesinger and later acquired by the Brumder family. It was purchased from the Brumder family by Milwaukee State Teachers College in 1946 for $80,000, and was used as a women's cooperative dormitory until the summer of 1970. The building has been occupied by the School of Education and Library Science, and by Continuing Education for Adults and Urban Outreach. It was renamed the Edith S. Hefter Conference Center in 1989 for the wife of Bert Hefter, retired vice president of Milprint, Inc., who donated funds toward its renovation and restoration, completed in 1995.

GENERAL INFORMATION
Occupand and Use:
It is used as a conference center and for meetings and special events.

Functionality Assessment:
Remoteness from campus and lack of parking reduces use.

Future Building Concerns:
Current All Agency request for third floor renovation.

Code/Health and Safety Issues:
The third floor fire protection system is inadequate.
### ARCHITECTURE

**Site:**

**Exterior**

- **Types of Veneers and Condition**
  - Brick: Good
  - Other: Fair

- **Window Systems and Conditions**
  - Double Hung: Good
  - Painted Wood: Good
  - Other: Good

- **Roof System and Condition**
  - Built-Up: Good
  - Ballasted: Good
  - Other: Fair

- **Wall Composition**
  - Insulated: Yes
  - Other: Yes

**Interior**

- **Accessibility Compliance**
  - Entrance(s): Yes
  - Toilet Facilities: Yes
  - Stair(s): Yes
  - Elevator(s): Yes
  - Ramp(s): Yes
  - Door Hardware: Partial

- **Wall Systems**
  - Plaster: Good
  - Wood Studs: Excellent

- **Finishes**
  - Wall Condition: Good
  - Ceiling Condition: Excellent
  - Flooring Condition: Excellent
  - Casework Condition: Excellent
  - Doors and Frames Condition: Excellent

**Remarks:**

- One entry is adorned with stone veneer and granite stair detailing. Very little corrective or replacement tuck pointing has been needed.

- The painted wood windows are visually well kept, but are showing their age. Interior hinged windows open into the main meeting area, with hinged exterior storm windows that open out. Many windows do leak and some no longer operate. The second floor patio

- Asphalt shingles on the sloped roofs exhibit a number of conditions: some shingles are dislodged and need replacing, but other areas look fairly new. The roof flashing is copper and green with patina. As reported by Mike Marley, all roof decks of the Hefter Conference Center are wood. The sloped roofs surfaces are fiberglass shingles, where the flat roofs are asphalt bitumen with gravel surfaces, and the sun room roof is finished in copper.

- An ADA compliant elevator services all floors in the building. A number of large unisex bathrooms exist throughout the center - similar to one off of the solarium, on the entry level floor. Bathrooms in the building are generally ADA compliant on all floors that are accessed by the public. The upper most floor is used for storage and is not readily accessible to the public - where the glass entry to the floor is normally locked and can only be entered by use of the elevator. Third floor fire egress is inadequate.

- In some areas, the plaster is cracking and spalling. Another feature of the building is its wood detailing.

- First floor ceramic wall tile has some glaze deep face cracking. For the most part, the ceilings have no cracking, but some instances of paint bubbling can be found. Interior ornamentation pieces are in tact. In areas, the floor marble is cracking, but the wood floors are in perfect condition, are very sturdy, and do not even creak when walked across. Casework detailing and ornamentation has been well sustained in almost every room.

### MECHANICAL

The third floor mechanical system is deficient and nonfunctional.

**Building Heating**

- Heated: Yes
  - Condition: Poor
  - Stand Alone System: Yes
  - Heating System Type: Steam

**Building Cooling**

- Air Conditioned: Yes
  - Stand Alone System:

**Building Ventilation**

- Mechanical: Yes
  - Constant Volume: Good

Old boilers appear original to building. Systems needs to be replaced.

Several gas furnaces with refrigerant cooling coils dividing building into cooling zones.

Furnaces used for AC. Third floor systems not functional.
PLUMBING

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Fair
- Heated: Yes
- Water Heater Type: Electric

**Domestic Water Piping Distribution**
- Piping Condition: Poor
- Piping Type: Galvanized
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Poor

**Building Sanitary Sewer**
- Sewer Condition: Poor
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: No

**Building Fixtures**
- Toilets: Fair
- Urinals: Fair
- Sinks and Lavatories: Fair
- Drinking Fountains: Good

Piping corroded over the years and in need of replacement.

Piping in need of replacement.

Exterior downspouts to combination sewer.

Some fixtures appear original. Some fixtures replaced or added with newer.

ELECTRICAL

Insufficient power for current needs.

**Electrical Service**
- Service Provider: Campus
- Service Source: Secondary Voltage
- Nominal Service Voltage: Mixed

**Service Transformer**
- Service Transformer: Utility
- Service Metering: Secondary

**Primary Equipment**
- Primary Equipment Condition: N/A

**Main Low Voltage Equipment**
- Equipment Condition: Fair
- Equipment Manufacturer: Mixed
- Voltage Rating: Mixed

**Emergency Power**
- Generator Condition: N/A

**Lighting**
- Exterior Condition: Fair
- Interior Condition: Fair

**Fire Alarm/ Detection System**
- Control Panel Condition: Fair
- Manufacturer: Edwards

Circ. 1992-93
### TELECOMMUNICATIONS

#### Outside Plant
- **Multi-Mode Fiber**
  - Count: **NO**
- **Single-Mode Fiber**
  - Count: **NO**
- **RG6 Campus Cable**
  - Count: **NO**
- **ATT Cable**
  - Count: **50 PAIR**
  - Term: **Yes**
  - From: **MIT**

#### 802.11A Point to Point Link
- **Count:** **YES**

#### Inside Plant
- **Telephone Riser:** **Yes**
- **Type:** **Copper CAT3**
- **Horizontal Cable Voice:** **Yes**
- **Type(s):** **CAT3**
- **Horizontal Cable Data:** **Yes**
- **Type(s):** **CAT5 and CAT6**
Holton Hall

SUMMARY
Building No. 1936
Building Type Academic
Year Constructed 1899
Addition(s) 1982
Historical Status Both US & Wisc
Number of Floors
Above Ground 4
Below Ground 1

ASF: 29,954
GSF: 60,533

Location Key

Typical Floor Plate

Exterior Image

Background and History:
Holton Hall was acquired in the Milwaukee-Downer College campus purchase. It was named for Edward D. Holton (1815-1902), a member of the board of trustees of Milwaukee College, pioneer railroad builder, banker, insurance executive, and anti-slavery leader. He donated $37,500 to Milwaukee College in 1892. Holton Hall was used as a dormitory by Milwaukee-Downer College and by UWM until the summer of 1970, when Sandburg Halls opened. It was occupied by the School of Architecture and Urban Planning and the Center for Advanced Study in Organization Science until 1973, when Architecture moved to Engelmann Hall and the Center was discontinued.

GENERAL INFORMATION
Occupyand Use:
Holton Hall is now the home of the College of Letters and Science and the Department of History.

Functionality Assessment:
Load-bearing corridor walls limit flexibility of room size.

Other Building Issues:
The wheelchair ramp and wood entrance doors are deteriorated. Loading dock door needs replacement. Basement Level floor is very damp during rainy weather.

Code/Health and Safety Issues:
Basement level is sprinkled.
Holton Hall is a four-story brick building topped by a shingle-covered gable roof. The brick exterior is accented by sandstone sills, coursing, and rusticated base. Decorative, carved sandstone elements frame window bays on the gable ends of the building. While most windows are rectangular, some windows, doors, and openings are tudor arches. The building interior is organized in double-loaded corridors, dictated by the load-bearing masonry corridor walls. This allows for mainly office-sized rooms with a few larger rooms located where the structure permits. Room 142, off of the main lobby, is the building's most formal space with wood floors, wood beamed ceilings, and a welcoming hearth. Holton Hall is connected to Merrill Hall by a glass-enclosed corridor. Holton Hall forms a campus quadrangle with Merrill and Johnston Halls.

**Exterior**

- **Types of Veneers and Condition**
  - Brick: Good
  - Other: Fair

- **Window Systems and Conditions**
  - Double Hung: Fair

- **Roof System and Condition**
  - Other: Good

- **Wall Composition**
  - Other

**Interior**

- **Accessibility Compliance**
  - Entrance(s): Yes
  - Toilet Facility(s): No
  - Stair(s): No
  - Door Hardware: No

- **Wall Systems**
  - GWB
  - Plaster

- **Finishes**
  - Wall Condition: Good
  - Ceiling Condition: Good
  - Flooring Condition: Good
  - Casework Condition: Good
  - Doors and Frames Condition: Good

**Remarks:**

Brick has been tuck pointed with flush mortar joints. Mortar color matches brick for a uniform appearance. Sandstone sills, coursing and rusticated base are experiencing some deterioration and spalling. Sandstone ornamental bays are cracking.

Windows are aluminum replacements with storm/screen combination. Finish on the frames is faded. The large ornamental window frame is rotting.

Asphalt shingles were replaced in 2002. Copper flashings, gutters, & downspouts are in good condition. Steel coping/cap is in fair condition.

Exterior walls are load-bearing masonry.

Exterior walls and interior corridor walls are load-bearing masonry. Floors are wood joists. Roof is framed with wood rafters.

Accessible entrance is via a ramp that is hidden by landscaping. Accessible toilet stalls do not have proper side transfer clearance. Stairs have original wood railings and are lacking guardrails.

Walls are predominantly painted with some wall covering at the lobby and room 142. Ceilings are ACT with some wood ceiling and trim at lobby. Flooring is VCT and vinyl sheet on lower levels and carpet in upper level. Wood floor in room 142. Office and classroom flooring is worn. Finishes are generally in good condition in corridors. Doors are wood in metal frames. Locksets are obsolete with repair parts unavailable.

**Mechanical**

Many areas lack air conditioning and have increased heat loads. Mechanical units are deteriorating and near the end of their service life.

**Building Heating**

- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Hot Water

**Building Cooling**

- Air Conditioned: No
- Stand Alone System:

**Building Ventilation**

- Mechanical: Yes
- Constant Volume: Poor
- General Exhaust: Poor

Hot Water fed from Merrill.

Several window DC units.

Constant volume with hot water reheat needs replacement.

Needs replacement.
## PLUMBING

### Plumbing Utilities
- Sanitary Sewer: Fair
- Storm Sewer: Fair

### Domestic Water Heating
- Domestic Water Heating: Fair
- Heated: Yes
- Water Heater Type: Electric

### Domestic Water Piping Distribution
- Piping Condition: Poor
- Piping Type: Galvanized
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

### Building Sanitary Sewer
- Sewer Condition: Fair
- Piping Type: Cast Iron

### Building Storm Water Sewer
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: No

### Building Fixtures
- Toilets: Fair
- Urinals: Fair
- Sinks and Lavatories: Fair
- Drinking Fountains: Fair

### Fire Protection
- System Condition: Fair
- Partially Sprinklered

Domestic water fed from Merrill Hall.

Fed from Merrill Hall.

Piping in need of replacement.

Exterior downspouts to combination sewer.
ELECTRICAL

The emergency generator requires frequent maintenance and is overloaded. Exterior incandescent lighting is inadequate.

**Electrical Service**

- **Service Provider:** See Remarks

**Service Transformer**

- **Service Transformer Condition:** See Remarks

**Primary Equipment**

- **Primary Equipment Condition:** See Remarks

**Main Low Voltage Equipment**

- **Equipment Condition:** Fair
- **Equipment Manufacturer:** Square D
- **Voltage Rating:** 208Y/120V 4 Wire
- **Ampere Rating:** 800A

**Emergency Power**

- **Generator Condition:** Fair
- **Generator Manufacturer:** Kohler Co.
- **Generator Location:** Indoor
- **Generator Fuel Supply:** Diesel
- **Voltage Rating:** 208Y/120V 4 Wire
- **kW/kVA Rating:** 100kW

**Lighting**

- **Exterior Condition:** Fair
- **Interior Condition:** Good

**Emergency Source:** Emergency Generator

**Exterior Control Measures:** Campus Based Control via relay or contactor

**Interior Control Measures:** Manual Controls

**Fire Alarm/Detection System**

- **Control Panel Condition:** Good
- **Manufacturer:** Siemens Building Technologies Inc.
- **Manual Alarm Type:** Addressable
- **Signal Type:** Voice

**TELECOMMUNICATIONS**

**Outside Plant**

- **Multi-Mode Fiber**
  - Count: 18
  - Term: Yes
  - From: END

- **Single-Mode Fiber**
  - Count: 0
  - Term: No
  - From: END
  - Condition: Out Dated

- **ATT Cable**
  - Count: 200
  - Term: Yes
  - From: MIT

**500 Hard Line Campus Feed**

**Count:** YES

**Inside Plant**

- **Fiber Riser:** Yes
- **Telephone Riser:** Yes
- **Horizontal Cable Voice:** Yes
- **Horizontal Cable Data:** Yes
- **Campus Cable Distance:** Yes

- **Type:** Fiber MM
- **Type:** Copper CAT3
- **Type(s):** CAT3
- **Type(s):** CAT5 and CAT6
- **Type:** RG6
**Johnston Hall**

**BUILDING NAME**
- Building Address: 2522 E. Hartford Avenue
- Building City: Milwaukee

**SUMMARY**
- Building No.: 1921
- Building Type: Academic
- Year Constructed: 1901
- Addition(s): 1982
- Historical Status: Both US & Wisc
- Number of Floors:
  - Above Ground: 3
  - Below Ground: 1
- ASF: 11,954
- GSF: 22,317
- GPR: 100
- PR: 0

**Parking:**
- Street Parking

**GRADING MATRIX**
- Physical: iii
- Functional: C

**Background and History:**
Johnston Hall was acquired in the Milwaukee-Downer College campus purchase. It was called "College Hall" until 1904, when it was renamed for John T. Johnston, a member of the Milwaukee College and the Milwaukee-Downer College Board of Trustees, and the Board's president from 1893 to 1897, and 1902 to 1904. Johnston, successor to Alexander Mitchell as head of the Marine Bank, was a major civic and business leader at the turn of the century. Johnston Hall was used as a dormitory until the summer of 1970, when Sandburg Halls opened. The School of Social Welfare then used Johnston Hall until the summer of 1972, when the School moved to Enderis Hall. Johnston Hall was closed from 1980 to 1982 for remodeling.

**GENERAL INFORMATION**
- Occupand and Use:
  - The Mass Communication Department is housed in Johnston Hall.
- Functionality Assessment:
  - The lower level is not suitable for current use as instructional space. Classrooms are poorly sized [small] and proportioned.
- Other Building Issues:
  - Basement level floor is very damp during rainy weather.
- Code/Health and Safety Issues:
  - Basement level is sprinklered.
Johnston Hall

ARCHITECTURE

Johnston Hall is a brick building arranged in a barbell plan. The brick exterior is accented by sandstone sills, trim, and decorative elements. Of particular note is a band of sandstone trim above the second floor windows incorporating carved faces and gargoyles. The building is capped by a shingle-covered gable roof. Fenestration is a combination of rectangular windows and Tudor arch window and door openings. The building's interior is arranged in a double-loaded configuration as dictated by the load-bearing corridor walls. Interiors have been updated, though original wood stairs have been preserved and well-maintained. Johnston Hall is connected to Greene and Merrill Halls by awkward connecting corridors. Johnston Hall forms a campus quadrangle with Merrill and Holton Halls.

Site:

Exterior

Types of Veneers and Condition
- Brick: Good
- Other: Poor

Window Systems and Conditions
- Double Hung: Good

Roof System and Condition
- Other: Excellent

Wall Composition
- Other

Structure

Type
- Other

Interior

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facility(s): No
- Stair(s): No
- Elevator(s): No
- Ramp(s): No
- Door Hardware: No

Wall Systems
- GWB
- Plaster

Finishes
- Wall Condition: Good
- Ceiling Condition: Fair
- Flooring Condition: Fair
- Doors and Frames Condition: Fair

Remarks:

Brick has been tuck pointed with flush mortar joints. Mortar color matches brick for a uniform appearance. Some minor mortar cracking was noted. Sandstone elements have major deterioration and spalling. Sandstone debris was covering the ground at the main entrance.

Windows are aluminum single-pane replacements with storm/screen combination. Frame finish is faded, but units are in good working condition.

Asphalt shingles were replaced in 2002. Copper gutters and downspouts are in fair condition.

Exterior walls are load-bearing masonry.

Exterior and interior corridor walls are load-bearing masonry. Floors are wood joists. Roof is framed by wood rafters.

Entrance: ramp to door does not meet code. Stairs: original wood railings - no guardrail. Elevators: outdated and do not meet code.

Walls have been recently painted. There are some areas of wood wainscot which is in good condition. ACT ceilings are outdated and stained. Flooring is mostly vinyl sheet and VCT. VCT is worn and outdated. Entrances have brick paver floors which are worn and corroded from salt. There are some areas of carpet in offices. Flooring is most likely applied over original wood floors. Doors are wood in metal frames.

MECHANICAL

Many areas lack air conditioning and have increased heat loads.

Building Heating

- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Hot Water

Building Cooling

- Air Conditioned: No
- Stand Alone System:

Building Ventilation

- Mechanical: Yes
- Constant Volume: Poor
- General Exhaust: Poor

Hot Water fed from Merrill.

Constant volume with hot water reheat needs replacement.

Needs replacement.
**PLUMBING**

<table>
<thead>
<tr>
<th>Plumbing Utilities</th>
<th>Domestic water fed by Merrill Hall.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitary Sewer: Fair</td>
<td></td>
</tr>
<tr>
<td>Storm Sewer: Fair</td>
<td></td>
</tr>
</tbody>
</table>

**Domestic Water Heating**

<table>
<thead>
<tr>
<th>Domestic Water Heating: Fair</th>
<th>Fed from Merrill Hall.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heated: Yes</td>
<td></td>
</tr>
<tr>
<td>Water Heater Type: Electric</td>
<td></td>
</tr>
</tbody>
</table>

**Domestic Water Piping Distribution**

<table>
<thead>
<tr>
<th>Piping Condition: Poor</th>
<th>Piping in need of replacement.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Piping Type: Galvanized</td>
<td></td>
</tr>
<tr>
<td>Insulated: Yes</td>
<td></td>
</tr>
<tr>
<td>Insulation Type: Fiberglass</td>
<td></td>
</tr>
<tr>
<td>Insulation Condition: Fair</td>
<td></td>
</tr>
</tbody>
</table>

**Building Sanitary Sewer**

<table>
<thead>
<tr>
<th>Sewer Condition: Fair</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Piping Type: Cast Iron</td>
<td></td>
</tr>
</tbody>
</table>

**Building Storm Water Sewer**

<table>
<thead>
<tr>
<th>Sewer Condition: Fair</th>
<th>Exterior downspouts to combination sewer.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Piping Type: Cast Iron</td>
<td></td>
</tr>
</tbody>
</table>

**Building Fixtures**

|--------------|--------------|----------------------------|-------------------------|

**Fire Protection**

| System Condition: Fair | Fully Sprinklered |

---

**ELECTRICAL**

The emergency generator requires frequent maintenance and is overloaded. Exterior incandescent lighting is inadequate.

**Electrical Service**

<table>
<thead>
<tr>
<th>Service Provider: See Remarks</th>
<th>See Merrill Hall remarks.</th>
</tr>
</thead>
</table>

**Service Transformer**

<table>
<thead>
<tr>
<th>Service Transformer Condition: See Remarks</th>
<th>See Merrill Hall remarks.</th>
</tr>
</thead>
</table>

**Primary Equipment**

<table>
<thead>
<tr>
<th>Primary Equipment Condition: See Remarks</th>
<th>See Merrill Hall remarks.</th>
</tr>
</thead>
</table>

**Main Low Voltage Equipment**

<table>
<thead>
<tr>
<th>Equipment Condition: See Remarks</th>
<th>See Merrill Hall remarks.</th>
</tr>
</thead>
</table>

**Emergency Power**

<table>
<thead>
<tr>
<th>Generator Condition: See Remarks</th>
<th>See Holton Hall remarks.</th>
</tr>
</thead>
</table>

**Lighting**

<table>
<thead>
<tr>
<th>Exterior Condition: Fair</th>
<th>Interior Condition: Fair</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Source: Emergency Generator</td>
<td>Campus Based Control via relay or contactor</td>
</tr>
</tbody>
</table>

**Interior Control Measures:** Manual Controls

**Fire Alarm/ Detection System**

| Control Panel Condition: See Remarks | See Merrill Hall remarks. |
## TELECOMMUNICATIONS

### Outside Plant

- **Multi-Mode Fiber**
  - Count: 18
  - Term: Yes
  - From: END

- **Single-Mode Fiber**
  - Count: 10
  - Term: No
  - From: END

- **ATT Cable**
  - Count: 100
  - Term: Yes
  - From: MIT

- **500 Hard Line Campus Feed**
  - Count: YES
  - Term: Yes

### Inside Plant

- **Fiber Riser:** Yes
  - Type: Fiber MM

- **Telephone Riser:** Yes
  - Type: Copper CAT3

- **Horizontal Cable Voice:** Yes
  - Type(s): CAT3

- **Horizontal Cable Data:** Yes
  - Type(s): CAT5 and CAT6

- **Campus Cable Distance:** Yes
  - Type: RG6
Background and History:
A former Ford Motor Company Model T factory that has housed various university facilities for years, the newly renovated Kenilworth Building consists of two wings, one academic wing, and one housing wing.

GENERAL INFORMATION
Occupant and Use:
Peck School of the Arts, resident hall
**ARCHITECTURE**

**Site:**

**Exterior**

*Types of Veneers and Condition*
- Metal Panel: Excellent
- Architectural Precast: Fair
- Curtainwall: Excellent

*Window Systems and Conditions*
- Casement: Excellent
- Fixed: Excellent
- Metal Clad: Good
- Other: Good

*Roof System and Condition*
- EPDM: 
- Built-Up: 
- Ballasted: Excellent
- Other: Good

**Wall Composition**

- Insulated

**Structure**

*Type*
- Cast-in-Place
- Concrete
- Structural Steel
- Other

**Interior**

*Accessibility Compliance*
- Entrance(s): Yes
- Toilet Facilities: Yes
- Stair(s): Yes
- Elevator(s): Yes
- Ramp(s): Yes
- Door Hardware: Yes

*Wall Systems*
- GWB
- CMU

*Finishes*
- Wall Condition: Excellent
- Ceiling Condition: Good
- Flooring Condition: Excellent
- Casework Condition: Excellent
- Doors and Frames Condition: Excellent

**Remarks:**

- The precast concrete veneer is scaling and peeling at the exterior vents and ribbed details; in addition to many evident cracks and past repairs.
- Casement windows are used at ceiling height in common use areas. The upper floors employ metal cladding on the exterior. Awning windows are placed below the fixed window units.
- A standing seam roof system and terrace can be seen from the upper floor windows of the Kenilworth building. As reported by Mike Marley, the east, west, elevator penthouse, and skylight roofs all have concrete structures. The sixth floor penthouse roof is a metal deck structure. The loading dock roofs are wood deck structures. The east roof is EPDM, whereas the north side of the sixth floor penthouse, the skylight roof, and the west roofs are asphalt bitumen with a gravel surface. The remainder of the sixth floor penthouse, as well as the elevator penthouse roofs are a modified bitumen with a white paradiene surface. The loading dock roofs have granular surfaces.
- Precast panels on cast in place conc structure
- Exposed concrete columns on the interior of the building show large portions of aggregate. Composite deck structures can be seen in the egress stairwells. As reported by Mike Marley, the east, west, elevator penthouse, and skylight roofs all have concrete structures. The sixth floor penthouse roof is a metal deck structure. The loading dock roofs are wood deck structures.
- Newer remodel/addition. Minimal ADA issues
- Interior CMU is exposed and unpainted.
- First floor ceilings are in excellent condition, but upper floor ceilings are in good condition. Drop accent ceilings are made of finished plywood, along side 2’x2’ acoustic tile, and uniformly painted exposed structure. The main finish flooring is carpet throughout.
### MECHANICAL

**Building Heating**
- Heated: Yes
- Condition: Good
- Stand Alone System: Yes
- Heating System Type: Hot Water

**Building Cooling**
- Air Conditioned: Yes
- Condition: Good
- Stand Alone System: Yes
- Cooling System Type: Chilled Water

**Building Ventilation**
- Mechanical: Yes
- Variable Air Volume: Good
- General Exhaust: Good
- Special Exhaust: Good

### PLUMBING

**Plumbing Utilities**
- Domestic Water: Good
- Sanitary Sewer: Good
- Storm Sewer: Good

**Domestic Water Heating**
- Domestic Water Heating: Good
- Heated: Yes
- Water Heater Type: Gas

**Domestic Water Piping Distribution**
- Piping Condition: Good
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good

**Building Sanitary Sewer**
- Sewer Condition: Good
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Good
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good

**Building Fixtures**
- Toilets: Good
- Sinks and Lavatories: Good

**Fire Protection**
- Fully Sprinklered

*System less than 3 years old.*
ELECTRICAL

Electrical Service
Service Provider: Utility

Primary Equipment
Primary Equipment Condition: Good

Main Low Voltage Equipment
Equipment Condition: Good

Emergency Power
Generator Condition: Good
Generator Manufacturer: Kohler Co.
Generator Location: Indoor
Generator Fuel Supply: Diesel
kW/kVA Rating: 400kW

Lighting
Exterior Condition: Good
Interior Condition: Good

Fire Alarm/ Detection System
Control Panel Condition: Excellent
Manufacturer: NOTIFIER
Manual Alarm Type: Addressable
Signal Type: Voice

TELECOMMUNICATIONS

ATT Cable
From: Kenilworth

Inside Plant
Fiber Riser: Yes
Type(s): Fiber MM
Telephone Riser: Yes
Type: Copper CAT3
Horizontal Cable Voice: Yes
Type(s): CAT6
Horizontal Cable Data: Yes
Type(s): CAT6

Located in Rm B02.
Kenilworth Square East

Building Name: Kenilworth Square East
Building Address: 1925 E. Kenilworth Place
Building City: Milwaukee

SUMMARY
Building No.: 1914E
Building Type: Academic
Year Constructed: 1914
Addition(s): 2006
Historical Status: No
Number of Floors:
   Above Ground: 7
   Below Ground: 1

ASF: 0
GSF: 195,367
GPR: 65
PR: 35

Parking:
   Adjacent Structure
   Street Parking

GRADING MATRIX
Physical: i
Functional: A

Background and History:
A former Ford Motor Company Model T factory that has housed various university facilities for years, the newly renovated Kenilworth Building consists of two wings, one academic wing, and one housing wing.

GENERAL INFORMATION
Occupant and Use:
Peck School of the Arts, resident hall
# ARCHITECTURE

<table>
<thead>
<tr>
<th>Site:</th>
<th>Remarks:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior</td>
<td>A tube steel entry canopy is being employed.</td>
</tr>
<tr>
<td>Types of Veneers and Condition</td>
<td></td>
</tr>
<tr>
<td>Brick:</td>
<td></td>
</tr>
<tr>
<td>Metal Panel:</td>
<td></td>
</tr>
<tr>
<td>Architectural Precast:</td>
<td></td>
</tr>
<tr>
<td>Wall Composition</td>
<td>Brick infill in cast in place conc structure</td>
</tr>
<tr>
<td>Interior</td>
<td>Newer remodel. Minimal ADA issues.</td>
</tr>
<tr>
<td>Accessibility Compliance</td>
<td>All finishes newer from recent remodel</td>
</tr>
</tbody>
</table>

### MECHANICAL

<table>
<thead>
<tr>
<th>Building Heating</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Heated:</td>
<td>Yes</td>
</tr>
<tr>
<td>Condition:</td>
<td>Good</td>
</tr>
<tr>
<td>Stand Alone System:</td>
<td>Yes</td>
</tr>
<tr>
<td>Heating System Type:</td>
<td>Hot Water</td>
</tr>
<tr>
<td>System less than 3 years old.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Cooling</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Air Conditioned:</td>
<td>Yes</td>
</tr>
<tr>
<td>Condition:</td>
<td>Good</td>
</tr>
<tr>
<td>Stand Alone System:</td>
<td>Yes</td>
</tr>
<tr>
<td>Cooling System Type:</td>
<td>Chilled Water</td>
</tr>
<tr>
<td>System less than 3 years old.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Ventilation</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanical:</td>
<td>Yes</td>
</tr>
<tr>
<td>Variable Air Volume:</td>
<td>Good</td>
</tr>
<tr>
<td>General Exhaust:</td>
<td>Good</td>
</tr>
<tr>
<td>Special Exhaust:</td>
<td>Good</td>
</tr>
<tr>
<td>System less than 3 years old.</td>
<td>System less than 3 years old. System less than 3 years old.</td>
</tr>
</tbody>
</table>
**PLUMBING**

**Domestic Water Heating**
- Domestic Water Heating: Good
- Heated: Yes
- Water Heater Type: Gas

**Domestic Water Piping Distribution**
- Piping Condition: Good
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good

**Building Sanitary Sewer**
- Piping Type: Cast Iron
- Good

**Building Storm Water Sewer**
- Sewer Condition: Good
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good

**Building Fixtures**
- Toilets: Good
- Sinkes and Lavatories: Good
- Drinking Fountains: Good

**Fire Protection**
- System less than 2 years old.

**ELECTRICAL**

**Electrical Service**
- Service Provider: Utility

**Service Transformer**
- Service Transformer Condition: Excellent

**Primary Equipment**
- Primary Equipment Condition: Excellent

**Main Low Voltage Equipment**
- Equipment Condition: Excellent

**Emergency Power**
- Generator Condition: Excellent
- Generator Manufacturer: Kohler Co.
- Generator Location: Indoor
- Generator Fuel Supply: Diesel
- kW/kVA Rating: 400kW

**Lighting**
- Exterior Condition: Good
- Interior Condition: Good

**Fire Alarm/ Detection System**
- Control Panel Condition: Excellent
- Manufacturer: NOTIFIER
- Manual Alarm Type: Addressable
- Signal Type: Voice

Located in Rm B02.
<table>
<thead>
<tr>
<th>Inside Plant</th>
<th>Type(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiber Riser:</td>
<td>Fiber MM</td>
</tr>
<tr>
<td>Telephone Riser:</td>
<td>Copper CAT3</td>
</tr>
<tr>
<td>Horizontal Cable Voice:</td>
<td>CAT6</td>
</tr>
<tr>
<td>Horizontal Cable Data:</td>
<td>CAT6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Outside Plant</th>
<th>Type(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Mode Fiber</td>
<td>Fiber MM</td>
</tr>
<tr>
<td>ATT Cable</td>
<td>Copper CAT3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Count: GIG</th>
<th>From:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ATT Cable</td>
<td>LEASED</td>
</tr>
<tr>
<td>Count: 100 Term: Yes</td>
<td>MIT</td>
</tr>
</tbody>
</table>

Fiber Riser: Yes
Telephone Riser: Yes
Horizontal Cable Voice: Yes
Horizontal Cable Data: Yes
BUILDING NAME: Kenilworth Square Parking

Building Address: 2150 N. Farwell Avenue
Building City: Milwaukee

SUMMARY

Building No.: 1914
Building Type: Transportation
Year Constructed: 1914
Addition(s): 1942, 2006
Historical Status: No
Number of Floors:
- Above Ground: 0
- Below Ground: 1

Parking:

Adjacent Structure

GRADING MATRIX
Physical: i
Functional: A

Background and History:

GENERAL INFORMATION

Occupand and Use:
At grade parking for residents

Location Key

Typical Floor Plate
## ARCHITECTURE

### Site:

#### Exterior

- **Types of Veneers and Condition**
  - Metal Panel: Excellent
  - Curtainwall: Excellent
  - Other: Excellent

- **Window Systems and Conditions**
  - Fixed: Excellent
  - Metal Clad: Excellent

- **Wall Composition**
  - Veneer over CMU
  - Uninsulated

#### Structure

- **Type**
  - Cast-in-Place
  - Concrete

- **Accessibility Compliance**
  - Entrance(s): Yes
  - Toilet Facilities: N/A
  - Stair(s): Yes
  - Elevator(s): N/A
  - Ramp(s): Yes
  - Door Hardware: Yes

- **Wall Systems**
  - Plaster
  - CMU

- **Finishes**
  - Wall Condition: Fair
  - Ceiling Condition: Fair
  - Doors and Frames Condition: Excellent

### Remarks:

- Metal plant screens make up the veneer placed in the plaza between the Kenilworth Square Apartments and Kenilworth Square East.

