

10 YEAR HEALTH LIFE SAFETY SURVEY



Washington Elementary School
200 South Sherman Street
Pana, Illinois

Pana Community Unit School District #8
Christian County

2020

DRAFT

Pana CUSD Lincoln Elementary School

Re: Replacement Cost Estimate for the Pana CUSD Lincoln Elementary School

BLDD Project No: 196EX37.200

Estimate by Kimberly Kurtenbach, 844-784-4440

Total Existing Building Square Footage:

39,982

This cost estimate is based on RS Means Building Construction Cost Data Manual 2020:

50 17 23 0500 SCHOOLS Total Project Costs

Elementary School Median Unit Cost per SF	\$	227.00	
R171 100 Project Size Modifier (See note 1**)	\$	222.46	
City Cost Index Modifier Decatur, Illinois	\$	227.58	102.3%
Total	\$	227.58	per SF

39982 SF x 227.58 =	\$	9,099,103.56	Total Pana CUSD Lincoln Elementary School Building Cost
	\$	909,910.36	Add 10% Architect & Engineering Fee
	\$	909,910.36	Add 10% Contingency
	\$	10,918,924.27	Total Building Replacement Cost

Note 1**: (see table RS Means for project size modifier)

Project Size Modifier Median Cost per SF \$ 227.00

Proposed New Combined Building Area (Gross SF) = 79,856
 Divided by Typical Size (Gross SF) = 70,600 = 1.131104816

