

FINAL DRAFT

10 YEAR HEALTH LIFE SAFETY SURVEY



Beecher High School

538 Miller Street

Beecher, IL 60401

Beecher CUSD 200u

Will County

2020

(196EX26.200)

Ten Year Safety Survey Report

Beecher High School

Beecher CUSD 200u

DESCRIPTION OF EXISTING CONDITIONS

I. GENERAL

LOCATION: Beecher High School
(Previously Beecher High/Jr High School)
538 Miller St
Beecher, IL 60401

ENROLLMENT: Grades Served: 9-12
Total enrollment: 352
Status of enrollment: Static

CONSTRUCTION: 1952 & 1969: Type II Non-Combustible
2000: Type II Non Combustible and Fully Sprinklered.

APPLICABLE SURVEY CODES: 1952: School Code Part 185
1969: 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 0.6 miles away
Beecher Fire Protection District
711 Penfield St.
Beecher, IL 60401

CITY WATER: Water utility company is: City of Beecher.
Fire hydrant(s) located: West of parking area, on north side of Miller Street.
Domestic service size: Combined sprinkler and domestic service in Custodial Room. Service looks to be 8". Fire is 4" and domestic is 3". Both services have BPV's.

Fire / sprinkler service size: See above.

II. CONSTRUCTION DETAILS

YEAR BUILT:	1952 Original Building 1969 Addition 2000 Addition
HEIGHT:	Two (2) Stories.
GROUND FLOOR AREA:	84,090 sf
EXTERIOR WALL CONSTRUCTION:	Face brick with concrete block back-up.
FLOOR CONSTRUCTION:	All lower level floors are concrete slab on grade. Upper floor is precast concrete hollow core slab. Floor finishes include sealed concrete, tile, VCT, carpet and wood.
ROOF CONSTRUCTION:	Built up roof system on gypsum deck on steel construction on the Original building. Single ply roof system on gypsum deck on steel construction on the 1969 buildings. Single ply roof system on metal deck on steel construction in the 2006 Addition.
INTERIOR WALL CONSTRUCTION:	Face brick, CMU, and wood/metal 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:	None.

III. EGRESS FACILITIES

GRADE EXITS:	Mostly adequate in arrangement.
CORRIDORS:	Mostly adequate in arrangement and size.
STAIRWAYS:	Stairs are mainly concrete construction. Band risers are fire treated plywood on metal studs construction. Roof access steps and landing are steel construction

RAMPS: In band at risers only. The construction is fire treated plywood on metal studs.

WINDOWS: Not used as secondary means of escape.

FIRE ESCAPE: None.

EXIT SIGNS: Illuminated exit light type: AC / DC.
Lamp type: LED. Located: per Life Safety Reference Drawings.

EMERGENCY LIGHTING: Fixture type: LED. Power source: batteries. Located: per Life Safety Reference Drawings.

IV. SPECIAL OCCUPANCIES

NORTH GYMNASIUM: Separated from the remainder of the building by one hour fire walls

SOUTH GYMNASIUM: Separated from the remainder of the building by one hour fire wall on the north side and a two hour fire wall on the east side.

BOILER ROOM: Separated from the remainder of the building by one hour fire walls

MECHANICAL EQUIPMENT & STORAGE ROOMS: Separated from the remainder of the building by one hour fire walls

V. UTILITIES

HEATING PLANT:

Type	Low pressure steam.
Inspection Certificates Posted?	Current boiler inspection certificates posted.
Manufacturer	Burnham / Kewanee.
Model	Burnham Model 4FL-563A-45-G-GP Kewanee Model M-425-G
Input / Output	Burnham 5,314 mbh input / 4,251 mbh output. Kewanee 5,313 mbh input / 4,250 mbh output.
Flue Type	Insulated steel breeching to masonry stack.
Combustion Air	At west wall. Has control dampers.
Pressure Relief Valves	Two per boiler.
Gas Pressure Safeties	Yes.

Low Water Cut-Offs	Two on the Burnham – external McDonnell Miller. One on the Kewanee - external McDonnell Miller.
Emergency Gas Shutdown	At door to hallway (east).
Backflow Preventer on Make-Up Water Feedwater	Yes. Fabtek Model TKLB3084.SS.BFD.D horizontal stainless steel tank with two feed water pumps.
Chemical Treatment	Water Technology, Inc. Water softener on make-up. Automated blowdown. Two chemical feed pumps.
Comments	<ul style="list-style-type: none"> •Remnants of buried fuel oil piping visible in Boiler Room. Status of underground tank not known. •A steam-to-hot water heat exchanger in the Boiler Room provides heat for the addition (s). There are two in-line circulation pumps and a pot feeder. •Current boiler inspection certificates posted. •Steam traps are original type and appear to be maintained.

