

FINAL DRAFT

10 YEAR HEALTH LIFE SAFETY SURVEY



Beecher Elementary School

629 Penfield

Beecher, IL 60401

Beecher CUSD 200u

Will County

2020

(196EX26.200)

Ten Year Safety Survey Report

Beecher Elementary School

Beecher CUSD 200u

DESCRIPTION OF EXISTING CONDITIONS

I. GENERAL

LOCATION:	Beecher Elementary School 629 Penfield Beecher, IL 60401
ENROLLMENT:	Grades Served: PK-5 Total enrollment: 442 Status of enrollment: Static
CONSTRUCTION:	1930, 1961, 1962, 1966, 1968: Type II Non-Combustible 2000: Type II Non Combustible and Fully Sprinklered.
APPLICABLE SURVEY CODES:	1930, 1961, 1962: School Code Part 185 1966, 1968: School Code Part 175 2000: 1996 BOCA
MEANS OF EGRESS:	Adequate in arrangement, size, and protection except where otherwise mentioned in this report
LOCAL FIRE ALARM SYSTEM:	See Private Protection (Section VI).
NEAREST FIRE STATION:	Approximately 0.1 miles away Beecher Fire Protection District 711 Penfield St. Beecher, IL 60401
CITY WATER:	Water utility company is: Village of Beecher. Fire hydrant(s) located at: Two behind (west of) the building. One at intersection of Hodges and Hodges (the road turns). Domestic service size: 4". Location: Boiler Room. Fire / sprinkler service size: 6". Location: Mechanical 1- 130.

II. CONSTRUCTION DETAILS

YEAR BUILT:	1930 Original Building 1961 Addition 1962 Addition 1966 Addition 1968 Addition 2000 Addition
HEIGHT:	Two (2) Stories.
GROUND FLOOR AREA:	51,000 sf
EXTERIOR WALL CONSTRUCTION:	Face brick with concrete block back-up.
FLOOR CONSTRUCTION:	All lower floors are concrete slab on grade with exceptions where tunnels and unexcavated space is found below and including precast concrete floor planks. Upper floors are concrete on Metal Deck in the 2000 addition. Upper floors are wood over wood structure in the original building. Floor finishes include sealed concrete, tile, VCT, sheet vinyl, wood and Carpet.
ROOF CONSTRUCTION:	Built up roof system on gypsum deck on steel construction on the original building and older additions except for portions replaced with a single ply roof system. Built up roof system on metal deck on steel construction in the 2000 Addition.
INTERIOR WALL CONSTRUCTION:	Face brick, concrete block and wood studs with plaster or gypsum board.
INTERIOR FINISH:	Primarily painted finishes, with some exposed glazed block and brick in some areas.
TRANSOMS AND CEILING-LEVEL GLASS:	Fixed glazing in 1930s building

III. EGRESS FACILITIES

GRADE EXITS:	Mostly adequate in arrangement.
CORRIDORS:	Mostly adequate in arrangement and size.

STAIRWAYS:	Concrete on metal pan stairs. Missing handrails in locations as indicated in report
RAMPS:	Ramp appears to be adequate in width but railing does not have extensions.
WINDOWS:	Not used as a secondary means of escape.
FIRE ESCAPE:	Fire escape is located off the second floor of the original building. Refer to report for conditions that will need to be repaired.
EXIT SIGNS:	Illuminated exit light type: AC / DC. Lamp type: Some are LED. Located: per Life Safety Reference Drawings.
EMERGENCY LIGHTING:	Fixture type: Battery packs plus exit light combo units. Power source: Batteries. Located: per Life Safety Reference Drawings.

IV. SPECIAL OCCUPANCIES

MULTI-PURPOSE ROOM:	Separated from the remainder of the building by one hour fire walls (except as indicated in report)
GYMNASIUM:	Separated from the remainder of the building by one hour fire walls (except as indicated in report)
BOILER ROOM:	Separated from the remainder of the building by one hour fire walls (except as indicated in report)
MECHANICAL EQUIPMENT & STORAGE ROOMS:	Separated from the remainder of the building by one hour fire walls

V. UTILITIES

HEATING PLANT:	
Type	Low pressure steam and hot water via steam-to-hot-water heat exchanger.
Boiler	Two with Gordon Piatt forced draft burners. Model R10.1-G-30 (west) and Model R10.1-G-30 (east).