- The lower level of the parking structure has metal clad openings with no glass, whereas the upper level of the parking structure has fixed openings with glass inserts.

- Exposed concrete columns at the interior of the structure are experiencing paint peeling and chipping.

- The interior walls of the parking structure are plaster and precast concrete, which are beginning to form horizontal cracks that originate at the window openings only.

- The interior finishes of the parking area are demonstrating some wall cracking and chipping, as well as some ceiling cracking and chipping.

## MECHANICAL

## PLUMBING

## ELECTRICAL

- **Electrical Service**
  - Service Provider: Utility

- **Service Transformer**
  - Service Transformer: Utility

- **Main Low Voltage Equipment**
  - Equipment Condition: Good

- **Emergency Power**
  - Generator Condition: Good

- **Lighting**
  - Exterior Condition: Good
  - Interior Condition: Good

- **Fire Alarm/ Detection System**
  - Control Panel Condition: Good
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Background and History:
Construction was begun on the Klotsche Center in the fall of 1975. It was named in 1978 for J. Martin Klotsche (1907-1995), professor of history and president of Milwaukee State Teachers College-Wisconsin State College from 1946 to 1956, and provost-chancellor of UWM from 1956 to 1973. Klotsche died in 1995.

GENERAL INFORMATION
Occumand and Use:
The building houses classrooms, offices, a multi-purpose gymnasium, handball and racquetball courts, a combative gymnasium, weight training rooms, and a 25-yard swimming pool.

Functionality Assessment:
Basement level is circuitous and difficult to navigate. Way-finding needs to be improved. Ceilings in basement level are low and not ideal for exercise uses.

Code/Health and Safety Issues:
Sprinkler upgrades are needed in the older portions of the building.
ARCHITECTURE

The Klotsche Center is a brick and metal clad, irregularly shaped building. On the west and south facades, the cast-in-place structure is expressed as column and beam elements. Its form is dictated by the unique space requirements of the sports-related functions within. Large angular metal-clad volumes rise up above the brick base to enclose the tall gymnasium. Interior finishes are durable and utilitarian and are comprised of terrazzo floors, painted CMU walls, ACT ceilings, and exposed steel and concrete structure. Access to the building is now provided only through the new Pavilion addition. All other existing doors in Klotsche Center are emergency exits only.

Site:

Exterior

Types of Veneers and Condition
- Brick: Good
- Metal Panel: Good
- Other: Good

Window Systems and Conditions
- Other: Fair

Roof System and Condition
- EPDM: Good
- Other: Good

Wall Composition
- Veneer over CMU

Remarks:

Brick has some minor mortar cracking at base. Metal panel cladding is dark bronze standing seam wall panels. Cast-in-place concrete walls have minor staining and discoloration.

Windows are original painted steel single-pane units. Frames have areas of peeling and chipped paint.

Adhered EPDM roof was installed in 2006. Areas of fiberglass shingles were re-roofed in 2006.

Structure

Type
- Cast-in-Place
- Concrete
- Structural Steel

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facility(s): No
- Stair(s): No
- Elevator(s): No
- Ramp(s): N/A
- Door Hardware: Yes

Wall Systems
- CMU
- Other

Finishes
- Wall Condition: Good
- Ceiling Condition: Good
- Flooring Condition: Good
- Doors and Frames Condition: Good

Exterior walls are CMU with integral cast-in-place concrete columns. Floors are cast-in-place concrete waffle slab. Roof structure is steel trusses with purlins and roof deck.

Toilet stalls do not have the proper clearances and some are missing grab bars. Stairs do not have guardrails and railings to not meet 4” sphere rule. Elevator is original to building and needs cab/control upgrades. Most traffic uses the neighboring Pavilion elevator.

All interior walls are CMU except areas of CIP concrete walls in racquet ball courts.

Walls are predominantly painted CMU. Ceilings are ACT or exposed CIP waffle slab. Corridor floors are terrazzo. Basement level exercise rooms have wood floors. Doors are hollow metal.
MECHANICAL

Mechanical noise is loud in the Pavilion parking levels.

**Campus Utilities**
- Chilled Water: Excellent
- High Pressure Steam: Excellent
- Steam Condensate Return: Good
- Utility Steam Type: Pumped

**Building Heating**
- Heated: Yes
- Condition: Good
- Stand Alone System: No
- Heating System Type: Hot Water

**Building Cooling**
- Air Conditioned: Yes
- Condition: Good
- Stand Alone System: No
- Cooling System Type: Chilled Water

**Building Ventilation**
- Mechanical: Yes
- Constant Volume: Fair
- Variable Air Volume: Good
- General Exhaust: Good
- Special Exhaust: Good

Some existing systems in original building need replacement.
PLUMBING

Original building fixtures need replacement.

Plumbing Utilities
- Domestic Water: Good
- Sanitary Sewer: Good
- Storm Sewer: Good

Domestic Water Heating
- Domestic Water Heating: Excellent
- Heated: Yes
- Water Heater Type: Steam

Domestic Water Piping Distribution
- Piping Condition: Good
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good

Building Sanitary Sewer
- Sewer Condition: Good
- Piping Type: PVC

Building Storm Water Sewer
- Sewer Condition: Good
- Piping Type: PVC
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good

Building Fixtures
- Toilets: Good
- Urinals: Good
- Sinkes and Lavatories: Good
- Drinking Fountains: Good

Fire Protection
- System Condition: Good
- Partially Sprinklered

Some areas of the addition are not sprinklered.
**ELECTRICAL**

Lighting is inadequate in the Pavilion parking levels. Motor control center in the pool is extremely deteriorated.

**Electrical Service**
- **Service Provider:** Campus
- **Primary Voltage:** 4.16kV 3 Wire

**Service Transformer**
- **Service Transformer Condition:** Good
- **Transformer Manufacturer:** See Remarks
- **Transformer Type:** Dry-Type
- **Transformer Location:** Indoor

**Primary Equipment**
- **Primary Equipment Condition:** See Remarks
- **Medium Voltage Manufacturer:** See Remarks
- **Equipment kV Rating:** 5.5kV
- **Continuous Ampere Rating:** 600A

**Main Low Voltage Equipment**
- **Equipment Condition:** Good
- **Equipment Manufacturer:** ITE
- **Voltage Rating:** 480Y/277V 4 Wire
- **Ampere Rating:** 1600A

**Emergency Power**
- **Generator Condition:** Excellent
- **Generator Manufacturer:** Kohler Co.
- **Generator Location:** Indoor
- **Generator Fuel Supply:** Natural Gas
- **Voltage Rating:** 480Y/277V 4 Wire
- **Other:** 180kW

**Lighting**
- **Exterior Condition:** Excellent
- **Emergency Source:** Emergency Generator
- **Exterior Control Measures:** Campus Based Control via relay or contactor
- **Interior Control Measures:** Occupancy Sensors

**Fire Alarm/ Detection System**
- **Control Panel Condition:** Excellent
- **Manufacturer:** SimplexGrinnell LP
- **Manual Alarm Type:** Addressable
- **Signal Type:** Voice

---

Pavilion Substation 1 - ABB; 1500kVA serves 2000A-480Y/277V.

Klotsche Substation 2 - ABB; 1000kVA serves 4160V x 480Y/277V (79759 kW peak demand)

Substation 3 - 75kVA serves 480Y/277V

Underwent 2003 renovation.
ITE Switch for Klotsche and separate S&C switch for Pavilion.

Substation 1 - 1500kVA serves 2000A-480Y/277V.
Substation 2 Klotsche- 1600A-480Y/277V; 225kva-(480 x 208Y/120V) 800A-208Y/120V.
Substation 3 - 75kVA serves 480Y/277V
Located in Rm G214.
### TELECOMMUNICATIONS

#### Outside Plant

- **Multi-Mode Fiber**
  - Count: 36
  - Term: Yes
  - From: END

- **Single-Mode Fiber**
  - Count: 10
  - Term: No
  - From: END
  - Condition: Out Dated

- **ATT Cable**
  - Count: 200
  - Term: Yes
  - From: MIT

#### Inside Plant

- **Fiber Riser:** Yes
  - Type: Fiber MM

- **Telephone Riser:** Yes
  - Type: Copper CAT3

- **Horizontal Cable Voice:** Yes
  - Type(s): CAT3

- **Horizontal Cable Data:** Yes
  - Type(s): CAT5 and CAT6

- **Campus Cable Distance:** Yes
  - Type: RG6

---
Background and History:
The Kunkle Center originally housed the Campus Elementary School, which served as the model school for the School of Education until the program ended in 1971. Since then the building has housed an Early Childhood Study Center, University Information Systems, and the High School Equivalency Program. In 1983 the building was named for Ethel Wright Kunkle, a long-time UWM faculty member who specialized in early childhood education.

GENERAL INFORMATION
Occupand and Use:
UWM Children’s Center

Code/Health and Safety Issues:
Building is not sprinklered. Miscellaneous areas with VAT flooring. Fire alarm system needs replacement.
**ARCHITECTURE**

**Site:**

**Exterior**

*Types of Veneers and Condition*
- Brick: Good
- Metal Panel: Good

*Window Systems and Conditions*
- Double Hung: Fair
- Metal Clad: Fair

**Remarks:**
The exterior veneer is dated, but has no brick or joint problems. Aluminum fascias and stone details are also in use.

**Structure**

*Wall Composition*
- Veneer over CMU

*Type*
- Cast-in-Place
- Concrete
- Structural Steel

**Interior**

*Accessibility Compliance*
- Entrance(s): Yes
- Toilet Facilities: No
- Stair(s): No
- Elevator(s): Yes
- Ramp(s): Yes
- Door Hardware: No

*Wall Systems*
- CMU

*Finishes*
- Wall Condition: Good
- Ceiling Condition: Good
- Flooring Condition: Good
- Doors and Frames Condition: Fair

**Remarks:**
Brick and CMU walls that are load bearing

Precast concrete tees run North to South through the structure. Structural steel can also be identified at the rooms adjacent to Kenwood Boulevard.

**MECHANICAL**

There is no central air conditioning and the heating system requires frequent maintenance. Existing window air conditioners are loud and require frequent maintenance. Overall HVAC systems are in poor condition, and in need of replacement.

**Campus Utilities**

- High Pressure Steam: condensate leaking
- Utility Steam Type: Pumped

**Building Heating**

- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Low

**Building Cooling**

Air Conditioned: No

**Building Ventilation**

- Mechanical: Yes
- Constant Volume: Poor
PLUMBING

The restrooms are showing wear and do not meet most current ADA accessibility requirements.

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Good
- Heated: Yes
- Water Heater Type: Electric/Steam

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Foam
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Fixtures**
- Toilets: Fair
- Urinals: Fair
- Sinkes and Lavatories: Fair
- Drinking Fountains: Fair

The bldg has 1 steam heater and several electric heaters.
**ELECTRICAL**

The building systems are deteriorating with age. The building has no emergency power or lighting. Secondary power distribution is at capacity. Lighting levels are inadequate in areas.

**Electrical Service**
- Service Provider: Campus
- Service Source: Primary Voltage
- Nominal Service Voltage: 4.16kV 3 Wire
- Service Lateral: Underground
- Campus Primary Feeder Ckt: C5
- Campus Back-up Feeder Ckt: 3

**Service Transformer**
- Service Transformer Condition: Fair
- Service Transformer: Campus Owned
- Service Transformer: 200kVA (4160V x 208Y/120V)

**Primary Equipment**
- Primary Equipment Condition: Fair

**Main Low Voltage Equipment**
- Equipment Condition: Fair
- Equipment Manufacturer: Square D
- Voltage Rating: 208Y/120V 4 Wire
- Ampere Rating: 600A

**Emergency Power**
- Generator Condition: N/A

**Lighting**
- Exterior Condition: Fair
- Interior Condition: Fair
- Emergency Source: Spot-type Emergency Battery Units
- Exterior Control Measures: Stand-alone Timeclock & Contactor
- Interior Control Measures: Manual Controls

**Fire Alarm/ Detection System**
- Control Panel Condition: Fair
- Manufacturer: SimplexGrinnell LP
- Manual Alarm Type: Addressable
- Signal Type: Voice

**TELECOMMUNICATIONS**

**Outside Plant**
- Multi-Mode Fiber
  - Count: 36  Term: Yes  From: EMS
- Single-Mode Fiber
  - Count: 10  Term: No  From: EMS  Condition: Out Dated
- ATT Cable
  - Count: 50 PAIR  Term: Yes  From: MIT

**Inside Plant**
- Fiber Riser: Yes  Type: Fiber MM
- Telephone Riser: Yes  Type: Copper CAT3
- Horizontal Cable Voice: Yes  Type(s): CAT3
- Horizontal Cable Data: Yes  Type(s): CAT5 and CAT6
- Campus Cable Distance: Yes
Background and History:
Lapham Hall was named for Increase Allen Lapham (1811-1875), Wisconsin's first eminent scientist. A botanist, surveyor, geologist, cartographer, and meteorologist, Lapham established and headed the first U.S. Weather Bureau in 1869. Lapham Hall, the first major building constructed after the merger of 1956, housed the Botany, Chemistry, and Zoology Departments. Chemistry moved to its own building in 1974. Botany and Zoology were merged in 1984 to form the Department of Biological Sciences.

GENERAL INFORMATION
Occupant and Use:
An addition to Lapham Hall opened in 1992, and houses Geological Sciences, the Greene Museum collection, the Advanced Analysis Center, and central animal care facilities.

Functionality Assessment:
Future growth is limited. Restrictive floor to ceiling heights.
Lapham Hall North and South

ARCHITECTURE

Site:

Exterior

Types of Veneers and Condition
- Brick: Good
- Metal Panel: Excellent
- Architectural Precast: Good

Window Systems and Conditions
- Fixed: Excellent
- Extruded Aluminum: Excellent

Roof System and Condition
- EPDM:
- Ballasted:
- Adhered/Fastened:
- Other:

Wall Composition
- Veneer over Metal Stud
- Insulated

Structure

Type
- Cast-in-Place
- Concrete
- Structural Steel
- Precast Concrete

Interior

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facility(s): Yes
- Stair(s): Yes
- Elevator(s): Yes
- Ramp(s): Yes
- Door Hardware: Yes

Wall Systems
- CMU
- Other

Finishes
- Ceiling Condition: Good
- Flooring Condition: Good

Remarks:

Lapham Hall is generally in good shape, besides being dated and dirty with some deterioration at grade for the west addition. No brick joint problems are apparent at this time. The penthouse veneer is noticeably newer.

Recently updated window and door systems are in use, but the sealants are aging and drying.

As reported by Mike Marley, a number of separate roof areas exist for this building. Most commonly, the roof decks of the structure are poured concrete, metal deck, or precast concrete tee shapes. Roofs are generally insulated and include types such as one inch perlite, two to four inch EPS, and three inch isocyanurate. Typical finish combinations include coal tar pitch with a gravel surface, ballasted 60 mil EPDM, 45 mil hypalon, and prefinished metal standing seam roofs.

As reported by Mike Marley, most commonly, the roof decks of the structure are poured concrete, metal deck, or precast concrete tee shapes.

Older portion has minimal toilet facility issues.

Soundboard is an additional wall system used in Lapham Hall.

Some areas of the building have dated finishes, including 2'x2' acoustic ceiling tiles, terrazzo floors, VCT tile, and spary on ceiling.
MECHANICAL

Campus Utilities
  Chilled Water: Fair
  High Pressure Steam: Fair
  Steam Condensate Return: Fair
  Utility Steam Type: Pumped

Building Heating
  Heated: Yes
  Condition: Good
  Heating System Type: Hot Water

Building Cooling
  Air Conditioned: Yes
  Condition: Good
  Cooling System Type: Chilled Water

Building Ventilation
  Mechanical: Yes
  Variable Air Volume: Good
  General Exhaust: Good
  Special Exhaust: Good

PLUMBING

RO system - good
Vacuum system - good
Acid waste system.

Plumbing Utilities
  Domestic Water: Fair
  Sanitary Sewer: Fair
  Storm Sewer: Fair

Domestic Water Heating
  Domestic Water Heating: Good
  Heated: Yes
  Water Heater Type: Steam

Domestic Water Piping Distribution
  Piping Condition: Fair
  Piping Type: Copper
  Insulated: Yes
  Insulation Type: Fiberglass
  Insulation Condition: Fair

Building Sanitary Sewer
  Sewer Condition: Fair
  Piping Type: Cast Iron

Building Storm Water Sewer
  Sewer Condition: Fair
  Piping Type: Cast Iron
  Insulated: Yes
  Insulation Type: Fiberglass
  Insulation Condition: Fair

Building Fixtures
  Toilets: Fair
  Urinals: Fair
  Sinkes and Lavatories: Fair
  Drinking Fountains: Fair

Fire Protection
  System Condition: Fair
  Fire Pump
Existing generator and electrical distribution do not support the current needs of the building.

**Electrical Service**
- **USS 1 (east)**: pri C4; bu 3
- **USS 2 (west)**: pri C2; bu 1
- **USS 3 (loading dock north)**: pri 1; C2

**Service Transformer**
- **USS 1 (east)**: Cutler-Hammer; 500kva (4160V x 480Y/277V)
- **USS 2 (west)**: GE; 1000kva (4160 x 480Y/277V)
- **USS 3 (loading dock north)**:
  - North East USS: Square D; 1500kVA (4160V x 480Y/277V)
  - North West USS: Square D; 1500kVA (4160V x 480Y/277V)

**Primary Equipment**
- **USS 1 (east)**: S & C
- **USS 2 (west)**: S&C
- **USS 3 (loading dock north)**:
  - North East USS: Square D
  - North West USS: Square D

**Main Low Voltage Equipment**
- **USS 1 (east)**: Cutler-Hammer 1200A-480Y/277V
- **USS 2 (west)**: GE; 2000A-480Y/277V
- **USS 3 (loading dock north)**:
  - North East USS: Square D - 3000A-480Y/277V
  - North West USS: Square D - 3000A-480Y/277V

**Emergency Power**
- **Lapham West (1991)**: 350kW-480Y/277V; Outdoor; Onan.
- **Lapham West (2005)**: 900kW 480Y/277V; Indoor; Onan, located bottom of drive next to SB89B.

**Lighting**
- Exterior Condition: Good
- Interior Condition: Good

**Fire Alarm/ Detection System**
- Control Panel Condition: Fair
- Manufacturer: NOTIFIER
- Manual Alarm Type: Addressable
- Signal Type: Voice

Existing generator and electrical distribution do not support the current needs of the building.

**Electrical Service**
- **Service Provider**: Campus
- **Service Source**: Primary Voltage
- **Nominal Service Voltage**: 4.16kV 3 Wire
- **Service Lateral**: Underground
- **Campus Primary Feeder Ckt**: See Remarks
- **Campus Back-up Feeder Ckt**: See Remarks

**Service Transformer**
- **Service Transformer Condition**: Good
- **Transformer Manufacturer**: See Remarks
- **Transformer Type**: Dry-Type
- **Transformer Location**: Indoor
- **Unit Substation Transformer**: Yes
- **Unit Substation Quantity**: 2
- **Service Metering**: Secondary

**Primary Equipment**
- **Equipment Condition**: Good
- **Medium Voltage Manufacturer**: See Remarks
- **Equipment kV Rating**: 5.5kV
- **Continuous Ampere Rating**: 600A

**Main Low Voltage Equipment**
- **Equipment Condition**: Excellent
- **Equipment Manufacturer**: See Remarks
- **Voltage Rating**: 480Y/277V 4 Wire
- **Ampere Rating**: See Remark

**Emergency Power**
- **Generator Condition**: Excellent
- **Generator Location**: Indoor
- **Generator Fuel Supply**: Diesel
- **Voltage Rating**: 480Y/277V 4 Wire
- **Other**: 350kW & 900kW

**Lighting**
- Exterior Condition: Good
- Interior Condition: Good

**Fire Alarm/ Detection System**
- Control Panel Condition: Fair
- Manufacturer: NOTIFIER
- Manual Alarm Type: Addressable
- Signal Type: Voice
## TELECOMMUNICATIONS

### Outside Plant

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<td>No</td>
<td>EMS</td>
<td>Out Dated</td>
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<td>ATT Cable</td>
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<td>MIT</td>
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### Inside Plant

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<td>Fiber MM &amp; SM</td>
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<td>Telephone Riser</td>
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<td></td>
<td>Copper CAT3</td>
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<tr>
<td>Horizontal Cable Voice</td>
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<td></td>
<td></td>
<td>CAT3 and CAT4</td>
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<tr>
<td>Horizontal Cable Data</td>
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<td></td>
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<td>CAT4, CAT5, and CAT6</td>
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<td>Campus Cable Distance</td>
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<td>CAT5</td>
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This page is intentionally blank.
Background and History:
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GENERAL INFORMATION
Occupant and Use:
An addition to Lapham Hall opened in 1992, and houses Geological Sciences, the Greene Museum collection, the Advanced Analysis Center, and central animal care facilities.

Functionality Assessment:
Future growth is limited. Restrictive floor to ceiling heights.
Lapham Hall West

ARCHITECTURE

Site:

Exterior

Types of Veneers and Condition
- Brick: Good
- Metal Panel: Excellent
- Architectural Precast: Good

Window Systems and Conditions
- Fixed: Excellent
- Extruded Aluminum: Excellent

Roof System and Condition
- EPDM: Good
- Ballasted: Excellent
- Adhered/Fastened: Excellent
- Other: Excellent

Wall Composition
- Veneer over Metal Stud: Insulated

Structure

Type
- Cast-in-Place Concrete
- Structural Steel Precast Concrete

Interior

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facilities: Yes
- Stair(s): Yes
- Elevator(s): Yes
- Ramp(s): Yes
- Door Hardware: Yes

Wall Systems
- CMU
- Other

Finishes
- Ceiling Condition: Good
- Flooring Condition: Good

Remarks:

Lapham Hall is generally in good shape, besides being dated and dirty with some deterioration at grade for the west addition. No brick joint problems are apparent at this time. The penthouse veneer is noticeably newer.

Recently updated window and door systems are in use, but the sealants are aging and drying.

As reported by Mike Marley, a number of separate roof areas exist for this building. Most commonly, the roof decks of the structure are poured concrete, metal deck, or precast concrete tee shapes. Roofs are generally insulated and include types such as one inch perlite, two to four inch EPS, and three inch isocyanurate. Typical finish combinations include coal tar pitch with a gravel surface, ballasted 60 mil EPDM, 45 mil hypalon, and prefinished metal standing seam roofs.

As reported by Mike Marley, most commonly, the roof decks of the structure are poured concrete, metal deck, or precast concrete tee shapes.

Older portion has minimal toilet facility issues.

Soundboard is an additional wall system used in Lapham Hall.

Some areas of the building have dated finishes, including 2'x2' acoustic ceiling tiles, terrazzo floors, VCT tile, and spary on ceiling.
MECHANICAL

Campus Utilities
Chilled Water: Fair
High Pressure Steam: Fair
Steam Condensate Return: Fair
Utility Steam Type: Pumped

Building Heating
Heated: Yes
Condition: Fair
Heating System Type: Hot Water

Building Cooling
Air Conditioned: Yes
Condition: Fair
Cooling System Type: Chilled Water

Building Ventilation
Mechanical: Yes
Constant Volume: Poor
Variable Air Volume: Fair
General Exhaust: Fair
Special Exhaust: Fair

PLUMBING
RO system - good
Vacuum system - good
Acid waste system.

Fire Protection
System Condition: Fair
Fire Pump
Fully Sprinklered

Fire pump was leaking and in need of repair/replacement.

ELECTRICAL
Existing generator and electrical distribution do not support the current needs of the building.

Electrical Service
Service Transformer
Primary Equipment
Main Low Voltage Equipment
Emergency Power
Lighting
Fire Alarm/ Detection System

See Remarks Under Lapham East/West
See Remarks Under Lapham East/West
See Remarks Under Lapham East/West
See Remarks Under Lapham East/West
See Remarks Under Lapham East/West
See Remarks Under Lapham East/West

TELECOMMUNICATIONS
### Lubar Hall

**Building Name**: Lubar Hall  
**Building Address**: 3202 N. Maryland Avenue  
**Building City**: Milwaukee  

### SUMMARY

<table>
<thead>
<tr>
<th><strong>Building No.</strong></th>
<th>1978</th>
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<tbody>
<tr>
<td><strong>Building Type</strong></td>
<td>Academic</td>
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<tr>
<td><strong>Year Constructed</strong></td>
<td>1995</td>
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<tr>
<td><strong>Addition(s)</strong></td>
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<tr>
<td><strong>Historical Status</strong></td>
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<tr>
<td><strong>Number of Floors</strong></td>
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<tr>
<td>Below Ground</td>
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**Parking:**

<table>
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<th>Adjacent Structure</th>
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</thead>
<tbody>
<tr>
<td>Physical: i</td>
</tr>
<tr>
<td>Functional: A</td>
</tr>
</tbody>
</table>

### Background and History:

This four-story facility consists of 150,000 square feet of classroom, computer labs and office space and can accommodate 2,000 students in its instructional facilities at one time. Originally constructed in 1995 as the Business Administration Building, it was renamed in 2006, Lubar Hall in honor of Sheldon B. Lubar, a prominent Milwaukee businessman, civic leader and philanthropist.

### GENERAL INFORMATION

**Occupant and Use:**

School of Business and other administrative offices
ARCHITECTURE

Lubar Hall is brick and Kasota stone-clad building with architectural precast elements. This four-story building has a flat roof and is arranged in a modified "H" configuration. This layout creates a shallow entry court at the west façade and helps create a courtyard on the east side with the Union and Bolton Hall. A circulation spine runs east-west through the building's center and contains elevators, stairs, and double-height lobbies. Floors one and two contain large lecture classrooms, while floors three and four contain department and staff offices. A double height transverse hallway on level three is topped by clerestory window and brings light into the center of the building. Lubar Hall is built over two levels of parking below.

Site:

Exterior

Types of Veneers and Condition
- Brick: Excellent
- Architectural Precast: Good
- Other: Excellent

Window Systems and Conditions
- Extruded Aluminum: Excellent

Roof System and Condition
- EPDM: Good

Wall Composition
- Veneer over CMU

Structure

Type
- Structural Steel

Interior

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facilities: Yes
- Stair(s): No
- Elevator(s): Yes
- Ramp(s): N/A
- Door Hardware: Yes

Wall Systems
- GWB
- Metal Studs

Finishes
- Wall Condition: Good
- Ceiling Condition: Good
- Flooring Condition: Good
- Casework Condition: Good
- Doors and Frames Condition: Good

Remarks:

Bricks are 12" wide units. Brick has some areas of missing vents. Architectural precast has some discoloration and staining especially at soffit conditions. There are some chipped precast window sills at grade areas. Kasota stone veneer is in excellent condition.

Windows have minor staining visible on framing.

EPDM roof is ballasted type.

Stair railings do not satisfy the 4" sphere requirement of current code.

Walls have paint and tile finishes with some scratches and minor wear. ACT and drywall ceilings have some wear and chipping. Wear patterns visible on carpeting on levels 3 & 4. Terrazzo floors on levels 1 & 2 are in excellent condition. Built-in benches are worn and scratched. Laminate window sills have chipped edges. Doors between Lubar and the Union need constant maintenance.
MECHANICAL

Campus Utilities
Chilled Water: Good
High Pressure Steam: Good
Steam Condensate Return: Good
Utility Steam Type: Pumped

Building Heating
Heated: Yes
Condition: Good
Stand Alone System: No
Heating System Type: Hot Water

Building Cooling
Air Conditioned: Yes
Condition: Good
Stand Alone System: No
Cooling System Type: Chilled Water

Building Ventilation
Mechanical: Yes
Constant Volume: Good
General Exhaust: Good
Special Exhaust: Good
Parking garage.

PLUMBING

Plumbing Utilities
Domestic Water: Fair
Sanitary Sewer: Fair
Storm Sewer: Fair

Domestic Water Heating
Domestic Water Heating: Fair
Heated: Yes
Water Heater Type: Steam

Domestic Water Piping Distribution
Piping Condition: Fair
Piping Type: Copper
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Sanitary Sewer
Sewer Condition: Fair
Piping Type: Cast Iron

Building Storm Water Sewer
Sewer Condition: Fair
Piping Type: Cast Iron
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Fixtures
Toilets: Fair
Urinals: Fair
Sinkes and Lavatories: Fair
Drinking Fountains: Fair

Fire Protection
System Condition: Fair
Fully Sprinklered

Some leakage at vic fittings.
ELECTRICAL

**Electrical Service**
- Service Provider: Campus
- Service Source: Primary Voltage
- Nominal Service Voltage: 4.16kV 3 Wire
- Service Lateral: Underground
- Campus Primary Feeder Ckt: C2
- Campus Back-up Feeder Ckt: 11

**Service Transformer**
- Service Transformer Condition: Excellent
- Service Transformer: Campus Owned
- Transformer Manufacturer: Siemens Energy & Automation
- Transformer Type: Dry-Type
- Transformer Location: Indoor
- Unit Substation Transformer: Yes
- Unit Substation Quantity: 2
- Service Metering: Secondary

Two Distribution Bays:
- MD1-(1) Serves 1000kva-(4160V x 480Y/277V)
- MD2-(1) Serves 750kva-(4160V x 208Y/120V)

Main-tie-Main 5-BAYS.

**Primary Equipment**
- Primary Equipment Condition: Excellent
- Medium Voltage Manufacturer: S&C
- Equipment kV Rating: 4.76kV
- Continuous Ampere Rating: 600A

1600A-480Y/277 Distribution: Siemens, secondary metering integral (peak demand 211kwd) Good condition, room for expansion.

3000A-208Y/120V Distribution: Siemens, secondary metering integral (peak demand 80kwd) Good condition, room for expansion.

**Main Low Voltage Equipment**
- Equipment Condition: Excellent
- Equipment Manufacturer: Siemens
- Voltage Rating: See Remarks
- Ampere Rating: See Remarks

**Emergency Power**
- Generator Condition: Excellent
- Generator Manufacturer: Adco
- Generator Location: Indoor
- Generator Fuel Supply: Natural Gas
- Voltage Rating: 480Y/277V 4 Wire
- Other: 135kW

Emergency distribution system is located within the same room as normal power distribution. Located in Rm B 05. 4130 hrs. 202A/3P output. Original eqp.

**Lighting**
- Exterior Condition: Good
- Interior Condition: Good
- Emergency Source: Emergency Generator
- Exterior Control Measures: Campus Based Control via relay or contactor
- Interior Control Measures: Occupancy Sensors

Garage lighting utilizes polycarbonate type highpressure sodium "garage luminairies".

Some detectors due for replacement.

