

# St. Germain Facility Study

Prepared for:  
Town of St. Germain

Presented on:  
April 4, 2107

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## 1.0 St. Germain's Community Center Facility Study

As requested, on November 4, 2016, the existing conditions of St. Germain's Community Center were reviewed. Conditions of the buildings' exterior, interior and site items were documented and included in this report. A code review of the building was also performed.

The Community Center built in 1978 is located at 545 State Highway 155, northwest of the intersection of Highways 70 and 155 in St. Germain, WI. The Community center is surrounded by other town facilities. To the north of the building is an asphalt parking lot located between it and the St. Germain Fire and Rescue Department. On the east between the building and Highway 155 is a landscaped wooded area, creating a buffer between it and the highway. Immediately to the south is the Red Brick Schoolhouse and the Veterans Memorial Wall. An asphalt drive that connects the northern parking lot and the Red Brick Schoolhouse, runs to the east and south of the building. Located between the Community center and the Red Brick Schoolhouse is the buildings septic field and well. To the west of the building is the St. Germain Community Park consisting of ball diamonds, tennis courts, pavilion and parking lots.

### 1.1 Exterior Conditions

- A. Parking Lot and Access Drive:** Most areas are in good condition. Some cracks have developed over time, the asphalt is in need of seal coating and the parking lot is in need of restriping.
- B. Roof:** A laminated wood deck spans the wood framing covered with 2" of rigid insulation. In 1994 a "Michigan Roof" consisting of furring over the insulation on the wood roof deck to provide ventilation under the asphalt shingles. The estimated R-Value of the roof is R10-15. The roof is over 20 years old and appears to be at the end of its useful life. Many areas of uneven roof sheathing was noted. The roofing will need to be replaced in the near future, and at that time the deteriorated sheathing should be replaced.
- C. Chimney:** The Chimney cap is severely deteriorated and the chimney needs tuckpointing.
- D. Aluminum Fascia:** There were many areas of damage noted, and many areas where the fascia is loose and coming off.
- E. Exterior Walls:** The walls are constructed of painted single wythe concrete masonry units (CMUs) that have the cores filled with insulation, giving them an approximate R-value of 13. There were no control joints installed during the original construction. There are many cracks in the walls due to the lack of control joints. There are some areas where the CMU's and mortar are deteriorating at grade. Some damage was also noted where vehicles ran into the building. Control joints should be cut into the walls, CMUs repaired and tuckpointed. The walls will need to be painted in the near future.
- F. Windows:** The existing windows are aluminum with 1/2" insulated glass. They appear to be in fair condition.
- G. Exterior Doors:** All exterior doors except for the kitchen door are aluminum and glass doors. The kitchen door is painted hollow metal. The main entry door on the north side of the building as well as the Kitchen Door meet accessibility requirements. The other aluminum doors are less than 3' wide and therefore do not meet accessibility requirements.

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## 1.2 Interior Conditions

- A. Building Structure:** The roof structure in the Gym consists of laminated wood arches, while the rest of the building is framed with laminated wood beams and columns. The structural system appears to be in good condition.
- B. Floor Finishes:** The floor system consists of a 4" slab on grade. The building has four types of floor finishes - vinyl tile, ceramic tile, carpet and exposed slab. The vinyl tile is in fair shape with some tiles lifting in certain areas. The kitchen floor has holes where pipes were cut off and the top of the pipe was left exposed. The bathrooms have ceramic tile that is in good condition. Carpet in the northern rooms was in poor condition with some of the seams being taped. Carpet in other areas was in good condition. Many cracks in the slab were noted in the Gym floor.
- C. Interior Wall Finishes:** As noted above many of the exterior walls have cracks in them. Interior walls are also CMU and are in good condition. Walls in some areas need repainting.
- D. Interior Doors:** The interior doors of the building are solid core wood doors. Many doors were noted to be in poor condition. Some had the faces delaminating, others showed more excessive damage.
- E. Toilet Rooms:** None of the existing toilet rooms meet current ADA requirements. The shower/locker rooms are currently used for storage.
- F. Ceilings:** The ceilings consist of exposed wood and acoustical ceilings. The exposed wood ceilings were in good condition, with some minor water staining noted. Many damaged tiles were noted in the hallways that have acoustical ceilings.
- G. Mechanical Systems:** Approximately five years ago the buildings HVAC system was upgraded and thru wall units were added.
- H. Lighting/Electrical System:** Lighting in the building consists of highbay metal halide fixtures in the gym, lay in fluorescent fixtures in the acoustical ceiling areas and surface mounted fluorescent fixtures in the areas with exposed wood ceilings. The lighting appears to be in good condition except that there is a long start up time for the Gym fixtures. The Town should have an energy audit done to determine the costs and payback times for changing to LED fixtures. The electrical system was not reviewed, and would need to be assessed by a licensed electrician to determine code compliance and to determine if it was properly sized to support any building additions.
- I. Hazardous materials:** The reviewers were not made aware of any hazardous materials in the Community Center. If the Town has not already done so, they should have the building accessed.

