

Date Posted : November 6, 2025

NOTICE OF MEETING

Please be advised that the Symons Recreation Complex Natatorium Board will convene on Monday, November 10, 2025 at 5:30 PM in the Richland County Board Room of the Courthouse at 181 West Seminary Street, Richland Center, WI 53581.

Information for attending the meeting virtually (if available) can be found at the following link:

<https://symonsrec.com/info/minutes/>

Agenda

1. Call to Order
2. Roll Call
3. Verification of Open Meetings Law Compliance
4. Approval of Agenda
5. Approve Minutes of the October 13, 2025 regular meeting
6. Public Comment

Administrative Reports

7. Staff Report
8. Symons Recreation Complex Foundation Report
9. Update on re-branding, sponsorships and partnerships related to growth and sustainability of current and future facilities that are part of the SRC
 - Innovation Grant project update
 - Venture Architects Study update
 - Richland School District collaborations

Action Items

10. Consider acceptance of donations
11. Consider solicitation of RFPs to design maps and signage for Marty Brewer Nature Trails
12. Consider priorities for existing building maintenance repairs
13. Consider future space needs/priorities of Symons Recreation Complex

Closing:

14. Committee Correspondence
15. Future Agenda Items
16. Adjourn

Symons Recreation Complex Natatorium Board Minutes October 13, 2025

The Symons Recreation Complex Board met on October 13th, 2025 at 5:30 pm. The following people were in attendance: Todd Coppernoll, Dave Turk, Larry Engel, Mary Miller, Grant Worthington, Melony Walters, John Cler, Rachel Schultz and Al Lins. Staff members Mike Hardy and Kyle Ewing were also present. Symons Recreation Complex Foundation Board member Dean Amundson was also present. 1 member of the public was in attendance online.

1. Call to Order - Cler called the meeting to order at 5:30pm.
2. Roll Call of Membership
3. Open Meetings Compliance - Verification was met, per Hardy.
4. Approve Agenda – Schultz made a motion to approve the agenda as presented. Coppernoll seconded. Motion carried.
5. Approval of Minutes of August 11th, 2025 – Engel made a motion to approve the minutes. Walters seconded. Motion carried.
6. Public Comment – none

Administrative Reports:

7. Staff Report – Hardy provided updates on September membership and visitor counts. Reminders of the annual Open House to be held October 25 & 26 with free admission was given, as well as a summary of upcoming events, including the Pumpkinfest Run/Walk, the Pumpkinfest Pool Party and a brat cookout to benefit the SRC Foundation on October 25. SRC would be at the Trick or Treat Trail in Krouskop Park on October 24th to pass out candy and info about Symons. Ewing added that about 70 participants were signed up so far for the run/walk and that St. Mary's 3rd grade free swim lessons began this week and will run for 10 weeks. Hardy noted that the free lessons were part of the grant received earlier this year and that Richland School District is working with staff to bring their 3rd graders over later this year for the same program. When complete, about 100 3rd graders will have received the free lessons. Pending future funding, we plan to continue the program for future Richland Center students and possibly extend the program to other schools in the County.
8. Symons Recreation Complex Foundation Report – Dean Amundson noted that the current donation campaign has received just over \$100,000 in the first 3 weeks. The campaign will go through the end of October. Hardy added that at the SRC Foundation Board meeting earlier in the day, Board members elected Al Lins to fill the Foundation seat on the Symons Recreation Complex Board.
9. Update on Re-branding, Sponsorships and Partnerships – Hardy reported that Venture Architects has not yet replied with any updates on the facility report and he has not seen or heard from them since their only site visit to Symons on July 1. Hardy added that the City approved the recommendation of Innovative Public Advisors out of West Bend to complete the Symons organizational study. IPA was selected by a team including Hardy and the City Administrator and Municipal Services Coordinator out of 5 very well qualified firms. IPA will complete the study in about 14 weeks, which was much quicker than the 8 months that the other proposed, and will include considerable opportunities for the public to be involved through a survey and community input meeting. Several Stakeholder meetings will also be held to allow Foundation Board, Symons Board, School District, County and City elected official input to provide several well-rounded options best suited for SRC sustainability and success in the future.

Action Items:

10. Consider open gym pass daily/month fees for non-members – Hardy noted that with the temporary use of the campus gym, we have the opportunity to expand programming for our members, but we aren't able to add staff and have no way to efficiently monitor the gym in its current state. We should provide use of the gym to members at no cost as a benefit to membership, however allowing non-members to use as well could promote additional

memberships from those who would join Symons for the gym use, which they aren't able to get from other area clubs. Hardy recommended \$2 per day for non-members, and noted that at this time, the format would likely be kept in an informal, open gym concept. Without having an affordable way to monitor gym-specific memberships, Hardy advised that at this time, a monthly gym only membership is not easily do-able. Dean Amundson noted that other gyms that charge for pickleball day use typically average around \$2 per day, with some up to \$5. He noted that the Community Center doesn't charge per person, but for the club to reserve the gym for the day. Walters moved to charge \$2 for non-members to use the gym, seconded by Engel. Motion carried.

11. Consider recommending acceptance of \$25,000 Stewardship Grant for Marty Brewer Nature Trail Improvements— Hardy reported that while we applied for a Recreational Trails Program Grant in May, which was an 80-20 matching grant to provide \$40,000 of the \$50,000 project costs—we were informed that due to many applications, we did not receive that Grant, however the state instead offered us a Stewardship Grant, which is a 50-50 match. Because this is different than the grant applied for, we need a recommendation for acceptance to County Board. The difference in grants would be that while we would still provide \$50,000 in upgrades to the trail, instead of needing to raise \$10,000 to match the grant, we will need to raise \$25,000. However it is a 2-year grant, so we have time to get the match. Hardy cautioned that by accepting the grant, the County would need to understand that if they ever decided not to maintain the trails for public recreation access in the future (like the tennis courts) they would need to replace the value of the trails in another County public recreational area and apply to the DNR for permission to vacate the trails. Turk stated that while he cannot speak to what the County Board will decide, he feels that the intent was to keep the Marty Brewer Trails forever and can't see another use for the wooded hillside that the trails are on.

Engel moved to recommend acceptance of the \$25,000 Stewardship Grant for the trails to the County Board for consideration, seconded by Coppernoll. Motion carried.

12. Consider recommending acceptance of \$1,000 grant from Richland Campus Community Foundation - Hardy noted that he was contacted by the Campus Foundation about the availability of another grant from them. He was informed that \$1,000 was available. Due to high costs of supplies for the large format printer, \$500 would be allocated to those expenses and \$500 would go to provide staffing, music and popcorn at the Pumpkinfest Pool Party. Motion by Miller to accept the donations, seconded by Lins. Motion carried.

13. Consider future space needs of Symons Recreation Complex – Hardy advised the Board that with the County needing to make decisions on campus facilities and property, the Board needs to work on a unified direction pertaining to future space needs. While our priority remains upgrading existing locker rooms and adding family locker rooms, the location of current locker rooms and building layout make it nearly impossible to expand, and to spend tens of thousands of dollars or more to renovate existing only to have a potential addition planned less than 5 year later is a poor use of scarce dollars. Hardy shared the past 2 major design proposals where Symons received paid conceptual design services for building additions to meet space needs. The first in 2005 which was a large addition on the north side of existing building would more than double our current size, but as the City has added some of what was included in that plan in other areas (senior center & family pool with waterslides) those would no longer be needed at Symons. The second was a more recent collaboration with the UW in which Symons and UW gym would be connected, Symons would manage everything, the UW would have use of the gym for classes and sports and would received a break on student memberships in exchange for sharing in the projected \$3 million cost in 2018. That more recent one went as far as several community meetings. Engel suggested inviting Richland School District to future meetings to develop a relationship. Hardy replied that he would invite both Steve Board from RSD and Richland Hospital CEO Bruce Roessler to be involved in future partnership opportunities. No action.

Closing:

14. Committee Correspondence – None

15. Future Agenda Items – None.

16. Adjourn—Walters made a motion to adjourn at 6:35pm. Engel seconded. Motion carried.

31 October, 2025

Richland County Symon's Center Building

Facility Condition Assessment Dashboard

Assessment Definitions

Very Good / (Fit for Purpose)

The infrastructure in the system or network is generally in excellent condition, typically new or recently rehabilitated, and meets capacity needs for the future. A few elements show signs of general deterioration that require attention. Facilities meet modern standards for functionality and are resilient to withstand most disasters and severe weather events.

Good / (Good, Adequate for Now)

The infrastructure in the system or network is in good to excellent condition; some elements show signs of general deterioration that require attention. A few elements exhibit significant deficiencies. Safe and reliable, with minimal capacity issues and minimal risk.

Fair / (Mediocre, Requires Attention)

The infrastructure in the system or network is in fair to good condition; it shows general signs of deterioration and requires attention. Some elements exhibit significant deficiencies in conditions and functionality, with increasing vulnerability to risk.

Poor / (Poor, At Risk)

The infrastructure is in poor to fair condition and mostly below standard, with many elements approaching the end of their service life. A large portion of the system exhibits significant deterioration. Condition and capacity are of serious concern with the strong risk of failure.

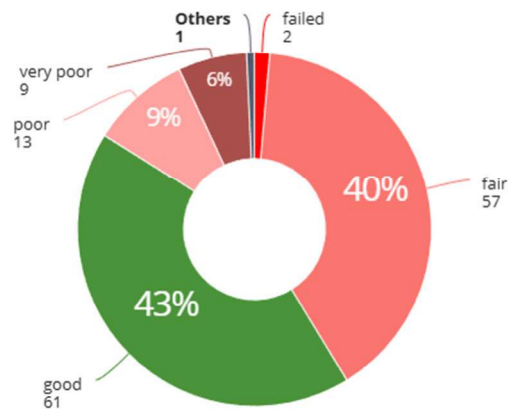
Very Poor / (Failing/Critical, Unfit for Purpose)

The infrastructure in the system is in unacceptable condition with widespread advanced signs of deterioration. Many of the components of the system exhibit signs of imminent failure.

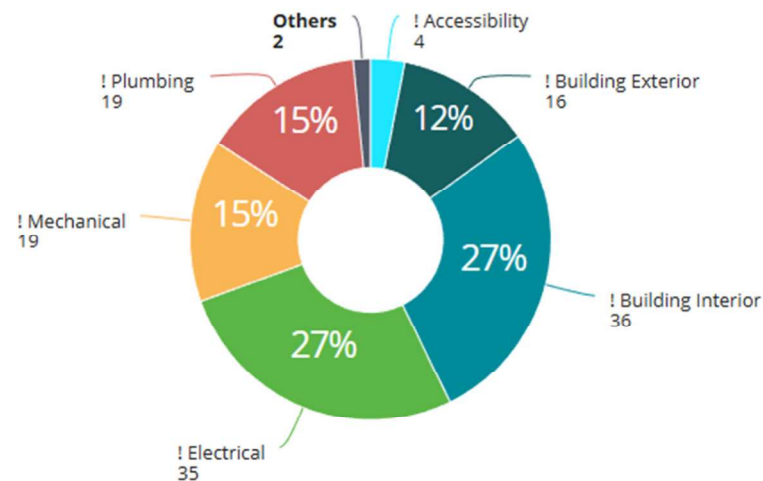
Failing

Major repair or replacement required to restore function.