HEAT DISTRIBUTION:

Pipe Material and Insulation	<ul style="list-style-type: none"> •Steam and condensate are black steel. Looks like fiberglass in the Boiler Room. Elsewhere not known. Steam tunnels in 1953. •Hot water is black steel with fiberglass in the Boiler Room. Elsewhere not known.
Pumping	Dunham Bush vacuum return pump in Boiler Room on steam system. It pumps into the feedwater tank.
Heating Effect	Unit ventilators, fin tube convectors and unit heaters in 1953 and 1969. Classroom unit ventilators in 2001.
Spot Heating	Convectors.

VENTILATION:

Mechanical	Unit ventilators. McQuay Model RDS708B RTU (this unit has a duct-mounted heating coil reportedly) serves Cafeteria. Indoor McQuay unit serves 2001 Gym.
Natural	1953 Building employs operable windows for ventilation.
Heat Recovery	None.
Toilet Exhaust	Mechanical.
Teacher's Lounge Exhaust	None noted.
Kiln Exhaust	Provided.
Vehicle Exhaust	N/A.
Dust Collection	N/A.
Dishwasher Exhaust	N/A.

Range Hood Exhaust
Heat Hood Exhaust
Comments

N/A.
N/A.
•Residential dryer in Custodial vented through exterior wall.
•Art Room 2-105 kiln has bottom exhaust.
•Numerous propeller fans in classrooms.
•"Big Ass" propeller fans in 2001 Gym.
•Fume hood and exhaust in Science Lab 3-123.

AIR CONDITIONING:

Type

Mini-splits observed in Admin Office, Computer Lab, Guidance Teacher Work / Lounge, Server 2-101, District Office, Superintendent Office, Classroom 2-120.

Chiller(s)

None.

Location

N/A

Cooling Effect

N/A

Spot Cooling

N/A

WATER HEATER:

Location

Boiler Room.

Manufacturer / Model

State Model SBD-100-199-NE118 gas-fired.

Input / Output

199 mbh input.

Thermostatic Mixing Valve

Yes.

Recirculation

Yes.

Comments

Improperly vented into boiler breeching. This heater is a replacement for a similar unit that failed recently.

Dishwasher Booster Heater

N/A. There is no dishwasher. Food is prepared off site. It's not clear how sterilization of tableware occurs.

INCINERATOR:

None.

GAS SERVICE:

Utility

Nicor.

Service Entrance Location

Boiler Room. Meter and regulator outside on north wall of building.

Pipe Material

Black Steel.

Comments

No evidence of emergency gas shutdown in Science 2-112.

ELECTRICAL SYSTEM:

Utility

Commonwealth Edison.

Primary Location

Underground. Appears to originate at OH primaries to the south of Hodges Street.

Utility Transformer Location	Oil-filled Commonwealth Edison transformer is inside the building in a dedicated room. It feeds bus duct that extends into the adjacent Boiler Room.
Electrical Service Entrance	Switchboard in Boiler Room is fed by bus duct from adjacent transformer.
Service Voltage	120 / 208 volt, 3 phase, 4 wire.
Service Amperage	1,600 amp.
Distribution Panel	GE switchboard in Boiler Room. Has two 800 amp breakers. One breaker feeds an 800 amp switchboard in the Boiler Room. The other feed goes to an 800 amp MCC in Custodial.
Wiring	Conduit and wire.
Comments	The 1953 era Westinghouse panels are obsolete and need to be replaced. It's very likely these are not braced for available short circuit amperage.
Classroom Lighting Type	Fluorescent.
Lighting Controls	Manual.
Office / Corridor Lighting	Fluorescent.
Controls	Manual.
Gym Lighting	LED retrofit.
Controls	Manual.
Athletic Lighting	Tennis court lighting is LED.
Exterior Lighting	Predominantly LED.
Comments	Westinghouse panels circa 1953 are obsolete and should be replaced. Examples: Exit light panel, Panel E, Panel 2.

