

---

# LIFE SAFETY DESCRIPTION OF EXISTING CONDITIONS, AND DRAWINGS

---

## SPEED SCHOOL



**SPEED S.E.J.A. DISTRICT 802**  
SPECIAL EDUCATION JOINT AGREEMENT

---

1125 Division Street, Chicago Heights, Illinois 60411

### Governing Board:

Ms. Kathy Taylor, School District 144  
Ms. Deborah Havighorst (Secretary), School District 153  
Mrs. Merle Huckabee (Vice-President), School District 161  
Mr. Ron Bean (President), School District 162  
Ms. Tammi Braxton, School District 163  
Mr. John Dixon, School District 167  
Mrs. Tammy Jones, School District 168  
Mr. Joe Louis-Sherman, School District 169  
Mr. Rich Karwowski, School District 170  
Mr. Jerry Walstra, School District 172  
Ms. Susan Edwards, School District 194  
Mr. Michael Turay, School District 201U  
Mr. Henry Drake, School District 206  
Dr. Delores Woods, School District 227  
Ms. Annette Bannon, School District 233

### Operating Board:

Dr. Kimako Pattersen, School District 144  
Dr. Dale Mitchell, School District 153  
Dr. Dana Smith, School District 161  
Dr. Blondean Davis, School District 162  
Dr. Joyce Carmine (Interim), School Dist. 163  
Dr. Valorie Moore, School District 167  
Dr. Donna Leak, School District 168  
Dr. Gregory Jackson, School District 169  
Mr. Tom Amadio, School District 170  
Mr. Tom Smyth, School District 172  
Dr. Patricia Hahto (Interim), Sch. Dist. 194  
Dr. Nathaniel Cunningham Jr., Sch. Dist. 201U  
Dr. Lenell Navarre, School District 206  
Dr. Johnnie Thomas, School District 227  
Dr. Von Mansfield, School District 233

### Executive Director :

Ms. Margie Lenoir (Interim) / Mr. Al Travaglini (Interim)

prepared by

**Planera Architects** |

18225 Morris Ave, Homewood, IL 60430  
P 708-747-3600 F 708-747-3650  
[www.planeraarchitects.com](http://www.planeraarchitects.com)

## Table of Contents

1. **SPEED School – 1125 Division St.**
  - A. Description of Existing Conditions 5 pages
  - B. Reference Drawings 5 sheets



2. **SPEED School – 410 Ashland Ave.**
  - A. Description of Existing Conditions 4 pages
  - B. Reference Drawings 3 sheets



## Foreword

This document contains a description of existing conditions; and reference site, floor and roof plans for each school. A separate document, the safety survey report, contains specific recommendations that will be entered into the IWAS system.

# SAFETY REFERENCE DOCUMENT

## SPEED School - Ashland Avenue

### DESCRIPTION OF EXISTING CONDITIONS

#### I. GENERAL

ENROLLMENT: ~35 students, developmentally disadvantaged young adults

CONSTRUCTION: 1976 Original Type II Unprotected  
Noncombustible (part 175 )  
1985 Addition Type II Unprotected  
Noncombustible (part 175 )

MEANS OF EGRESS: Adequate in arrangement, size and protection except as otherwise noted in this report.

NEAREST FIRE STATION: City of Chicago Heights Fire Department Station No. 3  
83, East Joe Orr Road, within 1 mile.

CITY WATER: The City of Chicago Heights serves the facility with a 6" domestic water service, from 201<sup>st</sup> St.

#### II. CONSTRUCTION DETAILS

YEAR BUILT: 1976 Original  
1985 Addition

HEIGHT: 1976 One Story  
1985 One Story

#### FLOOR AREAS:

	First Floor	
1976 Original	10,800 s.f.	
1985 Addition	10,170 s.f.	
Total	20,970 s.f.	
	Grand Total	20,970 s.f.

