

Tomah Area School District

District-wide Facilities Study

DRAFT



STUDY DOCUMENT

December, 2023

BRAYARCHITECTS

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BRAYARCHITECTS

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TOMAH AREA SCHOOL DISTRICT

Administration Team // Tomah, Wisconsin

TOMAH AREA SCHOOL DISTRICT

Board of Education // Tomah, Wisconsin

BRAY ASSOCIATES - ARCHITECTS, INC.

Bray Team // Davenport • Moline • Milwaukee • Sheboygan

MSA

Engineering Team // Baraboo, Wisconsin

Document Introduction

FIRM INTRODUCTION

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

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

HOW TO USE THE FACILITIES STUDY DOCUMENT

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

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Assessment: Process

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

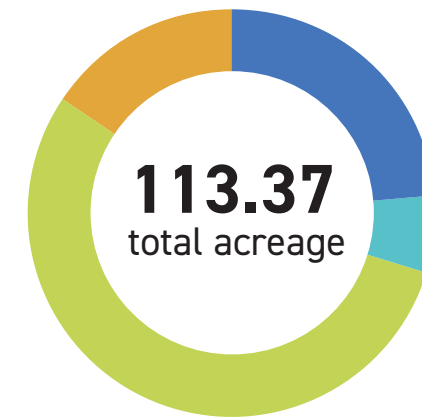
Below is the defined criteria for each level of assessment:

- **GOOD** | No visible damage, wear or need for repair; no replacement required.
- **FAIR** | Some visible damage, wear or need for repair; no immediate replacement required.
- **POOR** | Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

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

District-Owned Property + Boundaries Map

● High School ● Middle School ● Elementary ● Other



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High School

- 1 Tomah High School (28.06)

Middle School

- 2 Tomah Middle School (6.77)

Elementary Schools

- 3 Miller Elementary (2.82)
- 4 Camp Douglas Elementary (10.00)
- 5 LaGrange Elementary (25.84)
- 6 Lemonweir Elementary (5.83)

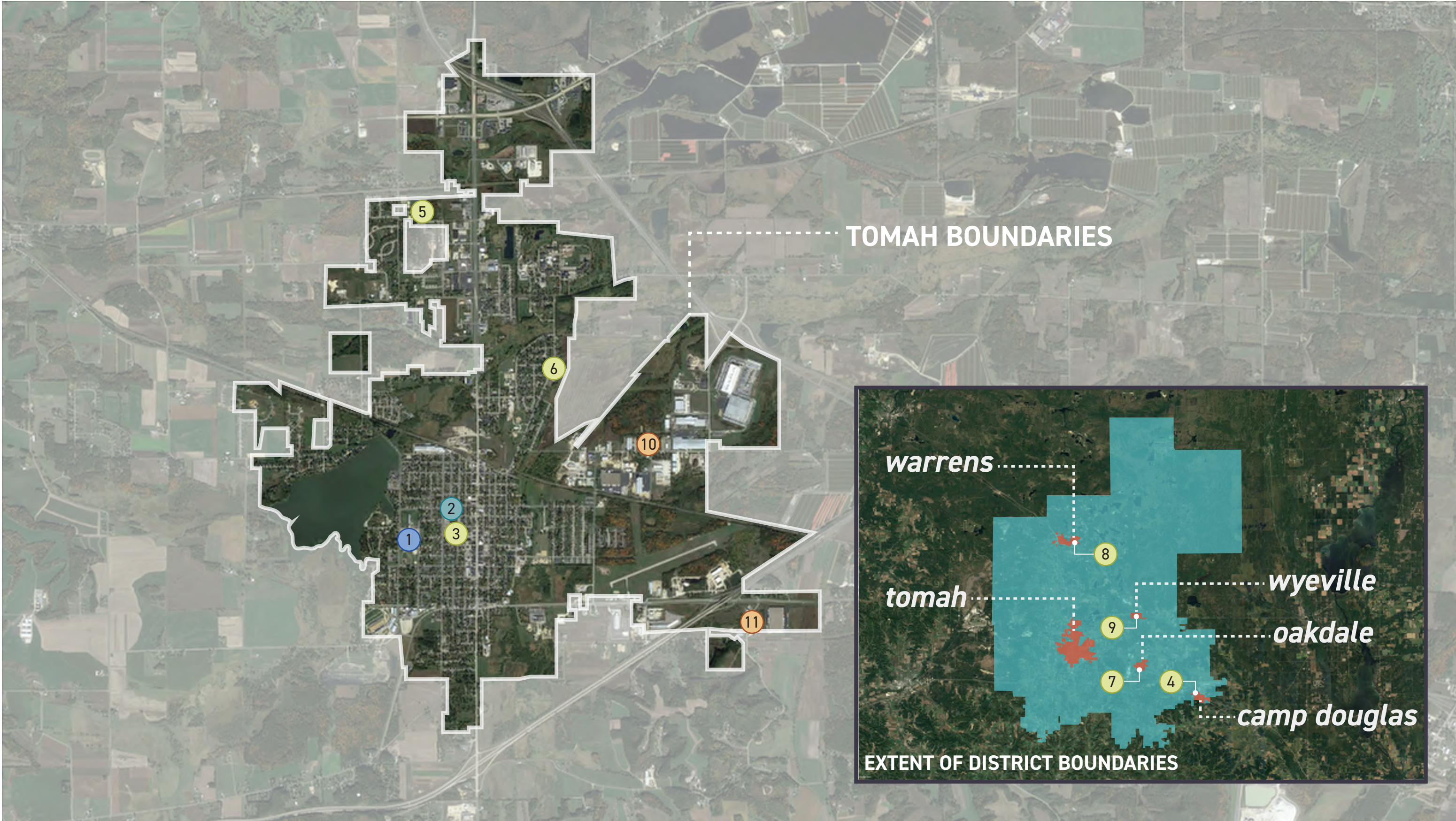
Elementary Schools (Cont.)

- 7 Oakdale Elementary (3.32)
- 8 Warrens Elementary (6.76)
- 9 Wyeville Elementary (6.77)

Other Buildings

- 10 Robert Kupper Learning Center (13.14)
- 11 Tomah Area Montessori (4.06)

District-Owned Property + Boundaries Map



Overall Summary Tomah High School

+ OVERALL BREAKDOWN

▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior door replacement
- ADA improvements at identified areas
- HVAC repairs/replacement
- Exterior door replacement
- Roof repair/replacement at identified areas

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior window replacement
- Exterior door replacement
- Roofs at identified areas
- Water System
- Storm System

▼ ITEMS IN GOOD CONDITION

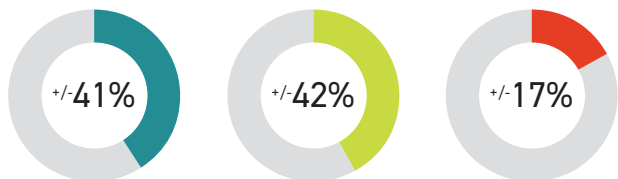
No visible damage, wear or need for repair

- Ceilings at identified areas
- Flooring at identified areas
- Control Systems

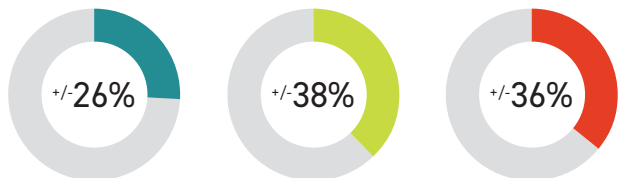
▼ Ceiling



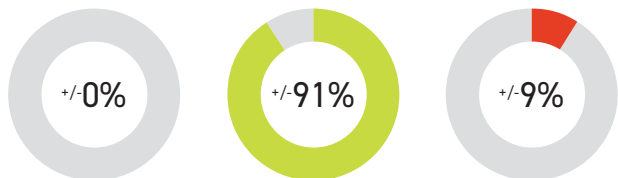
▼ Flooring



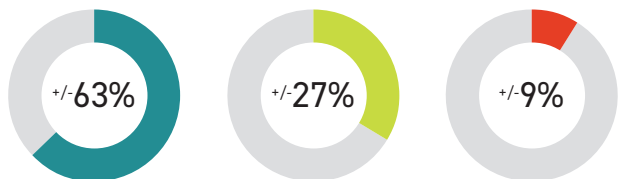
▼ Exterior Doors



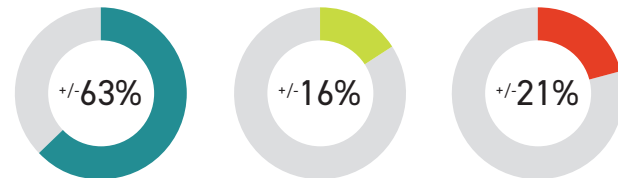
▼ Exterior Windows



▼ Roof



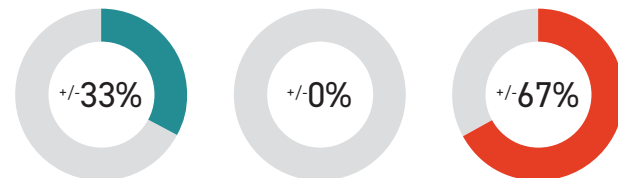
▼ Accessibility



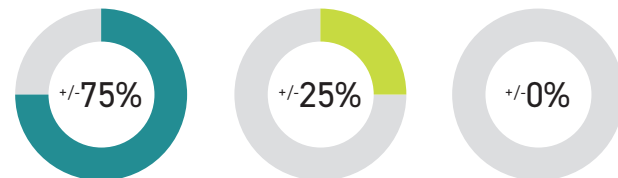
▼ Plumbing



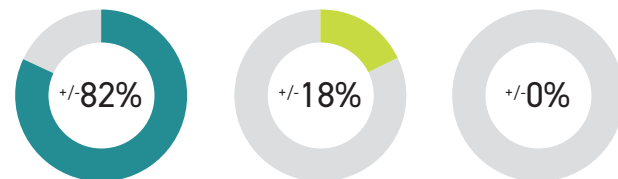
▼ Mechanical



▼ Electrical



▼ Life Safety



Overall Summary Tomah Middle School

▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- HVAC repairs/replacement
- Interior wall repair at select/identified areas
- Exterior wall repair; especially brick
- Exterior door replacement
- Roof repairs/replacement
- ADA improvements at identified areas
- Hardscape repairs
- Parking lot repairs/replacement

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Plumbing fixtures
- Water System
- Exterior window replacement
- Exterior door replacement

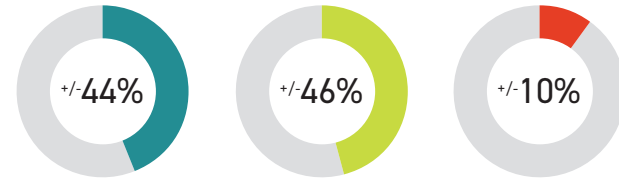
▼ ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

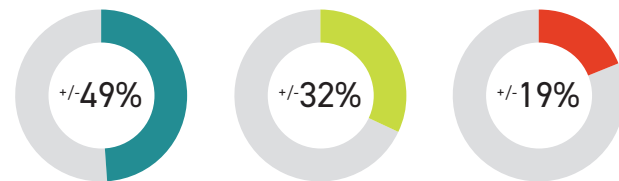
- Ceilings at identified areas
- Flooring at identified areas
- Roofs at identified areas

+ OVERALL BREAKDOWN

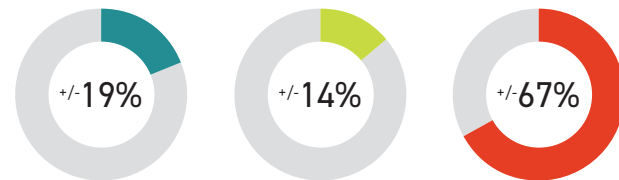
▼ Ceiling



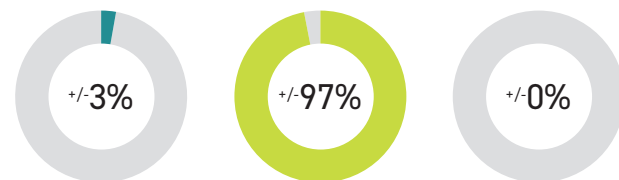
▼ Flooring



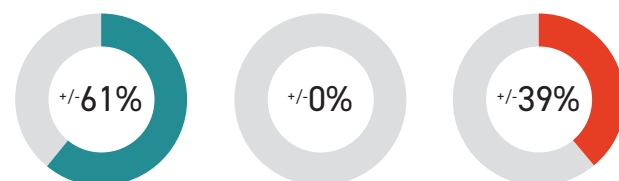
▼ Exterior Doors



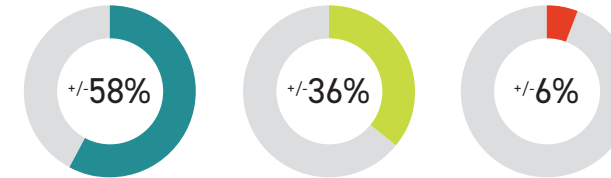
▼ Exterior Windows



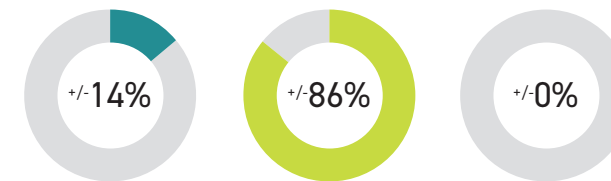
▼ Roof



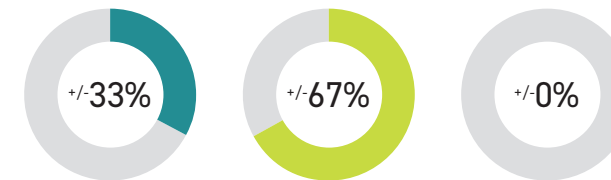
▼ Accessibility



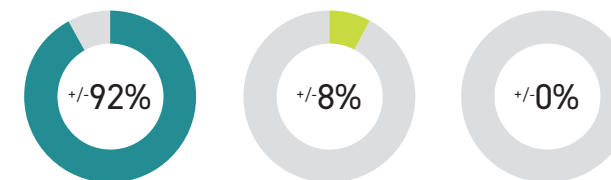
▼ Plumbing



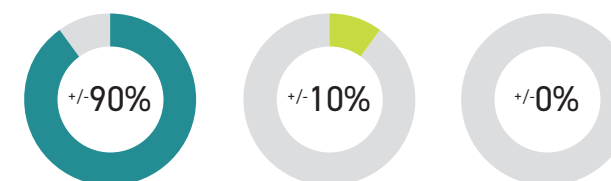
▼ Mechanical



▼ Electrical



▼ Life Safety



Overall Summary Miller Elementary

▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- HVAC repairs/replacement
- Exterior door replacement
- ADA improvements at identified areas
- Bathroom renovations