**Fire Alarm/ Detection System**
- Control Panel Condition: Good
- Manufacturer: NOTIFIER
- Manual Alarm Type: Addressable
- Signal Type: Voice

Emergency Generator
Campus Based Control via relay or contactor
Occupancy Sensors

NOTIFIER
Addressable
Voice
TELECOMMUNICATIONS

Outside Plant

Multi-Mode Fiber
Count: 36  Term: Yes  From: LIB

Single-Mode Fiber
Count: 10  Term: No  From: LIB  Condition: Out Dated

ATT Cable
Count: 300  Term: Yes  From: MIT

500 Hard Line Campus Feed
Count: YES  Term:

Inside Plant

Fiber Riser: Yes  Type: Fiber MM
Telephone Riser: Yes  Type: Copper CAT3
Horizontal Cable Voice: Yes  Type(s): CAT3
Horizontal Cable Data: Yes  Type(s): CAT5 and CAT6
Campus Cable Distance: Yes  Type: RG6
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Lubar Hall Parking

**BUILDING NAME**  Lubar Hall Parking

**Building Address**

**Building City**

**SUMMARY**

**Building No.**  1978

**Building Type**

**Year Constructed**

**Addition(s)**

**Historical Status**

**Number of Floors**

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<th>Below Ground</th>
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<th>PR:</th>
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**Parking:**

**GRADING MATRIX**

<table>
<thead>
<tr>
<th>Physical:</th>
<th>Functional:</th>
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<tbody>
<tr>
<td>i</td>
<td>A</td>
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</table>

**Background and History:**

**GENERAL INFORMATION**
**ARCHITECTURE**

Lubar Hall Parking occupies two below grade levels under Lubar Hall. The parking structure is cast-in-place concrete foundation walls, floors, and columns. Entry into the structure is via a small service and loading area created between Lubar Hall and the Union.

**Site:**
- **Exterior**

**Remarks:**
- Walls are cast-in-place concrete foundations.
- Structure is a concrete pan & joist system
- Stairs have no guardrails. Railings do not comply with 4” sphere rule.
- Walls are CMU and cast-in-place concrete.
- Walls are painted with minor scratches from vehicles. Upper level ceiling is an insulated plaster system on metal framing. Floors are concrete slab with traffic topping. No cracking is visible.

**MECHANICAL**

**PLUMBING**
- Fire sprinkler system in the parking structure is experiencing extreme corrosion.

**Fire Protection**
- Fully Sprinklered

**ELECTRICAL**
- Parking structure lighting conduit is deteriorating.
- **Electrical Service**
  - Served from Lubar Hall.
- **Service Transformer**
  - Served from Lubar Hall.
- **Primary Equipment**
  - Served from Lubar Hall
- **Main Low Voltage Equipment**
  - Served from Lubar Hall
- **Emergency Power**
  - Served from Lubar Hall
- **Lighting**
  - Remarks applicable from Lubar Hall
- **Fire Alarm/ Detection System**
  - Served from Lubar Hall

**TELECOMMUNICATIONS**
Mellencamp Hall

BUILDING NAME: Mellencamp Hall
Building Address: 2442 E. Kenwood Boulevard
Building City: Milwaukee

SUMMARY
Building No.: 1976
Building Type: Administrative
Year Constructed: 1954
Addition(s): 1969, 1986
Historical Status: No
Number of Floors:
   Above Ground: 3
   Below Ground: 1
ASF: 27,249
GSF: 40,708

Parking:
   Adjacent Lot
   Adjacent Structure

GRADING MATRIX
Physical: iv
Functional: C

Background and History:
The building served as the College and University Library from November, 1954 until February, 1967, and was unofficially called Kenwood Library. The building was remodeled in 1969 to house the Division of Student Affairs.

GENERAL INFORMATION
Occupant and Use:
It is occupied by Enrollment Services, and Financial Aid and Student Employment Services.

Functionality Assessment:
Building is poorly organized.

Code/Health and Safety Issues:
Asbestos floor tile under carpeting throughout. Extensive asbestos in mechanical areas.
Mellencamp Hall is a two-story brick volume flanked by glass and limestone stairwells on both ends. The north façade is composed of an undulating curtain wall of glass and metal panels wrapped in a limestone frame. The south façade is a framework of limestone infilled with either limestone panels or windows. The east stairwell extends over the main brick volume and encloses a third level. Entrance lobbies are bright and feature marble walls and terrazzo floors. Interior public spaces have been updated, however perimeter offices are worn and dated.

**Site:**

**Exterior**

| Types of Veneers and Condition |  
| Brick: Good |  
| Metal Panel: Fair |  
| Other: Fair |  

**Window Systems and Conditions**

| Extruded Aluminum: Fair |  

**Roof System and Condition**

| Built-Up: Good |  

**Wall Composition**

| Veneer over CMU |  

**Interior**

**Accessibility Compliance**

| Entrance(s): Yes |  
| Toilet Facility(s): No |  
| Stair(s): No |  
| Elevator(s): Yes |  
| Door Hardware: No |  

**Wall Systems**

| GWB |  
| Plaster |  
| Metal Studs |  

**Finishes**

| Wall Condition: Good |  
| Ceiling Condition: Fair |  
| Flooring Condition: Fair |  
| Casework Condition: Fair |  
| Doors and Frames Condition: Fair |  

**Remarks:**

Brick is set in a stack bond pattern. Some areas have minor mortar cracking and discoloration. Metal panels are a spandrel application between the north windows. Panel finish is dull and showing staining from windows above. Limestone panels are used as veneer and window framing elements.

Windows are single-pane units with some tilt-in operable. There is some staining of the frames due to age. Windows are still functional.

A small area of ponding is reported on the roof. Copings are a combination of metal and limestone.

Accessible restrooms are located in the basement level, but toilets are lacking the proper side transfer clearance. Stairs are lacking guardrails and existing railings do not meet the 4" sphere rule.

Walls have been painted and updated in public areas due to the heavy use of the building. Lobbies have polished marble walls. ACT ceilings in public areas show some staining. ACT in offices may be original to the building and are in poor condition. Main entrances have terrazzo floors with minor cracking and a dull finish. Main corridors are a combination of newer VCT and (existing?) VAT. Common area doors and hardware are worn and maintenance intense.
MECHANICAL

Mechanical system is inadequate for current use. The building systems are deteriorating with age. Operational problems with ventilation systems.

**Campus Utilities**
- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped

**Building Heating**
- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Hot Water

**Building Cooling**
- Air Conditioned: Yes
- Condition: Fair
- Stand Alone System: No
- Cooling System Type: Chilled Water

**Building Ventilation**
- Mechanical: Yes
- Variable Air Volume: Poor

Air handling unit reached end of service life and needs replacement.

PLUMBING

The restrooms are showing wear and do not meet the most current ADA accessibility requirements.

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Good
- Heated: Yes
- Water Heater Type: Electric

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Galvanized
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Fixtures**
- Toilets: Fair
- Urinals: Fair
- Sinkes and Lavatories: Fair
- Drinking Fountains: Fair
ELECTRICAL

Electrical system is inadequate for current use. The building systems are deteriorating with age. No independent emergency power for the building.

Electrical Service
Service Provider: Campus
Service Source: Primary Voltage
Nominal Service Voltage: 4.16kV 3 Wire
Service Lateral: Underground

Service Transformer 250kva
Service Transformer Condition: Fair
Service Transformer: Campus Owned
Transformer Manufacturer: Sorgel
Transformer Type: Dry-Type
Transformer Location: Indoor
Unit Substation Transformer: Yes
Unit Substation Quantity: 1
Service Metering: Primary

Primary Equipment
Primary Equipment Condition: Excellent
Medium Voltage Manufacturer: S&C
Equipment kV Rating: 4.76kV
Continuous Ampere Rating: 600A

Main Low Voltage Equipment
Equipment Condition: Poor
Equipment Manufacturer: Kinney
Voltage Rating: 208Y/120V 4 Wire
Ampere Rating: 1000A

Emergency Power
Generator Condition: SEE REMARKS

EM POWER SOURCE FROM M1-11A (MUSIC BLDG.)

Lighting
Exterior Condition: Fair
Interior Condition: Good
Emergency Source: Emergency Generator
Exterior Control Measures: Campus Based Control via relay or contactor
Interior Control Measures: Occupancy Sensors

Fire Alarm/ Detection System
Control Panel Condition: Fair
Manufacturer: EDWARDS 6616
Manual Alarm Type: Zoned Non-Addressable
Signal Type: Non-Voice
## TELECOMMUNICATIONS

### Outside Plant

- **Multi-Mode Fiber**
  - Count: 36
  - Term: Yes
  - From: LIB

- **Single-Mode Fiber**
  - Count: 10
  - Term: No
  - From: LIB

- **ATT Cable**
  - Count: 200
  - Term: Yes
  - From: MIT

- **500 Hard Line Campus Feed**
  - Count: YES
  - Term: Yes

### Inside Plant

- **Fiber Riser**: No
- **Telephone Riser**: No
- **Horizontal Cable Voice**: Yes
  - Type(s): CAT3
- **Horizontal Cable Data**: Yes
  - Type(s): CAT5 and CAT6
- **Campus Cable Distance**: Yes
  - Type: RG6
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Merrill Hall was acquired in the Milwaukee-Downer College campus purchase. It was named for William P. Merrill (1817-1898), and his wife, Elizabeth. A pioneer Milwaukee industrialist, Merrill contributed $10,000 for Merrill Memorial Chapel, a north wing of the building, in memory of his wife. Merrill Hall was designated as a landmark building in 1973. Renovations began in 1980 and the building was reopened in 1982.

GENERAL INFORMATION
Occupancy and Use:
It has been occupied by the Communication Department since 1964.

Functionality Assessment:
Not successful as a classroom building. Building systems lacking and bearing walls limit flexibility.

---

**SUMMARY**

**Building No.** 1922  
**Building Type** Academic  
**Year Constructed** 1899  
**Addition(s)** 1982  
**Historical Status** Both US

**Number of Floors**

- Above Ground: 5  
- Below Ground: 1

**GPR:** 100  
**PR:** 0

**Parking:**
- Adjacent Lot
- Street Parking

**GRADING MATRIX**

| Physical: | C |
| Functional: | iii |

---

**Exterior Image**

**Location Key**

**Typical Floor Plate**
Merrill Hall is a three-story brick building arranged in a T-shaped plan. The brick exterior is accented by sandstone sills, accent elements, and a rusticated base. The building is capped with a shingle-covered gable roof. The center of the building is anchored with a brick tower that extends above the adjoining rooflines. Fenestrations are a combination of rectangular window openings and tudor arched door and window openings. The building interior is arranged in a double-loaded corridor. A large lecture hall occupies the stem of the "T" and features elaborate wood ceiling/roof trusses and large windows.

**Site:**

- **Exterior**
  - Types of Veneers and Condition
    - Brick: Good
    - Other: Fair
  - Window Systems and Conditions
    - Double Hung: Fair
  - Roof System and Condition
    - Other: Good
  - Wall Composition
    - Uninsulated
    - Other

- **Remarks:**
  - Brick has flush mortar joints. Some areas of brick have been replaced. Minor cracking, especially at windows is evident. Sandstone elements are experiencing some spalling and chipping.

- Windows are single-pane replacement units with storms and screens. Units are dated and finish is faded. The large ornamental window frame is rotting.

- Asphalt shingles were replaced in 2002. Gutters and conductors are copper. Some steel copings are rusting and peeling paint.

- Exterior walls are load-bearing masonry.

- Exterior walls and corridors are load-bearing masonry. Floors are wood joists. Roof rafters are wood.

- Ramp to entrance does not meet code requirements. Accessible toilet stalls do not allow side transfer. Stairs do not have proper guardrails. Elevator is outdated. Ramps do not have proper railings.

- Walls are a combination of newer drywall partitions and existing plaster walls.

- Walls are painted and showing signs of wear. ACT ceiling tiles are discolored and chipped. Sheet vinyl floors in corridors have scuff marks from heavy traffic. VCT tile in classrooms has slight bubbling at edges, as well as general staining. Brick pavers at lobby are in poor condition and have damage from salt. Concrete floor in G44 and G46 is breaking apart. Door locksets are obsolete with repair parts unavailable.
MECHANICAL

Many areas lack air conditioning and have increased heat loads.

**Campus Utilities**
- Low Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped

**Building Heating**
- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Hot Water

**Building Cooling**
- Air Conditioned: No
- Stand Alone System:

**Building Ventilation**
- Mechanical: Yes
- Constant Volume: Poor
- General Exhaust: Poor

PLUMBING

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Fair
- Heated: Yes
- Water Heater Type: Electric

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Galvanized
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: No

**Building Fixtures**
- Toilets: Fair
- Urinals: Fair
- Sinkes and Lavatories: Fair
- Drinking Fountains: Fair

**Fire Protection**
- System Condition: Fair
- Fully Sprinklered
**ELECTRICAL**

The emergency generator requires frequent maintenance and is overloaded. Exterior incandescent lighting is inadequate.

**Electrical Service**

- **Service Provider:** Campus
- **Service Source:** Primary Voltage
- **Nominal Service Voltage:** 4.16kV 3 Wire
- **Service Lateral:** Underground

- **Service Transformer**
  - **Service Transformer Condition:** Fair
  - **Service Transformer Manufacturer:** Siemens Energy & Automation
  - **Transformer Type:** Dry-Type
  - **Transformer Location:** Indoor
  - **Unit Substation Transformer:** Yes
  - **Unit Substation Quantity:** 1
  - **Service Metering:** Primary

- **Primary Equipment**
  - **Primary Equipment Condition:** Fair
  - **Medium Voltage Manufacturer:** ITE
  - **Equipment kV Rating:** 4160v
  - **Continuous Ampere Rating:** 600A

- **Main Low Voltage Equipment**
  - **Equipment Condition:** Fair
  - **Equipment Manufacturer:** ITE
  - **Voltage Rating:** 208Y/120V 4 Wire
  - **Ampere Rating:** 2000A

- **Emergency Power**
  - **Generator Condition:** See Remarks

- **Lighting**
  - **Exterior Condition:** Fair
  - **Interior Condition:** Fair
  - **Emergency Source:** Emergency Generator
  - **Exterior Control Measures:** Campus Based Control via relay or contactor
  - **Interior Control Measures:** Manual Controls

- **Fire Alarm/ Detection System**
  - **Control Panel Condition:** Excellent
  - **Manufacturer:** Siemens Building Technologies Inc
  - **Manual Alarm Type:** Addressable
  - **Signal Type:** Voice


Merrill Hall's low voltage distribution serves Merrill, Greene, and Johnston. Merrill's low voltage distribution serves Holton Halls switchboard.

Holton Hall's em generator serves emergency power for Holton, Merrill, Greene and Johnston Hall.

Serves both Merrill and Johnson.
**TELECOMMUNICATIONS**

**Outside Plant**

- **Multi-Mode Fiber**
  
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<th>Term</th>
<th>From</th>
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<td>END</td>
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- **Single-Mode Fiber**
  
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<tbody>
<tr>
<td>10</td>
<td>No</td>
<td>Out Dated</td>
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</table>

- **ATT Cable**
  
<table>
<thead>
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<th>Count</th>
<th>Term</th>
<th>From</th>
</tr>
</thead>
<tbody>
<tr>
<td>75 PAIR</td>
<td>Yes</td>
<td>MIT</td>
</tr>
</tbody>
</table>

**Inside Plant**

- **Fiber Riser**: No
- **Telephone Riser**: No
- **Horizontal Cable Voice**: Yes
  Type(s): CAT3
- **Horizontal Cable Data**: Yes
  Type(s): CAT5 and CAT6
- **Campus Cable Distance**: Yes
  Type: RG6
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Background and History:
Mitchell Hall was the first building to be erected on the new site of the Milwaukee Normal School when it moved from 18th and Wells Streets to Downer Avenue. The north wing was added in 1912 to house the campus school and the new art school. Sometimes known as "Old Main," the building was named by UWM in 1964 for the Mitchell family, whose outstanding members were Alexander (1811-1887), a successful Wisconsin banker, politician, and Congressman; John (1842-1904), Alexander’s son and a businessman, philanthropist, Congressman and U.S. Senator; and William (Billy), John’s son and an army general who was a pioneer in recognizing the potential of military air power in the United States.

GENERAL INFORMATION

Occupant and Use:
The building houses the Graduate School; Departments of Africology, Art History, and Film; faculty offices for theatre and dance; and academic and administrative support offices.

Functionality Assessment:
North wing needs reorganization to function to its potential.

Other Building Issues:
Basement Level floor is very damp during rainy weather.

Code/Health and Safety Issues:
Basement level is sprinklered.
Mitchell Hall consists of an original square, brick-clad building and a brick addition that was added to the north side of the original structure. The addition created a new main entrance and replicated the architecture of the original building. The back of the addition, however, is clad in cream city brick and contrasts significantly with the original building. The main brick façade is accented with limestone coursing at the base, sills, and large columns at the main entrance. Fenestration is a combination of rectangular and gently arched window openings. Interior circulation is a continuous loop in the original building and a double-loaded corridor in the north addition. Interior rooms are a combination of departmental offices, staff offices, and classrooms. A large dance studio occupies the center of the original building.

**Site:**

**Exterior**

- **Types of Veneers and Condition**
  - Brick: Good
  - Other: Fair

- **Window Systems and Conditions**
  - Double Hung: Good
  - Painted Wood: Fair

- **Roof System and Condition**
  - EPDM: Fair

**Wall Composition**

- Other

**Structure**

- **Type**
  - Cast-in-Place
  - Concrete
  - Structural Steel

**Interior**

- **Accessibility Compliance**
  - Entrance(s): Yes
  - ToiletFacilities: Yes
  - Stair(s): Partial
  - Elevator(s): No
  - Ramp(s): Yes
  - Door Hardware: No

- **Wall Systems**
  - GWB
  - Plaster
  - Metal Studs

- **Finishes**
  - Wall Condition: Good
  - Ceiling Condition: Good
  - Flooring Condition: Fair
  - Doors and Frames Condition: Fair

**Remarks:**

- Brick has some limited areas of mortar cracking at base. Back of the north wing is cream city brick. Limestone elements have some chipping & cracking. Sandstone base course has extensive chipping and spalling.

- Windows are original wood windows. Most of the original building has new aluminum double hung storm/screen combination units. Original wood windows have chipping paint and are at the end of their useful life. The North Wing windows leak and no longer f

- Building was re-roofed in 1991. Some areas of rusting copings & counter flashing were noted.

- Exterior walls are load-bearing masonry.

- Exterior walls are load-bearing masonry. Floors and columns are cast-in-place concrete. Drawings indicate some steel trusses and joists exist in portions of the upper floors. Original open light courts have been infilled with steel joist structure to create and enclose interior spaces.

- Some accessible toilet stalls are missing grab bars. Main stair is accessible but others are missing guardrails. Some stairs are lacking proper handrail extensions. Elevator controls are too high and missing audible indicator. Some rooms on level three are not accessible due to stair access only. Door have knob hardware.

- Walls are primarily painted and have minor scraping and wear. Corridors have a Zolatone wainscot. ACT and plaster ceilings have minor scrapes and chipping. Terrazzo tile floor in corridors has some unevenness and areas of cracking. Office areas are either carpet or VCT with varying levels of wear. Doors are wood in wood frames with operable transoms. Some upper level doors are wood in metal frames. The entrance doors require large amounts of maintenance.
MECHANICAL

The North Wing has no central air conditioning and the heating system is high maintenance. New VAV boxes with return heat on ductwork distribution.

**Campus Utilities**
- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped

**Building Heating**
- Heated: Yes
- Condition: Poor
- Stand Alone System: No
- Heating System Type: Hot Water

**Building Cooling**
- Air Conditioned: Yes
- Condition: Poor
- Stand Alone System: No
- Cooling System Type: Chilled Water

**Building Ventilation**
- Mechanical: Yes
- Variable Air Volume: Poor
- General Exhaust: Poor

PLUMBING

The restrooms in the North wing are barely serviceable and the south wing restroom floors are difficult to clean.

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Fair
- Heated: Yes
- Water Heater Type: Steam

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Galvanized
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Fixtures**
- Toilets: Fair
- Urinals: Fair
- Sinkes and Lavatories: Fair
- Drinking Fountains: Fair

**Fire Protection**
- Partially Sprinklered

- Water heater have reached end of serviceable life and need replacement.
- Ansl system and wet pipe in basement.
Mitchell Hall

UWM CAMPUS MASTER PLAN

ELECTRICAL

The building systems are deteriorating with age. Panels are full because of window A/C units. Secondary substation is dated and likely to be irreparable.

Electrical Service

- **Service Provider:** Campus
- **Service Source:** Primary Voltage
- **Nominal Service Voltage:** 4.16kV 3 Wire
- **Service Lateral:** Underground
- **Campus Primary Feeder Ckt:** 6
- **Campus Back-up Feeder Ckt:** 9

**Service Transformer**

- **Service Transformer:** Campus Owned
- **Transformer Manufacturer:** ABB
- **Transformer Type:** Liquid Filled
- **Transformer Location:** Outdoor Pad Mount
- **Unit Substation Transformer:** Yes
- **Unit Substation Quantity:** 3

**Primary Equipment**

- **Primary Equipment Condition:** Good
- **Medium Voltage Manufacturer:** S&C
- **Equipment kV Rating:** N/A
- **Continuous Ampere Rating:** 600A

**Main Low Voltage Equipment**

- **Equipment Condition:** Poor
- **Equipment Manufacturer:** Continental
- **Voltage Rating:** 208Y/120V 4 Wire
- **Ampere Rating:** N/A

**Emergency Power**

- **Generator Condition:** Excellent
- **Generator Manufacturer:** Generac Power
- **Generator Location:** Outdoor
- **Generator Fuel Supply:** Natural Gas
- **Voltage Rating:** 208Y/120V 4 Wire
- **kW/kVA Rating:** 60kW

**Lighting**

- **Exterior Condition:** Fair
- **Interior Condition:** Good
- **Emergency Source:** Emergency Generator
- **Exterior Control Measures:** Campus Based Control via relay or contactor
- **Interior Control Measures:** Occupancy Sensors

**Fire Alarm/ Detection System**

- **Control Panel Condition:** Excellent
- **Manufacturer:** Siemens Building Technologies Inc
- **Manual Alarm Type:** Addressable
- **Signal Type:** Voice

Mitchell Blgd contains (3) unit substations as follows:

- **Substation 1 - 500kVA (4160V x 480Y/277V).**
- **Substation 2 - 150kVA (4160V x 208Y/120V).**
- **Substation 3 - 225kVA (4160V x 208Y/120V).**

ABB Liquid filled, pad mounted circ. 2001.

Located outside 181, lower roof.

Rating not identified. ITE Distribution. Original vintage.
## TELECOMMUNICATIONS

### Outside Plant

**Multi-Mode Fiber**
- **Count:** 36
- **Term:** Yes
- **From:** LIB

**Single-Mode Fiber**
- **Count:** 10
- **Term:** No
- **From:** LIB
- **Condition:** Out Dated

**RG6 Campus Cable**
- **Count:** 312
- **Type(s):** COAX
- **FEED**

**ATT Cable**
- **Count:** 2400
- **Term:** Yes
- **From:** ATT

### Inside Plant

**Fiber Riser:** Yes
- **Type:** Fiber MM

**Telephone Riser:** Yes
- **Type:** Copper CAT3
- **Type(s):** CAT3

**Horizontal Cable Voice:** Yes
- **Type(s):** CAT5 and CAT6

**Horizontal Cable Data:** Yes
- **Type:** RG6
- **Type(s):** CAT5
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Background and History:
The Music Building is part of The Arts Center which was constructed in two phases. The Music Building was built in 1962. An addition, built in 1968, includes the Theatre, Lecture Hall, and Art Building. In addition to the Music Department, the foreign language departments had offices and classrooms in the building from 1962 until 1969.

GENERAL INFORMATION
Occupant and Use:
The Music Building contains classrooms, offices, and the Arts Recital Hall, which seats 300.

Functionality Assement:
Limited instructional flexibility, not enough studios or group practice spaces, acoustical separations should be better.
ARCHITECTURE

The Music Building's first level is arranged in a "U" shape and encloses a courtyard with the north end of the Theatre building. The upper levels of the building are a simple east/west bar. A 300 seat recital hall and tiered lecture hall anchor the east end of the first level. The west end of the building connects to the neighboring Art building. The Music's exterior is a combination of brick, exposed aggregate precast panels, and glass. Brick walls surround the stairwells and east lecture and recital halls, the scale of which is broken by vertical brick reveals. Stairwells also feature glass block in the exterior walls arranged in a staggered pattern. The remainder of the building is a composition of glass and precast panels, organized by vertical metal fins which project about 10" from the façades. The interior rooms are arranged along a double-loaded corridor on all floors. Smaller faculty offices and studios generally occupy the south side of the building, while larger classrooms occupy the north.

Site:

Exterior

Types of Veneers and Condition
- Brick: Good
- Metallic Panel: Fair
- Architectural Precast: Good

Window Systems and Conditions
- Extruded Aluminum: Fair

Roof System and Condition
- Other: Good

Wall Composition
- Veneer over CMU
- Insulated

Structure

Type
- Cast-in-Place
- Concrete

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facilities: Yes
- Stairs: No
- Elevator(s): No
- Door Hardware: No

Wall Systems
- GWB
- Plaster
- Metal Studs
- CMU

Finishes
- Wall Condition: Fair
- Ceiling Condition: Good
- Flooring Condition: Fair
- Doors and Frames Condition: Fair

Remarks:

Brick is in good condition with no signs of mortar problems. Metal "fins" are dull and have collected dirt at joints. Sealant is cracking at fin joints. Architectural precast face shows very little wear. Windows are original single-pane units with some tilt-in operable sashes. Windows are dirty and dull in appearance, but still functional. Some cracking of perimeter sealant joints was noted. Coal tar pitch roof was replaced in 1999. Precast panels are veneer over CMU backup.

Accessible entrance is somewhat hidden within the arts center courtyard. Stairs have no guardrail and railings do not meet the 4" sphere rule. Original service elevator has major wear and operation is not smooth. Cab and control upgrades are needed. Doors have knob hardware. Some plaster walls on metal lath/framing were noted.

Painted walls have wear and scratches from heavy use. Wall covering are in poor condition with significant rips and peeling. Ceilings are mostly ACT in good condition. Terrazzo floors have major wear, discoloration, and staining. VCT floors in upper level corridors are worn. Some restrooms have been updated with new finishes. The classrooms and practice room finishes are showing wear. Doors are wood in metal frames and have general wear at the base.
MECHANICAL

**Campus Utilities**
- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped

**Building Heating**
- Heated: Yes
- Condition: Good
- Heating System Type: Hot Water

**Building Cooling**
- Air Conditioned: Yes
- Condition: Good
- Cooling System Type: Chilled Water

**Building Ventilation**
- Mechanical: Yes
- Constant Volume: Poor
- Variable Air Volume: Good
- General Exhaust: Good

Units in MB1A at end of service life.
All new equipment except ??

PLUMBING

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Fair
- Heated: Yes
- Water Heater Type: Steam

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Galvanized
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Fixtures**
- Toilets: Fair
- Urinals: Fair
- Sinks and Lavatories: Fair
- Drinking Fountains: Fair

Chilled water fed from Arts Bldg.
Water heater at end of service life and in need of replacement.
ELECTRICAL

Electrical Service
- Service Provider: Campus
- Service Source: Primary Voltage
- Nominal Service Voltage: 4.16kV 3 Wire
- Service Lateral: Underground
- Campus Primary Feeder Ckt: 9
- Campus Back-up Feeder Ckt: N/A

Service Transformer
- Service Transformer Condition: Fair
- Service Transformer: Campus Owned
- Transformer Manufacturer: Sorgel
- Transformer Type: Dry-Type
- Transformer Location: Indoor
- Unit Substation Transformer: Yes
- Unit Substation Quantity: 2
- Service Metering: Primary

Primary Equipment
- Primary Equipment Condition: Excellent
- Medium Voltage Manufacturer: S&C
- Equipment kV Rating: 4.76kV
- Continuous Ampere Rating: 600A

Main Low Voltage Equipment
- Equipment Condition: Fair
- Equipment Manufacturer: Square D
- Voltage Rating: See Remarks

Emergency Power
- Generator Condition: Poor
- Generator Manufacturer: Adco
- Generator Location: Indoor
- Generator Fuel Supply: Natural Gas
- Voltage Rating: 208Y/120V 4 Wire
- Other: 30kW

Lighting
- Exterior Condition: Fair
- Interior Condition: Good
- Emergency Source: Emergency Generator
- Exterior Control Measures: Campus Based Control via relay or contactor
- Interior Control Measures: Occupancy Sensors

Fire Alarm/ Detection System
- Control Panel Condition: Good
- Manufacturer: EST
- Manual Alarm Type: Addressable
- Signal Type: Voice

Facility contains (2) unit substations:
- Substation 1 - 500kVA-480Y/277V.
- Substation 2 - 300kVA-208Y/120V

Located in Rm MB11A. 5921 hrs. 101A/3P output.
### TELECOMMUNICATIONS

#### Outside Plant

**Multi-Mode Fiber**
- Count: 36
- Term: Yes
- From: LIB

**Single-Mode Fiber**
- Count: 10
- Term: No
- From: LIB
- Condition: Out Dated

**ATT Cable**
- Count: 200
- Term: Yes
- From: MIT

500 Hard Line Campus Feed
- Count: YES
- Term:

#### Inside Plant

- Fiber Riser: No
- Telephone Riser: No
- Horizontal Cable Voice: Yes
- Type(s): CAT3
- Horizontal Cable Data: Yes
- Type(s): CAT5 and CAT6
- Campus Cable Distance: Yes
- Type: RG6
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Background and History:
The Norris Health Center was acquired in the Milwaukee-Downer College campus purchase. The last building erected by the College, it served as a student health center for Milwaukee-Downer College and UWM. It also housed the UWM School of Nursing until its move to Cunningham Hall. The second floor attic was remodeled and opened in 1991. The building was named for Professor Robert E. Norris (1905-1971), a member of the Mathematics Department from 1932 to 1971 and chairman from 1932 to 1956, as well as dean of the faculty for the Teachers College. In 1956 he was appointed UWM's first Dean of Student Affairs and served in that capacity until 1966. He died in 1971, and the Center was dedicated to his memory in 1972.

GENERAL INFORMATION
Occupant and Use:
UWM Health Center

Functionality Assessment:
Inadequate space for occupants. Lack of patient privacy. Exam rooms are within staff offices, limiting the cueing ability to see more patients. Lack of a proper facility is jeopardizing accreditation.

Other Building Issues:
Entrance doors open on to the reception area making it difficult to control the temperature in the waiting room, located there.

Code/Health and Safety Issues:
VAT flooring throughout.
Norris Health Center is a brick-clad, rectangular building which is set into the side of its sloping site. This allows the basement level to be day lit along the north side. The elongated hip roof is covered in slate shingles and is dotted with stucco-clad dormers. These dormers bring light into the renovated second level spaces. The main entrance is through a covered doorway and lobby on the south side. The interior is organized in a double-loaded corridor as dictated by the load-bearing corridor walls. Interior finishes are basic and need updating, especially on the first and basement levels.

**Site:**

**Exterior**
- Types of Veneers and Condition
  - Brick: Good
  - Other: Fair

**Interior**
- Accessibility Compliance
  - Entrance(s): Yes
  - Toilet Facilities: Yes
  - Stair(s): No
  - Elevator(s): No
  - Ramp(s): Yes
  - Door Hardware: No

**Structure**
- Type
  - Precast Concrete

**Finishes**
- Wall Condition: Excellent
- Ceiling Condition: Good
- Flooring Condition: Fair
- Doors and Frames Condition: Fair

**Remarks:**
- Brick is in good condition with no signs of cracking or mortar issues.
- Stucco on dormers and at main entry has minor cracking. Wood trim and columns have some areas of rot and peeling paint.

