

# CERTIFICATE OF APPROVAL FOR A TEN YEAR SURVEY REPORT

(Section 2-3.12 of the School Code)

PEPPER RIDGE ELEMENTARY SCHOOL	McLean
School Building	County
McLean County USD 5, 0050	
District Name and Number	

I, , State Superintendent of Education, acknowledge receipt of this ten-year safety survey report, approved for the year 0. Hence, the next safety survey report will be due in the year 0. The District architect has provided assurances that the building named above has been surveyed in accordance with 105 ILCS 5/2-3.12. This Certificate of Approval for a Ten Year survey Report does not necessarily imply that Fire Prevention and Safety Funds can be used for the work items listed in this survey report.

Date	Signature of State Superintendent of Education

## COMMENTS:

ITEM ID	DESCRIPTION	ESTIMATED AMOUNT	ADJUSTED AMOUNT	DIFFERENCE	REASON
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## OTHER COMMENTS:

ITEM ID	DESCRIPTION	REASON
4	Door egress path is blocked by furniture.	
5	Emergency light not functional.	
6	Ramp handrail is missing fasteners.	
7	Missing grille.	
9	Cracks beginning to form in CMU wall.	
10	Existing concrete sidewalk has deteriorated causing a tripping hazard.	
13	Existing concrete sidewalk has deteriorated causing a tripping hazard.	

# CERTIFICATE OF APPROVAL FOR THE EXPENDITURE OF FIRE PREVENTION AND SAFETY FUNDS

(Section 17-2.11 of the School Code)

PEPPER RIDGE ELEMENTARY SCHOOL	McLean
School Building	County
McLean County USD 5, 0050	
District Name and Number	
Amendment Number 18	

Total Previously Approved	
Approved to raise with this Amendment	\$1,680.00
Total Approved to Date	\$1,680.00
Existing District Funds Approved	\$0.00

I, , State Superintendent of Education, acknowledge receipt of the estimate of cost certified by the architect/engineer required:

1.	<input type="checkbox"/>	to bring this school building into compliance with the safety standards set forth in 23 Ill. Adm. Code Part 175, 23 Ill. Adm. Code Part 180, and or 23 Ill. Adm. Code Part 185 as promulgated by the State Board of Education.
2.	<input type="checkbox"/>	to bring the school building into compliance with the Asbestos Abatement Act 105 ILCS 105/1 et.seq, and the federal Asbestos Hazard Emergency Response Act of 1986 as amended (AHERA).
3.	<input type="checkbox"/>	to provide funds for energy conservation; disabled accessibility; school security; repair of school sidewalks, playgrounds, parking lots, or school bus turnarounds; and other repair purposes pursuant to Section 17-2.11 of the School Code with funds not necessary for the completion of items under No. 1 or No. 2 above.

I Further certify that the estimate of total approval to date, in the amount of \$1,680.00 has been examined and determined to be reasonable and is hereby approved.

Date	Signature of State Superintendent of Education

**EXPLANATORY NOTES:**

1.	<input checked="" type="checkbox"/>	No items in this amendment were disapproved nor were any of the estimated costs adjusted.
2.	<input type="checkbox"/>	One or more items in this amendment were disapproved and the estimated costs adjusted accordingly. The amount shown above as the total amount approved for this amendment reflects an aggregate cost adjustment of + / - \$0.00. Comments regarding this amendment and a list of the items disapproved and cost adjustments applied are attached to this certificate.

**COMMENTS:**

**ADJUSTED ITEMS:**

ITEM ID	DESCRIPTION	ESTIMATED AMOUNT	ADJUSTED AMOUNT	DIFFERENCE	REASON
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## APPLICATION FOR APPROVAL OF TEN-YEAR SAFETY SURVEY REPORT

(23 IL. Adm. Code Part 180, Sections. 180.310, 180.320, 180.330, 180.340)

<b>NAME OF SCHOOL BUILDING</b> PEPPER RIDGE ELEMENTARY SCHOOL	<b>SURVEY YEAR</b> 2025
<b>NAME AND NUMBER OF SCHOOL DISTRICT</b> McLean County USD 5, 0050	<b>COUNTY</b> McLean
<b>ARCHITECT NAME</b> Aaron Neal	<b>FIRM</b> Design Mavens Architecture
<b>FIRM ADDRESS</b> 1702 W. College Ave, Normal, IL 61761	<b>TELEPHONE NUMBER</b> 309.304.3048

I certify that the survey referred to herein was prepared by me and to the best of my knowledge is a true and accurate.