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Plumbing fixtures
- Water System
- Mechanical repairs
- Plumbing equipment repairs
- Exterior window replacement
- Roofs at identified areas

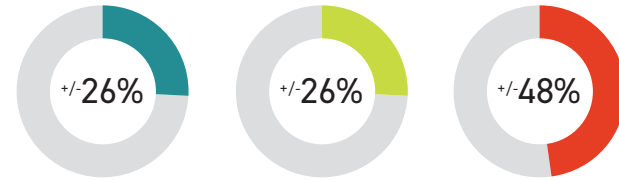
▼ ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

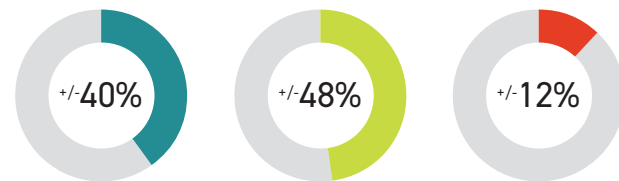
- Ceilings at identified areas
- Flooring at identified areas
- Lighting fixtures and controls

+ OVERALL BREAKDOWN

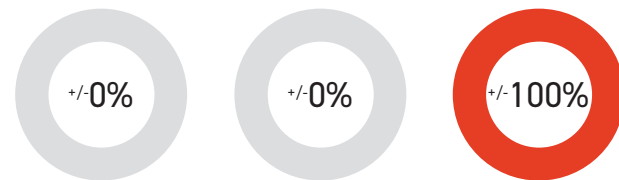
▼ Ceiling



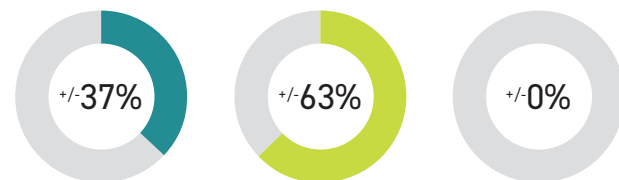
▼ Flooring



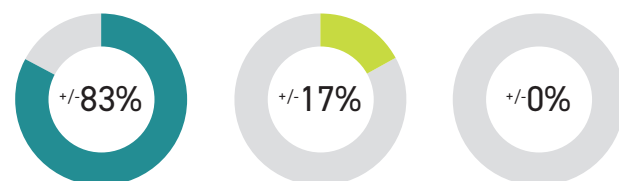
▼ Exterior Doors



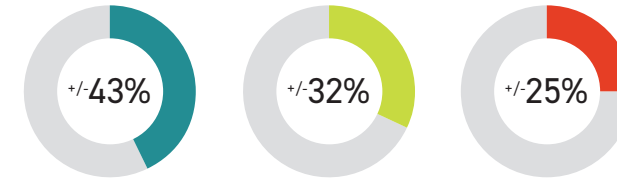
▼ Exterior Windows



▼ Roof



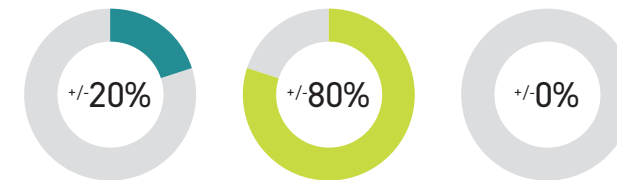
▼ Accessibility



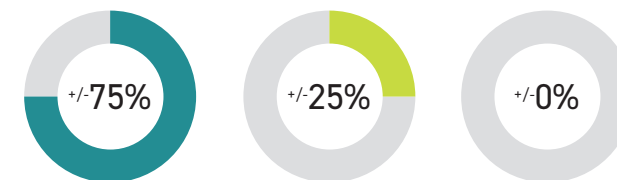
▼ Plumbing



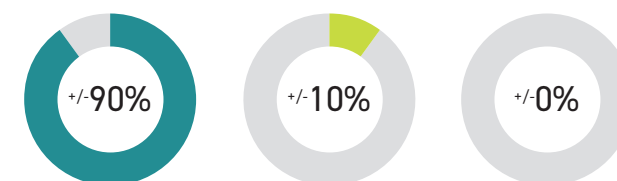
▼ Mechanical



▼ Electrical



▼ Life Safety



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01

Original Date
of Construction

1964

As of 2023: 59 years old

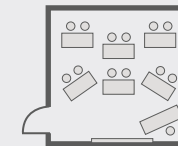
Square Footage

216,910

Sq. Ft.



Average Core Classroom
Size Comparison



916 sq. ft.

Recommended Size

1st - 12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.

Tomah High School

SUMMARY

Tomah High School provides a comprehensive program for 9th-12th grade students.

Address: 901 Lincoln Ave, Tomah, WI 54660

Student Population: 900 students

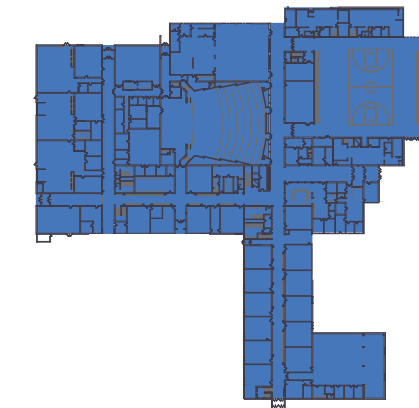
Site Size: 28.06 acres

Parking: 377 stalls

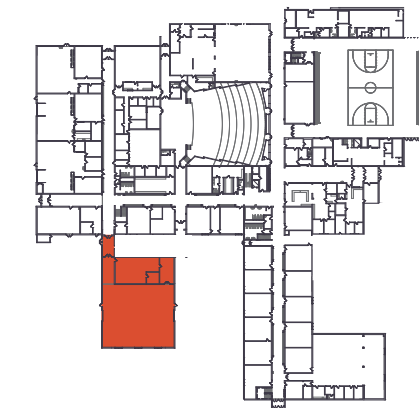
Tomah High School Site Map



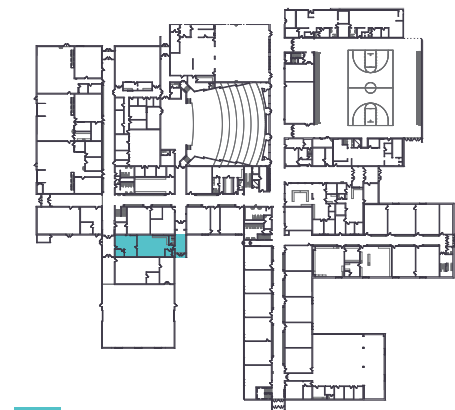
Tomah High School Building Evolution



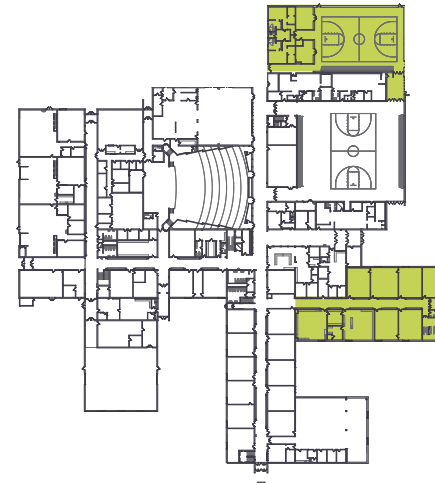
1964 - Original Building



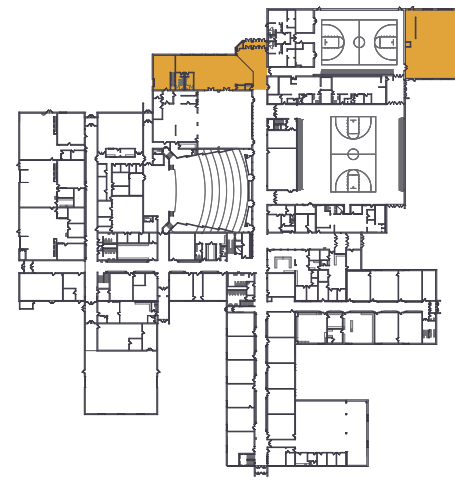
1973 - Shop Addition



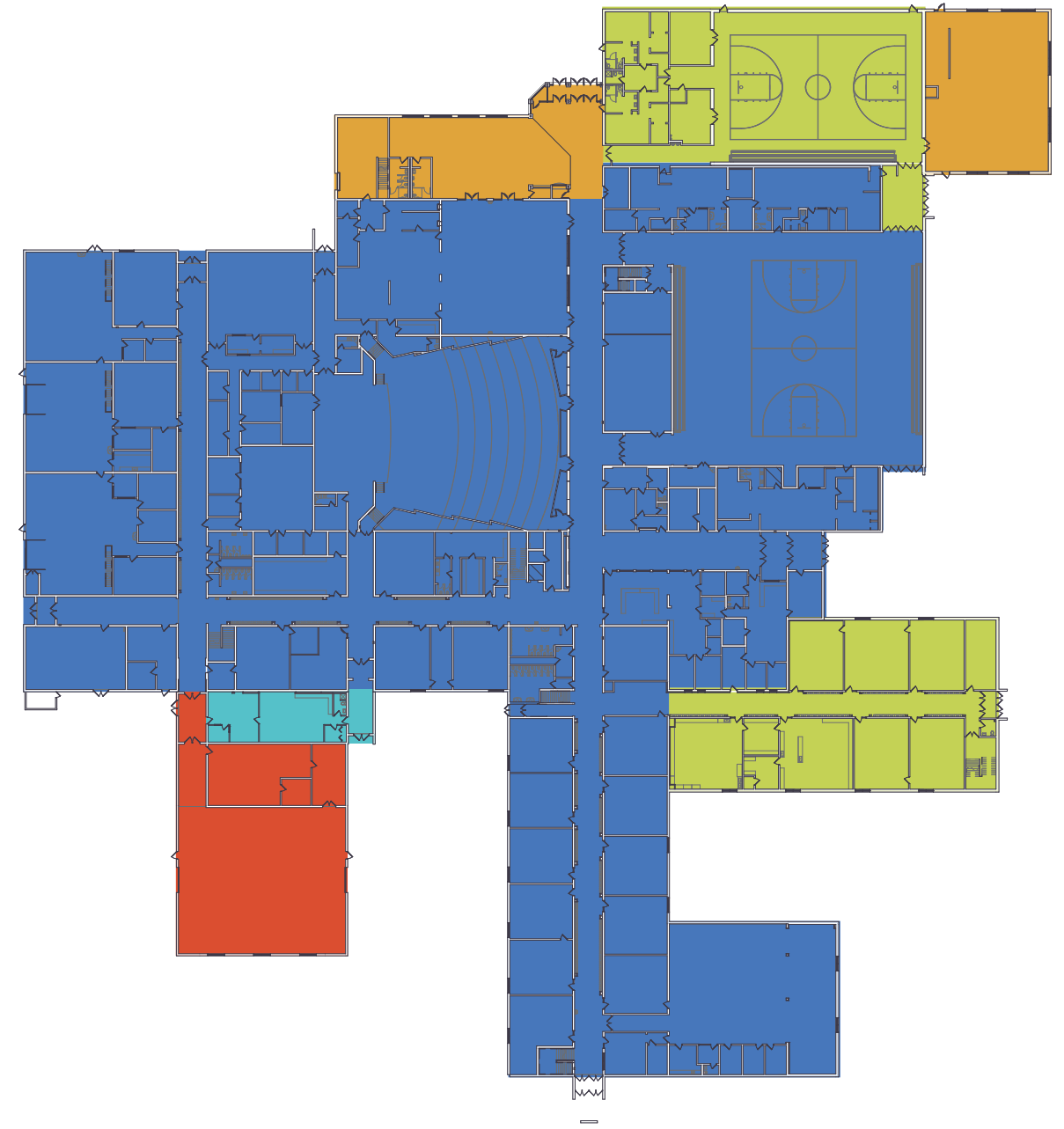
1978 - Addition



1994 - Gym + Classroom Addition



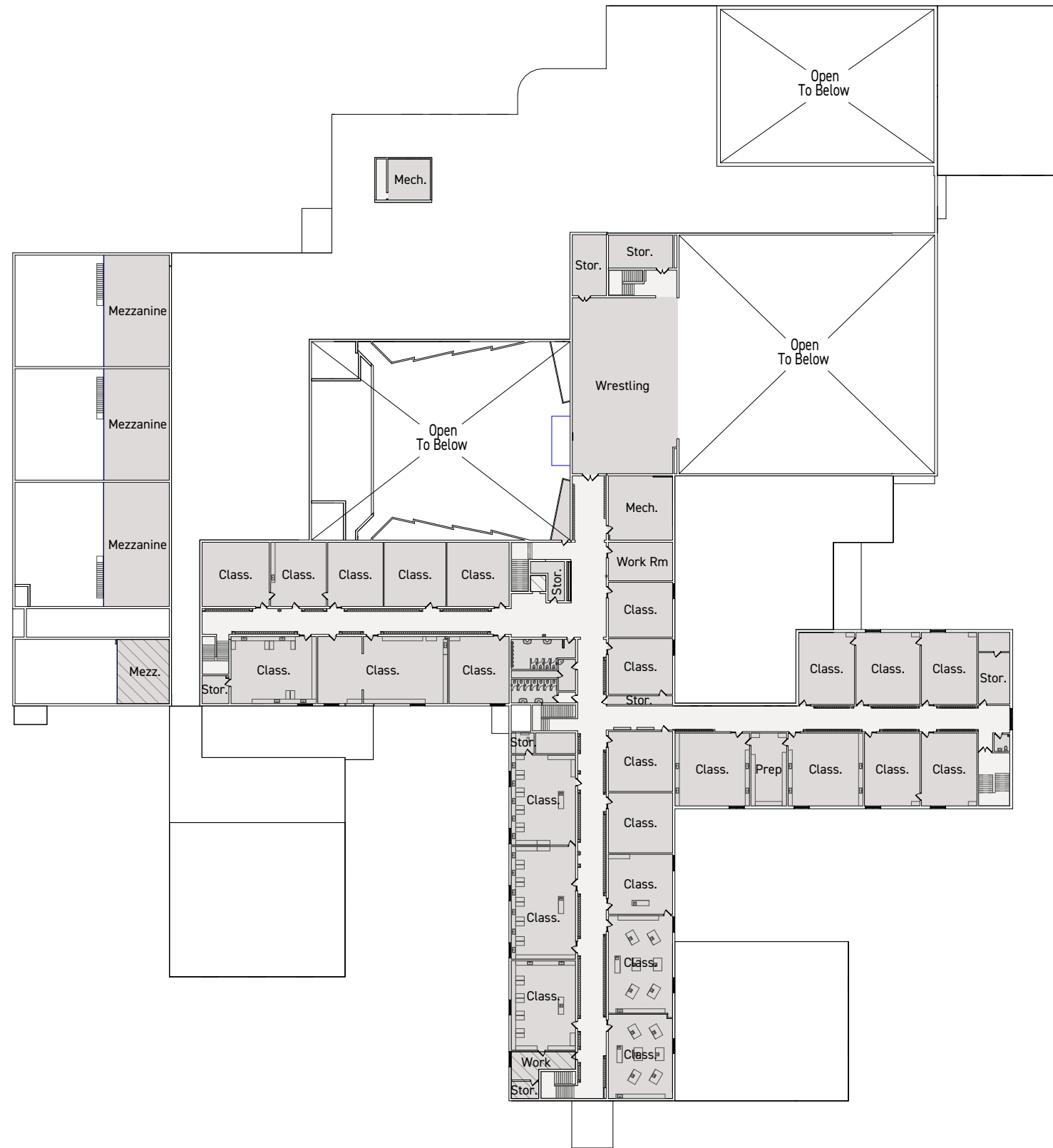
2007 - Commons + Weight Room Additions



Tomah High School Floor Plan

First Floor





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02

Original Date
of Construction

XXXX

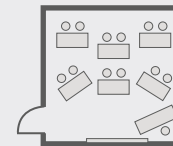
As of 2023: xx years old

Square Footage

XX,XXX
Sq. Ft.