- Windows are aluminum replacement units installed in 2007.

- Slate roof is original with only minor chipped or missing shingles. Users report some isolated roof leaks. Portion of flat roof is copper flat lock. Gutters and downspouts are copper. Users report some gutter leaks near main entrance.

- Exterior walls are load-bearing CMU. Floors are precast. Roof is constructed of steel hip/ridge beams with wood rafters.

- Accessible restroom on lower level only. Stairs have no guardrails. Elevator is original to the building and users report frequent malfunction. There is no elevator access to the 2nd floor. Doors have knob hardware.

- CMU corridor walls are load-bearing.

- Walls have been recently painted. Ceilings have some areas of newer (1992) and original ACT. Flooring consists of some areas of newer VCT and original VAT tile. Doors are wood in metal frames. Exit doors require frequent maintenance.
### MECHANICAL

**Campus Utilities**
- Chilled Water: Good
- High Pressure Steam: Good
- Steam Condensate Return: Good
- Utility Steam Type: Pumped

**Building Heating**
- Heated: Yes
- Condition: Good
- Stand Alone System: No
- Heating System Type: Hot Water

**Building Cooling**
- Air Conditioned: Yes
- Condition: Good
- Stand Alone System: No
- Cooling System Type: Chilled Water

**Building Ventilation**
- Mechanical: Yes
- Constant Volume: Fair
- General Exhaust: Fair

South face of building has insufficient cooling capacity.

2 units, one with DX cooling, one with chilled water cooling. Units are near end of service life.

### PLUMBING

**Plumbing Utilities**
- Domestic Water: Good
- Sanitary Sewer: Good
- Storm Sewer: Good

**Domestic Water Heating**
- Domestic Water Heating: Good
- Heated: Yes
- Water Heater Type: Electric

**Domestic Water Piping Distribution**
- Piping Condition: Good
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good

**Building Sanitary Sewer**
- Sewer Condition: Good
- Piping Type: PVC

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: No

**Building Fixtures**
- Toilets: Good
- Urinals: Good
- Sinkes and Lavatories: Good
- Drinking Fountains: Good

Exterior downspouts to combination sewer.
Norris Health Center

ELECTRICAL

No independent electrical service.

**Electrical Service**
- Service Provider: Campus
- Service Source: Secondary Voltage
- Nominal Service Voltage: 120/240V 3 Wire
- Service Lateral: Underground

Fed from Heating Plant.

**Service Transformer**
- Service Transformer Condition: N/A

Secondary service feed.

**Primary Equipment**
- Primary Equipment Condition: N/A

Service consists of wireway and wire taps. Two principle wire taps for lighting 200A-120/240V and 200A-240V for power.

**Main Low Voltage Equipment**
- Equipment Manufacturer: Mixed Westinghouse &
- Voltage Rating: 120/240V 3 Wire
- Ampere Rating: See Remarks

**Emergency Power**
- Generator Condition: N/A

No generator.

**Lighting**
- Exterior Condition: Fair
- Interior Condition: Fair

**Fire Alarm/ Detection System**
- Control Panel Condition: Poor
- Manufacturer: Edwards
- Manual Alarm Type: Zoned Non-Addressable
- Signal Type: Non-Voice

**TELECOMMUNICATIONS**

**Outside Plant**
- *Multi-Mode Fiber*
  - Count: 36 Term: Yes From: END

- *Single-Mode Fiber*
  - Count: 10 Term: No From: END Condition: Out Dated

- *ATT Cable*
  - Count: 100 Term: Yes From: MIT

- *500 Hard Line Campus Feed*
  - Count: YES Term: YES

- *802.11A Point to Point Link*
  - Count: NO

**Inside Plant**
- Fiber Riser: No
- Telephone Riser: No

- Horizontal Cable Voice: Yes Type(s): CAT3
- Horizontal Cable Data: Yes Type(s): CAT5 and CAT6
- Campus Cable Distance: Yes Type: RG6
### Pavilion

**BUILDING NAME**  
3409 N. Downer Avenue

**Building City**  
Milwaukee

**SUMMARY**

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building No.</td>
<td>1917A</td>
</tr>
<tr>
<td>Building Type</td>
<td>Recreation/Athletics</td>
</tr>
<tr>
<td>Year Constructed</td>
<td>2006</td>
</tr>
<tr>
<td>Historical Status</td>
<td>No</td>
</tr>
<tr>
<td>Number of Floors</td>
<td></td>
</tr>
<tr>
<td>Above Ground</td>
<td>3</td>
</tr>
<tr>
<td>Below Ground</td>
<td>0</td>
</tr>
<tr>
<td>ASF:</td>
<td>0</td>
</tr>
<tr>
<td>GSF:</td>
<td>0</td>
</tr>
<tr>
<td>GPR:</td>
<td>0</td>
</tr>
<tr>
<td>PR:</td>
<td>0</td>
</tr>
</tbody>
</table>

**Parking:**

- Adjacent Structure

**GRADING MATRIX**

<table>
<thead>
<tr>
<th></th>
<th>i</th>
</tr>
</thead>
<tbody>
<tr>
<td>Physical:</td>
<td></td>
</tr>
<tr>
<td>Functional:</td>
<td>A</td>
</tr>
</tbody>
</table>

**Background and History:**

**GENERAL INFORMATION**

---

Exterior Image

Location Key

Typical Floor Plate
ARCHITECTURE

Pavilion was constructed in 2006 as an addition to the Klotsche Center, and contains new circulation space, athletic offices, locker rooms, 4 basketball courts, running track, and various exercise rooms. The building is a horizontal, brick-clad volume which rests on concrete piers at the ground level. A tall, glass-enclosed entrance atrium runs east/west along the south edge of the building and connects it to the Klotsche Center. Fenestrations are horizontal rectangular windows. The north east corner is punctuated by a curving glass and metal panel façade that projects from the plane of brick. The south wall of the entrance volume is wrapped in flat copper panels, which turn and clad its projecting roof plane. The building rests on five levels of underground parking. Pavilion serves as the new entry point to Klotsche Center.

Site:

Exterior

Types of Veneers and Condition
Brick: Excellent
Metal Panel: Excellent

Window Systems and Conditions
Extruded Aluminum: Excellent
Other: Excellent

Roof System and Condition
EPDM: Excellent
Built-Up: Excellent

Wall Composition
Veneer over CMU Insulated

Structure

Type
Cast-in-Place
Concrete
Structural Steel

Interior

Accessibility Compliance
Entrance(s): Yes
Toilet Facilities(s): Yes
Stair(s): Yes
Elevator(s): Yes
Door Hardware: Yes

Wall Systems
GWB
Metal Studs
CMU

Finishes
Wall Condition: Good
Ceiling Condition: Excellent
Flooring Condition: Excellent
Casework Condition: Excellent
Doors and Frames Condition: Excellent

Remarks:

Bricks are utility size. Brick walls have stainless steel through-wall flashing and vents/weeps at the base. Metal panels are a wet glazed system. Sealant joints are starting to show dirt. Some flat-seam copper shingles clad the main entrance volume.

Some windows have operable sashes. The upper level of the basketball courts/running track has a translucent polygal glazing system.

The EPDM roof is ballasted.

A 1” wide crack was noticed at the base of the wall between the main lobby and parking garage. Probably due to differential settlement between slab-on-grade and excavated areas. Floors and columns are cast-in-place concrete. The roof is structural steel.

The building meets current accessibility requirements.

Walls are painted with some scrapes and scuff marks. Ceilings are predominantly ACT and painted structure. The lobby has some specialty wood wall and ceiling panels. Flooring is terrazzo in corridors, carpet in office areas, and wood in the basketball courts. Doors are wood in metal frames.

MECHANICAL

PLUMBING
**ELECTRICAL**

**Electrical Service**
- **Service Provider:** Campus
- **Service Source:** Primary Voltage
- **Nominal Service Voltage:** 4.16kV 3 Wire
- **Service Lateral:** Underground
- **Campus Primary Feeder Ckt:** See Remarks
- **Campus Back-up Feeder Ckt:** See Remarks

**Service Transformer**
- **Service Transformer Condition:** Excellent
- **Service Transformer:** Campus Owned
- **Transformer Manufacturer:** ABB
- **Transformer Type:** Dry-Type
- **Transformer Location:** Indoor
- **Unit Substation Transformer:** Yes
- **Unit Substation Quantity:** 1
- **Service Metering:** Secondary

**Primary Equipment**
- **Primary Equipment Condition:** Excellent
- **Medium Voltage Manufacturer:** S&C
- **Equipment kV Rating:** 4.76kV
- **Continuous Ampere Rating:** 600A

**Main Low Voltage Equipment**
- **Equipment Condition:** Excellent
- **Equipment Manufacturer:** Square D
- **Voltage Rating:** 480Y/277V 4 Wire
- **Ampere Rating:** 2000A

**Emergency Power**
- **Generator Condition:** Excellent
- **Generator Manufacturer:** Kohler Co.

**Lighting**
- **Exterior Condition:** Excellent
- **Interior Condition:** Excellent
- **Emergency Source:** Emergency Generator
- **Emergency Generator:** Campus Based Control via relay or contactor
- **Interior Control Measures:** Occupancy Sensors

**Fire Alarm/ Detection System**
- **Control Panel Condition:** Excellent
- **Manufacturer:** SimplexGrinnell LP
- **Manual Alarm Type:** Addressable
- **Signal Type:** Voice

**TELECOMMUNICATIONS**

**ATT Cable**
- **From:** KLOTSCHE

**Inside Plant**
- **Fiber Riser:** No
- **Telephone Riser:** No
- **Horizontal Cable Voice:** Yes
- **Horizontal Cable Data:** Yes
- **Campus Cable Distance:** Yes
- **Riser Cable to MC to TRs:** No
- **Type(s):** CAT6
- **Type:** RG6

See Klotsche.
See Klotsche. Em generator is located in the Pavilion.
See Klotsche, share same system.
Pavilion Parking

BUILDING NAME
Pavilion Parking
Building Address 3409 N. Downer Avenue
Building City Milwaukee

SUMMARY
Building No. 1917A
Building Type Transportation
Year Constructed 2006
Addition(s)
Historical Status
Number of Floors
Above Ground 1
Below Ground 4
Parking:
GRADING MATRIX
Physical: i
Functional: A

Background and History:
GENERAL INFORMATION
**ARCHITECTURE**

Pavilion Parking occupies one above-grade level and four below grade levels beneath the Pavilion building. The parking structure is entirely cast-in-place concrete. At grade, the parking area is clad in perforated metal panels, offering views and natural ventilation while providing some level of security. Entrance into Pavilion is through the grade level.

**Site:**

**Exterior**

<table>
<thead>
<tr>
<th>Types of Veneers and Condition</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick: Excellent</td>
<td>Some areas of perforated metal screens at ground level.</td>
</tr>
<tr>
<td>Other: Excellent</td>
<td></td>
</tr>
</tbody>
</table>

**Window Systems and Conditions**

- No windows

**Roof System and Condition**

- No roof (see Pavilion notes)

**Wall Composition**

- Exterior walls are cast-in-place concrete foundations.

**Structure**

<table>
<thead>
<tr>
<th>Type</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cast-in-Place Concrete</td>
<td>Floors, walls, and columns are cast-in-place concrete.</td>
</tr>
</tbody>
</table>

**Interior**

**Accessibility Compliance**

- Entrance(s): Yes
- Toilet Facilities: N/A
- Stair(s): Yes
- Elevator(s): Yes
- Ramp(s): N/A
- Door Hardware: Yes

**Wall Systems**

- CMU

**Finishes**

- Wall Condition: Excellent
- Ceiling Condition: Excellent
- Flooring Condition: Excellent
- Doors and Frames Condition: Excellent

Walls are painted CMU and cast-in-place concrete. Upper level of parking has an insulated plaster ceiling system with integral fire protection. Floors are traffic topping on structural slab and show no signs of cracking.

**MECHANICAL**

**PLUMBING**

**ELECTRICAL**

<table>
<thead>
<tr>
<th>Electrical Service</th>
<th>See Pavilion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service Transformer</td>
<td>See Pavilion</td>
</tr>
<tr>
<td>Primary Equipment</td>
<td>See Pavilion</td>
</tr>
<tr>
<td>Main Low Voltage Equipment</td>
<td>See Pavilion</td>
</tr>
<tr>
<td>Emergency Power</td>
<td>See Pavilion</td>
</tr>
<tr>
<td>Lighting</td>
<td>See Pavilion</td>
</tr>
<tr>
<td>Fire Alarm/ Detection System</td>
<td>See Pavilion</td>
</tr>
</tbody>
</table>

**TELECOMMUNICATIONS**
Background and History:
Pearse Hall was acquired in the Milwaukee-Downer Seminary campus purchase. It was named by UWM for Carroll G. Pearse (1858-1948), president of the Milwaukee Normal School from 1913 to 1923. The building was originally named Chapman Hall in memory of Mr. and Mrs. T.A. Chapman, and provided classrooms, offices, a gymnasium and a lecture hall for the Seminary. After minor remodeling of Pearse, Garland, and Vogel Halls, the school of Education moved into the completed building in 1961 and remained there until moving to Enderis Hall in 1972. The School of Allied Health Professions occupied Pearse Hall until 1983 when it was closed along with Garland Hall for a major remodeling. Pearse Hall was reopened in 1985.

GENERAL INFORMATION
Occupant and Use:
Psychology Department

Functionality Assessment:
Not well adapted for lab usage with limited structural load capacity, inflexible bearing walls, and historic issues precluding some remodeling possibilities.

Other Building Issues:
Basement Level floor is very damp during rainy weather. The building lacks an identifiable main entrance.
## ARCHITECTURE

Pearse Hall is an L-shaped brick building that completes a north-facing campus quadrangle with Garland Hall. The brick exterior is accented with sandstone sills, coursing, and trim work. Fenestrations include rectangular windows as well as gothic and tudor arched openings. The building is capped by a shingle-covered gable roof with regular gabled dormers providing windows to the third level. The original main entrance features a pair of wood doors and leaded glass rosette within a sandstone gothic archway, however this entrance has been abandoned. The east wing of the "L" is a two-story brick volume with large arched windows and protruding brick and sandstone piers. The interior is arranged in a double-loaded configuration dictated by the load-bearing corridor walls. Pearse Hall relies upon the newer connecting addition to Garland Hall for much of its circulation and facilities. Pearse Hall is also connected to Vogel Hall through a narrow enclosed link.

### Site:

#### Exterior

<table>
<thead>
<tr>
<th>Types of Veneers and Condition</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick</td>
<td>Fair</td>
</tr>
<tr>
<td>Other</td>
<td>Fair</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Window Systems and Conditions</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Double Hung</td>
<td>Good</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roof System and Condition</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>EPDM</td>
<td>Good</td>
</tr>
<tr>
<td>Other</td>
<td>Fair</td>
</tr>
</tbody>
</table>

#### Remarks:

Brick has some cracking and areas of efflorescence. Sandstone exhibits some cracking and chipping of trim elements.

Windows are aluminum single-pane replacements with screens/storm combination. Frame finish has some chalking and fading. Perimeter sealants are intact.

EPDM was re-roofed in 1997. Asphalt shingles were re-roofed in 1997. There is some upturning of shingle edges and some loose shingles.

Exterior walls are masonry load-bearing.

Exterior and corridor walls are masonry load-bearing. Floors are wood joists. Roof is framed with wood rafters. A new concrete floor structure was retrofitted on the first level of the east wing.

The building's accessible entrance is through Garland Hall. The building's toilet facilities are located in the newer link between Pearse and Garland Halls. Stairs have original wood railings with no guardrails. Elevator is located in link between Pearse and Garland halls.

#### Structure

<table>
<thead>
<tr>
<th>Type</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

#### Interior

<table>
<thead>
<tr>
<th>Accessibility Compliance</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance(s):</td>
<td>No</td>
</tr>
<tr>
<td>Toilet Facility(s):</td>
<td>No</td>
</tr>
<tr>
<td>Stair(s):</td>
<td>No</td>
</tr>
<tr>
<td>Elevator(s):</td>
<td>No</td>
</tr>
<tr>
<td>Ramp(s):</td>
<td>N/A</td>
</tr>
<tr>
<td>Door Hardware:</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wall Systems</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>GWB</td>
<td></td>
</tr>
<tr>
<td>Plaster</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Finishes</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Condition:</td>
<td>Good</td>
</tr>
<tr>
<td>Ceiling Condition:</td>
<td>Fair</td>
</tr>
<tr>
<td>Flooring Condition:</td>
<td>Good</td>
</tr>
<tr>
<td>Doors and Frames Condition:</td>
<td>Fair</td>
</tr>
</tbody>
</table>

Walls are painted with minor scuffs and patching. Ceilings are predominantly ACT with discolored and worn tiles. Floors are sheet vinyl at main corridors with minor scuffs and marks. Some new carpeting has been installed in the basement level. Doors are wood in metal frame. Door hardware is outdated.
MECHANICAL
The perimeter heating system does not provide adequate heat in the coldest months. Not all areas have A/C.

Campus Utilities
Chilled Water: Fair
High Pressure Steam: Fair
Steam Condensate Return: Fair
Utility Steam Type: Pumped

Building Heating
Heated: Yes
Condition: Fair
Stand Alone System: No
Heating System Type: Hot Water

Building Cooling
Air Conditioned: Yes
Condition: Fair
Stand Alone System: No
Cooling System Type: Chilled Water

Building Ventilation
Mechanical: Yes
Constant Volume: Poor
General Exhaust: Fair
Reached end of service life and needs replacement.

PLUMBING
Fire pump/jockey pump.
No backflow protection.

Plumbing Utilities
Domestic Water: Fair
Sanitary Sewer: Fair

Domestic Water Piping Distribution
Piping Condition: Fair
Piping Type: Copper
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Sanitary Sewer
Sewer Condition: Fair
Piping Type: Cast Iron

Building Storm Water Sewer
Piping Type: Gutter
Insulated: No

Building Fixtures
Toilets: Good
Urinals: Good
Sinks and Lavatories: Good
Drinking Fountains: Good

Fire Protection
Dry Type System. Fire pump/jockey pump. No backflow protection.
ELECTRICAL

The secondary distribution panels are full.

Electrical Service

Service Provider: Campus
Service Source: Primary Voltage
Nominal Service Voltage: 4.16kV 3 Wire
Service Lateral: Underground

SHARES SERVICE WITH GARLAND.

Service Transformer

Service Transformer Condition: Good
Service Transformer: Campus Owned
Transformer Manufacturer: Square D
Transformer Type: Dry-Type
Transformer Location: Indoor
Unit Substation Transformer: Yes
Unit Substation Quantity: 1
Service Metering: Primary

500KVA

Primary Equipment

Primary Equipment Condition: Good
Medium Voltage Manufacturer: Square D
Equipment kV Rating: 4.76kV
Continuous Ampere Rating: 600A

Main Low Voltage Equipment

Equipment Condition: Good
Equipment Manufacturer: Square D
Voltage Rating: 208Y/120V 4 Wire
Ampere Rating: 2000A

Lighting

Exterior Condition: Fair
Interior Condition: Good
Emergency Source: Emergency Generator
Exterior Control Measures: Campus Based Control via relay or contactor

Emergency Generator

Campus Based Control via relay or contactor

Fire Alarm/ Detection System

Control Panel Condition: Excellent
Manufacturer: Siemens Building Technologies Inc
Manual Alarm Type: Addressable
Signal Type: Voice

TELECOMMUNICATIONS

Outside Plant

Multi-Mode Fiber
Count: 36 Term: Yes From: LIB
Single-Mode Fiber
Count: 10 Term: No From: EMS Condition: Out Dated
RG6 Campus Cable
Count: 312 Term: Yes
COAX FEED
ATT Cable
Count: 150 Term: Yes From: MIT

Inside Plant

Fiber Riser: No
Telephone Riser: No
Horizontal Cable Voice: Yes Type(s): CAT3
Horizontal Cable Data: Yes Type(s): CAT5 and CAT6
Campus Cable Distance: Yes Type: RG6
Background and History:
From 1966 until 1971 this building housed both the Department of Physics and the College of Engineering and Applied Science, and was called the Physics and Engineering Building. It became the Physics Building when CEAS moved to the Engineering and Mathematical Sciences Building in January, 1971. The Planetarium was named for Manfred Olson (1905-1966), professor of physics from 1931 to 1963. Olson worked on the development of the atomic bomb at the University of Chicago in 1943, and from 1947 to 1949 was a senior physicist at Los Alamos, New Mexico, where he worked on Geiger counter systems. After retiring from UWM he became director and lecturer at the Planetarium on a part-time basis.

GENERAL INFORMATION
Occupant and Use:
Physics department

Functionality Assessment:
Building was not designed for research purposes. Low floor to floor heights and inflexible floor plates limit needed uses.

Code/Health and Safety Issues:
VAT flooring and asbestos pipe insulation throughout building.
Some stone panels and cast-in-place concrete exterior veneers are cracking or chunks are missing. An existing overhang connects the Physics and EMS building, which has peeling paint or plaster.

The age of the hinged steel frame windows may not allow them to be opened as emergency fire escapes on the first floor. The extruded aluminum windows are also only single panes at the interior spaces. Many exterior doors have no weather stripping and no

The planetarium has about a three foot high aluminum panel top with a coping that looks to be in good condition. As reported by Mike Marley, the Physics building consists of poured concrete, precast concrete, and metal deck structures. The fourth floor, lower penthouse, and entrance roofs have 60 mil EPDM surfaces. The lecture hall, first floor hall, and planetarium roofs consist of asphalt bitumen and are surfaced with gravel. The roof over room 503 is unique to the building due to its asphalt bitumen with precast deck tile surface. Additional notes by Mike Marley indicate that loose trash tends to collect on the roof of the Physics building. Portions of the roof are deteriorating and leaking as identified by UWM.

The Physics building consists of CMU interior wall partitions and double wyth brick exterior walls. The floor system is cast-in-place concrete.

The structure of the Physics building can be identified as a cast-in-place waffle floor slab. As reported by Mike Marley, the Physics building consists of poured concrete, precast concrete, and metal deck structures.

The Kenwood Boulevard entry has stairs only and is, therefore, not accessible. The back or courtyard entrance is accessible. The single elevator is about 6’x6’, with a double sided entry. The first floor toilet rooms meet most ADA accessibility codes; however, the upper floors make no attempt to do so. Stair hand railings have inadequate extension rails, which are not ADA compliant.

The first floor walls systems are showing wear, demonstrated by the wood panel, which is scuffed and holes from past fixture go unpatched.

Most of the facilities doors are worn and include many different types of hardware. The lecture halls are dated, with 2’x4’ concrete spline, 1’x1’ ACT, and dated seating. Granite bases and interior brick are in good condition. The terrazzo floors and stairs are a little cracked and the tile on the upper floors is suspected to contain asbestos. Lecture halls, classrooms, and lab finishes are showing wear and do not meet current instructional technology standards. Floor at loading dock needs replacement. Stairwell doors need frequent maintenance.
MECHANICAL
The lecture halls, classrooms, and labs systems are deteriorating with age. Systems at end of service life and need replacement.

Campus Utilities
Chilled Water:  Fair
High Pressure Steam:  Fair
Steam Condensate Return:  Fair
Utility Steam Type:  Pumped

Building Heating
Heated:  Yes
Condition:  Fair
Stand Alone System:  No
Heating System Type:  Hot Water

Building Cooling
Air Conditioned:  Yes
Condition:  Fair
Stand Alone System:  No
Cooling System Type:  Chilled Water

Building Ventilation
Mechanical:  Yes
Constant Volume:  Poor  Near end of service life.

PLUMBING
The restroom finishes are showing wear and do not meet most ADA standards.

Plumbing Utilities
Domestic Water:  Fair
Sanitary Sewer:  Fair
Storm Sewer:  Fair

Domestic Water Heating
Domestic Water Heating:  Poor
Heated:  Yes
Water Heater Type:  Steam
Water heater at end of service life and in need of replacement.

Domestic Water Piping Distribution
Piping Condition:  Fair
Piping Type:  Galvanized
Insulated:  Yes
Insulation Type:  Fiberglass
Insulation Condition:  Fair

Building Sanitary Sewer
Sewer Condition:  Fair
Piping Type:  Cast Iron

Building Storm Water Sewer
Sewer Condition  Fair
Piping Type:  Cast Iron
Insulated:  Yes
Insulation Type:  Fiberglass
Insulation Condition:  Fair

Building Fixtures
Toilets:  Fair
Urinals:  Fair
Sinkes and Lavatories:  Fair
Drinking Fountains:  Fair
The lecture halls, classrooms, and labs need better lighting to meet current instructional standards. There is inadequate service for research and computer equipment. Generator at end of its lifecycle and undersized.

**Electrical Service**
- Service Provider: Campus
- Service Source: Primary Voltage
- Nominal Service Voltage: 4.16kV 3 Wire
- Service Lateral: Underground
- Campus Primary Feeder Ckt: C5
- Campus Back-up Feeder Ckt: 3

**Service Transformer**
- Service Transformer Condition: Fair
- Service Transformer: Campus Owned
- Transformer Manufacturer: Sorgel
- Transformer Type: Dry-Type
- Transformer Location: Indoor
- Unit Substation Transformer: Yes
- Unit Substation Quantity: 2
- Service Metering: Primary

**Primary Equipment**
- Primary Equipment Condition: Good
- Medium Voltage Manufacturer: S&C
- Equipment kV Rating: 4.76kV
- Continuous Ampere Rating: 600A

**Main Low Voltage Equipment**
- Equipment Condition: Fair
- Equipment Manufacturer: Square D
- Voltage Rating: See Remarks
- Ampere Rating: See Remarks

**Emergency Power**
- Generator Condition: Poor
- Generator Manufacturer: Ready Power
- Generator Location: Indoor
- Generator Fuel Supply: Natural Gas
- Voltage Rating: 480Y/277V 4 Wire
- Other: 27.5kW

**Lighting**
- Exterior Condition: Fair
- Interior Condition: Fair
- Emergency Source: Emergency Generator
- Exterior Control Measures: Campus Based Control via relay or contactor
- Interior Control Measures: Manual Controls

**Fire Alarm/ Detection System**
- Control Panel Condition: Fair
- Manufacturer: Edwards
- Manual Alarm Type: Zoned Non-Addressable
- Signal Type: Non-Voice
## TELECOMMUNICATIONS

**Outside Plant**

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
<th>Term</th>
<th>From</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Mode Fiber</td>
<td>36</td>
<td>Yes</td>
<td>EMS</td>
<td></td>
</tr>
<tr>
<td>Single-Mode Fiber</td>
<td>10</td>
<td>No</td>
<td>EMS</td>
<td>Out Dated</td>
</tr>
<tr>
<td>ATT Cable</td>
<td>150</td>
<td>Yes</td>
<td>MIT</td>
<td></td>
</tr>
<tr>
<td>500 Hard Line Campus Feed</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td></td>
</tr>
<tr>
<td>802.11A Point to Point Link</td>
<td>NO</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Inside Plant**

- Fiber Riser: Yes
- Telephone Riser: Yes
- Horizontal Cable Voice: Yes
- Horizontal Cable Data: Yes
- Campus Cable Distance: Yes
- Riser Cable to MC to TRs: No

**Type**: Fiber MM, Copper CAT3, CAT3, CAT5 and CAT6, RG6
This page is intentionally blank.
Background and History:
The Center occupies the top two floors of the historic Plankinton Building overlooking the Grand Avenue Mall. The remodeled 100,000 square-foot facility contains multimedia classrooms, meeting rooms, computer labs, dining facilities and offices.

GENERAL INFORMATION
Occupant and Use:
Classrooms, meeting rooms, computer labs, dining facilities, and offices

Future Building Concerns:
Approximately 10,000sf of surge space should be built-out for current and future needs.

Code/Health and Safety Issues:
No emergency lighting, exit lighting not functioning.
**ARCHITECTURE**

**Site:**

**Exterior**

*Types of Veneers and Condition*

- Brick: Fair
- Other: Fair

*Window Systems and Conditions*

- Fixed: Excellent

*Roof System and Condition*

- Adhered/Fastened: Good

**Remarks:**

The Plankinton Building is a white terracotta facade with a concrete base at street level. Hairline cracks or face cracking can easily be noticed throughout the facade. Minimal or no missing ornamentation can be seen from street level or from the second level of the Continuing Education section of the facility. Cracking and a good deal of brick discoloration can only be seen at the back of the building.

The storefront at street level is double glazed with aluminum frames. False mullions are employed on fixed windows of the upper level. A skylight is in place at the main entry of the sixth floor space.

An adhered or fastened lower roof can be viewed from the second level of the Continued Education portion of the building.

Exposed columns seen throughout the building are made of cast-in-place concrete.

The main entry of the building, at street level, is properly accessible. There is some loss of newer looking 2”x2” base wall tile in the toilet room. A large area of the ceiling is cracking and shows significant water damage near the entry elevator block on the sixth floor Continuing Education area. Cast-in-place concrete stair railings are not compliant in egress stairwells.

Painted plywood wall veneer is used as an accent material at the conference rooms. Plaster ceilings can be identified in many areas.

Up close, some face cracking of the white ornamental terracotta can be seen from the windows of the Continuing Education area. The entry vestibule at street level has a new looking ceiling. The 2’x2’ acoustic ceiling tiles are slightly discolored, but no bowing has occurred. Street level entry vestibule has large cracks and gaps in the terrazzo. The exterior terracotta of this building is also carried into the entry vestibule. The metal doors and frames have some chipping or scratching.

**MECHANICAL**

**PLUMBING**

**ELECTRICAL**

Light fixtures are falling apart.

**Electrical Service**

- Service Provider: Utility

- Tenant lease space.

**Service Transformer**

- Tenant lease space.

**Primary Equipment**

- Tenant lease space.

**Main Low Voltage Equipment**

- Tenant lease space.

**Emergency Power**

- Tenant lease space

**Lighting**

- Interior Condition: Fair

- Tenant lease space

**Fire Alarm/ Detection System**

- Tenant lease space

**TELECOMMUNICATIONS**
BUILDING NAME: Pumping Station
Building Address: 3230 E. Kenwood Boulevard
Building City: Milwaukee

SUMMARY
Building No.: 1940
Building Type: Utility
Year Constructed: 1969
Addition(s): No
Historical Status: No

Number of Floors
Above Ground: 0
Below Ground: 0

ASF: 0
GSF: 1,334
GPR: 100
PR: 0

Parking:

Physical: v
Functional: A

Background and History:
Pump house

GENERAL INFORMATION
Occupant and Use:
Mechanical

Future Building Concerns:
All Agency request for new chiller.
ARCHITECTURE

MECHANICAL

Existing pumps are inefficient and will not be able to handle the additional load of the new, requested chiller.

PLUMBING

Bilge pump failing, making necessary repairs difficult.

ELECTRICAL

Motor control center is severely corroded and fails frequently. Service is old and inadequate for future needs.

