



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: Facility Assessment

Recommendation

No Action required.

Background

The District periodically conducts a Facility Assessment. This report inspects all building systems, establishes the condition, useful life remaining, and priority for repair/replacement of facilities and equipment and informs the District's long range capital plan.

Current Situation

Wight and Co. has updated the facility assessment report that they issued in 2018. They have identified the following maintenance and capital spending needs:

<u>Condition</u>	<u>Timeline/ Life Remaining</u>	<u>Estimated Cost*</u>
Poor	0-2 years	\$717,000
Fair	3-5 years	\$2,060,000
Good	6-10 years	\$1,302,500
Maintain	> 11 years	\$420,000
Total		\$4,499,500

The District believes that there is sufficient room in the annual operating budget and reserves to fund identified items. The District will be able to issue non-referendum debt to access its debt service extension base (DSEB) in January of 2035.

The complete facility assessment report is attached.

* In 2025 dollars



Lake Bluff School District 65

Updated Facility Assessment Report

September 2025





Lake Bluff School District 65

Updated Facility Assessment Report

School Board Members

Anne Hill
President

Carrie Steinbach
Vice President

Lauren Hirsh
Secretary

Laura Breakstone

Andrew Carlson

Richard Driver

Tim Penich

Administration

Dr. Lisa Leali
Superintendent

Jay Kahn
Chief School Business Official

Andres Garcia
Facilities Manager

prepared by



The background of the page is a scenic photograph of a lake. In the foreground, a wooden bench with vertical slats is partially visible on the left. The middle ground shows a calm body of water with a rocky shoreline in the distance. The background is a dense forest of green trees under a clear blue sky. A white rounded rectangle is centered over the image, containing the Table of Contents.

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General Building Information

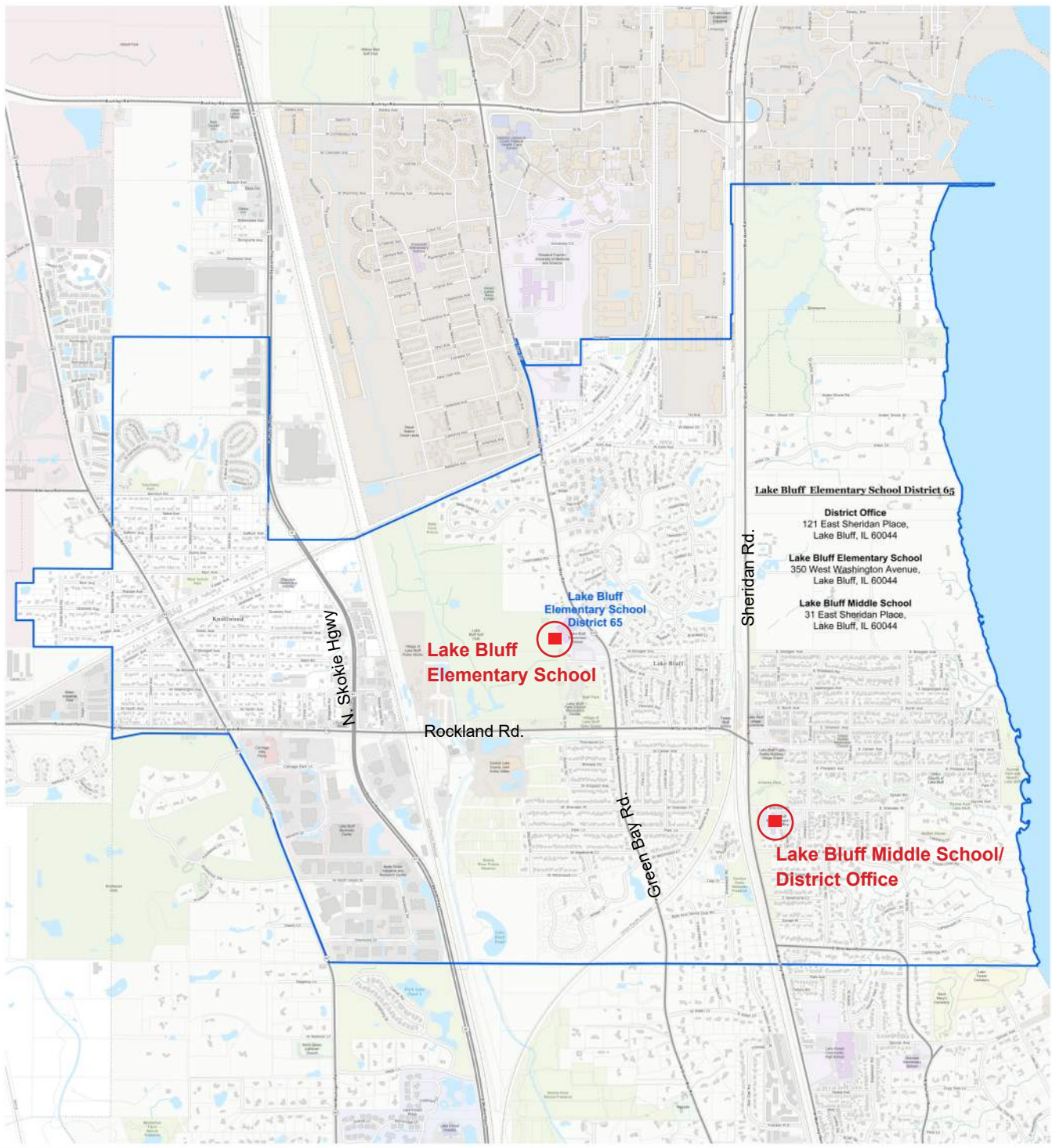
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Architectural and Site Elements

Mechanical and Plumbing Systems

Electrical Systems

District Map





Introduction

The world we live in has changed dramatically over the past two centuries and continues to change by leaps and bounds with the passing of every decade. Technology has completely transformed the way we think, communicate, and interact and has rendered traditional teaching paradigms ineffective in equipping students with the creative problem solving and networking skills required to be productive, global citizens in the 21st century. School districts today are faced with the ongoing challenge of balancing the cost of operating and maintaining often outdated facilities with maximizing the performance of the learning environments to optimize taxpayer dollars, all while navigating volatile economic conditions, fluctuating fuels costs, and evolving educational trends.

In this context, Lake Bluff School District 65 invited Wight & Company to conduct an independent assessment of its existing facilities and to update the assessment that was completed in 2018. The assignment was to visually investigate and document the physical condition of each of its buildings and site features and categorize the components based on a rating system that indicated the level of priority/urgency and the anticipated timeframe for repair or replacement. Special attention was paid to site issues, building envelope issues, and M.E.P.F.P. (mechanical, electrical, plumbing, and fire protection) equipment. The information on the following pages reflects the results of these investigations. It is intended to be used by the District as a meaningful tool to help assign available dollars to the appropriate infrastructure and maintenance projects.