Average Core Classroom
Size Comparison



xxx sq. ft.

Recommended Size

1st - 12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.

tomah middle school

SUMMARY

[Insert school name] provides a comprehensive program for [xx-xx] grade students.

Address: [insert address]

Student Population: [xxx] students

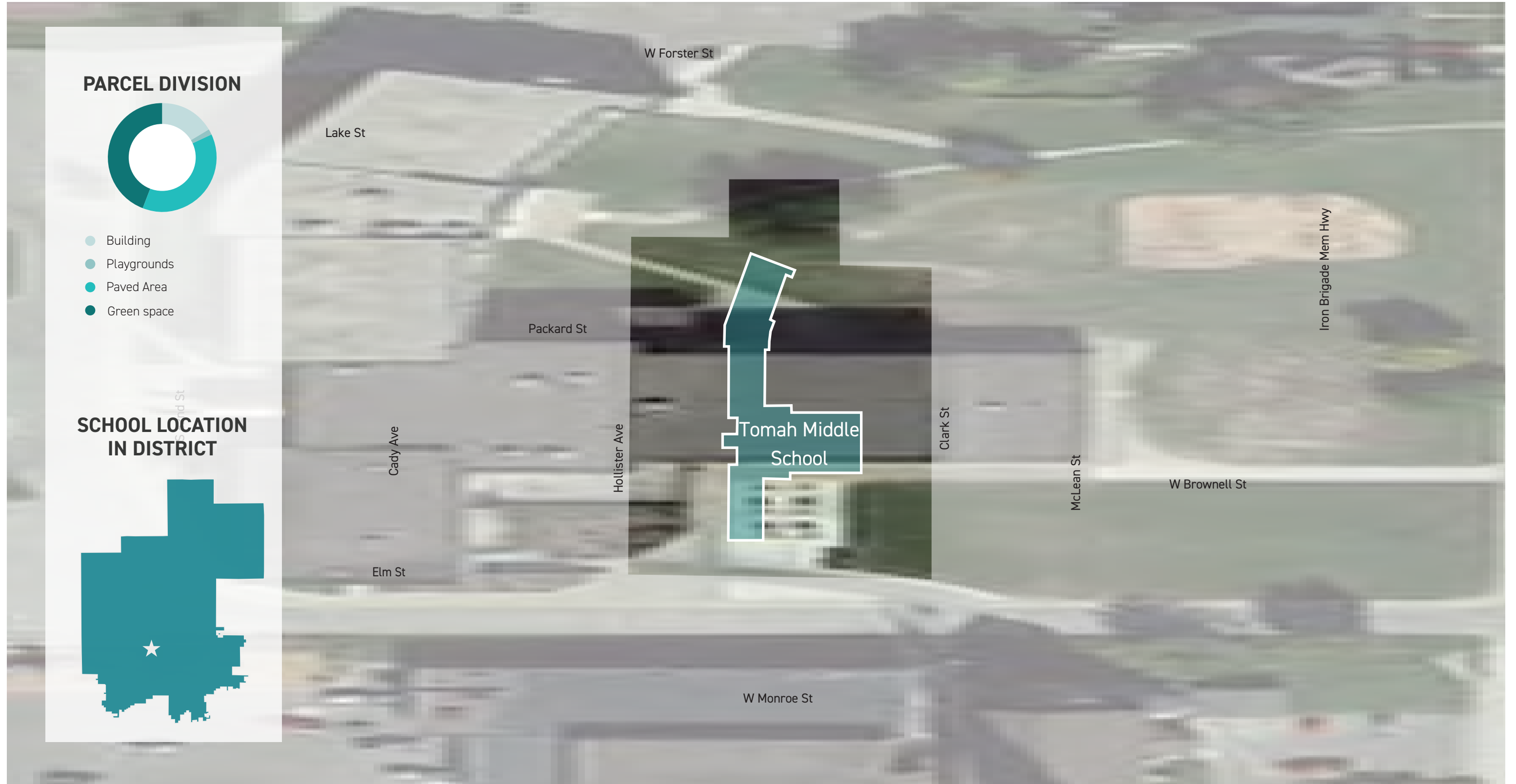
Grades Served: [x-x] Grades

Site Size: [xx.xx] acres

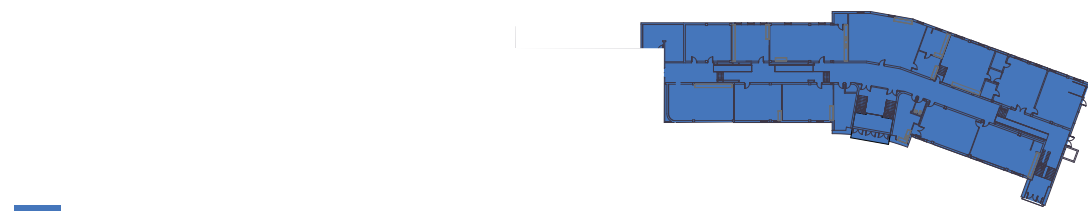
Parking: [xxx] stalls

Buses on Site: [xx.xx]

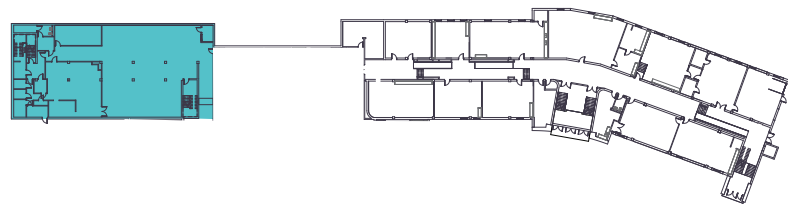
Tomah Middle School Site Map



Tomah Middle School Building Evolution



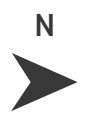
1944- Original Building



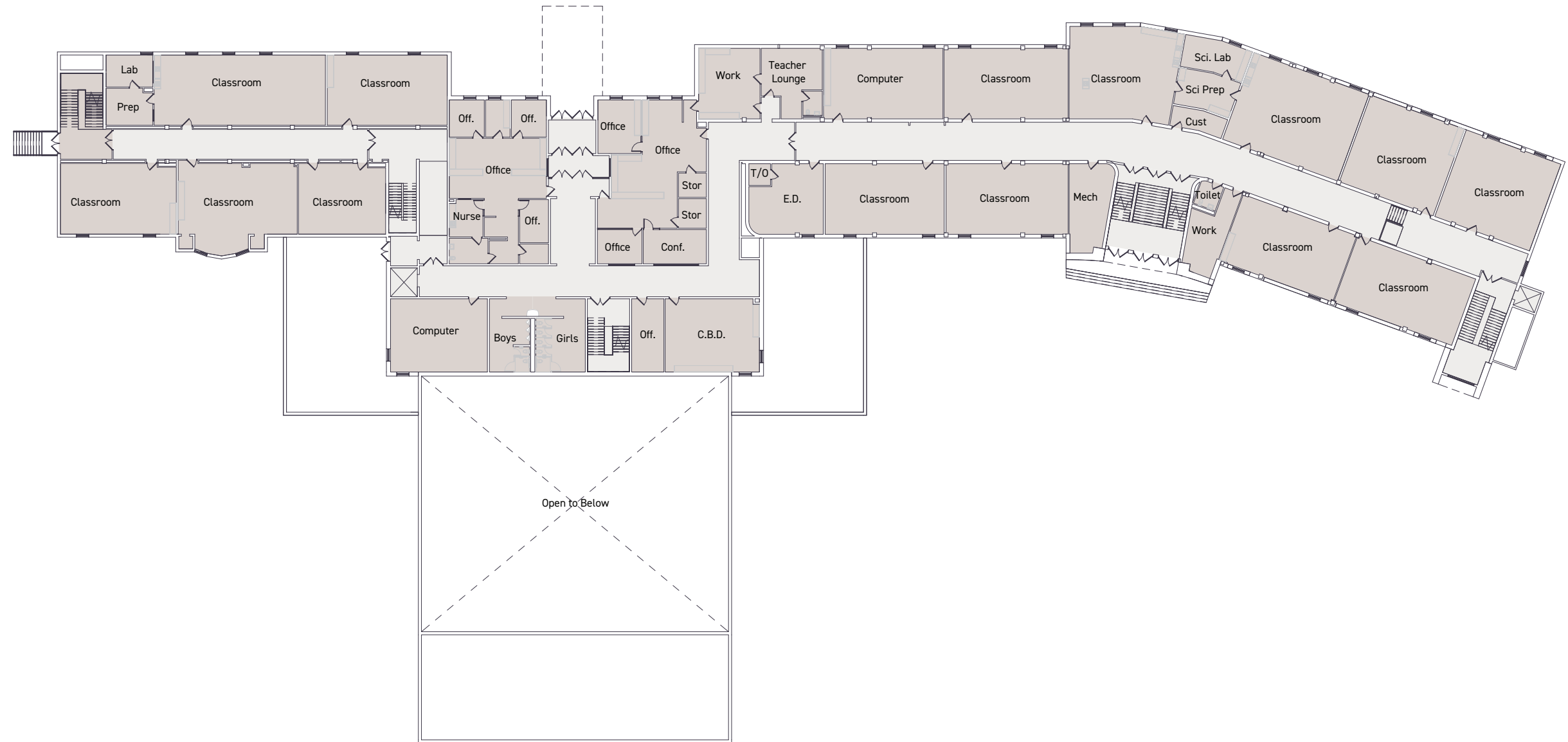
1948 - Academic Addition



1996 - Main office & Gym Addition









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03

Original Date
of Construction

1957

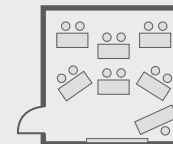
As of 2023: 66 years old

Square Footage

41,949
Sq. Ft.



Average Core Classroom
Size Comparison



787 sq. ft.

Recommended Size

*1st -12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.*

Miller Elementary

SUMMARY

Miller Elementary provides a comprehensive program for kindergarten-5th grade students.

