

FOR ACTION

Lisle Community Unit School District 202 Board of Education Meeting December 17, 2025

SUBJECT: Architect Proposal for 10 Year Health and Life Safety Survey

RECOMMENDATION: The Administration recommends approval of the Perkins&Will professional services proposal to perform the 10-Year Health and Life Safety Survey for all required District buildings.

BACKGROUND: Illinois School Code (105 ILCS 5/2-3.12) requires public school districts to complete a Health and Life Safety Survey of all school buildings at least once every 10 years. The most recent survey for Lisle CUSD 202 was completed in 2015. The required 2025 survey must be conducted by a qualified architect and submitted through the IWAS system to the Illinois State Board of Education and the Regional Office of Education.

The survey identifies building code compliance issues, life safety deficiencies, and documentation updates required under state regulations. This process is separate from ongoing facility maintenance but helps guide future planning for building-related capital needs.

The District's architect, Perkins&Will, has submitted a proposal of \$56,069 to perform the 2025 10-Year Health and Life Safety Survey at the following school buildings:

- Lisle Junior High School
- Lisle High School
- Schiesher Elementary School (portion used by SASSED for public school purposes)
- Lisle Elementary School, which opened in 2020, is recommended for inclusion to align all facilities on the same 10-year cycle.

As part of the evaluation, the Administration conducted a regional survey of school districts that completed 10-Year Life Safety Surveys between 2017–2025. A summary of per-square-foot pricing (in today's dollars) is provided below:

- Average across all districts surveyed: \$0.12 per square foot
- Median: \$0.13 per square foot
- Range: \$.04 to \$.20 per square foot
- Lisle's current proposal (with all four buildings): \$0.15 per square foot

Although the blended rate of \$0.15 per square foot is slightly above the average, it includes a discounted \$0.05/sf rate for Lisle Elementary (a newer building with minimal expected violations) and remains competitive with peer districts. While it might seem ideal to solicit multiple proposals to compare pricing, Illinois law does not allow this for architectural services. Under the Local Government Professional Services Selection Act (50 ILCS 510), school districts must first select the most qualified firm through a qualifications-based process before discussing

fees. Since Perkins&Will is the firm currently under contract through this process, they are the District's authorized provider for this work and the only firm we are permitted to negotiate fees with at this time.

FINANCIAL IMPACT: The FY2026 expenditure budget for the Operations and Maintenance Fund includes a \$50,000 line item to cover the cost of the 10-Year Health and Life Safety Survey. The total proposal cost of \$56,069 exceeds the budgeted amount by \$6,069. The additional expenditure will be covered through available funds within the FY2026 O&M budget, with no anticipated need for a budget amendment at this time.

SUGGESTED MOTION: That the Board of Education approve the proposal from Perkins&Will to perform the 10-Year Health and Life Safety Survey for a total fee of \$56,069.