Inspection Certificates Posted?	Boiler inspection certificate current and posted in cabinet.
Manufacturer	Burnham.
Model	4FL-450A-45-G-GP
Input / Output	4,150 mbh input / 3,345 mbh output.
Flue Type	Schebler, Model P2A, double wall steel pressure stack goes to a single exterior steel stack.
Combustion Air	North wall. Has damper.
Pressure Relief Valves	Two per boiler.
Gas Pressure Safeties	Yes
Low Water Cut-Offs	Two McDonnell Millers at each boiler.
Emergency Gas Shutdown	At west exterior door and at east door to gym.
Backflow Preventer on Make-Up Water	Yes. At south wall.
Feedwater	Heated feedwater horizontal tank (uninsulated) with two feedwater pumps.
Chemical Treatment	Yes by Global Water Technology. Metered make-up, automatic blowdown, softened make-up water. Pot feeder on hot water system.
Comments	<ul style="list-style-type: none"> •Steam traps are original type and are maintained. •Boiler inspection certificate current and posted in cabinet.

HEAT DISTRIBUTION:

Pipe Material and Insulation	<ul style="list-style-type: none"> •Black steel for LPS, LPR and hot water heating. Insulation in Boiler Room appears to be non-ACM. •Ricwill with steam and return at south wall. This appears to span a relatively short gap to nearby construction.
Pumping	Two sets of two in-line circ pumps plus one base-mounted pump for HW heating systems.
Heating Effect	Most classrooms are served by steam or hot water horizontal classroom unit ventilators.
Spot Heating	Fin tube. Convectors.
Comments	<ul style="list-style-type: none"> •The older unit ventilators (Nesbitt and Herman Nelson) are at the end of their service life and can be expected to continue to fail but at an increased rate. •Underfloor radiant heat was noted in portions of the 1962 addition. (These were Locker Rooms at one time.) •The older portions of the building are a mashup of pumps and piping that employ old technology.

WATER HEATER:

Mechanical

Classroom unit ventilators primarily. A pair of air handlers heat and ventilate the Gym.

Natural

Building has all new operable windows.

Heat Recovery

None noted.

Toilet Exhaust

Mechanical.

Teacher's Lounge Exhaust

None noted.

Kiln Exhaust

In old Prep Room. Has bottom exhaust.

Special Exhaust Systems

N/A.

Vehicle Exhaust

N/A.

Dust Collection

N/A.

Other

Fume hood and exhaust located in Science Lab-42.

Dishwasher Exhaust

There is no dishwasher.

Range Hood Exhaust

None (no food is prepared on site).

Heat Hood Exhaust

None.

Comments

- Toilet exhausts run 24 x 7 year round. This may exacerbate humidity problems.
- The 2000 addition reportedly has condensation problems in summer and late spring.

AIR CONDITIONING:

Type

Mini-splits observed in Computer Lab, Teacher Work, Admin Offices. Window air conditioners observed in Office-129, Office 107.

Chiller(s)

None.

Location

N/A.

Cooling Effect

N/A.

Spot Cooling

N/A.

WATER HEATER:

Location

Boiler Room.

Manufacturer / Model

State Model SBS-75-76-NE400 gas-fired.

Input / Output

75.1 mbh input.

Thermostatic Mixing Valve

Yes.

Recirculation

Yes. In-line recirc pump is installed directly over large electrical switchboard. Pump is leaking and needs to be moved.

Comments

- Natural draft heater flue tied into forced draft boiler stack.
- There is no source of 140°F water for the serving Kitchen.
- There is no source of 180°F water for the serving Kitchen.

Dishwasher Booster Heater	None. There is no dishwasher. Cookware reportedly is chemically sterilized.
INCINERATOR:	None
GAS SERVICE:	
Utility	Nicor.
Service Entrance Location	West wall of Boiler Room.
Pipe Material	Black steel. Copper pipe used in 2001 Science Lab-42.
Comments	Readily accessible, manual gas shutdown system in Science Lab-42.
ELECTRICAL SYSTEM:	
Utility	Commonwealth Edison.
Primary Location	On east side of building. Apparently originates at pole lines on Penfield Street.
Utility Transformer Location	Pad-mounted transformer on east.
Electrical Service Entrance	In the crawlspace / shelter. Distribution panel in crawlspace is 800 amp, 3 phase, 4 wire. This panel is in an extremely humid environment. The humidity can and will eventually degrade or destroy the circuit breakers. The humidity needs to be brought under control.
Service Voltage	120 / 208 volt, 3 phase, 4 wire.
Service Amperage	800 amp.
Distribution Panel	800 amp main service in Boiler Room feeds 120 / 240 volt, 1 phase, 3 wire distribution panel in Boiler Room. 800 amp, 3 phase 4 wire motor control center located in Boiler Room feed Boiler Room equipment.
Wiring	Generally conduit and wire. Isolated use of Romex reported.
Comments	There are three electric meters in Boiler Room and two electric meters at the transformer. If still used the downstream circuits should be blended into a single service for more favorable pricing.
Classroom Lighting Type	Fluorescent.
Lighting Controls	Manual.
Office / Corridor Lighting Controls	Fluorescent. Manual.
Gym Lighting Controls	Fluorescent. Manual.
Athletic Lighting	N/A.
Exterior Lighting	HID wall packs.