Address: 813 Oak Ave, Tomah, WI

Student Population: 239 students

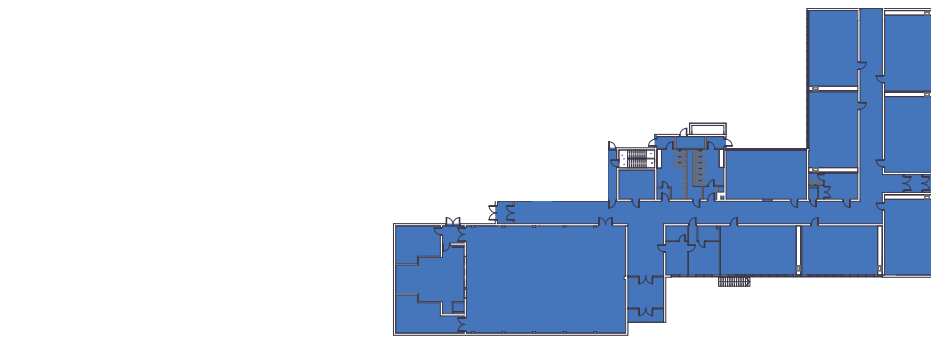
Site Size: 2.82 acres

Parking: 23 stalls

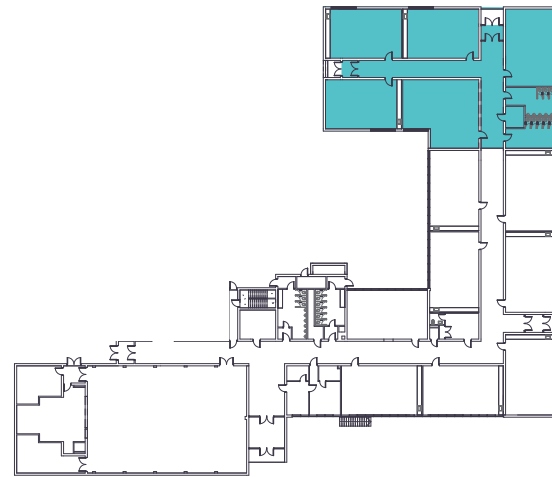
Miller Elementary Site Map



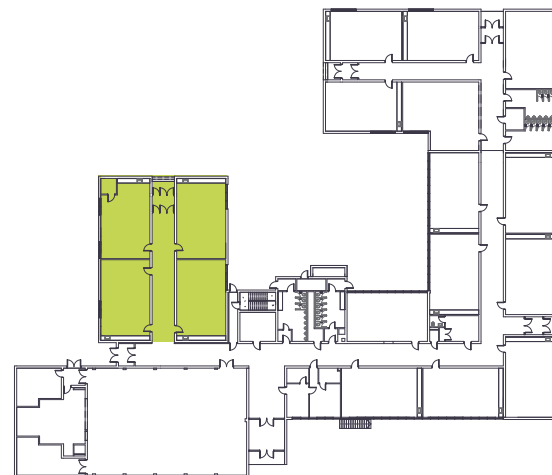
Miller Elementary Building Evolution



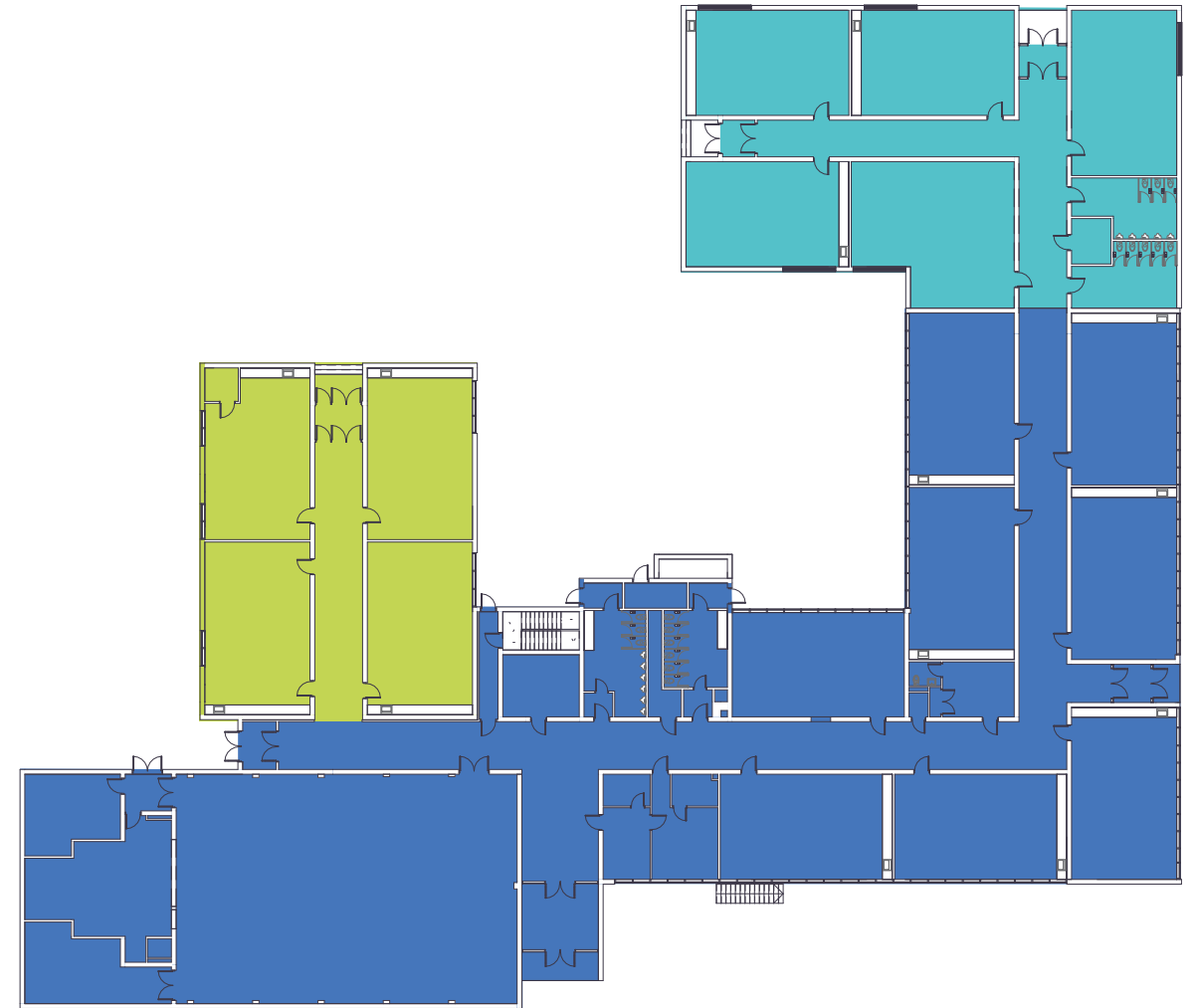
1957 - Original Building

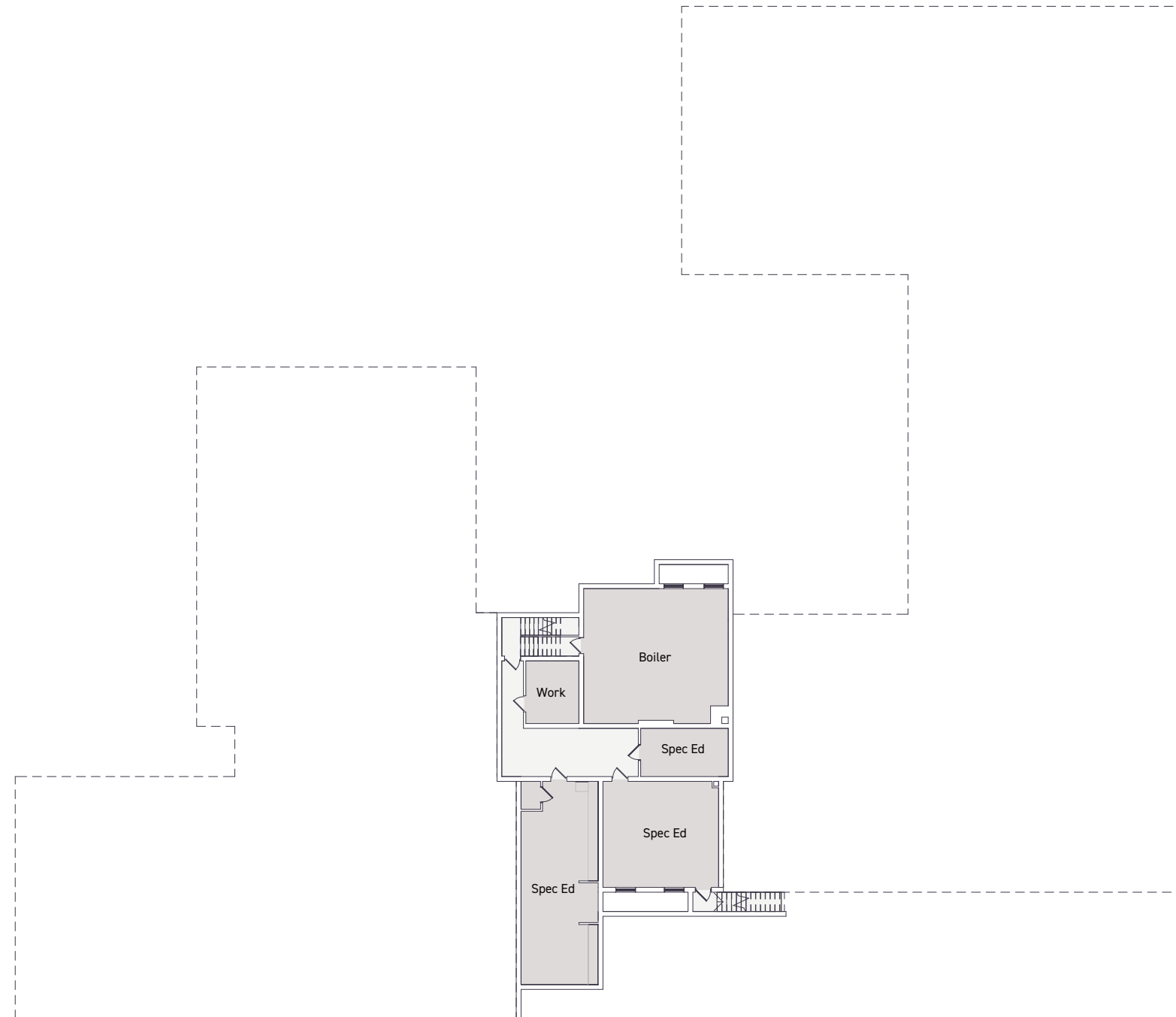


Unkown - Academic Addition



1967 - Academic Addition







04

Original Date
of Construction

1990

As of 2023: 33 years old

Camp Douglas Elementary

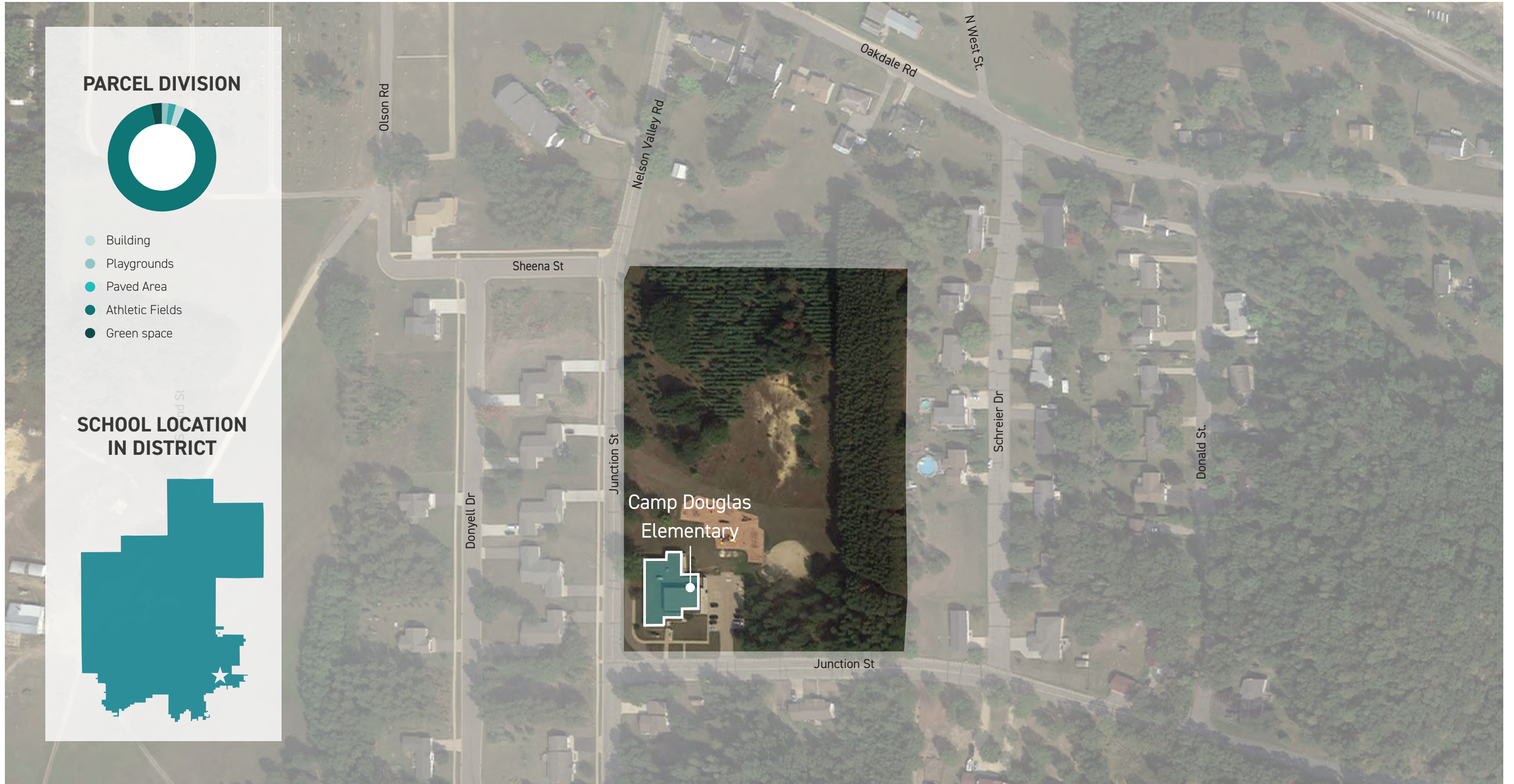
SUMMARY

Camp Douglas Elementary provides a comprehensive program for 2nd-5th grade students.

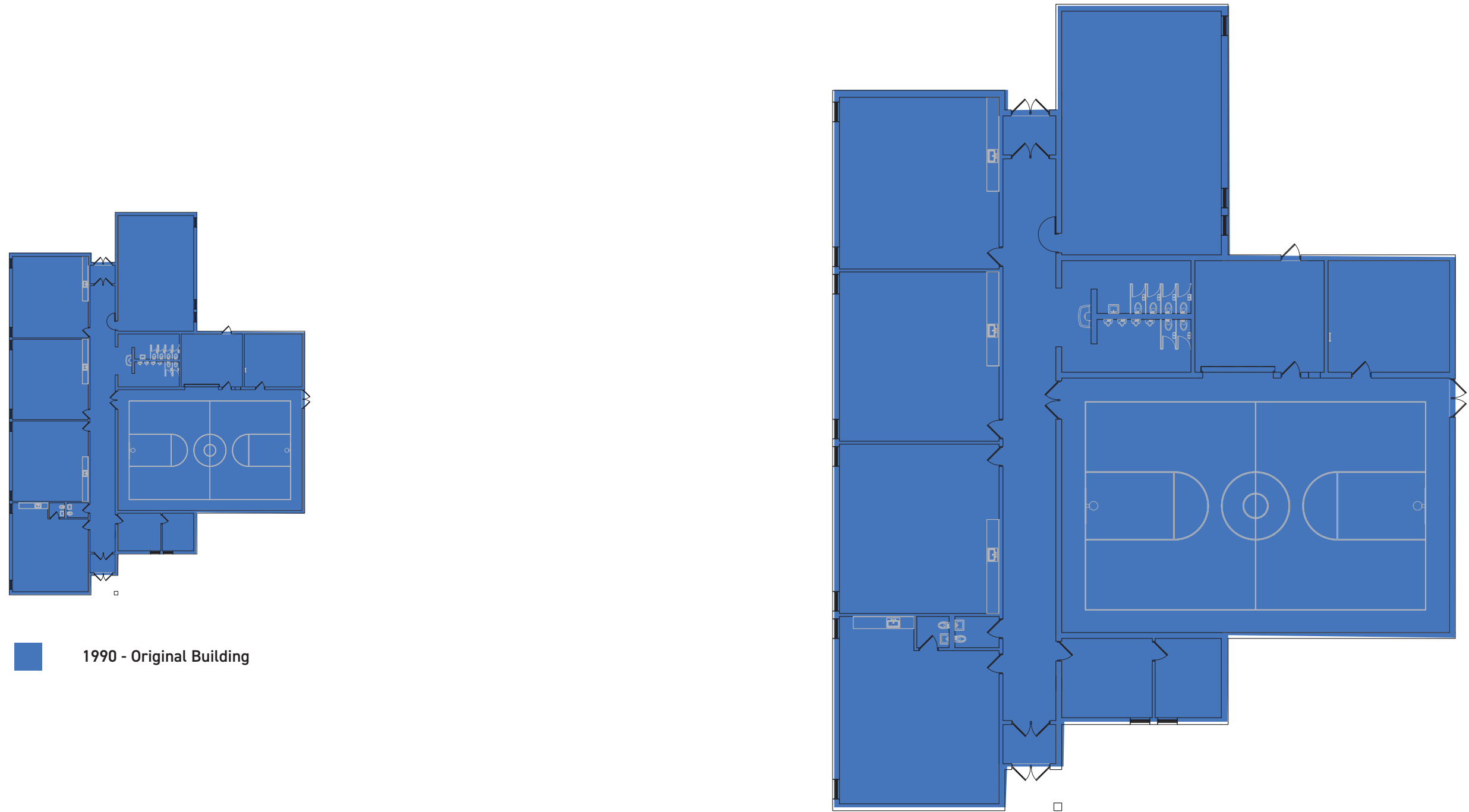
Address: 101 Junction St #5042, Camp Douglas, WI