Cost Multiplier (See Manual Graph) = 0.98
 0.98 x \$ 227 = \$ 222.46

Add/Edit Schedule Item - Complete All Columns

IWAS System

District: Pana CUSD #8

Facility: Washington Elementary

Location/ Rm. #	Priority Code	Rule Violated	Desc. Of Violation	Recommendation to Correct	Action ID	Units of Measure	Qty.	Labor Code	Work Type	Est. Cost	Completion Date	Funding Type
1923/1967 Building	B. Required	105.LCS 5/17-2.11.f	Total 1923/1967 Building Replacement: School district may replace a school building or build additions to replace portions of a building when it is determined that the effectuation of the recommendations for the existing building will cost more than the replacement costs	Replace building Violations indicated total \$9,319,301.92 (Refer to building replacement calculation backup) RS Means Online 2020 Data: School Median Cost= \$227,000/sf Area Conversion Scale= 1.13 Cost Multiplier from chart= .98 City Cost Index Decatur, Illinois = 1023 Cost per square foot= \$227,000/sf X .98 x 102.3/100= \$227,586/sf	b. Remove sf	39,874	Contractor	Replacement	\$ 9,074,524.92	9/17/2025	F. Fire Prevention	
1923/1967 Building	B. Required	185.395 185.600	Since over 50% of area of the existing building is being modified to remediate code violations including structural components a sprinkler system will need to be installed.	Install wet-pipe fire protection system throughout the entire building, including a larger water service to accommodate new system and fire pump. Includes additional work for patching surfaces disturbed that are not in other line items.	f. Improve sf	39,874	Contractor	a. Safety Standards	\$ 259,370.00	9/17/2025	O. Other Funds	
Site	B. Required	2018 IPMC Section 507.1	Site is poorly drained. Water drains directly to the building. Water also collects and ponds making the play areas too wet to use and making the parking lot full of puddles and ponds.	Recontour the grassy areas and add new area drains. Repair the downspouts into the improved storm drain. Add catch basins in the parking lot and pipe to improved storm drain.	f. Improve Lump	1	Contractor	a. Safety Standards	\$ 173,900.00	9/17/2025	O. Other Funds	
Basement Perimeter	B. Required	2018 IPMC Section 507.1	Flooded floors happen frequently after heavy rains. Paint wont stick to the walls. There is a very real potential for mold growth.	Excavate the entire perimeter of the building, clean the masonry walls, repair the walls and apply a durable two-part sealant. Install fabric-coated footing tile with cleanouts. Pipe the footing tile to a pair of exterior duplex sump pumps. Add radon-mitigation fans to the sumps. Carefully backfill the excavation and restore grade. (Repair of masonry walls and interior surfaces are within separate line items) Repair damaged surfaces to match existing	f. Improve Lump	1	Contractor	a. Safety Standards	\$ 221,400.00	9/17/2025	O. Other Funds	
Mech-008	B. Required	185.405a	The 1923 multi-zone, forced air heating system is obsolete and is failing. Designed for coal the system employs obsolete gas burners and depends on 97-year-old heat exchangers. The ductwork is not insulated. Control dampers shut off air flow to the classrooms in those few areas with functioning controls, the 97 year-old fan is essential to operation yet cannot be replaced.	Remove the system in its entirety. Provide a new three-deck multi-zone unit with return fan. Provide a hot water boiler system to provide heat. This replaces existing ducted system with new ducted system. Includes additional work for patching surfaces disturbed that are not in other line items	f. Improve Lump	1	Contractor	a. Safety Standards	\$ 681,000.00	9/17/2025	O. Other Funds	
1967 Building	B. Required	175.510a	Classroom unit ventilators and gymnasium units are worn, obsolete and failing while replacement parts are not available. Spot heating units have failed and been replaced by electric resistance heaters which are themselves failing.	Replace classroom unit ventilators with new unit ventilators. Replace gymnasium units with new units. Replace spot heating with new units.	f. Improve Lump	1	Contractor	a. Safety Standards	\$ 228,485.00	9/17/2025	O. Other Funds	
Boiler room- 003E	B. Required	175.525b	The single Burnham boiler (circa 1967 - 33 years old) is in dire condition. The casing is rusting. This boiler has exceeded its service life by many years and is no longer reliable (in addition to being inefficient).	Remove the existing circa 1967 boiler complete. Install a pair of new gas-fired condensing type boilers.	f. Improve Lump	1	Contractor	a. Safety Standards	\$ 144,000.00	9/17/2025	O. Other Funds	
Entire Building	B. Required	185.610a	Persistently high levels of lead have been tested in this building.	Remove all existing water piping and replace with new copper piping.	f. Improve Lump	1	Contractor	a. Safety Standards	\$ 535,000.00	9/17/2025	O. Other Funds	
Entire Building	B. Required	185.510a	Electrical Contractor reports persistent imbalance over the phases of the electrical service causes overloads. (Building had a delta service with only two legs sable for 120 volt loads) Existing PPE electrical gears obsolete as PPE has been out of business decades.	Replace electrical service and revise distribution equipment.	f. Improve Lump	1	Contractor	a. Safety Standards	\$ 161,000.00	9/17/2025	O. Other Funds	
Entire Building	B. Required	185.510a	Numerous deficiencies exist in the electrical system. The 1923 cloth covered wiring is reportedly in conduit but with no ground wire. Conduits that are buried have rusted away/leaving no reliable ground. Inadequate numbers of receptacles and circuits exist to serve the educational mission. Most distribution panels are obsolete PPE equipment for which replacement breakers can not be obtained.	Remove all 1923 wiring and replace. Remove all feeders and obsolete panels and replace. Upgrade all receptacles to modern grounding-type. Increase number of circuits. (patching of walls are in separate line item)	f. Improve Lump	1	Contractor	a. Safety Standards	\$ 184,500.00	9/17/2025	O. Other Funds	
Entire Building	B. Required	185.590a ADA	Existing fire alarm system does not comply in any way with ADA as it lacks the visual and audiovisual alarm notification devices necessary for compliance.	Remove existing system in its entirety. Replace with new addressable, ADA-compliant system featuring voice-evacuation.	f. Improve Lump	1	Contractor	a. Safety Standards	\$ 209,000.00	9/17/2025	O. Other Funds	
Entire Building	B. Required	185.405a	Existing pneumatic temperature control system is virtually non-functional. The system has an ineffective tank air dryer. Numerous leaks, particularly in the 1923 vintage system prevent any reasonable level of control. Devices are obsolete and can not be replaced. The building is essentially being controlled manually.	Remove the pneumatic system and replace with digital controls.	f. Improve Lump	1	Contractor	a. Safety Standards	\$ 249,000.00	9/17/2025	O. Other Funds	
Entire Building	B. Required	180.410a2f	The intercom / PA system is shot. Wiring is falling. Parts have failed and can't be replaced. Consistent communication between staff and administration is no longer possible.	Replace the entire intercom / PA system with a new system.	f. Improve Lump	1	Contractor	a. Safety Standards	\$ 172,000.00	9/17/2025	O. Other Funds	

