

DIXON PUBLIC SCHOOLS #170

"A Place to Grow"

www.dps170.org

1335 Franklin Grove Road
Dixon, Illinois 61021

Phone: (815) 373-4966

Fax: (815) 284-8576

Margo Empen, Superintendent
Doug Stansford, Asst. Superintendent
Marc Campbell, Business Manager

Date: September 19, 2025
To: Board of Education Members
From: Margo Empen, Superintendent & Marc Campbell, Chief School Business Official
RE: 10-Year HLS Review Update

In accordance with Board of Education Policy 4:150 Facility Management and Building Programs a designee of the Superintendent shall facility compliance with the 10-year safety survey process required by the School Code. The local school board, guided by The Local Government Professional Services Selection Act Section 50 ILCS 510/0.01, is required to hire a licensed design professional to assist the district in correcting the violations using the school building code known as "Health/Life Safety Code for Public Schools," Part 180.

Attached to this memorandum there two summary exhibits.

- Exhibit A: Summary representation of the completed HLS items over the summer of 2025
- Exhibit B: Recommended list of HLS items to be completed in Summer 2026.

Fund Balance information from SDS and Financial Summary:

- | | |
|---|-----------|
| • Health Life Safety Fund: Unaudited 6/30/25 | \$816,000 |
| • Health Life Safety Fund: Unaudited 8/30/25 | \$815,000 |
| • Architect Estimated Summer 2026 Work List Cost | \$571,800 |
| • DPS Estimated Actual Summer 2026 Work List Cost | \$381,000 |

As part of the 10-Year HLS, the District is required to complete the Priority A items within a year. At the October 2025 Board meeting, the Board will be asked to approve the work items identified on Exhibit B.

Dixon Public Schools, in cooperation with the community, will provide students with a comprehensive educational program that produces well-educated, self-sufficient, and involved citizens.