Electrical Service
- Service Provider: Utility
- Service Source: Secondary Voltage
- Nominal Service Voltage: 480V delta 3 Wire
- Service Lateral: Underground

Service Transformer
- Service Transformer Condition: Excellent
- Service Transformer: Utility
- Transformer Type: Liquid Filled
- Transformer Location: Outdoor Pad Mount
- Unit Substation Transformer: No
- Service Metering: Secondary

Primary Equipment
- Primary Equipment Condition: N/A

Main Low Voltage Equipment
- Equipment Condition: Poor
- Equipment Manufacturer: GE
- Voltage Rating: 480V delta 3 Wire
- Ampere Rating: 1200A

Emergency Power
- Generator Condition: N/A

Lighting
- Exterior Condition: Poor
- Interior Condition: Fair
- Emergency Source: Spot-type Emergency Battery Units
- Exterior Control Measures: Photo-sensors
- Interior Control Measures: Manual Controls

Fire Alarm/ Detection System
- Control Panel Condition: N/A

TELECOMMUNICATIONS
Background and History:
Purin Hall was used as an apartment house from 1956 to 1963, when it was purchased by the university from a private owner for $270,000. It was used for housing Peace Corps trainees for two years, and at that time was called Kenwood Manor. Because of the confusion with the Kenwood Conference Center (now Alumni House) the name was changed to Purin Hall in 1965, named for Charles M. Purin (1872-1957), outstanding scholar and linguist. He was a language professor at the Milwaukee Normal School (1915-1921), director of the Milwaukee Extension Division (1927-1942), and was teaching at the former Milwaukee University School at the time of his death.

GENERAL INFORMATION
Occupant and Use:
Since 1974 it has been used for graduate student housing.
ARCHITECTURE
The parking facility floor needs upgrading.

Site:

Exterior
Types of Veneers and Condition
- Brick: Good
- Architectural Precast: Good
- Other: Good

Window Systems and Conditions
- Double Hung: Good

Roof System and Condition

Wall Composition

Structure
Type
- Precast Concrete

Interior
Accessibility Compliance
- Entrance(s): Partial
- Toilet Facilitie(s): No
- Stair(s): No
- Elevator(s): No
- Ramp(s): No
- Door Hardware: Yes

Wall Systems
- GWB
- Wood Studs

Finishes
- Wall Condition: Good
- Ceiling Condition: Good
- Flooring Condition: Good
- Casework Condition: Good
- Doors and Frames Condition: Good

Remarks:
- Ashlar stone, needs intact but needs cleaning
- Typical residential windows with screens, appear to have been replaced within the last 3 years.
- Flat roof, did not get access to.
- Walls appear to be wood with various masonry exterior
- Concrete structure at ground floor supported on load bearing CMU at perimeter. Wood structure at upper floors.
- Accessibility limited in many areas, accessible entrance at rear with non-compliant elevator.
- Clean looking, some newer materials in place, with original, dated woodwork in place.

MECHANICAL

Building Heating
- Heated: Yes
- Condition: Fair
- Stand Alone System: Yes
- Heating System Type: Hot Water

Building Cooling
- Air Conditioned: No
- Stand Alone System:

Building Ventilation
- Mechanical: No
PLUMBING

Plumbing Utilities
Domestic Water: Fair
Sanitary Sewer: Fair

Domestic Water Heating
Domestic Water Heating: Good
Heated: Yes
Water Heater Type: Gas

Domestic Water Piping Distribution
Piping Condition: Fair
Piping Type: Copper
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Sanitary Sewer
Sewer Condition: Fair
Piping Type: Cast Iron

Building Fixtures
Toilets: Fair
Sinkes and Lavatories: Fair

Some waste is galvanized.

Exterior downspouts.

ELECTRICAL

Electrical Service
Service Provider: Utility
Service Source: Secondary Voltage

Service Transformer
Service Transformer: Utility

Primary Equipment
Primary Equipment Condition: N/A

Main Low Voltage Equipment
Equipment Condition: Fair

Emergency Power
Generator Condition: N/A

Lighting
Exterior Condition: Fair
Interior Condition: Fair
Emergency Source: Spot-type Emergency Battery Units
Exterior Control Measures: Photo-sensors
Interior Control Measures: Manual Controls

Fire Alarm/ Detection System
Control Panel Condition: Fair
Manufacturer: Edwards
Manual Alarm Type: Zoned Non-Addressable
Signal Type: Non-Voice
## TELECOMMUNICATIONS

### Outside Plant

- **ATT Cable**
  - Count: 50 PAIR
  - Term: Yes
  - From: MIT

- **802.11A Point to Point Link**
  - Count: YES
  - Term: Yes

### Inside Plant

- Fiber Riser: No
- Telephone Riser: No
- Horizontal Cable Voice: Yes
- Horizontal Cable Data: Yes
- Type(s): CAT3 and CAT6

- Campus Cable Distance: No
- Type(s): CAT5 and CAT6

- Riser Cable to MC to TRs: No
### River View Residence Hall

**Building Name:** River View Residence Hall  
**Building Address:** 2340 N. Commerce Street  
**Building City:** Milwaukee

### SUMMARY
- **Building No.:** 1949  
- **Building Type:** Student Housing  
- **Year Constructed:** 2007  
- **Addition(s):** No  
- **Historical Status:** No  
- **Number of Floors:**  
  - Above Ground: 7  
  - Below Ground: 2  
- **ASF:** 0  
- **GSF:** 146,789  
- **GPR:** 0  
- **PR:** 0

### Parking:
- Adjacent Lot
- Adjacent Structure
- Street Parking

### GRADING MATRIX

<table>
<thead>
<tr>
<th>Physical</th>
<th>Functional</th>
</tr>
</thead>
<tbody>
<tr>
<td>i</td>
<td>A</td>
</tr>
</tbody>
</table>

### Background and History:

#### GENERAL INFORMATION
- **Occupant and Use:** Off campus residence hall

---

*Exterior Image*

*Location Key*

*Typical Floor Plate*
### ARCHITECTURE

#### Site

**Exterior**

<table>
<thead>
<tr>
<th>Types of Veneers and Condition</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick</td>
<td>Excellent</td>
</tr>
<tr>
<td>Metal Panel</td>
<td>Excellent</td>
</tr>
<tr>
<td>Architectural Precast</td>
<td>Excellent</td>
</tr>
<tr>
<td>Curtainwall</td>
<td>Excellent</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Window Systems and Conditions</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Double Hung</td>
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</tr>
<tr>
<td>Fixed</td>
<td>Excellent</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roof System and Condition</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adhered/Fastened</td>
<td>Excellent</td>
</tr>
<tr>
<td>Other</td>
<td>Excellent</td>
</tr>
</tbody>
</table>

- Wall Composition
  - Insulated
  - Other

- Structure
  - Type
    - Cast-in-Place
    - Concrete

- Interior
  - Accessibility Compliance
    - Entrance(s): Yes
    - Toilet Facilities: Yes
    - Stair(s): Yes
    - Elevator(s): Yes
    - Ramp(s): Yes
    - Door Hardware: Yes

<table>
<thead>
<tr>
<th>Wall Systems</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>GWB</td>
<td></td>
</tr>
<tr>
<td>CMU</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Finishes</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Condition</td>
<td>Excellent</td>
</tr>
<tr>
<td>Ceiling Condition</td>
<td>Excellent</td>
</tr>
<tr>
<td>Flooring Condition</td>
<td>Excellent</td>
</tr>
<tr>
<td>Casework Condition</td>
<td>Excellent</td>
</tr>
<tr>
<td>Doors and Frames Condition</td>
<td>Excellent</td>
</tr>
</tbody>
</table>

**Remarks:**

- The rear of the building is clad in architectural precast. The veneer sealants are new.
- The building window units are a combination of fixed and double hung. Metal infill panels are used as separating pieces between window units. The window sills in the emergency stairwells are very low and do not appear to be made of safety glass. Large c
- Metal copings can be seen from ground level. Standing water collects next to the roof drain on the flat roof over the third level, as seen from the fourth floor hall windows. New traps cover the roof drains. The flat roof over the third floor is an adhered black roof nailed with lapped joints and caulked at the seams. A concrete balcony or picnic deck and planter areas cover the parking beneath the building.
- The building veneer is applied over cast-in-place concrete.
- Cast-in-place concrete can be seen at the parking structure entrance.
- Egress stairs are constructed of metal pans with concrete fill (or composite).
- Typical gyp bd walls
- All finishes in the building appear to be new. The public spaces and corridors have 2"x2" acoustic tile ceilings and VCT tile floors with rubber bases. The double loaded corridors include solid wood doors with lever hardware.
### MECHANICAL

**Building Heating**
- Heated: Yes
- Condition: Good
- Stand Alone System: Yes
- Heating System Type: Hot Water
- System less than 2 years old.

**Building Cooling**
- Air Conditioned: Yes
- Condition: Good
- Stand Alone System: Yes
- Cooling System Type: Chilled Water
- System less than 2 years old.

**Building Ventilation**
- Mechanical: Yes
  - Variable Air Volume: Good
  - General Exhaust: Good
  - Special Exhaust: Good
- Parking and Kitchen.
- System less than 2 years old.

### PLUMBING

**Plumbing Utilities**
- Domestic Water: Good
- Sanitary Sewer: Good
- Storm Sewer: Good

**Domestic Water Heating**
- Domestic Water Heating: Good
- Heated: Yes
- Water Heater Type: Gas
- System less than 2 years old.

**Domestic Water Piping Distribution**
- Piping Condition: Good
- Piping Type: CPVC
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good
- Booster pumps.

**Building Sanitary Sewer**
- Sewer Condition: Good
- Piping Type: PVC/CPVC
- Some piping PVC and some piping CPVC.

**Building Storm Water Sewer**
- Piping Type: PVC
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good

**Building Fixtures**
- Toilets: Good
- Sinkes and Lavatories: Good

**Fire Protection**
- System Condition: Good
- Fire Pump
- Fire pump less than 2 years old.
- Fully Sprinklered
## Electrical

**Electrical Service**
- Service Provider: Utility

**Service Transformer**
- Service Transformer: Utility

**Main Low Voltage Equipment**
- Equipment Condition: Good

**Emergency Power**
- Generator Condition: N/A

**Lighting**
- Exterior Condition: Good
- Interior Condition: Good

**Fire Alarm/ Detection System**
- Control Panel Condition: Good

## Telecommunications

### Outside Plant
- ATT Cable
  - Count: 100
  - Term: Yes
  - From: MIT

### Inside Plant
- Fiber Riser: Yes
- Telephone Riser: Yes
- Horizontal Cable Voice: Yes
- Horizontal Cable Data: Yes
- Campus Cable Distance: No
- Riser Cable to MC to TRs: No

### Type
- Fiber Riser: Fiber MM
- Telephone Riser: Copper CAT3
- Horizontal Cable Voice: CAT6
- Horizontal Cable Data: CAT6
Background and History:
Sabin Hall, acquired in the Milwaukee-Downer College campus purchase, was named for Ellen C. Sabin (1850-1949), president of Milwaukee Downer College from 1890 to 1921 and a leading educator in the state. Sabin Hall originally housed all the science departments of Milwaukee-Downer College. It housed UWM's Geological Sciences and Geography Departments from 1964 until those units relocated to the Lapham Hall Science Center addition (1992) and Bolton Hall (1995), respectively.

GENERAL INFORMATION
Occupand and Use:
Anthropology, Archaeological Research Lab, various University Information Technology sections.

Functionality Assessment:
Building best use as an academic facility, rather than offices.
ARCHITECTURE

Sabin Hall is an L-shaped brick building with sandstone and copper accents. Brickwork is set in a Flemish bond. The load-bearing exterior walls are expressed by protruding masonry piers at the front façade. The building features two decorative bay windows over entrances, one clad in intricately carved sandstone and the other clad in a beautifully patina copper. Fenestration includes rectangular windows and some tudor arched doorways. The building has both a slate-shingle clad gable roof and an area of flat roof at the back. The interior features a combination of labs, classrooms, and offices. A double-height lecture hall occupies the south wing of the building. A 2001 remodeling addressed accessibility issues and updated all of the building's interior finishes.

Site:

Exterior

- Types of Veneers and Condition
  - Brick: Good
  - Other: Good

- Window Systems and Conditions
  - Extruded Aluminum: Good

- Roof System and Condition
  - EPDM: Good
  - Built-Up: Good
  - Other: Fair

Wall Composition

Structure

- Type
  - Cast-in-Place
  - Concrete

Interior

- Accessibility Compliance
  - Entrance(s): Yes
  - Toilet Facility(s): Yes
  - Stair(s): Yes
  - Elevator(s): Yes
  - Door Hardware: Yes

- Wall Systems
  - GWB
  - Plaster
  - Metal Studs

- Finishes
  - Wall Condition: Good
  - Ceiling Condition: Excellent
  - Flooring Condition: Good
  - Casework Condition: Good
  - Doors and Frames Condition: Good

Remarks:

- Brick is set in a Flemish bond pattern. Mortar is in good condition. Sandstone sills, trims, and decorative elements have some minor chipping and spalling but are in good condition for their age.

- Windows are insulated aluminum replacement units. Windows are fixed, most likely due to recent HVAC upgrades.

- EPDM on dormers was re-roofed in 1990. The built-up roof was replaced in 2000. Areas of slate are original per roofing records.

- Exterior walls are load-bearing masonry.

Accessibility upgrades were addressed in the 2001 remodeling.

- Exterior walls are load-bearing. Floors are concrete pan & joist.

Walls are typically painted with minor scrapes and chipping at corners. Ceilings are ACT and plaster. Terrazzo floors in corridors have some areas of staining. New display casework has been installed in the main corridor. Doors are wood in metal frames.
MECHANICAL

Recently renovated HVAC Ventilation systems.

**Campus Utilities**
- Chilled Water: Good
- High Pressure Steam: Good
- Steam Condensate Return: Good
- Utility Steam Type: Pumped

**Building Heating**
- Heated: Yes
- Condition: Good
- Stand Alone System: No
- Heating System Type: chilled water

**Building Cooling**
- Air Conditioned: Yes
- Condition: Good
- Stand Alone System: No
- Cooling System Type: Chilled Water

**Building Ventilation**
- Mechanical: Yes
- Variable Air Volume: Good
- General Exhaust: Good
- Special Exhaust: Good
  Laboratory exhaust.

PLUMBING

**Plumbing Utilities**
- Domestic Water: Good
- Sanitary Sewer: Good
- Storm Sewer: Good

**Domestic Water Heating**
- Domestic Water Heating: Good
- Heated: Yes
- Water Heater Type: Steam

**Domestic Water Piping Distribution**
- Piping Condition: Good
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Good

**Building Sanitary Sewer**
- Sewer Condition: Good
- Piping Type: PVC

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: No

**Building Fixtures**
- Toilets: Good
- Urinals: Good
- Sinks and Lavatories: Good
- Drinking Fountains: Good

Exterior downspouts to combination sewer.
ELECTRICAL

Lighting in the lecture hall requires scaffolding on the pitched floor to relamp.

Electrical Service
- Service Provider: Campus
- Service Source: Primary Voltage
- Nominal Service Voltage: 4.16kV 3 Wire
- Service Lateral: Underground

Service Transformer
- Service Transformer Condition: Good
- Service Transformer: Campus Owned
- Transformer Manufacturer: ABB
- Transformer Type: Liquid Filled
- Transformer Location: Outdoor Pad Mount
- Unit Substation Transformer: No
- Service Metering: Secondary

Secondary metering - 215kva peak demand observed.

Outdoor, pad mounted adjacent to pad mount service transformer.

Primary Equipment
- Primary Equipment Condition: Good
- Medium Voltage Manufacturer: S&C
- Equipment kV Rating: 4.76kV
- Continuous Ampere Rating: 600A

Main Low Voltage Equipment
- Equipment Condition: Excellent
- Equipment Manufacturer: Square D
- Voltage Rating: 480Y/277V 4 Wire
- Ampere Rating: 1000A

Emergency Power
- Generator Condition: Excellent
- Generator Manufacturer: Onan/Cummins Power
- Generator Location: Indoor
- Generator Fuel Supply: Natural Gas
- Voltage Rating: 480Y/277V 4 Wire
- kW/kVA Rating: 100kW

Two ATS's. 150A-480Y/277 rated output. 2795 hrs.

Lighting
- Exterior Condition: Fair
- Interior Condition: Good
- Emergency Source: Emergency Generator
- Exterior Control Measures: Campus Based Control via relay or contactor
- Interior Control Measures: Occupancy Sensors

Fire Alarm/ Detection System
- Control Panel Condition: Excellent
- Manufacturer: Siemens Building Technologies Inc
- Manual Alarm Type: Addressable
- Signal Type: Voice
## TELECOMMUNICATIONS

### Outside Plant

<table>
<thead>
<tr>
<th>Count</th>
<th>Term</th>
<th>From</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>36</td>
<td>Yes</td>
<td>LIB</td>
<td>Multi-Mode Fiber</td>
</tr>
<tr>
<td>10</td>
<td>No</td>
<td>LIB</td>
<td>Single-Mode Fiber</td>
</tr>
<tr>
<td>300</td>
<td>Yes</td>
<td>MIT</td>
<td>ATT Cable</td>
</tr>
</tbody>
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### Inside Plant

<table>
<thead>
<tr>
<th>Fiber Riser</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone Riser</td>
<td>Yes</td>
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<tr>
<td>Horizontal Cable Voice</td>
<td>Yes</td>
</tr>
<tr>
<td>Horizontal Cable Data</td>
<td>Yes</td>
</tr>
<tr>
<td>Campus Cable Distance</td>
<td>Yes</td>
</tr>
<tr>
<td>Riser Cable to MC to TRs</td>
<td>No</td>
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<tr>
<td>Type</td>
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<td>Type(s)</td>
<td>CAT5 and CAT6</td>
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<tr>
<td>Type</td>
<td>RG6</td>
</tr>
</tbody>
</table>

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**36 Yes LIB**

**10 No LIB Out Dated**

**300 Yes MIT**

**YES Yes**

**ATT Cable**

**Fiber MM**

**Copper CAT3**

**CAT3**

**CAT5 and CAT6**

**RG6**

---

**500 Hard Line Campus Feed**

**Count**

**Term**

**From**

**Condition**
Background and History:
Green Commons in Sandburg Halls is named for William T. Green, the first African American to graduate from the University of Wisconsin Law School in Madison. Green was the major author of a civil rights bill signed into law by Governor W. H. Upham in 1895.

GENERAL INFORMATION
Occupant and Use:
Sandburg Halls is comprised of four towers. West, North, and South, which are 16, 26, and 20 stories, respectively. The 19-story East Tower, completed in 2001, is primarily for upper-class students. At the same time that the East Tower was constructed, the central commons area was remodeled to upgrade the convenience store, movie theater, exercise center, computer lab, and lounge and dining areas. Exterior improvements included new seating areas and improved volleyball, basketball and tennis courts. Beneath the towers is a two-story parking ramp with space for more than 300 vehicles.

Functionality Assessment:
Lack of enough space for student/resident programming. Delivery dock access is compromised with current arrangement.

Future Building Concerns:
Based on the abuse the traffic has on the vestibule doors and the issues with conditioned air movement to the outside, revolving entrance doors are needed for the Commons.
ARCHITECTURE

Sandburg Hall Commons is a square two-story cast-in-place concrete structure situated at the center of four residence hall towers. The exterior is a horizontal composition of cast-in-place concrete at the floor and roof levels, infilled with expanses of glass and precast concrete panels. These infill zones are further divided by projecting vertical precast fins. Cast-in-place concrete has a vertical ribbed pattern. A new two-story lobby and skylight-covered drop-off canopy anchor the southwest corner of the commons. Interior circulation is a result of space planning, but access to all four residence hall towers is accommodated via enclosed connecting corridors. The first level houses the main entrance desk, offices, meeting rooms, exercise room, cinema room, and a small convenience market. The second level houses the cafeteria and dining hall, computer lab, support spaces, and a large multi-purpose room with a stage. The first level interiors were recently gutted and remodeled.

Site:

Exterior

Types of Veneers and Condition
Architectural Precast: Fair
Other: Fair
Window Systems and Conditions
Extruded Aluminum: Good
Roof System and Condition
Other: Excellent
Wall Composition
Other

Structure

Type
Cast-in-Place Concrete

Interior

Accessibility Compliance
Entrance(s): Yes
Toilet Facilities: Yes
Stair(s): No
Elevator(s): Yes
Door Hardware: Yes

Wall Systems
GWB
Metal Studs

Finishes
Wall Condition: Excellent
Ceiling Condition: Excellent
Flooring Condition: Excellent
Casework Condition: Excellent
Doors and Frames Condition: Excellent

Remarks:

Some architectural precast has been replaced. Cast-in-place concrete has areas of cracking and patching.

First level windows have been replaced with new extruded aluminum insulated units which are in excellent condition. The second level has older aluminum windows in fair condition.

Aging roofing was just replaced with a new green roof system.

Exterior walls are cast-in-place concrete infilled with precast concrete panels and glass.

Expansion joints are failing.

Stairs are lacking guardrails and railings do not meet the 4" sphere rule. Elevator access to the second floor is via elevators in the residence towers. Elevator in the commons only provides access to the parking levels below.

Walls are painted with wood trim around doors and interior glazing. First level has continuous horizontal wood trim at door head, chair rail, and base heights. Ceilings are ACT and drywall clouds. Floors are terrazzo in entrances and corridors and carpet tile in offices and dining hall. All first level casework has been updated. Doors are wood in either metal or wood frames.

MECHANICAL

The Cafeteria/Kitchen needs an upgrade to the grill and replacement of the ventilation hood.

Campus Utilities
Chilled Water: Fair
Fed from South.
High Pressure Steam: Fair
Fed from South.
Steam Condensate Return: Fair
Utility Steam Type: Pumped

Building Heating
Heated: Yes

PLUMBING
ELECTRICAL

Electrical Service
- Service Provider: Campus
- Service Source: Primary Voltage
- Nominal Service Voltage: 4.16kV 3 Wire
- Service Lateral: Underground
- Campus Primary Feeder Ckt: 8
- Campus Back-up Feeder Ckt: 2

Service Transformer
- 1000kva - (4160V x 208Y/120V)
- Service Transformer Condition: Fair
- Service Transformer: Campus Owned

Primary Equipment
- Primary Equipment Condition: Good

Main Low Voltage Equipment
- Equipment Condition: Fair

Emergency Power
- Generator Condition: Fair

Lighting
- Exterior Condition: Good
- Interior Condition: Good

Fire Alarm/ Detection System
- Control Panel Condition: Good
- Manufacturer: Siemens Building Technologies Inc
- Manual Alarm Type: Addressable
- Signal Type: Voice

TELECOMMUNICATIONS

Outside Plant
- Multi-Mode Fiber: 18 Count, Yes Term, From: LIB
- Single-Mode Fiber: 10 Count, No Term, From: LIB, Condition: Out Dated
- ATT Cable: 500 Count, Yes Term, From: MIT
- 500 Hard Line Campus Feed

Inside Plant
- Fiber Riser: Yes Type: Fiber MM
- Telephone Riser: Yes Type: Copper CAT3
- Horizontal Cable Voice: Yes Type(s): CAT3
- Horizontal Cable Data: Yes Type(s): CAT5 and CAT6
- Campus Cable Distance: Yes Type: RG6
- Riser Cable to MC to TRs: No
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Background and History:
Sandburg Halls is comprised of four towers. West, North, and South, which are 16, 26, and 20 stories, respectively. The 19-story East Tower, completed in 2001, is primarily for upper-class students. At the same time that the East Tower was constructed, the central commons area was remodeled to upgrade the convenience store, movie theater, exercise center, computer lab, and lounge and dining areas. Exterior improvements included new seating areas and improved volleyball, basketball and tennis courts. Beneath the towers is a two-story parking ramp with space for more than 300 vehicles.

GENERAL INFORMATION
Occupant and Use:
East Tower houses students, divided into suites, each with a kitchenette.
ARCHITECTURE

Sandburg Hall East is the newest tower in the Sandburg Hall complex. The tower is a 19-story post-tensioned concrete structure clad in almost-white precast concrete panels. The building's four corners have panels with a vertical ribbed texture to match the original buildings' exteriors. The tower's center facades are smooth horizontal precast panels and horizontal expanses of sliding aluminum windows. Each floor is divided into six suites of four student rooms each. Each suite has a compartmentalized bath and a kitchenette. An elevator/stair core anchors the center of the tower and a small elevator lobby is the extent of common space on each floor.

Site:

Exterior
- Types of Veneers and Condition
  - Architectural Precast: Good
- Window Systems and Conditions
  - Extruded Aluminum: Excellent
- Roof System and Condition
  - EPDM: Excellent
  - Built-Up:
- Wall Composition
  - Other

Structure
- Type
  - Cast-in-Place
  - Concrete
  - Post-Tension
  - Concrete

Interior
- Accessibility Compliance
  - Entrance(s): Yes
  - Toilet Facilitie(s): Yes
  - Stair(s): Yes
  - Elevator(s): Yes
  - Door Hardware: Yes
- Wall Systems
  - GWB
  - Metal Studs
- Finishes
  - Wall Condition: Good
  - Ceiling Condition: Excellent
  - Flooring Condition: Good
  - Casework Condition: Good
  - Doors and Frames Condition: Excellent

Remarks:
- Precast panels have some staining, especially at window sills. Some cracking of larger panels was noticed.
- Windows are aluminum sliding units with insulated glazing.
- Exterior walls are precast panels on cast-in-place concrete.

Walls are painted drywall with some minor marks and scratching. Ceilings are either drywall or spray-on texture on concrete slab. Floors are carpet tile in resident rooms and corridors and tile in toilet rooms. Doors are wood in metal frames.
MECHANICAL

Campus Utilities
Chilled Water: Good
High Pressure Steam: Good
Steam Condensate Return: Good
Utility Steam Type: Pumped
Fed from south.
Fed from south.

Building Heating
Heated: Yes
Condition: Good
Stand Alone System: No
Heating System Type: Hot Water

Building Cooling
Air Conditioned: Yes
Condition: Good
Stand Alone System: No
Cooling System Type: Chilled Water

Building Ventilation
Mechanical: Yes
Constant Volume: Good
General Exhaust: Good

PLUMBING

Plumbing Utilities
Domestic Water: Fair
Sanitary Sewer: Fair
Storm Sewer: Fair
Booster system.

Domestic Water Heating
Domestic Water Heating: Fair
Heated: Yes
Water Heater Type: steam/electric

Domestic Water Piping Distribution
Piping Condition: Fair
Piping Type: Copper
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Sanitary Sewer
Sewer Condition: Fair
Piping Type: Cast Iron

Building Storm Water Sewer
Sewer Condition: Fair
Piping Type: Cast Iron
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Fixtures
Toilets: Fair
Urinals: Fair
Sinkes and Lavatories: Fair
Drinking Fountains: Fair

Fire Protection
Fire Pump
Fully Sprinklered
**ELECTRICAL**

**Electrical Service**
- Service Provider: Campus
- Service Source: Primary Voltage
- Nominal Service Voltage: 4.16kV 3 Wire
- Service Lateral: Underground
- Campus Primary Feeder Ckt: 8
- Campus Back-up Feeder Ckt: 2

**Service Transformer**
- Service Transformer Condition: Fair
- Service Transformer: Campus Owned

**Primary Equipment**
- Primary Equipment Condition: Good
- Equipment kV Rating: 4.76kV

**Main Low Voltage Equipment**
- Equipment Condition: Good
- Voltage Rating: 208Y/120V 4 Wire

**Emergency Power**
- Generator Condition: Fair

**Lighting**
- Exterior Condition: Good
- Interior Condition: Good

**Fire Alarm/ Detection System**
- Control Panel Condition: Good
- Manufacturer: Siemens Building Technologies Inc
- Manual Alarm Type: Addressable
- Signal Type: Voice

**TELECOMMUNICATIONS**

**Outside Plant**
- **Multi-Mode Fiber**
  - Count: 36
  - Term: Yes
  - From: LIB
- **Single-Mode Fiber**
  - Count: NO
- **ATT Cable**
  - Count: 125
  - Term: Yes

**Inside Plant**
- Fiber Riser: Yes
- Telephone Riser: Yes
- Horizontal Cable Voice: Yes
- Horizontal Cable Data: Yes
- Campus Cable Distance: Yes
- Riser Cable to MC to TRs: No

- Type: Fiber MM
- Type: Copper CAT3
- Type(s): CAT3
- Type(s): CAT5 and CAT6
- Type: RG6
**Building Name:** Sandburg Hall North

**Building Address:** 3420 N. Maryland Avenue

**Building City:** Milwaukee

**Summary**

- **Building No.:** 1937N
- **Building Type:** Student Housing
- **Year Constructed:** 1971
- **Addition(s):** No
- **Historical Status:** No
- **Number of Floors:**
  - Above Ground: 0
  - Below Ground: 0
- **ASF:** 112,524
- **GSF:** 176,991
- **GPR:** 100
- **PR:** 0

**Parking:**

- **Adjacent Structure**

**Grading Matrix**

<table>
<thead>
<tr>
<th>Physical</th>
<th>iii</th>
</tr>
</thead>
<tbody>
<tr>
<td>Functional</td>
<td>A</td>
</tr>
</tbody>
</table>

**Background and History:**

Sandburg Halls is comprised of four towers. West, North, and South, which are 16, 26, and 20 stories, respectively. The 19-story East Tower, completed in 2001, is primarily for upper-class students. At the same time that the East Tower was constructed, the central commons area was remodeled to upgrade the convenience store, movie theater, exercise center, computer lab, and lounge and dining areas. Exterior improvements included new seating areas and improved volleyball, basketball and tennis courts. Beneath the towers is a two-story parking ramp with space for more than 300 vehicles.

**General Information**

**Occupant and Use:**

- Resident hall, Laundry room
**ARCHITECTURE**

Sandburg Hall North is a 26 story, cast-in-place concrete tower occupying the north quadrant of the Sandburg complex. The tower is cruciform in plan, each wing containing two suites of resident rooms. The tower's exterior is cast-in-place concrete with a vertical ribbed formed texture at the corners and a smooth finish at spandrel conditions. Windows are a combination of punched openings at corners and horizontal expanses at the faces of the four wings. Each floor contains eight suites, comprised of a combination of double and single rooms. Every-other floor is paired with the floor above to form a "house" which shares a double-height living room and Resident Advisor. A spiral stair connects the two "house" floors through the double-height living room. Some attention has been paid to updating certain finishes, but the interiors have an overall dated appearance.

**Site:**

**Exterior**
- Types of Veneers and Condition
  - Other: Good

- Window Systems and Conditions
  - Extruded Aluminum: Fair

- Roof System and Condition
  - EPDM: Fair
  - Built-Up: Fair

- Wall Composition
  - Insulated
  - Other

**Structure**
- Type
  - Cast-in-Place
  - Concrete

**Interior**

- Accessibility Compliance
  - Entrance(s): Yes
  - Toilet Facility(s): Partial
  - Stair(s): No
  - Elevator(s): Yes
  - Door Hardware: No

**Wall Systems**
- GWB
- Metal Studs

**Finishes**
- Wall Condition: Fair
- Ceiling Condition: Good
- Flooring Condition: Good
- Casework Condition: Fair
- Doors and Frames Condition: Fair

**Remarks:**
- Exterior is cast-in-place concrete with a vertical ribbed formed texture. Some patching is visible. Some chipping at soffit edges and window heads was noted. Concrete exterior is on a regular schedule of sealing and patching.

- Windows are aluminum sliding single-pane units. Exterior windows are a maintenance issue.

- Built-up roof was replaced in 1988.

- Exterior walls are cast-in-place concrete insulated from the interior.

- Expansion joints are failing.

- Some toilet rooms have been enlarged to enhance accessibility, but total reconfiguration is not possible. Stairs do not have proper guardrails and railings do not meet the 4" sphere rule. Elevator cabs and controls have been updated and have "rope gripper" technology installed. Doors have knob hardware.