Second floor, Classroom 206, Shaft 206, Portion of Corridor 201, Corridor 203, Computer 209, Portion of Corridor 220, Shaft 222	B, Required	IPMC 305.3	2x2 asbestos containing ceilings are water and moisture damaged and cracked in various locations. Devices that are no longer functioning can not be repaired without first abating.	Replace fire existing 2x2 ceiling fire system, (asbestos statement and electrical devices in separate fire item). Includes painting and patching around perimeter where where demolition damaged wall surfaces.	e, Rebuild	SF	2017	Contractor	Safety Standards	\$ 17,386.54	9/17/2025	O, Other Funds
Basement, Storage 005B, Kitchen 005C, Storage 005D, Boiler 005E, Girls 007, Boys 009, Girls 015, Boys 017, Corridor 024, Portion of First floor	B, Required	185.390j.3.E	Plaster ceiling has broken and is falling down. Previously approved H.I.S. project only temporarily worked to solve some ceiling failure issues.	Remove exposed wood on surface of plaster and at perimeter of room. Remove ceiling in its entirety. Repair structure above. Replace damaged plaster ceilings to complete fire rating of corridor. Replace ceilings in the classrooms where the ceilings are broken. Note ceilings are higher than 8 feet tall. Patch and repair surfaces immediately adjacent to ceiling. Since equipment and devices on ceiling are removed with ceiling, replace.	b, Remove	SF	2239	Contractor	Safety Standards	\$ 51,093.98	9/17/2025	O, Other Funds
Corridor 102, Corridor 104, Corridor 124, Janitor 103, Boys 105, Girls 111, Storage 113, Classroom 116, Classroom 118, Classroom 132	B, Required	185.390j.3.E	Plaster ceiling has broken and is falling down. Previously approved H.I.S. project only temporarily worked to solve some ceiling failure issues.	Remove exposed wood on surface of plaster and at perimeter of room. Remove ceiling in its entirety. Repair structure above. Replace damaged plaster ceilings to complete fire rating of corridor. Replace ceilings in the classrooms where the ceilings are broken. Note ceilings are higher than 8 feet tall. Patch and repair surfaces immediately adjacent to ceiling. Since equipment and devices on ceiling are removed with ceiling, replace.	b, Remove	SF	5468	Contractor	Safety Standards	\$ 124,779.76	9/17/2025	O, Other Funds
Second floor, Boys 205, Girls 207, Girls 211, Boys 213, Corridor 201, Corridor 220	B, Required	185.390j.3.E	More than 5% of the ceiling includes a combustible ceiling material. Ceiling plaster is falling down and exposed wood trim is present.	Remove exposed wood on surface of plaster and at perimeter of room. Remove ceiling in its entirety. Repair structure above. Replace damaged plaster ceilings to complete fire rating of corridor. Replace damaged ceilings in the classrooms where the ceilings are broken. Note ceilings are higher than 8 feet tall. Patch and repair surfaces immediately adjacent to ceiling. Since equipment and devices on ceiling are removed with ceiling, replace.	b, Remove	SF	1847	Contractor	Safety Standards	\$ 421,481.54	9/17/2025	O, Other Funds
Basement 5	B, Required	IPMC 305.3	Spline ceiling is damaged and has water damage.	Replaced damaged spline ceiling with gypsum ceiling and paint. Make repairs to structure above. Patch and repair surfaces immediately adjacent to ceiling. Since equipment and devices on ceiling are removed with ceiling, replace.	e, Rebuild	SF	682	Contractor	Safety Standards	\$ 15,553.24	9/17/2025	O, Other Funds
Corridor 203	B, Required	185.380j.C.8	Dead-end corridor distance is exceeded	Install fire rated doors in three openings along fire wall. Doors shall include closers and the appropriate hardware for the application. Tie in mag holders into the fire alarm system	f, Improve	SF	1	Contractor	Safety Standards	\$ 4,000.00	9/17/2025	O, Other Funds