Comments

- Old Westinghouse panels are obsolete and need replaced.
- Need more breaker space throughout.

PLUMBING:

Meter Location

Boiler Room. Appears to be a 4" service, on west wall of Boiler Room. There is an RPZ on the service.

Domestic Water Piping

Older portion are galvanized iron. New portions are copper.

Comments

Reports of bad water from the galvanized piping need to be investigated.

Plumbing Fixtures

•1930: Stall type urinals, floor-set water closets, wall-hung lavs.

•2003: Wall-hung water closets and urinals with manual flush valves, wall-hung lavs.

Comments

•Emergency shower in Science Lab-42.

•Acid neutralization basin in Science Lab back room.

•Duplex sump pump in 2001 lower level.

•Simplex sump pump in storage / shelter.

Sanitary Sewer

Gravity to Village of Beecher.

•Duplex sewage ejector in 2001 lower level.

•Simplex sump pump in storage / shelter.

Drain Waste and Vent System

Cast iron and PVC.

Storm Sewer

•Storm drainage flows to adjacent Trim Creek underground. Downspout UG leaders reportedly plugged so now downspouts discharge on grade. This is aggravating humidity problems in the shelter.

•The serving kitchen (which is an area formerly used for table storage) is woefully inadequate. While it has a hand sink there is no pot sink or 3-compartment sink for cookware and dining ware. Waste is discharged into the hand sink via buckets which is not acceptable on any level.

•There is no grease interceptor.

•There simply isn't enough space for what should be in a proper "kitchen" or "servery".

Roof Drainage

Scupper and downspouts.

Overflow

Via the scuppers and gutters.

Site Drainage

Catch basins.

VI. PRIVATE PROTECTION

FIRE ALARM SYSTEM:

System Type	Addressable.
Appears to Comply with ADA?	While efforts were made to comply with ADA, it's doubtful the system complies with current ADA.
Manufacturer	Edwards EST-2. Installed by Commercial Electronics, Joliet, Illinois.
Control Panel Location	Storeroom 2-115.
Batteries and Charger	Yes.
Annunciator Location	At Entry-2-C13 Foyer.
Pullstations	Located per Safety Reference Drawings.
Alarm Devices	Located per Safety Reference Drawings.
Magnetic Hold-Opens	Located per Safety Reference Drawings.
Sprinkler Interface	Yes.
Monitored?	By Central Station 708-948-2028 (Account 5436).

AUTOMATIC SPRINKLERS:

Sprinklered?	In 2000 only. One zone for upper level, one zone for lower level. Installed by A & A Sprinkler Company.
Sprinkler Service Equipment Location	Mech 1-130.
Fire Department Connection Location	South wall of 2001 addition adjacent to a fire hydrant.
System Type	Wet system.
Comments	Shelter not sprinkled. If this becomes usable storage space it will need to be sprinkled.

AUTOMATIC HEAT DETECTION:

Smoke Detectors	Located per Safety Reference Drawings.
Heat Detectors	Located per Safety Reference Drawings.
Duct-Mounted Smoke Detectors	None noted.
Sprinkler System Tie-In	Tampers and flow switches appear to be tied into fire alarm system.

STANDPIPE HOSE LINES:

Stage	N/A.
Other	N/A.

FIRE EXTINGUISHERS:

Portable fire extinguishers are located per Safety Reference Drawings.

VII. SECURITY SYSTEM

Camera-Controlled Access	At main east entrance.
Security Cameras	Everywhere. Lots of security cameras.
Security System	Yes. Appears to use motion sensors.

VIII. ENERGY CONSERVATION

Control Type
Compressor Location
Air Dryer Location
Comments

Pneumatic.
Simplex compressor and tank in Boiler Room.
Boiler Room.
•The older controls in this facility are problematic given the age and condition of the tubing coupled with the inability to replace failing components with exact replacements.
•Serious consideration should be given to upgrading all controls with direct digital (DDC).

IX. ASBESTOS ABATEMENT

ACM products were used in the construction of this facility. Materials which tested positive for asbestos are as indicated in reports on file at the district office.

X. LEAD PAINT

Tests should be made to determine if lead-based paints exist. Paint condition should be monitored and any friable lead-based paint should be removed. Any demolition or remodeling that will disturb materials containing lead based paint should be conducted with required IDPH air testing and clearance, with required OSHA procedures for worker monitoring, and with required EPA disposal procedures.

Given the date of construction it is unlikely any lead base products were used in the 2006 building addition.

XI. PAVING

Cracks/pits are found throughout the paved areas on site. Conditions should be monitored for further deterioration and patched accordingly. The sidewalks except for a few entrance locations are in good shape. Walkways specifically along the bus lane and at the west stair near the play area do not drain appropriately. A study on the side drainage is expected in the near future to deal with water issues.