## 2.0 Red Brick Schoolhouse Facility Study

As requested, on November 4, 2016, the existing conditions of the Red Brick Schoolhouse were reviewed. Conditions of the buildings' exterior, interior and site items were documented and included in this report. A code review of the building was also performed.

The Red Brick Schoolhouse is located on the northwest corner of Highways 70 and 155 in St. Germain, WI. To the north of the building is the St. Germain Community Center. Located between the Community Center and the Red Brick Schoolhouse is the buildings septic field and well. On the east between the building and Highway 155 is a landscaped wooded area, creating a buffer between it and the highway. Immediately to the south is the Veterans Memorial Wall. School Road splits the property between the Red Brick Schoolhouse and the Memorial. To the west of the building is the St. Germain Community Park of ball diamonds, tennis courts, pavilion and parking lots. The site is paved with asphalt on the south and west of the building, there is grass lawn to the north and east.

The Red Brick Schoolhouse was built in two phases. The original portion of the building was built in 1941 and contained two classrooms. There was a kitchen in the basement which served hot lunches. There was also a stage on one end of the basement for the Christmas programs and plays.

In 1965 the rear addition was built to accommodate the growing number of grade school children. The Red Brick Schoolhouse served the needs of the school district until 1978 when Town of St. Germain built the Community Center with three classrooms built-in to rent to the Northland Pines School District. Educational needs were met until 1996 when the Red Brick Schoolhouse was once again overcrowded and the 5th grade was moved to Eagle River's new K-8 building. In 1998 the new St. Germain Elementary School was opened on Hwy 70 just west of the St. Germain Community Park area and the Red Brick Schoolhouse ceased to function as a school. The Town used the building for Town offices, meetings and service groups until 2003. At that time Town Board meetings were moved to the community center. Shortly thereafter a decision was made to no longer heat the building.

The two-acre property under the Red Brick Schoolhouse reverted to the heirs of Kate Pier, who donated the land for construction of a school, when it ceased being used for public school purposes. Heirs Carl and Marilyn Liebert deeded the property to the Town of St. Germain in December of 1999.

### 2.1 Exterior Conditions

- A. Parking Lot and Access Drive:** Most areas are in good condition. Some cracks have developed over time, the asphalt is in need of seal coating. It appears that the paving on the west side slopes towards the building causing moisture build up in the masonry wall.
- B. Lawn area:** It appears that the lawn area on the east side of the building also slopes toward the building.
- C. Roof:** The roof of the 1941 portion building is in good condition. Original trim, soffit, fascia and siding at the gable has been retained and is in good condition. The roof of the 1965 addition is in poor condition. Soffits and fascia on the east and west side of the addition show severe deterioration and failure.
- D. Exterior Walls:** Over all the masonry on the 1941 building and 1965 addition is in fair to good condition, some deterioration was noted in the brick and mortar at the lower three feet of wall on the west side of the building where the wall abuts the asphalt paving. It appears that the paving slopes towards the building causing moisture build up in the masonry wall. There is also serious deterioration of the 1965 brick wall on the northeast corner of the building. The sealant joint between the 1941 and 1965 masonry has failed, due to water infiltration and differential movement between the two structures.

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## 2.1 Exterior Conditions continued:

- E. **Windows:** Original windows have been removed from the entire building and replaced with incompatible windows. Many openings have been infilled with smaller windows installed. In some areas windows were removed and the openings were totally enclosed. Where lower level windows were removed, the openings have been infilled with brick and mortar that does not match the surrounding areas. The replacement windows appear to be in good condition, but the infill panels are in poor condition.
- F. **Exterior Doors:** The original ornate entry way doors and transom on the 1941 portion of the building were removed and replaced with a pair of fiberglass entry doors and the rest of the opening infilled with brick and mortar. The front entry doors are in good condition. The aluminum entry doors on the 1965 addition are also in good condition.

