



## LAKE BLUFF SCHOOL DISTRICT 65

**TO:** Board of Education  
Dr. Lisa Leali, Superintendent

**FROM:** Jay Kahn, Chief School Business Official

**DATE:** November 18, 2025

**RE:** School Maintenance Project Grant –  
Tuckpointing – LBMS Phase I

### **Recommendation**

Administration recommends that the Board approve, and authorize the Chief School Business Official to submit, an application for a School Maintenance Project Grant in the amount of \$50,000 and reserve local funds in the amount of \$50,000 to meet the matching requirement. The grant will fund a ~\$100 thousand Coping Stone & Parapet Wall Restoration project, at the Lake Bluff Middle School.

### **Background**

The facility assessment has identified significant tuckpoint repair work needed at LBMS. The coping stones and parapet walls are the primary source of most of the masonry damage at LBMS. The open joints allow water to pool into the top of the wall, causing the quick deterioration of the masonry below. Properly caulking these joints will stop most water from entering the wall through the top but limestone is a fairly porous stone and can absorb water as well. It is now standard practice to install through wall flashing and stainless steel drip edge under coping stones to eliminate the possibility of moisture intrusion.

### **Current Situation**

Tuckpoint work is planned to be phased in over several years, but the grant will allow us to address the most pressing needs at once. A proposal with pictures of the damage and an explanation of proposed repairs is attached for information, however, the project will need to be publicly bid.

Tonight's approval is for the grant application only.

# SCHOOL MAINTENANCE PROJECT GRANT

FY 26 Application Cycle - Round 1

## District Certification

**Name : Lake Bluff ESD 65**

**RCDT #: 34-049-0650-02**

**TIN #: 366004860**

The submissions made to the Illinois State Board of Education by the applicant and the terms and conditions described in the Grant Application Certifications and Assurances and the Program Specific and Financial Assurances of this application shall constitute the grant agreement between the applicant and the Illinois State Board of Education for the use of the funds to complete the projects described in the "Work Item Listing" section of the School Maintenance Project Grant Application. This grant agreement shall be deemed to be entered into when the application has been approved by the Illinois State Board of Education. This grant agreement constitutes the entirety of the agreement between the parties and supersedes any other agreement or communication, whether written or oral, relating to the award of the grant funds. The person submitting this application on behalf of the applicant certifies and assures the Illinois State Board of Education that he or she has been duly authorized to file this application for and on behalf of the applicant, is the authorized representative of the applicant in connection with this grant agreement, and that he or she is authorized to execute these Certifications and Assurances and Standard Terms of the Grant on behalf of the applicant. Further, the person submitting this application on behalf of the applicant certifies under oath that all information in the grant agreement is true and correct to the best of his or her knowledge, information and belief, that grant funds shall be used only for the purposes described in this agreement, and that the award of this grant is conditioned upon this certification.

The authorized representative of the applicant who will affix his or her signature below certifies that he or she has read, understood and will comply with all of the provisions of the following certifications and assurances.

The person approving these Certifications, Assurances and Standard Terms of the Grant hereby certifies and assures the Illinois State Board of Education that the person submitting the final application on behalf of the applicant (and thereby executing the grant agreement with the Illinois State Board of Education) has the necessary legal authority to do so. (v2.23.2017)

**The person approving this application certifies (1) to the statements contained in the list of certifications, and (2) that the statements herein are true, complete and accurate to the best of his/her knowledge. He/she also provided the required assurances titled "Grant Application Certifications and Assurances, and Standard Terms for the School Maintenance Project Grant" and "Program Specific and Financial Assurances for the School Maintenance Project Grant" (found within the application under "Application Certifications and Assurances") and agrees to comply with any resulting terms if an award is accepted. He/she is aware that any false, fictitious, or fraudulent statements or claims may subject him/her to criminal, civil or administrative penalties. (U.S. Code, Title 18, Section 1001). The list of certification and assurances is included below.**

By submitting this form, I certify to the above and that the local board of education or other school governing authority has authorized the school maintenance project during a duly convened meeting, and has reserved local funds to meet the local match requirement. In addition, the applicant has not obligated funds or begun work on any of the projects listed on this application prior to the submission of this application. Signing below certifies that he or she has read, understood, and will comply with all the provisions of the following:

- Grant Application Certifications and Assurances, and Standard Terms for the School Maintenance Project Grant, and
- Program-Specific and Financial Assurances for the School Maintenance Project Grant.

