



November 15, 2021

Mr. Greg Leyden
Bloomington School District 13
164 S. Euclid Ave.
Bloomington, IL 60108

Dear Greg

Subject: 2021 Facility Assessment Report
Bloomington School District 13

As you know the District recently engaged DLA Architects to perform a facilities assessment of all three of the District's buildings. This work has taken place over the past few months, and we are now ready to present our findings to the District. Below is a brief summary of our process and a broad overview of our findings. We look forward to discussing these findings in further detail at the upcoming November Board meeting.

Overall Summary

This Facility Assessment is the result of building and site walk-throughs by representatives of DLA Architects, Ltd., Berg Engineering, and Pease Borst Engineering Consultants. Interviews were conducted with Bloomington School District 13 Administration and with Operations & Maintenance Staff. This assessment is intended to identify building systems and assemblies (such as roofs and mechanical systems), which, over time, will require replacement.

This document will serve as a planning tool, aiding in the fiscal forecasting and identification of potential expenditures over the next 10 years. This will enable the Administration and the Board of Education to establish construction/maintenance budgets and foresee conflicts between construction and the curriculum delivery process. The assessment is also intended to be a living document that is reviewed on an annual basis. This is critical for maintaining high quality, safe, educational environments, as extended deferred maintenance can only diminish the quality of the space and increase the ultimate cost of the repair work.

Our study has found that the facilities are well cared for, clean and regularly maintained – a tribute to the Board of Education, District administration, teachers, students and maintenance staff. And while the facilities are well cared for, the fact remains that there are infrastructure and building components that are aging and will need renovation and/or replacement in coming years.

Mr. Greg Leyden
Page 2
November 15, 2021

Enclosed is a summary of the projected expenditures related to our findings. These are divided into four different categories:

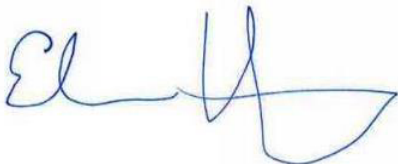
- **ADA:** Accessibility items that were identified throughout the walkthrough. This survey was not intended to be a full ADA audit, but items such as grab bars and trip hazards that we observed were documented.
- **Life Safety:** Life Safety items that were identified throughout the walkthrough. This was not intended to be a full Life Safety Assessment, but items such as required fire separations that were observed were documented.
- **O & M:** Operations and maintenance items that were identified throughout the walkthrough. The survey was intended to specifically review these items that include; roofing, paving, mechanical, electrical, plumbing, flooring, ceiling, casework, etc.
- **Capital Improvements:** These items were identified as potential improvements to the facilities in terms of building performance, but also potential curriculum/functional improvements that were observed through the walkthrough.

Of these categories the two most substantial components are the O & M and the Capital Improvements. The O & M items should be regarded as items that will need to be addressed over the course of the next 10 years, in order for the building to continue to operate as is. The capital improvement items should be carefully considered as the District looks at its long term educational delivery goals and master planning. Both sets of items will require additional conversations about how/when to address them, along with any potential synergies or cost benefit analysis.

These categories are then further broken down into specific types of work at each building, and even further down to each specific item that was identified. That detailed documentation will be shared with the Board in a final report.

We look forward to discussing these items in detail at the upcoming meeting. If you should have any questions, please do not hesitate to call.

Sincerely

A handwritten signature in blue ink, appearing to read 'Edward Wright', with a stylized flourish at the end.

Edward Wright, AIA
Principal

Enclosure: Overall Summary Sheets
c: Ryan Kelley, DLA Architects, Ltd.