Gymnasium 005A	B, Required	185.380j.C.5	Fire rated walls are compromised. Double doors into gymnasium are held open and lack the ability to self close in the event of a fire. One opening is missing the doors.	Replace door, frame, and hardware	e, Rebuild	ea	1	Contractor	Safety Standards	\$ 4,000.00	9/17/2025	O, Other Funds
Kitchen 005C	B, Required	185.370j.m.2	Kitchen exterior door and frame are rusted through at the base and perimeter of door/frame. Exterior exit doors must be free to open and	Replace metal door, frame, and hardware within fire rated opening.	f, Improve	ea	1	Contractor	Safety Standards	\$ 3,500.00	9/17/2025	O, Other Funds
Classroom 230	B, Required	185.370j.m.1	Metal door does not open without force	Replace door, frame, and hardware. Stain and varnish wood doors and paint frames	e, Rebuild	ea	36	Contractor	Safety Standards	\$ 126,000.00	9/17/2025	O, Other Funds
1923 Building	B, Required	185.370j.m.5	The majority of doors are multi paneled doors original to the building.	Reinstall doors and hardware within existing door frame	f, Improve	ea	8	Contractor	Safety Standards	\$ 16,000.00	9/17/2025	O, Other Funds
Girls 015, 111, 211, 207, Boys 017, 105, 225c, 213	B, Required	IPMC 305.6	Typical storage room doors are lift doors that no longer operate as originally intended and are potentially dangerous if they would either fall on a person or trap a person inside of the storage area. Sashes are broken and some openings are permanently fixed. Use of non-fire rated curtains to span nearly the entire wall to cover open storage areas where doors failed to function and were removed. Fire spread of material along wall surface exceeds limits by code where these exist.	Remove accessible lift in stairwell. Repair surfaces. Provide fire rated elevator to replace use of stair lift. Remove padlock and replace hardware on door to function appropriately for the function of the room	b, Remove	SF	1	Contractor	Safety Standards	\$ 2,000.00	9/17/2025	O, Other Funds
Classroom storage in Classrooms 110, 102, 114, 116, 118, 130, 132, 208	B, Required	IPMC 305.6	Typical storage room doors are lift doors that no longer operate as originally intended and are potentially dangerous if they would either fall on a person or trap a person inside of the storage area. Sashes are broken and some openings are permanently fixed. Use of non-fire rated curtains to span nearly the entire wall to cover open storage areas where doors failed to function and were removed. Fire spread of material along wall surface exceeds limits by code where these exist.	Remove accessible lift in stairwell. Repair surfaces. Provide fire rated elevator to replace use of stair lift. Remove padlock and replace hardware on door to function appropriately for the function of the room	b, Remove	SF	1	Contractor	Safety Standards	\$ 500.00	9/17/2025	O, Other Funds
Shaft 125	B, Required	185.370j.d.4	Accessible stair lift prevents full use of required exiting stair width	Remove accessible lift in stairwell. Repair surfaces. Provide fire rated elevator to replace use of stair lift. Remove padlock and replace hardware on door to function appropriately for the function of the room	b, Remove	SF	1	Contractor	Safety Standards	\$ 2,000.00	9/17/2025	O, Other Funds
Storage 0188	B, Required	IPMC 305.6	Padlock to prevent door from opening prevents egress.	Remove padlock and replace hardware on door to function appropriately for the function of the room	b, Remove	ea	1	Contractor	Safety Standards	\$ 500.00	9/17/2025	O, Other Funds