EXTERIOR WALL CONSTRUCTION:	1976 Original	4" brick / CMU backup
	1985 Addition	4" brick / CMU backup
FLOOR CONSTRUCTION:	1976 Original	1 <sup>st</sup> : Concrete slab on grade.
	1985 Addition	1 <sup>st</sup> : Concrete slab on grade.
ROOF CONSTRUCTION:	1976 Original	Modified Bitumen roofing system on rigid insulation on metal deck on steel joists
	1985 Addition	Modified Bitumen roofing system on rigid insulation on metal deck on steel joists
INTERIOR FINISH:	1976 Original	Floors: VCT / Carpet / Sealed Concrete Walls: CMU / Gyp. Bd Ceilings: Susp. Ac. T./ Exposed Structure
	1985 Addition	Floors: VCT / Carpet / Sealed Concrete Walls: CMU / Gyp. Bd Ceilings: Susp. Ac. T./ Exposed Structure
TRANSOMS & CEILING LEVEL GLASS :	1976 Original	None.
	1985 Addition	None.

### III. **EGRESS FACILITIES**

GRADE EXITS:	Adequate and well arranged, except as otherwise noted in this report.
CORRIDORS:	Adequate in width, height and protection, except as otherwise noted in this report.
STAIRWAYS:	No interior stairs, and one exterior stair. Stair locations, widths, treads, risers and handrails are adequate, except as otherwise noted in this report.
WINDOWS:	Aluminum window units. Glass is insulated type. Unless otherwise noted, windows are neither required to, nor provide, a secondary means of egress.
FIRE ESCAPE:	None.
EXIT SIGNS:	Exit signs are adequately located, as indicated on the drawings, except as otherwise noted in this report.
EMERGENCY LIGHTING:	Emergency lights are adequately located, as indicated on the drawings, except as otherwise noted in this report.

**IV. SPECIAL OCCUPANCIES**

MECHANICAL  
EQUIPMENT &  
STORAGE ROOMS:

Located in various areas of the building. They are separated from remainder of building with one hour rated construction, unless otherwise noted.

**V. UTILITIES**

HEATING PLANT:

The HVAC system consists of six roof mounted gas fired packaged HVAC units providing heating and cooling thru a ducted distribution system.

HEAT DISTRIBUTION:

See heating plant description above.

VENTILATION:

See heating plant description above.

AIR CONDITIONING:

See heating plant description above.

WATER HEATER:

There are two domestic hot water boilers located in the Custodial Room 5. One is an AO Smith unit, and one is a 75 Gallon Bradford White model.

INCINERATOR:

None.

GAS SERVICE:

The gas service enters the building at the southeast corner of the building.

ELECTRICAL

Primary electrical service is underground to a pole-mounted transformer located outside east side of building, Main distribution panel is in Electrical Room 4. Main electrical service is 800AMP 120/208/3 phase/4W.

The majority of the lighting throughout the facilities is made up of recessed 2'x 4' and suspended fluorescent fixtures producing more than adequate lighting levels.

PLUMBING:

The City of Chicago Heights serves the facility via a 6" water service, which provides a 4" fire service and 2" domestic water service, both protected by backflow preventers.

City of Chicago Heights sanitary and storm sewer systems serve the facility.

Plumbing fixtures are adequate and in good condition.

**VI. PRIVATE PROTECTION**

FIRE ALARM SYSTEM:

The Fire Alarm System has a Honeywell FCI Gamewell addressable main panel, located in custodian room 5, serving devices throughout the entire building.

AUTOMATIC  
SPRINKLERS:

An automatic fire suppression system has been installed in a portion of the 1976 Original and the entire 1985 addition.

AUTOMATIC HEAT  
DETECTION:

Heat and smoke detectors are adequately located, as indicated on the drawings, except as otherwise noted in this report.

STANDPIPE HOSE  
LINES:

None.

FIRE EXTINGUISHER:

Fire extinguishers are located as indicated on the drawings. The fire extinguishers and their locations meet the requirements of NFPA 10, except as otherwise noted in this report.