Exhibit A: Summary of Completed Items - Summer 2025

DIXON HIGH SCHOOL 10 YEAR HLS BRAY ARCHITECTS 2025							PRIORITY	EST. COSTS	10.00%			
ITEM #	ITEM DESCRIPTION			PRIORITY	EST. COSTS	ACTUAL COSTS	COMPLETED			TIMEFRAME		
1	Remove wood wedges from all doors with closers			A	\$500.00	\$0.00	7/1/2025			SUMMER 2025		
3	Add smoke detector to under stage storage room 84B			A	\$2,100.00	\$1,400.00	8/4/2025			SUMMER 2025		
4	Clean out under stage Storage Room 84A			A	\$3,000.00	\$0.00	7/16/2025			SUMMER 2025		
10	Remove stored materials from Auditorium Stair 123			A	\$1,000.00	\$0.00	7/16/2025			SUMMER 2025		
13	Add steel lintil to masonry at Mechanical Room 70A			A	\$4,800.00	\$0.00	7/23/2025			SUMMER 2025		
	TOTAL ALL "A" PRIORITIES				\$11,400.00	\$1,400.00						
2	Add smoke detector to storage room B09			B	\$2,100.00	\$1,450.00	8/4/2025			SUMMER 2025		
6	Install exit sign/emergency lights at Choral Room 133 door			B	\$3,200.00	\$800.00	8/4/2025			SUMMER 2025		
8	Install exit sign at Band Room 134 door			B	\$3,200.00	\$800.00	8/4/2025			SUMMER 2025		
9	Install horn/strobe to Practice Room 134C			B	\$3,200.00	\$1,450.00	8/4/2025			SUMMER 2025		
11	Add fire extinguisher to Work Room 58			B	\$500.00	\$124.95	8/4/2025			SUMMER 2025		
12	Add smoke detector to Girls Lockerroom Storage 36			B	\$2,100.00	\$1,400.00	8/4/2025			SUMMER 2025		
14	Verify masonry repairs at southwest corner of old Gym, mezzanine level			B	\$12,500.00	\$2,000.00	8/4/2025			SUMMER 2025-26		
15	Add smoke detector to Janitor Room at Boys 232			B	\$2,100.00	\$1,650.00	8/4/2025			SUMMER 2025		
16	Add closer to Janitor Room door at Boys 232			B	\$800.00	\$500.00	8/4/2025			SUMMER 2025		
17	Replace door to boiler room			B	\$8,400.00	\$7,737.00	9/18/2025			FALL 2025		
	ADD FIRE ALARM SUB PANEL DUE TO CROWDING					\$10,000.00	8/4/2025					
	TOTAL "A-B" PRIORITIES FOR SUMMER 2025				\$49,500.00	\$29,311.95						
	REAGAN MIDDLE SCHOOL 10 YEAR HLS BRAY ARCHITECTS 2025											
ITEM #	ITEM DESCRIPTION			PRIORITY	10.00%	ACTUAL COSTS	COMPLETED			TIMEFRAME		
	Door replacement from separate amendment			B	\$111,000.00	\$106,283.00	9/19/2025			SUMMER 2025		
1	Remove wood wedges from all doors with closers			A	\$500.00	\$0.00	8/4/2025			SUMMER 2025		
5	Removed store items from Elevator Equipment Room			A	\$500.00	\$0.00	8/4/2025			SUMMER 2025		
8	Install emergency light at Cafeteria exit Stair 152			A	\$3,200.00	\$325.00	8/4/2025			SUMMER 2025		
	TOTAL A PRIORITIES			A	\$115,200.00	\$106,283.00						
2	Install exit sign, northwest Corridor 203			B	\$3,200.00	\$220.00	8/4/2025			SUMMER 2025		
3	Install fire extinguisher, Work Room 78			B	\$500.00	\$124.95	8/4/2025			SUMMER 2025		
4	Reinstall missing ceiling tiles, Student Services 213			B	\$500.00	\$50.00	8/4/2025			SUMMER 2025		
6	Add sign at door: "Elevator Equipment"			B	\$500.00	\$17.50	9/16/2025			PARTS ORDERED		
7	Repair pipe leak and ceiling tile adjacent to Kitchen hood			B	\$1,200.00	\$500.00	8/4/2025			SUMMER 2025		
10	Replace interior, sticking locker room door			B	\$0.00	\$0.00	Moved			SUMMER 2026		
	TOTAL "A-B" PRIORITIES FOR SUMMER 2025			B	\$121,100.00	\$107,195.45						

Exhibit A: Summary of Completed Items - Summer 2025

MADISON SCHOOL 10 YEAR HLS BRAY ARCHITECTS						
ITEM #	ITEM DESCRIPTION	PRIORITY	\$0.10 COSTS	ACTUAL COSTS	COMPLETED	TIMEFRAME
1	Remove wood wedges from all doors with closers	A	\$500.00	\$0.00	8/4/2025	SUMMER 2025
2	Remove stored items above cabinetry	A	\$1,000.00	\$0.00	8/4/2025	SUMMER 2025
	TOTAL A PRIORITIES	A	\$1,500.00	\$0.00		
3	Install smoke detector in Storage 1A off Classroom 1	B	\$2,100.00	\$1,850.00	8/4/2025	SUMMER 2025
5	Install smoke detector in Teacher Storage 26	B	\$2,100.00	\$1,800.00	8/4/2025	SUMMER 2025
6	Add fire extinguisher copy area 25	B	\$500.00	\$124.95	8/4/2025	SUMMER 2025
	TOTAL "A-B" PRIORITIES SUMMER 2025	B	\$6,200.00	\$3,774.95		

