



# 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:** 10 Year Health & Life Safety Survey

## Recommendation

Administration recommends that the Board approve the attached 10-year Health & Life Safety Survey (HLSS) performed by Wight & Co. The survey results will be submitted to ISBE and once accepted, the District will be obligated to perform the prescribed updates within the required timeframe.

## Background

Once every 10 years Illinois school facilities are required to have a Health & Life Safety Survey (HLSS) conducted by a licensed architect. This inspection covers all aspects of the school facility, identifies items to be corrected, and documents that existing conditions meet the current building and school code. Updated safety reference plans are also required to be submitted.

## Current Situation

The District buildings are safe and in excellent condition. Only a few minor violations were found. Copies of the reports are attached.

Some of the smaller HLSS findings have already been addressed by our maintenance team and were removed from the final report. Items in category "a" of the 10yr survey must be remedied within 1 year of the date of filing. Items labeled "b" must be addressed within 5 years.

## LAKE BLUFF MIDDLE SCHOOL

### DESCRIPTION OF EXISTING CONDITIONS

<b>I. GENERAL</b>	
ENROLLMENT:	303 students
CONSTRUCTION:	Type IIB Non-Combustible Construction, Part 185, Part 175, IBC 2003, IBC 2009.
MEANS OF EGRESS:	Adequate in arrangement, quantity, and size.
LOCAL FIRE ALARM SYSTEM	City Tie
NEAREST FIRE STATION:	<1mi. 45 E. Center Ave. Lake Bluff, IL 60044
CITY WATER:	3" water service plus a separate 6" water service for the sprinkler system.

<b>II. CONSTRUCTION DETAILS</b>	
YEAR BUILT:	1954 original building; 1960, 1986, 2008 (work contracted prior to 9/25/2007), and 2016 additions.
HEIGHT:	One story with basement.
GROUND FLOOR AREA:	58,300sf (Total floor area: 70,900sf)
EXTERIOR WALL CONSTRUCTION:	Brick and concrete block. Cavity insulation at 2008 and 2016 additions.
FLOOR CONSTRUCTION:	Concrete slab on grade. Concrete slab over concrete joists at elevated floor slabs.
ROOF CONSTRUCTION:	1954 original building and 1960 addition: Fluid applied roof membrane over built-up roof membrane over rigid insulation on cellular steel deck. 1986 addition: Fluid applied roof membrane over built-up roof membrane over rigid insulation over corrugated steel deck / steel joists. 2008 and 2016 additions: Single-ply roof membrane over rigid insulation over corrugated steel deck / steel joists.

INTERIOR WALL CONSTRUCTION:	Concrete block U.N.O. Gypsum board over metal stud walls as well as hollow metal framed glass walls at 2016 addition.
INTERIOR FINISH:	Painted walls. Tile and carpet floor finishes. Wood gym floor. Wood tiered seating at cafeteria.
GLASS TRANSOM:	None.

<b>III. EGRESS FACILITIES</b>	
GRADE EXITS:	Adequate in arrangement and quantity.
CORRIDORS:	Adequate in arrangement and size.
STAIRWAYS:	Concrete filled steel pan stairs.
WINDOWS:	Not used as a secondary means of egress.
FIRE ESCAPE:	None.
EXIT SIGNS:	Adequate in arrangement/location.
EMERGENCY LIGHTS:	Battery powered units. Adequate in arrangement/location.

<b>IV. SPECIAL OCCUPANCIES</b>	
SCIENCE LABS:	Part of 2016 renovation of 1954 original building. Emergency gas shut-offs provided. Sprinklered.
ART CLASSROOM:	Part of 2016 addition. Sprinklered.
GYMNASIUM/STAGE:	Part of 1986 addition. Stage curtains fireproofed. Sprinklered.
BOILER ROOM:	Part of 1954 original building. Sprinklered.