**VII. SECURITY SYSTEM**

Local Intercom / Camera at main and service entry,  
An electric door strike, activated in the office releases the entrance door.  
Building also has security camera and monitoring system throughout building. System has adequate coverage.

**VIII. ENERGY CONSERVATION**

The facility has a direct digital control system, to monitor and operate the HVAC system. All other sections have stand alone or pneumatic based controls. The system is used to save energy by turning down equipment when not needed.

**IX. ASBESTOS ABATEMENT**

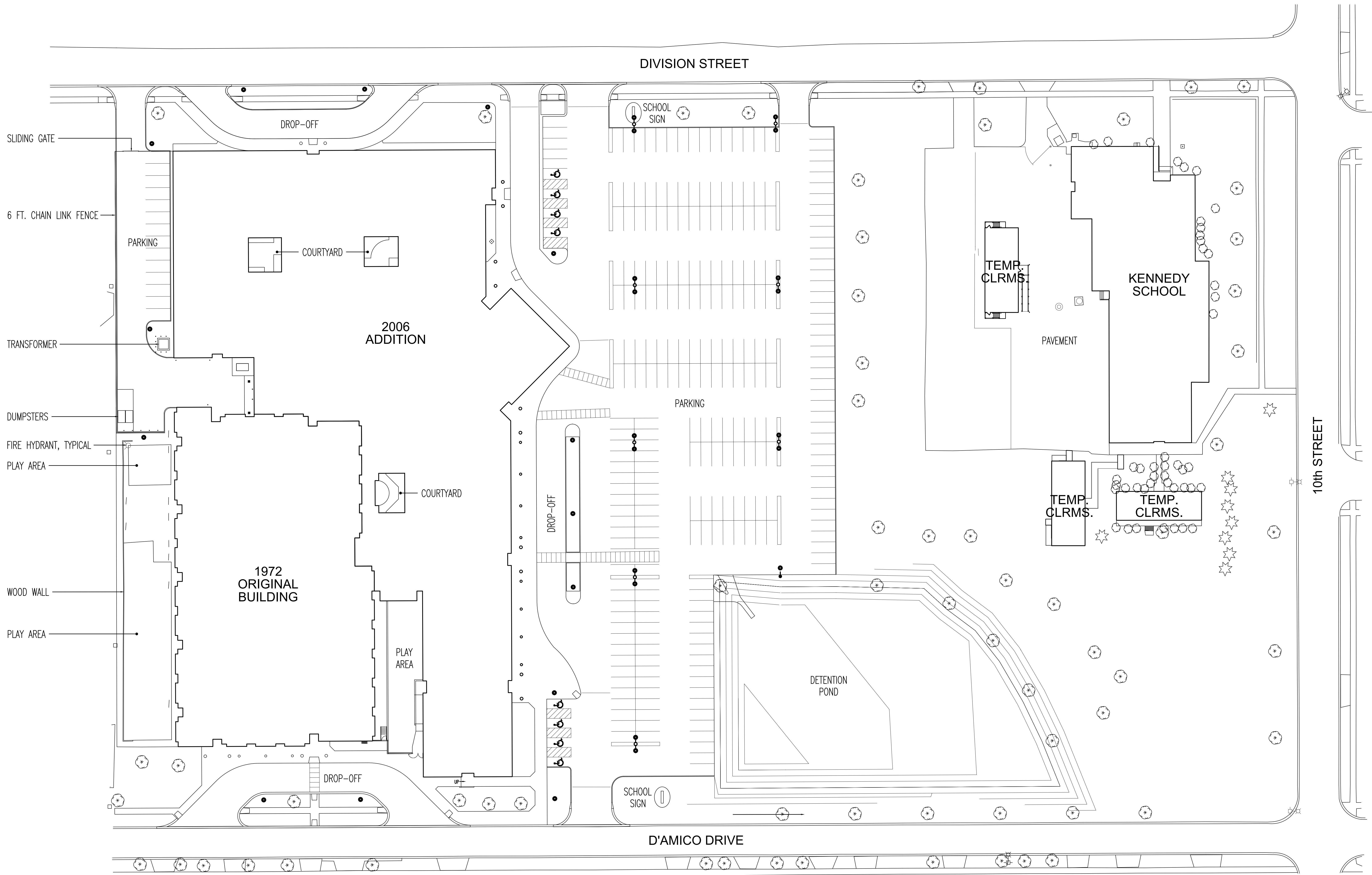
Information provided by the District indicates that the last three year asbestos inspection was conducted in 2015, and that the building is in compliance with the asbestos management plan.