All budgets included in this report are intended to be 'total cost' budgets, including hard construction costs plus general conditions, fees, and contingency. **The budgets are calculated in 2025 dollars, and all costs will need to be escalated to account for inflation until such time as the work is executed. At the time that the District wishes to initiate any work in this report, it is highly recommended that the budgets be updated to reflect current market conditions.**

Methodology

<div> LAKE BLUFF ELEMENTARY SCHOOL</div> <div>PHYSICAL CONDITION SUMMARY<div></div></div>													
NAME		Lake Bluff Elementary		AREA (SF)		91,160		YEAR BUILT		2009		DATE: 5/17/18	
ADDRESS		350 West Washington Street, Lake Bluff, Illinois 60044											
ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS				
				1 Poor	2 Fair	3 Good	4 Maintain						
ARCHITECTURAL AND SITE ELEMENTS									\$634,991				
1. SITE ELEMENTS									\$631,071				
1.1 SITE									\$431,041				
BARRIER CURB	Concrete								No work needed.				
MAIN PARKING LOT & DRIVE	Asphalt	44,000 s.f.	4-6 yrs						\$249,920	Continue crack sealing, sealcoating, and restriping.			
BUS LANE & NORTHEAST PARKING LOT	Asphalt	24,500 s.f.	4-6 yrs						\$139,160	Continue crack sealing, sealcoating, and restriping.			
LANDSCAPING										Refer to summary.			
PLAYGROUND EQUIP.			5-10 yrs							Recommend safety inspection be done on both playgrounds.			
SITE DRAINAGE		25' x 50'							\$26,625	Small erosion problem at northwest corner of building.			
BICYCLE PARKING	Concrete & Mulch	50' x 10'							\$12,780	Replace with concrete.			
CONCRETE SIDEWALK	Concrete	60 s.f.	1-2 yrs						\$2,556	Cracked walks at Entrance F and near playground, all other walks in good condition.			
1.2 SITE ACCESSIBILITY									\$200,030				
ADA PARKING PAVEMENT													
PATH TO MAIN ENTRY													
ACCESS TO PLAY EQUIP									\$200,030	Recommend replacing with poured-in-place rubber surface.			
ACCESS FROM EXITS													
2. BUILDING ENVELOPE									\$3,920				
WALLS	Brick		>15 yrs						\$2,500	Monitor, repair, and replace loose weeps as needed.			
CANOPIES	Aluminum		>15 yrs							Refer to summary.			
ENTRANCES	Aluminum		>15 yrs							Refer to summary.			
WINDOWS	Aluminum		>15 yrs							Refer to summary.			
ROOF	Asphalt & Single-ply		>15 yrs							Refer to summary.			
STRUCTURAL FRAME	Steel		>15 yrs							Refer to summary.			
FOUNDATION	Concrete	200 s.f.	10-15 yrs						\$1,420	Seal minor foundation wall cracks.			
EXIT DOORS	Aluminum		>15 yrs							Refer to summary.			

Condition

Each building sub-system was evaluated based on the established useful life expectancy and site observations from the survey. A rating system on a scale of 1 through 4, detailed below, was established in order to assign a level of priority.

1 POOR:

Includes components that pose a potential safety risk or may negatively affect the continued successful operation of other systems within the building. These elements must be replaced within the next 2 years.

2 FAIR:

Includes components that are approaching the end of their intended lifespan, and should be considered for replacement in the next 3 to 5 years.

3 GOOD:

Systems or components are generally in working order, there may be some elements that need repairs to keep the system from declining further. Replacement should be planned within the next 6 to 10 years.

4 MAINTAIN:

The systems appear to be in standard working condition and only require typical maintenance.

Physical Condition Summary

A survey was conducted to identify the physical condition of the existing systems and components at each building and to provide recommendations for capital improvements over the next 15 years. A *Physical Conditions Summary Worksheet (shown adjacent)* was created to itemize observations from those building tours.

Three major areas of each building were assessed; Site, Building Envelope, and M.E.P.F.P. (Mechanical, Electrical, Plumbing, Fire Protection) Systems. The physical components or systems of each of these areas is further described as follows:

General Info/Material: Describes the existing material type for each of the identified components as appropriate.

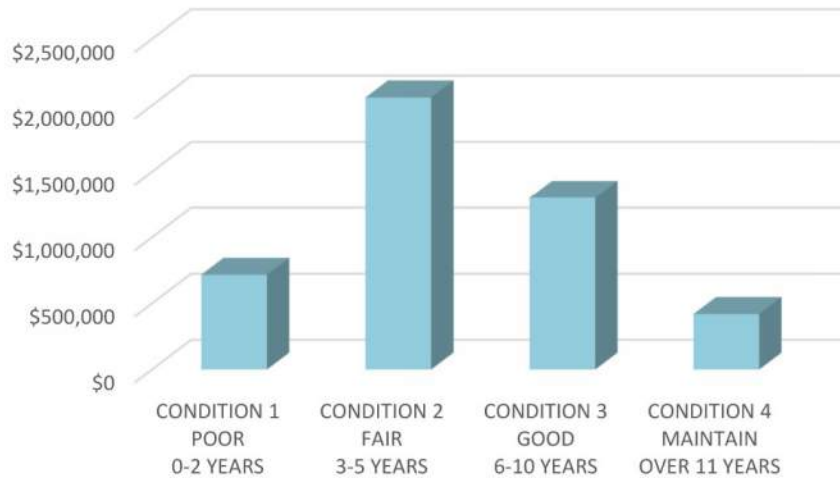
Approximate Quantities: Provides the approximate quantity of that component reflected in the conceptual budget cost.

Useful Life Left: Provides an estimate of the number of years expected before the component becomes unusable or obsolete

Conceptual Budget Cost

The budget data in this column provides an initial look at the cost to implement the recommended system improvements by component and facility. If building systems were determined to either be past their useful service life expectancies or in need of future replacement over the next 15 years, conceptual budget information was calculated for the *hard cost*, or material and labor costs to *replace* the affected sub-system, plus a flat percentage for *soft costs*, such as general conditions, fees, and contingencies. Not included are costs for routine system maintenance, enhancements or extension of systems (i.e. sprinklering and air conditioning), and annual cost escalation. The conceptual budget analysis provided in this report is intended to help quantify the scope of work at each facility and begin to establish *orders of magnitude* between projects for sequencing and efficiency. Costs throughout this report reflect dollar values for the year 2025. Once a project is approved to move into the implementation phase, a comprehensive estimate which itemizes all costs associated with the project should be calculated.

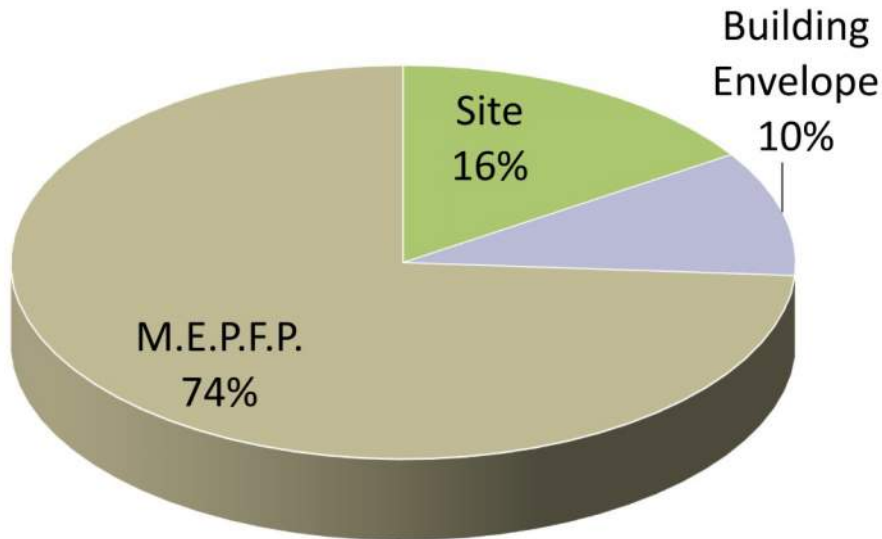
Conceptual Budgets: Time Frame



This data below provides a breakdown of the conceptual budget costs by the assessed condition of the system and the recommended time frame for replacement (1-2 years, 3-5 years, 6-10 years, over 11 years). It can be derived from this data that a majority of the systems related to the recommended work are currently in fair condition and need to be addressed within the next five to ten years.

Facility Type	Facility Name	CONDITION 1 POOR 0-2 YEARS	CONDITION 2 FAIR 3-5 YEARS	CONDITION 3 GOOD 6-10 YEARS	CONDITION 4 MAINTAIN OVER 11 YEARS	Building Cost Totals
Elementary	Lake Bluff Elementary School	\$27,000	\$1,275,000	\$637,500	\$0	\$1,939,500
Middle	Lake Bluff Middle School	\$690,000	\$785,000	\$665,000	\$420,000	\$2,560,000
Category Sub-Total		\$717,000	\$2,060,000	\$1,302,500	\$420,000	
Budget Percentage		16%	46%	29%	9%	100%
Recommended Total Project Cost		\$717,000	\$2,060,000	\$1,302,500	\$420,000	\$4,499,500

Conceptual Budgets: Work Category



This data provides a breakdown of the total conceptual budget costs by the category of work; SITE, BUILDING ENVELOPE, AND M.E.P.F.P. (mechanical, electrical, plumbing, and fire protection). As shown, the bulk of the work is related to M.E.P.F.P. improvements and upgrades at both schools. For the items identified in this study, the District could expect to expend approximately \$4.3 million in project related costs.