Add/Edit Schedule Item - Complete All Columns

IWAS System

District: Beecher CUSD 200u

Facility: Beecher Elementary School

Location/ Rm. #	Priority Code	Rule Violated	Desc. Of Violation	Recommendation to Correct	Units of Measure	Qty.	Work Type	Est. Cost
Locker Room 1-105	A. Urgent	185.370a6C	Missing emergency light.	Provide battery packs.	ea	1	a. Safety Standards	\$ 400.00
Corridor C-12	A. Urgent	185.370a6B	Missing exit lights at door to gym.	Provide AC / DC exit light.	ea	1	a. Safety Standards	\$ 480.00
Locker Room 1-105	A. Urgent	185.370a6B	Missing exit light at door to corridor.	Provide AC / DC exit light.	ea	1	a. Safety Standards	\$ 480.00
Storage 1-106	A. Urgent	185.395c2A	Missing detector.	Provide detector.	ea	1	a. Safety Standards	\$ 460.00
Storage 1-107	A. Urgent	185.395c2A	Missing detector.	Provide detector.	ea	1	a. Safety Standards	\$ 460.00
Corridor C-13	A. Urgent	185.370a6B	Missing exit light at door to stairs.	Provide AC / DC exit light.	ea	1	a. Safety Standards	\$ 480.00
Vestibule 1-115	A. Urgent	185.370a6C	Missing emergency light. There is a single head apparently fed remotely. There's only one lamp and it can't be tested.	Remove single head. Install battery pack.	ea	1	a. Safety Standards	\$ 450.00
Stair S-2	A. Urgent	175.480	Missing emergency light on stairs.	Provide battery packs.	ea	1	a. Safety Standards	\$ 450.00
Corridor C-15	A. Urgent	175.480	Missing emergency lighting.	Provide battery packs.	ea	1	a. Safety Standards	\$ 450.00
Work-123	A. Urgent	185.395d4A ADA	Missing fire alarm strobe.	Provide strobe.	ea	1	a. Safety Standards	\$ 500.00
Kindergarten 2-101	A. Urgent	BOCA F(96) 610.2	Missing exit light at door to outside.	Provide AC / DC exit light.	ea	1	a. Safety Standards	\$ 480.00
Kindergarten 2-101	A. Urgent	BOCA F(96) 513.1 NFPA 72 (1999)	Missing pull station at door to outside.	Provide pull station.	ea	1	a. Safety Standards	\$ 450.00
Kindergarten 2-102	A. Urgent	175.470f NFPA 72	Missing pull station at door to outside.	Provide pull station.	ea	1	a. Safety Standards	\$ 450.00
Kindergarten 2-102	A. Urgent	175.48	Missing exit light at both doors to outside.	Provide AC / DC exit lights.	ea	2	a. Safety Standards	\$ 960.00

Office 2-105	A. Urgent	185.395d4A	Missing fire alarm strobe.	Provide strobe.	ea	1	a. Safety Standards	\$ 500.00
Stair S-1	A. Urgent	185.370a6C	Missing emergency light at top of stair.	Provide battery packs.	ea	1	a. Safety Standards	\$ 400.00
Stair S-5	A. Urgent	BOCA F(96) 513.1 NFPA 72 (1999)	Missing pull station at door no. 4 to outside.	Provide pull station.	ea	1	a. Safety Standards	\$ 450.00
Prep 1-010	A. Urgent	BOCA F(96) 513.1 NFPA 72 (1999)	Missing fire alarm strobe.	Provide strobe.	ea	1	a. Safety Standards	\$ 500.00
Classroom 1-139	A. Urgent	BOCA F(96) 513.1 NFPA 72 (1996)	Missing fire alarm strobe.		ea	1	a. Safety Standards	\$ 500.00
Crawlspace / Shelter	B. Required	1999 NEC 110-111	800 amp electrical distribution switchgear is in a space with 100% relative humidity due to the lack of a vapor barrier. This will lead to damage and to failure of solid state circuitry. This requirement is not listed for wet locations.	Inspect the switchboard interior and test for functionality. If it is still functional then move it directly upstairs. (The estimate assumes it is functional.) This work not required if vapor barrier installed.	lump	1	a. Safety Standards	\$ 30,000.00
Crawlspace / Shelter	B. Required	1996 BOCA: 1813.0	Humidity levels are essentially 100% in this space. There is no vapor barrier of any kind so moisture flows freely into the space. This humidity is a severe hazard for mold propagation and health issues.	Remove the pea gravel. Lay down proper vapor barrier and pour finished concrete. Provide sprinklers so the space can be used as storage. Upgrade lighting.	lump	1	a. Safety Standards	\$137,000 Plug Number
Boiler Room 1-104	B. Required	185.510 NEC	In-line circulation pump install directly over electrical switchgear is leaking water directly on the gear.	Move the circ pump away from the electrical gear.	lump	1	a. Safety Standards	\$ 3,500.00
Serving Kitchen 1-118	B. Required	185.710 ISPC Public Health Dept	There is no scullery sink. Serving ware is chemically "sterilized" in lukewarm water which is then dumped into the hand sink.	Need architect input. Add grease interceptor. See Middle School citation.	?	?	a. Safety Standards	?