**X. PAVING**

Parking lots, and sidewalks are in generally good condition except as otherwise noted in this report.

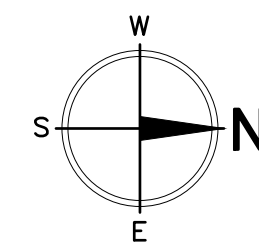
**XI. HANDICAPPED  
ACCESSIBILITY**

The facility has at least one accessible entrance, at least one accessible boy's and girl's restrooms, and has at least one accessible drinking fountain.



**SITE PLAN**

SCALE : 1" = 50'-0"  
0 10 20 50 100 150

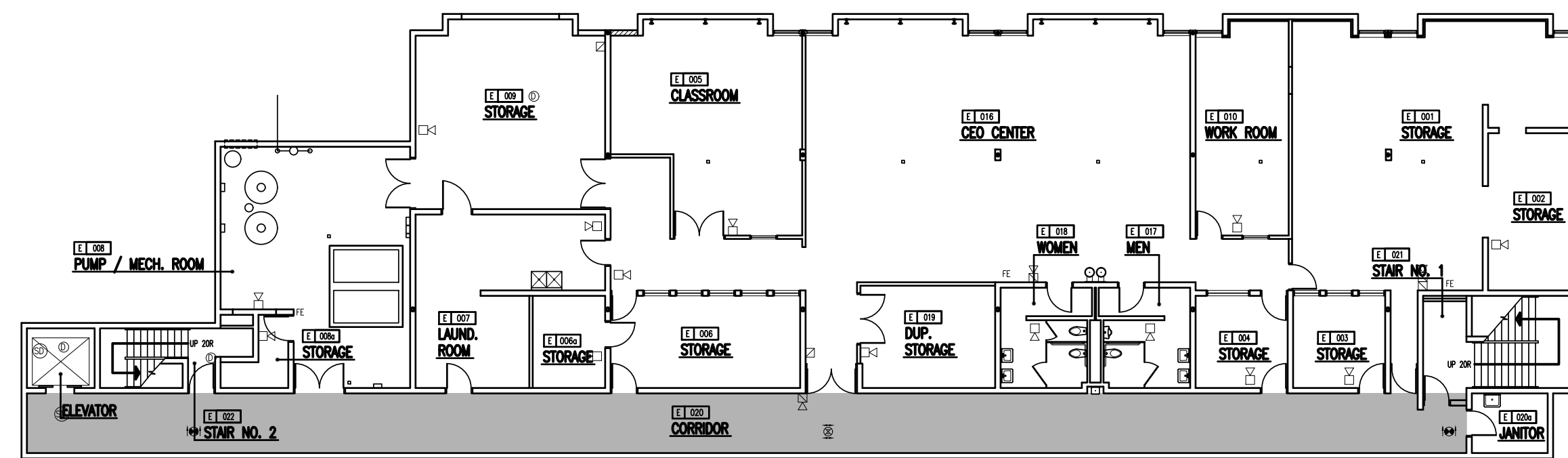


**Revisions:**

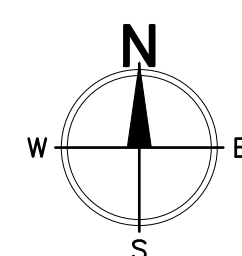
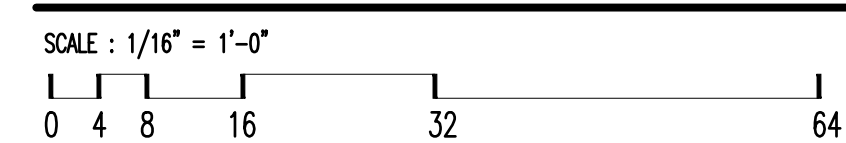
.....  
.....  
.....  
.....  
.....  
.....  
.....