<b>V. UTILITIES</b>	
HEATING PLANT:	Heating for parts of the school is provided by (2) 1800 MBH PK Boilers. The boilers provide hot heating water for AHUs, FCUs, UVs, cabinet unit heaters, finned tube radiators and unit heaters. Heating to newer classroom wings and Admin area is provided by RTU's with gas furnaces.
HEAT DISTRIBUTION:	Hot water boilers provide heat to the unit ventilators and fan coil units serving the classrooms through HW piping, AHU serving the District office, VAV Terminal units throughout the school as required and cabinet heaters etc. in vestibules. Heat to some classroom additions and the Admin office are provided by packaged RTU units with gas heat furnaces.
VENTILATION:	Ventilation to all classrooms wings is provided by outdoor intake louvers on unit ventilators, and intake ducts on fan coil units. Ventilation to the Admin areas is provided by the outdoor air intake hood on the RTU serving these areas. Ventilation to the gymnasium is provided by the outdoor air intake hood on the AHU serving the gymnasium. Some classroom additions are served by RTU's with intake hoods for ventilation. District office AHU is provided with OA duct connected to an OA louver for ventilation
AIR CONDITIONING:	Air conditioning to most of the school is provided by an outdoor air cooled chiller, which produces chilled water for unit ventilators, fan coil units, and AHU's to these spaces. The school Admin wing is cooled by a packaged RTU with DX coils. Also, the most recent classroom addition is also served by a new RTU with DX cooling. The District Admin office is cooled by an AHU tied to the chiller and boilers.
WATER HEATER:	Domestic hot water is provided by gas fired water heaters located in the boiler room.
INCINERATOR:	None.
GAS SERVICE:	Natural gas enters the building on the north side of the building, where it is metered. A pressure regulator and an outside shut-off valve are provided. Gas piping runs to the boiler room to serve the boilers. Additionally, natural gas is routed on the roof to all the packaged RTU's that utilize gas furnaces for heating.
ELECTRICAL SERVICE	This building has two electrical services. One service is rated at 208/120V 1200A 3 phase 4 wire and has surge protection. The second service is rated at 480/277V 800A 3 phase 4 wire and has surge protection.
PLUMBING:	There appears to be an adequate number of plumbing fixtures for this facility. Sewage disposal is to the municipal sanitary sewer system.

<b>VI. PRIVATE PROTECTION</b>	
FIRE ALARM SYSTEM:	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 throughout the school.
AUTOMATIC SPRINKLERS:	The school is fully sprinkled.
FIRE EXTINGUISHERS	Portable fire extinguishers are appropriately located throughout the building, and inspections are up to date.
PAGING/SOUND 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.

<b>VII. SECURITY SYSTEM</b>	
SECURITY SYSTEM	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.
<b>VIII. ENERGY CONSERVATION</b>	
ENERGY CONSERVATION	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.
<b>IX. ASBESTOS ABATEMENT</b>	
ASBESTOS ABATEMENT	No asbestos materials were used in the construction of this building.
<b>X. LEAD-BASED PAINT</b>	
LEAD-BASED PAINT	None.
<b>XI. PAVING</b>	
PAVING	The concrete walks were in good condition at the time of the survey. The asphalt paving is intact but has significant cracking throughout.

## 1. COUNTY CODE

**049 Lake**

**2. DISTRICT CODE/NAME**

0650 Lake Bluff School District 65

### 3. FACILITY CODE/NAME

2006 Lake Bluff Elementary School

## **VIOLETATION AND RECOMMENDATION SCHEDULE**

(23 IL Adm. Code 180, Sections 180.320)