Facility Type	Facility Name	Site	Building Envelope	M.E.P.F.P.	Building Cost Totals
Elementary	Lake Bluff Elementary School	\$650,000	\$22,000	\$1,267,500	\$1,939,500
Middle	Lake Bluff Middle School	\$60,000	\$440,000	\$2,060,000	\$2,560,000
Category Sub-Total		\$710,000	\$462,000	\$3,327,500	
Budget Percentage		16%	10%	74%	100%
Recommended Total Project Cost					\$4,499,500

CONCEPTUAL BUDGET FOR CAPITAL IMPROVEMENTS (2025 DOLLARS) **\$4.5 million**

LAKE BLUFF ELEMENTARY SCHOOL

General Building Information

Physical Condition Summaries

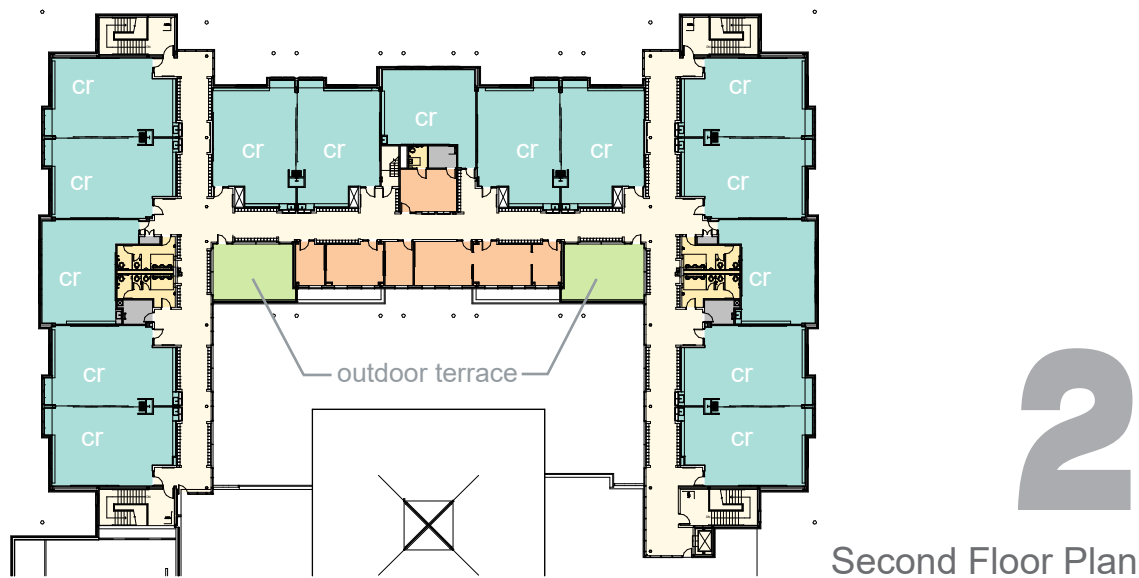
Architectural and Site Elements

Mechanical and Plumbing Systems


Electrical Systems



Floor Plans



Architectural and Site Elements

		LAKE BLUFF ELEMENTARY SCHOOL PHYSICAL CONDITION SUMMARY				
NAME	Lake Bluff Elementary	AREA (SF)	83,400	YEAR BUILT	2009	DATE: 6/10/25
ADDRESS	350 West Washington Street, Lake Bluff, Illinois 60044					

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
ARCHITECTURAL AND SITE ELEMENTS									\$672,000
1. SITE ELEMENTS									\$650,000
1.1 SITE									\$650,000
BARRIER CURB MAIN PARKING LOT & DRIVE BUS LANE & NORTHEAST PARKING LOT LANDSCAPING PLAYGROUND EQUIP. SITE DRAINAGE BICYCLE PARKING CONCRETE SIDEWALK	Concrete								
	Asphalt	44,000 sf	3-5 yrs					\$450,000	Recommend full depth replacement
	Asphalt	24,500 sf	3-5 yrs					\$200,000	Recommend full depth replacement
									Recommend safety inspection be done on both playgrounds.
1.2 SITE ACCESSIBILITY									\$0
ADA PARKING PAVEMENT									
PATH TO MAIN ENTRY									
ACCESS TO PLAY EQUIP									
ACCESS FROM EXITS									
2. ARCHITECTURAL ELEMENTS									\$22,000
2.1 BUILDING ENVELOPE									\$20,000
WALLS	Brick		>10 yrs						
WALLS	Metal Panel		1-2 yrs					\$20,000	Rust at metal panels abutting sidewalks. Replace as needed.
CANOPIES	Aluminum		>10 yrs						
ENTRANCES	Aluminum		>10 yrs						
WINDOWS	Aluminum		>10 yrs						
ROOF									
	Shingle		>10 yrs						
	Single-ply		5-10 yrs						
STRUCTURAL FRAME	Steel		>10 yrs						
FOUNDATION	Concrete		>10 yrs						
EXIT DOORS	Aluminum		>10 yrs						
2.2 LIFE SAFETY									\$2,000
MISC LIFE SAFETY ITEMS								\$2,000	See Life Safety Schedule

Summary | Site Elements



PARKING LOTS

Both the Main parking lot and drive and the Northeast parking lot and bus lane are in fair to poor condition. There is significant cracking throughout the asphalt pavement as well as rutting at parking spaces. The asphalt may continue to be maintained with annual crack repair and sealcoating to extend its life, but it is recommended to budget for full depth replacement of the pavement in three to five years.

Replacement of these asphalt lots is recommended in about four to six years. In the meantime, we recommend that the District continue with yearly crack sealing and sealcoating and restriping every two to three years as needed.



LANDSCAPING

Landscaping all appears to be in good shape; we recommend that the District continue with ongoing maintenance as required.



PLAYGROUND EQUIPMENT

A limited visual assessment of the playground equipment was performed as part of this report and the equipment at both playgrounds appears to be in good condition. We recommend that a safety inspection be conducted on both playgrounds for a more detailed analysis and further recommendations. Wight & Company is happy to perform such an inspection if the District so chooses.



Summary | Site Elements

SITE ACCESSIBILITY

The site is adequately accessible for wheelchairs at most locations, including the south playground area, which includes a poured-in-place rubber play surface that allow access to all equipment for students with disabilities. The north playground area is primarily wood chips but includes a limited poured-in-place rubber play surface that allows access to a portion of the main play structure.

SITE DRAINAGE

Overall, the site drainage appears to be functioning well. The northwest corner of the site includes a relatively steep slope and small areas without grass or other vegetation. It is recommended that this area be monitored and be restored/reseeded as necessary to limit erosion. If preferred the District could also implement a hardscape solution such as riprap to minimize erosion from water runoff.

CONCRETE SIDEWALKS

Concrete sidewalks around the perimeter of the building are generally in good to fair condition. There is minor cracking of sidewalks throughout the site but no repairs are required at this time.



Summary | Architectural Building Systems



EXTERIOR WALLS

The brick facade on the building is in good condition and no work is recommended.

The building also includes metal siding at various locations, which is generally in good condition with the exception of the bottom portions metal siding that are adjacent to walking surfaces and especially entrances. At these locations there is corrosion resulting from the salt usage required. The most significant area of corrosion observed was at the north door to the playground area. Any replacement of these areas will likely require replacement of the siding up to the window sill, where there is a transitional condition, and it is recommended that any such replacement include a more salt-tolerant material at the base of the wall.