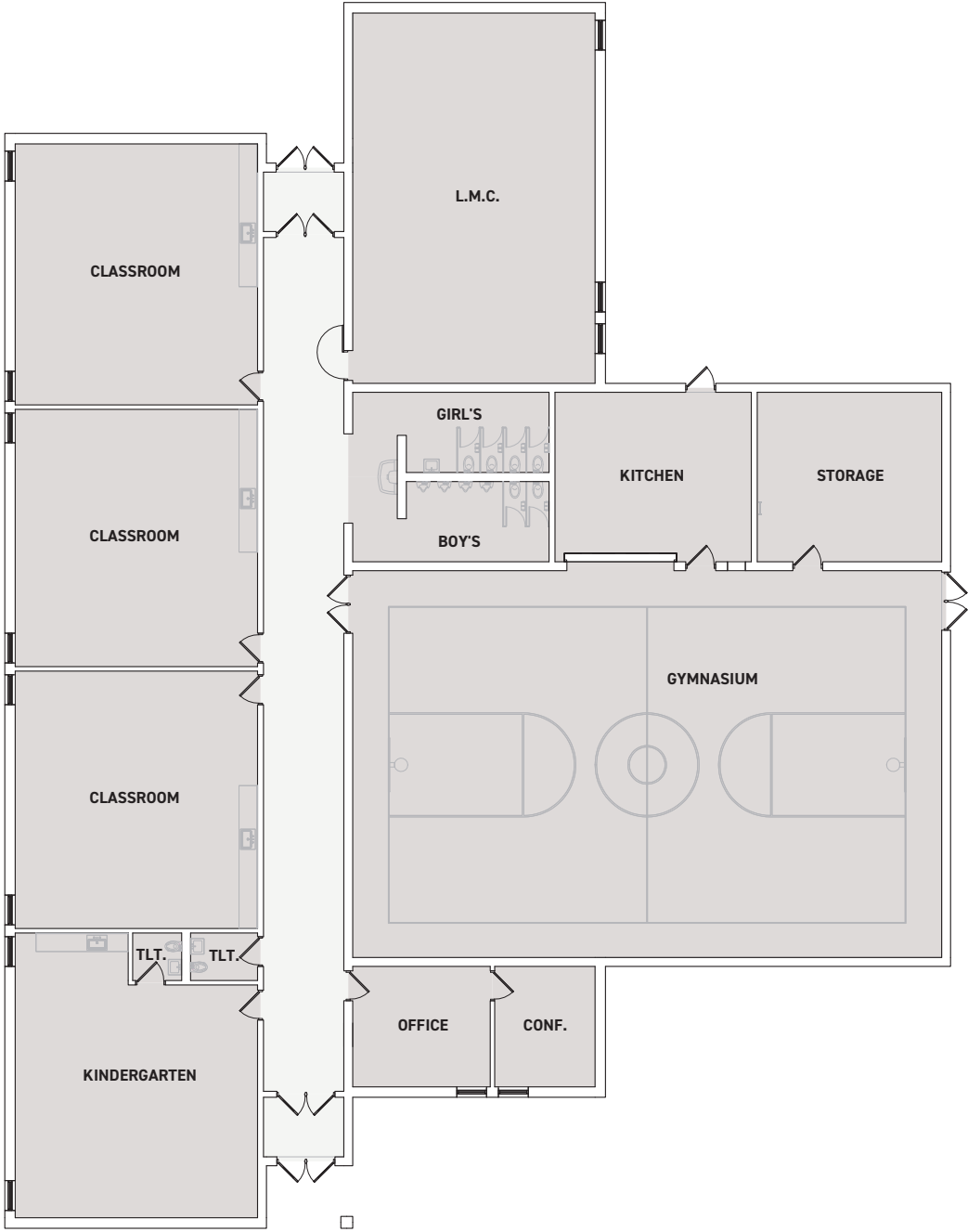
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Camp Douglas Elementary Site Map



Camp Douglas Elementary Building Evolution





05

Original Date
of Construction

1989

As of 2023: 34 years old

LaGrange Elementary

SUMMARY

LaGrange Elementary provides a comprehensive program for 4K-5th grade students.

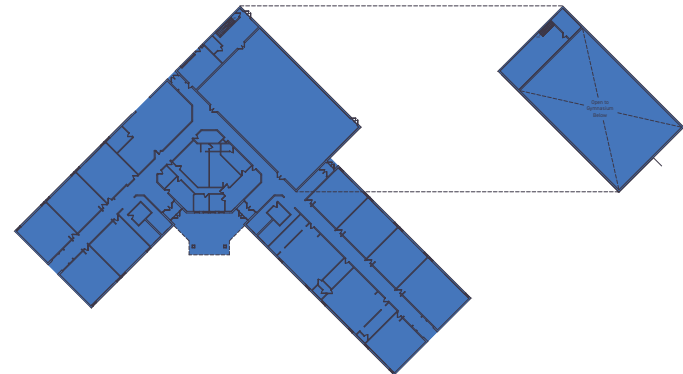
Address: 600 Straw St, Tomah, WI

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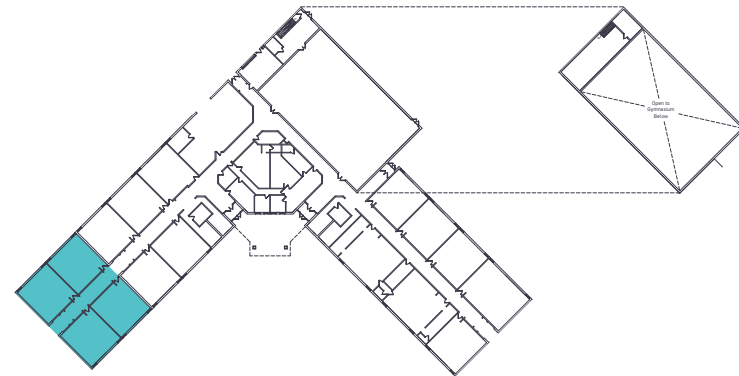
LaGrange Elementary Site Map