PLUMBING:

Meter Location	In Custodial I-133.
Domestic Water Piping	1953 piping is galvanized iron. Black water reportedly comes out of the faucet at Teacher's Lounge.
Comments	1953 water service into Boiler Room no longer used. Water infiltrates into the Boiler Room along the piping. Part of the solution is to remove the piping.
Plumbing Fixtures	<ul style="list-style-type: none"> •Wall-hung water closets with manual flush valves. •Wall-hung urinals with manual flush valves. •Wall-hung lavatories with manual mixing valves.
Comments	<ul style="list-style-type: none"> •Open sump basin in Boiler Room takes Boiler Room floor drains plus footing tile. Piping is set up for duplex pumps but there's only one pump. Not clear where this discharges. •The Boiler Room floods. Water is coming through the north block wall in multiple locations.
Sanitary Sewer	Gravity to Village of Beecher.

Drain Waste and Vent System	Issues with DWV piping noted at gang toilets in the 1953 and at Cafeteria toilets. Flow is compromised by pipe routing and there are no cleanouts.
Storm Sewer	Village system flows into nearby Trim Creek. The creek overflows in rain events which prevents the site from draining properly. Acid neutralization basin located in Storage 3-121.
Roof Drainage	Interior roof drains in most of the building. Gutters and downspouts on west end of 1953.
Overflow	None.
Site Drainage	Catch basins on site flows to Trim Creek. District reports chronic surface water problems. This is due at least in part to site grading. Trim Creek is on west side of the Campus.

VI. PRIVATE PROTECTION

FIRE ALARM SYSTEM:

System Type	Addressable. Looks like it has zone addressable modules.
Appears to Comply with ADA?	Probably does not comply with ADA due to age of strobes and audio visual alarm notification devices.
Manufacturer	Edwards EST-2. Installed by Commercial Electronics, Joliet, Illinois (815-741-3333).
Control Panel Location	Boiler Room.
Batteries and Charger	Yes.
Annunciator Location	None noted besides the FACP in the Boiler Rooms. A remote annunciator would greatly aid first responders and would move the annunciator function out of an area that could easily be the source of an incident.
Pull stations	Located per Safety Reference Drawings.
Alarm Devices	Located per Safety Reference Drawings.
Magnetic Hold-Opens	Located per Safety Reference Drawings.
Sprinklered	Has tamper switches and flow switch.
Monitored?	By Central Station 708-948-2028 (Account 5434).

AUTOMATIC SPRINKLERS:

Sprinklered?	The 2000 Building is sprinkled. The 1953 and the 1968 are not sprinkled.
Sprinkler Service Equipment Location	Custodial I-133 in southwest corner.
Fire Department Connection Location	On west exterior wall of Custodial I-133.
System Type	Wet system.
Comments	Installed by A & A Sprinkler Company (847-426-9473).

AUTOMATIC HEAT DETECTION:

Smoke Detectors	Located per Safety Reference Drawings.
Heat Detectors	Located per Safety Reference Drawings.
Duct-Mounted Smoke Detectors	Two observed in ducts to the Gym.
Sprinkler System Tie-In	Yes.

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 north entrance.
Security Cameras	Extensive coverage.
Security System	Yes.

VIII. ENERGY CONSERVATION

Control Type	Pneumatic.
Compressor Location	Simplex compressor in Boiler Room. It runs almost constantly which suggests leaks.
Air Dryer Location	Refrigerated dryer in Boiler Room.
Comments	Two control panels: •One for day / auto zones 2 and 3. •One for day / auto zone 1 plus both boilers.

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. There are no ACM products in the 2000 building addition, according to an affidavit 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.

XI. PAVING

Large cracks in the sidewalk at the main entrance have the potential to be a tripping hazard. Localized settlement is also allowing water to collect and pond. There is one slab that has settled at the athletic entrance that also has the potential to be a tripping hazard and should be monitored and corrected. Paving in the bus lane has deteriorated and should be monitored and resurfaced as required. Other sidewalk and paving is in good condition.