## 1. COUNTY CODE

## SCHEDULE OF RECOMMENDED WORK ITEMS AND ESTIMATED COSTS

049 Lake

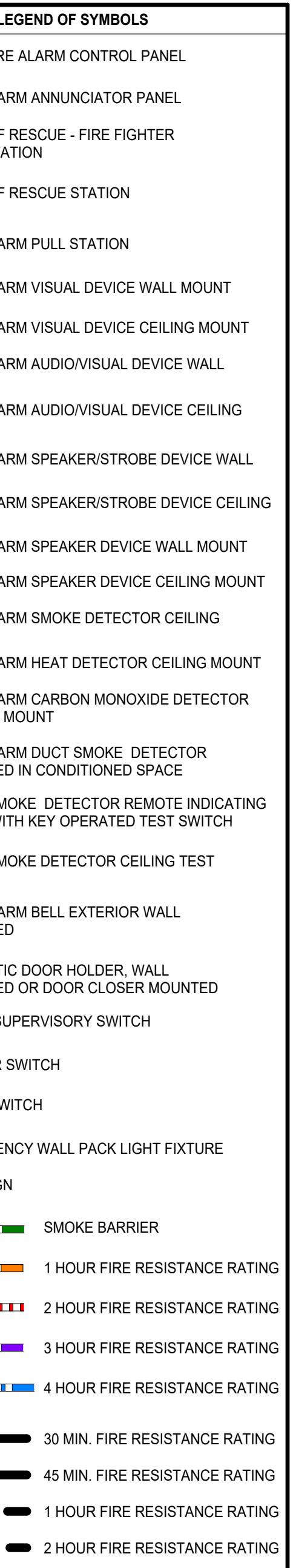
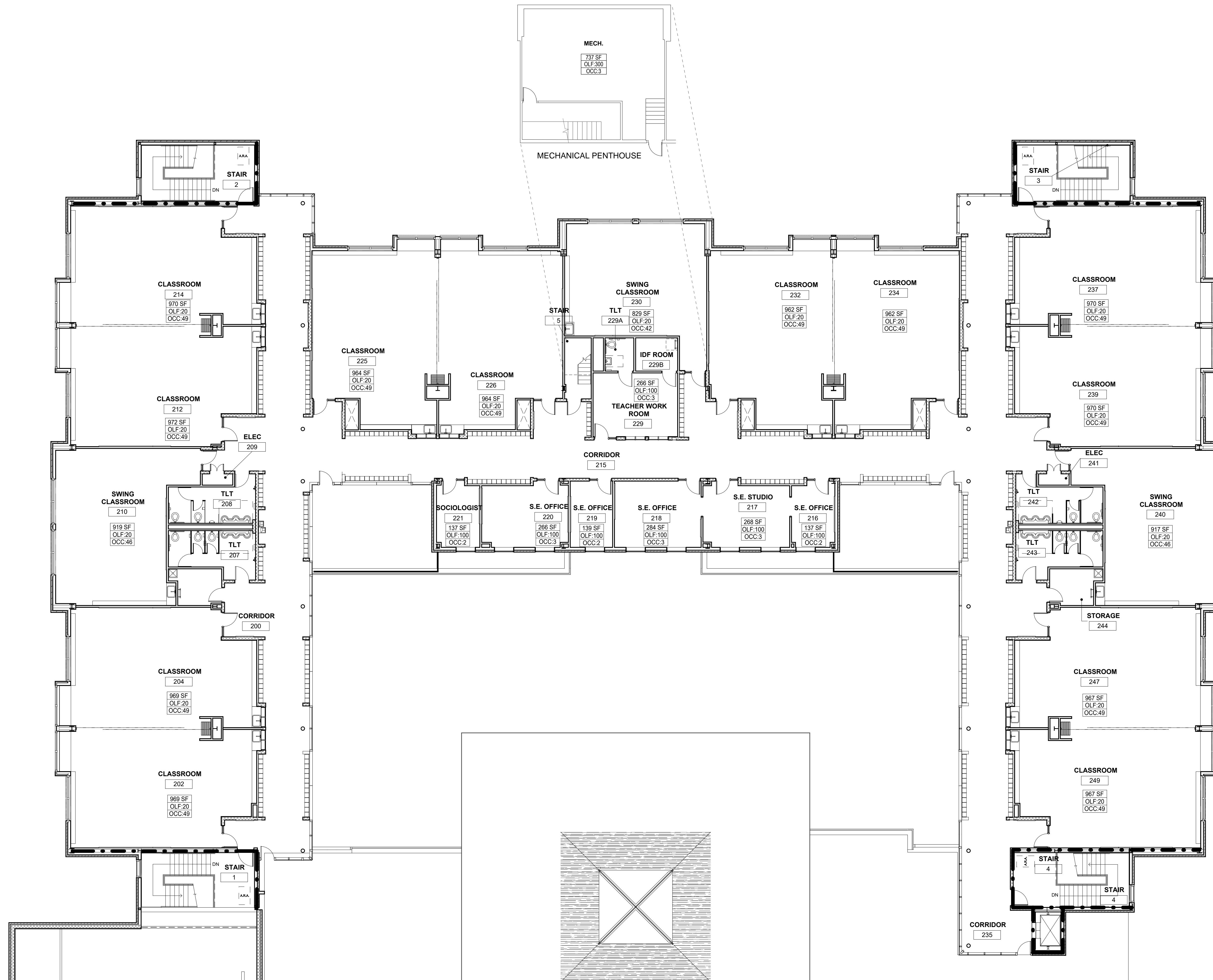
**2. DISTRICT CODE/NAME**

0650 Lake Bluff School District 65

### 3. FACILITY CODE/NAME

2006 Lake Bluff Elementary School





## LAKE BLUFF ELEMENTARY SCHOOL

### DESCRIPTION OF EXISTING CONDITIONS

<b>I. GENERAL</b>	
ENROLLMENT:	571 students
CONSTRUCTION:	Type IIB Non-Combustible Construction, IBC 2003.
MEANS OF EGRESS:	Adequate in arrangement, quantity, and size.
LOCAL FIRE ALARM SYSTEM	City Tie
NEAREST FIRE STATION:	<1mi. 45 E. Center Ave. Lake Bluff, IL 60044
CITY WATER:	4" water service plus a separate 6" water service for the sprinkler system.