## 2.2 Interior Conditions

- A. **Building Structure:** The roof structure in the 1941 portion of the building is assumed to be wood framed. The first floor structure is poured concrete slabs and beams. The roof structure in 1965 addition consists of laminated wood beams and columns, while the floor structure is steel framed with steel bar joists. The structural system in both buildings appear to be in good condition. No deflection or deterioration was noted.
- B. **Floor Finishes:** The 1941 portion of the building has tongue and groove hardwood floors on the upper level, vinyl tile in the kitchen and lower level areas and ceramic tile in the bathrooms. The hardwood floors, ceramic tile and vinyl tile in the kitchen are in good condition. The vinyl tile in the basement is in poor condition. The 1965 portion has carpet and vinyl tile on the upper level floors. The lower level has exposed concrete and vinyl tile. The carpet in the upper level and the vinyl tile in the lower level are in poor condition.
- C. **Upper Level Interior Wall Finishes:** The 1941 portion of the building has painted plaster walls that are in good condition, but probably would need to be painted prior to reuse. The 1965 addition has painted CMU walls that are in good condition but also would probably need to be painted prior to reuse of the building.
- D. **Lower Level Interior Wall Finishes:** Both portions of the building suffer from water infiltration in the below grade walls especially in the 1965 addition along the east side of the building. The 1941 portion of the building has poured concrete exterior walls, while the 1965 addition has CMU exterior walls. The paint is peeled on most of the walls. The foundation walls would need to be waterproofed, tuckpointed and repainted prior to reuse.
- E. **Toilet Rooms:** The men's and women's toilet rooms are located in the 1941 portion of the building, off of the main stairway at a half level. The toilet rooms are not ADA compliant and cannot be accessed except via the stairway. The toilet rooms are otherwise in good condition. The condition of supply and drain piping is unknown.
- F. **Upper Level Ceilings:** The ceilings in the 1941 portion of the building consists of painted plaster and are in good condition. The ceilings in the 1965 addition consist of exposed wood ceilings in good condition. Even though the roof is in poor condition, no indications of roof leaks were noted in the 1965 addition.
- G. **Lower Level Ceilings:** The ceilings in the 1941 portion of the building consists of painted poured and are in good condition. The ceilings in the 1965 addition consist of suspended acoustical ceiling tile. The tiles were extremely damaged due to burst pipes and were totally removed in some areas. Acoustical ceilings would need to be replaced.
- H. **Mechanical Systems:** The condition of the heating system is not known. It appears that some hydronic heating pipes were broken after the heating system was shut off. It should be assumed that the HVAC system would need to be replaced if the building were to be reused.

**2.2 Interior Conditions continued:**

- I. Lighting/Electrical System:** Lighting in the 1941 portion of the building consists mainly of pendant mounted fluorescent fixtures. They appear to be functional on both levels. The 1965 addition has ceiling mounted light fixtures on the upper level and lay in fluorescent fixtures in the lower level. Most of the diffusers on the upper level fixtures have severely yellowed. Many of the light fixtures on the lower level did not seem to work and may be damaged. The electrical system was not reviewed, and would need to be assessed by a licensed electrician to determine code compliance.
- J. Hazardous Materials:** In 2009 the Town of St. Germain contracted with Greg Baas of Baas Inspection Agency LLC to test the Red Brick Schoolhouse for asbestos, mold and lead. Asbestos material was found in the floor tile and mastics of the Art Room, and Kitchen. Mold samples were taken and came back positive for Cladosporium mold spores and one sample also tested positive for Aspergillus. Lead sample tests came back testing less than .5%. A summary of the Baas Inspection Agency LLC report is as follows: "As long as the floor tile is left undisturbed and is in good condition it poses no Asbestos hazard. To the best of our knowledge there is no other Asbestos present. If the building is going to be remodeled or demolished the floor tiles and mastic will have to be abated and properly disposed of. The mold issue will continue to be a problem until the moisture problems are addressed. To the best of our knowledge there is no lead danger."



## 3.0 St. Germain's Community Center Code Review

As requested we have prepared a code review of St. Germain's Community Center. The code review is based on the building continuing to function in its current use. The following code research and list of Chapters are based on the 2009 IBC (International Building Code) with Wisconsin Amendments.

### Chapter 3 - Use and Occupancy Classification

- 302 Classification
  - \* Main: Group A-3, Assembly uses intended for worship, recreation or amusement.
  - \* Accessory: Group B, Business (Town Offices); Group S-2, Storage

### Chapter 4 – Special Detailed Requirements Based on Use and Occupancy

- No requirements

### Chapter 5 - General Building Heights & Areas

- Building area is a total of 12,770 sf
  - \* Allowable area per Table 503 is 14,000 sf. without increases for sprinklers or frontage.
    - ◆ Frontage increase: Maximum additional area allowed of 24,500 sf.
      - ◇ With 30" public way or open space around the entire building perimeter.