Serving Kitchen 1-118	B. Required	185.710 ISPC Public Health Dept	Missing sources of 140°F water and 180°F water for cleaning and sterilization.	Provide a gas water heater for 140°F water and an electric booster for sterilization (discuss chemical). Needs discussion.	?	?	a. Safety Standards	?
Throughout the 1930	B. Required	185.52	Old Westinghouse electrical panels are obsolete. Breakers can not be replaced. Short circuit bracing is unknown.	Replace with new panels featuring appropriate bracing and adequate numbers of circuit breakers. Quantity is a guess since panels were locked.	ea	5	a. Safety Standards	\$ 25,000.00
Throughout the 1962 and 1968	B. Required	175.62	Existing electrical panels are fully loaded and lack the ability to accept new breakers.	Replace with new panels having move capacity for breakers. Quantity is a guess since panels were locked.	ea	8	a. Safety Standards	\$ 40,000.00
Throughout the 1930, 1962 and 1968	C. Recommend	175.510 185.405	These areas employ pneumatic controls that are obsolete and ineffective.	Replace with direct digital controls featuring BACnet accessibility. Area is assumed at 39,000 sf.	sf	39000	b. Energy Conservation	\$136,500.00
Prep Room 1-010	A. Urgent	BOCA-F (96) 513.1 NFPA 72 (1999)	Missing strobes.	Provide strobe.	ea	1	a. Safety Standards	\$ 500.00
Classroom 1-007	A. Urgent	BOCA-F (96) 513.1 NFPA 72 (1999)	Missing strobes.	Provide strobe.	ea	1	a. Safety Standards	\$ 500.00
Stair S-1	A. Urgent	185.370c1	Missing magnetic hold-open on door at second floor (missing door as well).	Provide magnetic hold-open (pack-type) after door in replace.	ea	1	a. Safety Standards	\$ 650.00
Mechanical Room in Basement of Addition	B. Required	2012 IPMC 304.1.1	Reportedly the duplex sump pump controls do not allow both pumps to operate simultaneously.	Test the Metropolitan Equipment Company controls and repair them as necessary.	lump	1	h. Other Improvements	\$ 1,200.00
Building wide	B. Required	185.370.b.4. D, AHERA, IPMC 305.4	Floor tiles are cracked, loose, and may be tripping hazard. Flooring system is assumed to be asbestos containing based on previous reports on file.	Remove and replace damaged floor tiles. Remove and replace wall base around the perimeter. Remove and replace carpet installed over top of damaged floor tiles.	sf	?	Safety Standards	\$ 1,200.00
Exit 6, Exit 9	B. Required	185.370.b.4. D, AHERA, IPMC 305.4	Built in floor mat is no longer installed. Floor recess may be a tripping hazard.	Remove built in floor mat in its entirety, level floor and install walk off carpet tile at end of corridor adjacent to door.	ea	1	Safety Standards	\$ 1,000.00

Exit 2 & 5	B. Required	185.370.b.4. D, AHERA, IPMC 305.4	Floor tiles are cracked, loose, and may be a tripping hazard.	Remove and replace damaged floor tiles. Remove and replace wall base around the perimeter.	sf	30	Safety Standards	\$ 400.00
Classroom 54	B. Required	185.370.b.4. D, AHERA, IPMC 305.4	Floor tiles are cracked, loose, and may be a tripping hazard.	Remove and replace damaged floor tiles. Remove and replace wall base around the perimeter.	ls	1	Safety Standards	\$ 200.00
Northeast stair	B. Required	185.370c10G , IPMC 305.4	Floor tiles are cracked, loose, and may be a tripping hazard.	Remove and replace damaged floor tiles. Remove and replace wall base around the perimeter.	ls	1	Safety Standards	\$ 200.00
Stair	B. Required	185.370.b.4. a	Wall mounted locking gate assembly prevents egress.	Remove locking gate hardware or provide emergency egress	ls	1	Safety Standards	\$ 500.00
Classroom 20	A. Urgent	185.380b2A	Position of portable display board obstructs a clear path of travel to fire escape exit.	Move board to create a clear path of travel	ls	1	Safety Standards	\$ -
1930 building fire escape	A. Urgent	185.370c10G , IPMC 305.4	Fire escape is not stable. Railing is detached from platform. Anchorage to building has failed	Repair and reattached loose parts to make the fire escape railing and platform stable	ls	1	Safety Standards	\$ 5,000.00
Gymnasium	B. Required	IPMC 305.3	Loose wall base along path of egress causing a potential tripping hazard	Adhere wall base to wall	ls	1	Safety Standards	\$ 100.00
Stair 1930 building	B. Required	185.370c10G , IPMC 305.4	Loose stair nosing and tile on treads posing a tripping hazard	Remove finishes from stair and install rubber treads and risers	ls	1	Safety Standards	
2000 addition lower level	B. Required	IPMC 305.3	Wall base has come loose along various walls, due to water damage	Reinstall wall base	ls	1	Safety Standards	\$ 250.00
	B. Required	IPMC 305.3	Wet/damaged acoustical ceiling tile	Remove wet ceiling tile. Investigate source of water and remediate.	sf		Safety Standards	
1961 Toilet rooms	B. Required	IPMC 305.3, AHERA	Ceiling is broken and fragments are falling	Remove damaged ceiling. Patch and repair ceilings as required to have stable surface	sf		Safety Standards	
Stair 1930 building	B. Required	IPMC 305.3, AHERA	Ceiling is broken and fragments are falling	Remove damaged ceiling. Patch and repair ceilings as required to have stable surface	sf		Safety Standards	
1961 Janitor	B. Required	IPMC 305.3	Water leaking above ceiling at electrical conduit. Liquid is dripping on electrical panel below	Remove damaged ceiling. Investigate source of leak and remediate.	sf		Safety Standards	