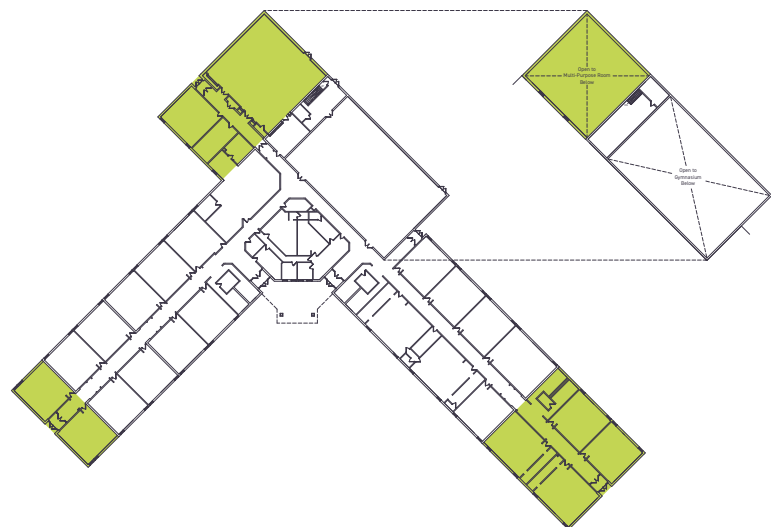
LaGrange Elementary Building Evolution



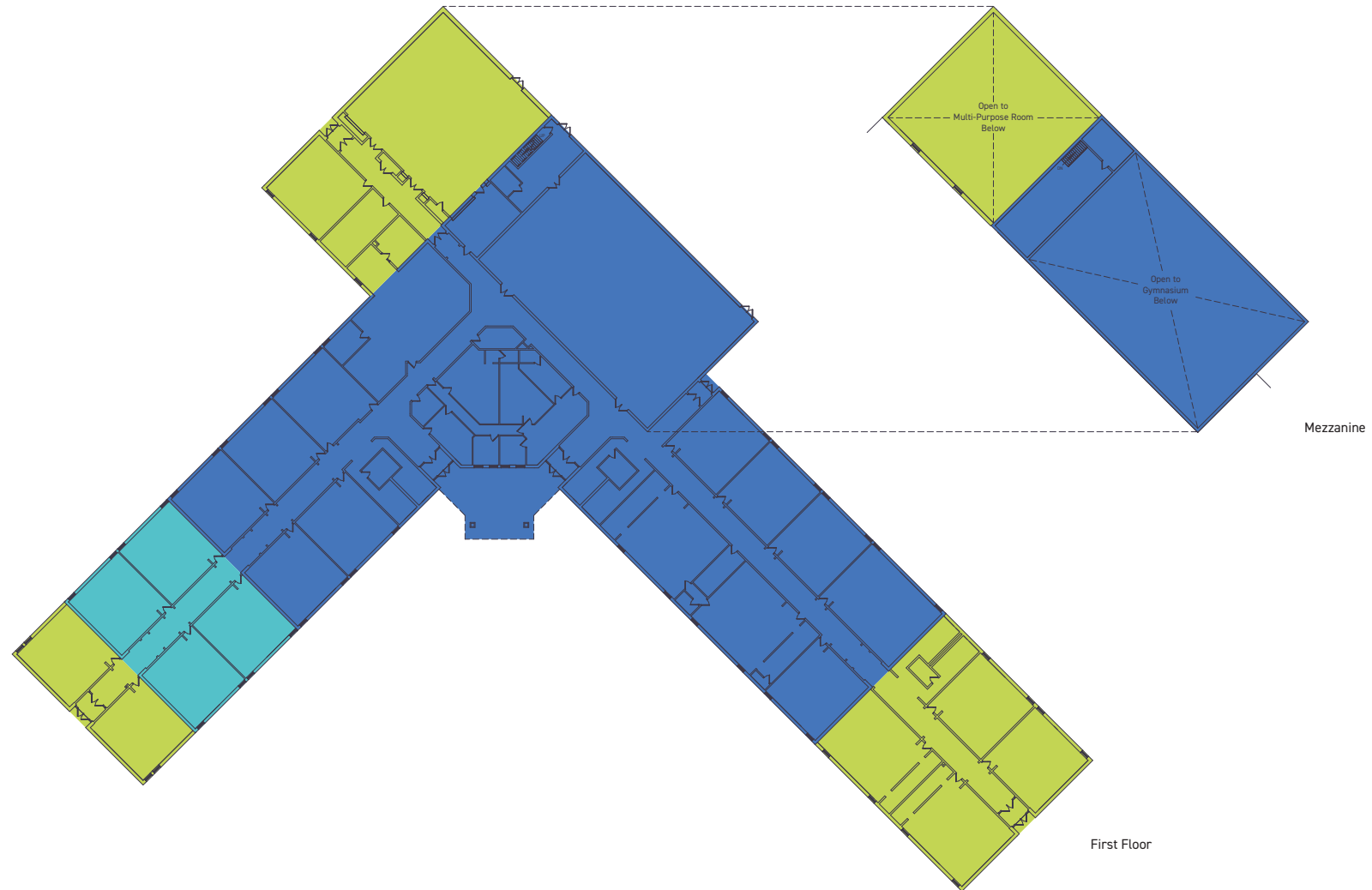
1989 - Original Building



Unknown - Academic Addition

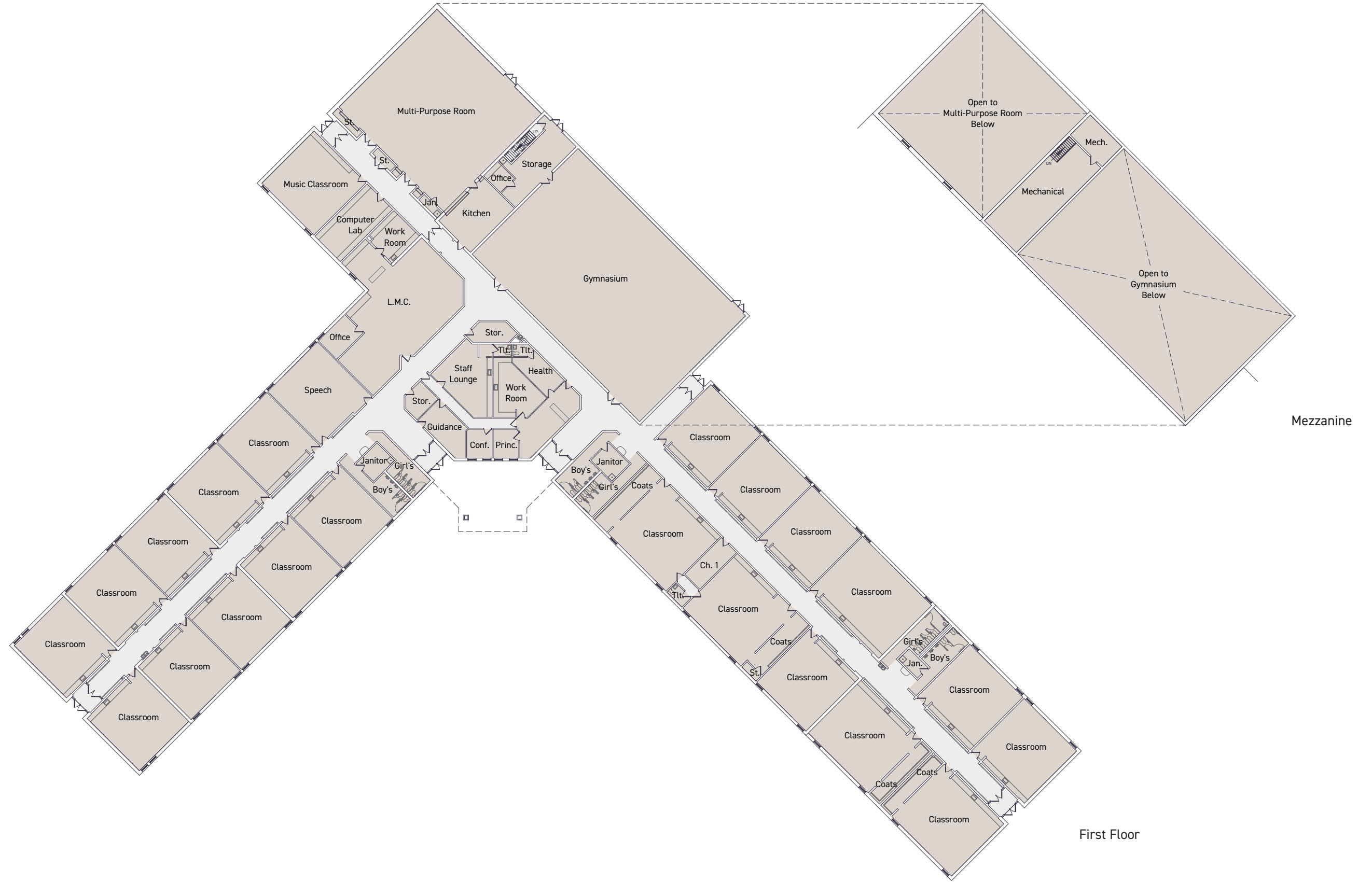


2007 - Academic & Multi-Purpose Room Additions



LaGrange Elementary Floor Plan

First Floor



06

Original Date
of Construction

1959

As of 2023: 64 years old

Lemonweir Elementary

SUMMARY

Lemonweir Elementary provides a comprehensive program for 4K-5th grade students.

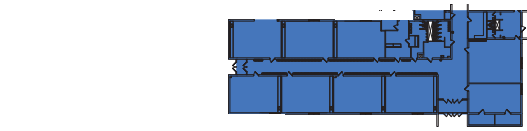
Address: 711 N Glendale Ave, Tomah, WI

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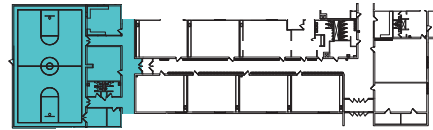
Lemonweir Elementary Site Map



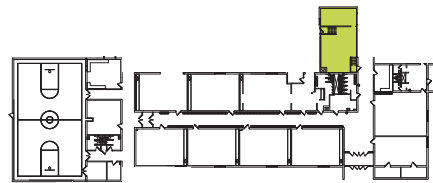
Lemonweir Elementary Building Evolution



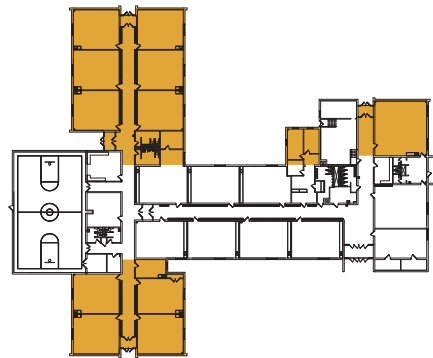
1959 - Original Building



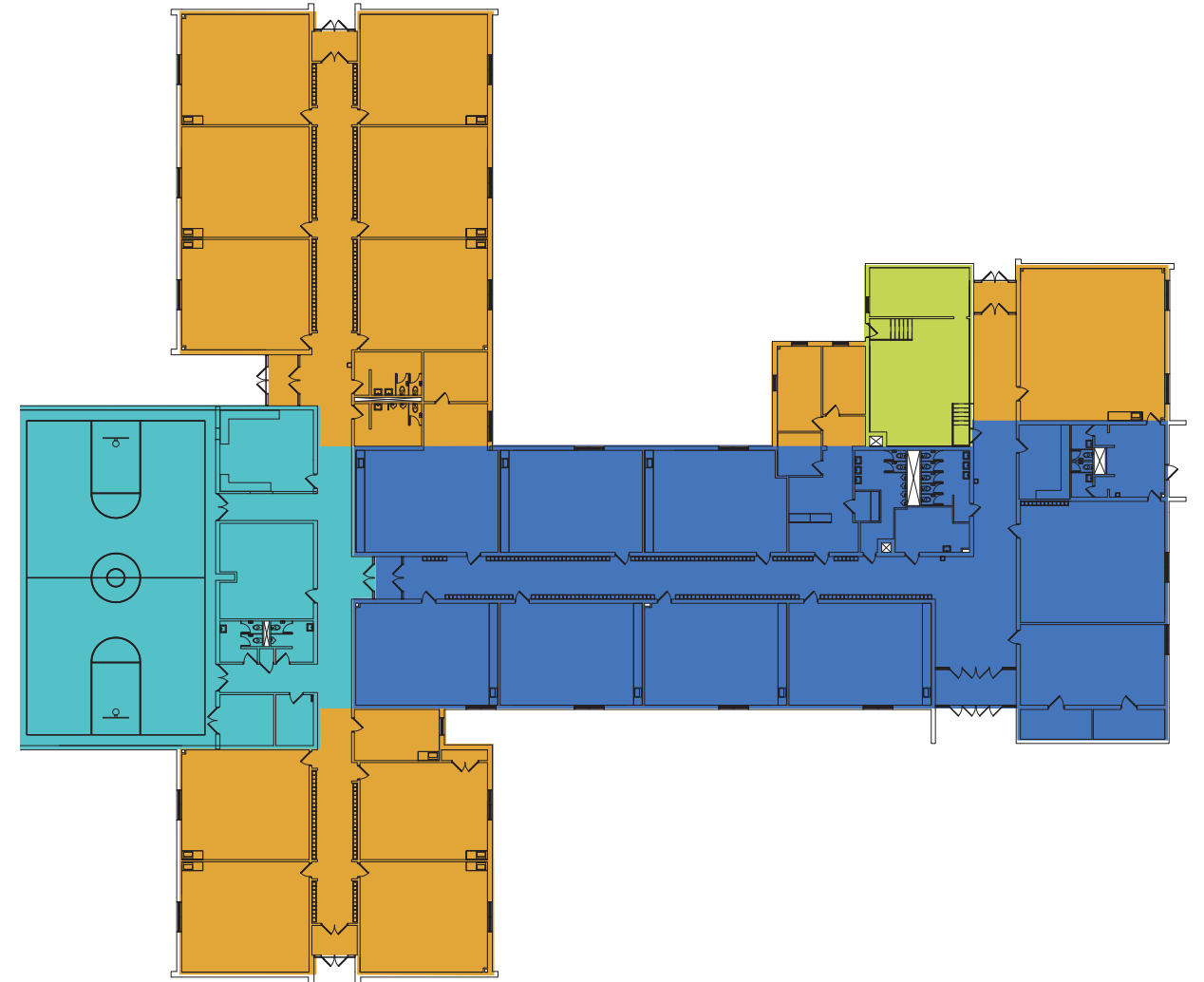
1973 - Gymnasium Addition



Unknown - Boiler Room Addition

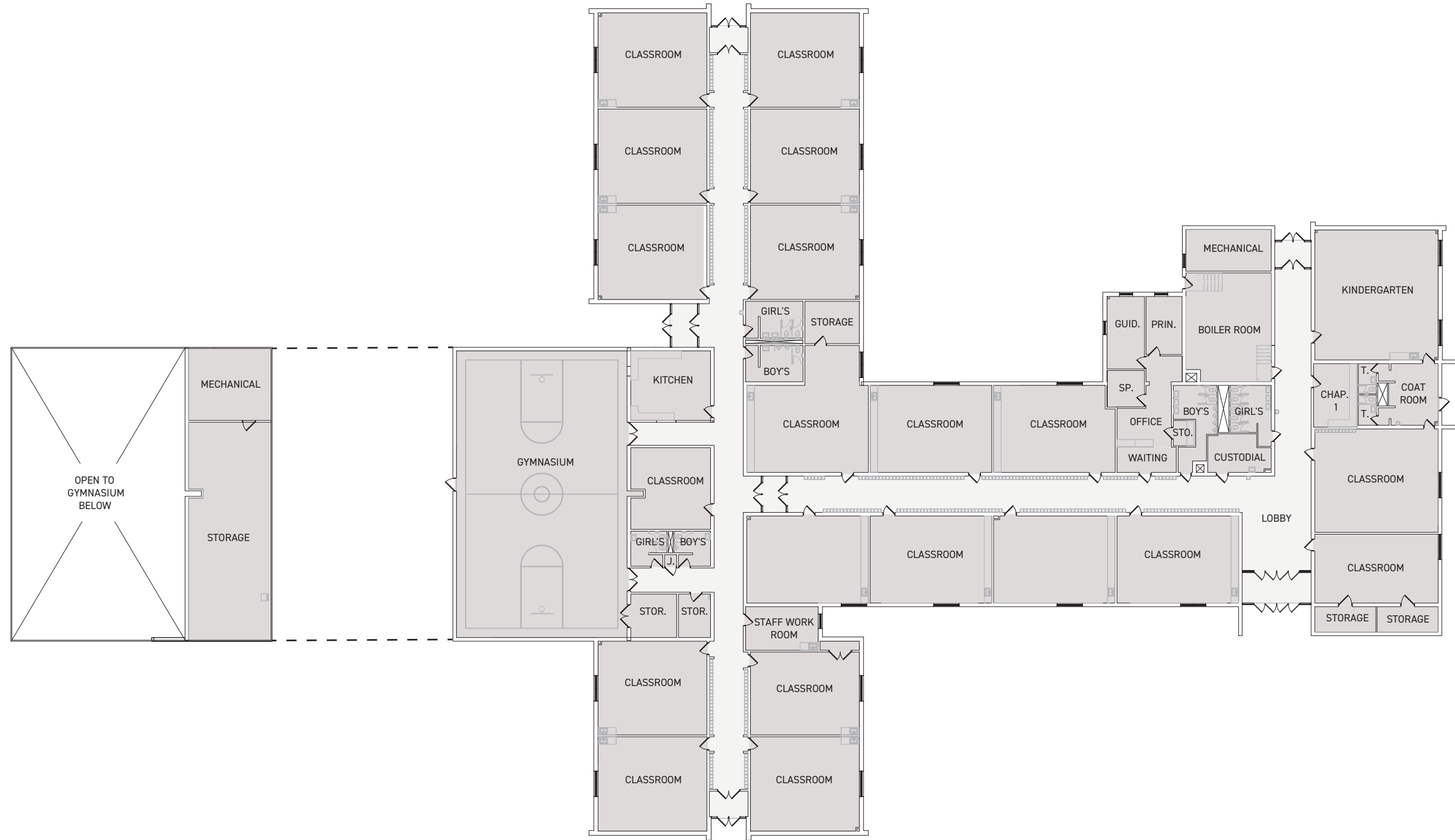


1987 - Academic Addition



Lemonweir Elementary Floor Plan

First Floor



07

Original Date
of Construction

1983

As of 2023: 40 years old

Oakdale Elementary

SUMMARY

Oakdale Elementary provides a comprehensive program for Pre K - 5th grade students.