Classroom 016A and 020A	B. Required	IP/MC 305.2	Two basement classrooms have slab settlements. Previous repairs to rebuild on top of slab have failed and cause tripping hazards. Flooring dips in the middle of the room. The entrances are a tripping hazard for both entering and exiting the room.	Repair slab settlement. Remove flooring and leveling product previously installed. Remove broken concrete and uneven slab. Dowel patch in concrete where removed, apply a moisture barrier to the surface of the entire slab, install a leveler as required, and install new	c. Repair	SF	1458	Contractor	Safety Standards	\$ 69,984.00	9/17/2025	O. Other Funds
Classroom 010A	B. Required	185.370.5, D. IP/MC 305.4	Shewn slab settlement has lead to floor tile failure. The settlement of the slab in this room has lead to an even greater tripping hazard beyond that of the floor failure within the room. Note that the flooring has been replaced multiple times.	Remove existing flooring. Remove leveler concrete slab, dowel, install vapor barrier, dowel into existing slab, pour new concrete where required, install vapor barrier throughout room, install new flooring and wall base.	e. Rebuild	SF	751	Contractor	Safety Standards	\$ 36,048.00	9/17/2025	O. Other Funds
Corridor 003	B. Required	IP/MC 305.1, 305.1.1	Unven slab settlement prevents unencumbered egress adjacent to door of classroom 010A.	moisture barrier and reinstall sealer.	e. Rebuild	S	1	Contractor	Safety Standards	\$ 1,000.00	9/17/2025	O. Other Funds
Basement walls	B. Required	IP/MC 304.1.1	Sealant at the end of its useful life. Various locations are detached, cracked, or missing.	Remove sealant from joints and seal, including exterior pipe penetrations.	c. Repair	S	1	Contractor	Safety Standards	\$ 5,000.00	9/17/2025	O. Other Funds
Foundation wall	B. Required	IP/MC 304.5, IP/MC 304.6	The basement foundation wall in the 1923 building is multiple wythes of brick. Paint is not sticking on interior walls below grade suggesting moisture is present within the wall system. This is more evident where water is seen entering the building at various cracks in the same. The water is entering the building at various cracks in the same. The water is entering the building at various cracks in the same. The water is entering the building at various cracks in the same.	Examine along the perimeter of the 1923 building. Install moisture barrier and replace the foundation drainage line. Scrape loose paint, apply primer, and paint walls below grade. Rebuild portions of foundation where issues exist. (Drainage and plaster finishes is in separate bid section).	c. Repair	SF	390	Contractor	Safety Standards	\$ 78,000.00	9/17/2025	O. Other Funds
Gymnasium 005A	B. Required	IP/MC 305.3	Existing wall mounted tables are broken.	Remove tables, their entirety. Patch and paint walls where removed and replace with surface mounted tables.	e. Rebuild	ea	10	Contractor	Safety Standards	\$ 30,000.00	9/17/2025	O. Other Funds
Exterior building - at/ea walls	B. Required	IP/MC 304.12	Ballings around area walls are deteriorated to the point of providing little to no entrance to the concrete foundation.	Cut off railing, install surface mounted railing along area walls. Paint railing.	e. Rebuild	SF	100	Contractor	Safety Standards	\$ 11,500.00	9/17/2025	O. Other Funds
Exterior building	B. Required	IP/MC 304.7	Crack from downspout boots are broken.	Replace downspout boots. Replacement of those with the base enclosed in concrete will require demolition and replacement of basement within localized area.	e. Rebuild	S	1	Contractor	Safety Standards	\$ 15,000.00	9/17/2025	O. Other Funds
Exterior building	B. Required	IP/MC 304.7, 3004.1.1.8	Downspout has broken away from the wall.	Replace broken downspouts and those that have pulled away from the wall.	e. Rebuild	S	1	Contractor	Safety Standards	\$ 5,000.00	9/17/2025	O. Other Funds
Gymnasium 005A	B. Required	IP/MC 304.7, 3004.1.1.8	Roof leaks have led to water damage of the gypsum roof deck materials.	Replace damaged roof deck and roofing above gymnasium. Structure below to remain. In lieu of replacing deck with gypsum use metal deck with insulation. Paint exposed deck structure.	b. Remove	SF	3000	Contractor	Safety Standards	\$ 183,750.00	9/17/2025	O. Other Funds
Building exterior/roof	B. Required	IP/MC 304.7, 3004.1.1.8	Roof Stoppers at various locations around the perimeter are overflowing indicating additional blockage within the downspouts.	Remove blockage and reset and seal stoppers.	b. Remove	S	1	Contractor	Safety Standards	\$ 5,000.00	9/17/2025	O. Other Funds