- Maximum number of stories: 3

### Chapter 6 - Types of Construction

- Type IIIB, Masonry wall, wood framed roof.

### Chapter 7 - Fire-Resistance-Rated Construction

- Table 706.4 requires a 3 hour fire resistance rating for Fire Walls

### Chapter 8 - Interior Finishes

- Table 803.9 requires the following finish ratings:
  - \* Exit enclosures and exit passageways: Class A
  - \* Corridors: Class A
  - \* Lobby: Class B
  - \* Rooms and enclosed spaces: Class C

### Chapter 9 - Fire Protection Systems

- The existing building is not sprinklered.
  - \* 903.2.1.3 allows a Fire Area of 12,000 sf before sprinklers are required. If the building were built today, sprinklering would be required. In order for an addition to be built, the entire building would need to be sprinklered or the addition would need to be separated from the existing building with a Fire Wall. Complying with Chapter 7.
  - \* 907.2.1 requires a manual fire alarm for buildings with occupancies of 300 to 999 persons

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## 3.0 St. Germain's Community Center Code Review continued

### Chapter 10 – Means of Egress

- 1004 Occupant Load – Per Table 1004.1.1
  - \* Kitchen: 607sf. / 200 sf./person = 3 occupants
  - \* Assembly: 7610sf. / 15 sf./person = 507 occupants
  - \* Exercise: 375sf. / 50 sf./person = 8 occupants
  - \* Business: 845sf. / 100 sf./person = 9 occupants
    - ◆ Total Occupants: 527
- 1007 Accessible Means of Egress
  - \* 1007.1, Exception 1: Accessible means of egress are not required in alterations to existing buildings.
- 1016 Exit Access Travel Distance (Table 1016.1)
  - \* Occupancy A-3: 200ft. Not sprinklered.
  - \* Occupancy B: 200 ft. Not sprinklered.
- 1021 Number of Exits and Continuity
  - \* Number of exits for occupant load (Table 1021.1)
    - ◆ 3 required per story

### Chapter 11 - Accessibility

- 1103.2.8 Limited access spaces.
  - \* (1) Storage spaces that do not include permanent workstations, are infrequently accessed by employees, and are not open to the general public are not required to be accessible.
  - \* (2) Nonoccupiable spaces accessed only by ladders, catwalks, crawl spaces, freight elevators, very narrow passageways, or tunnels are not required to be accessible.
- 1104 Accessible Route
  - \* 1104.3 Connected Spaces. When a building or portion of a building is required to be accessible, an accessible route shall be provided to each portion of the building.
  - \* 1104.3.1 Employee work areas. Common use circulation paths within employee work areas shall be accessible routes.
- 1105 Accessible Entrances
  - \* 1105.1 Public Entrances. At least 60% of all public entrances shall be accessible.
  - \* Currently only 1 out of 4 (25%) public entrances are accessible

**4.0 St. Germain's Community Center Code Review continued**

Chapter 29 - Plumbing Systems

- 2902.1 Minimum number of required plumbing fixtures.
  - \* A-3 Assembly: 1 WC per 125 for Men, 1 WC per 65 for Women
    - ◆  $507 \text{ people} / 2 = 253.5 \text{ Men } 253.5 \text{ Women}$
    - ◆ Men:  $253.5 / 125 = 2.03 \text{ WC}$
    - ◆ Women:  $253.5 / 65 = 3.9 \text{ WC}$
  - \* A-3 Assembly: 1 LAV per 200
    - ◆ Men:  $253.5 / 200 = 1.2 \text{ LAV}$
    - ◆ Women:  $253.5 / 200 = 1.2 \text{ LAV}$
  - \* Office: 1 WC per 25 for the first 50 men & women  $20 / 2 = 10 \text{ men } 10 \text{ women}$ 
    - ◆ Men:  $10 / 25 = .4 \text{ WC}$
    - ◆ Women:  $10 / 25 = .4 \text{ WC}$
  - \* Office: 1 LAV per 40 for first 50 men & women
    - ◆ Men:  $10 / 40 = .25 \text{ LAVs}$
    - ◆ Women:  $10 / 40 = .25 \text{ LAVs}$
  - \* Total required: 3 WC and 2 LAVs for Men, 5 WC and 2 LAVs for Women
  - \* Total provided: 5 WC-Urinals and 2 LAVs for Men, 5 WC and 2 LAVs for Women