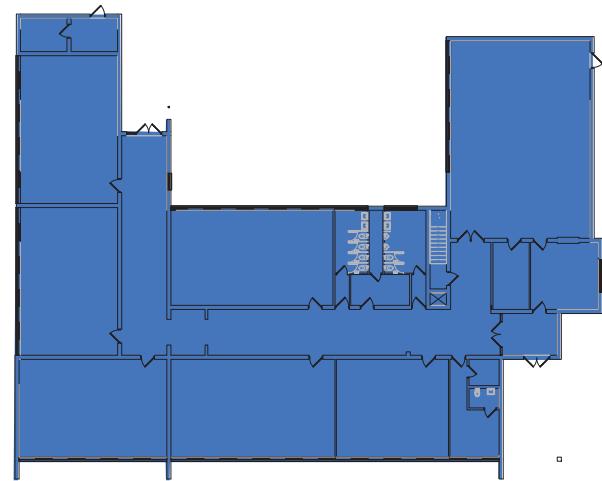
Address: 217 S Oakwood St, Tomah, WI

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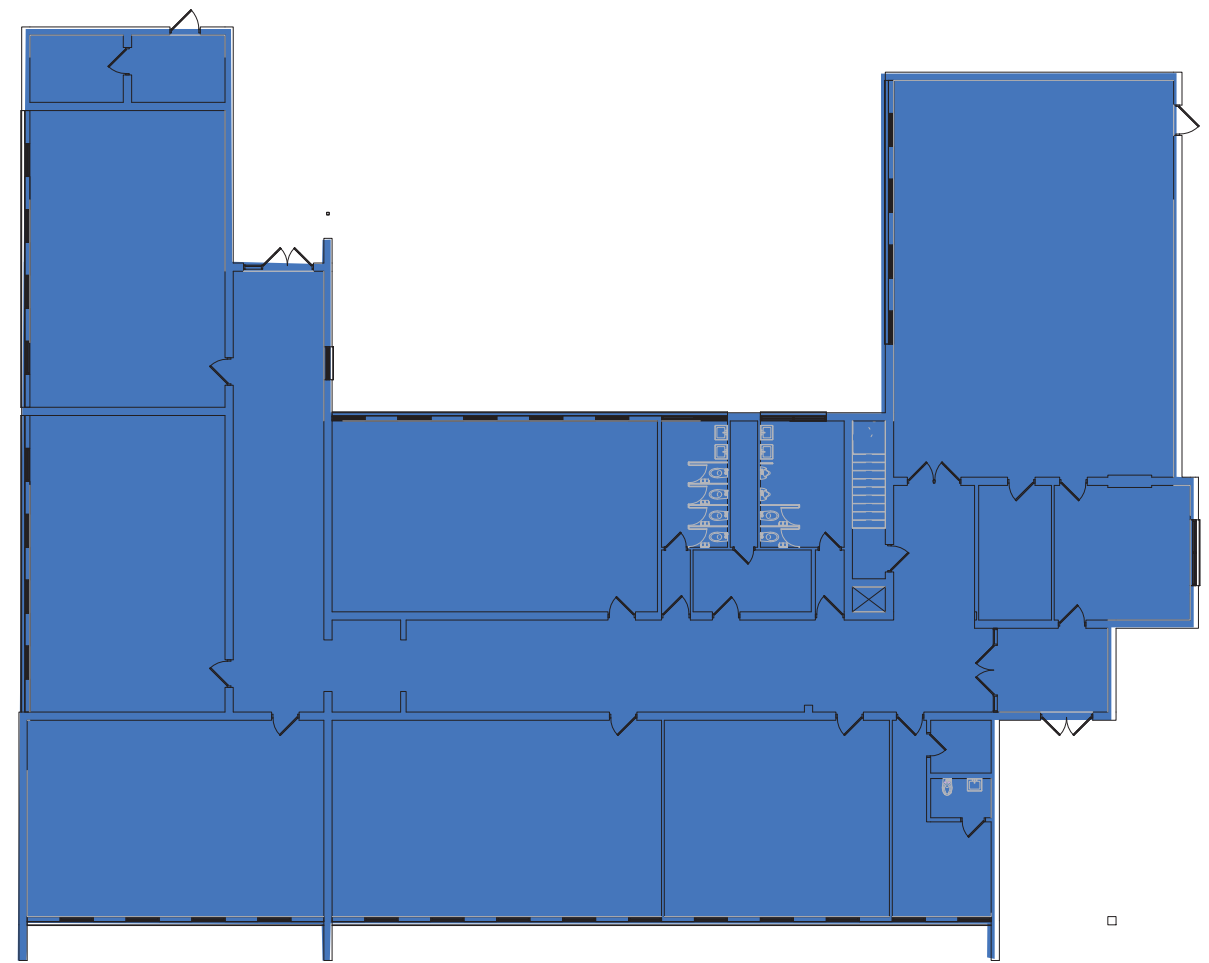
Oakdale Elementary Site Map



Oakdale Elementary Building Evolution

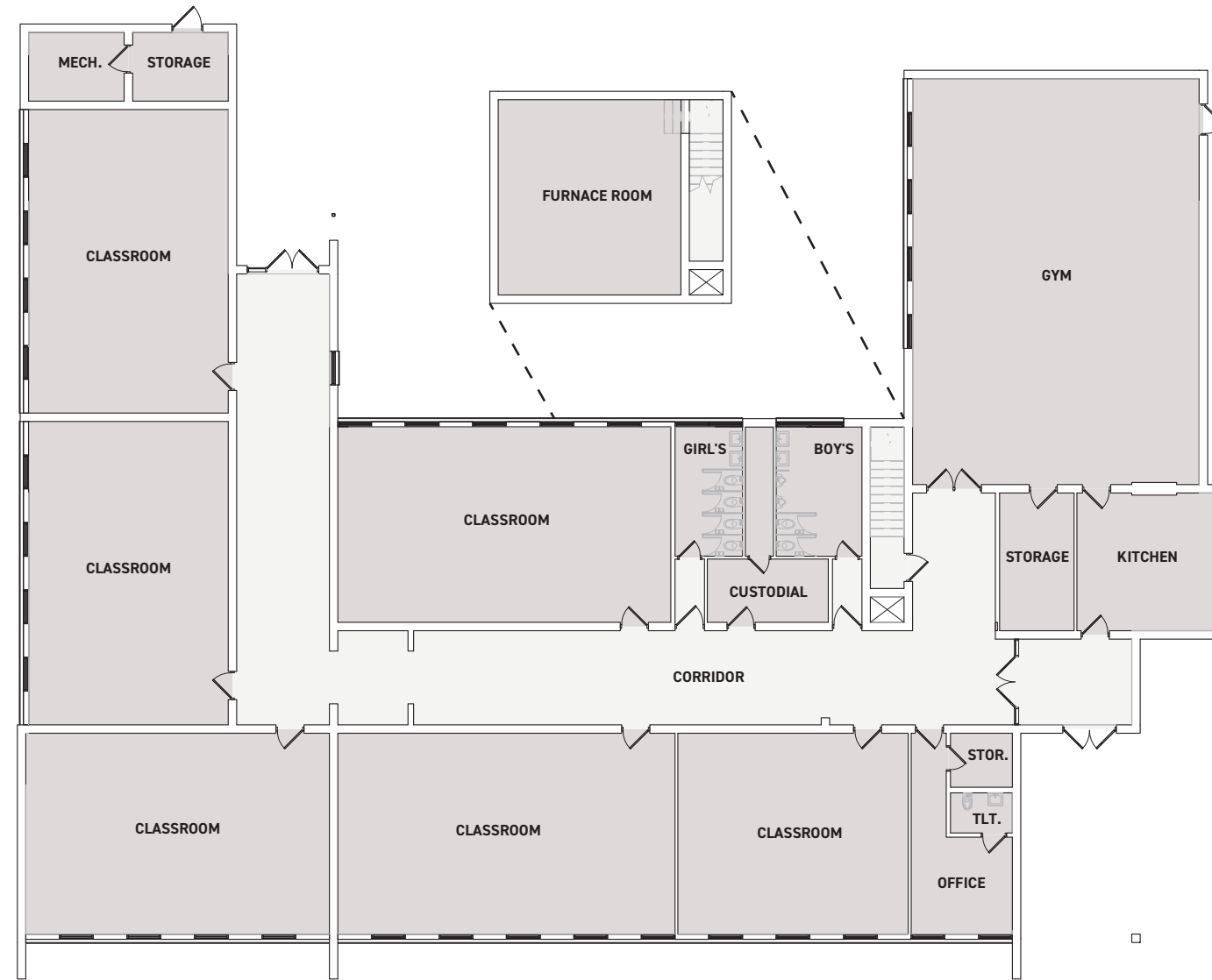


1983 - Original Building



Oakdale Elementary Floor Plan

First Floor



08

Original Date
of Construction

1940

As of 2023: 83 years old

Warrens Elementary

SUMMARY

Warrens Elementary provides a comprehensive program for 4K-5th grade students.

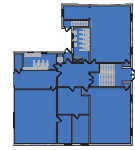
Address: 409 Main Street, Warrens, WI

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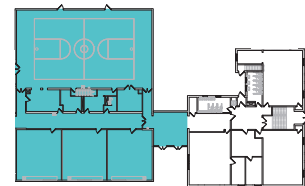
Warrens Elementary Site Map



Warrens Elementary Building Evolution



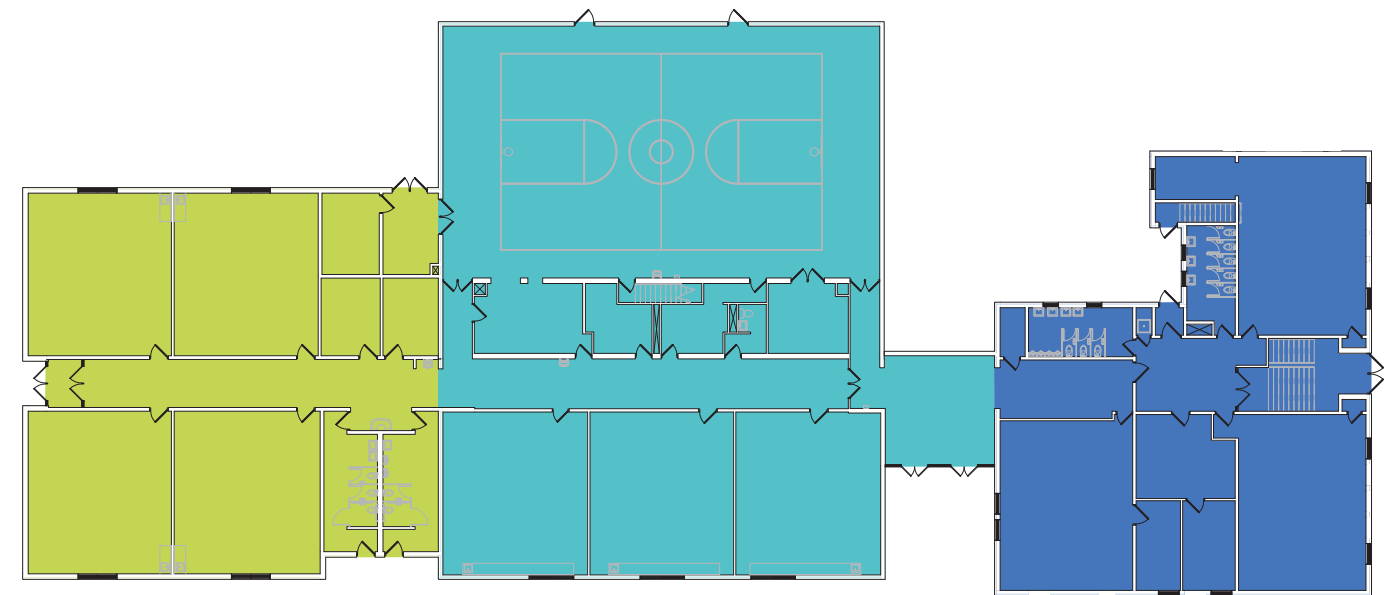
1940 - Original Building



1958 - Academic Addition

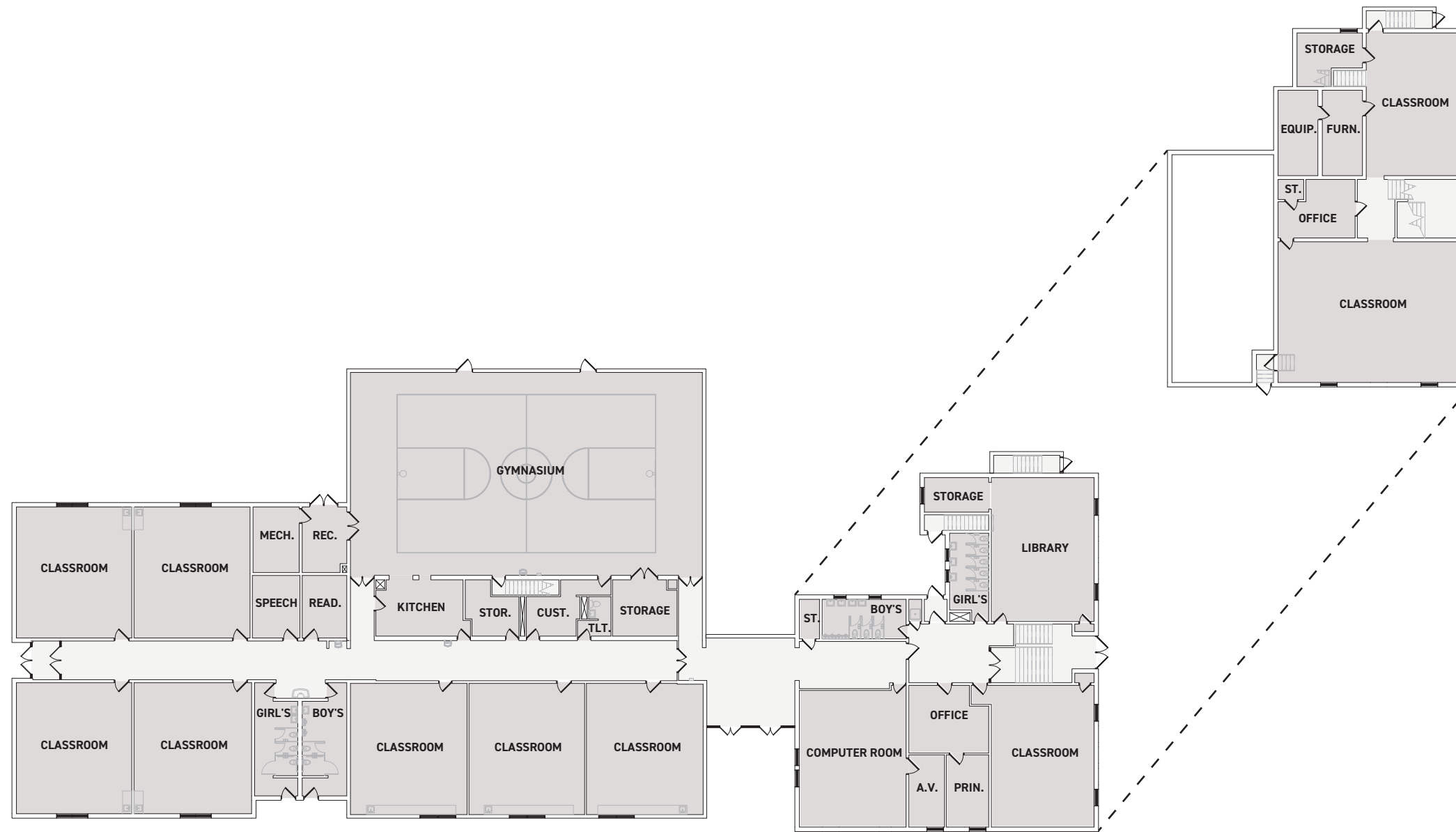


1962 - Academic Addition



Warrens Elementary Floor Plan

Lower + First Floor



09

Original Date
of Construction

Unknown

As of 2023: xx years old

Wyeville Elementary

SUMMARY

Wyeville Elementary provides a comprehensive program for Kindergarten-5th grade students.