- Painted walls have general wear, scratching, and patching. Ceilings are drywall and perforated metal tile. Metal tile ceilings were installed when sprinkler system was installed. Some ceilings have metal bulkhead enclosures for retrofitted sprinkler system. Floors are carpet tile in living and sleeping rooms and tile in toilet rooms. Student room doors and closets need replacement. Doors are wood in metal frames.
### MECHANICAL

#### Campus Utilities
- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped
- Chilled Water: Fed from South.
- High Pressure Steam: Fed from South.

#### Building Heating
- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Low Pressure Steam coils and Hot Water Fin Tube

#### Building Cooling
- Air Conditioned: No
- Stand Alone System:

#### Building Ventilation
- Mechanical: Yes
- Constant Volume: Poor
- General Exhaust: Fair
- Near end of service life.

### PLUMBING

#### The domestic water piping needs replacement.

#### Plumbing Utilities
- Domestic Water: Fair
- Sanitary Sewer: Fair

#### Domestic Water Heating
- Domestic Water Heating: Fair
- Heated: Yes
- Water Heater Type: Steam

#### Domestic Water Piping Distribution
- Piping Condition: Fair
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

#### Building Sanitary Sewer
- Sewer Condition: Fair
- Piping Type: Cast Iron

#### Building Storm Water Sewer
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

#### Building Fixtures
- Toilets: Fair
- Urinals: Fair
- Sinks and Lavatories: Fair
- Drinking Fountains: Fair

#### Fire Protection
- Partially Sprinklered
- Fire service from W tower. Dorms were retrofitted with sprinklers.
ELECTRICAL
The cable television wiring in the tower needs replacing.

Electrical Service
Service Provider: Campus
Service Source: Primary Voltage
Nominal Service Voltage: 4.16kV 3 Wire
Service Lateral: Underground
Campus Primary Feeder Ckt: 2
Campus Back-up Feeder Ckt: 8

Service Transformer: 600kva - (4160V x 208Y/120V)
Service Transformer Condition: Fair
Service Transformer: Campus Owned

Primary Equipment
Primary Equipment Condition: Good

Main Low Voltage Equipment
Equipment Condition: Fair

Emergency Power
Generator Condition: Fair

Lighting
Exterior Condition: Good
Interior Condition: Good

Fire Alarm/ Detection System
Control Panel Condition: Good
Manufacturer: Siemens Building Technologies Inc
Manual Alarm Type: Addressable
Signal Type: Voice

TELECOMMUNICATIONS

Outside Plant
Multi-Mode Fiber
Count: 36 Term: Yes From: LIB
Single-Mode Fiber
Count: 10 Term: No From: LIB Condition: Out Dated

Inside Plant
Fiber Riser: Yes Type: Fiber MM
Telephone Riser: Yes Type: CAT3
Horizontal Cable Voice: Yes Type(s): CAT3
Horizontal Cable Data: Yes Type(s): CAT5 and CAT6
Campus Cable Distance: Yes Type: RG6
BUILDING NAME: Sandburg Hall Parking
Building Address: N. Maryland Avenue
Building City: Milwaukee

SUMMARY
Building No.: 1937C
Building Type:
Year Constructed:
Addition(s):
Historical Status:
Number of Floors
  Above Ground: 0  ASF: 0  GPR: 0
  Below Ground: 0  GSF: 0  PR: 0

Parking:

<table>
<thead>
<tr>
<th>GRADING MATRIX</th>
</tr>
</thead>
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</tr>
<tr>
<td>Functional: A</td>
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</table>

Background and History:

GENERAL INFORMATION
Sanburg Hall Parking is a cast-in-place structure occupying two levels below Sandburg Commons. The majority of the structure is below grade, except for the northeast corner which is exposed by sloping grade. Three corners of the structure contain stairwells which connect the two levels and rise to the exterior plazas surrounding the Commons. These stairwells are capped by steel and glass enclosures with acrylic skylight roofs.

**Site:**

**Exterior**

- **Types of Veneers and Condition**
  - Other: Fair

- **Roof System and Condition**
  - Other: Good

- **Wall Composition**
  - Other

- **Structure**
  - **Type**
  - **Interior**
    - **Accessibility Compliance**
      - Entrance(s): Yes
      - Stair(s): No
      - Elevator(s): Yes

**Remarks:**

- Areas of cast-in-place concrete exterior walls have major staining and rusting of reinforcement.

- Roof is a plaza roof.

- Exterior walls are cast-in-place concrete.

- Cast-in-place concrete waffle slab has areas of spalling and exposed reinforcement.

- Stair railings do not meet the 4" sphere rule.

- Painted walls are in need of re-painting. Concrete floors/slabs have substantial cracking.

**MECHANICAL**

**Campus Utilities**

- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped

**Building Heating**

- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Low

**Building Cooling**

- Air Conditioned: Yes
- Condition: Fair
- Stand Alone System: No
- Cooling System Type: Chilled Water

**Building Ventilation**

- Mechanical: Yes
- Constant Volume: Poor
- Variable Air Volume: Poor
- General Exhaust: Fair

- Near end of service life.

- Near end of service life.
PLUMBING

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Fair
- Heated: Yes
- Water Heater Type: Steam

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Fixtures**
- Toilets: Fair
- Urinals: Fair
- Sinks and Lavatories: Fair
- Drinking Fountains: Fair

**Fire Protection**
- Fire service from W. tower.
- Partially Sprinklered

Some pipes 3" and larger are still galvanized.

ELECTRICAL

**Electrical Service**
- Service Provider: Campus

**Service Transformer**
- Service Transformer Condition: Fair
- Service Transformer: Campus Owned

**Primary Equipment**
- Primary Equipment Condition: Good

**Main Low Voltage Equipment**
- Equipment Condition: Fair

**Emergency Power**
- Generator Condition: Fair

**Lighting**
- Exterior Condition: Fair

**Fire Alarm/ Detection System**
- Control Panel Condition: Good

TELECOMMUNICATIONS
Background and History:
Sandburg Halls is comprised of four towers. West, North, and South, which are 16, 26, and 20 stories, respectively. The 19-story East Tower, completed in 2001, is primarily for upper-class students. At the same time that the East Tower was constructed, the central commons area was remodeled to upgrade the convenience store, movie theater, exercise center, computer lab, and lounge and dining areas. Exterior improvements included new seating areas and improved volleyball, basketball, and tennis courts. Beneath the towers is a two-story parking ramp with space for more than 300 vehicles.

GENERAL INFORMATION
Occupant and Use:
Resident hall

Other Building Issues:
Master plan coordination issues
ARCHITECTURE

Sandburg Hall South is a 20 story, cast-in-place concrete tower occupying the south quadrant of the Sandburg complex. The tower is cruciform in plan, each wing containing two suites of resident rooms. The tower's exterior is cast-in-place concrete with a vertical ribbed formed texture at the corners and a smooth finish at spandrel conditions. Windows are a combination of punched openings at corners and horizontal expanses at the faces of the four wings. Each floor contains eight suites, comprised of a combination of double and single rooms. Every-other floor is paired with the floor above to form a "house" which shares a double-height living room and Resident Advisor. A spiral stair connects the two "house" floors through the double-height living room. Some attention has been paid to updating certain finishes, but the interiors have an overall dated appearance.

Site:

Exterior

Types of Veneers and Condition
Other: Good

Window Systems and Conditions
Extruded Aluminum: Fair

Roof System and Condition
EPDM: Fair

Wall Composition
Insulated
Other

Structure

Type
Cast-in-Place
Concrete

Interior

Accessibility Compliance
Entrance(s): Yes
Toilet Facility(s): Partial
Stair(s): No
Elevator(s): Yes
Door Hardware: No

Wall Systems
GWB
Metal Studs

Finishes
Wall Condition: Fair
Ceiling Condition: Good
Flooring Condition: Good
Casework Condition: Fair
Doors and Frames Condition: Fair

Remarks:

Exterior is cast-in-place concrete with a vertical ribbed formed texture. Some patching is visible. Some chipping at soffit edges and window heads was noted. Concrete exterior is on a regular schedule of sealing and patching.

Windows are aluminum sliding single-pane units. Exterior windows are a maintenance issue.

EPDM roof was replaced in 1988.

Exterior walls are cast-in-place concrete insulated from the interior.

Expansion joints are failing.

Some toilet rooms have been enlarged to enhance accessibility, but total reconfiguration is not possible. Stairs do not have proper guardrails and railings do not meet the 4" sphere rule. Elevator cabs and controls have been updated and have "rope gripper" technology installed. Doors have knob hardware.

Painted walls have general wear, scratching, and patching. Ceilings are drywall and perforated metal tile. Metal tile ceilings were installed when sprinkler system was installed. Some ceilings have metal bulkhead enclosures for retrofitted sprinkler system. Floors are carpet tile in living and sleeping rooms and tile in toilet rooms. Student room doors and closets need replacement. Doors are wood in metal frames.
MECHANICAL

Campus Utilities
- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped

Building Heating
- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Hot

Building Cooling
- Air Conditioned: No
- Stand Alone System:

Building Ventilation
- Mechanical: Yes
- Constant Volume: Poor
- General Exhaust: Fair
- Near end of service life.

PLUMBING

The domestic water heaters need replacement.

Plumbing Utilities
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

Domestic Water Heating
- Domestic Water Heating: Fair
- Heated: Yes
- Water Heater Type: Steam

Domestic Water Piping Distribution
- Piping Condition: Fair
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

Building Sanitary Sewer
- Sewer Condition: Fair
- Piping Type: Cast Iron

Building Storm Water Sewer
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

Building Fixtures
- Toilets: Fair
- Urinals: Fair
- Sinks and Lavatories: Fair
- Drinking Fountains: Fair

Fire Protection
- Partially Sprinklered

Fire service from W tower. Dorm rooms were retrofitted with sprinklers.
ELECTRICAL

The cable television wiring in the tower needs replacing.

Electrical Service
- Service Provider: Campus
- Service Source: Primary Voltage
- Nominal Service Voltage: 4.16kV 3 Wire
- Service Lateral: Underground
- Campus Primary Feeder Ckt: 2
- Campus Back-up Feeder Ckt: 8

Service Transformer
- Service Transformer Condition: Fair
- Service Transformer: Campus Owned

Primary Equipment
- Primary Equipment Condition: Good
- Equipment kV Rating: 4.76kV
- Continuous Ampere Rating: 600A

Main Low Voltage Equipment
- Equipment Condition: Fair
- Voltage Rating: 208Y/120V 4 Wire

Emergency Power
- Generator Condition: Fair

Lighting
- Exterior Condition: Good
- Interior Condition: Good

Fire Alarm/ Detection System
- Control Panel Condition: Good
- Manufacturer: Siemens Building Technologies Inc
- Manual Alarm Type: Addressable
- Signal Type: Voice

TELECOMMUNICATIONS

Outside Plant
- Multi-Mode Fiber
  - Count: 36
  - Term: Yes
  - From: LIB
- Single-Mode Fiber
  - Count: 10
  - Term: No
  - From: LIB
  - Condition: Out Dated

Inside Plant
- Fiber Riser: Yes
- Type: Fiber MM
- Telephone Riser: Yes
- Type: Copper CAT3
- Horizontal Cable Voice: Yes
- Type(s): CAT3
- Horizontal Cable Data: Yes
- Type(s): CAT5 and CAT6
- Campus Cable Distance: Yes
- Type: RG6
- Riser Cable to MC to TRs: No
**Background and History:**
Sandburg Halls is comprised of four towers. West, North, and South, which are 16, 26, and 20 stories, respectively. The 19-story East Tower, completed in 2001, is primarily for upper-class students. At the same time that the East Tower was constructed, the central commons area was remodeled to upgrade the convenience store, movie theater, exercise center, computer lab, and lounge and dining areas. Exterior improvements included new seating areas and improved volleyball, basketball and tennis courts. Beneath the towers is a two-story parking ramp with space for more than 300 vehicles.

**GENERAL INFORMATION**
**Occupant and Use:**
Resident hall, also houses the campus police station.
Sandburg Hall West is a 16 story, cast-in-place concrete tower occupying the west quadrant of the Sandburg complex. The tower is cruciform in plan, each wing containing two suites of resident rooms. The tower's exterior is cast-in-place concrete with a vertical ribbed formed texture at the corners and a smooth finish at spandrel conditions. Windows are a combination of punched openings at corners and horizontal expanses at the faces of the four wings. Each floor contains eight suites, comprised of a combination of double and single rooms. Every-other floor is paired with the floor above to form a "house" which shares a double-height living room and Resident Advisor. A spiral stair connects the two "house" floors through the double-height living room. Some attention has been paid to updating certain finishes, but the interiors have an overall dated appearance.

**Remarks:**
Exterior is cast-in-place concrete with a vertical ribbed formed texture. Some patching is visible. Some chipping at soffit edges and window heads was noted. Concrete exterior is on a regular schedule of sealing and patching.
Windows are aluminum sliding single-pane units. Exterior windows are a maintenance issue.
Adhered EPDM is the only original roof remaining in the Sandburg complex. Some patching of the membrane has been required. Mechanical penthouse has a built-up roof.
Exterior walls are cast-in-place concrete insulated from the interior.
Expansion joints are failing.

**Types of Veneers and Condition**
- Extruded Aluminum: Fair
- Window Systems and Conditions
  - EPDM: Poor
  - Built-Up: Poor

**Wall Composition**
- Type: Cast-in-Place
- Concrete

**Interior**

**Accessibility Compliance**
- Entrance(s): Yes
- Toilet Facilities: Partial
- Stair(s): No
- Elevator(s): Yes
- Door Hardware: No

**Wall Systems**
- GWB
- Metal Studs

**Finishes**
- Wall Condition: Fair
- Ceiling Condition: Good
- Flooring Condition: Good
- Casework Condition: Fair
- Doors and Frames Condition: Fair

Some toilet rooms have been enlarged to enhance accessibility, but total reconfiguration is not possible. Stairs do not have proper guardrails and railings do not meet the 4" sphere rule. Elevator cabs and controls have been updated and have "rope gripper" technology installed. Doors have knob hardware.

Painted walls have general wear, scratching, and patching. Ceilings are drywall and perforated metal tile. Metal tile ceilings were installed when sprinkler system was installed. Some ceilings have metal bulkhead enclosures for retrofitted sprinkler system. Floors are carpet tile in living and sleeping rooms and tile in toilet rooms. Student room doors and closets need replacement. Doors are wood in metal frames.

**MECHANICAL**

**Campus Utilities**
- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair

**Building Heating**
- Heated: Yes
- Stand Alone System: No
- Heating System Type: Hot

**Building Cooling**
- Air Conditioned: No
- Stand Alone System:

**Building Ventilation**
- Mechanical: Yes
- Constant Volume: Poor
- General Exhaust: Fair

Fed from south.
Fed from south.
Newer pumps.
Low Pressure Steam - Coil, Hot Water - Fin Tube
Near end of service life.
PLUMBING

The domestic water heaters need replacement.

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Fair
- Heated: Yes
- Water Heater Type: Steam

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron

**Building Storm Water Sewer**
- Sewer Condition: Fair
- Piping Type: Cast Iron
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Fixtures**
- Toilets: Fair
- Urinals: Fair
- Sinkes and Lavatories: Fair
- Drinking Fountains: Fair

**Fire Protection**
- System Condition: Fair
- Partially Sprinklered

Booster pumps serve N, S, W commons.

Fire pump serves N, S, W, & Commons. Dorm rooms were retrofitted with sprinklers.
**ELECTRICAL**

The cable television wiring in the tower needs replacing.

**Electrical Service**
- **Service Provider:** Campus
- **Service Source:** Primary Voltage
- **Nominal Service Voltage:** 4.16kV 3 Wire
- **Service Lateral:** Underground
- **Campus Primary Feeder Ckt:** 2
- **Campus Back-up Feeder Ckt:** 8

**Service Transformer** 600kva - (4160V x 208Y/120V)
- **Service Transformer Condition:** Fair
- **Service Transformer:** Campus Owned

**Primary Equipment**
- **Primary Equipment Condition:** Good
- **Equipment kV Rating:** 4.76kV

**Main Low Voltage Equipment**
- **Equipment Condition:** Fair

**Emergency Power**
- **Generator Condition:** Fair

**Lighting**
- **Exterior Condition:** Good
- **Interior Condition:** Good

**Fire Alarm/ Detection System**
- **Control Panel Condition:** Good
- **Manufacturer:** Siemens Building Technologies Inc
- **Manual Alarm Type:** Addressable
- **Signal Type:** Voice

**TELECOMMUNICATIONS**

**Outside Plant**
- **Multi-Mode Fiber**
  - Count: 36
  - Term: Yes
  - From: LIB
- **Single-Mode Fiber**
  - Count: 10
  - Term: No
  - From: LIB
  - Condition: Out Dated

**Inside Plant**
- **Fiber Riser:** Yes
- **Telephone Riser:** Yes
- **Horizontal Cable Voice:** Yes
- **Horizontal Cable Data:** Yes
- **Campus Cable Distance:** Yes
- **Riser Cable to MC to TRs:** No
- **Type:** Fiber MM
- **Type:** Copper CAT3
- **Type(s):** CAT3
- **Type(s):** CAT5 and CAT6
- **Type:** RG6
BUILDING NAME: Saukville Field Station - Barn

Building Address: 3175 Blue Goose Road
Building City: Saukville

SUMMARY
Building No.: 1912
Building Type: Arboretum
Year Constructed: 1930
Addition(s): No
Historical Status: No
Number of Floors:
   Above Ground: 1
   Below Ground: 1

Parking:
   Adjacent Lot

GRADING MATRIX
Physical: iv
Functional: B

Background and History:
GENERAL INFORMATION
Occupand and Use:
   Equipment storage
**ARCHITECTURE**

**Site:**

<table>
<thead>
<tr>
<th>Exterior</th>
<th>Remarks:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Types of Veneers and Condition</td>
<td>The vertical wood siding is faded, missing paint, some holes have been patched with plywood.</td>
</tr>
<tr>
<td>Other: Fair</td>
<td>Window frames of the structure have been left unpainted.</td>
</tr>
<tr>
<td>Window Systems and Conditions</td>
<td>The asphalt shingles look new and have no curling or no warping.</td>
</tr>
<tr>
<td>Fixed: Fair</td>
<td>Recently updated gutters and downspouts are also in place.</td>
</tr>
<tr>
<td>Roof System and Condition</td>
<td>The walls of the barn are constructed of field stone below a post and lintel timber framing system.</td>
</tr>
<tr>
<td>Other: Excellent</td>
<td>The entire foundation of the barn is field stone.</td>
</tr>
<tr>
<td>Wall Composition</td>
<td>Newer looking gutters, downspouts, and fascia are in place.</td>
</tr>
<tr>
<td>Uninsulated</td>
<td>The interior walls of the barn are exposed post and beam construction.</td>
</tr>
<tr>
<td>Other</td>
<td>There is minimal cracking in the existing cast-in-place concrete floor and part of the floor is dirt. Doors and door frames of the barn are missing paint, but are mostly in tact.</td>
</tr>
</tbody>
</table>

| Structure | |
| Type | Other |
| Other | |

| Interior | |

| Accessibility Compliance | |
| Entrance(s): No | |
| Toilet Facilitie(s): N/A | |
| Stair(s): No | |
| Elevator(s): N/A | |
| Ramp(s): N/A | |
| Door Hardware: No | |

| Wall Systems | |
| Wood Studs | |

| Finishes | |
| Wall Condition: Fair | |
| Ceiling Condition: Fair | |
| Flooring Condition: Good | |
| Casework Condition: Poor | |
| Doors and Frames Condition: Fair | |

**MECHANICAL**

**PLUMBING**
### Electrical

**Electrical Service**
- **Service Provider:** See Remarks
- **Service Source:** Secondary Voltage
- **Nominal Service Voltage:** 120/240V 3 Wire
- **Service Lateral:** Underground

**Service Transformer**
- **Service Transformer:** Utility

**Primary Equipment**
- **Primary Equipment Condition:** N/A

**Main Low Voltage Equipment**
- **Equipment Condition:** Fair
- **Equipment Manufacturer:** Square D
- **Voltage Rating:** 120/240V 3 Wire
- **Ampere Rating:** 100A

**Emergency Power**
- **Generator Condition:** N/A

**Lighting**
- **Exterior Condition:** Poor
- **Interior Condition:** Fair
- **Emergency Source:** N/A
- **Exterior Control Measures:** N/A
- **Interior Control Measures:** Manual Controls

**Fire Alarm/Detection System**
- **Control Panel Condition:** N/A

### Telecommunications

**Outside Plant**
- **ATT Cable**
  - **Count:** 50 PAIR
  - **Term:** Yes
  - **From:** ATT

**Inside Plant**
- **Fiber Riser:** No
- **Telephone Riser:** No
- **Horizontal Cable Voice:** Yes
- **Horizontal Cable Data:** Yes
- **Campus Cable Distance:** No
- **Riser Cable to MC to TRs:** No
- **Type(s):**
  - **Horizontal Cable Voice:** CAT3
  - **Horizontal Cable Data:** CAT5 and CAT6

---

Barn is subfed from SFS-Mgrs. Res.

MLO-5 branch ckt NEMA 1 load center.
This page is intentionally blank.
<table>
<thead>
<tr>
<th>Building Name</th>
<th>Saukville Field Station - Garden Shed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Address</td>
<td>3175 Blue Goose Road</td>
</tr>
<tr>
<td>Building City</td>
<td>Saukville</td>
</tr>
<tr>
<td><strong>GRADING MATRIX</strong></td>
<td></td>
</tr>
<tr>
<td>Physical:</td>
<td>iv</td>
</tr>
<tr>
<td>Functional:</td>
<td>B</td>
</tr>
</tbody>
</table>

**Background and History:**

**GENERAL INFORMATION**

<table>
<thead>
<tr>
<th>Summary</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Building No.</td>
<td>1925</td>
</tr>
<tr>
<td>Building Type</td>
<td>Arboretum</td>
</tr>
<tr>
<td>Year Constructed</td>
<td>1987</td>
</tr>
<tr>
<td>Addition(s)</td>
<td>No</td>
</tr>
<tr>
<td>Historical Status</td>
<td>No</td>
</tr>
<tr>
<td>Number of Floors</td>
<td></td>
</tr>
<tr>
<td>Above Ground</td>
<td>1</td>
</tr>
<tr>
<td>Below Ground</td>
<td>0</td>
</tr>
<tr>
<td>ASF: 0</td>
<td>GSF: 625</td>
</tr>
<tr>
<td>GPR: 0</td>
<td>PR: 0</td>
</tr>
</tbody>
</table>

**Location Key**

![Location Key Image]

Location Key
### ARCHITECTURE

#### Site:

**Exterior**

- **Types of Veneers and Condition**
  - Other: Fair
- **Window Systems and Conditions**
  - Fixed: Fair
  - Painted Wood: Excellent
- **Roof System and Condition**
  - Other: Good
- **Wall Composition**
  - Uninsulated

**Remarks:**
The veneer of the garden shed is vertical wood siding, which is unpainted and weathered.
The fixed windows are older; some seem to leak and some are molding. The wood moldings have been newly painted. Overhead garage doors exhibit some rusting, but are otherwise in good condition.
New looking vented aluminum soffit, gutters, and fascia are in place. The asphalt roof is older and weathered, but is intact, with good venting and no warping.
The CMU foundation and wood framing are exposed and can be seen at the interior of the garden shed.
A cast-in-place concrete floor and CMU foundation are in place.

**Structure**

- **Type**
  - Cast-in-Place
  - Concrete
  - Other

**Interior**

- **Accessibility Compliance**
  - Entrance(s): No
  - Toilet Facilities: N/A
  - Stair(s): N/A
  - Elevator(s): N/A
  - Ramp(s): N/A
  - Door Hardware: No
- **Wall Systems**
  - Wood Studs
- **Finishes**
  - Flooring Condition: Excellent
  - Doors and Frames Condition: Good

**Remarks:**
No paving, only a grass and stone approach path to the building.
There are no interior finishes in this building.
The exposed plywood has no water damage. The concrete floor has minimal cracking. New looking vinyl doors have been added to the building and some rust can be seen on the exterior of the overhead doors.

### MECHANICAL

### PLUMBING
## ELECTRICAL

**Electrical Service**
- Service Provider: See Remarks
- Service Source: Secondary Voltage
- Nominal Service Voltage: 120/240V 3 Wire
- Service Lateral: Underground

**Main Low Voltage Equipment**
- Equipment Condition: Good
- Equipment Manufacturer: Square D
- Voltage Rating: 120/240V 3 Wire
- Ampere Rating: 100A

**Emergency Power**
- Generator Condition: N/A

**Lighting**
- Exterior Condition: N/A
- Interior Condition: Fair
- Emergency Source: N/A

**Fire Alarm/ Detection System**
- Control Panel Condition: N/A

## TELECOMMUNICATIONS

- SFS-GS Garden Shed is served from SFS-Mgr Res electrical service.
- 100-MLO QO Load Center with 30A,2P mcb.
Saukville Field Station - Greenhouse

BUILDING NAME: Saukville Field Station - Greenhouse
Building Address: 3095 Blue Goose Road
Building City: Saukville

SUMMARY:
Building No.: 1924
Building Type: Arboretum
Year Constructed: 1989
Addition(s): No
Historical Status: No
Number of Floors:
  Above Ground: 1
  Below Ground: 0
Parking:
  Adjacent Lot

GRADING MATRIX:
Physical: ii
Functional: A

Background and History:
GENERAL INFORMATION
Occupant and Use:
Specialty structure for growing

Location Key
Typical Floor Plate
### ARCHITECTURE

#### Site:

**Exterior**

- *Types of Veneers and Condition*
  - Other: Good

- *Window Systems and Conditions*
  - Fixed: Fair

- *Roof System and Condition*
  - Other: Good

- *Wall Composition*
  - Veneer over CMU
  - Uninsulated

**Structure**

- *Type*
  - Other

- *Accessibility Compliance*
  - Entrance(s): No
  - Toilet Facility(s): N/A
  - Stair(s): N/A
  - Elevator(s): N/A
  - Ramp(s): N/A
  - Door Hardware: No

- *Wall Systems*
  - CMU
  - Other

- *Finishes*
  - Wall Condition: Excellent
  - Ceiling Condition: Good
  - Flooring Condition: Poor
  - Casework Condition: Poor
  - Doors and Frames Condition: Fair

#### Remarks:

- The wood siding, soffit, and fascia are heavily painted, but in good shape overall.
- Window sealants are drying, but are not yet cracking. The window frames are very faded from the sun. The only entry to the greenhouse has a screen door with a solid main door.
- The fascia is partially clad with metal. The asphalt shingles are aged and weathered, but intact and show no wavering or missing pieces.
- Simple CMU and wood frame structure
- A CMU foundation continues up to maintain the wall structure.
- The walkway approach to the building is grass and gravel. Railroad ties are used as retaining walls at the entry as well.
- Plywood encloses the walls were CMU does not.
- The CMU blocks look solid, with no cracking and good tuck pointing. The plywood walls have been painted a number of times. The exposed dirt floor has been infilled with river rock or large rounded stone. Casework within the structure is weathered, sun beaten, and shows wetness. The doors and frames show wear and have many coats of paint, but are still functional.

### MECHANICAL

### PLUMBING
**ELECTRICAL**

**Electrical Service**
- Service Provider: See Remarks
- Service Source: Secondary Voltage
- Nominal Service Voltage: 120/240V 3 Wire
- Service Lateral: Underground

**Main Low Voltage Equipment**
- Equipment Condition: Fair
- Equipment Manufacturer: Square D
- Voltage Rating: 120/240V 3 Wire
- Ampere Rating: 100A

**Emergency Power**
- Generator Condition: N/A

**Lighting**
- Exterior Condition: N/A
- Interior Condition: See Remarks
- Emergency Source: N/A
- Exterior Control Measures: N/A
- Interior Control Measures: Manual Controls

**Fire Alarm/ Detection System**
- Control Panel Condition: N/A

---

SFS-G Greenhouse is subfed from SFS-Lab Bldg.

Load center is located within the green house with field adapted rubber shield.

Lighting represented cord and plug connections at the ceiling.
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BUILDING NAME: Saukville Field Station - Lab Building

Building Address: 3095 Blue Goose Road
Building City: Saukville

SUMMARY
Building No.: 1913
Building Type: Arboretum
Year Constructed: 1966
Addition(s): No
Historical Status: No

Number of Floors:
- Above Ground: 1
- Below Ground: 1

Parking:
- Adjacent Lot

GRADING MATRIX

<table>
<thead>
<tr>
<th>Physical</th>
<th>Functional</th>
</tr>
</thead>
<tbody>
<tr>
<td>iii</td>
<td>B</td>
</tr>
</tbody>
</table>

Background and History:

GENERAL INFORMATION

Occupant and Use:
Laboratory spaces for field work
**ARCHITECTURE**

<table>
<thead>
<tr>
<th>Site:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Exterior</strong></td>
</tr>
<tr>
<td>Types of Veneers and Condition</td>
</tr>
<tr>
<td>Other:  Good</td>
</tr>
<tr>
<td>Window Systems and Conditions</td>
</tr>
<tr>
<td>Double Hung:  Excellent</td>
</tr>
<tr>
<td>Fixed:  Excellent</td>
</tr>
<tr>
<td>Roof System and Condition</td>
</tr>
<tr>
<td>Other:  Good</td>
</tr>
<tr>
<td>Wall Composition</td>
</tr>
<tr>
<td>Veneer over CMU</td>
</tr>
<tr>
<td>Insulated</td>
</tr>
<tr>
<td><strong>Interior</strong></td>
</tr>
<tr>
<td>Accessibility Compliance</td>
</tr>
<tr>
<td>Entrance(s):  Yes</td>
</tr>
<tr>
<td>Toilet Facility(s):  Yes</td>
</tr>
<tr>
<td>Stair(s):  No</td>
</tr>
<tr>
<td>Elevator(s):  Yes</td>
</tr>
<tr>
<td>Ramp(s):  N/A</td>
</tr>
<tr>
<td>Door Hardware:  Yes</td>
</tr>
<tr>
<td>Wall Systems</td>
</tr>
<tr>
<td>GWB</td>
</tr>
<tr>
<td>Wood Studs</td>
</tr>
<tr>
<td>Other</td>
</tr>
<tr>
<td>Finishes</td>
</tr>
<tr>
<td>Wall Condition:  Excellent</td>
</tr>
<tr>
<td>Ceiling Condition:  Excellent</td>
</tr>
<tr>
<td>Flooring Condition:  Excellent</td>
</tr>
<tr>
<td>Casework Condition:  Good</td>
</tr>
<tr>
<td>Doors and Frames Condition:  Excellent</td>
</tr>
<tr>
<td>Remarks:</td>
</tr>
<tr>
<td>The Lab Building has wood siding. The soffit and fascia have chipping paint. A recently added main entry has engineered wood panel veneer with some chipping paint. The windows look new with very little wear and little fading.</td>
</tr>
<tr>
<td>Asphalt shingles cover the main roof and are showing some warped areas. Standing seam metal roofs are used at window overhangs and at the front entry addition. CMU can be seen at the interior and exterior of the basement.</td>
</tr>
<tr>
<td>The building has a painted CMU foundation wall.</td>
</tr>
<tr>
<td>Two ADA accessible unisex bathrooms are located on the lower level, one includes an ADA compliant shower facilities. The main stairway has open risers and no railing on the wall side of the stairwell, with no extension rails. The front entry addition houses a newer lift.</td>
</tr>
<tr>
<td>Wood paneling is used as a finish on interior walls.</td>
</tr>
<tr>
<td>Some walls need new paint due to aging and discoloration, but have little denting and scuffing. Some ceilings and walls are gypsum wall board and others are wood panel. Some floors are VCT tile, whereas other areas are painted concrete. The stairs include a rubber tread material. Wood and metal doors and frames are randomly scattered throughout the building.</td>
</tr>
</tbody>
</table>

**MECHANICAL**

**PLUMBING**
**ELECTRICAL**

**Electrical Service**
- Service Provider: Utility
- Service Source: Secondary Voltage
- Nominal Service Voltage: 120/240V 3 Wire
- Service Lateral: Underground

**Service Transformer**
- Service Transformer: Utility
- Transformer Location: Outdoor Pole Mount

**Main Low Voltage Equipment**
- Equipment Condition: Excellent
- Equipment Manufacturer: Square D
- Voltage Rating: 120/240V 3 Wire
- Ampere Rating: 200A

**Emergency Power**
- Generator Manufacturer: See Remarks
- Generator Location: See Remarks
- Generator Fuel Supply: See Remarks
- Voltage Rating: 120/240V 3 Wire
- kW/kVA Rating: portable generator

**Lighting**
- Exterior Condition: Good
- Interior Condition: Fair
- Emergency Source: None
- Exterior Control Measures: Photo-sensors
- Interior Control Measures: Occupancy Sensors

**Fire Alarm/ Detection System**
- Control Panel Condition: Poor
- Manufacturer: Edwards 6616
- Manual Alarm Type: Zoned Non-Addressable
- Signal Type: Non-Voice

**TELECOMMUNICATIONS**

SFS-L Lab Bldg has separate utility electrical service lateral as the SFS-Machine Shed pole mounted transformer.