CANOPIES, ENTRANCES, AND EXIT DOORS

The exterior aluminum canopies, entrance systems, and exit doors all appear to be in good condition and require only ongoing maintenance and annual cleaning.

WINDOWS

All exterior windows and aluminum storefront systems are in very good condition and require only ongoing maintenance and annual cleaning.

ROOF

The existing flat roofs have the original white single-ply roofs installed in 2009. The roofing membranes are still under the manufacturer's original 20-year warranty, appear to be in good condition, and no work is anticipated within the next 5 years. It is recommended that these roofs be reevaluated in 3-5 years to determine a replacement schedule for the roofs.



The remainder of the roofs are asphalt shingles, also part of the original building construction completed in 2009. Visual assessment of these roofs was limited, as only areas that could be seen from nearby flat roofs were viewed. The shingles appear to be in good condition and should be expected to last another ten to fifteen years.

Summary | Architectural Building Systems

STRUCTURAL FRAME AND FOUNDATION

A visual assessment of the exposed exterior structural frame and foundation elements was performed and those elements were generally found to be in good condition. There is surface corrosion at the base of the exterior steel pipe columns that are adjacent to walking surfaces, which is a result of the salt usage required in those areas. It is recommended that the corrosion be removed down to bare metal and a high-performance corrosion inhibiting coating be applied to the base of the columns. It is also recommended that the gap between the columns and the concrete be sealed to reduce the amount of water being captured and held next to the base of the columns.

BUILDING INTERIOR

In general the interior of the building is in very good condition. There is some minor slab settlement telegraphing through the floor tile at the north end of the building. It is recommended that any future flooring replacement projects includes patching/leveling these areas of the floor to reduce/eliminate these conditions.



Mechanical and Plumbing Systems

 <div style="text-align: center;"> LAKE BLUFF ELEMENTARY SCHOOL PHYSICAL CONDITION SUMMARY </div> 	
NAME	Lake Bluff Elementary AREA (SF) 83,400 YEAR BUILT 2009 1/20/2025
ADDRESS	350 West Washington Street, Lake Bluff, Illinois 60044

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST (\$)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
MECHANICAL AND PLUMBING SYSTEMS									\$352,500	
3. MECHANICAL SYSTEMS									\$340,000	
3.1 COOLING SYSTEMS									\$50,000	
DFSS	1.5 TONS	15	16	0					\$50,000	SERVES MDF ROOM
3.2 HEATING SYSTEMS									\$290,000	
HW BOILERS	3500 MBH	25	16	9					\$290,000	CAMUS - DYNAFLAME - QTY - 2, HX Replaced in 2019 & 2023
CEILING RADIANT PNLS	24 FT	25	16	9						AEROTECH - QTY - 16
WALL RADIANT PANELS		25	16	9						RUNTAL - QTY - 24
CABINET UNIT HEATERS		20	16	4						VULCAN - QTY - 8
UNIT HEATERS		20	16	4						VULCAN - QTY - 4
PUMPS - INLINE	220 GPM	20	16	4					incl in above	B & G - QTY - 2, Inline
PUMPS - BASE MNTD	300 GPM	20	16	4					incl in above	B & G - QTY - 2, Base mounted
HW PIPING		30	16	14					incl in above	Good Condition
INSULATION		15-20	16	4					incl in above	Good Condition
3.3 AIR HANDLING SYSTEMS									\$0	
ROOFTOP UNITS		20	6	14						AAON - QTY - 5 - INST. IN 2018
TERMINAL DEVICES		20	16	4						TITUS - QTY - 59
EXHAUST FANS		20	16	4						GREENHECK - QTY - 17
DUCTWORK		30	16	14						Good Condition
INSULATION		15-20	16	4						Good Condition
3.4 TEMPERATURE CONTROLS									\$0	
DDC SYSTEM		20	16	4						TRACER SUMMIT - PROPRIETARY
3.5 LIFE SAFETY									\$0	
MISC ITEMS										See Life Safety Schedule

4. PLUMBING/ FIRE PROTECTION SYSTEMS										\$12,500	
4.1 GENERAL PLUMBING/ FIRE PROTECTION										\$12,500	
WATER HEATERS	150 MBH	20	8	12						A.O. SMITH - QTY - 2. Replaced in 2017.	
PLUMBING FIXTURES		30	16	14						Sensor Fixtures	
DOM. BOOSTER PUMP	120 GPM	20	16	4						VC Systems - DUPLEX PUMP	
HW CIRCULATING PUMP	6 GPM	15	16	0					\$5,000	B & G	
DOM. WATER PIPING		30	16	14							
SUMP/SEWAGE PUMP	50 GPM	15	16	0					\$7,500	ZOELLER - Elevator Pit	
SPRINKLERS		30	16	14							
BACKFLOW PREVENTER	4" SIZE	30	10	20							
4.2 LIFE SAFETY										\$0	
MISC ITEMS										See Life Safety Schedule	

Summary | *Mechanical and Plumbing Systems*

MECHANICAL SYSTEMS

Cooling is provided in the school by (5) five packaged rooftop units (RTU). The new AAON units were installed in 2018. The RTUs are equipped with DX cooling and gas heating. Since the rooftop units are relatively new they should perform adequately for their expected lifespan which is 15 years. With good maintenance the units should last longer while satisfying the needs of the occupants.

Heating is provided by (2) two 3500 MBH Camus Dynaflame boilers. There were installed as part of the original project in 2008. The boilers had their heat exchangers replaced in 2019 and 2023 respectfully. These boilers should be scheduled for replacement within the next 5 years. The pumps for hot water are in good condition as well and require regular maintenance. Concern was previously raised regarding the noise and vibration levels in the classroom below the boiler room due to the pump operation. In the future when the pumps are replaced, vibrations isolators should be considered to remedy the problem. The hot water piping and insulation are in good condition and do not require any repairs.

The ceiling radiant panels, wall radiant panels, cabinet unit heaters and unit heaters are all operational and in good working condition.

Ductwork, diffusers and grilles are all in good condition. The VAV boxes are operational and should not need replacement in the next 5 years. Periodic maintenance should be adequate. Exhaust fans are in good working condition as well. The school has Trane control. The Tracer Summit system is proprietary. When new controls work is done for the school it should be an open protocol BACnet system. This work could be significant as it would require transferring all existing equipment on to the new controls system.

PLUMBING SYSTEMS

The 4" domestic water service enters the building on the east side in the Water & F.P. room. The water service is provided with a backflow preventer and a hub drain. All domestic water piping appears to be copper. An additional RPZ is provided for the make-up water for the boilers. The RPZ should be inspected and replaced if required.



Domestic hot water for the building is provided by (2) two A.O. Smith water heaters. The water heaters have been recently replaced in 2017 and are in good working condition. The water heaters should not require any work for the coming years. Areas of the building where the roof is flat there are roof drains which are connected to internal storm piping. All plumbing fixtures are connected to the sanitary main via gravity.

For plumbing fixtures, the bathrooms have water closets with sensor activated flush valves. Urinals have electronic sensor type flush valves. Lavatories are wall mounted, with sensor operated faucets. Thermostatic mixing valves are provided on lavatories and the classroom sinks. Traps, angle valves and supplies are provided for all accessible lavatories. The service sink faucets are equipped with the required vacuum breaker on faucet spout. Wall hydrants around the exterior perimeter of the school have required vacuum breakers as well.

FIRE PROTECTION SYSTEMS

The 6" fire protection service enters the building on the east side in the Water & F.P. room. The water service is provided with a DCDA. The water service feeds the sprinklers for the whole school, with pendent style sprinklers installed. The required extra sprinklers and wrenches are provided in the fire protection room.