Address: 225 W Tomah Rd, Wyeville, WI

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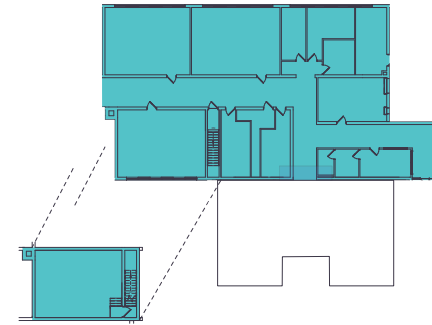
wyeville Elementary Site Map



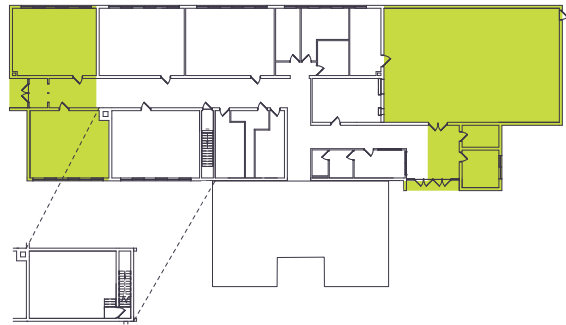
wyeville Elementary Building Evolution



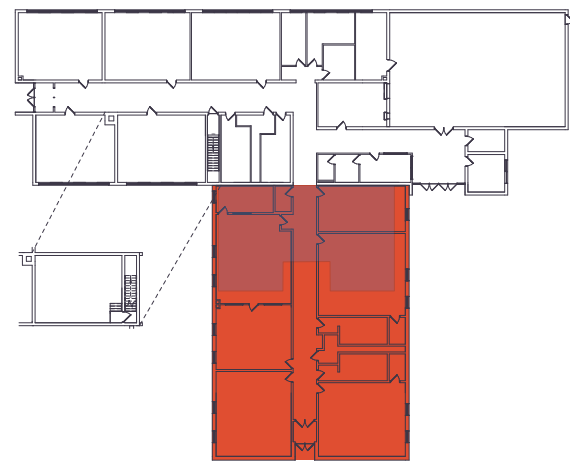
Unknown (Before 1940) - Original Building



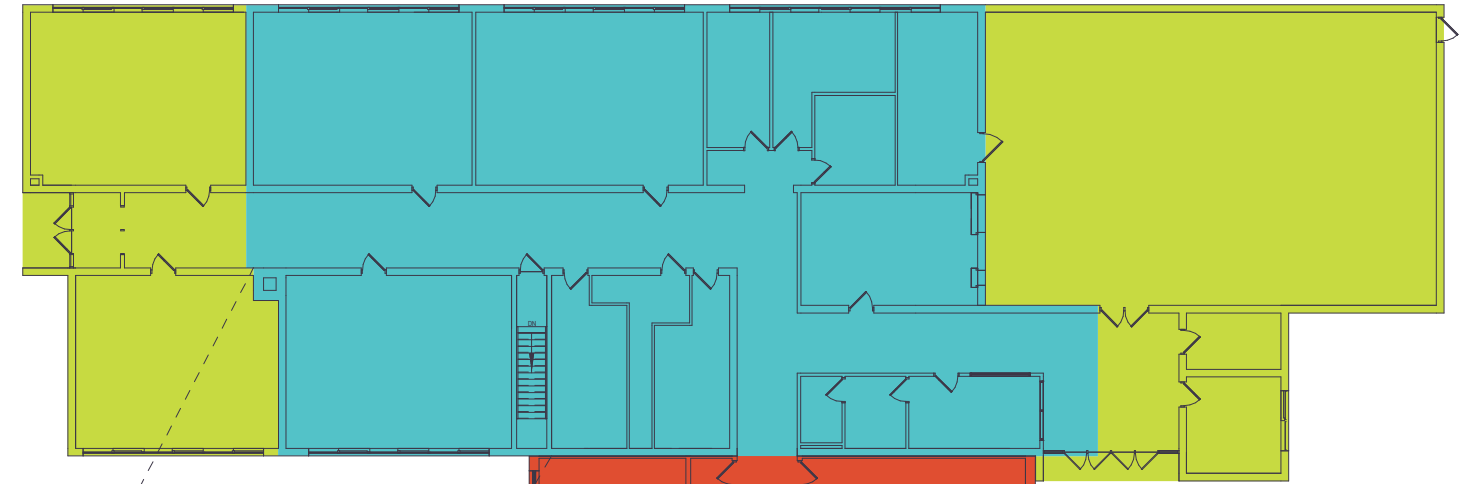
1959 - Academic Addition



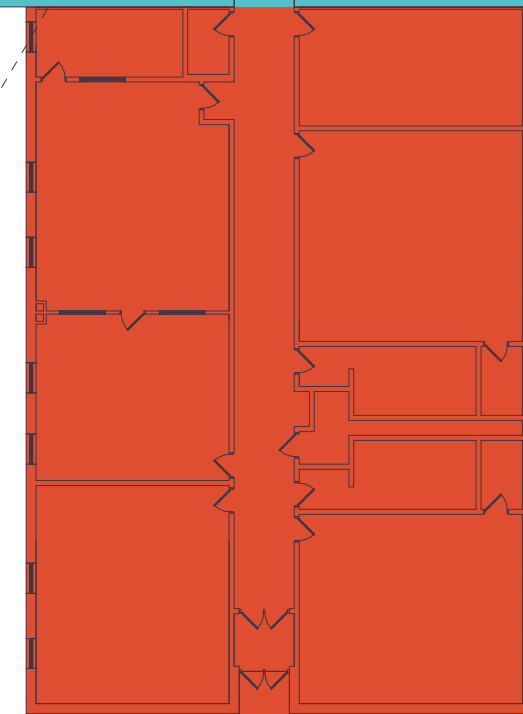
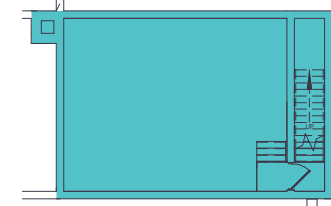
Unknown - Academic / Main Entry / Multi-Purpose Room Addition



1999 - Original Building Demolition & Academic Addition



Lower Level



First Floor





10

Original Date
of Construction

1979

As of 2023: 44 years old

Robert Kupper Learning Center

SUMMARY

Robert Kupper Learning Center provides a comprehensive program for 10th-11th grade students.

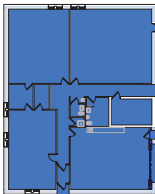
Address: 1310 Townline Rd, Tomah, WI

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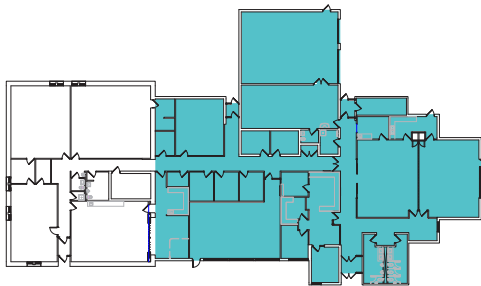
Robert Kupper Site Map



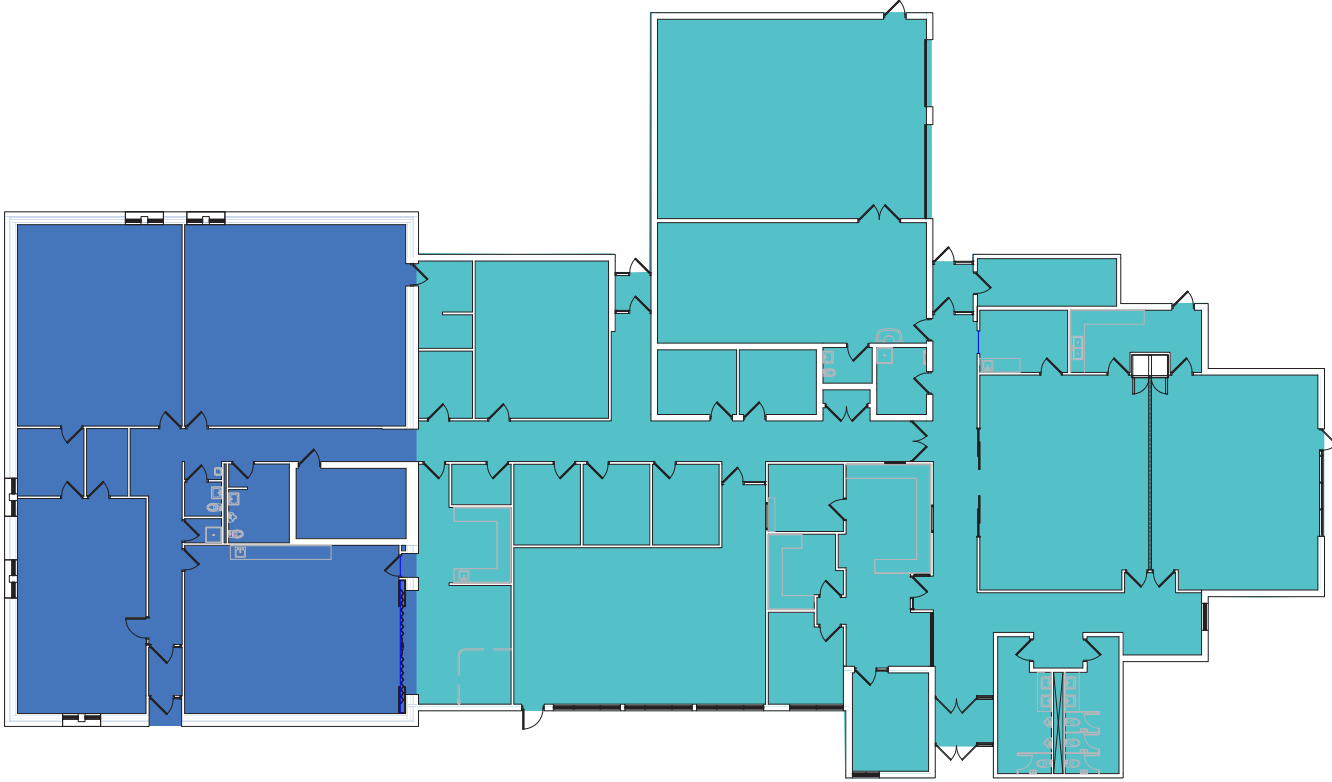
Robert Kupper Building Evolution

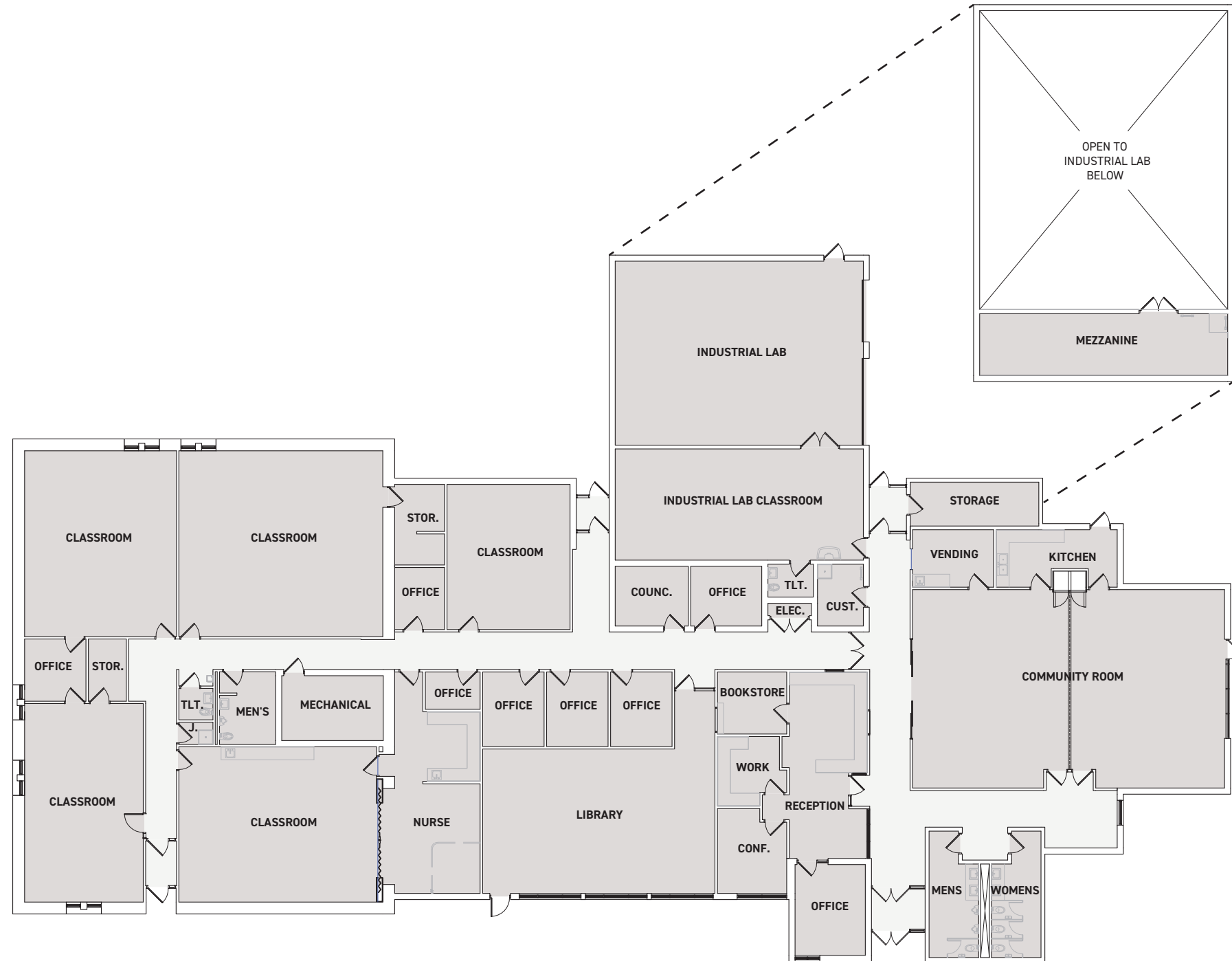


1979 - Original Building



1993 - Academic Addition





11

Original Date
of Construction

Unknown

As of 2023: xx years old

Tomah Area Montessori

SUMMARY

Tomah Area Montessori provides a comprehensive program for 4K-5th grade students.

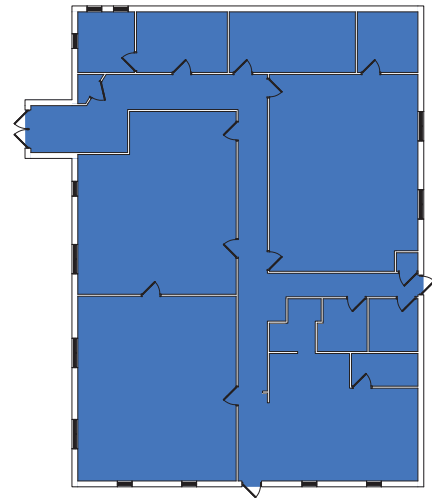
Address: 26232 County Hwy CA, Tomah, WI

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Tomah Area Montessori Site Map



Tomah Area Montessori Building Evolution



Unknown - Original Building