Window sewer	B. Required	IP/MC 302.2	Window wells are full of debris which is blocking water from entering the storm sewer. Window well concrete walls are also broken due to building movement.	Remove leaves and other foreign debris. TV lines to confirm the storm sewer open. Replace broken window wells and seal against building.	b. Remove	S	1	Contractor	Safety Standards	\$ 30,000.00	9/17/2025	O. Other Funds
Kitchen exit stairwell and mechanical stairwell	B. Required	IP/MC 304.1, IP/MC 304.5	Concrete steps and railing foundation are cracked and concrete chunks are missing. The location is a tripping hazard.	Replace concrete steps and foundation at stairwell.	e. Rebuild	S	1	Contractor	Safety Standards	\$ 70,000.00	9/17/2025	O. Other Funds
Mechanical 006A	B. Required	IP/MC 302.2	Subgrade stairwell leaving to mechanical room door fails to drain. Water ponding at the exterior door and seeping under the door have damaged the wood door. The wood door and frame have swelled, protruded, unbalanced, and dented.	Address drainage issue within stairwell. Replace door, frame, and hardware.	c. Repair	S	1	Contractor	Safety Standards	\$ 3,000.00	9/17/2025	O. Other Funds
Kitchen exit stairwell and mechanical stairwell	B. Required	IP/MC 304.1, 1.2	The guardrail is loose due to missing parts and has deteriorated at the base. The existing guardrail around the perimeter of the stairwell is adjacent to the playground. The guardrail is wide open and not appropriate for the location and proximity of students playing. The	Replace guardrail around the perimeter of the stairwell.	f. Improve	SF	20	Contractor	Safety Standards	\$ 2,300.00	9/17/2025	O. Other Funds
Interior	B. Required	185.39	All interior walls of brick exhibit masonry damage and deterioration and need to be repaired so that the condition does not further deteriorate leading to other problems.	Remove broken brick, dispose of off site, rot out and re-mortar cracked joints and crack expansion/control joints. Replace missing brick.	e. Rebuild	S	1	Contractor	Safety Standards	\$ 45,000.00	9/17/2025	O. Other Funds
Boiler 005E, Stair 101	B. Required	IP/MC 305.3	Crack in CMU walls due to settlement.	Point and repair CMU walls and paint to match existing.	c. Repair	S	1	Contractor	Safety Standards	\$ 10,000.00	9/17/2025	O. Other Funds
AC 006, Classroom 010A, 016A, 020A, Music 5, Conference 032	B. Required	IP/MC 305.3, 185.390	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Remove plaster finish, investigate surface below, install gypsum board on hat channels and paint. Replace wood trim at chair rail and head of wall. Replace wall attached marker and display boards in order to repair surface below. (foundation repair in separate line item)	e. Rebuild	SF	7932	Contractor	Safety Standards	\$ 195,758.00	9/17/2025	O. Other Funds
Corridors	B. Required	IP/MC 305.3	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Remove plaster finish, investigate surface below, install gypsum board on hat channels and paint. Replace wood trim at head of wall and chair rails where they occur. Replace wall attached display boards in order to repair surface below.	e. Rebuild	SF	12216	Contractor	Safety Standards	\$ 271,904.00	9/17/2025	O. Other Funds
Classroom 110, 112, 114, 116, 118, 130, 132, 134, 206, 208, 210, 212, 224, 226, 228, 230, office 202, nurse 216, library 214a,	B. Required	IP/MC 305.3	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Remove plaster finish, investigate surface below, install gypsum board on hat channels and paint. Replace wood trim at chair rail and head of wall. Replace wall attached marker and display boards in order to repair surface below.	e. Rebuild	SF	28820	Contractor	Safety Standards	\$ 653,330.00	9/17/2025	O. Other Funds
Classroom 010A	B. Required	185.390, 3.8	Storage room walls are warped and in need of replacement.	Remove combustible construction and rebuild to meet requirements of the construction code.	e. Rebuild	SF	60	Contractor	Safety Standards	\$ 20,000.00	9/17/2025	O. Other Funds
Girls 207	B. Required	IP/MC 305.3	Wall base has come off the wall. This loose material could lead to a tripping hazard.	Remove and replace loose wall base	f. Improve	S	1	Contractor	Safety Standards	\$ 1,000.00	9/17/2025	O. Other Funds
AC Units	B. Required	IP/MC 304.13	Paneling at perimeter of AC unit in exterior window system is not weather resistant and therefore has failed.	Replace panel with MAPES panel. Cut to accept AC Unit and trim out.	f. Improve	S	1	Contractor	Safety Standards	\$ 8,000.00	9/17/2025	O. Other Funds