Electrical Systems

		LAKE BLUFF ELEMENTARY SCHOOL PHYSICAL CONDITION SUMMARY				
NAME	Lake Bluff Elementary	AREA (SF)	83,400	YEAR BUILT	2009	1/20/2025
ADDRESS	350 West Washington Street, Lake Bluff, Illinois 60044					

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST (\$)	COMMENTS
					1 Critical	2 Replace	3 Repair	4 Maintain		
5. ELECTRICAL SYSTEMS									\$915,000	
5.1 ELECTRICAL SERVICE(S)									\$285,000	
MAIN SERVICE	2000A 480V	50	16	34						
INVERTER SYSTEM		20	16	4						REPLACE INVERTER SYSTEM WITH NATURAL GAS GENERATOR
GENERATOR	N/A								\$285,000	No existing generator
DISTRIBUTION PANELS		50	16	34						
BRANCH PANELS		50	16	34						
SURGE PROTECTION		30	16	14						
5.2 LIGHTING									\$0	
INTERIOR	T8	20	16	4						ENERGY SAVINGS TO REPLACING WITH HIGH EFFICIENCY LED FIXTURES.
INTERIOR CONTROLS	TOGGLE	20	16	4						UPDATE CONTROLS WHEN FIXTURES ARE REPLACED TO LED
BUILDING EXTERIOR	HID	20	16	4						ENERGY SAVINGS TO REPLACING WITH HIGH EFFICIENCY LED FIXTURES.
SITE EXTERIOR	HID	20	16	4						ENERGY SAVINGS TO REPLACING WITH HIGH EFFICIENCY LED FIXTURES.
EXTERIOR CONTROLS	TC	20	16	4						
EXIT	LED	20	16	4						
EMERGENCY	INVERTER & WALL PACKS	20	16	4						REPLACE INVERTER SYSTEM WITH NATURAL GAS GENERATOR
5.3 BRANCH POWER (RECEPT)									\$0	
CLASSROOMS		50	16	34						
5.4 FIRE ALARM									\$625,000	
MAIN PANEL	SIMPLEX	20	16	4					\$625,000	UPGRADE SYSTEM TO MASS NOTIFICATION WITH VOICE EVAC.
ANNUNCIATOR		20	16	4					included above	UPGRADE SYSTEM TO MASS NOTIFICATION WITH VOICE EVAC.
INITIATE/ALARM DEVICES		20	16	4					included above	REPLACE WITH NEW VOICE EVAC DEVICES.
5.5 LIFE SAFETY									\$5,000	
MISC ITEMS									\$5,000	See Life Safety Schedule

Summary | Electrical Systems

ELECTRICAL SYSTEMS

Service Entrance Switchboards and Distribution: This building has one electrical service at 480/277V 2000A 3 phase 4 wire. It's a General Electric switchboard and is in good condition. Additionally, there is space available to add new circuit breakers for future loads. This service has surge protection.

Distribution and Panelboard: The majority of the distribution and branch panelboards are in good condition. Many of the panelboards have space available for future loads.

Emergency Power: This building does not have an emergency generator. Currently, there is an existing lighting inverter system that appeared to be serving select lighting circuits, exit signs, and exterior lighting. It was brought to our attention prior to walking through the building that the district has been having trouble with this equipment, as the emergency lighting tied to the system fails to operate during loss of power. Further investigation and troubleshooting would be needed for a proper solution. Wight and company recommends the replacement of this battery backup system with a new natural gas generator.

Lighting: The existing general interior lighting throughout the facility is fluorescent lighting, most of which is controlled by standard toggle wall switches. Lighting levels in most areas appeared to meet IES recommendations. Exterior lighting at this building appeared to be HID type controlled via time clock and photocell. The district had mentioned to us that the admin parking lot area fixtures are not operating at their preferred time. We recommend adding a new timer to control this group of fixtures separately to their desired time. Additionally, as an energy savings measure, we recommend replacing all fluorescent and HID type lighting with new LED fixtures.

Intercom/PA and Clock System: The existing intercom/clock system is a Valcom intercommunication program system, including analog audio and IP visual endpoints, and was recently installed in 2024. It is in excellent working condition.

Fire Alarm: The existing fire alarm system is an addressable type Simplex Grinnell 4100U fire alarm system. There is an annunciator located at the main entrance. Annunciation and initiation devices are located through the school. The system is in good condition and meets the code requirements for the dates it was installed. It does not have the capability for mass notification voice/alarm. Since 2018 the state has now required any school that receives any new addition or has any renovation that involves replacing 50% or more of the existing fire alarm system in a school to have it replaced entirely with a new voice evacuation type system. We would recommend the district plan for a complete fire alarm replacement within the next 3-5 years for this facility or to include the replacement when there is a large square footage of interior renovations to take place.

Security: The existing building has a small and limited security system (intrusion alarm only). While not required by code, the District may want to consider installing a new security system in the coming years for optimum safety and security. Card access, intrusion alarm, and video surveillance should all be part of this system. Additionally, intercom and cameras should be added at the main entrance to allow for two-way communications prior to visitors entering the building.