\_\_\_\_\_  
*Signature of President of Board of Education*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Name of Board President (type or print)*

A copy of this form signed by the President of the Board of Education AND the Taxpayer Identification Number Form MUST be printed, signed, and attached as a PDF under the Application Required Attachments before your application can be approved. No application will be processed without these two signed attachments.

(SMPG Dist. Cert. - Rev. 8/2023)

# Proposal

Andres Garcia  
Lake Bluff Middle School  
121 East Sheridan Place  
Lake Bluff IL 60044

**Date**  
May 7<sup>th</sup>, 2025

**Proposal Number**  
PR-01525

**Project**  
Lake Bluff Middle School  
Masonry Restoration



28915 N. Herky Dr., STE 107  
Lake Bluff, IL 60044  
Phone (773) 227-3333  
Fax (773) 227-3332  
wlkercher.com

## Option 1

Option 1 consists of work on the most deteriorated areas that need immediate attention. It focuses on areas with open joints and cracked brick which allow moisture to enter the masonry and accelerate the deterioration. This course of action will attempt to mitigate the formation of rust accumulation on structural steel which in turn creates irreversible structural damage. Repairing these key areas will significantly slow down the rate in which the masonry is being damaged.

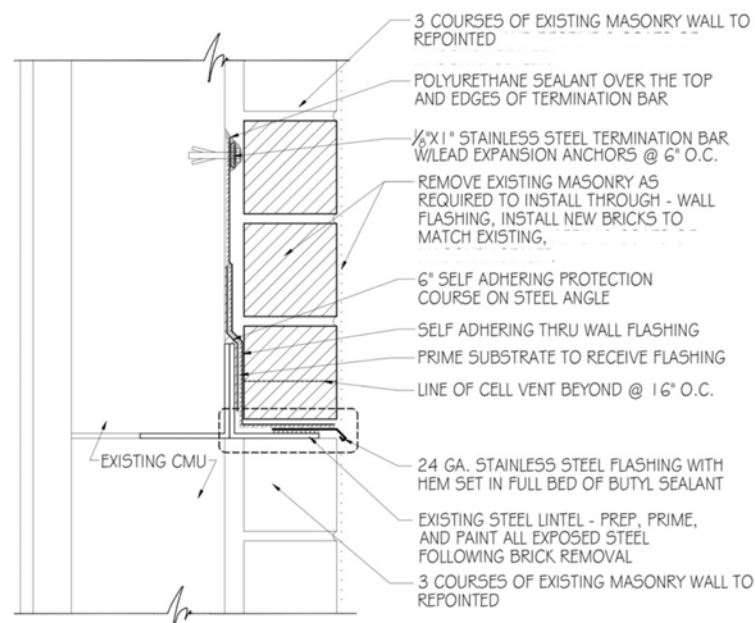
## Option 2

Option 2 includes everything proposed in Option 1 but would also include flashing structural steel in areas that have seen excessive moisture ingress leading to rust. We would also target smaller areas of isolated deterioration.

As steel rusts, it will begin to expand. This causes step cracks, broken mortar joints and cracks to propagate through entire bricks. The process of refurbishing the steel and properly flashing it prevents further damage to the surrounding masonry which drastically reduces future maintenance costs. As pictured below, flashing works to direct any moisture that accumulates in the wall to the cell vents before it can damage the supporting steel or surrounding masonry.

### NOTES:

1. TEMPORARILY SHORE EXISTING MASONRY AS REQUIRED
2. ALL EXPOSED STEEL AFTER DEMOLITION TO BE PREPPED, RUST GROUND TO RAW STEEL, PRIMED, AND 2 COATS OF PAINT APPLIED.
3. MASTIC AND THEN INSTALL 6"x6" PIECE OF SELF ADHERING THRU WALL FLASHING OVER ALL BOLTS PRIOR TO INSTALLATION OF THRU WALL FLASHING SYSTEM.
4. THROUGH WALL FLASHING LAPS TO BE PRIMED & OVERLAID WITH A 6" COVER STRIP OF SELF ADHERED THROUGH WALL FLASHING.





## Coping Stone & Parapet Wall Restoration

The coping stones and parapet walls are the primary source of most of the masonry damage at LBMS. The open joints allow water to pool into the top of the wall, causing the quick deterioration of the masonry below. Properly caulking these joints will stop most water from entering the wall through the top but limestone is a fairly porous stone and can absorb water as well. It is now standard practice to install through wall flashing and stainless steel drip edge under coping stones to eliminate the possibility of moisture intrusion.