Asset Condition Count



Total Number of Assets Collected



Building's Age (Years)

39

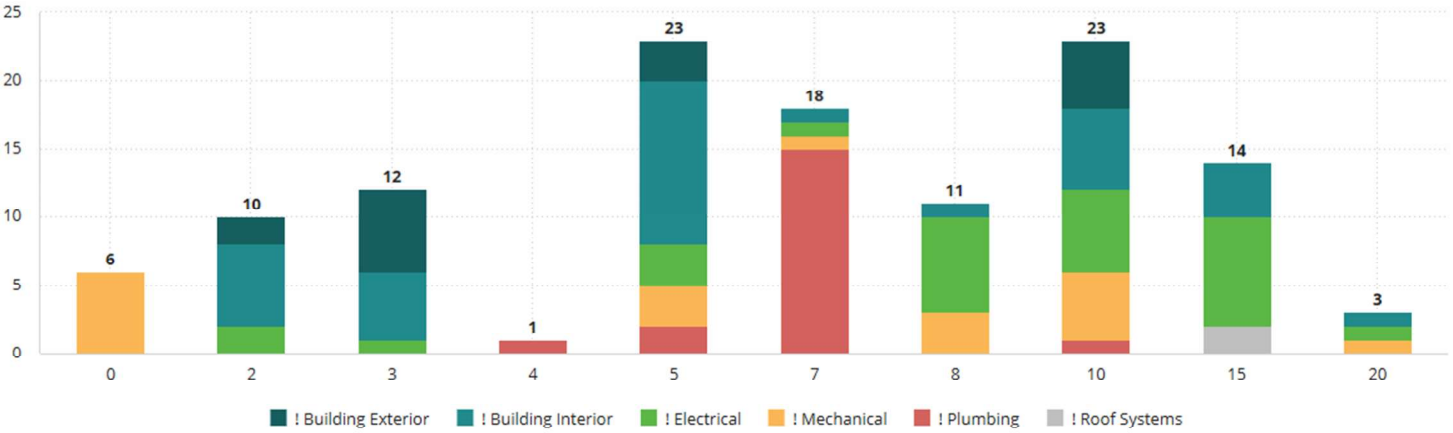
Building SQFT

16,989

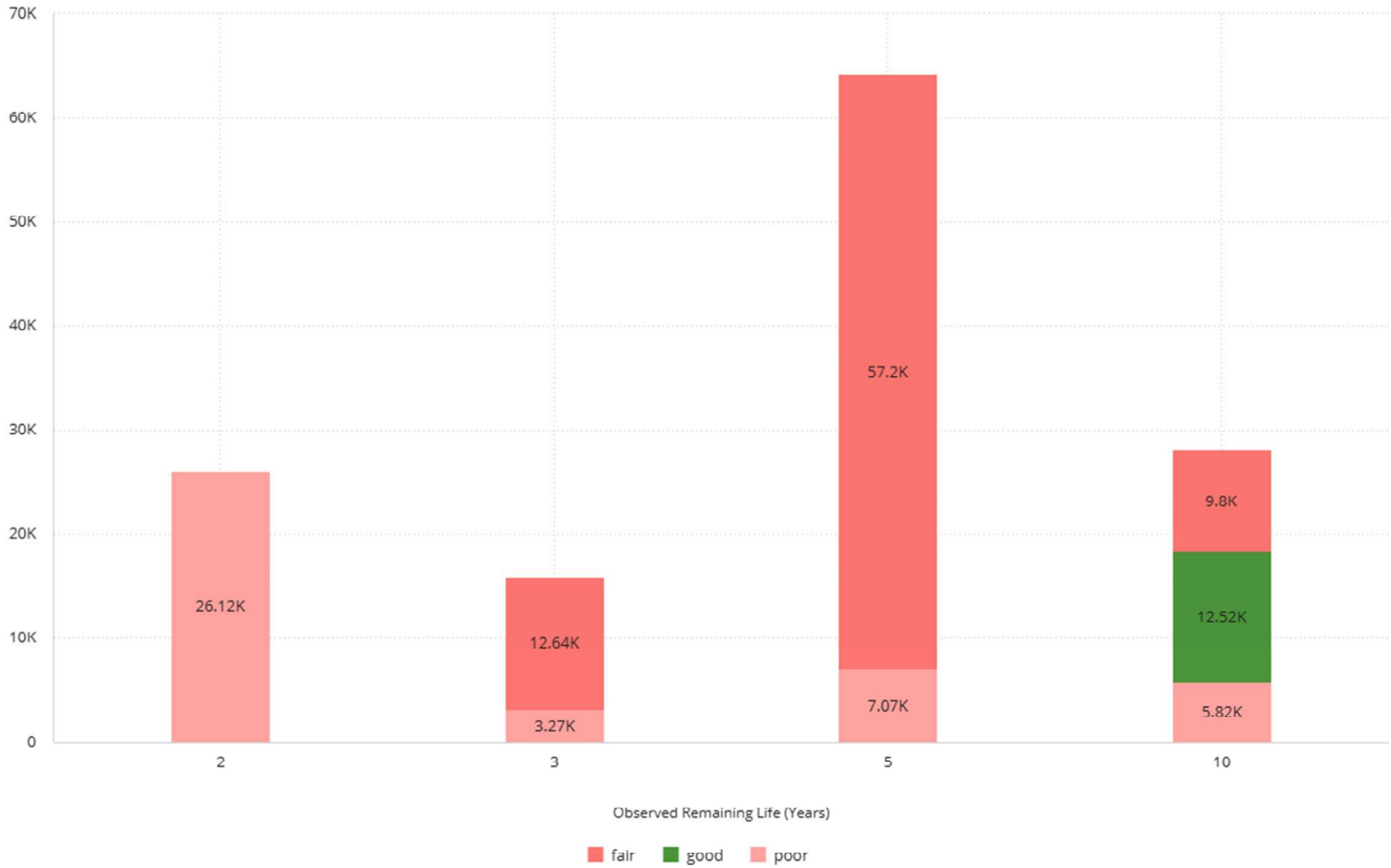
Deferred Maintenance Cost

\$213.3K

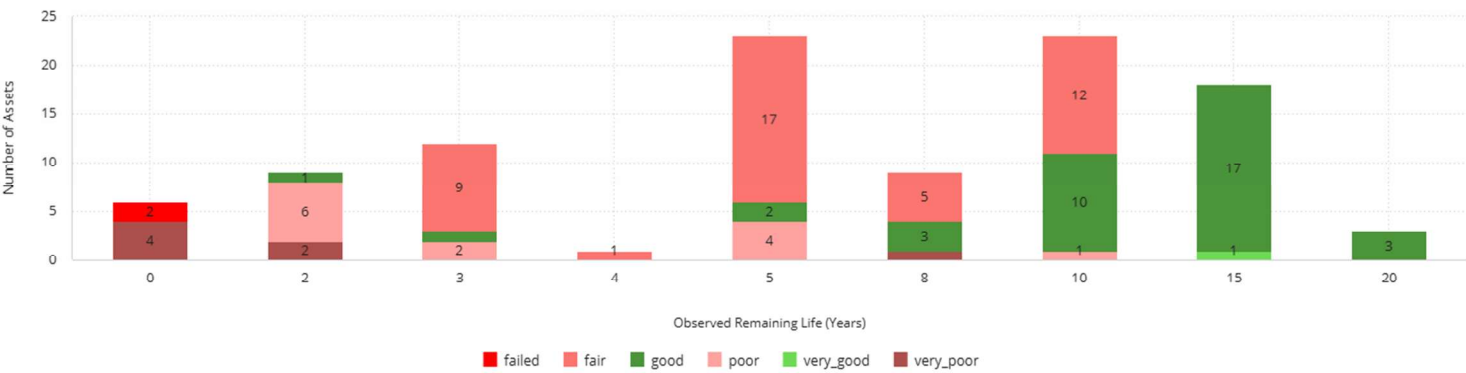
Observed Remaining Life by Category



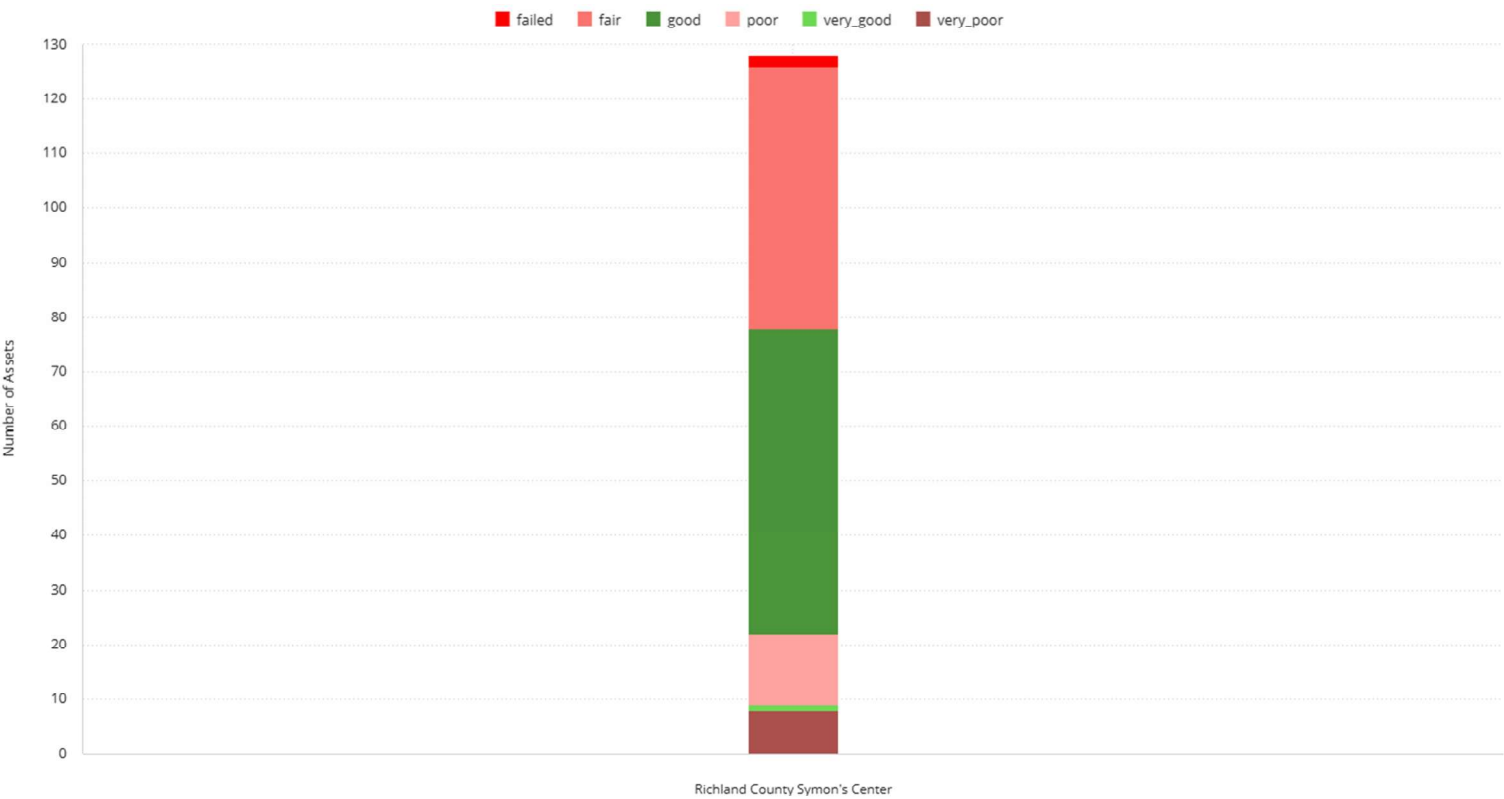
Observed Remaining Life by Cost



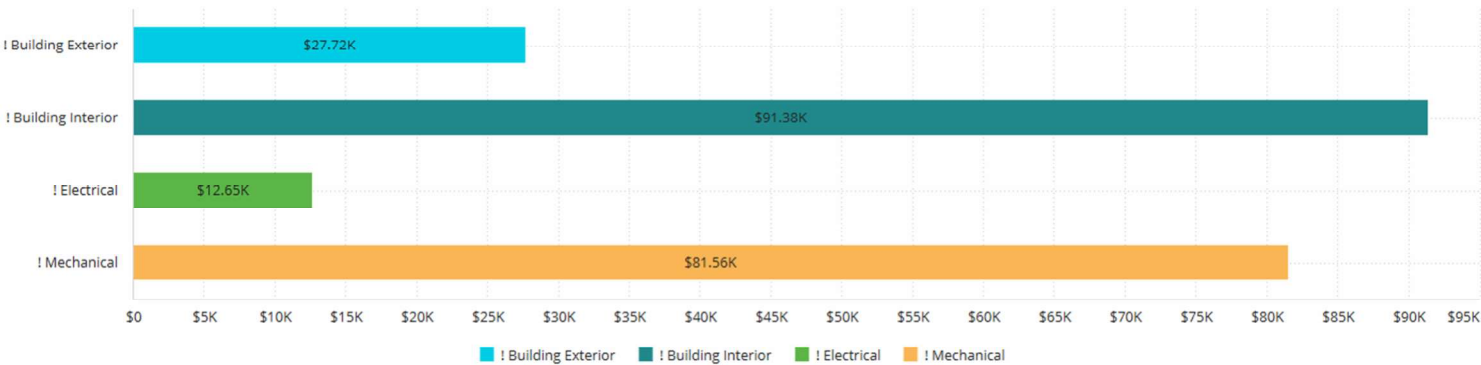
Observed Remaining life by Condition



Total number of Assets & Condition



Costs by Category



ARCHITECTURAL CONSIDERATIONS

Overview

The Richland County Symon's Center Building houses a cardio area, pool, lockers, showers, group fitness studio, racquetball courts, and a weight room. The building remains functional and is in fair condition. However, many of the building's components show signs of deterioration due to aging and high moisture exposure that could cause existing issues in the building to exacerbate if not addressed in the future.