Drawn by:  
PA  
Date:  
August 31, 2017  
Job No.  
17-802-01  
Sheet No.

SYMBOL LIST			
	DOOR RELEASE		BASE BOARD
	HEAT DETECTOR		CLASSROOM UNIT VENT
	SMOKE DETECTOR		BOILER UNIT
	FIRE ALARM DUCT DETECTOR		EXIT SIGN
	AUDIO / VISUAL		THERMOSTAT
	VISUAL		PANELBOARD
	SOUND SYSTEM CONSOLE		AUDIO-VISUAL / MANUAL PULL STATION
	EMERGENCY LIGHTING UNIT		AIR HANDLING UNIT
	PULL STATION		CLASSROOM SPEAKER MODULE
	FIRE ALARM HORN		FIRE ALARM ANNUNCIATOR PANEL
	UNIT HEATER		FIRE ALARM CONTROL PANEL
	EXIT/EMERGENCY LITE		ELECTRIC WATER COOLER
	KNOX BOX		EMERGENCY FUEL BURNER SWITCH
			ROOFTOP UNIT
			WATER HEATER
			DRINKING FOUNTAIN



**BASEMENT FLOOR PLAN**





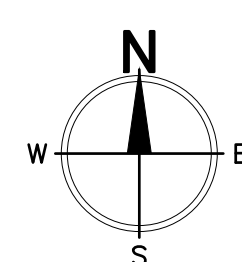
SYMBOL LIST

DR	DOOR RELEASE	BB	BASE BOARD
Ⓞ	HEAT DETECTOR	CUV	CLASSROOM UNIT VENT
Ⓢ	SMOKE DETECTOR	BR	BOILER UNIT
Ⓟ	FIRE ALARM DUCT DETECTOR	Ⓢ	EXIT SIGN
AV	AUDIO / VISUAL	T	THERMOSTAT
V	VISUAL	PA	PANELBOARD
SS	SOUND SYSTEM CONSOLE	SA	AUDIO-VISUAL / MANUAL PULL STATION
EL	EMERGENCY LIGHTING UNIT	AH	AIR HANDLING UNIT
P	PULL STATION	CSM	CLASSROOM SPEAKER MODULE
FH	FIRE ALARM HORN	FAP	FIRE ALARM ANNUNCIATOR PANEL
UH	UNIT HEATER	FACP	FIRE ALARM CONTROL PANEL
EL	EXIT/EMERGENCY LIGHT	EWC	ELECTRIC WATER COOLER
KB	KNOX BOX	EFBDS	EMERGENCY FUEL BURNER SWITCH
		RTU	ROOFTOP UNIT
		WH	WATER HEATER
		DF	DRINKING FOUNTAIN