### Option 1

- Grind out all sky facing stone joints
- Fill ground out stone joints with backer rod, primer, and Masterseal NP1 caulk
- Grind out all mortar joints above roof level up to coping stones.
- Fill newly ground out joints with Spec Mix type N mortar
- Return after sufficient cure time and clean with commercial masonry cleaner

**Price \$31,750.00**

### Option 2

- Remove existing coping stones
- Install IPCO Flashing system with stainless drip edge
- Reinstall existing coping stones on a full bed of SpecMix Type N mortar
- Fill all sky facing joints with backer rod, primer, and Masterseal NP1 caulk
- Grind out all mortar joints above roof level up to coping stones.
- Fill newly ground out joints with Spec Mix type N mortar

**Price \$69,080.00**





## North 1

### Option 1

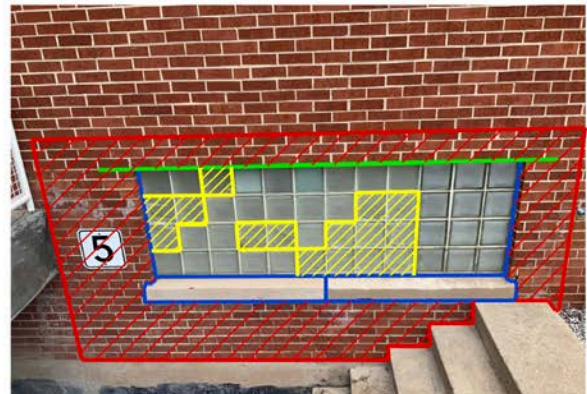
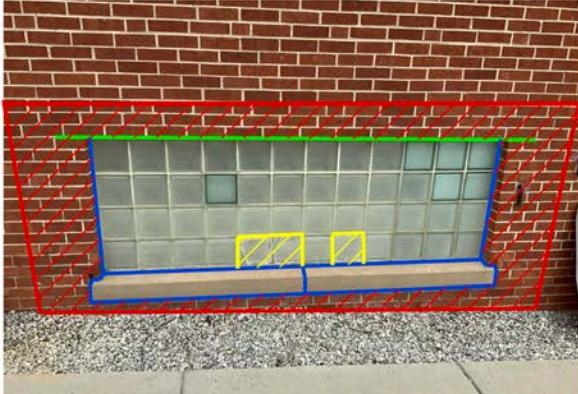
- Grind all joints in the highlighted area
- Remove any cracked, spalled, or damaged brick in the highlighted area
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner

**Price \$5,210.00**

### Option 2

- Grind all joints in the highlighted area and 15% of the rest of the wall
- Remove any cracked, spalled, or damaged brick on the whole wall (estimating 75 brick)
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner

**Price \$10,665.00**



## East 1

### Option 1

- Grind all joints in the highlighted area (Red)
- Remove any cracked, spalled, or damaged brick in the highlighted area
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$7,860.00**

### Option 2

- Grind all joints in the highlighted area and 10% of the rest of the wall
- Remove any cracked, spalled, or damaged brick on the whole wall (estimating 10 0 brick)
- Remove 3 courses of brick above first floor windows (Green)
- Write brush the existing steel lintel and coat with rust inhibiting paint (Green)
- Install IPCO flashing and stainless steel drip edge (Green)
- Replace with new brick on a full bed of Type N SpecMix to match existing (Green)
- Remove broken glass block and replace with new to match existing (Yellow)
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$29,970.00**





**Note the deterioration of masonry directly below coping stones**

## North 2

### Option 1

- Grind all joints in the highlighted area (Red)
- Remove any cracked, spalled, or damaged brick in the highlighted area
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$9,420.00**

### Option 2

- Grind all joints in the highlighted area and 10% of the rest of the wall
- Remove any cracked, spalled, or damaged brick on the whole wall (estimating 100 brick)
- Remove 3 courses of brick above first floor windows (Green)
- Write brush the existing steel lintel and coat with rust inhibiting paint (Green)
- Install IPCO flashing and stainless steel drip edge (Green)
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$13,385.00**





**Note the deterioration of masonry directly below coping stones**

## West 1

### Option 1

- Grind all joints in the highlighted area (Red)
- Remove any cracked, spalled, or damaged brick in the highlighted area
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$8,620.00**

### Option 2

- Grind all joints in the highlighted area and 10% of the rest of the wall
- Remove any cracked, spalled, or damaged brick on the whole wall (estimating 100 brick)
- Remove 3 courses of brick above first floor windows (Green)
- Wire brush the existing steel lintel and coat with rust inhibiting paint (Green)
- Install IPCO flashing and stainless steel drip edge (Green)
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$27,610.00**