Exterior Masonry Walls

An urgent need exists to address the exterior masonry. A significant amount of efflorescence has been observed in the brick around the building's exterior. Minor cracking and spalling of the brick were also observed, which are usually clear indications of the presence of subflorescence in the masonry. To preserve the building's masonry walls, wall vents and weeps will need to be added. This issue should be addressed expeditiously to mitigate the current condition of the exterior masonry from worsening.

Ceilings, Doors, and Windows

The ceiling tiles, doors, and windows in this building are in fair to poor condition. Many of the ceiling grids and tiles are near the end of their useful life, replacement or selective maintenance of the existing ceiling grids and tiles is recommended. Many of the doors' hardware throughout the building have corroded and rusted away due to the high humidity levels in the building and high chlorine exposure. Therefore, the door's hardware, frames and doors itself will require replacement in the future. The steel lintel at the fitness studio's exterior door on the building's north side will also need to be replaced. We noticed the interior sills of the windows in the 1998 west addition are warping and believe they are the result of water infiltration. During our assessment we were unable to locate the sill flashing and think that potentially could be the cause of the water infiltration and warping of the sills. However, without updated window drawings that match the current conditions or further investigation we cannot be sure. There was also major rusting in the lintels and overhead flashings of these windows. Both the steel lintels and overhead flashings will require replacement for all the windows in the 1998 west addition. On the other hand, the exterior storefront windows on the building's east side were in fair condition and didn't show any of those deficiencies. However, the window's sill flashing seemed to be pitched back towards the interior side of the building which will just allow water into the building. We recommend a further investigation be conducted into all the windows mentioned above to verify the underlying cause of the windows issues and next best steps.

Racquetball Courts

The racquetball courts are in very poor condition. There is major cracking present throughout the plaster of all the walls in both racquetball courts, all the plaster in both courts will require a refinish or complete replacement. Both courts have noticeable gaps between the floor and walls that are called expansion voids which are necessary to allow movement within the flooring system. We recommend installing a vent cove base to the walls to properly address these expansion voids (gaps) at both courts. Additionally, the lighting is poor and some of the fluorescent light bulbs have reached the end of their useful life. They will also require replacement; some consideration should be given to completely replacing them with LED fixtures in the future.

Locker Rooms

The existing lockers and showers are serviceable, but the communal shower facilities have become outdated and are rarely utilized in contemporary gymnasium design. The ceramic wall and floor tiles are nearing the end of their useful life and will need replacement in the future. One of the fluorescent light bulbs in the women's shower has reached the end of its useful life and will need to be replaced as well.

MECHANICAL SYSTEMS

HVAC Systems

The HVAC systems serving the building addition are of commercial quality. There are three basic systems serving this building, air handling units, residential furnaces, and a hot water boiler system. Please note that this building is not provided with air conditioning except for a newer gym area on the west side of the complex. The air handling units are beyond their anticipated life expectancy. As this building is provided with a pool, a dedicated pool dehumidification unit should be provided. With current HVAC system components, it is possible that a number of the air handling units could be consolidated and be provided with VAV operation for energy savings opportunities. There are portions of this system which should be evaluated for potential replacement and/or upgrades. One particular item to note is the condition of the coils in the AHU ductwork. These coils are experiencing an excessive amount of corrosion. These coils and the ductwork immediately around the ductwork are likely to require replacement in the near future. The hot water boiler system provides all building heating needs. This system appears to be around half-way through its anticipated life. This style of boiler typically has a life expectancy of around 25 years. These particular boilers were installed around 2014. To continue operating without issue, there are components within this system which will require replacement and/or upgrades. Lastly, the boilers should be inspected by a qualified boiler inspector to determine the overall condition of the boilers and their suitability for continued use. The temperature controls serving this building are antiquated and are over-due for an upgrade. The biggest risk of failure in this building is the temperature control system.

ELECTRICAL SYSTEMS

Electrical Distribution

The electrical distribution system installed within the Symon's Center Building terminates within a main disconnect which then feeds a fusible main distribution panel. This service is a 600A, 240/120V, single phase service that is also interfaced to a solar field located on site. This equipment is in fair-to-good condition. The branch panels installed throughout the building are Square-D NQOB style panels and are in fair condition. The degradation of these panels may be a function of the chlorinated air within this building that originates from the pool. This building is not provided with an emergency standby generator. Battery equipment is used to provide exit and egress lighting from the building.

Lighting

The lighting is primarily fluorescent lighting throughout, utilizing recessed, 2 x4 and 2x2 lensed troffers throughout. Control is primarily through manual toggle switches with some wall box occupancy sensors installed. Consideration should be given to upgrading the fixtures to LED and adding occupancy sensors to the rooms that are repaired or renovated.

Telecommunications

The main distribution rack for this building is located in the mezzanine within a free-standing half-rack. This rack functions as the telecommunications MDF, horizontal cabling distribution switches & patch panels, and CCTV horizontal distribution switches and patch panels. The cabling is presumed to be Category 5e, but was not confirmed. The system is located in an unconditioned mezzanine space that is shared with all other MEP services and storage. Any renovation to this building should consider upgrading the cabling within the building and creating new telecommunications room.

Fire Alarm

The fire alarm system is an obsolete zoned 4004 system manufactured by Simplex with manual pull stations and notification horns. This system is obsolete, but in good condition. Authorized service centers can still support this system.

PLUMBING SYSTEMS

Piping Infrastructure

For the most part, the piping infrastructure is in fair to good condition in the facility. There are some areas of piping in the mechanical room with the pool equipment that will need to be considered for replacement in the next 5 years. There did not appear to be any issues with the sanitary drainage system. There are some drains in the mechanical room that might be considered for replacement but at this point they are still functional and not considered a high priority.

Plumbing Equipment

There is a significant amount of pool equipment which appears to be in fair to good condition. The pumps associated with the pool heating equipment might be considered for replacement in the next 3-5 years but are functioning properly at this point.

Plumbing Fixtures

The fixtures in the facility appear to be in fair to good condition and function well.

Fire Protection

There did not appear to be a sprinkler system in the facility.

Access control system - Symon's Center

			
July 7, 2025	July 7, 2025	July 7, 2025	July 7, 2025
			
July 7, 2025	July 7, 2025		
Category: <i>! Electrical</i>		Size:	
Type:		Installation Date:	
Manufacturer: <i>Bosch /gym assistant</i>		Observed Remaining Life: 8	
Model:		Condition: <i>Fair</i>	
Serial Number:		Cost:	

ADA Men's Restroom - Symon's Center

Category: <i>! Accessibility</i>	Size:
Type:	Installation Date:
Manufacturer:	Observed Remaining Life: 15
Model:	Condition: <i>Good</i>
Serial Number:	Cost:

[ADA restroom](#) - [Symon's Center](#)

 July 21, 2025	 July 21, 2025		
Category: <i>! Accessibility</i>		Size:	
Type:		Installation Date:	
Manufacturer:		Observed Remaining Life: 15	
Model:		Condition: <i>Good</i>	
Serial Number:		Cost:	

[ADA restroom](#) - [Symon's Center](#)

 July 21, 2025	 July 21, 2025		
Category: <i>! Accessibility</i>		Size:	
Type:		Installation Date:	
Manufacturer:		Observed Remaining Life: 15	
Model:		Condition: <i>Good</i>	
Serial Number:		Cost:	

[ADA Women's Restroom](#) - [Symon's Center](#)

Category: <i>! Accessibility</i>	Size:
Type:	Installation Date:

Manufacturer:	Observed Remaining Life: 15
Model:	Condition: <i>Good</i>
Serial Number:	Cost:

<u>Air handling unit - Symon's Center</u>			
 July 1, 2025	 July 1, 2025	 July 1, 2025	 July 1, 2025
 July 1, 2025	 July 1, 2025	 July 1, 2025	 July 1, 2025
 July 1, 2025	 July 1, 2025	 July 1, 2025	 July 1, 2025

			
July 1, 2025	July 1, 2025	July 1, 2025	July 1, 2025
Category: ! Mechanical		Size:	
Type: Air Handling Unit		Installation Date:	
Manufacturer:		Observed Remaining Life: 0	
Model:		Condition: Very Poor	
Serial Number:		Cost: \$13005	

Air handling unit - Symon's Center			
			
July 1, 2025	July 1, 2025	July 1, 2025	July 1, 2025

 July 1, 2025	 July 1, 2025		
Category: <i>! Mechanical</i>		Size:	
Type: <i>Air Handling Unit</i>		Installation Date:	
Manufacturer:		Observed Remaining Life: <i>0</i>	
Model:		Condition: <i>Very Poor</i>	
Serial Number:		Cost: <i>\$13005</i>	

<u>Air handling unit - Symon's Center</u>			
 July 1, 2025	 July 1, 2025	 July 1, 2025	 July 1, 2025

 July 1, 2025	 July 1, 2025		
Category: <i>! Mechanical</i>		Size:	
Type: <i>Air Handling Unit</i>		Installation Date:	
Manufacturer:		Observed Remaining Life: <i>0</i>	
Model:		Condition: <i>Very Poor</i>	
Serial Number:		Cost: <i>\$13005</i>	

<u>Air handling unit - Symon's Center</u>			
 July 1, 2025	 July 1, 2025	 July 1, 2025	 July 1, 2025

			
July 1, 2025	July 1, 2025	July 1, 2025	
Category: <i>! Mechanical</i>		Size:	
Type: <i>Air Handling Unit</i>		Installation Date:	
Manufacturer:		Observed Remaining Life: <i>0</i>	
Model:		Condition: <i>Very Poor</i>	
Serial Number:		Cost: <i>\$13005</i>	

[Baseboard radiation](#) - [Symon's Center](#)

			
July 1, 2025	July 1, 2025	July 1, 2025	
Category: <i>! Mechanical</i>		Size:	
Type: <i>Coils</i>		Installation Date:	
Manufacturer:		Observed Remaining Life: <i>20</i>	
Model:		Condition: <i>Good</i>	
Serial Number:		Cost:	

[Boiler 1](#) - [Symon's Center](#)

 July 1, 2025	 July 1, 2025	 July 1, 2025	 July 1, 2025
 July 1, 2025			
Category: <i>! Mechanical</i>		Size:	
Type: <i>Boilers</i>		Installation Date:	
Manufacturer:		Observed Remaining Life: <i>10</i>	
Model:		Condition: <i>Fair</i>	
Serial Number:		Cost:	

Boiler 2 - Symon's Center



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025

Category: ! Mechanical

Size:

Type: Boilers

Installation Date:

Manufacturer:

Observed Remaining Life: 10

Model:

Condition: Fair

Serial Number:

Cost:

Cabinet Unit Heater - Symon's Center



July 1, 2025



July 1, 2025



July 1, 2025

Category: ! Mechanical

Size:

Type: Coils

Installation Date:

Manufacturer:

Observed Remaining Life: 8

Model:

Condition: Very Poor

Serial Number:

Cost: \$6925

Carbon dioxide storage - Symon's Center



July 1, 2025

Category: ! Plumbing

Size:

Type: Manifolds

Installation Date:

Manufacturer:

Observed Remaining Life: 7

Model:

Condition: Good

Serial Number:

Cost:

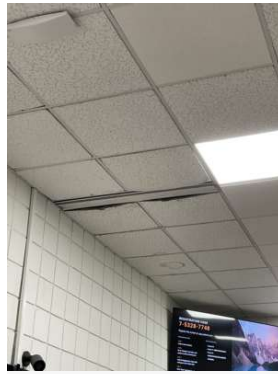
Ceiling - Symon's Center



July 15, 2025



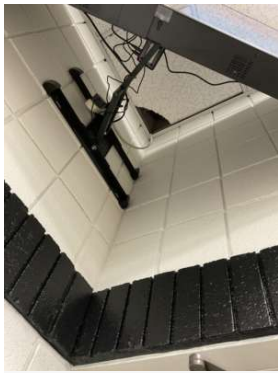
July 15, 2025



July 15, 2025



July 15, 2025



July 15, 2025

Category: ! Building Interior

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 5

Model:

Condition: Fair

Serial Number:

Cost: \$4166.46

Ceiling - Symon's Center

 July 15, 2025	 July 15, 2025	 July 15, 2025	 July 15, 2025
Category: ! Building Interior		Size:	
Type: Ceilings		Installation Date:	
Manufacturer:		Observed Remaining Life: 5	
Model:		Condition: Fair	
Serial Number:		Cost:	

Ceiling - Symon's Center

 July 16, 2025	 July 16, 2025		
Category: ! Building Interior		Size:	
Type: Ceilings		Installation Date:	
Manufacturer:		Observed Remaining Life: 5	
Model:		Condition: Fair	
Serial Number:		Cost:	

Ceiling - Symon's Center



July 21, 2025



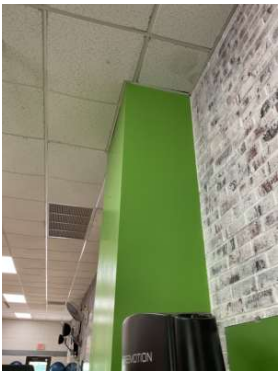
July 21, 2025



July 21, 2025



July 21, 2025



July 21, 2025



July 21, 2025

Category: ! Building Interior

Size:

Type: Ceilings

Installation Date:

Manufacturer:

Observed Remaining Life: 5

Model:

Condition: Fair

Serial Number:

Cost: \$28295.01

Ceiling - Symon's Center

 July 21, 2025	 July 21, 2025	 July 21, 2025	 July 21, 2025
Category: ! Building Interior		Size:	
Type:		Installation Date:	
Manufacturer:		Observed Remaining Life: 3	
Model:		Condition: Poor	
Serial Number:		Cost: \$3269.87	

Ceiling - Symon's Center

 July 21, 2025			
Category: ! Building Interior		Size:	
Type: Ceilings		Installation Date:	
Manufacturer:		Observed Remaining Life: 3	
Model:		Condition: Fair	
Serial Number:		Cost: \$729.56	

Ceiling - Symon's Center



July 21, 2025

Category: ! Building Interior

Size:

Type: Ceilings

Installation Date:

Manufacturer:

Observed Remaining Life: 3

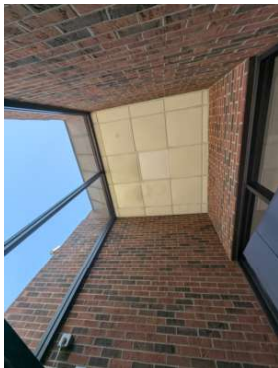
Model:

Condition: Fair

Serial Number:

Cost: \$729.56

Ceiling - Symon's Center



July 21, 2025

Category: ! Building Interior

Size:

Type: Ceilings

Installation Date:

Manufacturer:

Observed Remaining Life: 5

Model:

Condition: Fair

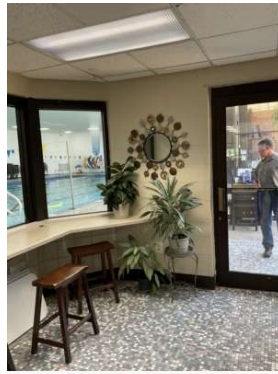
Serial Number:

Cost: \$430.71

Ceiling - Symon's Center



July 21, 2025



July 21, 2025



July 21, 2025



July 21, 2025

Category: ! Building Interior

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 5

Model:

Condition: Fair

Serial Number:

Cost: \$1731.62

Ceiling - Symon's Center



July 21, 2025



July 21, 2025

Category: ! Building Interior

Size:

Type: Ceilings

Installation Date:

Manufacturer:

Observed Remaining Life: 8

Model:

Condition: Good

Serial Number:

Cost:

Concrete walkway - Symon's Center



October 30, 2025



July 17, 2025

Category: ! Building Exterior

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 10

Model:

Condition: Good

Serial Number:

Cost:

Condensate drain for coil - Symon's Center

Category: ! Plumbing

Size:

Type: Drains

Installation Date:

Manufacturer:

Observed Remaining Life: 7

Model:

Condition: Good

Serial Number:

Cost:

Coping - Symon's Center

 July 21, 2025	 July 21, 2025	 July 21, 2025	
Category: ! <i>Roof Systems</i>		Size:	
Type: <i>Coping</i>		Installation Date:	
Manufacturer:		Observed Remaining Life: 15	
Model:		Condition: <i>Good</i>	
Serial Number:		Cost:	

Door - Symon's Center

 July 17, 2025			
Category: ! <i>Building Exterior</i>		Size:	
Type:		Installation Date:	
Manufacturer:		Observed Remaining Life: 10	
Model:		Condition: <i>Good</i>	
Serial Number:		Cost: \$3629.50	

Door - Symon's Center



July 15, 2025



July 15, 2025

Category: ! Building Interior

Size:

Type: Door Openings

Installation Date:

Manufacturer:

Observed Remaining Life: 10

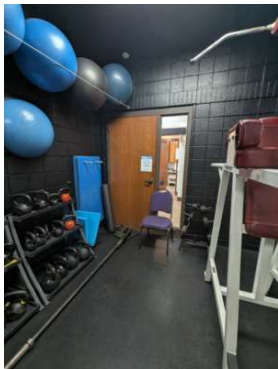
Model:

Condition: Fair

Serial Number:

Cost:

Door - Symon's Center



July 15, 2025

Category: ! Building Interior

Size:

Type: Doors

Installation Date:

Manufacturer:

Observed Remaining Life: 10

Model:

Condition: Good

Serial Number:

Cost:

Door - Symon's Center



July 15, 2025



July 15, 2025

Category: ! Building Interior

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 10

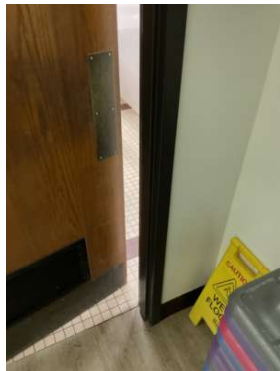
Model:

Condition: Good

Serial Number:

Cost: \$818

Door - Symon's Center



July 21, 2025



July 21, 2025



July 21, 2025



July 21, 2025

Category: ! Building Interior

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 10

Model:

Condition: Good

Serial Number:

Cost: \$818

Door - Symon's Center



October 21, 2025



October 21, 2025



October 21, 2025



October 21, 2025



July 17, 2025



July 17, 2025

Category: ! Building Exterior

Size:

Type: Doors

Installation Date:

Manufacturer:

Observed Remaining Life: 5

Model:

Condition: Fair

Serial Number:

Cost: \$3199.45

Door - Symon's Center

 July 21, 2025	 July 21, 2025	 July 21, 2025	 July 21, 2025
Category: ! Building Interior		Size:	
Type: Doors		Installation Date:	
Manufacturer:		Observed Remaining Life: 2	
Model:		Condition: Poor	
Serial Number:		Cost: \$1420.50	

Door - Symon's Center

 July 21, 2025	 July 21, 2025		
Category: ! Building Interior		Size:	
Type: Doors		Installation Date:	
Manufacturer:		Observed Remaining Life: 3	
Model:		Condition: Fair	
Serial Number:		Cost: \$3801.45	

Door - Symon's Center



July 21, 2025



July 21, 2025



July 21, 2025



July 21, 2025



July 21, 2025

Category: ! Building Interior

Size:

Type: Doors

Installation Date:

Manufacturer:

Observed Remaining Life: 2

Model:

Condition: Poor

Serial Number:

Cost: \$3801.45

Door - Symon's Center



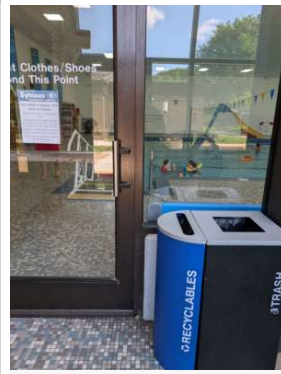
July 21, 2025



July 21, 2025



July 21, 2025



July 21, 2025

Category: ! Building Interior

Size:

Type: Doors

Installation Date:

Manufacturer:

Observed Remaining Life: 5

Model:

Condition: Fair

Serial Number:

Cost: \$3801.45

Door - Symon's Center



July 21, 2025



July 21, 2025



July 21, 2025

Category: ! Building Interior

Size:

Type: Doors

Installation Date:

Manufacturer:

Observed Remaining Life: 5

Model:

Condition: Fair

Serial Number:

Cost: \$5141.45

[Door - Symon's Center](#)



July 17, 2025



July 17, 2025



July 17, 2025



July 17, 2025

Category: ! Building Exterior

Size:

Type: Doors

Installation Date:

Manufacturer:

Observed Remaining Life: 3

Model:

Condition: Fair

Serial Number:

Cost: \$3629.50

[Door - Symon's Center](#)



July 17, 2025

Category: ! Building Exterior

Size:

Type: Doors

Installation Date:

Manufacturer:

Observed Remaining Life: 10

Model:

Condition: Good

Serial Number:

Cost: \$3629.50

Door - Symon's Center



July 17, 2025

Category: ! Building Exterior

Size:

Type: Stroefront Doors

Installation Date:

Manufacturer:

Observed Remaining Life: 10

Model:

Condition: Good

Serial Number:

Cost: \$3629.50

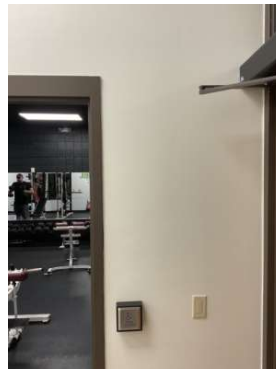
Door frame - Symon's Center



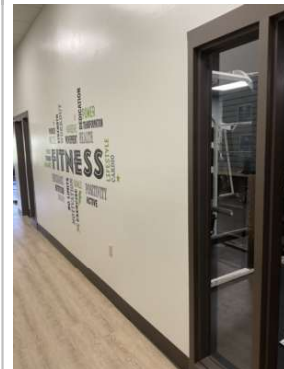
July 16, 2025



July 15, 2025



July 15, 2025



July 15, 2025

Category: ! Building Interior

Size:

Type: Door Openings

Installation Date:

Manufacturer:

Observed Remaining Life: 15

Model:

Condition: Good

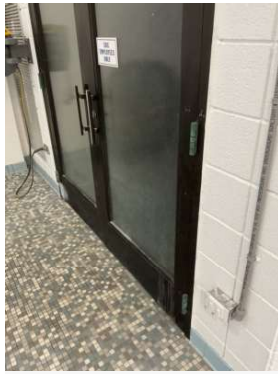
Serial Number:

Cost:

Doors - Symon's Center



July 21, 2025



July 21, 2025



July 21, 2025



July 21, 2025

Category: ! *Building Interior*

Size:

Type: *Doors*

Installation Date:

Manufacturer:

Observed Remaining Life: 2

Model:

Condition: *Poor*

Serial Number:

Cost: \$10282.90

Drinking fountain - Symon's Center

Category: ! *Plumbing*

Size:

Type: *Drinking Fountains*

Installation Date:

Manufacturer:

Observed Remaining Life: 7

Model:

Condition: *Good*

Serial Number:

Cost:

Drinking fountain - Symon's Center

Category: ! *Plumbing*

Size:

Type: *Drinking Fountains*

Installation Date:

Manufacturer:

Observed Remaining Life: 7

Model:

Condition: *Good*

Serial Number:

Cost:

Duct mounted heating coil - Symon's Center



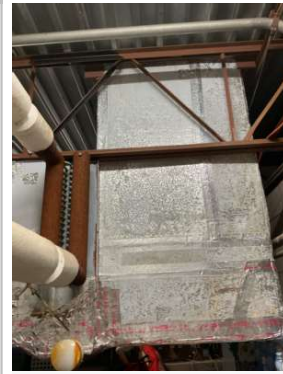
July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025

Category: *! Mechanical*

Size:

Type: *Coils*

Installation Date:

Manufacturer:

Observed Remaining Life: *0*

Model:

Condition: *Failing*

Serial Number:

Cost: *\$2505*

Exterior wall - Symon's Center



July 17, 2025

Category: ! Building Exterior

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 5

Model:

Condition: Good

Serial Number:

Cost:

Exterior wall - Symon's Center



July 17, 2025

Category: ! Building Exterior

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 2

Model:

Condition:

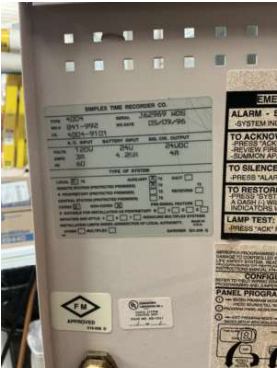
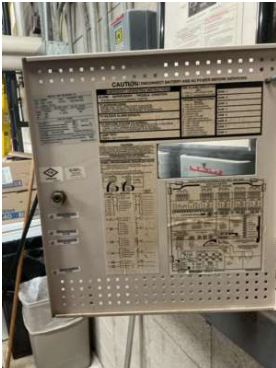
Serial Number:

Cost:

Fan - Symon's Center

			
July 1, 2025	July 1, 2025		
Category: ! Mechanical		Size:	
Type: Fans		Installation Date:	
Manufacturer:		Observed Remaining Life: 0	
Model:		Condition: Failing	
Serial Number:		Cost: \$6120	

Fire alarm control panel - Symon's Center

			
July 7, 2025	July 7, 2025	July 7, 2025	July 7, 2025

 July 7, 2025			
Category: ! <i>Electrical</i>	Size:		
Type:	Installation Date: 1998		
Manufacturer: <i>Simplex</i>	Observed Remaining Life: 8		
Model:	Condition: <i>Fair</i>		
Serial Number:	Cost: \$2839		

Fire alarm horn strobe - Symon's Center			
 July 7, 2025			
Category: ! <i>Electrical</i>	Size:		
Type:	Installation Date:		
Manufacturer: <i>Simplex</i>	Observed Remaining Life: 7		
Model:	Condition: <i>Good</i>		
Serial Number:	Cost:		

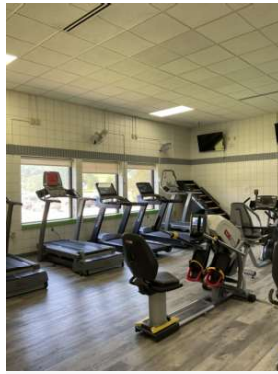
Furnaces - Symon's Center

 July 1, 2025	 July 1, 2025	 July 1, 2025	 July 1, 2025
 July 1, 2025	 July 1, 2025	 July 1, 2025	 July 1, 2025
Category: ! Mechanical		Size:	
Type: Furnace		Installation Date:	
Manufacturer:		Observed Remaining Life: 7	
Model:		Condition: Very Poor	
Serial Number:		Cost: \$2180	

Gym Flooring - Symon's Center



July 21, 2025



July 21, 2025

Category: ! Building Interior

Size:

Type: Floor Finishes

Installation Date:

Manufacturer:

Observed Remaining Life: 20

Model:

Condition: Good

Serial Number:

Cost:

Heat exchangers - Symon's Center



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025

			
July 1, 2025	July 1, 2025	July 1, 2025	
Category: ! Mechanical		Size:	
Type: Heat Exchangers		Installation Date:	
Manufacturer:		Observed Remaining Life: 10	
Model:		Condition: Poor	
Serial Number:		Cost: \$5818	

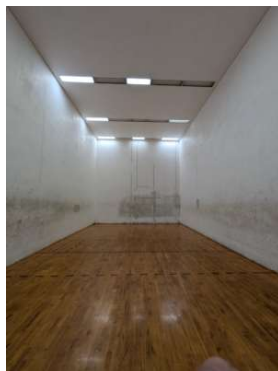
<u>Horizontal furnace - Symon's Center</u>			
			
July 1, 2025	July 1, 2025	July 1, 2025	July 1, 2025
			
July 1, 2025	July 1, 2025	July 1, 2025	

Category: <i>! Mechanical</i>	Size:
Type: <i>Furnace</i>	Installation Date:
Manufacturer:	Observed Remaining Life: 5
Model:	Condition: <i>Poor</i>
Serial Number:	Cost: \$2180

Lighting - Symon's Center



July 21, 2025



July 21, 2025

Category: <i>! Building Interior</i>	Size:
Type: <i>Lighting Quality</i>	Installation Date:
Manufacturer:	Observed Remaining Life: 2
Model:	Condition: <i>Poor</i>
Serial Number:	Cost: \$620

Lighting - Symon's Center



July 21, 2025



July 21, 2025

Category: <i>! Building Interior</i>	Size:
Type: <i>Lighting Quality</i>	Installation Date:
Manufacturer:	Observed Remaining Life: 7
Model:	Condition: <i>Good</i>
Serial Number:	Cost:

Lighting - Symon's Center



July 21, 2025

Category: <i>! Building Interior</i>	Size:
Type: <i>Lighting Quality</i>	Installation Date:
Manufacturer:	Observed Remaining Life: 5
Model:	Condition: <i>Fair</i>
Serial Number:	Cost: <i>\$34.10</i>

Locker room plumbing fixtures - Symon's Center

Category: <i>! Plumbing</i>	Size:
Type: <i>Showers</i>	Installation Date:
Manufacturer:	Observed Remaining Life: 7
Model:	Condition: <i>Good</i>
Serial Number:	Cost:

Low return/exhaust - Symon's Center

 July 1, 2025	 July 1, 2025	 July 1, 2025	
Category: ! Mechanical		Size:	
Type: Grilles		Installation Date:	
Manufacturer:		Observed Remaining Life: 5	
Model:		Condition: Poor	
Serial Number:		Cost:	

Low return/exhaust (4) - Symon's Center

 July 1, 2025	 July 1, 2025	 July 1, 2025	 July 1, 2025
Category: ! Mechanical		Size:	
Type: Grilles		Installation Date:	
Manufacturer:		Observed Remaining Life: 8	
Model:		Condition: Fair	
Serial Number:		Cost:	

Low return/exhaust (5) - Symon's Center

 July 1, 2025	 July 1, 2025		
Category: ! Mechanical		Size:	
Type: Grilles		Installation Date:	
Manufacturer:		Observed Remaining Life: 8	
Model:		Condition: Fair	
Serial Number:		Cost:	

Main service disconnect - Symon's Center

 July 7, 2025	 July 7, 2025		
Category: ! Electrical		Size:	
Type:		Installation Date:	
Manufacturer: Square – D		Observed Remaining Life: 10	
Model:		Condition: Fair	
Serial Number:		Cost: \$9809.02	

Mechanical room plumbing - Symon's Center

 July 1, 2025	 July 1, 2025	 July 1, 2025	 July 1, 2025
 July 1, 2025			
Category: <i>! Plumbing</i>		Size:	
Type: <i>Faucets</i>		Installation Date:	
Manufacturer:		Observed Remaining Life: 7	
Model:		Condition: <i>Fair</i>	
Serial Number:		Cost:	

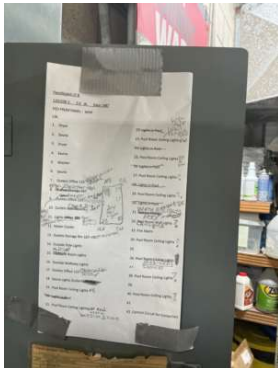
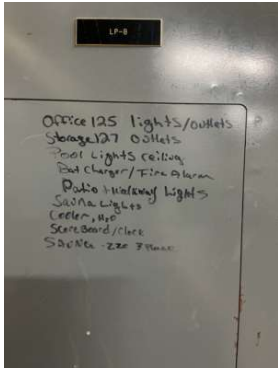
Men's restroom - Symon's Center

Category: <i>! Plumbing</i>	Size:
Type: <i>Faucets</i>	Installation Date:
Manufacturer:	Observed Remaining Life: 7
Model:	Condition: <i>Good</i>
Serial Number:	Cost:

Natural gas entrance and meter - Symon's Center

Category: <i>! Plumbing</i>	Size:
Type: <i>Natural Gas Piping</i>	Installation Date:
Manufacturer:	Observed Remaining Life: 10
Model:	Condition: <i>Good</i>

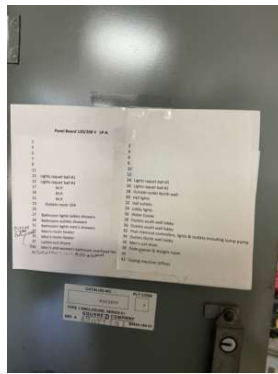
Serial Number:	Cost:
----------------	-------

<u>Panel LP – B - Symon's Center</u>			
			
July 7, 2025	July 7, 2025	July 7, 2025	July 7, 2025
			
July 7, 2025	July 7, 2025		
Category: ! Electrical		Size:	
Type:		Installation Date:	
Manufacturer: Square – D		Observed Remaining Life: 10	
Model:		Condition: Fair	
Serial Number:		Cost:	

Panel LPA - Symon's Center



July 7, 2025



July 7, 2025



July 7, 2025



July 7, 2025



July 7, 2025

Category: ! Electrical

Size:

Type:

Installation Date:

Manufacturer: Square – D

Observed Remaining Life: 10

Model:

Condition: Fair

Serial Number:

Cost:

Panel MDP - Symon's Center



July 7, 2025



July 7, 2025



July 7, 2025

Category: ! Electrical

Size:

Type:

Installation Date:

Manufacturer: Square – D

Observed Remaining Life: 15

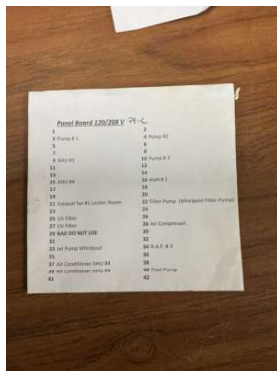
Model:

Condition: Good

Serial Number:

Cost:

Panel PP – C - Symon's Center



July 7, 2025



July 7, 2025



July 7, 2025



July 7, 2025

Category: ! Electrical

Size:

Type:

Installation Date:

Manufacturer: Square – D

Observed Remaining Life: 10

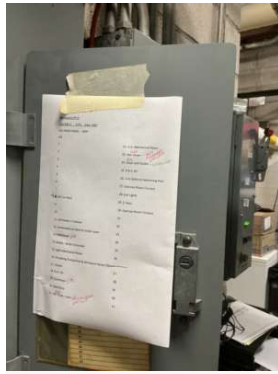
Model:

Condition: Fair

Serial Number:

Cost:

Panel PP – D - Symon's Center



July 7, 2025



July 7, 2025



July 7, 2025



July 7, 2025

Category: ! *Electrical*

Size:

Type:

Installation Date:

Manufacturer: *Square – D*

Observed Remaining Life: *10*

Model:

Condition: *Fair*

Serial Number:

Cost:

Pneumatic control compressor - Symon's Center



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025

			
Category: <i>! Mechanical</i>		Size:	
Type: <i>Compressor</i>		Installation Date:	
Manufacturer:		Observed Remaining Life: 5	
Model:		Condition: <i>Poor</i>	
Serial Number:		Cost: \$3810	

[Pool discharge pipe to field](#) - [Symon's Center](#)

Category: <i>! Plumbing</i>	Size:		
Type: <i>Drains</i>	Installation Date:		
Manufacturer:	Observed Remaining Life: 7		
Model:	Condition: <i>Good</i>		
Serial Number:	Cost:		

[Pool drains](#) - [Symon's Center](#)

Category: <i>! Plumbing</i>	Size:		
Type: <i>Drains</i>	Installation Date:		
Manufacturer:	Observed Remaining Life: 7		
Model:	Condition: <i>Good</i>		
Serial Number:	Cost:		