LAKE BLUFF MIDDLE SCHOOL

General Building Information

Physical Condition Summaries

Architectural and Site Elements

Mechanical and Plumbing Systems

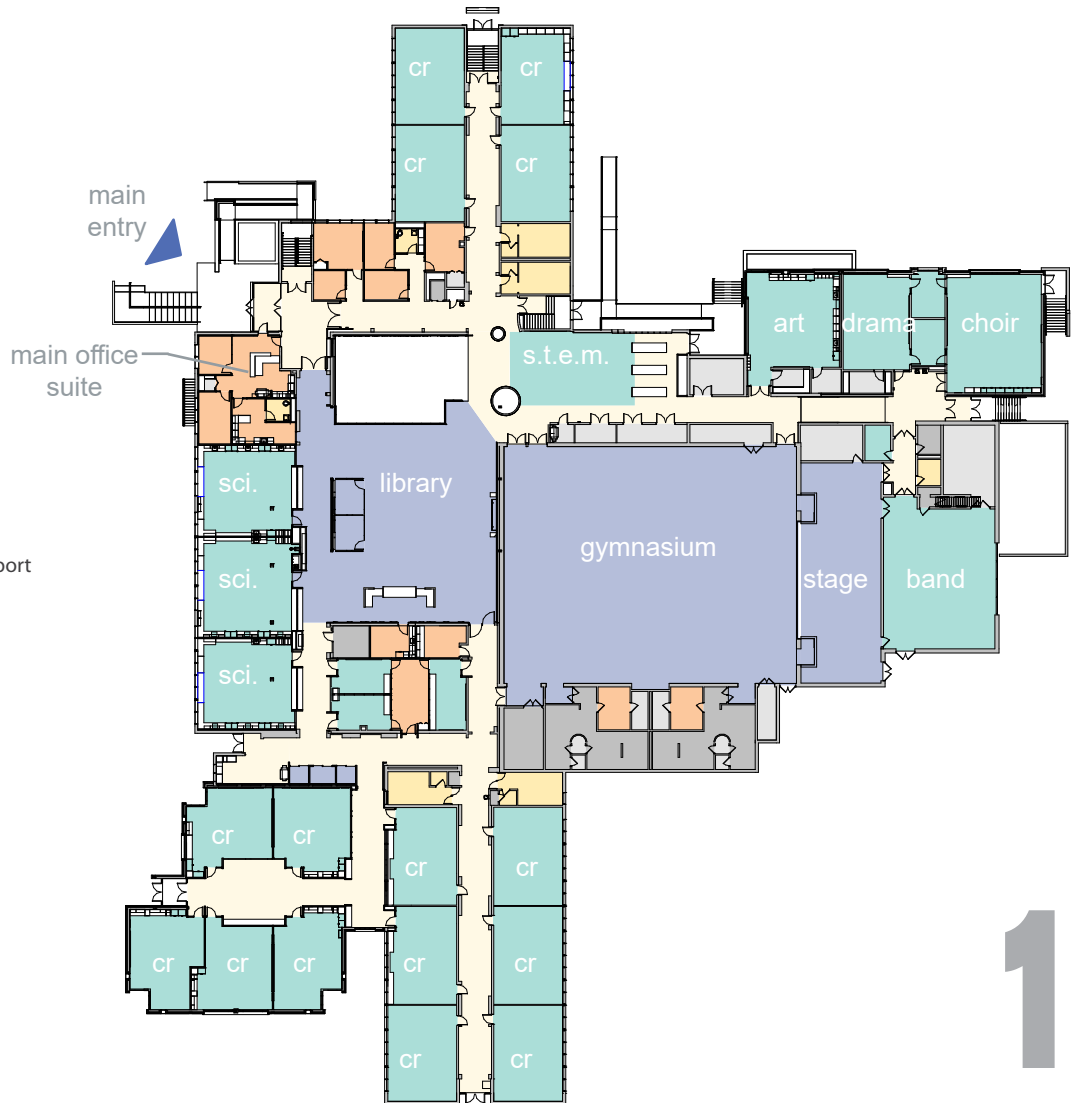
Electrical Systems



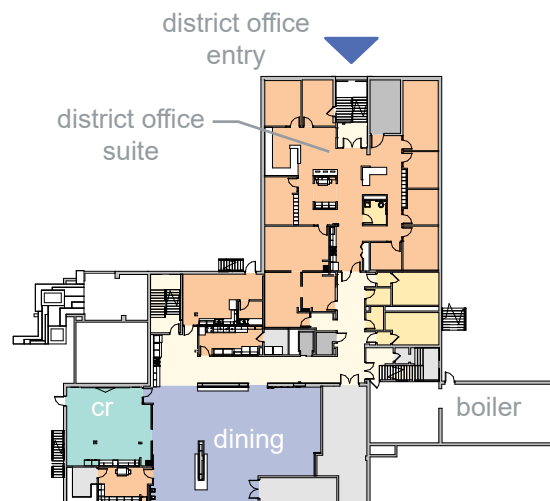
Floor Plans



- Classroom
- Student Support
- Staff
- Circulation
- Toilet
- Storage
- Utility




1
Main Level Floor Plan



0
Lower Level Floor Plan

Architectural and Site Elements

LAKE BLUFF MIDDLE SCHOOL PHYSICAL CONDITION SUMMARY										
NAME	Lake Bluff Middle	AREA (SF)	70,900	YEAR BUILT	1954	DATE: 6/10/25				
ADDRESS	31 East Sheridan Place, Lake Bluff, Illinois 60044									

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
ARCHITECTURAL AND SITE ELEMENTS									\$500,000
1. SITE									\$60,000
1.1 SITE									\$50,000
BARRIER CURB	Concrete								
WEST PARKING LOT	Asphalt / Paver	40,000 sf	>10 yrs						Regular crack repair and sealcoat (asphalt areas)
EAST PARKING LOT	Asphalt	16,000 sf	6-10 yrs						Regular crack repair and sealcoat
EAST OPEN GREEN SPACE									
LANDSCAPING									
SITE DRAINAGE									
CONCRETE SIDEWALK									
CONCRETE STAIRS / RAMP			1-2 yrs					\$50,000	Damage at main entrance ramp / stairs; Door 4 landing; Door 9 slab; Door 15 stairs (REPAIRS ONLY)
1.2 SITE ACCESSIBILITY									\$10,000
ADA PARKING PAVEMENT									
PATH TO MAIN ENTRY									
ACCESS FROM EXITS								\$10,000	Make exit at 1959 addition accessible
2. ARCHITECTURAL ELEMENTS									\$440,000
2.1 BUILDING ENVELOPE									\$425,000
WALLS									
1954 ORIGINAL	face brick		1-2 yrs					\$140,000	Tuckpoint north library wall; beneath stone copings
1959 ADDITION	face brick		1-2 yrs					\$50,000	Tuckpoint at exterior corners; beneath stone copings
1986 ADDITION	face brick		1-2 yrs					\$170,000	Tuckpoint north gym wall; parapet
2008/2016 ADDITIONS	face brick		6-10 yrs						
CANOPIES									
ENTRANCES	wood	250 sf	1-2 yrs					\$50,000	Replace main entrance with thermal aluminum
WINDOWS	aluminum		> 10 yrs						
ROOF									
1954/1959 BUILDING	single-ply		> 10 yrs						
1986 ADDITION	fluid-applied		> 10 yrs						Fluid-applied over built-up
2008/2016 ADDITIONS	single-ply		> 10 yrs						
STRUCTURAL FRAME	concrete		> 10 yrs						
FOUNDATION	concrete		> 10 yrs						
EXIT DOORS	aluminum		> 10 yrs						
MAIN ENTRANCE	wood	150sf	> 10 yrs					\$15,000	Replace framing with thermal aluminum (RECOMMENDATION ONLY)
2.2 LIFE SAFETY									\$15,000
MISC LIFE SAFETY ITEMS								\$15,000	See Life Safety Schedule

Summary | Site Elements



PARKING LOTS

The west parking lot was replaced in 2023 and is in very good condition. It is made up of a permeable paver parking area with an asphalt pavement perimeter drive aisle.

The east parking lot was replaced in 2016 and is in good condition. It is made up entirely of asphalt pavement.

It is recommended that the District perform annual crack repair and sealcoating at asphalt pavement areas as needed, and restriping every two to three years as needed.

EAST GREEN SPACE AND SPORTS COURT

The open area to the east of the school, where the previous school once stood, is primarily green space and also includes a sports court.

The green space has a slight downward slope from south to north that is not ideal for competitive athletics, but it provides a good amount of open area for physical activity.

The sports court is newer and includes striping for basketball, foursquare, and tennis / pickleball. The court is in good condition with no work recommended.

LANDSCAPING AND SITE DRAINAGE

All landscaping and site drainage areas appear to be in good condition. We recommend that the District continue with ongoing maintenance of these areas as required.



Summary | Site Elements

CONCRETE STAIRS AND SIDEWALKS

Concrete sidewalks around the perimeter of the building are generally in good to fair condition. There is minor cracking of sidewalks throughout the site but no repairs are required at this time.

Concrete exterior stairs and ramps, or portions thereof, range from good to poor condition.

The exterior ramp at the main entrance has portion of concrete delaminating near the railing post locations. It is recommended that the concrete along the edge of the ramp, where there railing posts are located, be removed and replaced.

The exterior stair that extends below grade outside Door 15 has damage at several nosings. It is recommended that the nosing conditions be patched to restore the original nosing profile.

The elevated landing outside Door 10 has a large crack across the width of the landing. It is recommended that this landing be maintained by continuing to seal the crack as needed. A more comprehensive repair would require complete landing replacement, which is not recommended at this time.



Summary | Architectural Building Systems



EXTERIOR WALLS

The brick facades at the 1954 original building and 1959 south classroom wing addition are generally in good condition with a few exceptions. The portions of the walls located immediately below the stone copings have deteriorated and it is recommended that the brick in these areas be tuckpointed, and that the head joints in the stone copings receive new sealant. There are several areas where a roof overhang condition transitions to a stone coping condition, and there is minor damage (e.g. cracking and/or spalling) at these transitions where repair is recommended. Additionally, the north wall of the library (located above a lower roof level) has deteriorated more than the other elevations and more extensive tuckpointing is recommended at this particular elevation.



The brick facade at the 1986 gymnasium addition is generally in good condition with the exception of the north wall of the gymnasium (located above a lower roof level). This wall has deteriorated more than the other elevations and more extensive tuckpointing is recommended at this particular elevation. Additionally, the parapet wall at the gymnasium roof has significant deterioration on the roof side of the parapet and tuckpointing is required at several locations, with general tuckpointing recommended for all sides.

The brick facades at the 2016 classroom and arts additions are in very good condition with no work recommended.



Summary | Architectural Building Systems

CANOPIES, ENTRANCES, AND EXIT DOORS

Most canopies and entrance doors were replaced during the 2016 additions and alterations project and are in good condition. The main entrance vestibule and the District Office entrance, which were not included in this work, are the original wood frame and glazing systems and are in fair condition.