**Note the deterioration of masonry directly below coping stones**

## North 3

### Option 1

- Grind all joints in the highlighted area (Red)
- Remove any cracked, spalled, or damaged brick in the highlighted area
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$5,660.00**

### Option 2

- Grind all joints in the highlighted area and 10% of the rest of the wall
- Remove any cracked, spalled, or damaged brick on the whole wall (estimating 75 brick)
- Remove 3 courses of brick above first floor windows (Green)
- Wire brush the existing steel lintel and coat with rust inhibiting paint (Green)
- Install IPCO flashing and stainless steel drip edge (Green)
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$9,130.00**





**Note the deterioration of masonry directly below coping stones**

## West 2

### Option 1

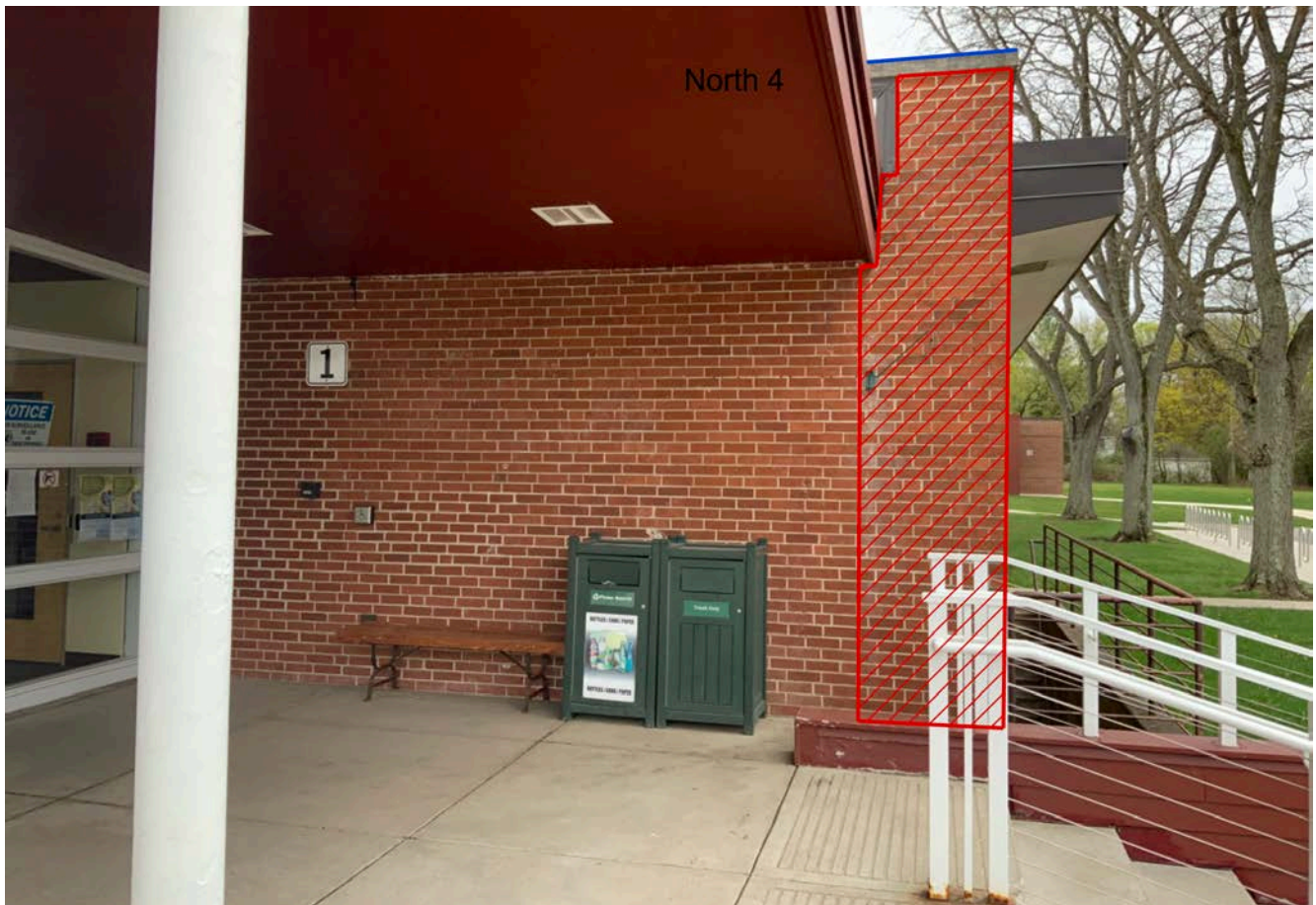
- Grind all joints in the highlighted area (Red)
- Remove any cracked, spalled, or damaged brick in the highlighted area
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all penetrations with Masterseal NP1 (Blue)
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$8,380.00**