FIRST FLOOR PLAN

SCALE : 1/16" = 1'-0"  
0 4 8 16 32 64





**SAFETY REFERENCE PLANS - SPEED SCHOOL - DIVISION STREET**

SPEED S.E.J.A. SCHOOL DISTRICT 802 · CHICAGO HEIGHTS, ILLINOIS

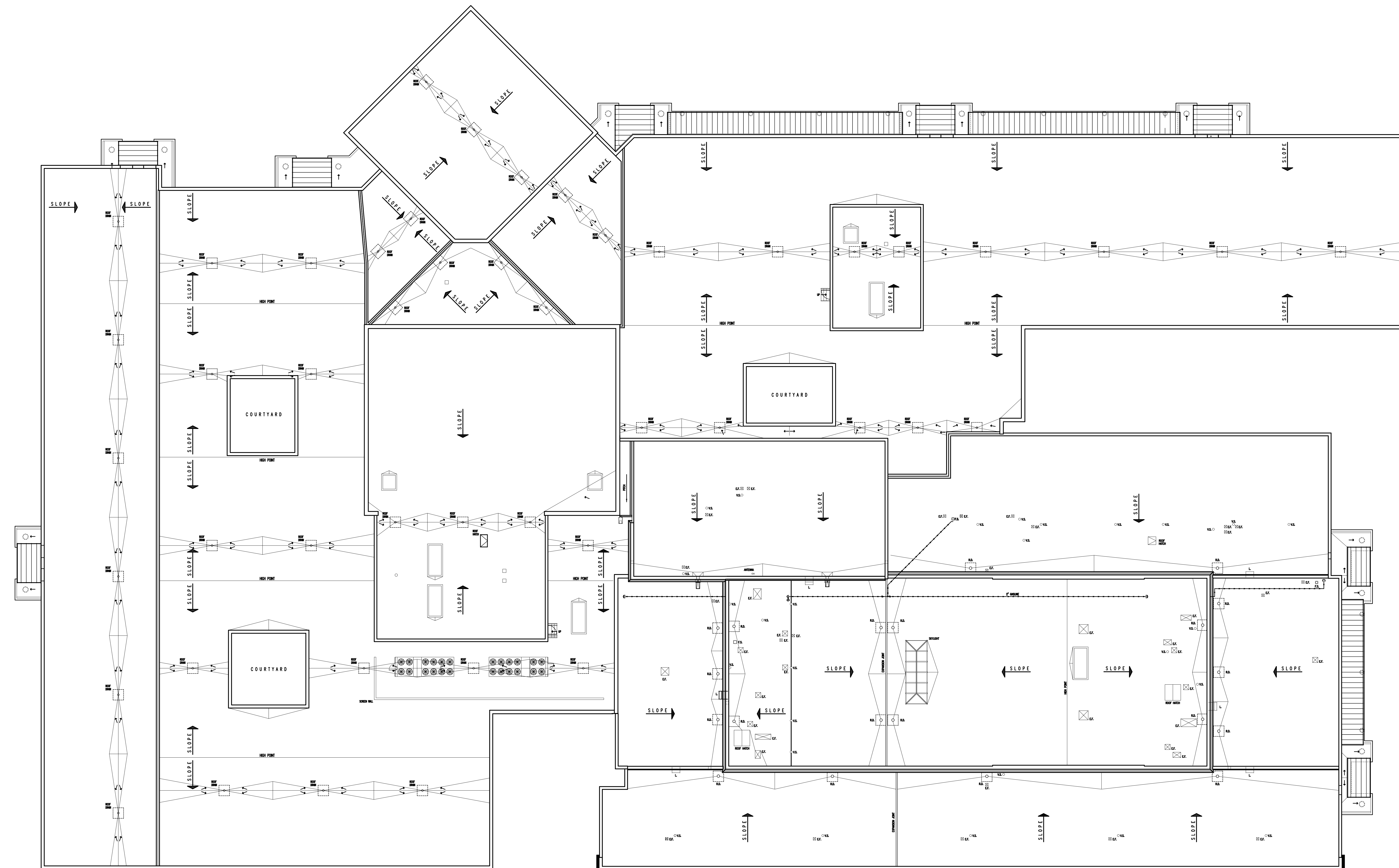
ROOF PLAN

Revisions:

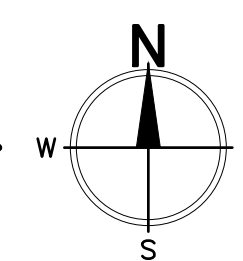
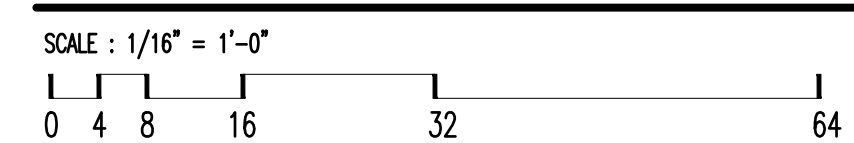
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....