Replacement of the main entrance vestibule and the District Office Entrance are only recommended if the District wants to increase the energy performance of the building envelope or eliminate the need for periodic repainting of the framing.

WINDOWS

The existing windows range from good to fair condition depending on age, with all existing windows being serviceable for the foreseeable future. Replacement of older windows is only recommended if the District wants to increase the energy performance of the building envelope.

The existing glass block windows are in poor condition with several areas of cracking. It is recommended that the damaged glass block units be replaced in kind.



Summary | Architectural Building Systems



ROOFS

The 1986 gymnasium addition has a new white fluid-applied roof membrane that has been installed over the existing built-up roofing membrane. The aggregate on the original built-up roof system was removed prior to the installation of the new fluid-applied roof membrane. This roof is in good condition and no work is required at this time.

The original 1954 building, the 1959 south classroom wing addition, and the 2016 classroom and arts additions have white single-ply roof membranes.

The roofs at the original 1954 building and the 1959 south classroom wing addition appear to be in good condition and no work is anticipated within the next 5 years. It is recommended that these roofs be reevaluated in 3-5 years to determine a replacement schedule for the roofs.

The 2016 classroom and arts additions roofs are still covered by the manufacturer's standard 20-year product warranty and should be expected to last at least another ten to fifteen years or more.



Summary | Architectural Building Systems

STRUCTURAL FRAME AND FOUNDATION

The elevated landing outside Door 5 has significant damage at the overhanging edge of the landing and patching has already been attempted. Large portions of the the patching have spalled/delaminated and exposed the steel reinforcing. It is recommended that the concrete at the overhanging edge of the landing be removed and replaced.

BUILDING INTERIOR

The building was significantly renovated in 2018 and in general the interior of the building is in good condition. There are several multi-user restrooms with original doors that are not wide enough to be accessible, and it is recommended that any future restroom renovations include replacing the doors to make the restrooms fully accessible.



Mechanical and Plumbing Systems

 <div style="text-align: center;"> <h2>LAKE BLUFF MIDDLE SCHOOL</h2> <h3>PHYSICAL CONDITION SUMMARY</h3> </div> 	
NAME	<div>Lake Bluff Middle</div> <div>AREA (SF) 70,900</div> <div>YEAR BUILT 1954</div> <div>1/20/2025</div>
ADDRESS	31 E Sheridan Pl., Lake Bluff, IL 60044

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST (\$)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Medium		
MECHANICAL AND PLUMBING SYSTEMS									\$1,258,000	
4. MECHANICAL SYSTEMS									\$1,078,000	
4.1 COOLING SYSTEMS									\$330,000	
DFSS	3 TONS	15	8	7						SERVES SERVER ROOM
CHILLER	225 TONS	25	17	8					\$330,000	TRANE SERIES R
PUMPS		20	17	3					included above	8 & G - QTY - 4
CHW PIPING		40	17	23						
INSULATION		20	17	3						
4.2 HEATING SYSTEMS									\$0	
HW BOILERS	1800 MBH	25	5	20						PK BOILERS - QTY - 2
PUMPS - INLINE		15	5	10						B & G - QTY - 2, Inline
PUMPS - BASE MNTD		20	5	15						B & G - QTY - 2, Base mounted
HW PIPING		30	25	5						
INSULATION		15-20	25	0						Repair as needed
4.3 AIR HANDLING SYSTEMS									\$740,000	
ROOFTOP UNITS		15	8	7						QTY - 2
ROOFTOP UNIT		15	17	0					\$100,000	QTY - 1
AIR HANDLING UNITS		25	3	22						5 VTS units with UVGCI- 2024
AIR HANDLING UNITS		25	8	17						TRANE - QTY - 1
AIR HANDLING UNITS		20	16	4					\$150,000	TRANE - QTY - 1 (Band Area)
FAN COIL UNITS		25	8	16						TRANE - QTY - 5
UNIT VENTILATORS		20	16	4					\$420,000	QTY - 13
TERMINAL DEVICES		20	8	12						QTY - 23 (VAVs & FPBs)
TERMINAL DEVICES		20	16	4					included above	QTY- 6 ea (VAVs) Band Area
EXHAUST FANS		20	8-15	5-12						14 units (2011-2016)
EXHAUST FANS		20	20	0					\$70,000	6 units older than 2011
DUCTWORK		30	-	-						
INSULATION		15-20	-	-						Repair as needed
4.4 TEMPERATURE CONTROLS									\$0	
DDC SYSTEM		20	2	18						New Equip on Tridium. Old Equip on Trane
4.5 LIFE SAFETY									\$8,000	
MISC ITEMS									\$8,000	See Life Safety Schedule

[illegible]

Summary | Mechanical and Plumbing Systems

MECHANICAL SYSTEMS

Cooling is provided in the school by chiller, rooftop units (RTUs), air handling units (AHU), and fan coil units (FCU). The RTUs serve the admin offices and some classrooms. The FCUs serve the art & new music classrooms. The AHUs provide cooling for the rest of the school areas.

The RTUs are equipped with DX cooling and gas heating. The AHUs and FCUs are equipped with chilled water and hot water coils. The chilled water is provided by an air-cooled chiller located on grade. The chiller is in an acoustical enclosure. The primary and secondary chilled water pumps are located in the mezzanine mechanical room by the music classrooms. The chilled water pumps, chilled water piping and insulation are all in good condition and have a significant portion of their working life left. The chiller is nearing its useful life and should be considered for replacement in the next 5 years.

There are (3) three RTUs in total. (2) two RTUs were installed as part of the 2016 project and are in good working condition. RTUs require regular maintenance but these should not need replacement in the next 5-10 years. The third was installed either in conjunction with, or previous to, the 2008 project and is recommended for replacement. The FCUs were installed as part of the 2016 project, are in good working condition, and should not need any work for the foreseeable future.

There are 7 total AHUs at the school. 5 of the units were replaced in 2024 and include UVGCI (Ultraviolet Germicidal Coil Inactivation) for improved air quality and energy performance. These newer units serve the gym, library, dining area, misc. classrooms, and school areas. One AHU was installed in 2016 and serves the lower-level Admin area, and one AHU was installed in 2008 and serves the band/stage areas. The UVGCI systems in the newer AHUs are expected to last the life of the units, and UVGCI lamp replacement and filter cleaning is recommended every two years.

Some of the classrooms are served by unit ventilators (UVs), approximate quantity of (13) thirteen. The unit ventilators were installed as part of the 2008 project and are in good working condition with no work required.

Heating for parts of the school is provided by (2) 1800 MBH PK Boilers. The boilers were replaced in 2016 and have 10 years of working life left. The boilers provide



Summary | Mechanical and Plumbing Systems



heating hot water for AHUs, FCUs, UVs, cabinet unit heaters, finned tube radiators and unit heaters. The inline hot water pumps and the base mounted hot water pumps located by the boilers were replaced in 2016.

Approx ½ of the Exhaust fans (EF's) serving the school are original to each addition. These EF's are in good condition and continue to function, however some are past their working life and should be considered for replacement soon. Approximately ½ of the fans were replaced in either 2011 or 2016. These fans have several years of useful life remaining.

Ductwork and insulation serving the school ranges from old to new. Most of the ductwork and insulation is in good condition and does not require repair or work. However, since some ductwork is old it should be periodically inspected for any damage and repair as required.



The school has DDC controls for all the work done in 2016. It is unclear whether past renovations and additions also have DDC controls. The new equipment is controlled through a Tridium based DDC controls, but some of the older equipment is still on Trane system. It is recommended that as older equipment is replaced, it be connected to the Tridium system.

PLUMBING SYSTEMS

The 3" domestic water service enters the building in the storage room on the lower level. There is a 2" water meter located downstream of where the service enters the building. There is no Reduced Pressure Backflow Preventer (RPZ) for the main water service and 2" water



Summary | Mechanical and Plumbing Systems

meter. A RPZ should be provided to protect the water service from any backflow. The room where the main water service is located is not a heated space, and temp space control should be added to this space. It is unclear whether the makeup water for the boilers is protected via a backflow preventer. This should be confirmed and if not, a backflow preventer should be installed.