Gymnasium	B. Required	IPMC 305.3, 304.7	Evidence of water infiltration at various locations in the gymnasium. Ceiling tiles are wet. A few tiles are close to falling and just resting on piping	Remove water damaged ceiling tile, investigate source of leak and install ceiling tile with clips. Roof replacement in item (xxx)	sf	3273	Safety Standards	
Storage/Stage	B. Required	IPMC 305.3, 304.7	Ceiling is broken and fragments are falling. Appears to be active roof leak	Remove damaged ceiling. Patch and repair ceilings as required to have stable surface. Roof replacement in item (xxx)	sf		Safety Standards	
Cafeteria	B. Required	IPMC 305.3, 304.7	Ceiling acoustical panels attached to the deck are letting loose and falling. Some appear to have water damage as well	Remove and replace sound panels on ceiling of cafeteria. Remove wet tiles, investigate source of leak and remediate. Roof replacement in item (xxx)	sf	2563	Safety Standards	
Teacher work room	B. Required	IPMC 305.3	Ceiling tile wet. Source appears to be sweating piping	Remove wet ceiling tile. Investigate source of water and remediate.			Safety Standards	
Storage north of teacher's lounge	B. Required	IPMC 305.3	Portion of ceiling is missing	Install missing ceiling grid and tile			Safety Standards	
art room	B. Required	IPMC 305.3	Wet ceiling tiles are found throughout	Remove wet ceiling tile. Investigate source of water and remediate.	sf	1400	Safety Standards	
Storage south of classroom 44	B. Required	IPMC 305.3	Water damaged ceiling tiles at south wall	Remove wet ceiling tile. Investigate source of water and remediate.	sf	8	Safety Standards	
Classroom 42 and office	B. Required	IPMC 305.3	Water damaged ceiling tiles at north wall	Remove wet ceiling tile. Investigate source of water and remediate.	sf	160	Safety Standards	
2000 addition first floor corridor	B. Required	IPMC 305.3	Ceiling tile wet. Source of moisture is not known	Remove wet ceiling tile. Investigate source of water and remediate.	sf	20	Safety Standards	
Interior-Throughout 2000 addition	B. Required	BOCA F 305.	Typical classrooms with ceiling mounted projectors include 2x2 sheet of wood at ceiling receptacle within the acoustical ceiling tile system. This material is combustible and has no evident markings indicating fire resistance	Replace combustible wood construction within acoustical ceiling tile system adjacent to projectors with fire rated material.	ls	1	Safety Standards	
Classroom 40	B. Required	IPMC 305.3	Water damaged ceiling tiles at east wall	Remove wet ceiling tile. Investigate source of water and remediate.	sf	30	Safety Standards	
1968 Addition	B. Required	IPMC 305.3, 304.7	Ceilings are water damaged due to roof leaks	Remove wet ceiling tile. Investigate source of water and remediate.	sf	1644	Safety Standards	
Library AV Room & library	B. Required	IPMC 305.3, 304.7	Ceilings are water damaged due to roof leaks	Remove wet ceiling tile. Investigate source of water and remediate.	sf	32	Safety Standards	

