Benjamin School District 25
Business Services

ACTION ITEM

10 Year Health & Life Safety Survey

Background

Every 10 years, Illinois school facilities must have a Health & Life Safety Survey (HLSS) conducted by a licensed architect. This inspection covers all aspects of the school facility, identifies items to correct, and documents that existing conditions meet current building and school codes. Updated safety reference plans are also required to be submitted. Arcon conducted the survey over the past year and will present it to the Board of Education tonight.

Current Building Conditions

The District buildings are safe and in generally excellent condition, but Arcon has identified specific safety, accessibility, building-envelope, and infrastructure concerns that require corrective action. The survey identified a combination of routine maintenance needs, aging infrastructure, and targeted capital improvement requirements

The items to be addressed fall into three categories:

- "**Category a**" items must be remedied within 1 year of the date of filing.
- "**Category b**" items must be remedied within 5 years of the date of filing.
- "**Category c**" items must be remedied by the expiration of HLSS (2036).

The Business Office has further classified each correction into the following:

1. **Immediate operational and safety corrections**: Electrical panel access, door latching, missing safety components, and other relatively inexpensive deficiencies.
    - A majority of these smaller items have already been addressed and can be closed out after ISBE accepts the Survey.
2. **Building preservation and infrastructure**: Water infiltration, damaged flooring, deteriorating doors, wall conditions, aging building components, playground surfaces
    - The estimated cost to address these items is provided below and must be integrated with the next long-term facility and capital plan.
3. **Long-term security and capital improvements**: Secure vestibules and emergency notification systems
    - The estimated cost to address these items is provided below and must be integrated with the next long-term facility and capital plan.

Recommendation

Administration recommends that the Board approve the attached 10-year Health & Life Safety Survey (HLSS) performed by Arcon. The District will submit the survey results to ISBE and, once accepted, will be obligated to perform the prescribed updates within the required timeframe.