☐

Building in Full Compliance.

☒

Building Not in Compliance

10/13/2025	Aaron Neal
<i>Date</i>	<i>Printed Name Architect/Engineer</i>
<i>Date</i>	<i>President of Board of Education</i>
<i>Date</i>	<i>Secretary of Board of Education</i>
11/30/2026	001-024609
<i>Expiration Date</i>	<i>License Number</i>



[Seal and Signature]

Failure to submit accurate and complete safety survey reports as required shall subject a school district to the recognition provisions of 23 Illinois Administrative Code 180.

# REQUEST FOR AUTHORIZATION

## To use Fire Prevention and Safety Funds

Amendment Number

### PART I. CERTIFICATION OF ESTIMATED COSTS

#### This is to certify that:

The PEPPER RIDGE ELEMENTARY SCHOOL school, located at 2602 Danbury Dr Bloomington, Illinois, and under the management and control of the Board of Education of School District # 0050, McLean County, was surveyed by me on 10/13/2025.

☒ All of the urgent or necessary work as indicated on the attached Form 35-48 is necessary to abate the violations of applicable code requirements and should result in effecting compliance with said requirements within prescribed timelines. No violations of applicable code requirements other than those cited in previously approved safety survey reports or amendments and those noted in this survey or amendment were noted.

☐ All other work recommended in the attached Form 35-48, though not required to abate violations of applicable requirements of the Health/Life Safety Code for Public Schools, is recommended for energy conservation; disabled accessibility; school security; repair of school sidewalks, playgrounds, parking lots, or school bus turnarounds; and other repair purposes provided in Section 17 2.11 of the School Code.

**The certified estimated cost figures were prepared by me and to the best of my knowledge are true and accurate estimates of the costs to execute the work as specified. The total estimated costs to finance the work involved is \$ 1,680.00.**

Name of Architect/Engineer Aaron Neal	Name of Firm Design Mavens Architecture
Phone Number 309.304.3048	Fax Number
License Number 001-024609	Expiration Date 11/30/2026
Email Address aaron@design-mavens.com	
<i>[Seal and Signature]</i>	



*Aaron Michael Neal*

### PART II. CERTIFICATION OF NEED (Provided by district through IWAS)

The local Board of Education hereby certifies and assures the State Board of Education:

- Based upon the report of the architect referred to above, the district faces total estimated costs of \$ to finance the work involved.

- b. The district has \$ available in its operations and maintenance fund, fire prevention and safety fund, school facility occupation tax fund and/or other fund to finance the work.
- c. If Fire Prevention and Safety funds are to be used, the district certifies that it has levied the maximum authorized rate for its operations and maintenance fund for the most recent year for which tax rates are available.
- d. The district needs to raise \$ in additional revenue through the levy of the Fire Prevention and Safety Tax or issuance of Bonds to finance the recommended work.
- e. Plans and specifications for the work will be submitted to the Regional Superintendent for review and approval.
- f. The work to be financed with Fire Prevention and Safety funds will not commence until the Certificate of Approval of the State Superintendent is received, the detailed plans and specifications have been approved by the regional superintendent and the regional superintendent (or other lawful agency) has issued an appropriate Order to Effect Compliance with the Health/Life Safety Code for public schools (or other lawful order requiring the work to be done).
- g. All work authorized by the District will be executed in conformity with all applicable codes.
- h. In the case of work recommended to repair school sidewalks, playgrounds, parking lots, or school bus turnarounds the notice and hearing requirements of Section 17-2.11 of the School Code were complied with by publishing the required notice on and holding the required public hearing on .