Drawn by:  
PA  
Date:  
August 31, 2017  
Job No.  
17-802-01  
Sheet No.

**A**  
**5**



**ROOF PLAN**



# SAFETY REFERENCE DOCUMENT

**SPEED School – Division Street**

## DESCRIPTION OF EXISTING CONDITIONS

**I. GENERAL**

ENROLLMENT: ~224 students, developmentally disadvantaged ages 6 to 16

CONSTRUCTION:	1972 Original	Type II Unprotected Noncombustible ( part 175 )
	2006 Addition	Type 3B Unprotected Noncombustible ( IBC 1996 )

MEANS OF EGRESS: Adequate in arrangement, size and protection except as otherwise noted in this report.

NEAREST FIRE STATION: City of Chicago Heights Fire Department Station No. 4 within 1 mile.

CITY WATER: The City of Chicago Heights serves the facility with a 6” domestic water service.

**II. CONSTRUCTION DETAILS**

YEAR BUILT: 1972 Original  
2006 Addition

HEIGHT: 1972 Two Story  
2006 One Story with mezzanine

**FLOOR AREAS:**

	Basement	First Floor	Second Floor
1972 Original	9,120 s.f.	42,758 s.f.	13,557 s.f.
2006 Addition	0 s.f.	85,220 s.f.	4,920 s.f.
<b>Total</b>	<b>9,120 s.f.</b>	<b>127,978 s.f.</b>	<b>18,477 s.f.</b>
		<b>Grand Total</b>	<b>155,575 s.f.</b>

EXTERIOR WALL CONSTRUCTION:	1972 Original	4" brick / CMU backup
	2006 Addition	4" brick / CMU backup
FLOOR CONSTRUCTION:	1972 Original	1 <sup>st</sup> : Concrete slab on grade.
	2006 Addition	1 <sup>st</sup> : Concrete slab on grade. 2nd: conc. slab on steel deck on steel joists
ROOF CONSTRUCTION:	1972 Original	Modified Bitumen roofing system on rigid insulation on metal deck on steel joists
	2006 Addition	Modified Bitumen roofing system on rigid insulation on metal deck on steel joists
INTERIOR FINISH:	1972 Original	Floors: VCT Walls: CMU Ceilings: Susp. Ac. T. (corridors and classrooms)
	2006 Addition	Floors: VCT/Carpet Walls: CMU/Metal Stud Ceilings: Susp. Ac. T. (corridors and classrooms)
TRANSOMS & CEILING LEVEL GLASS :	1972 Original	None.
	2006 Addition	None.

### III. **EGRESS FACILITIES**

GRADE EXITS:	Adequate and well arranged, except as otherwise noted in this report.
CORRIDORS:	Adequate in width, height and protection, except as otherwise noted in this report.
STAIRWAYS:	Stair locations, widths, treads, risers and handrails are adequate, except as otherwise noted in this report.
WINDOWS:	Aluminum window units w/ operable sash. Glass is insulated type. Unless otherwise noted, windows are neither required to, nor provide, a secondary means of egress.
FIRE ESCAPE:	None.
EXIT SIGNS:	Exit signs are adequately located, as indicated on the drawings, except as otherwise noted in this report.
EMERGENCY LIGHTING:	Emergency lights are adequately located, as indicated on the drawings, except as otherwise noted in this report.

**IV. SPECIAL OCCUPANCIES**

- MAIN GYMNASIUM:** Located in the 2006 Addition. It is separated from remainder of building with one hour rated construction, except as noted in report.
- SMALL GYMNASIUM:** Located in the 1972 Original Building. It is separated from remainder of building with one hour rated construction, except as noted in report.
- BOILER ROOM:** Boiler Room is located on the second floor of the 2006 Addition. It is separated from remainder of building with one hour rated construction. Note: original Boiler Room was located on the second floor of the 1972 Original Building, and is no longer used for boilers.
- MECHANICAL EQUIPMENT & STORAGE ROOMS:** Located in various areas of the building. They are separated from remainder of building with one hour rated construction, unless otherwise noted.