Add/Edit Schedule Item - Complete All Columns

IWAS System

District: Beecher CUSD 200u

Facility: Beecher High School

Location/ Rm. #	Priority Code	Rule Violated	Desc. Of Violation	Recommendation to Correct	Units of Measure	Qty.	Work Type	Est. Cost
Boiler Room 1-103	B. Required	IPMC 2012 304.1.1	The floor level is lower than the rest of the building. Rain events overwhelm the capacity of the sump pump and floods the Boiler Room.	Add a second sump pump to the existing sump basin and provide a grated cover on the basin.	lump	1	h. Other Improvements	\$ 4,000.00
Boiler Room 1-103	A. Urgent	185.370a6C	Missing emergency light.	Provide a battery pack.	ea	1	a. Safety Standards	\$ 400.00
Boiler Room 1-103	A. Urgent	185.370a6B	Missing exit light.	Provide AC / DC exit light.	ea	1	a. Safety Standards	\$ 480.00
Electric (Transformer) Room 1-101	A. Urgent	NEC 2014 450.42 185.510	Oil-filled utility transformer located inside the school. There are exposed high voltage terminals in this room. There is no way for District Staff to de-energize the transformer in the event of a fire. Only the utility can de-energize the transformer by pulling pole-mounted fuse blocks a block away. In the meantime, this room needs to be securely locked and inaccessible to all but utility personnel and provided with appropriate signage.	Provide an exterior, pad-mounted transformer and refeed the building with appropriately sized conductors. Remove the utility indoor transformer. Remove all high voltage conductors. Use the Transformer Room for new switchgear. The utility may help offset these costs.	lump	1	a. Safety Standards	\$163,000.00
Corridor 1-C12	A. Urgent	185.370a6C	Missing emergency light.	Provide battery pack.	ea	1	a. Safety Standards	\$ 400.00
Nurse 1-125	A. Urgent	185395d4A	Missing strobe.	Provide strobe.	ea	1	a. Safety Standards	\$ 500.00
Classroom 1-126	A. Urgent	185.395d4A	Missing audiovisual alarm.	Provide audiovisual alarm.	ea	1	a. Safety Standards	\$ 600.00

1953 Building	B. Required	185.52	Old Westinghouse electrical panels are obsolete. Breakers can not be replaced. Short circuit bracing is not known.	Replace with new panels featuring appropriate bracing and adequate number of circuit breakers. Quantity is a guess since panels were locked.	ea	7	a. Safety Standards	\$ 35,000.00
Corridor 1-C12	A. Urgent	185.370a6C	Missing emergency light.	Provide battery pack.	ea	1	a. Safety Standards	\$ 400.00
Superintendent Office 2-126a	A. Urgent	185.395d4A	Missing strobe.	Provide strobe.	ea	1	a. Safety Standards	\$ 500.00
Classroom 2-107	B. Required	185.457a	Missing ventilation means. No operable glass and no mechanical ventilation.	Provide heating-only steam unit ventilator ducted to roof for fresh air.	ea	1	a. Safety Standards	\$ 23,000.00
Classroom 2-107	A. Urgent	185.395d4A	Missing audiovisual alarm.	Provide audiovisual alarm.	ea	1	a. Safety Standards	\$ 600.00
Coaches Toilet Room 3-104a	A. Urgent	185.395d4A	Missing strobe.	Provide strobe.	ea	1	a. Safety Standards	\$ 500.00
Coaches Toilet Room 3-107a	A. Urgent	185.395d4A	Missing strobe.	Provide strobe.	ea	1	a. Safety Standards	\$ 500.00
Boy's Team Lockers 3-103	A. Urgent	BOCA-F: 610.2	Missing exit light at the single exit door.	Provide AC / DC exit light.	ea	1	a. Safety Standards	\$ 480.00
Girl's Team Lockers 3-106	A. Urgent	BOCA-F: 610.2	Missing exit light at the single exit door.	Provide AC / DC exit light.	ea	1	a. Safety Standards	\$ 480.00
Corridor 3-C11	A. Urgent	BOCA-F: 610.1	Missing emergency light east of magnetically held doors.	Provide battery pack.	ea	1	a. Safety Standards	\$ 400.00
Science Lecture 3-123	A. Urgent	BOCA-F: (96) 513.1 and NFPA 72 (96)	Missing strobe.	Provide strobe.	ea	1	a. Safety Standards	\$ 500.00
Exit Corridor just north of Classroom 3-124	A. Urgent	BOCA-F: 610.1	Missing emergency light.	Provide battery pack.	ea	1	a. Safety Standards	\$ 400.00
Boiler Room 1-103	C. Recommend	2012 IPMC 304.1.1	Footing tile around boiler room is thought to be compromised.	Hire a Contractor to scope the tile and repair / replace as required.	lump	1	h. Other Improvements	\$ 5,000.00
Throughout	C. Recommend	2012 IPMC 602.3	Existing pneumatic controls are obsolete, unreliable and require constant attention.	Replace with direct digital controls featuring BACnet accessibility. Area is assumed to be 83,150 sf.	sf	###	b. Energy Conservation	\$291,000.00
Teacher Resource Room - No Number	C. Recommend	ISPC	Teachers report discolored water at sink.	Test the water for purity. Study replacement of galvanized iron water piping serving this sink with copper. Ensure adequate flow in the lines to comply with ISPC.	lump	1	a. Safety Standards	\$ 5,000.00