(35-76) (7/07) Prescribed by ISBE for ISBE Use

**VIOLATION AND RECOMMENDATION SCHEDULE**

(23 IL Adm. Code 180, Sections 180.320)

1. COUNTY CODE <b>064, McLean</b>		2. DISTRICT CODE/NAME <b>0050, McLean County USD 5</b>		3. FACILITY CODE/NAME <b>PEPPER RIDGE ELEMENTARY SCHOOL</b>		
4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation	
1	Multi-Purpose 45, Corridor E at Exit E	a.	BOCA F-610.2	Exit light misdirects egress traffic.	Replace exit light with correct directional sign.	
2	Classroom 14	a.	PM -704.2	Door catches on threshold.	Repair threshold.	
3	Exit J	a.	PM-704.2	Door latching sticks and is inconsistent in release.	Repair or replace panic bar.	
4	Classroom 53, Classroom 55	a.	BOCA F605	Door egress path is blocked by furniture.	Move furniture from egress path.	
5	Speech 46, Office adjacent to Girls 20B, Storage adjacent to Boys 20A, Nurse 10D	a.	BOCA F-610.2	Emergency light not functional.	Replace battery in emergency light.	
6	Corridor F	a.	IAC 405.8	Ramp handrail is missing fasteners.	Install fasteners.	
7	Storage 42A	b.	PM 305.3	Missing grille.	Install grille.	
8	Storage 42A	b.	PM 305.3	Moldy ceiling tiles.	Replace ceiling tiles.	
9	Band 43, Classroom 51	c.	PM 304.3	Cracks beginning to form in CMU wall.	Monitor cracking and repair if cracks worsen.	
10	Outside Classroom 27	c.	PM 303.3	Existing concrete sidewalk has deteriorated causing a tripping hazard.	Cut out and replace existing damaged concrete sidewalk.	
11	Outside Storage 44C	a.	BOCA F-310.6	Electrical outlet is missing a cover.	Install cover.	
12	Outside Kitchen 22	b.	PM 305.3	Lintel mortar is crumbling.	Tuckpoint lintel.	
13	Outside Classrooms 37 and 38	c.	PM 303.3	Existing concrete sidewalk has deteriorated causing a tripping hazard.	Cut out and replace existing damaged concrete sidewalk.	

# **SCHEDULE OF RECOMMENDED WORK ITEMS AND ESTIMATED COSTS**

1. COUNTY CODE			2. DISTRICT CODE/NAME				3. FACILITY CODE/NAME					
064, McLean			0050, McLean County USD 5				PEPPER RIDGE ELEMENTARY SCHOOL					
4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type	
1	f	a.	Replace exit light with correct directional sign.	Each	2	2	\$200.00			12/31/2026	F	
2	c	a.	Repair threshold.	Each	1	2	\$250.00			12/31/2026	F	
3	c	a.	Repair or replace panic bar.	Each	1	2	\$250.00			12/31/2026	F	
4	d	a.	Move furniture from egress path.	Each	2	1	\$0.00			12/31/2026	O	
5	f	a.	Replace battery in emergency light.	Each	4	1	\$0.00			12/31/2026	O	
6	c	a.	Install fasteners.	Each	1	1	\$0.00			12/31/2026	O	
7	f	b.	Install grille.	Each	1	1	\$0.00			12/31/2030	O	
8	e	b.	Replace ceiling tiles.	Sq. Ft.	20	1	\$100.00			12/31/2030	F	
9	c	c.	Monitor cracking and repair if cracks worsen.	Each	2	2	\$0.00			12/31/2035	O	
10	c	c.	Cut out and replace existing damaged concrete sidewalk.	Sq. Ft.	75	2	\$1,000.00			12/31/2035	O	
11	f	a.	Install cover.	Each	1	2	\$200.00			12/31/2026	F	
12	c	b.	Tuckpoint lintel.	Each	1	2	\$400.00			12/31/2030	F	
13	c	c.	Cut out and replace existing damaged concrete sidewalk.	Sq. Ft.	500	2	\$6,500.00			12/31/2035	O	

	Original Subtotal	\$1,400.00	Adjusted Subtotal	\$1,400.00	
	Original 10.00% Contingency	\$140.00	Adjusted 10.00% Contingency	\$140.00	
	Original 10.00% A/E Fees	\$140.00	Adjusted 10.00% A/E Fees	\$140.00	
	Original Grand Total	\$1,680.00	Adjusted Grand Total	\$1,680.00	

Items with a Funding Type of 'O' are not included in the cost calculation.  
35-48 (7/07) (Prescribed by ISBE for Local Board Use)