[Pool equipment](#) - [Symon's Center](#)



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



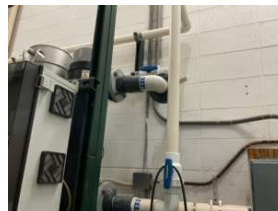
July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



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July 1, 2025



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July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025

 July 1, 2025	 July 1, 2025	 July 1, 2025	 July 1, 2025
 July 1, 2025	 July 1, 2025	 July 1, 2025	 July 1, 2025
 July 1, 2025	 July 1, 2025	 July 1, 2025	
Category: <i>! Plumbing</i>		Size:	
Type: <i>Drains</i>		Installation Date:	
Manufacturer:		Observed Remaining Life: 7	
Model:		Condition: <i>Good</i>	
Serial Number:		Cost:	

Pool equipment mezzanine - **Symon's Center**



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025

Category: ! Plumbing

Size:

Type: *Water Heater*

Installation Date:

Manufacturer:

Observed Remaining Life: 4

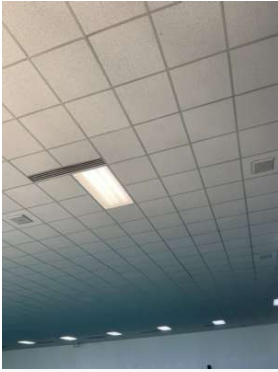
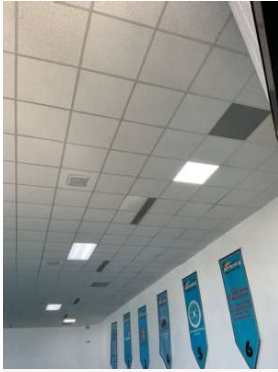
Model:

Condition: *Fair*

Serial Number:

Cost:

Pool lighting - Symon's Center

			
July 7, 2025	July 7, 2025	July 7, 2025	
Category: ! <i>Electrical</i>		Size:	
Type:		Installation Date:	
Manufacturer:		Observed Remaining Life: 2	
Model:		Condition: <i>Good</i>	
Serial Number:		Cost:	

Pool lighting contractors - Symon's Center

			
July 7, 2025	July 7, 2025	July 7, 2025	July 7, 2025
Category: ! <i>Electrical</i>		Size:	
Type:		Installation Date:	
Manufacturer: <i>Square – D</i>		Observed Remaining Life:	
Model:		Condition: <i>Fair</i>	
Serial Number:		Cost:	

Pool main disconnect - [Symon's Center](#)



July 7, 2025

Category: ! *Electrical*

Size:

Type:

Installation Date:

Manufacturer: *Square – D*

Observed Remaining Life: *15*

Model:

Condition: *Good*

Serial Number:

Cost:

Pool supply air - [Symon's Center](#)



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025

Category: ! *Mechanical*

Size:

Type: *Grilles*

Installation Date:

Manufacturer:

Observed Remaining Life: *10*

Model:

Condition: *Fair*

Serial Number:

Cost:

Pumps - Symon's Center



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025



July 1, 2025

Category: ! Mechanical

Size:

Type: Pumps

Installation Date:

Manufacturer:

Observed Remaining Life: 10

Model:	Condition: <i>Fair</i>
Serial Number:	Cost:

Scupper - [Symon's Center](#)

 July 21, 2025			
Category: <i>! Roof Systems</i>		Size:	
Type: <i>Roof Drainage</i>		Installation Date:	
Manufacturer:		Observed Remaining Life: 15	
Model:		Condition: <i>Very Good</i>	
Serial Number:		Cost:	

Solar field - [Symon's Center](#)

 July 7, 2025	 July 7, 2025	 July 7, 2025	
Category: <i>! Electrical</i>		Size:	
Type:		Installation Date:	
Manufacturer:		Observed Remaining Life: 20	
Model:		Condition: <i>Good</i>	
Serial Number:		Cost:	

Solar field inverter - Symon's Center



July 7, 2025



July 7, 2025



July 7, 2025

Category: ! *Electrical*

Size:

Type:

Installation Date:

Manufacturer: *Fronius*

Observed Remaining Life: *8*

Model:

Condition: *Good*

Serial Number:

Cost:

Storefront borrowed lights - Symon's Center



July 21, 2025



July 21, 2025



July 21, 2025



July 21, 2025

Category: ! *Building Interior*

Size:

Type: *Borrowed Lights*

Installation Date:

Manufacturer:

Observed Remaining Life: *15*

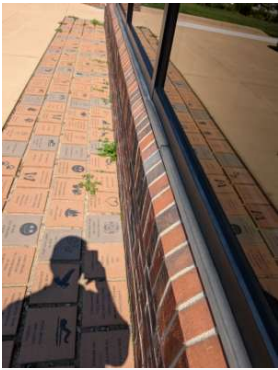
Model:

Condition: *Good*

Serial Number:

Cost:

Storefront windows - Symon's Center

 October 22, 2025	 October 22, 2025	 October 22, 2025	 July 17, 2025
Category: ! <i>Building Exterior</i>		Size:	
Type: <i>Storefront Window Systems</i>		Installation Date:	
Manufacturer:		Observed Remaining Life: 5	
Model:		Condition: <i>Fair</i>	
Serial Number:		Cost:	

Storm sewer piping - Symon's Center

 July 1, 2025	 July 1, 2025	 July 1, 2025	
Category: ! <i>Plumbing</i>		Size:	
Type: <i>Piping</i>		Installation Date:	
Manufacturer:		Observed Remaining Life: 5	
Model:		Condition: <i>Fair</i>	
Serial Number:		Cost:	

Telecom Distribution & DVR - Symon's Center



July 7, 2025



July 7, 2025



July 7, 2025

Category: ! *Electrical*

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 10

Model:

Condition: *Fair*

Serial Number:

Cost:

Telephone and fiber service entrance - Symon's Center



July 7, 2025

Category: ! *Electrical*

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 15

Model:

Condition: *Good*

Serial Number:

Cost:

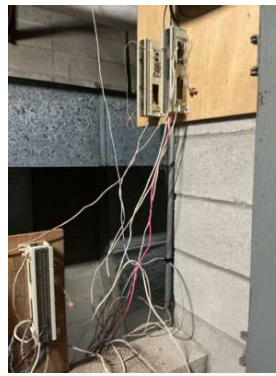
Telephone service entrance - Symon's Center



July 7, 2025



July 7, 2025



July 7, 2025



July 7, 2025

Category: ! *Electrical*

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 3

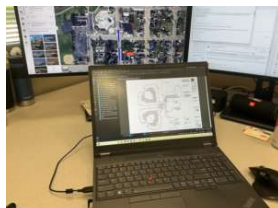
Model:

Condition: *Poor*

Serial Number:

Cost:

Test device one - Symon's Center



June 30, 2025

Category: ! *Electrical*

Size:

Type: *UPS*

Installation Date:

Manufacturer: *Lenovo*

Observed Remaining Life:

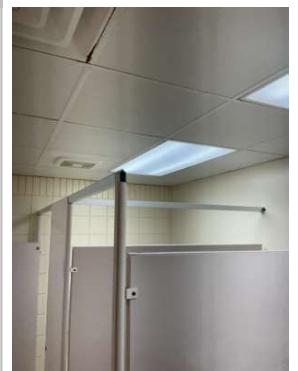
Model:

Condition: *Good*

Serial Number:

Cost:

Typical bathroom - Symon's Center

 July 7, 2025	 July 7, 2025	 July 7, 2025	 July 7, 2025
Category: <i>! Electrical</i>		Size:	
Type:		Installation Date:	
Manufacturer:		Observed Remaining Life:	
Model:		Condition: <i>Good</i>	
Serial Number:		Cost:	

Typical battery backed up exit sign - Symon's Center

 July 7, 2025			
Category: <i>! Electrical</i>		Size:	
Type:		Installation Date:	
Manufacturer:		Observed Remaining Life: <i>5</i>	
Model:		Condition: <i>Fair</i>	
Serial Number:		Cost:	

Typical card reader - Symon's Center



July 7, 2025

Category: ! Electrical

Size:

Type:

Installation Date:

Manufacturer: HID

Observed Remaining Life: 5

Model:

Condition: Fair

Serial Number:

Cost:

Typical CCTV camera - Symon's Center



July 7, 2025



July 7, 2025

Category: ! Electrical

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 5

Model:

Condition: Good

Serial Number:

Cost:

Typical corridor - Symon's Center



July 7, 2025

Category: ! *Electrical*

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life:

Model:

Condition:

Serial Number:

Cost:

Typical emergency battery unit - Symon's Center



July 7, 2025

Category: ! Electrical

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 8

Model:

Condition: *Good*

Serial Number:

Cost:

Typical fire alarm annunciation device - Symon's Center



July 7, 2025

Category: <i>! Electrical</i>		Size:	
Type:		Installation Date:	
Manufacturer: <i>Simplex</i>		Observed Remaining Life: <i>15</i>	
Model:		Condition: <i>Good</i>	
Serial Number:		Cost:	

Typical fire alarm pull station - Symon's Center



July 7, 2025

Category: <i>! Electrical</i>		Size:	
Type:		Installation Date:	
Manufacturer:		Observed Remaining Life: <i>8</i>	
Model:		Condition: <i>Fair</i>	
Serial Number:		Cost:	

Typical hallway flooring - [Symon's Center](#)



July 21, 2025

Category: ! *Building Interior*

Size:

Type: *Floor Finishes*

Installation Date:

Manufacturer:

Observed Remaining Life: 15

Model:

Condition: *Good*

Serial Number:

Cost:

Typical lighting control controls - [Symon's Center](#)



July 7, 2025

Category: ! *Electrical*

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 15

Model:

Condition: *Good*

Serial Number:

Cost:

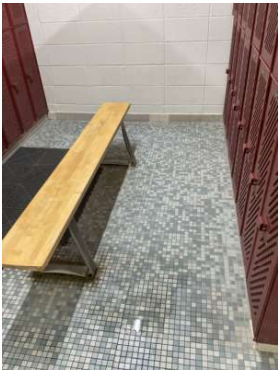
Typical locker room flooring - Symon's Center



October 21, 2025



October 21, 2025



October 21, 2025



July 21, 2025



July 21, 2025

Category: ! Building Interior

Size:

Type: Floor Finishes

Installation Date:

Manufacturer:

Observed Remaining Life: 5

Model:

Condition: Fair

Serial Number:

Cost: \$10408.08

Typical manual lighting control - [Symon's Center](#)

 July 7, 2025			
Category: ! <i>Electrical</i>	Size:		
Type:	Installation Date:		
Manufacturer:	Observed Remaining Life: 15		
Model:	Condition: <i>Good</i>		
Serial Number:	Cost:		

Typical motor starter - [Symon's Center](#)

 July 7, 2025	 July 7, 2025		
Category: ! <i>Electrical</i>	Size:		
Type:	Installation Date:		
Manufacturer: <i>Square – D</i>	Observed Remaining Life: 8		
Model:	Condition: <i>Fair</i>		
Serial Number:	Cost:		

Typical pool pump disconnect - Symon's Center

 July 7, 2025			
Category: <i>! Electrical</i>	Size:		
Type:	Installation Date:		
Manufacturer: <i>Square – D</i>	Observed Remaining Life: <i>8</i>		
Model:	Condition: <i>Fair</i>		
Serial Number:	Cost:		

Typical Racquetball Court Flooring - Symon's Center

 October 22, 2025	 October 22, 2025	 October 22, 2025	
Category: <i>! Building Interior</i>	Size:		
Type:	Installation Date:		
Manufacturer:	Observed Remaining Life: <i>5</i>		
Model:	Condition: <i>Poor</i>		
Serial Number:	Cost: <i>\$1080</i>		

Typical racquetball lighting system - Symon's Center



July 7, 2025

Category: ! Electrical

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 2

Model:

Condition: Poor

Serial Number:

Cost:

Unnamed panel - Symon's Center



July 7, 2025



July 7, 2025



July 7, 2025

Category: ! Electrical

Size:

Type:

Installation Date:

Manufacturer: Square – D

Observed Remaining Life: 15

Model:

Condition: Good

Serial Number:

Cost:

Utility transformer - Symon's Center



July 7, 2025



July 7, 2025



July 7, 2025



July 7, 2025

Category: ! *Electrical*

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 15

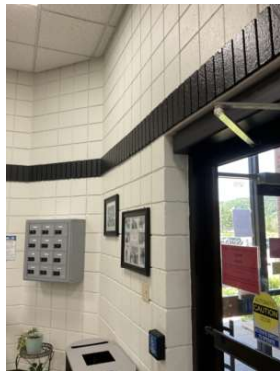
Model:

Condition: *Good*

Serial Number:

Cost:

Vestibule Door - Symon's Center



July 15, 2025



July 15, 2025

Category: ! *Building Interior*

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 10

Model:

Condition: *Good*

Serial Number:

Cost:

Vestibule door - Symon's Center



July 21, 2025

Category: ! Building Interior

Size:

Type: Doors

Installation Date:

Manufacturer:

Observed Remaining Life: 15

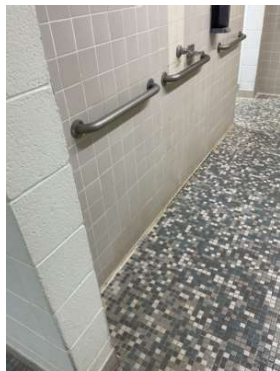
Model:

Condition: Good

Serial Number:

Cost:

Wall - Symon's Center



October 22, 2025



July 21, 2025



July 21, 2025

Category: ! Building Interior

Size:

Type: Wall Finishes

Installation Date:

Manufacturer:

Observed Remaining Life: 3

Model:

Condition: Fair

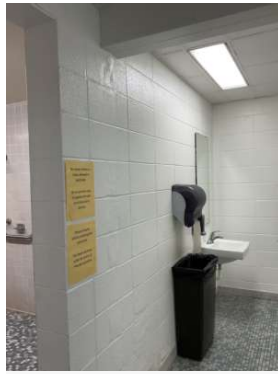
Serial Number:

Cost: \$3750.60

Wall - Symon's Center



July 21, 2025



July 21, 2025

Category: ! Building Interior

Size:

Type: Wall Finishes

Installation Date:

Manufacturer:

Observed Remaining Life: 5

Model:

Condition: Fair

Serial Number:

Cost:

Wall - Symon's Center



July 17, 2025



July 17, 2025

Category: ! Building Exterior

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 10

Model:

Condition: Good

Serial Number:

Cost:

Wall - Symon's Center



July 17, 2025



July 17, 2025



July 17, 2025



July 17, 2025

Category: ! Building Exterior

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 3

Model:

Condition: Fair

Serial Number:

Cost:

Wall - Symon's Center



July 17, 2025



July 17, 2025



July 17, 2025



July 17, 2025

Category: ! Building Exterior

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 2

Model:

Condition: Poor

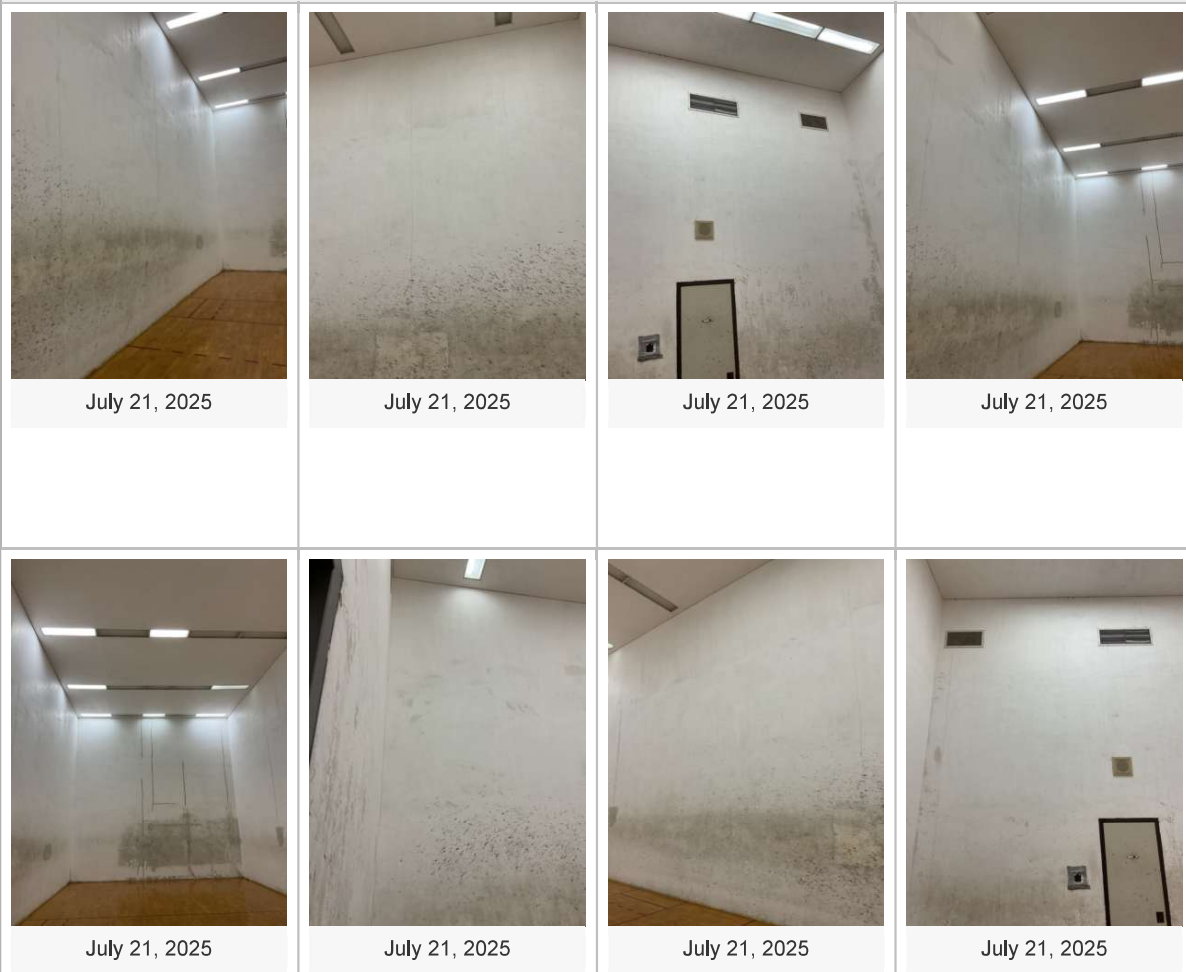
Serial Number:

Cost: \$10000

Wall hydrant - Symon's Center

Category: <i>! Plumbing</i>	Size:
Type: <i>Faucets</i>	Installation Date:
Manufacturer:	Observed Remaining Life: 7
Model:	Condition: <i>Good</i>
Serial Number:	Cost:

Walls - Symon's Center



Category: *! Building Interior*

Size:

Type: *Walls*

Installation Date:

Manufacturer:

Observed Remaining Life: 2

Model:

Condition: *Very Poor*

Serial Number:

Cost: \$3124.35

Walls - Symon's Center



July 21, 2025



July 21, 2025



July 21, 2025



July 21, 2025



July 21, 2025



July 21, 2025

Category: *! Building Interior*

Size:

Type: *Walls*

Installation Date:

Manufacturer:

Observed Remaining Life: *2*

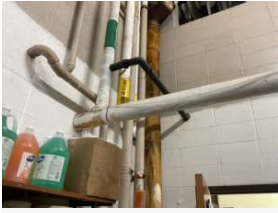
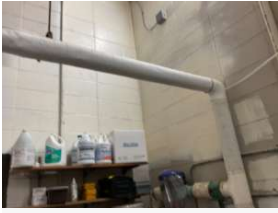
Model:

Condition: *Very Poor*

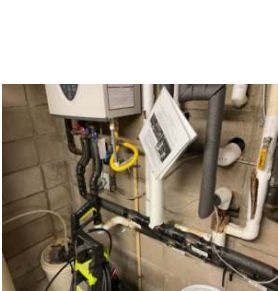
Serial Number:

Cost: *\$3124.35*

Water entrance - Symon's Center

			
July 1, 2025	July 1, 2025	July 1, 2025	July 1, 2025
			
July 1, 2025	July 1, 2025	July 1, 2025	July 1, 2025
Category: ! Plumbing		Size:	
Type: Domestic Water Entrance		Installation Date:	
Manufacturer:		Observed Remaining Life: 5	
Model:		Condition: Fair	
Serial Number:		Cost:	

Water heaters - Symon's Center

			
July 1, 2025	July 1, 2025	July 1, 2025	July 1, 2025

			
July 1, 2025	July 1, 2025		
Category: ! Plumbing		Size:	
Type: Water Heater		Installation Date:	
Manufacturer:		Observed Remaining Life: 7	
Model:		Condition: Good	
Serial Number:		Cost:	

<u>Water softener</u> - <u>Symon's Center</u>	
Category: ! Plumbing	Size:
Type: Water Softeners	Installation Date:
Manufacturer:	Observed Remaining Life: 7
Model:	Condition: Good
Serial Number:	Cost:

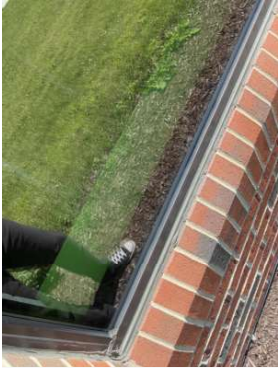
<u>Window</u> - <u>Symon's Center</u>			
			
October 22, 2025	October 22, 2025	July 21, 2025	July 21, 2025

			
July 21, 2025	July 21, 2025	July 17, 2025	
Category: ! Building Exterior		Size:	
Type:		Installation Date:	
Manufacturer:		Observed Remaining Life: 3	
Model:		Condition: Fair	
Serial Number:		Cost:	

[Window](#) - [Symon's Center](#)

			
October 22, 2025	October 22, 2025	July 21, 2025	July 21, 2025
			
July 17, 2025	July 17, 2025	July 17, 2025	

Category: <i>! Building Exterior</i>	Size:
Type:	Installation Date:
Manufacturer:	Observed Remaining Life: 3
Model:	Condition: <i>Fair</i>
Serial Number:	Cost:

<u>Window</u> - <u>Symon's Center</u>			
 July 21, 2025	 July 21, 2025	 July 21, 2025	 July 21, 2025
 July 21, 2025	 July 21, 2025	 July 21, 2025	
Category: <i>! Building Exterior</i>	Size:		
Type:	Installation Date:		
Manufacturer:	Observed Remaining Life: 3		
Model:	Condition: <i>Fair</i>		
Serial Number:	Cost:		

Window - Symon's Center



July 17, 2025



July 17, 2025



July 17, 2025

Category: ! Building Exterior

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life: 3

Model:

Condition: Good

Serial Number:

Cost:

Wood flooring - Symon's Center



July 21, 2025



July 21, 2025



July 21, 2025

Category: ! Building Interior

Size:

Type: Floor Finishes

Installation Date:

Manufacturer:

Observed Remaining Life: 10

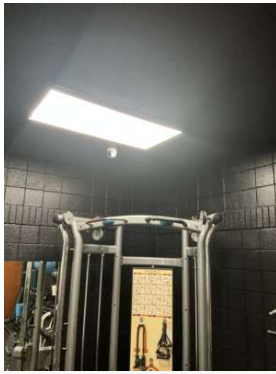
Model:

Condition: Fair

Serial Number:

Cost:

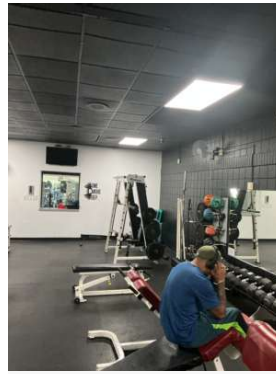
Workout room - Symon's Center



July 7, 2025



July 7, 2025



July 7, 2025



July 7, 2025

Category: ! *Electrical*

Size:

Type:

Installation Date:

Manufacturer:

Observed Remaining Life:

Model:

Condition: *Good*

Serial Number:

Cost:

Driftless Area

The Driftless area of southwestern Wisconsin is unique. “Driftless” is a term used by geologist that means there is no evidence of the presence of glaciers. Mile thick sheets of ice advanced and retreated across Wisconsin four times during the past two million years. The last of these retreated only 12,000 years ago. It is not known why these glaciers detoured around this area during each of the advances.