Original 1952 and 1969 building	B. Required	185.370.b.4. D, AHERA, IPMC 305.4	Floor tiles are cracked, loose, and may be a 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	
Exit 7, Exit 14	B. Required	185.370.b.4. D, AHERA, IPMC 305.4	Built in floor mat is loose/buckled/broken and 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.	each	Safety Standards	\$ 2,800.00
Computer lab	B. Required	185.370.b.4. D	A hole in floor along south wall may be a tripping hazard.	Infill hole and install flooring to match.	ls	Safety Standards	\$ 150.00
Exit 4	B. Required	185.370.b.4. D, AHERA	Carpet is damaged, loose, and may be a tripping hazard. Flooring system below is assumed to be asbestos containing based on previous reports on file.	Remove and replace damaged carpet. Remove and replace wall base around the perimeter.	sf	Safety Standards	
Exit 13	B. Required	185.370.b.4. D, AHERA	Floor tiles are cracked, loose, and may be a 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.	222 sf	Safety Standards	
Exit 9	B. Required	185.370.b.4. D	Floor mats are loose and may be a tripping hazard.	Reset recessed floor mats.	ls	Safety Standards	\$ 200.00
North gymnasium	A. Urgent	NEC 70	Broken cover plate on junction box on west wall	Remove and replace cover plate on junction box	ls	Safety Standards	\$ 100.00
Original 1952 and 1969 building	B. Required	AHERA, IPMC 305.3	Asbestos containing ceilings have become friable throughout the facility. During walkthrough ceiling material was found on the ground having fallen, ceilings were cracked, and some were water damaged above and will likely fail due to damage.	Abate asbestos containing ceiling in its entirety along with the surface mounted light fixtures, ceiling fans, and devices (technology, fire alarm) attached to the ceiling. Patch surfaces disturbed due to demolition. Install fire rated acoustical ceiling tile system, light fixtures, ceiling fans, technology cabling, and required fire alarm systems.	sf	Safety Standards	

Classroom 22 and 23	B. Required	AHERA, IPMC 305.3	Acoustical ceiling tile (ABCM) within classrooms and in the corridor adjacent to the space is wet and stained from moisture above. The lintel in the same area has rusted due to the same leaks. Cause is not known.	Abate ceiling system. Investigate source of leak and remediate. Replace damaged acoustical ceiling tile system and including surface mounted light fixtures. Remove rust from lintels and repaint.	sf	1798	Safety Standards
Storage under bleachers	B. Required	IFC 703, IPMC 305.3	Fire rated ceilings are damaged exposing underside of wood bleachers	Patch and repair ceiling as required to complete required rating	sf	1652	Safety Standards
Ticket booth	B. Required	IFC 703, IPMC 305.3	Missing ceiling tile. Water damaged ceiling tile is adjacent to missing tiles	Install missing ceiling tile. Remove water damaged ceiling tiles. Investigate source of leak and remediate. Install new acoustical ceiling tile in existing grid	sf	12	Safety Standards
EXIT 13/Storage 119	B. Required	IPMC 305.3	Wet/damaged acoustical ceiling tile	Remove wet ceiling tile. Investigate source of water and remediate.	1	Is	Safety Standards
Corridor 3-c12	B. Required	AHERA, IPMC 305.3	Ceiling tile grid has rusted and is in poor shape along with ACT tiles (ABCM). Damage and wet tiles are found throughout the corridor		3527	sf	Safety Standards
Home ec storage	B. Required	IPMC 305.3	Water damaged ceiling tile (2x2 act-not ABS)	Remove wet ceiling tile. Investigate source of water and remediate.	4	sf	Safety Standards
South gym corridor (3c11)	B. Required	IPMC 305.3	Water damaged ceiling tile (2x2 act-not ABS). Missing ceiling tile. Adjacent soffits are also water damaged and cracks have opened.	Remove wet ceiling tile. Investigate source of water and remediate. Install new ceiling tile. Patch and repair soffits and paint	2352	sf	Safety Standards
Computer lab	B. Required	AHERA, IPMC 305.3	Water stained ceiling tile (ABCM?) throughout room		sf	1184	Safety Standards
Library	B. Required	IPMC 305.3	Wet ceiling tiles in north west corner of library	Remove wet ceiling tile. Investigate the source of leak and remediate. Install ceiling tile	SF	24	Safety Standards
Classroom 12 A	B. Required	IPMC 305.3	Missing ceiling tile	Install missing ceiling tile	SF	24	Safety Standards
Original 1952 and 1969 building	B. Required	IFC 703, IPMC 305.6	Door closer is missing or broken at door within corridor fire rated wall	Remove damaged closer. Prepare door and install closer	ea		Safety Standards