New Main electrical service was recently replaced/updated with facility remodeling circ. 2006.

Existing facility maintains a portable generator set. The building has outdoor portable generator NEMA 3R plug-in and NEMA 3R 200A-2P manual transfer switch.

Utilizes T8 lamping.

Obsolete.
This page is intentionally blank.
**Building Name**
Saukville Field Station - Machine Shed

**Building Address**
3175 Blue Goose Road

**Building City**
Saukville

**Summary**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building No.</td>
<td>1927</td>
</tr>
<tr>
<td>Building Type</td>
<td>Arboretum</td>
</tr>
<tr>
<td>Year Constructed</td>
<td>1910</td>
</tr>
<tr>
<td>Addition(s)</td>
<td>No</td>
</tr>
<tr>
<td>Historical Status</td>
<td>No</td>
</tr>
<tr>
<td>Number of Floors</td>
<td></td>
</tr>
<tr>
<td>Above Ground</td>
<td>1</td>
</tr>
<tr>
<td>Below Ground</td>
<td>0</td>
</tr>
<tr>
<td>ASF</td>
<td>0</td>
</tr>
<tr>
<td>GSF</td>
<td>2,031</td>
</tr>
<tr>
<td>GPR</td>
<td>0</td>
</tr>
<tr>
<td>PR</td>
<td>0</td>
</tr>
</tbody>
</table>

**Parking:**
Adjacent Lot

**Grading Matrix**

<table>
<thead>
<tr>
<th>Physical</th>
<th>Functional</th>
</tr>
</thead>
<tbody>
<tr>
<td>iv</td>
<td>C</td>
</tr>
</tbody>
</table>

**Background and History:**

**General Information**

---

**Exterior Image**

**Location Key**

**Typical Floor Plate**
### ARCHITECTURE

#### Site:

**Exterior**
- *Types of Veneers and Condition*
  - Other: Fair
- *Window Systems and Conditions*
  - Fixed: Poor
- *Roof System and Condition*
  - Other: Fair
- *Wall Composition*
  - Uninsulated

**Interior**
- *Accessibility Compliance*
  - Entrance(s): No
  - Toilet Facility(s): N/A
  - Stair(s): N/A
  - Elevator(s): N/A
  - Ramp(s): N/A
  - Door Hardware: No
- *Wall Systems*
  - Wood Studs
- *Finishes*
  - Wall Condition: Fair
  - Ceiling Condition: Fair
  - Flooring Condition: Fair
  - Casework Condition: Poor
  - Doors and Frames Condition: Poor

#### Remarks:
- The machine shed has vertical wood siding and looks to have been recently painted, with no missing or chipping paint.
- Some windows are missing glass and have been boarded up with plywood.
- The gutters are falling apart, bending out and away from the building. The asphalt shingles are older and the roof structure is warping and bowing. Moss and lichen is growing on the roof, mostly at the peak.
- The walls are an exposed wood structure.
- The field stone foundation can be seen from the exterior of the building.
- The approach path to the structure is nothing but grass and pea gravel.
- The interior walls are weathered, molding, and show water intrusion.
- The poured concrete floor is showing signs of movement and is partially dirt.

### MECHANICAL

### PLUMBING
**ELECTRICAL**

**Electrical Service**  
Service Provider: Utility  
Service Source: Secondary Voltage  
Nominal Service Voltage: 120/240V 3 Wire  
Service Lateral: Overhead  

**Service Transformer**  
Service Transformer: Utility  
Transformer Location: Outdoor Pole Mount  

**Main Low Voltage Equipment**  
Equipment Condition: Poor  
Equipment Manufacturer: Kinney  
Voltage Rating: 120/240V 3 Wire  
Ampere Rating: 200A  

**Emergency Power**  
Generator Condition: See Remarks  

**Lighting**  
Exterior Condition: Poor  
Interior Condition: Poor  
Emergency Source: See Remarks  
Exterior Control Measures: Stand-alone Timeclock & Contactor  
Interior Control Measures: Manual Controls  

**Fire Alarm/ Detection System**  
Control Panel Condition: Poor  
Manufacturer: Edwards 6616  
Manual Alarm Type: Zoned Non-Addressable  
Signal Type: Non-Voice  

**TELECOMMUNICATIONS**
This page is intentionally blank.
BUILDING NAME: Saukville Field Station - Mgrs. Res.

Building Address: 3175 Blue Goose Road
Building City: Saukville

SUMMARY:
Building No.: 1903
Building Type: Arboretum
Year Constructed: 1910
Addition(s): No
Historical Status: No
Number of Floors:
   Above Ground: 2
   Below Ground: 1
ASF: 4,050
GSF: 4,050

Parking:
   Adjacent Lot

GRADING MATRIX:
Physical: iii
Functional: C

Background and History:
GENERAL INFORMATION
Occupant and Use:
Residential quarters for Saukville Director
**ARCHITECTURE**

<table>
<thead>
<tr>
<th>Site:</th>
<th>Exterior</th>
</tr>
</thead>
<tbody>
<tr>
<td>Types of Veneers and Condition</td>
<td>Other: Good</td>
</tr>
<tr>
<td>Roof System and Condition</td>
<td>Other: Fair</td>
</tr>
<tr>
<td>Wall Composition</td>
<td>Insulated</td>
</tr>
</tbody>
</table>

**Structure**

| Type | Other |

| Interior | Accessibility Compliance | Entrance(s): No | Toilet Facility(s): No | Stair(s): No | Elevator(s): N/A | Ramp(s): N/A | Door Hardware: No |

| Wall Systems | GWB | Plaster | Wood Studs | CMU |

| Finishes | There was no admittance to the interior of the residence. |

**Remarks:**
- The exterior veneer is vinyl siding and cobble stone.
- Wood windows are showing many coats of paint on the exterior.
- The asphalt shingles are starting to dry and the edges are crumbling or curling up, but the roof structure looks solid and shows no waving. Vinyl fascia is also in place.
- This structure is assumed to be insulated.
- The foundation structure is partially CMU and partially cobble stone or field stone.
- A wood deck with wood stairs leads to the main entry of the residence, which includes a newer looking door. The building seems to have some newer vinyl windows on the upper level. The vinyl siding and shutters are clean, well kept, and newer in appearance.

**MECHANICAL**

**PLUMBING**
ELECTRICAL

Electrical Service
Service Provider: Utility
Service Source: Secondary Voltage
Nominal Service Voltage: 120/240V 3 Wire
Service Lateral: Overhead

Service Transformer
Service Transformer: Utility
Transformer Type: Liquid Filled
Transformer Location: Outdoor Pole Mount

Main Low Voltage Equipment
Equipment Condition: Fair
Equipment Manufacturer: Square D
Voltage Rating: 120/240V 3 Wire
Ampere Rating: 100A

Emergency Power
Generator Condition: N/A

Lighting
Exterior Condition: Poor
Interior Condition: Poor
Emergency Source: N/A
Exterior Control Measures: N/A
Interior Control Measures: Manual Controls

Fire Alarm/ Detection System
Control Panel Condition: N/A

TELECOMMUNICATIONS
BUILDING NAME: Saukville Field Station - Overnight Quarters

Building Address: 3111 Blue Goose Road
Building City: Saukville

SUMMARY
Building No.: 1911
Building Type: Arboretum
Year Constructed: 1930
Addition(s): No
Historical Status: No
Number of Floors: Above Ground 2, Below Ground 1

Parking:
Adjacent Lot

GRADING MATRIX
Physical: v
Functional: C

Background and History:
GENERAL INFORMATION
Occupant and Use:
Visiting scholars quarters

Location Key

Exterior Image

Typical Floor Plate
## ARCHITECTURE

<table>
<thead>
<tr>
<th>Site:</th>
<th>Remarks:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior</td>
<td>Newer looking gutters and downspouts are apparent, but the asbestos siding is very damaged, faded, and weathered.</td>
</tr>
<tr>
<td>Types of Veneers and Condition</td>
<td>The wood windows are falling apart, but new vinyl windows have been put in and are in excellent condition. Wood moldings around the openings of the exterior are falling apart and are losing paint.</td>
</tr>
<tr>
<td>Other: Poor</td>
<td>Asphalt shingles, metal flashings, gutters, and downspouts look pretty new. The roof structure does not appear to be waving or warped.</td>
</tr>
<tr>
<td>Window Systems and Conditions</td>
<td>The structure is assumed to be insulated.</td>
</tr>
<tr>
<td>Double Hung: Poor</td>
<td>The foundation is partially CMU and partially field stone.</td>
</tr>
<tr>
<td>Roof System and Condition</td>
<td>No grab bars are provided in the toilet rooms.</td>
</tr>
<tr>
<td>Other: Good</td>
<td>The upper floor has all plaster walls and ceilings with some plaster falling off and a good deal of chipping paint.</td>
</tr>
<tr>
<td>Wall Composition</td>
<td>Original flooring, plaster, windows, etc. are in very bad shape and are falling apart. Remodeled areas are in much better condition. Some wood floors have been cleaned and refinished. The 1’x1’ floor tiles are assumed to contain asbestos.</td>
</tr>
<tr>
<td>Insulated</td>
<td></td>
</tr>
</tbody>
</table>

## MECHANICAL

### PLUMBING
ELECTRICAL

Electrical Service
- Service Provider: Utility
- Service Source: Secondary Voltage
- Nominal Service Voltage: 120/240V 3 Wire
- Service Lateral: Overhead

Main Low Voltage Equipment
- Equipment Condition: Fair
- Equipment Manufacturer: Square D
- Voltage Rating: 120/240V 3 Wire
- Ampere Rating: 100A

Emergency Power
- Generator Condition: N/A

Lighting
- Exterior Condition: Poor
- Interior Condition: Poor
- Emergency Source: N/A
- Exterior Control Measures: Manual Controls
- Interior Control Measures: Manual Controls

Fire Alarm/ Detection System
- Control Panel Condition: N/A

TELECOMMUNICATIONS
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Saukville Field Station - Research Building

Building Name: Saukville Field Station - Research Building

Building Address: 3095 Blue Goose Road

Building City: Saukville

**SUMMARY**

- **Building No.**: 1929
- **Building Type**: Arboretum
- **Year Constructed**: 2003
- **Historical Status**: No
- **Number of Floors**
  - **Above Ground**: 1
  - **Below Ground**: 1
- **Parking**: Adjacent Lot

**GRADING MATRIX**

- **Physical**: ii
- **Functional**: A

Background and History:

**GENERAL INFORMATION**

- **Occupand and Use**: Administrative offices
**ARCHITECTURE**

**Site:**

**Exterior**

*Types of Veneers and Condition*

- Other: Excellent

*Window Systems and Conditions*

- Double Hung: Excellent
- Casement: Excellent
- Fixed: Excellent

*Roof System and Condition*

- Other: Excellent

**Interior**

*Accessiblity Compliance*

- Entrance(s): Partial
- Toilet Facilities: Yes
- Stair(s): Yes
- Elevator(s): N/A
- Ramp(s): N/A
- Door Hardware: Yes

*Wall Systems*

- Plaster
- Wood Studs

*Finishes*

- Wall Condition: Excellent
- Ceiling Condition: Excellent
- Flooring Condition: Excellent
- Casework Condition: Excellent
- Doors and Frames Condition: Good

**Remarks:**

- The Research Building has painted wood siding and a wood deck at the entry, which is in great shape, but has no handrails.
- Some fading of the vinyl window exteriors is occurring and some paint is chipping at the exterior window sills. Double hung windows are used as the main building windows, fixed clerestory windows are placed in small roof dormers, and casement windows are.
- The asphalt shingles look new and the sheet metal (half tube) gutters and downspouts also look shiny and new. The building has wood soffits and fascia.
- Wood panel veneer is included at the rear entry of the building.
- The floor structure of the building is precast plank with poured concrete topping. The basement is cast-in-place concrete with a walk-out to the lower grade.
- The front entry boardwalk or deck has no handrails. The back entry has stone steps and is, therefore, not accessible. The basement entry/exit door opens to a concrete slab, but has grass path approach.
- No interior walls, open floor plate
- The Research Building ceiling is exposed, so that the wood trusses can be seen. The vinyl windows are fading on the exterior, but look new on the interior. The stairs accessing the basement are made of laminated wood.

---

**MECHANICAL**

**PLUMBING**
### ELECTRICAL

**Electrical Service**
- Service Provider: **See Remarks**
- Service Source: **Secondary Voltage**
- Nominal Service Voltage: **120/240V 3 Wire**
- Service Lateral: **Overhead**

**Main Low Voltage Equipment**
- Equipment Condition: **Excellent**
- Equipment Manufacturer: **Square D**
- Voltage Rating: **120/240V 3 Wire**
- Ampere Rating: **200A**

**Emergency Power**
- Generator Condition: **N/A**

**Lighting**
- Exterior Condition: **Excellent**
- Interior Condition: **Excellent**
- Emergency Source: **Spot-type Emergency Battery Units**
- Exterior Control Measures: **Stand-alone Timeclock & Contactor**
- Interior Control Measures: **Occupancy Sensors**

**Fire Alarm/ Detection System**
- No fire alarm signals or detection observed.

### TELECOMMUNICATIONS
Saukville Field Station - Service Building

BUILDING NAME: Saukville Field Station - Service Building
Building Address: 3095 Blue Goose Road
Building City: Saukville

SUMMARY
Building No.: 1906
Building Type: Arboretum
Year Constructed: 1975
Historical Status: No

Number of Floors
- Above Ground: 1
- Below Ground: 0

Parking:
- ASF: 0
- GSF: 2,398
- PR: 0

Adjacent Lot

GRADING MATRIX
- Physical: v
- Functional: C

Background and History:

GENERAL INFORMATION
### Architecture

#### Site:

**Exterior**
- **Types of Veneers and Condition**
  - Metal Panel: Fair
- **Window Systems and Conditions**
  - Other: Poor
- **Roof System and Condition**
  - Other: Fair

**Wall Composition**
- Insulated

**Structure**
- **Type**
  - Structural Steel

**Interior**
- **Accessibility Compliance**
  - Entrance(s): Yes
  - Toilet Facilities: No
  - Stair(s): N/A
  - Elevator(s): N/A
  - Ramp(s): N/A
  - Door Hardware: CMU

**Wall Systems**
- CMU
  - Other

**Finishes**
- Wall Condition: Fair
- Ceiling Condition: Fair
- Flooring Condition: Good
- Casework Condition: Fair
- Doors and Frames Condition: Poor

**Remarks:**
- The metal panel exterior is showing its age, it is dented, faded, and some paint is missing.
- The single sliding window next to the main entry door is old and the sealant is dry and separating.
- The standing seam metal roof is mostly intact, but is rusting in many areas. Holes have formed in the roof and, in turn, have allowed water intrusion; however, these holes have been temporarily patched with caulk. The gutters and downspouts are pulling away and becoming detached from the building.
- The insulation in the building needs to be upgraded and the building is probably very expensive to keep heated in the winter.
- The ceiling structure is made up of steel members.
- The door hardware employs knobs solely. The overhead garage doors have holes and have obviously been gnawed through by animals.
- The CMU walls are very dirty, worn, and in need of repainting. The building interior shows the exposed insulation.
- All of the walls in the Service building are very gauged and dented, inside and out. The ceilings are intact and do not appear to have holes. The cast-in-place concrete floor shows its age, but has no gauging or cracking and shows no signs of movement. The buildings doors and frames are rusting and seem to be allowing anything (people and animals) to enter and exit.

### Mechanical

### Plumbing
## Electrical

**Electrical Service**
- Service Provider: Utility
- Service Source: Secondary Voltage
- Nominal Service Voltage: 120/240V 3 Wire
- Service Lateral: Underground

**Service Transformer**
- Service Transformer: Utility
- Transformer Location: Outdoor Pole Mount

**Main Low Voltage Equipment**
- Equipment Condition: Fair
- Equipment Manufacturer: Square D
- Voltage Rating: 120/240V 3 Wire
- Ampere Rating: 100A

**Emergency Power**
- Generator Condition: N/A

**Lighting**
- Exterior Condition: N/A
- Interior Condition: Fair
- Emergency Source: N/A
- Exterior Control Measures: N/A
- Interior Control Measures: Manual Controls

**Fire Alarm/ Detection System**
- Control Panel Condition: N/A

## Telecommunications
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Background and History:
The Art Building is part of The Arts Center which was constructed in two phases. The Music Building was built in 1962. An addition, built in 1968, includes the Theatre, Lecture Hall, and Art Building. The 28,600-square-foot Theatre building houses an art gallery and a 576-seat Arts Theatre where performances of the Professional Theatre Training Program and other groups are staged.

GENERAL INFORMATION
Occupant and Use:
Peck School of the Arts

Functionality Assessment:
Inadequate back-of-house function spaces. Building is lacking adequate storage space.

Code/Health and Safety Issues:
Fire sprinklers are in fly loft only.
Theatre Building

ARCHITECTURE

The Theatre building is a rectangular concrete structure with a brick and limestone exterior. The building is connected to both the Music and Art building, forming a series of small exterior courtyards. The partially below-grade stagecraft room is expressed as a one-story brick volume on the building's south side. The main stage fly tower extends above the building's roof and is clad in vertical metal panels. The remainder of the building is brick infilled between limestone-clad floor and roof slabs and columns. Fenestration is limited to windows and doors to the lobby and a horizontal expanse of glass along the second floor west offices. A large double-height lobby bisects the north end of the building and offers a ticket counter, restrooms, and general gathering space for the main stage theatre. The building's second floor contains rehearsal rooms and staff offices, as well as a glass skyway connection to the Art building. The basement level is a maze of corridors and small support rooms, but also features two large studio theatres.

Site:

Exterior

Types of Veneers and Condition
- Brick: Good
- Other: Fair

Window Systems and Conditions
- Extruded Aluminum: Fair
- Other: Fair

Roof System and Condition
- Built-Up: Good
- Other: Good

Wall Composition
- Veneer over CMU

Interior

Accessibility Compliance
- Entrance(s): Yes
- Toilet Facilities: Yes
- Stair(s): No
- Elevator(s): No
- Ramp(s): Yes
- Door Hardware: No

Wall Systems
- GWB
- Plaster
- Metal Studs
- CMU

Finishes
- Wall Condition: Fair
- Ceiling Condition: Fair
- Flooring Condition: Fair
- Casework Condition: Fair
- Doors and Frames Condition: Fair

Remarks:

Brick has minor mortar cracking. No brick vents or weeps are evident. Limestone veneer has significant staining and chipped corners. Metal panels at the fly tower have some areas of staining. Aluminum windows have some corrosion, worn seals, and staining. Wood skylight frames in stagecraft show signs of water damage. Built-up roof was replaced in 1985. There are some areas of bent or broken flashing and counter flashing. Standing seam metal roofs cover the building's protruding bays. Metal roofs were replaced in 1981. Cracking in the waffle slab roof structure of RoomTB7 was noticed. Stairs have no guardrail and railings do not meet the 4" sphere rule. Building does not have a dedicated passenger elevator; public must use elevator in adjacent Art building. A freight elevator is located at the building's northeast corner. A handicap lift has been installed on the lower level to address access to the studio theatres.

Walls are painted with general wear and scrapes. ACT ceilings are chipped and surface is peeling. VCT floors are worn and have scuff and scrape marks from heavy use. Concrete floors in lobby have a wide jointing pattern and have areas of chipped sealant/paint finish. Terrazzo stair treads and landings are worn and chipped. Wood floors in studio theatres have visible water damage from roof leaks. Stage finishes are functional but dated. Stage and stagecraft areas have plywood and OSB floors that are replaced as needed. Interior doors are wood in metal frames. The entrance doors require large amounts of maintenance. A new loading dock door was recently installed.
MECHANICAL

The building systems are deteriorating with age. Steam pipe in stagecraft leaks and sets off fire alarms. Vent systems have been converted to VAV system and have failed, now operating as constant volume system.

Campus Utilities
Chilled Water: Fair
High Pressure Steam: Fair
Steam Condensate Return: Fair
Utility Steam Type: Pumped

Building Heating
Heated: Yes
Condition: Fair
Stand Alone System: No
Heating System Type: Hot Water

Building Cooling
Air Conditioned: Yes
Condition: Fair
Stand Alone System: No
Cooling System Type: Chilled Water

Building Ventilation
Mechanical: Yes
Constant Volume: Poor
General Exhaust: Fair

PLUMBING

The original, galvanized piping is deteriorating and needs constant maintenance.

Plumbing Utilities
Domestic Water: Fair
Sanitary Sewer: Fair
Storm Sewer: Fair

Domestic Water Heating
Domestic Water Heating: Poor
Heated: Yes
Water Heater Type: Steam

Domestic Water Piping Distribution
Piping Condition: Fair
Piping Type: Galvanized
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Sanitary Sewer
Sewer Condition: Fair
Piping Type: Cast Iron

Building Storm Water Sewer
Sewer Condition: Fair
Piping Type: Cast Iron
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Fixtures
Toilets: Fair
Urinals: Fair
Sinkes and Lavatories: Fair
Drinking Fountains: Fair
The building systems are deteriorating with age. Lighting controls need updating.

**Electrical Service**
See Arts Bldg.

**Service Transformer**
See Arts Bldg.

**Primary Equipment**
See Arts Bldg.

**Main Low Voltage Equipment**
See Arts Bldg.

**Emergency Power**
See Arts Bldg.

**Lighting**
See Arts Bldg.

**Fire Alarm/Detection System**
See Arts Bldg.

**Telecommunications**

**Outside Plant**

- **Multi-Mode Fiber**
  - Count: 36
  - Term: Yes
  - From: LIB

- **Single-Mode Fiber**
  - Count: 10
  - Term: No
  - From: LIB
  - Condition: Out Dated

- **ATT Cable**
  - Count: 200
  - Term: Yes
  - From: MIT

- **500 Hard Line Campus Feed**
  - Count: YES
  - Term: Yes

**Inside Plant**

- **Fiber Riser:** No
- **Telephone Riser:** No
- **Horizontal Cable Voice:** Yes
  - Type(s): CAT3
- **Horizontal Cable Data:** Yes
  - Type(s): CAT5 and CAT6
- **Campus Cable Distance:** Yes
  - Type: RG6
University Services Building

BUILDING NAME: University Services Building
Building Address: 115 E. Reindl Way
Building City: Glendale

SUMMARY
Building No.: 1948
Building Type: Support
Year Constructed: 1953
Addition(s): 1985, 2005
Historical Status: No
Number of Floors:
   Above Ground: 0
   Below Ground: 0

Parking:
   Adjacent Lot

<table>
<thead>
<tr>
<th>GRADING MATRIX</th>
</tr>
</thead>
<tbody>
<tr>
<td>Physical:</td>
</tr>
<tr>
<td>Functional:</td>
</tr>
</tbody>
</table>

| Facility and Plant Operations headquarters |

Background and History:

GENERAL INFORMATION
Occupand and Use:
   Facility and Plant Operations headquarters

Future Building Concerns:
   New maintenance garage
**ARCHITECTURE**

**Exterior**

*Types of Veneers and Condition*
- Brick: Excellent
- Metal Panel: Good
- Curtainwall: Good

*Window Systems and Conditions*
- Fixed: Excellent
- Extruded Aluminum: Excellent
- Other: Excellent

*Roof System and Condition*
- Other: Good

*Wall Composition*
- Insulated

**Structure**

*Type*
- Cast-in-Place
- Concrete
- Structural Steel
- Precast Concrete

**Interior**

*Accessibility Compliance*
- Entrance(s): Yes
- Toilet Facility(s): Yes
- Stair(s): No
- Elevator(s): Yes
- Ramp(s): Yes
- Door Hardware: Yes

*Wall Systems*
- GWB
- CMU
- Other

*Finishes*
- Wall Condition: Good
- Ceiling Condition: Excellent
- Flooring Condition: Excellent
- Casework Condition: Excellent
- Doors and Frames Condition: Good

**Remarks:**

The metal panel exterior seems to have some lapping and patching. An adjacent four bay garage has chipping and peeling paint and is engulfed in plant vines, which grow up from the ground between the garage structure and the main building.

Some slider windows are in use. The four overhead doors of the garage structure are falling apart.

The main standing seam roof has newer looking metal gutters and fascia, but the standing seam roof of the garage structure is rusting. The upper storage level has concrete beam infills between the roof deck and a steel truss roof system, as seen from below.

Some insulation was identified in the exposed storage areas and upper levels.

The University Services Building has a waffle slab structure and a steel truss roof structure above the upper level storage areas, with steel W-shape columns as the supporting structure.

Some door hardware is very worn from constant use. Many of the staircases have no extension rails. Cast-in-place egress stairs are used throughout the building and metal stairs lead to some mechanical or storage areas. Some rubber coated stairs and nosing were also identified.

The CMU in the main level storage area has quite a few patched holes. An exposed brick structure can be seen at most stairwells.

Administrative area walls have been replaced and are in excellent condition, but storage area walls are scuffed and aged. The storage area concrete floors are worn, cracked, and have many uneven areas. The ceiling is exposed to the structure in the storage areas and the administrative areas have a 2’x2’ acoustical tile ceiling with no discoloration or sagging. 2’x4’ fluorescent lighting is also used.

**MECHANICAL**

The air conditioning system condenser water floods the property when it is heavily loaded. De-aerator pump set for steam boilers.

**PLUMBING**

No independent water service.
ELECTRICAL

Second level lighting is inadequate and inefficient. No generator hook-up.

Electrical Service
Service Provider: Utility
Primary Voltage: 26.4kV 3 Wire
Service Transformer Condition: Fair
Service Transformer: See Remarks
Transformer Type: Liquid Filled
Transformer Location: Outdoor Pad Mount
Unit Substation Transformer: Yes
Unit Substation Quantity: See Remarks
Service Metering: Primary

Service Transformer
Service Transformer Condition: Fair
Service Transformer: See Remarks
Transformer Type: Liquid Filled
Transformer Location: Outdoor Pad Mount
Unit Substation Transformer: Yes
Unit Substation Quantity: See Remarks
Service Metering: Primary

Primary Equipment
Primary Equipment Condition: Good
Medium Voltage Manufacturer: Square D
Equipment kV Rating: 26.4kV
Continuous Ampere Rating: 600A

Main Low Voltage Equipment
Equipment Condition: Good
Equipment Manufacturer: Square D
Voltage Rating: 480Y/277V 4 Wire
Ampere Rating: (5) 1200A

Emergency Power
Generator Condition: N/A

Lighting
Exterior Condition: Fair
Interior Condition: Fair
Emergency Source: Spot-type Emergency Battery Units
Exterior Control Measures: Photo-sensors
Interior Control Measures: Manual Controls

Fire Alarm/ Detection System
Control Panel Condition: Good
Manufacturer: EST - 2
Manual Alarm Type: Addressable
Signal Type: Non-Voice

TELECOMMUNICATIONS

Outside Plant
ATT Cable
Count: 100 Term: Yes From: MIT
802.11A Point to Point Link
Count: YES Term: Yes

Inside Plant
Fiber Riser: Yes Type: Fiber MM
Telephone Riser: Yes Type: Copper CAT3
Horizontal Cable Voice: Yes Type(s): CAT3
Horizontal Cable Data: Yes Type(s): CAT5 and CAT6
Campus Cable Distance: No
Riser Cable to MC to TRs: No

Building mounted lighting is photo-cell controlled served from building. Parking lot lighting is leased from We Energies with refractor style luminairies and wood poles with OHE branch circuits.

Building is fully sprinkled. Non-ADA compliant
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UWM CAMPUS MASTER PLAN

UWM Union

BUILDING NAME: UWM Union
Building Address: E. Kenwood Boulevard
Building City: Milwaukee

SUMMARY
Building No.: 1890
Building Type: Student Life
Year Constructed: 1956
Addition(s): 1963, 1972, 1988
Historical Status: No
Number of Floors
Above Ground: ASF: 207,713 GPR: 0
Below Ground: GSF: 351,632 PR: 100

Parking:
Adjacent Structure

GRADING MATRIX
Physical: iii
Functional: C

Background and History:
The original Union building at the west end of the present site was erected in 1956, and enlarged and remodeled in 1963. This project was called Stage I.
Stage II of the Union, an addition to the east, was completed in 1972. It included the Kenwood Inn, Wisconsin Room, Cinema, Union Art Gallery, UWM Bookstore, Gasthaus, meeting rooms and offices for the Union staff and student organizations, and a two-level parking structure under the mall with space for 461 vehicles. A bowling alley and billiard room were installed in what had been the Bookstore space in Stage I.
The North Enclosure, added in 1988, created space for UW Credit Union offices, retail businesses, and a food court. In 1996 the Terrace Room opened in the first-floor space formerly known as the Snack Bar, and provided an additional entrance off Kenwood Blvd.

GENERAL INFORMATION
Occupant and Use:
Kenwood Inn, Wisconsin Room, Cinema, Union Art Gallery, UWM Bookstore, Gasthaus, meeting rooms and offices for the Union staff and student organizations, and a two-level parking structure under the mall with space for 461 vehicles. A bowling alley and billiard room UW Credit Union offices, retail businesses, and a food court, the Terrace Room.

Other Building Issues:
Exterior walls: The stairwells have water infiltration problems and safety concerns.
Exterior windows: Re-caulking of the Concourse skylights is needed to address water infiltration.
Exterior Door and Entrances: The doors and aluminum frame work at bu

Future Building Concerns:
Ongoing improvements are expected.

Code/Health and Safety Issues:
Three-story entrance atrium is sprinklered.
ARCHITECTURE

The Union consists of the original concrete building, a large concrete addition to the east, and a skylit concourse addition which enclosed open space on the north. The original building and east addition are concrete buildings whose frames are expressed on the exterior. These frames are infilled with brick and windows. The original building is capped with a folded concrete roof which becomes the ceiling form of large second floor meeting halls. The east addition features two cast-in-place concrete main stair towers, as well as a cantilevering concrete drop-off canopy. This canopy leads to the building's main entrance - a dramatic skylit three-story atrium with a grand concrete stair. The skylit north addition houses a food court and other student services and acts as a threshold to Spaights Plaza. The Union's interiors are a mix of various remodeling projects. Some interiors are very outdated, while others have been remodeled and are in excellent condition.