Exterior windows ground level	B. Required	IPMC 304.13 Steel protection at basement windows is coming apart from windows. Wood trim around windows is rotting.	Replace steel and wood frame with weather and impact resistance screen	f. Improve	SF	864	Contractor	Safety Standards	\$ 25,868.16	9/11/2025	O. Other Funds
Exterior building windows	B. Required	IPMC 304.13 Window sills below grade near mechanical room allowing water to enter the building. The window at the same location is broken	Remove broken sill and concrete immediately adjacent to window. Replace window, sill and concrete window is in separate replacement number)	e. Rebuild	SF	1	Contractor	Safety Standards	\$ 3,000.00	9/11/2025	O. Other Funds
Exterior Windows	B. Required	IPMC 304.13 Window system and mull panels have deteriorated and no longer function as a weather-tight system. In some cases plywood fills window openings. Water appears to have also entered from above at the linels creating additional problems. Windows are not sealed on the liner or around the perimeter of windows in some basement locations.	Replace exterior windows. Since window blinds are attached to the actual frame rather than the adjacent wall they will also need to be replaced. (Linel work and repair to interior finishes damaged are in separate line item) Windows are assumed to not contain asbestos but shall be tested prior to removal.	b. Remove	SF	4225	Contractor	Safety Standards	\$ 388,700.00	9/11/2025	O. Other Funds
Throughout	B. Required	IPMC 304.13 Wood window sills/perimeter trim is damaged/rotted due to moisture infiltration from the exterior windows.	Replace damaged wood sills and window trim. Stain and varnish to match existing. (window replacement is in separate line item)	e. Rebuild	SF	2608	Contractor	Safety Standards	\$ 78,240.00	9/11/2025	O. Other Funds
Entire building	B. Required	AHERA Asbestos Abatement required for other work indicated.	Abate asbestos containing material as required to remediate other work indicated. Estimate and recommendation as prepared by Ideal Environmental. See attached	b. Remove	SF	1	Contractor	Safety Standards	\$ 300,000.00	9/11/2025	O. Other Funds