Storage rooms below bleachers (1-122, 123, 124)	A. Urgent	IFC 703, IPMC 305.6	Fire rated door binds and will not operate without force. Door is broken	Remove and replace door, frame, and hardware within opening	ea	3	Safety Standards	\$ 4,500.00
Nurse Toilet	A. Urgent	IFC 703, IPMC 305.6	Door binds and will not operate without force.		ea	1	Safety Standards	\$ 1,000.00
Art Office	A. Urgent	IFC 703, IPMC 305.6	Door binds and will not operate without force.		ea	1	Safety Standards	\$ 1,000.00
Janitor	B. Required	IFC 703, IPMC 305.6	Fire rated door does not latch		ea	1	Safety Standards	\$ 1,000.00
Teacher Resource Room	B. Required	IFC 703, IPMC 305.6	Hardware is broken on door. Fire door has no latching capabilities.	Replace door and hardware	ea	1	Safety Standards	\$ 1,000.00
Boiler Room	B. Required	IPMC 305.6	Exterior door (Exit 2) is not properly anchored to the jambs. Frame is also deteriorated.	Remove and replace door frame and hardware.	ea	1	Safety Standards	\$ 2,000.00
Storage under bleachers (1-121)	B. Required	IFC 703, IPMC 305.6	Access door below bleachers is held open.		ea	1	Safety Standards	\$ 500.00
North Gymnasium	B. Required	IFC 703, IPMC 305.6	North door hardware is broken	Remove and replace hardware			Safety Standards	\$ 500.00
North Gymnasium	B. Required	IFC 703, IPMC 305.6	South doors are in poor condition and hardware is not appropriate for the location. Threshold is missing and could lead to a tripping hazard. Frame is not appropriately anchored and adjacent block at jamb is broken or missing	Remove existing door and frame. Tuck-point glazed block around the perimeter of the opening. Install new door frame and hardware at two south locations	EA	2	Safety Standards	\$ 2,500.00
Classroom 3	B. Required	IPMC 305.6	Glazing stop in door is broken/missing	Remove broken stop and install new stop in its place	ea	1	Safety Standards	\$ 150.00
Custodial/maintenance	B. Required	IPMC 305.6	Replace seal on bottom of overhead door to help prevent water infiltration		each	1	Safety Standards	\$ 150.00
Exit 7	B. Required	IPMC 305.2, 305.3, 306.1.1	Masonry jamb is broken and missing specifically at base of door. Cavity and is open to interior and day light can be seen	Replace broken glazed block and tuck point jamb at existing door. Paint to match as required	ls	1	Safety Standards	\$ 2,500.00