### Option 2

- Grind all joints in the highlighted area and 10% of the rest of the wall
- Remove any cracked, spalled, or damaged brick on the whole wall (estimating 50 brick)
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all penetrations with Masterseal NP1 (Blue)
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$9,130.00**



**Note the deterioration of masonry directly below coping stones**

## **North 4**

- Grind all joints in the highlighted area and 10% of the rest of the wall (Red)
- Remove any cracked, spalled, or damaged brick in the highlighted area
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all penetrations with Masterseal NP1

**Price \$6,240.00**





**Note the deterioration of masonry directly below coping stones**

## **West 3**

### **Option 1**

- Grind all joints in the highlighted area (Red)
- Remove any cracked, spalled, or damaged brick in the highlighted area
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$9,940.00**

### **Option 2**

- Grind all joints in the highlighted area and 20% of the rest of the wall
- Remove any cracked, spalled, or damaged brick on the whole wall (estimating 75 brick)
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$16,725.00**



**Note the deterioration of masonry directly below coping stones**

## **West 3B**

### **Option 1**

- Grind all joints in the highlighted area (Red)
- Remove any cracked, spalled, or damaged brick in the highlighted area
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$6,240.00**

### **Option 2**

- Grind all joints in the highlighted area and 10% of the rest of the wall
- Remove any cracked, spalled, or damaged brick on the whole wall
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$7,980.00**



**Note the deterioration of masonry directly below coping stones**

## **South 1**

### **Option 1**

- Grind all joints in the highlighted area (Red)
- Remove any cracked, spalled, or damaged brick in the highlighted area
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner

**Price \$7,580.00**

### **Option 2**

- Grind all joints in the highlighted area and 10% of the rest of the wall
- Remove any cracked, spalled, or damaged brick on the whole wall
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner

**Price \$8,250.00**





**Note the deterioration of masonry directly below coping stones**

## **West 4**

### **Option 1**

- Grind all joints in the highlighted area (Red)
- Remove any cracked, spalled, or damaged brick in the highlighted area
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$5,940.00**

### **Option 2**

- Grind all joints in the highlighted area and 20% of the rest of the wall (estimating 30 brick)
- Remove any cracked, spalled, or damaged brick on the whole wall
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$7,980.00**





## South 2

- Grind 15% of the mortar joints as necessary on this wall
- Remove any cracked, spalled, or damaged brick on the whole wall (estimating 50 brick)
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner

**Price \$5,875.00**



East 2

Note the deterioration of masonry directly below coping stones

## East 2

### Option 1

- Grind all joints in the highlighted area (Red)
- Remove any cracked, spalled, or damaged brick in the highlighted area
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$5,980.00**

### Option 2

- Grind all joints in the highlighted area and 10% of the rest of the wall (estimating 30 brick)
- Remove any cracked, spalled, or damaged brick on the whole wall
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean with commercial masonry cleaner
- Caulk all stone joints with backer rod, primer, and Masterseal NP1 caulk (Blue)

**Price \$7,980.00**





### South 3

- Grind 15% of the mortar joints as necessary on this wall
- Remove any cracked, spalled, or damaged brick on the whole wall (estimating 30 brick)
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean whole wall with commercial masonry cleaner

**Price \$6,240.00**



## East 3

### Option 1:

- Grind 15% of the mortar joints as necessary on this wall
- Remove any cracked, spalled, or damaged brick on the whole wall (estimating 100 brick)
- Replace with new brick on a full bed of Type N SpecMix to match existing
- Fill all ground out joints with Type N SpecMix
- Return after sufficient cure time and clean whole wall with commercial masonry cleaner

**Price \$6,780.00**



We hereby propose, to furnish all labor, material and equipment necessary to complete the above masonry repairs at the following price.

**Terms**

Payments are due upon receipt of invoice.

After 30 days of receipt of invoice, unpaid balances will be subject to a 5% interest charge on the invoice amount monthly, charged daily until the balance is paid.

Any bonds or permits not figured at this time.

Water and electricity to be provided by owner.

All work to be completed per manufacturer and/or architect specifications and warrantied against defect.

Thank you for your business. Please contact us with any questions.

**Acceptance of Proposal**

The above price(s), terms, and specifications are satisfactory and are hereby accepted.

_____	____/____/____
<b>Signature</b>	<b>Date of Acceptance</b>