Classroom 8 & 9	B. Required	IPMC 305.3, 304.7	Ceilings are water damaged due to suspected roof leak at the perimeter of the room. Water has gotten into the CMU. The paint is popping due to moisture.	Remove wet ceiling tile. Investigate source of water and remediate. Remove loose paint, prime and paint wall.	sf	64	Safety Standards	
2000 addition lower level	B. Required	IPMC 305.3	Basement level ceilings are showing cupping due to excessive moisture levels. Classroom 43	Remove and replace ceiling tiles	sf	973	Safety Standards	
Boiler Room 1-104	A. Urgent	305.6	Hardware is broken and door is difficult to open	Remove and replace door and hardware	ls	1	Safety Standards	\$ 2,000.00
1961 Toilet rooms	B. Required	IFC 703	Doors missing from Toilet rooms.	Install door in fire rated corridor wall	each	2	Safety Standards	\$ 2,000.00
Library	B. Required	IFC 703	Door does not automatically close	Repair door and replace hardware as required to correct	ls	1	Safety Standards	\$ 1,000.00
Gymnasium	B. Required	IPMC 305.6	Door and frame in southwest corner of room is in poor shape.	Remove and replace door and hardware	each	2	Safety Standards	\$ 3,000.00
Gymnasium	B. Required	IFC 703	Door missing in south east corner in addition to the other at the stair	Install door and hardware in existing frame.	each	2	Safety Standards	\$ 2,000.00
Storage/Stage	B. Required	IPMC 305.6	Wood frames and doors are in poor shape (to both sides of stage opening). Doors bind, do not open or close properly, and frames are in poor shape. East door does not fully open due to swelling and catches on the floor	Remove existing doors and frames and install new door, frames, and hardware in their place	each	2	Safety Standards	\$ 5,000.00
Warming kitchen	B. Required	IPMC 305.6	Doors are splintering	Remove and replace doors and hardware.	each	2	Safety Standards	\$ 3,000.00
Storage (former 1-100, 1-105, and 1-112), intermediate landing	B. Required	IPMC 305.6	Door in poor shape	Remove and replace door in the existing frame	each	4	Safety Standards	\$ 4,000.00
Toilet rooms	B. Required	IFC 703	Doors are missing	Install door in existing frame	each	2	Safety Standards	\$ 2,000.00
Stair 1930 building	B. Required	IFC 703	Door to stair is missing on second floor	Install door in existing frame			Safety Standards	\$ 1,000.00

1930 Fire escape	B. Required	IPMC 305.6	West classroom on second floor: Door to fire escape is difficult to operate. It is scraping on the threshold preventing egress. The stone below the threshold is loose. Perimeter sealant is also cracked and falling out	Adjust door and repair threshold so that the door opens freely. Tuck point stone sill to make the threshold structurally sound. Replace sealant around perimeter	Is	1	Safety Standards	\$ 4,000.00
Roof 1962, 1966, and 1968	B. Required	IPMC 304.7, 3004.1.1.8	Roof Leaks (See attached roof plan for area) Existing roof is foam.	Remove existing roof and replace with new	sf		Safety Standards	
Exterior Site	B. Required	IPMC 302.2	Storm sewer is blocked or collapsed and no longer functions to drain water from the building. In some cases this has allowed the water to gather and infiltrate the building. The lower level of the building flooded and entries near downspout outlets are flooding	Clear storm sewer of blockage. Direct downspouts back into storm sewer system. Regrade site immediately adjacent to downspouts flush with existing surfaces to eliminate tripping hazard	Is	1	Safety Standards	
1961 building near ramp	B. Required	IAC	Panel cabinet door not latched at eye level in path of egress.	Latch cabinet to prevent door from swinging open.	Is	1	Safety Standards	\$ 100.00
Exterior Perimeter	B. Required	IPMC 304.1.1.4	Sealant is at the end of its useful life. Various locations are detached, crack, or missing.	Remove sealant from joints and reseal, including exterior pipe penetrations	Is	1	Safety Standards	\$ 10,000.00
Gymnasium	B. Required	IFC 907.3.1.1	Various pipe penetrations throughout gymnasium within fire walls are not sealed with fire caulking. Over time fill material has become dislodged and fallen out	Remove damaged sealant and fire safing material and replace to complete fire wall. Patch and paint wall to match existing	Is	1	Safety Standards	\$ 4,000.00
Storage/Stage	B. Required	IPMC 305.2, 305.3, 306.1.1	On former stage various bricks are missing at door jambs and holes are in the fire walls. Wood blocks and shims are installed in place of brick in various locations. Some bricks in wall are completely loose and have the potential to fall.	Remove loose bricks and wood blocking in walls and install masonry in its place. Tuck-point as required	Is	1	Safety Standards	\$ 8,000.00