North gymnasium	B. Required	IPMC 305.6	West wall of gym at both locker room doors is broken and exposes anchors to door frame. Threshold is also loose or missing.	Replace broken glazed block and tuck point jamb at existing door. Paint to match as required. Install threshold.	Is	2	Safety Standards	\$ 6,000.00
Exit 4 corridor	B. Required	IPMC 305.6	Exterior door (exit 4) is sealed shut and will not function as an exit. The interior door at the same corridor will not shut and the threshold is missing.	Remove replace existing door, frame, and hardware at both locations	Is	2	Safety Standards	\$ 5,000.00
North gymnasium	B. Required	IFC 703, IPMC 305.6	North corridor door: Door and hardware are in poor and do not properly function	Remove and replace doors and hardware	ea	2	Safety Standards	\$ 2,500.00
Exit 11	B. Required	IFC 703, IPMC 305.6	Closers are broken off both doors at this opening. Weather stripping is also broken and bent at same	Replace closers and weather stripping	each	2	Safety Standards	\$ 1,500.00
Exit 10	B. Required	BOCA-F:605	Gym divider curtain prevents egress from Exit 10 when not fully stacked.	stop stack short of door opening.	LS	1	Safety Standards	\$ 250.00
Storage 10111	B. Required	IFC 703, IPMC 305.6	Door does not shut	Adjust door	EA	1	Safety Standards	\$ 1,000.00
mechanical closet	B. Required	IFC 703, IPMC 305.6	Door does not operate properly	Adjust door	Is	1	Safety Standards	\$ 500.00
Event entrance	B. Required	IPMC 305.6	Aluminum door racks and is difficult to operate	Adjust door			Safety Standards	\$ 500.00
Teachers work room	B. Required	IPMC 305.6	Door is in poor shape	Replace door, frame, and hardware			Safety Standards	\$ 1,000.00
Kiln Room	B. Required	IFC 703, IPMC 305.6	Block used to hold open fire rated door	Remove block of wood		1	Safety Standards	\$ 100.00
Serving kitchen	B. Required	IFC 703, IPMC 305.6	Hold open used on fire rated door	Remove holder	Is	1	Safety Standards	\$ 100.00
Custodial/maintenance	B. Required	IFC 703, IPMC 305.6	Hold open used on fire rated door	Remove holder	Is	1	Safety Standards	\$ 100.00
Kiln Room	B. Required	IPMC 605.1	non-functional light fixture	Repair light	each	1	Safety Standards	\$ 500.00
Typical Classrooms in 1952 & 1969 buildings	B. Required		Mechanical units have what appears to be ABCM tile on top of them that is popping up and becoming friable				Safety Standards	

District Office	B. Required		There is no indication that the partition installed within this room is non-combustible. Partitions should match building construction type.				Safety Standards	
Principal's office, teacher resource room, Library storage, Classroom 16	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.	each	4	Safety Standards	\$ 12,000.00
Corridors above lockers	B. Required	IPMC 305.3	Plaster walls contain cracks and holes in fire rated construction				Safety Standards	
Corridor	B. Required	IPMC 305.3	Block is knocked out of alignment at top of wall by soffit and janitor (northeast corner)	Reinstall block, seal crack and repaint wall.	LS	1	Safety Standards	\$ 500.00
Boiler Room	B. Required	185.370c.10G	Bottom stair on east exit is broken.	Remove and replace bottom step	ls	1	Safety Standards	\$ 400.00
Boiler Room	B. Required		Open sump pit	Install lid or barrier around pit			Safety Standards	
Boiler Room	B. Required	IPMC 305.3	Leak around piping through wall at center of north wall	Remove existing seal and replace seal around perimeter of pipe to prevent water infiltration	ls	1	Safety Standards	\$ 100.00
Storage under bleachers (1-121)	B. Required	IPMC 305.3	Infill within fire wall is built of combustible materials	Remove and replace infill with fire rated construction	ls	1	Safety Standards	\$ 500.00
North gymnasium	B. Required	185.370.b.4.B	Wall base is loose from the wall. Due to not being flush, the base has become a tripping hazard	Reinstall base against perimeter of gymnasium where loose	ls	1	Safety Standards	
Exit 4 corridor	B. Required	IPMC 305.3	Large unsupported openings are in CMU wall on south side of space		ls	1	Safety Standards	
Exit 4 corridor	B. Required	185.370.b.4.B	Storage is in path of egress	remove storage from corridor	ls	1	Safety Standards	\$ -
Exit 4 corridor	B. Required	IPMC 605.1	Fire alarm device is taped over	Remove tape from fire alarm device	ls	1	Safety Standards	\$ -
Classroom 11	B. Required	IPMC 305.3	Crack in CMU above corridor door	Patch and repair crack and paint wall to match existing			Safety Standards	\$ 250.00
South gymnasium	B. Required	NFPA 10	Solid door fire extinguisher cabinets are not labeled	Install labels on fire extinguisher cabinet doors	2	ls	Safety Standards	\$ 40.00
South gymnasium	B. Required	IPMC 605.1	Junction box is knocked off the wall and dangling	Secure junction box	ls	1	Safety Standards	\$ 50.00