As you look west (to your right) you will see the ridges and deep valleys of the Driftless Area. The ridges are underlaid by sedimentary rocks that developed at the bottom of a shallow sea 500 million years ago. It is thought that much of Wisconsin had similar landforms prior to the glacial period.

Richland Center

Beyond this sign you can see a portion of the City of Richland Center. The city was founded by Ira Haseltine in 1851. The city sits along the banks of the Pine River, which provided power for a growing population. The first railway, built in 1876, connected Richland Center to the main railway at Lone Rock. The original narrow-gauge rails were made of wood (maple). Those rails were replaced by standard gauge iron rails in 1880.

Renowned architect, Frank Lloyd Wright, was born in Richland Center in 1867. The A.D. German Warehouse on Church St. was designed by Wright and was completed in 1921. Wisconsin Supreme Court Justice, Anne Walsh Bradley was also born in Richland Center. She served on the state’s highest court from 1995 through 2025.

Honeysuckle

The shrub with arching branches behind this sign is a honeysuckle. The name is derived from a honey-like nectar produced by its flowers. This nectar is attractive to butterflies and hummingbirds. Despite the plant’s use by insects and birds, it is an “invasive species”. This means it is not native to this area, but was brought from another ecosystem and has established itself here. Invasive species often displace native species.

Staghorn Sumac

The trees beyond the sign are Staghorn Sumac. These trees do not grow very large, but they grow fast. Their stems have a soft pith in the center that may be pushed out with a wire or slender piece of metal. This made sumac pieces ideal for making “spiles” that were used for collecting maple sap during the spring. The hollow spiles were driven into holes drilled into Sugar Maple trees. Sap was collected as it traveled each spring from the roots to the branches to be made into maple syrup.

The conical, red berry clusters of the Staghorn Sumac may also be used to make lemonade-like drink. Collect a few berry clusters in late summer, right after the turn red. If a fuzzy seeds taste sour, they are ready. Add several berry clusters to a container of cold water and squeeze them in the water to release the flavor. Strain the liquid through a piece of cloth to remove the fine bits of fuzz, add sugar to taste and enjoy.

Prickly Ash

The prickly ash is a small tree with sharp thorns. A short walk through a stand of these trees will have you bleeding. This puts the species high on a land owners “removal list”. Like most things in nature, there good to go along with the bad. The Giant Swallow-Tail butterfly often lays its eggs on the prickly ash. The hatching caterpillars use the leaves for food prior to going into a cocoon and turning into one of Wisconsin’s largest butterflies.

The prickly ash is also the only member of the citrus family that can grow in our state’s climate. The red berries these trees produce in late summer give away their family connection. A few berries scratched with a thumb nail will release distinct, pleasant citrus odor.

Black Walnut

The trees you see beyond this sign are Black Walnut trees. These are the most valuable trees that grow in the Badger State. Due, in part, to the dark color of the wood, a single log may be worth thousands of dollars. The walnuts produced are also a food source for squirrels and humans.

A grove of walnut trees usually has little or no brush growing in the understory. Walnuts release an herbicide, called juglone, that prevents some competing plants from growing nearby. The nuts, roots and bark contain the highest concentration of juglone. This kind of chemical warfare is not unusual in the plant community. Many plants are “allelopathic”, meaning that they produce chemicals that inhibit the growth of certain genetic groups.

Red Pine

The group of pines seen here are Red Pines. Their name is derived from the reddish hue in the bark. These are fast-growing trees. That are often planted in rows. Their wood may be used for lumber or in the production of pulp used for making paper. Their needles grow in clusters of two.

Please note that little grows beneath the pines. The carpet of needled beneath a pine tree are a consistent source of acid. Few plants grow well in acidic soils. A notable exception is the blueberry that grows well in acidic soils.

Basswood

This is a basswood tree, sometimes called a linden. The wood is soft and light making it popular among those that enjoy carving. The fibrous inner bark was used to make rope by indigenous tribes of the area.

Dead Elm

Many elm trees have succumbed to dutch elm disease. The disease was first described in Holland and is spread by an insect, the elm bark beetle. The beetle acts as a host for a fungus that is the cause of the disease. It is thought that the fungus originated in Asia and has been spread across the world.

Dead elm often give rise to morel mushrooms. The thread-like hyphae of the mushroom live underground among elm roots. When the tree dies, the morel fungus sends out its reproductive, spore producing body, the morel mushroom.

White Oak

This large tree is a white oak. The leaves of the white oak have rounded, finger-like projections on their leaves. These trees grow slowly, but may live 200-300 years. The seeds (acorns) produced are large and sought as food by a host of animals. Indigenous tribes used them as food, as well. White oak lumber is light in color, hence the name. It is dense, hard and decay resistant.

Autumn Olive

The shrub behind this sign is an autumn olive. This is another invasive species. It grows rapidly and spreads readily, as birds eat the red fruits produced in late summer. The seeds inside the fruit are not digested and are spread when the bird excretes them. The autumn olive adds lots of nitrogen to the soil underneath it. While nitrogen is an important nutrient for most plants, the autumn olive nitrogen levels are intolerable for other plants.

Red Oak

This is a red oak. Its leaves are similar in overall shape to the white oak, but with pointed leaves. It prefers slightly acidic soils. Its acorns take two years to mature and fall to the ground. The acorns contain bitter tasting tannins, that make them less desirable for food for most forest mammals. They are still an important food source for these animals. Red oaks, like the white oak, grow slowly, but live for a long time.

Big Toothed Aspen

This is a big toothed aspen. It is a very fast-growing tree with a short life of about 50 years. Aspen seeds are blown by the wind, allowing them to sprout and take root far from the parent tree. These trees are dioecious, meaning male and female flowers are on separate trees. The leaf stalk, or petiole, is flattened, causing the leaves to flutter in the slightest breeze. This is also the case with their close relative the quaking aspen.

Hollow Tree

Hollow trees are not always dead. As trees grow in diameter the tissues transporting food from the leaves to the roots are added, while those toward the middle are abandoned. The abandoned tissues are known as the heart wood. Heart wood tissues still add support to the tree's trunk, but are dead and no longer transporting. If fungi, insects and/or animals can get to this heart wood they will begin breaking it down, hollowing out the inside of the tree, without interfering with the working parts. Hollow trees provide shelter for many forest mammals and nesting habitat for a large variety of bird species.

Black Cherry Tree

The scaly bark of this tree indicates it is a black cherry tree. Its wood has a red color that makes it a sought after for a number of uses. The small black cherries are sought after by both birds and mammals as they ripen in late summer.

Tree Top

The fallen tree top on the forest floor is in the process of returning its nutrients to the soil. Molds, fungi and insects with some help from birds and mammals are busily breaking down the wood into smaller pieces and, eventually, into individual atoms and molecules that will be returned to the soil. These will be available to produce new forms of life in the future.

White Pine

The white pine has been an important tree in Wisconsin. The logging boom of the late 19th century was fueled by the vast white pine forests of central and northern Wisconsin. At one point one quarter of the state's workforce was involved in logging. Here in the driftless area the white pine is but one among many species of native trees. White pines have a soft, feathery appearance

from a distance. Their needles grow in bundles of five. As there are five letters in w-h-i-t-e, this is easy to remember.

Sugar Maple

The sugar maple continues to be an important tree in the Badger State. A 1893 vote by Wisconsin school children proclaimed the Sugar Maple as the state tree. Native Americans were the first to harvest maple sap to produce maple syrup and maple candy. Sap is collected in early spring as maple trees send sap stored for the winter in the roots to begin the production of leaves for the approaching summer. The sap is boiled to drive off water and concentrate the sugars held in the liquid. Typically, forty gallons of sap will be boiled down to produce a single gallon of maple syrup. Sap from related maple species and even birch trees can also be used to produce syrup. These usually require fifty gallons of sap to yield a single gallon of syrup.

Wood Peckers

Take note of the holes in the tree in front of you. They are the work of wood peckers. Wood peckers use their pointed beak to punch through bark and wood in search of a meal of insects and insect larva. Their beak has a cushion where the beak meets the skull to prevent damage to the brain. Their tongue actually curves behind and around their eye sockets. This allows the long tongue to be extended into small holes and under bark in search of a meal.

Ticks

If you are walking the trail during spring, summer or fall you will need to be aware of ticks. These small arthropods are parasites that have an appetite for blood. They will climb to the top of a blade of grass or low branch in hopes that a warm-blooded animal will approach. When “questing”, as this is called, they will extend their front legs and wave them around in hopes that they may find a host. Ticks are able to detect carbon dioxide and small increases in temperature, both signs that a potential host is nearby.

Ticks exist in four life stages: egg, larva, nymph and adult. Each stage (except egg) requires a meal of blood to progress to the next stage. It takes from one to three years for a tick to progress through all of these stages. Mice are often the hosts for the early life stages. Male ticks do not require much blood and will often drop off quickly after feeding. Female ticks need more blood to produce eggs. Their bodies are capable of expanding several times their normal size as they feed. Once full, an adult female will drop to the ground and lay her eggs.

There are two common species of ticks in Wisconsin: the wood tick (American dog tick) and the deer tick (blacklegged tick). The wood tick is the most common and the larger of the two species.

The deer tick is most famous as a carrier of tick-borne diseases, like Lyme Disease. It is thought that deer ticks pick-up the bacteria that cause Lyme Disease from infected mice. They may transmit the disease to their next host via their saliva.

Mosquitoes

Nothing can ruin time spent outdoors like a swarm of blood-thirsty mosquitoes! Wisconsin is home to at least 56 different species of these insects. Some of these prefer birds or amphibians and will generally not bother humans. Each species also has a preferred type of water used for laying its eggs.

Mosquitoes go through four stages during their life: egg, larva, pupa and adult. Larva and pupa stages always occur in the water, no matter the species. Eggs are laid in or near water. Mosquito larvae breathe air through a tube extending from their abdomen. They feed on aquatic microorganisms. After growing and molting for times over 4 to 14 days, they go into the pupal stage. The pupa does not feed. This stage lasts 1 ½ to 4 days. Adult males hatch first and hang around the hatching site waiting to breed with emerging females.

Male mosquitoes live for 6 or seven days and feed mostly on plant nectar. Females need blood in addition to nectar to produce eggs. They can detect carbon dioxide and other products released by their preferred targets. Some females will travel as much as 40 miles in search of a blood meal. The female will deposit her eggs in or near water when they have matured. Some species lay eggs only once in their life, while others lay several batches before dying.

Multiflora Rose

The multiflora rose is another invasive species. It is native to eastern Asia and was actually brought to North America on purpose. The long, curved thorns and low-growing nature of the plant were thought to be an excellent plant to create fence rows and natural fencing for agricultural animals. Multiflora rose seedlings were distributed to farmers, beginning in the 1860's, by the United States Department of Agriculture and Soil Conservation Service. By the 1960's conservation groups were warning about its spread on open areas, as the seeds were distributed via bird droppings. The plant is now well-established in much of Wisconsin and is very difficult to eliminate.

Emerald Ash Borer

The ash tree you see has been killed by an invasive insect called the emerald ash borer. The insect is native to northeastern Asia. The female lays her eggs on the bark of an ash tree. Once the eggs hatch, the insect larvae feed beneath the bark of the tree and emerge as adults a year or

two later. In their native habitat ash borers are fairly rare and do not cause damage to their host trees.

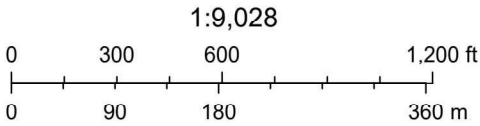
The emerald ash borer was first identified in Michigan in 2002. It may have been in this country since the 1980's. It is thought to have arrived via a lumber product shipment. The ash borer has quickly decimated ash tree populations in the eastern United States, including here in Wisconsin. North American ash trees do not have the immunity to the effects of ash borers that Asian trees have.

Symons Recreation Complex lot option B



11/4/2025, 9:25:07 AM

- Parcel Lines
- Roads
 - Town Roads
 - US Hwy
 - City Streets



Vantor