Site:

Exterior

Types of Veneers and Condition

- Brick: Good
- Other: Fair

Window Systems and Conditions

- Extruded Aluminum: Good
- Other: Poor

Roof System and Condition

- Built-Up: Fair
- Other: Fair

Wall Composition

- Veneer over CMU

Structure

Type

- Cast-in-Place
- Concrete

Interior

Accessibility Compliance

- Entrance(s): Yes
- Toilet Facilities: Yes
- Stair(s): No
- Elevator(s): No
- Door Hardware: No

Wall Systems

- GWB
- Metal Studs

Finishes

- Wall Condition: Fair
- Ceiling Condition: Fair
- Flooring Condition: Fair
- Casework Condition: Fair
- Doors and Frames Condition: Fair

Remarks:

Brick is in good condition and mortar is intact with no signs of cracking. There are no visible weeps or vents at grade. The cast-in-place concrete structure is exposed on the exterior, covered by a textured cementitious finish. This finish is experiencing significant chipping and spalling at building edges and corners. Concrete finishes have general staining problems. There is some chipping of paint on concrete soffits.

Windows are original steel single pane units. Paint is chipping and frames are heavily corroded. Some windows have been replaced with newer extruded aluminum replacements.

Roof areas are primarily built-up systems with re-roofing projects completed in 1985 and 1990. There are other areas of fluid-applied, mopped on asphalt, and standing seam copper roofs.

Some stairs do not have handrails on both sides. Handrails do not comply with 4" sphere rule. Select restrooms have been updated and meet accessibility requirements. Restrooms in basement and upper levels do not meet current accessibility requirements. Elevators have outdated cabs and controls. Most doors in original building have knob hardware.

Walls are painted with general wear and scratches. Ceilings are predominantly painted drywall or structure and ACT. ACT is sagging and showing dirt at grilles. Some chips and peeling of ACT surface is visible in select areas. Flooring is terrazzo and terrazzo tile in public spaces & corridors. Terrazzo floors are experiencing major scratching and wear. Carpet in some areas have been replaced although older carpeting is in poor condition. Wood laminate floors have major scratching and scuff marks. Condition of casework varies throughout the building depending on age of remodeling. Doors are wood in metal frames.

MECHANICAL

Existing air handlers are inefficient and lack proper controls.

PLUMBING

The restrooms at basement, 2nd, and 3rd floors are in poor condition, upgrades are needed for flooring, fixtures, plumbing, and ADA accommodations.
There is poor exterior lighting for the building.

**Electrical Service**
- **Service Provider:** Campus
- **Service Source:** Primary Voltage
- **Nominal Service Voltage:** 4.16kV 3 Wire
- **Service Lateral:** Underground
- **Campus Primary Feeder Ckt:** See Remarks
- **Campus Back-up Feeder Ckt:** See Remarks

**Service Transformer**
- **Service Transformer Condition:** Good
- **Service Transformer Manufacturer:** S&C
- **Transformer Type:** Liquid Filled
- **Transformer Location:** Outdoor Pad Mont
- **Unit Substation Transformer:** No
- **Unit Substation Quantity:** 3
- **Service Metering:** Secondary

**Primary Equipment**
- **Primary Equipment Condition:** Good
- **Medium Voltage Manufacturer:** S&C
- **Equipment kV Rating:** 4.76kV
- **Continuous Ampere Rating:** 600A

**Main Low Voltage Equipment**
- **Equipment Condition:** See Remarks
- **Equipment Manufacturer:** See Remarks
- **Voltage Rating:** See Remarks
- **Ampere Rating:** See Remarks

**Emergency Power**
- **Generator Condition:** Fair
- **Generator Manufacturer:** Onan/Cummins Power
- **Generator Location:** Indoor
- **Generator Fuel Supply:** Natural Gas
- **Voltage Rating:** 208Y/120V 4 Wire
- **kW/kVA Rating:** 115kw

**Lighting**
- **Exterior Condition:** Fair
- **Interior Condition:** Good
- **Emergency Source:** Emergency Generator
- **Exterior Control Measures:** Campus Based Control via relay or contactor
- **Interior Control Measures:** Occupancy Sensors

**Fire Alarm/ Detection System**
- **Control Panel Condition:** Good
- **Manufacturer:** SimplexGrinnell LP
- **Manual Alarm Type:** Addressable
- **Signal Type:** Voice

West Substation - Primary feeder #C3, backup (NO) #11.

East Substation - Primary feeder #C3, backup (NO) #4.

West Substation: 1000kva - (4160V x 208Y/120V) to WG-9. Secondary metering. Peak demand kw: 254kW.

East Substation Services #1 & #2 pad mounted oil filled 1000kva transformers manufactured by S&C.

East Substation #1(east): 1000kva - (4160V x 208Y/120V)

East Substation #2 (west): 1000kva - (4160V x 208Y/120V)

West Service - Outdoor pad mounted, S&C switches.

East Service - Outdoor enclosure: Pad mounted, S&C, Services #1 & #2 pad mounted.

West Substation: Westinghouse Swbd. 4000A/3P-208Y/120V-Peak demand kw: 254kW.

East Substation #1(East Transf): Westinghouse Swbd.4000 A/3P-208Y/120V-Peak demand kw: 270kW.

East Substation #2 (West Transf): Westinghouse Swbd. 4000A/3P-208Y/120V-Peak demand kw: 392kW.

Tie Sw: Westinghouse Swbd. 4000A/3P-208Y/120V.

Original, still functions. 400A-208Y/120V. 7569 hrs.
## TELECOMMUNICATIONS

### Outside Plant

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<th>Count</th>
<th>Term</th>
<th>From</th>
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<td>LIB</td>
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<tr>
<td>Single-Mode Fiber</td>
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<td>LIB</td>
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500 Hard Line Campus Feed

### Inside Plant

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<th>Term</th>
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<tr>
<td>Riser Cable to MC to TRs</td>
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</tbody>
</table>

Type: Fiber MM
Type: Copper CAT3
Type(s): CAT3
Type(s): CAT5 and CAT6
Type: RG6
UWM Union Parking

BUILDING NAME
Building Address  Kenwood Boulevard
Building City     Milwaukee

SUMMARY
Building No.        1980
Building Type
Year Constructed
Addition(s)
Historical Status
Number of Floors
  Above Ground  0  ASF: 0  GPR: 0
  Below Ground  0  GSF: 0  PR: 0

Parking:

GRADING MATRIX
Physical: iii
Functional: B

Background and History:

GENERAL INFORMATION
### ARCHITECTURE

**Site:**

**Exterior**

- **Types of Veneers and Condition**
  - Other: Fair

**Remarks:**


**Roof System and Condition**

- Other:

**Wall Composition**

- Other

**Structure**

- **Type**
  - Cast-in-Place
  - Concrete

**Interior**

- **Accessibility Compliance**
  - Entrance(s): No
  - Stair(s): No
  - Elevator(s): No
  - Ramp(s): No
  - Door Hardware: No

**Wall Systems**

- CMU

**Finishes**

- Wall Condition: Fair
- Ceiling Condition: Excellent
- Flooring Condition: Good

**Remarks:**

- Stairs: no guardrail. Does not meet 4” sphere rule. Elevators are located in Union. Ramps: no landing at doors.

### MECHANICAL

**Campus Utilities**

- Chilled Water: Fair
- High Pressure Steam: Fair
- Steam Condensate Return: Fair
- Utility Steam Type: Pumped

**Building Heating**

- Heated: Yes
- Condition: Fair
- Stand Alone System: No
- Heating System Type: Hot Water

**Building Cooling**

- Air Conditioned: Yes
- Condition: Fair
- Stand Alone System: No
- Cooling System Type: Chilled Water

**Building Ventilation**

- Mechanical: Yes
- Constant Volume: Poor
- General Exhaust: Fair
- Special Exhaust: Fair

**Remarks:**

- Air handling systems have reached end of service life and need replacement.
PLUMBING

Domestic Water Heating
Domestic Water Heating: Fair
Heated: Yes
Water Heater Type: Steam

Domestic Water Piping Distribution
Piping Condition: Good
Piping Type: Copper
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Good

Building Sanitary Sewer
Piping Type: Cast Iron
Good

Building Storm Water Sewer
Sewer Condition: Good
Piping Type: Cast Iron
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Good

Building Fixtures
Toilets: Fair
Urinals: Fair
Sinkes and Lavatories: Fair
Drinking Fountains: Fair

ELECTRICAL

Electrical Service
See Union.

Service Transformer
See Union.

Primary Equipment
See Union.

Main Low Voltage Equipment
See Union.

Emergency Power
See Union.

Lighting
See Union.

Fire Alarm/ Detection System
See Union.

TELECOMMUNICATIONS
**UWS Great Lakes Research Facility - Greenhouse**

**Summary**
- **Building No.**: 1999
- **Building Type**: Research
- **Year Constructed**: 1989
- **Historical Status**: No
- **Number of Floors**:
  - Above Ground: 1
  - Below Ground: 0
- **ASF**: 0
- **GSF**: 2,400
- **GPR**: 0
- **PR**: 0
- **Parking**:
  - Adjacent Lot

**Grading Matrix**

<table>
<thead>
<tr>
<th>Physical</th>
<th>Functional</th>
</tr>
</thead>
<tbody>
<tr>
<td>v</td>
<td>D</td>
</tr>
</tbody>
</table>

**Background and History:**

**General Information**

**Location Key**

**Typical Floor Plate**

**Exterior Image**
### ARCHITECTURE

#### Exterior
- **Types of Veneers and Condition**
  - Other: Fair
- **Window Systems and Conditions**
- **Roof System and Condition**
  - Other: Fair
- **Wall Composition**
  - Uninsulated
  - Other

#### Structure
- **Type**
  - Cast-in-Place
  - Concrete
  - Structural Steel

#### Interior
- **Accessibility Compliance**
  - Entrance(s): No
  - Toilet Facilities: N/A
  - Stair(s): N/A
  - Elevator(s): N/A
  - Ramp(s): N/A
  - Door Hardware: No
- **Wall Systems**
  - Other
- **Finishes**
  - Wall Condition: Fair
  - Ceiling Condition: Fair
  - Flooring Condition: Excellent
  - Doors and Frames Condition: Fair

### Remarks:
- Fiberglass or polycarbonate panels make up the arched wall/roof veneer, which is discolored, but has no visible cracking or breakage. Corrugated fiberglass panels make up the end walls of the structure.
- No windows used.
- Fiberglass or polycarbonate panels make up the arched wall/roof structure.
- The Great Lakes Research Facility greenhouse was intended to be temporary, but became permanent. A cast-in-place concrete foundation can be seen from the exterior. Hollow metal square tubes are the main structure, which are exposed on the interior.
- Single piece of door hardware is a knob.

### MECHANICAL

### PLUMBING
**ELECTRICAL**

**Electrical Service**  
Service Provider: See Remarks  
Served from GLRF.

**Service Transformer**  
Service Transformer Condition: See Remarks  
Served from GLRF.

**Primary Equipment**  
Primary Equipment Condition: See Remarks  
Served from GLRF.

**Main Low Voltage Equipment**  
Equipment Condition: See Remarks  
Served from GLRF.

**Emergency Power**  
Generator Condition: See Remarks  
Served from GLRF.

**Lighting**  
Exterior Condition: Fair  
Interior Condition: Fair  
Emergency Source: Emergency Generator  
Exterior Control Measures: Stand-alone Timeclock & Contacter  
Interior Control Measures: Manual Controls

**Fire Alarm/ Detection System**  
Control Panel Condition: See Remarks  
Served from GLRF.

**TELECOMMUNICATIONS**
This page is intentionally blank.
Background and History:
The Great Lakes Research Facility was purchased from the Allen-Bradley Company for $1.6 million in May 1973. It was built in 1966 for the manufacturer of ceramic tile.

GENERAL INFORMATION
Occupant and Use:
It is the primary home of the UWM Center for Great Lakes Studies, and also houses a federally funded biomedical and environmental research laboratory and the University of Wisconsin Sea Grant Institute.

Future Building Concerns:
Pending All Agency requests for multiple projects

Code/Health and Safety Issues:
Fire alarm system is not cohesive.
### Architecture

**Site:**

**Exterior**

- **Types of Veneers and Condition**
  - Metal Panel: Good
  - Architectural Precast: Good

- **Window Systems and Conditions**
  - Fixed: Good
  - Metal Clad: Good

- **Roof System and Condition**
  - Built-Up: Good
  - Ballasted: Good
  - Other: Good

**Remarks:**

The ribbed precast panel exterior has some rebar exposure and rusting at these locations. Cracking at the base of the concrete protrusions and patching is evident. Some precast jointing needs to be replaced and plants are growing up the façade. A metal panel addition is intended to house a newer entryway, stairs, and elevator bank. The penthouse level of the building is also metal panel.

- Metal copings are used throughout. An experimental "green roof" is currently in place on one smaller roof area. The ballasting has been in place long enough to allow settling and seems to properly dip toward the roof drains. Traps over the roof drains are obviously of an older style and look to be heavily painted. Reports from Rob Paddock indicate that the roof was leaking recently. As reported by Mike Marley, the main building, penthouse, and lower west roofs are precast concrete tee shapes, insulated with one inch Perlite, include an asphalt bitumen, and are surfaced with gravel. The lower east roof is also constructed of precast concrete tees, but is insulated with fesco and perlite, and finished with a black granular surface.

- A precast panel veneer has been installed over CMU and insulation is speculative.

- Many of the poured concrete floors have spider web cracking throughout. Roof cracking and some patching is also easily identified. A majority, but not all, of the dock walls next to the river were redone in the late 1980’s and were raised, but some areas of concrete seem to be sinking and causing cracking. The older dock walls are falling apart. As reported by Mike Marley, all of the GLRF roof structures are precast concrete tees.

**Wall Composition**

- Veneer over CMU
- Insulated

**Structure**

- **Type**
  - Cast-in-Place
  - Concrete
  - Structural Steel
  - Precast Concrete

**Accessibility Compliance**

- Entrance(s): Yes
- Toilet Facilities: Yes
- Stair(s): Yes
- Elevator(s): Yes
- Ramp(s): Yes
- Door Hardware: Partial

**Wall Systems**

- GWB
- Plaster
- CMU
- Other

- **Finishes**
  - Wall Condition: Good
  - Ceiling Condition: Good
  - Flooring Condition: Good
  - Casework Condition: Poor
  - Doors and Frames Condition: Poor

**Remarks:**

Multiple ramped entries provide access into the building. Exterior ramp railings are rusting and the paint is chipping away, exposing the underlying metal. Metal stairs, composite stairs, and solid concrete stairs are provided in the buildings egress stairwells. Door hardware in the remodeled first floor area is ADA compliant, but the older upper floor areas are not. A very large series of freight elevators also housed within the building. Building is not on a unified keying system, which is complicated by non-standard door thicknesses.

- Plaster walls can be identified on the second floor. Glazed or smooth surfaced wall tile veneer is in place throughout the building, and where tiles are falling off, chipped, and completely broken off, the CMU or concrete beneath can be seen.

- The remodeled first floor administrative area walls are in excellent condition, but the shop area walls are worn, discolored, and the interior veneer is crumbling. An older upper floor administrative area has perforated paneling and 2’x2’ acoustic tiles. The shop areas generally have exposed structure ceilings. One inch thick wood floors are original to the building and are maintained throughout the upper levels of the building. Honeycomb tiles are still in older areas, in addition to 1’x1’ carpet tiles. New carpet and hardwood floors have been placed in newly remodeled areas. Older metal doors throughout the facility need paint due to excessive scratching.

### Mechanical

- Seal on the boilers is being breached. Gas/train valves fail frequently, inhibiting maintenance.

### Plumbing

- Galvanized piping is causing maintenance issues.
ELECTRICAL

The emergency power generator does not have adequate capacity and has deteriorated with age. Interior and exterior lighting is inefficient and insufficient.

Electrical Service

Service Provider: Utility
Service Source: Primary Voltage
Nominal Service Voltage: 13.2kV 3 Wire
Service Lateral: Overhead

Dual primary service from WE Energies, one NO and one NC bays.

Service Transformer

Service Transformer Condition: Fair
Transformer Manufacturer: Sorgel
Transformer Type: Dry-Type
Transformer Location: Indoor
Unit Substation Transformer: Yes
Unit Substation Quantity: 2
Service Metering: Primary

Two transformers:
1500/2000 kVA; 13200V-480Y/277V
Each Delta-Y Configuration
Primary MV metering and two secondary LV metering

Bay #1 - NO We Energies Ckt. #1
Bay #2A - NC We Energies Ckt. #2
Bay #2 - Meter/Main Draw out Breaker rated 1200A.
Bay #4 - NC FS rated 100E/13.2kV
Bay #5 - NC FS rated 100E/13.2kV

Original main equipment build 1969.

Main-Tie-Main, (2500A/1200A/2500A) normally open configuration; Both 2500A-480Y/277V main bolted-pressure switches each serving (4) additional bolted pressure switches.

Primary Equipment

Primary Equipment Condition: Fair
Medium Voltage Manufacturer: S&C
Equipment kV Rating: 13.86kV
Continuous Ampere Rating: 600A

Main Low Voltage Equipment

Equipment Condition: Fair
Equipment Manufacturer: Square D
Voltage Rating: 480Y/277V 4 Wire
Ampere Rating: 2500A

Emergency Power

Generator Condition: Poor
Generator Manufacturer: Kohler Co.
Generator Location: Indoor
Generator Fuel Supply: Natural Gas
Voltage Rating: 480Y/277V 4 Wire
kW/kVA Rating: 100kW

Unit is original vintage and beyond useable life. Has 7350 exercised hours. During an extended running exhaust heated supports which resulted in fire, repairs have since been done.

Single 225A-480V, 3P Cummins ATS is relatively new.

Facilities have concerns with generator controls due to age.

Lighting

Exterior Condition: Fair
Interior Condition: Fair
Emergency Source: Emergency Generator
Exterior Control Measures: Photo-sensors
Interior Control Measures: Manual Controls

Fire Alarm/ Detection System

Control Panel Condition: Poor
Manufacturer: Edwards 6632
Manual Alarm Type: Zoned Non-Addressable
Signal Type: Non-Voice

Circ. 1993 installed. Non-ADA compliant

TELECOMMUNICATIONS
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Background and History:
Vogel Hall, acquired in the Milwaukee-Downer Seminary campus purchase, was named for Louise Pfister Vogel (1857-1948), daughter of Guido Pfister, a co-founder of the Pfister & Vogel Tanning Company. Mrs. Vogel worked actively for the Lakeside Children’s Center, serving as director (1893-1930) and vice-president (1914-1923). She donated $7,000 to Milwaukee-Downer College in 1913 to help pay for the tract of land north of the college buildings to complete the campus. With her husband and brother, she endowed a chair of art for Milwaukee-Downer College in 1916.

Vogel Hall was used by the School of Education from 1961 to 1972 when the School moved to Enderis Hall. It was then used as a day care center which later moved to the Campus Elementary School.

GENERAL INFORMATION

Occupant and Use:
Vogel Hall was remodeled and reopened in 1983 and houses the INOVA Art Gallery Museum.

Functionality Assessment:
Art exhibition not best use of building. Currently arranged in large meeting/exhibit rooms - not conducive for classes.

Other Building Issues:
Water leaks into lower level from uncovered exterior stair/area well. General dampness in lower level.

Future Building Concerns:
Conversion to offices being considered.
ARCHITECTURE

Site:

Exterior

Window Systems and Conditions
Double Hung: Good

Roof System and Condition
Other: Good

Wall Composition
Other

Structure
Type
Cast-in-Place
Concrete
Other

Interior

Accessibility Compliance
Entrance(s): Yes
Toilet Facilities: Yes
Stair(s): No
Elevator(s): No
Ramp(s): N/A
Door Hardware: No

Wall Systems
GWB
Plaster
Metal Studs
Wood Studs

Finishes
Wall Condition: Fair
Ceiling Condition: Fair
Flooring Condition: Fair
Doors and Frames Condition: Good

Remarks:

Brick is laid in a Flemish bond. Mortar joints are intact and in good condition. Brick exterior has some copper wall flashing. Limestone trim and accents have some mortar cracks at joints and water stains & chipped edges. Plaster exterior has some minor cracking. Half-timbering has some peeling paint.

Windows are single-pane aluminum replacements with leaded glass interior sashes. Perimeter caulk joints are intact.

The slate roof was replaced in 1983. There are very few missing or damaged tiles. Roof flashing, gutters, & downspouts are copper. Flat roof areas are soldered metal which was replaced in 1983.

Exterior walls are brick veneer over clay tile.

Exterior walls are masonry. Floors are cast-in-placed concrete. Roof is framed with wood rafters.

Stairs have no guardrails and railings do not comply with 4” sphere rule. Elevator has the original cab and controls and is a service elevator size. Doors have knob hardware. Restrooms are split between first and second floors.

Walls are a combination of platter/lath on wood studs and GWB on metal studs.

Walls are typically painted with large areas of patching visible. Common areas need repainting. Ceilings are ACT and plaster. Floors are carpet & wood. Entrances have tile floors. Doors and frames are wood. Interiors were in the process of being updated at time of walk-thru.

MECHANICAL

Furnace in lower level operates loudly. Building currently under renovation.

Building Heating
Heated: Yes
Condition: Fair
Stand Alone System: No
Heating System Type: Hot Water

Building Cooling
Air Conditioned: Yes
Condition: Fair
Stand Alone System: No
Cooling System Type: Chilled Water

Building Ventilation
Mechanical: Yes
Variable Air Volume: Good

Fed steam from Pearse Hall.

Fed chilled Water from Pearse Hall.
PLUMBING

Plumbing Utilities
Domestic Water: Fair
Sanitary Sewer: Fair

Domestic Water Heating
Domestic Water Heating: Good
Heated: Yes
Water Heater Type: Electric

Domestic Water Piping Distribution
Piping Condition: Fair
Piping Type: Copper
Insulated: Yes
Insulation Type: Fiberglass
Insulation Condition: Fair

Building Sanitary Sewer
Sewer Condition: Fair
Piping Type: Cast Iron

Building Storm Water Sewer
Piping Type: Gutter
Insulated: No

Building Fixtures
Toilets: Fair
Urinals: Fair
Sinkes and Lavatories: Fair
Drinking Fountains: Fair

Exterior downspouts to combination sewer.
ELECTRICAL

Electrical Service
Service Provider: Campus
Service Source: Primary Voltage
Nominal Service Voltage: 4.16kV 3 Wire
Service Lateral: Underground

Service Transformer
Service Transformer Condition: Good
Service Transformer: Campus Owned
Transformer Manufacturer: Square D
Transformer Type: Dry-Type
Transformer Location: Indoor
Unit Substation Transformer: Yes
Unit Substation Quantity: 1
Service Metering: Primary

Primary Equipment
Primary Equipment Condition: Good
Medium Voltage Manufacturer: Square D
Equipment kV Rating: 4.76kV
Continuous Ampere Rating: 600A

Main Low Voltage Equipment
Equipment Condition: Good
Equipment Manufacturer: Square D
Voltage Rating: 208Y/120V 4 Wire
Ampere Rating: 2000A

Emergency Power
Generator Condition: N/A

Lighting
Exterior Condition: Fair
Interior Condition: Fair
Emergency Source: N/A
Exterior Control Measures: Campus Based Control via relay or contactor
Interior Control Measures: Manual Controls

Fire Alarm/ Detection System
Control Panel Condition: Excellent
Manufacturer: Siemens Building Technologies Inc
Manual Alarm Type: Addressable
Signal Type: Voice

TELECOMMUNICATIONS

Outside Plant
Multi-Mode Fiber
Count: 36  Term: Yes  From: LIB
Single-Mode Fiber
Count: 10  Term: No  From: LIB  Condition: Out Dated
ATT Cable
Count: 200  Term: Yes  From: MIT
500 Hard Line Campus Feed
Count: YES  Yes  Term:

Inside Plant
Fiber Riser: No
Telephone Riser: No
Horizontal Cable Voice: Yes  Type(s): CAT6
Horizontal Cable Data: Yes  Type(s): CAT6
Campus Cable Distance: Yes  Type: RG6
Zelazo Center

BUILDING NAME  Zelazo Center
Building Address  2419 E. Kenwood Boulevard
Building City  Milwaukee

SUMMARY
Building No.  1989
Building Type  Academic
Year Constructed  1922
Addition(s)  2002
Historical Status  No
Number of Floors
  Above Ground  3  ASF: 207,713  GPR: 100
  Below Ground  1  GSF: 351,632  PR: 0

Parking:

GRADING MATRIX
Physical: iii
Functional: B

Background and History:
The University of Wisconsin Board of Regents approved the creation of the School of Fine Arts at the University of Wisconsin - Milwaukee in December 1962. It was the third school created at UWM, joining the College of Letters and Science and the School of Education. In 2000 the school acquired the temple across the street from campus, formerly the home of Congregation Emanu-El B’ne Jeshurun, and renamed it the Helene Zelazo Center for the Performing Arts in recognition of the lead donation for the acquisition made by the Nathaniel K. Zelazo Revocable Trust. The Helene Zelazo Center for the Performing Arts is one of the premier performance venues in the greater Milwaukee area.

GENERAL INFORMATION
Occupand and Use:
It is home to the Helene Bader Concert Hall and the Peck School of the Arts Department of Music and its many ensembles.

Functionality Assessment:
Acoustical isolation issues for practice rooms and rehearsal spaces.

Code/Health and Safety Issues:
Sprinklers need upgrading. Asbestos on piping in practice rooms.
### ARCHITECTURE

#### Site:
- **Exterior**

#### Window Systems and Conditions
- **Double Hung:** Excellent
- **Fixed:** Excellent
- **Extruded Aluminum:** Excellent
- **Other:** Good

#### Roof System and Condition

#### Structure
- **Type**
  - Cast-in-Place
  - Concrete
  - Other

#### Interior
- **Accessibility Compliance**
  - Entrance(s): Yes
  - Toilet Facilities: No
  - Stair(s): Yes
  - Elevator(s): Yes
  - Ramp(s): Yes
  - Door Hardware: Partial

#### Wall Systems
- **GWB**
- **Plaster**
- **Other**

#### Finishes
- **Wall Condition:** Good
- **Ceiling Condition:** Excellent
- **Flooring Condition:** Fair
- **Casework Condition:** Good
- **Doors and Frames Condition:** Good

#### Remarks:
- Limestone panel veneer is in place at the Zelazo Center. The exterior stairs and sidewalls at the front entrance are very cracked, spalling, falling apart, and patched. Exterior ornamentation has minimal or no noticeable cracked or missing pieces.
- New fixed aluminum windows have been set into the old wood openings.
- The acrylic sheet storm windows are deteriorated. A window replacement project will be needed if / when the Cong
- Detailed limestone cornice can be seen from the ground level and appears to be in good condition. The tile portion of the roof is at the end of its useful life and beginning to leak.
- Clay fire tile was identified within the building.
- The front entrance offers stairs only, but the back entrance has both a ramp and stairs. Door knobs have been used on the classroom interiors, but levers are in place on the hall side of the classroom doors.
- Gypsum wall board is used on the upper level and plaster is used on the lower levels walls. Painted brick is also used in the front entry vestibule.
- Carpet covers terrazzo throughout the entry level of the building. On the upper floor, 1"x1" tiles are most prevalent and a 2"x2" acoustic tile ceiling can be seen in the corridor. The entry level of the Zelazo Center has coffered ceiling with 1"x1" acoustic tile inlaid into the coffered area. Minimum discoloration has occurred on the acoustic tiles. The wood casework has many coats of paint and is showing cracking and chipping, but the details are still intact. The carpet flooring on the upper level is starting to unravel.

### MECHANICAL

The RTU servicing the rehearsal hall at the end of its service life.

#### Building Heating
- **Heated:** Yes
- **Condition:** Good
- **Stand Alone System:** Yes
- **Heating System Type:** Steam

#### Building Cooling
- **Air Conditioned:** Yes
- **Condition:** Good
- **Stand Alone System:** Yes
- **Cooling System Type:** Chilled Water

#### Building Ventilation
- **Mechanical:** Yes
- **Constant Volume:** Poor/Fair
- **Variable Air Volume:** Good
- **RTU needs replacement.**
Toilet rooms need finish and ADA upgrades. Original galvanized piping requires constant maintenance.

**PLUMBING**

**Plumbing Utilities**
- Domestic Water: Fair
- Sanitary Sewer: Fair
- Storm Sewer: Fair

**Domestic Water Heating**
- Domestic Water Heating: Good
- Heated: Yes
- Water Heater Type: Gas

**Domestic Water Piping Distribution**
- Piping Condition: Fair
- Piping Type: Copper
- Insulated: Yes
- Insulation Type: Fiberglass
- Insulation Condition: Fair

**Building Sanitary Sewer**
- Sewer Condition: Fair
- Piping Type: PVC

**Building Storm Water Sewer**
- Piping Type: Cast Iron

**Building Fixtures**
- No ADA.
- Toilets: Fair
- Sinkes and Lavatories: Fair
- Drinking Fountains: Fair

**Fire Protection**
- System Condition: Fair
- Fire Pump
- Fully Sprinklered

Some galvanized piping original to building.
ELECTRICAL

Service and distribution is undersized and original to the building. Infrastructure for exterior lighting is deteriorating.

**Electrical Service**
- **Service Provider:** Utility
- **Secondary Voltage:** 208Y/120V 4 Wire
- **Nominal Service Voltage:** 208Y/120V 4 Wire
- **Service Lateral:** Underground

**Service Transformer**
- **Service Transformer Condition:** Excellent
- **Service Transformer:** Utility
- **Transformer Type:** Liquid Filled
- **Transformer Location:** Outdoor Pad Mount
- **Unit Substation Transformer:** No
- **Service Metering:** Secondary

**Primary Equipment**
- **Primary Equipment Condition:** N/A

**Main Low Voltage Equipment**
- **Equipment Condition:** Poor
- **Equipment Manufacturer:** ITE
- **Voltage Rating:** 208Y/120V 4 Wire
- **Ampere Rating:** 2000A

**Emergency Power**
- **Generator Condition:** Excellent
- **Generator Manufacturer:** Kohler Co.
- **Generator Location:** Outdoor
- **Generator Fuel Supply:** Natural Gas
- **Voltage Rating:** 208Y/120V 4 Wire
- **kW/kVA Rating:** 22kW

**Lighting**
- **Exterior Condition:** Good
- **Interior Condition:** Good

**Fire Alarm/ Detection System**
- **Control Panel Condition:** Excellent
- **Manufacturer:** NOTIFIER
- **Manual Alarm Type:** Addressable
- **Signal Type:** Non-Voice
- **Exterior Control Measures:** Stand-alone Timeclock & Contactor
- **Interior Control Measures:** Manual Controls

*300 kva service transformer - We Energies.

*11 hrs running time.; 80A/3P output. (The original Kohler generator beyond useful life; 6kW-120/240V; natural gas.)

*Est. 6’-9” high room - Low headroom for any future use.*
## TELECOMMUNICATIONS

### Outside Plant

**Multi-Mode Fiber**
- Count: 24
- Term: Yes
- From: LIB

**Single-Mode Fiber**
- Count: 12
- Term: Yes
- From: LIB
- Condition: Out Dated

**ATT Cable**
- Count: 50 PAIR
- Term: Yes
- From: MIT

**500 Hard Line Campus Feed**
- Count: YES
- Term: Yes

### Inside Plant

**Fiber Riser**: No
**Telephone Riser**: No

**Horizontal Cable Voice**: Yes
- Type(s): CAT3

**Horizontal Cable Data**: Yes
- Type(s): CAT5 and CAT6

**Campus Cable Distance**: No

**Riser Cable to MC to TRs**: Yes
- Type(s): CAT5