South gym second floor fitness	B. Required	IPMC 305.3	Mirror is broken	Remove broken mirror and replace with fully tempered glass mirror	sf	144	Safety Standards	
Exit 6	B. Required	IPMC 305.3	Day light can be seen below block wall at door.	Replace threshold and seal gaps	ls	1	Safety Standards	
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	ls	1	Safety Standards	\$ 6,000.00
Exterior Perimeter- 1952 building	B. Required	IPMC 304.1.1.4	Brick joints have cracked around the perimeter.	Tuck-point locations where joints have cracked.	ls	1	Safety Standards	\$ 5,000.00
Exterior corner near Custodial storage	B. Required	IPMC 304.7, 3004.1.1.8	Downspout is directed away from the storm sewer. Water has no way to leave the area immediately adjacent to the building	Redirect downspout into storm system			Safety Standards	
Exterior Exit 1, 9, 12	B. Required	IPOMC 304.10	Walkway has settled along the path of egress leading to a tripping hazard. (near exit 1, 9, 12) Additional holes in concrete are also a tripping hazard.	Raise portion of sidewalk to be level with adjacent concrete. Infill holes in walkway			Safety Standards	
Exterior perimeter	B. Required		Exterior louvers have become detached from building and bent.	Bend louvers back into place, anchor to wall and seal as required	Each	1	Safety Standards	
Exit 14	B. Required		Steel lintel has deteriorated and is rusted	Remove rust, prime and paint to prevent further deterioration	each	1	Safety Standards	\$ 200.00
Exit 14	B. Required	IPMC 605.1	Exterior light fixture missing cover	Install cover over fixture	Each	1	Safety Standards	\$ 100.00
Not included								
Concessions	B. Required		Resilient base falling off wall	Reinstall wall base			Safety Standards	
Exterior Site	B. Required		The existing site around the perimeter of the building is poorly graded allowing water to infiltrate the building in various locations. This flooding is leading to damage within the building				Safety Standards	

Completion Date	Funding Type	Check for C Item				This Portion is for Architect Reference Only		
		Energy Conservation	Security	Playground & Paving	Accessibility	Added By	Additional Architect Notes not included in IWAS	Photo Reference
						GHR		
						GHR		
						GHR		
						GHR	Exit 3 Door, frame, and hardware is also in poor condition and should be replaced.	8072
						GHR		
						GHR		
						GHR		

	F. Fire Prevention						KAK	Regrade around perimeter of building to prevent future flooding and potential related floor failure	
	F. Fire Prevention						KAK		
	F. Fire Prevention						KAK	Check to see if this is also asbestos	
	F. Fire Prevention						KAK		
	F. Fire Prevention						KAK		
	F. Fire Prevention						KAK		
	F. Fire Prevention						KAK		7879
							KAK		
	F. Fire Prevention						KAK	Need asbestos letter	

	F. Fire Prevention							KAK			
	F. Fire Prevention							KAK			
	F. Fire Prevention							KAK			
	F. Fire Prevention							KAK			
	F. Fire Prevention							KAK			
	F. Fire Prevention							KAK		7795, 7797	
	F. Fire Prevention							KAK		7825	
	F. Fire Prevention							KAK			
	F. Fire Prevention							KAK		7868, 7870, 7873	
	F. Fire Prevention							KAK			
	F. Fire Prevention							KAK			
	F. Fire Prevention							KAK		7864, 7866	

	F. Fire Prevention							KAK			
	F. Fire Prevention							KAK	alternative to fire rated paint or coating	7650	
	F. Fire Prevention							KAK		7741, 7759	
	F. Fire Prevention							KAK		7760	
	F. Fire Prevention							KAK		7782	
	F. Fire Prevention							KAK		7785	
	F. Fire Prevention							KAK		Boiler	
	F. Fire Prevention							KAK		7828	
	F. Fire Prevention							KAK		7877	
	F. Fire Prevention							KAK		7891	
	F. Fire Prevention							KAK		7897	
	F. Fire Prevention							KAK			
	F. Fire Prevention							KAK			
	F. Fire Prevention							KAK			
	F. Fire Prevention							KAK			

	F. Fire Prevention						KAK		
	F. Fire Prevention						KAK		
	F. Fire Prevention						KAK	8071, 8133	
	F. Fire Prevention						KAK	8078, 8083	
	F. Fire Prevention						KAK	8081	
	F. Fire Prevention			X			KAK	8087, 8106, 8155, 8159, 8160, 8174	
	F. Fire Prevention						KAK	8112, 8116, 8122	
	F. Fire Prevention						KAK	8128 8129	
	F. Fire Prevention						KAK		
	F. Fire Prevention						KAK		
	F. Fire Prevention						KAK		
	F. Fire Prevention						KAK		
	F. Fire Prevention						KAK		Need to address site work