**V. UTILITIES**

- HEATING PLANT:** The facility is heated via two (2) gas-fired Hot Water Boilers; manufactured by Sellers, located in the Boiler Room on second floor of 2006 Addition. Boiler MBH ratings are 7300 MBH input and 5800 MBH output. Emergency Fuel Burner Disconnect is located at exit door as required.
- HEAT DISTRIBUTION:** Heat distribution is a 2- pipe hot and chilled water distribution system. Pumping is provided by Bell and Gossett circulating pumps in good condition and well maintained. A limited number of classrooms have a radiant floor heating system.
- VENTILATION:** Ventilation is provided via a ducted system with air handling units located in mezzanines and on the roof ducted to V.A.V. boxes servicing classrooms and offices, conference room and main entry. Large spaces such as gymnasium have dedicated roof top mounted air handling units.
- AIR CONDITIONING:** The facility is air conditioned via chilled water provided by two air-cooled chillers with environmentally friendly refrigerant to protect the environment. Chiller No. 1 – 150 Tons, Chiller No. 2 – 150 Tons.
- WATER HEATER:** There are two domestic hot water boilers located in the Boiler Room D-200 ; One is an AO Smith Genesis type, and one is a Rheem Raypak Model WH3-0502B.
- INCINERATOR:** None.

**GAS SERVICE:** The gas service enters the building at Electrical Room D-150.

**ELECTRICAL** Primary electrical service is underground to a pad-mounted transformer located on south side of property outside Electrical Room D-150. Main electrical service is 2500AMP 120/208/3 phase/4W.

The majority of the classroom lighting is made up of recessed 2'x 4' fluorescent fixtures throughout the facilities producing more than adequate lighting levels. The Gyms incorporate high-bay fluorescent fixtures.

PA communication system is a DuKane System with the head end located in room B-150. System is set up so various age group programs (elementary, high school) can make separate announcements.

Facility has a roof mounted generator.

**PLUMBING:** The City of Chicago Heights serves the facility via a 6" water service, which provides a 6" fire service and 4" domestic water service, both protected by backflow preventers.

City of Chicago Heights sanitary and storm sewer systems serve the facility.

Plumbing fixtures are adequate and in good condition.

**VI. PRIVATE PROTECTION**

**FIRE ALARM SYSTEM:** The Fire Alarm System has a Fire Lite MS-9200UDLS addressable main panel serving devices throughout the entire building.

**AUTOMATIC SPRINKLERS:** An automatic fire suppression system has been installed through the 1972 Original and 2006 addition.

**AUTOMATIC HEAT DETECTION:** Heat and smoke detectors are adequately located, as indicated on the drawings, except as otherwise noted in this report.

**STANDPIPE HOSE LINES:** None.

**FIRE EXTINGUISHER:** Fire extinguishers are located as indicated on the drawings. The fire extinguishers and their locations meet the requirements of NFPA 10, except as otherwise noted in this report.

**VII. SECURITY SYSTEM**

Local Intercom / Camera at main and service entry,

An electric door strike, activated in the office releases the entrance door.  
Building also has security camera and monitoring system throughout building. System has adequate coverage.

**VIII. ENERGY CONSERVATION**

The facility has a direct digital control system, to monitor and operate the HVAC system. All other sections have stand alone or pneumatic based controls. The system is used to save energy by turning down equipment when not needed.

**IX. ASBESTOS ABATEMENT**

Information provided by the District indicates that the last three year asbestos inspection was conducted in 2015, and that the building is in compliance with the asbestos management plan.

**X. PAVING**

Parking lots, and sidewalks are in generally good condition except as otherwise noted in this report.

**XI. HANDICAPPED ACCESSIBILITY**

The facility has at least one accessible entrance, at least one accessible boy's and girl's restrooms, and has at least one accessible drinking fountain.