Storage (former locker room)	B. Required	185.390.J.3	Walls is faced with combustible material (paneling)	Remove combustible partition and install metal stud partition with gypsum board in its place.	LS	1	Safety Standards	\$ 3,000.00
Boys Toilet room 2000 addition	B. Required	IAC	ADA signage on wall missing into Boys toilet room	Install missing signage	LS	1	Safety Standards	\$ 100.00
1930 building	B. Required	IPMC 605.1	Light fixture missing lense.	Install lense	LS	1	Safety Standards	\$ 100.00
1930 building	B. Required	185.390.j.3	Second floor windows have combustible material (paneling) installed above each window and along entire walls. In the counselor's office there is mold/mildew on the walls below the window	Remove combustible partition and install metal stud partition with gypsum board in its place.	Is	1	Safety Standards	\$ 15,000.00
1930 Building	B. Required	IPMC 305.3	Plaster is cracked and falling off the wall in various locations.	Remove broken plaster. Patch and repair wall surfaces	Is	1	Safety Standards	\$ 10,000.00
1930 building	B. Required	IPMC 305.3	Wall between stair and girls toilet room on the second floor is broken.	Patch and repair fire wall	Is	1	Safety Standards	\$ 500.00
Classroom 15	B. Required	IPMC 305.3	Crack in CMU at southeast corner	Patch and paint to match existing wall. Monitor for future movement	Is	1	Safety Standards	\$ 250.00
Band	B. Required	185.390.J.3	Enclosure around storm piping is wood studs. Residential hollow core door is installed. Door is warped due to moisture and faces are coming off. The door binds and will not operated properly.	Remove wood partition and replace with metal stud partition with gypsum board. Replace door frame and hardware with solid core door	Is	1	Safety Standards	\$ 2,000.00
2000 addition lower level	B. Required	IAC	Toilet room signs are mounted too high for accessibility ranges	Remove and reinstall at accessible height	ea	2	Safety Standards	\$ 60.00

2000 addition lower level storage	B. Required		Floor of storage room which is labeled as storm shelter contains active leaks at the perimeter. Lack of moisture barrier and concrete slab are comping the issue. There is no control of the environment. Pipes are not insulated. The combination of the lack of environmental control and no insulation is allowing the piping to sweat adding more moisture to the spaces. Indoor air quality within this area is of concern. Electrical conduit at electrical panel is also sweating.						Safety Standards	
Northeast stair	B. Required	IPMC 605.1	Light fixture missing lense.	Install lense	ea	1			Safety Standards	\$ 100.00
Northeast stair	B. Required		Construction of storage area within stairway does not appear to have been constructed in accordance with building construction	Remove storage room in its entirety. Repair damaged surfaces	ea	1			Safety Standards	\$ 500.00
Library AV Room	B. Required		Room is labeled as "Tornado Shelter" Room Does not qualify as a tornado shelter	Remove signage	ls	1			Safety Standards	\$ -
Exit 4	B. Required	IPMC 302.3	Pavement has settled immediate outside of Exit 4 creating a tripping hazard						Safety Standards	
Building perimeter	B. Required	IPMC 304.6	Horizontal sealant is missing or has deteriorated where slabs meet the building allowing water to be trapped against the building			1			Safety Standards	
2000 addition	B. Required	IPMC 304.6	The walls below grade have cracked in a few locations allowing water to enter the building.	Dig down against perimeter of building to expose crack. Patch and repair the crack, apply a sealer along the wall and regrade	LS	1			Safety Standards	
Exterior	B. Required	IPMC 605.1	Conduit against building has separated allowing stress on wiring within. Three locations	Connect separated conduit and reseal penetration in exterior wall	ls	1			Safety Standards	\$ 150.00

1930 building	B. Required	IPMC 304.7, 3004.1.1.8	Parapet around the roof perimeter is allowing water to enter the cavity wall. Efflorescence is seen along the upper wall as well as inside the building.	Tuck-point and reseal parapet joints	If		Safety Standards	\$ 300.00
	B. Required	IPMC 304.7, 3004.1.1.8	Scupper is over flowing and appears that little to no water is entering the storm sewer via the downspout	Remove blockage from downspout	is	1	Safety Standards	
1930 building	B. Required	IPMC 304.6	Glass blocks are broken and the framing around them has deteriorated.				Safety Standards	
Exit 9	B. Required	1FC09 1030, IPMC09 304.10	Stair exiting Exit 9 are not even. The bottom step could become a tripping hazard	Remove portion of paving to align with bottom of stair	is	1	Safety Standards	\$ 1,000.00
Exit 10	B. Required	IPOMC 304.10	Stair and walkway adjacent to exit 10 have been undermined. Bring grade up to sidewalk		is	1	Safety Standards	\$ 500.00
	B. Required	IAC	(Verify distance Splash block/downspout location appear to block require landing for exterior ramp at exit 5		is	1	Safety Standards	\$ 500.00
2000 addition	B. Required	185.380 b.2.A	Window sills on the lower level to not all have positive drainage away from the building				Safety Standards	
2000 addition lower level	B. Required		Dehumidifier tubing along floor is a potential tripping hazard	Remove tripping hazard	is	1	Safety Standards	\$ -