Domestic hot water is provided in the mechanical room in the lower level from (1) one gas-fired type water heaters. The water heater was replaced in 2021 and is in good working condition.

Storm water is drained to roof drains which are connected to internal storm piping. There is one area of higher roof which has gutters and downspouts to the lower roof. There is a sump pump located in the basement that lifts all the sanitary collected from the lower level. The age of the sump pump is not known but it appears to be in working order. It should be serviced and determined whether it needs repair.

For plumbing fixtures, most of the bathrooms have water closets sensor type flush valves. Urinals have electronic sensor type flush valves. Urinals are wall mounted. Lavatories in public toilet rooms wall mounted with manual metering type of faucets. Some public toilet rooms have wall mounted lavatories with sensor operated faucets. Thermostatic mixing valves are provided on lavatories and sinks. Insulation for traps, angle valves and supplies were observed for accessible lavatories. The service sink faucets are equipped with the required vacuum breakers on faucet. Wall hydrants around the exterior perimeter of the school are exposed type with key operation and have required vacuum breakers.

Sinks used in art rooms are provided with a solids interceptor. Sinks used in science rooms are provided with an acid neutralization basin. For kitchen triple basin sink, a grease interceptor was observed. All interceptors should be periodically checked and repaired if required.

FIRE PROTECTION SYSTEMS

The 6" fire protection service enters the building on the east side in the Water & F.P. room. The water service is provided with a DCDA. The water service feeds the sprinklers for the whole school, with pendent style sprinklers installed. The required extra sprinklers and wrenches are provided in the fire protection room.



Electrical Systems

		LAKE BLUFF MIDDLE SCHOOL PHYSICAL CONDITION SUMMARY				
NAME	Lake Bluff Middle	AREA (SF)	70,900	YEAR BUILT	1954	1/20/2025
ADDRESS	31 East Sheridan Place, Lake Bluff, Illinois 60044					

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST (\$)	COMMENTS
					1 Critical	2 Replace	3 Repair	4 Maintain		
6. ELECTRICAL SYSTEMS									\$802,000	
6.1 ELECTRICAL SERVICE(S)									\$285,000	
MAIN SERVICE #1	1200A 208V	50	25+	15-20						
MAIN SERVICE #2	800A 480V	50	16	34						
EMERG ELEC SERVICE	100 amp EM	30	15+	15						SPLIT ELECTRICAL SERVICE
GENERATOR	N/A								\$285,000	No existing generator
DISTRIBUTION PANELS		50	VARIES	VARIES						
BRANCH PANELBOARDS		50	VARIES	VARIES						REPLACE JAN CLOSET PANEL.
SURGE PROTECTION		30	VARIES	VARIES						BOTH SERVICES HAVE SURGE PROTECTION.
6.2 LIGHTING									\$0	
INTERIOR	LED/T8	20	VARIES	VARIES						ENERGY SAVINGS TO REPLACING FLUORESCENT WITH HIGH EFFICIENCY LED FIXTURES.
INTERIOR CONTROLS	DIM/TOGGLE	20	VARIES	VARIES						UPDATE CONTROLS WHEN FIXTURES ARE REPLACED TO LED
BUILDING EXTERIOR	HID	20	25+	0						ENERGY SAVINGS TO REPLACING WITH HIGH EFFICIENCY LED FIXTURES.
SITE EXTERIOR	LED/HID	20	VARIES	VARIES						ENERGY SAVINGS TO REPLACING HID WITH HIGH EFFICIENCY LED FIXTURES.
EXTERIOR CONTROLS	TC	20	VARIES	VARIES						
EXIT	LED	20	VARIES	VARIES						
EMERGENCY	WALL PACKS	20	VARIES	VARIES						
6.3 BRANCH POWER (RECEPT)									\$0	
CLASSROOMS		50	VARIES	VARIES						
6.4 FIRE ALARM									\$515,000	
MAIN PANEL	Firelite MS-9600 UDLS	20	15	5					\$515,000	UPGRADE SYSTEM TO MASS NOTIFICATION WITH VOICE EVAC.
ANNUNCIATOR	Alpha numeric	20	15	5					included above	UPGRADE SYSTEM TO MASS NOTIFICATION WITH VOICE EVAC.
INITIATE/ALARM DEVICES		20	15	5					included above	REPLACE WITH NEW VOICE EVAC DEVICES.
6.5 LIFE SAFETY									\$2,000	
MISC ITEMS									\$2,000	See Life Safety Schedule

Summary | Electrical Systems

ELECTRICAL SYSTEMS

Service Entrance Switchboards and Distribution: This building has two electrical services. One service is rated at 208/120V 1200A 3 phase 4 wire and has surge protection. The manufacturer is I.T.E. It's located in a mechanical room adjacent to the gym and was the original electrical service to the building. Overall, the switchboard is in fair condition. There is available space for future breakers. The second service is rated at 480/277V 3 phase 4 wire and has surge protection. It's a General Electric switchboard and is in good condition. Additionally, there is space available to add new circuit breakers for future loads. The location of this service is within the instrument storage room adjacent to the band room. The district may want to consider enclosing this equipment to keep out of reach from students.

Distribution and Panelboard: The majority of the distribution and branch panelboards are in good condition. Many of the panelboards have space available for future loads. There are panels in each of the main level janitor closets and one panel recessed in a corridor that appeared to be original to the building and were in poor condition. One of the panels had push button type breakers which are no longer allowed by code. We recommend this panel be replaced with a new panelboard with standard breakers as soon as possible. The other two panels noted are still code compliant, however due to their age it may be difficult to find replacement parts if needed. Another concern with these older panels would be the type of branch wiring used. During the time these were installed, cloth wiring was commonly used which is no longer allowed by code today. We recommend replacing all branch wiring associated with these panels when the equipment is replaced.

Emergency Power: This building does not have an emergency generator. We recommend installing a new natural gas generator for emergency loads.

Lighting: The existing general interior lighting throughout the facility is LED lighting, most of which is controlled by dimmer switches. There are some areas of the building not yet renovated with fluorescent lighting served by toggle switches. Lighting levels in most areas appeared to meet IES recommendations. Exterior lighting at this building appeared to be HID type controlled via time clock and photocell. The district had mentioned to us that the lighting currently serving the main entrance under the canopy was insufficient. We recommend replacing these fixtures with new LED fixtures with higher lumen levels to provide better illumination of the area. Additionally, the district has brought to our attention that there are fixture not operating in the library media center space. We recommend for these fixtures to have their LED drivers replaced and for the manufacturer to provide information regarding why these drivers failed to avoid future issues.

Intercom/PA and Clock System: The existing intercom/clock system is a Valcom intercommunication program system, including analog audio and IP visual endpoints, and was recently installed in 2024. It is in excellent working condition.

Fire Alarm: The existing fire alarm system is an addressable type by Honeywell MS-9600UDLS system. There is an annunciator located at the main entrance. Annunciation and initiation devices are located through the school. The system is in fair condition and meets the code requirements for the dates it was installed. It does not have the capability for mass notification voice/alarm. Since 2018 the state has now required any school that receives any new addition or has any renovation that involves replacing 50% or more of the existing fire alarm system in a school to have it replaced entirely with a new voice evacuation type system. We would recommend the district plan for a complete fire alarm replacement within the next 3-5 years for this facility.

Security: The existing building has glass break sensors only in the lower level along at the District Offices. The main level has card access entry at all the exterior doors to the school and has dome cameras in corridors and collaboration spaces. There are 180-degree cameras on the exterior of the building at the main level which are adequate in securing the perimeter of the building.



2500 North Frontage Road
Darien, Illinois 60561
www.wightco.com



Lake Bluff School District 65

Updated Facility Assessment Report

September, 2025