JEFFERSON SCHOOL 10 YEAR HLS BRAY ARCHITECTS						
ITEM #	ITEM DESCRIPTION	PRIORITY	\$0.10 COSTS	ACTUAL COSTS	COMPLETED	TIMEFRAME
1	Remove wood wedges from all doors with closers	A	\$500.00	\$0.00	8/4/2025	SUMMER 2025
2	Removed store items from Elevator Equipment Room	A	\$500.00	\$0.00	8/4/2025	SUMMER 2025
	TOTAL "A" PRIORITIES	A	\$1,000.00	\$0.00		
3	Boys Restroom 13 stall door missing	B	\$1,200.00	\$5.00	9/2/2025	SUMMER 2025
4	Install emergency light at Corridor 14 exterior door	B	\$3,200.00	\$350.00	8/4/2025	SUMMER 2025
5	Install 2 emergency lights at Corridor 23	B	\$6,400.00	\$950.00	8/4/2025	SUMMER 2025
6	Install exit sign at Gym entry 41	B	\$3,200.00	\$400.00	8/4/2025	SUMMER 2025
7	Add fire extinguisher to Work Room 58	B	\$500.00	\$124.95	8/4/2025	SUMMER 2025
8	Add fire extinguisher to Library 54	B	\$500.00	\$124.95	8/4/2025	SUMMER 2025
9	Install emergency light in Front Entry Vestibule 18	B	\$3,200.00	\$450.00	8/4/2025	SUMMER 2025
	TOTAL "A-B" PRIORITIES SUMMER 2025	B	\$19,200.00	\$2,404.90		

Exhibit A: Summary of Completed Items - Summer 2025

WASHINGTON SCHOOL 10 YEAR HLS BRAY ARCHITECTS						
ITEM #	ITEM DESCRIPTION	PRIORITY	10.00% COSTS	ACTUAL COSTS	COMPLETED	TIMEFRAME
1	Remove wood wedges from all doors with closers	A	\$500.00	\$0.00	8/4/2025	SUMMER 2025
2	Do not store gasoline powered equipment in building	A	\$500.00	\$0.00	8/4/2025	SUMMER 2025
	TOTAL "A" PRIORITIES	A	\$1,000.00	\$0.00		
3	Install smoke detector Work/Storage Room 86	B	\$3,200.00	\$950.00	8/4/2025	SUMMER 2025
4	Add fire extinguisher to Work/Storage Room 86	B	\$500.00	\$124.95	8/4/2025	SUMMER 2025
5	Install emergency light at Corridor 79	B	\$3,200.00	\$3,200.00	8/4/2025	SUMMER 2025
6	Install pull at Girls RR 83 accessible stall	B	\$500.00	\$50.00	8/4/2025	SUMMER 2025
7	Install smoke detector at Work Room 81	B	\$2,100.00	\$950.00	8/4/2025	SUMMER 2025
8	Install emergency light at Gym Lobby 13	B	\$3,200.00	\$280.00	8/4/2025	SUMMER 2025
9	Install handrailings at stairs and mezzanine of Stage 10A	B	\$6,700.00	\$0.00	8/4/2025	SUMMER 2025
10	RPZ-BFP s tested 2022, retest	B	\$1,000.00	\$150.00	8/4/2025	SUMMER 2025
11	Install emergency light in work area of Pre-K Room 30	B	\$3,200.00	\$280.00	8/4/2025	SUMMER 2025
12	Install smoke detector at work area of Pre-K Room 30	B	\$2,100.00	\$1,050.00	8/4/2025	SUMMER 2025
13	Install emergency light at Front Entry Vestibule 19	B	\$3,200.00	\$450.00	8/4/2025	SUMMER 2025
14	Install emergency light at Northwest Entry Vestibule 22	B	\$3,200.00	\$450.00	8/4/2025	SUMMER 2025
15	Install smoke detector at Library	B	\$2,100.00	\$1,900.00	8/4/2025	SUMMER 2025
16	Install smoke detector at old Electric Vault	B	\$2,100.00	\$1,500.00	8/4/2025	SUMMER 2025
	TOTAL "A-B" PRIORITIES SUMMER 2025		\$37,300.00	\$11,334.95		

TOTALS FOR 2025 HLS WORK		\$122,300.00	\$47,739.20
WORK REMAINING TO BE DONE FROM SUMMER 2025			
SEPARATE AMENDMENT FOR DOORS AT RMS NOT PART OF 10 YR.		\$111,000.00	\$106,283.00
TOTAL FOR ALL HLS 2025		\$233,300.00	\$154,022.20

Exhibity B: Anticipated 10-HLS Survey Work List - Summer 2026

DIXON HIGH SCHOOL 10 YEAR HLS BRAY ARCHITECTS 2025					PRIORITY	10.00%			
ITEM #	ITEM DESCRIPTION		EST. COSTS	ACTUAL COSTS	CONTRACTOR	TIMEFRAME			
5	Replace Choral room 133 doorand hardware		\$14,400.00	\$13,509.00	BID 12/2025	SUMMER 2026			
7	Replace Band Room 134 door and hardware		\$14,400.00	\$13,509.00	BID 12/2025	SUMMER 2026			
18	Replace doors and frame, Custodian B03		\$10,800.00	\$10,406.00	BID 12/2025	SUMMER 2026			
19	Replace roof at Band and Choral area		\$125,000.00	\$125,000.00	BID 12/2025	SUMMER 2026			
20	Replace roof at Entry door 23		\$22,800.00	\$22,800.00	BID 12/2025	SUMMER 2026			
	TOTAL COST OF "B" PRIORITIES 2026 SUMMER WORK		\$187,400.00	\$185,224.00					
	TOTAL ALL WORK DHS		\$187,400.00	\$185,224.00					
22	10% Contingency		\$18,740.00	\$18,522.40					
23	10% A-E Fees		\$18,740.00	\$18,522.40					
	TOTAL		\$224,880.00	\$222,268.80					

RMS

10	Replace interior, sticking locker room door	B	\$4,300.00	\$4,300.00	BID 12/2025	SUMMER 2026
11	Repair or replace HVAC controls	B	\$97,500.00	\$40,000.00	PELICAN / ECSI	SUMMER 2026
	10% Contingency		\$10,180.00	\$4,430.00		
	10% A-E Fees		\$10,180.00	\$4,430.00		
	TOTAL		\$122,160.00	\$53,160.00		

MADISON

4	Repair resin flooring at Boys Restroom 53	B	\$9,800.00	\$9,800.00	BOSS FLOORING	SUMMER 2026
7	Repair or replace HVAC controls	B	\$97,500.00	\$40,000.00	PELICAN / ECSI	SUMMER 2026
	10% Contingency		\$10,730.00	\$4,980.00		
	10% A-E Fees		\$10,730.00	\$4,980.00		
	TOTAL		\$128,760.00	\$59,760.00		

Exhibity B: Anticipated 10-HLS Survey Work List - Summer 2026

JEFFERSON

10	Repair or replace HVAC Controls	B	\$40,000.00	\$19,626.86	PELICAN / ECSI	SUMMER 26
	10% Contingency		\$4,000.00	\$1,962.69		
	10% A-E Fees		\$4,000.00	\$1,962.69		
	TOTAL		\$48,000.00	\$23,552.23		

WASHINGTON

17	Repair or replace HVAC controls	B	\$40,000.00	\$18,354.06	PELICAN / ECSI	SUMMER 26
	10% Contingency		\$4,000.00	\$1,835.41		
	10% A-E Fees		\$4,000.00	\$1,835.41		
	TOTAL		\$48,000.00	\$22,024.87		

TOTAL ALL BUILDINGS SUMMER 2026			\$571,800.00	\$380,765.90		
FUNDING FROM \$.05 LEVY IN HLS			A-E /CONT TOTAL	\$63,460.98		
AFTER SUMMER 2026 WASH/JEFF/DHS ALL 10 YR WORK COMPLETED						
MADISON/RMS ROOF WORK			SUMMER 2027-2030	WHEN FUNDING AVAILABLE		