<b>II. CONSTRUCTION DETAILS</b>	
YEAR BUILT:	2008 (work contracted prior to 9/25/2007)
HEIGHT:	Two Stories
GROUND FLOOR AREA:	55,600sf (Total floor area: 83,400sf)
EXTERIOR WALL CONSTRUCTION:	Brick and concrete block with cavity insulation. Brick over gypsum board over cold-formed framing with cavity and stud insulation. Metal panels over gypsum board over cold formed framing with cavity and stud insulation.
FLOOR CONSTRUCTION:	Concrete slab on grade. Concrete slab over corrugated steel deck / steel joists at elevated floor slabs.
ROOF CONSTRUCTION:	Flat roofs: Single-ply roof membrane over rigid insulation over corrugated steel deck / steel joists. Sloped roofs: Asphalt shingles over wood sheathing / sleepers over corrugated steel deck over cold-formed trusses.
INTERIOR WALL CONSTRUCTION:	Concrete block at exposed corridor walls. Gypsum board over metal stud walls at all other locations, including exposed above corridor lockers.

INTERIOR FINISH:	Painted walls. Tile and carpet floor finishes.
GLASS TRANSOM:	None.

<b>III. EGRESS FACILITIES</b>	
GRADE EXITS:	Adequate in arrangement and quantity.
CORRIDORS:	Adequate in arrangement and size.
STAIRWAYS:	Concrete filled steel pan stairs.
WINDOWS:	Not used as a secondary means of egress.
FIRE ESCAPE:	None.
EXIT SIGNS:	Adequate in arrangement/location.
EMERGENCY LIGHTS:	Select light fixtures on emergency power circuit powered by emergency lighting inverter system. Emergency light fixtures adequate in arrangement/location.

<b>IV. SPECIAL OCCUPANCIES</b>	
ART CLASSROOMS:	Sprinklered.
MULTI-PURPOSE ROOM:	Sprinklered.
MECHANICAL ROOM:	Sprinklered.

<b>V. UTILITIES</b>	
HEATING PLANT:	Heating to the entire school is provided by gas furnaces on the packaged RTU's for the school. Additionally, heat is generated by (2) 3500 MBH HW boilers that serve the terminal VAV units, cabinet unit heaters, unit heaters, radiant ceiling panels etc.
HEAT DISTRIBUTION:	Heat to the entire school is provided by gas furnaces on packaged RTU's, and also by HW Piping from the boilers to the VAV terminal units, cabinet unit heaters, unit heaters etc.

VENTILATION:	Ventilation to the entire school is provided by air intake hoods on the packaged RTU's serving the entire school. All OA is routed to the entire school through supply ductwork from the RTU's to the individual spaces.
AIR CONDITIONING:	Air conditioning to the entire school is provided by (5) packaged RTU's with DX coils, routed to the entire school through supply ductwork, diffusers, grilles etc.
WATER HEATER:	Domestic hot water is provided by gas fired water heater and storage tank located in the boiler room.
INCINERATOR:	None.
GAS SERVICE:	Natural gas enters the building on the west side of the building, where it is metered. A pressure regulator and an outside shut-off valve are provided. Gas piping runs to the boiler room for serving the gas fired boilers and the packaged RTU's throughout the school on the roof areas.
ELECTRICAL SERVICE	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
PLUMBING:	There appears to be an adequate number of plumbing fixtures for this facility. Sewage disposal is to the municipal sanitary sewer system.

<b>VI. PRIVATE PROTECTION</b>	
FIRE ALARM SYSTEM:	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 throughout the school
AUTOMATIC SPRINKLERS:	The school is sprinkled.
FIRE EXTINGUISHERS	Portable fire extinguishers are appropriately located throughout the building, and inspections are up to date.
PAGING/SOUND 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.

<b>VII. SECURITY SYSTEM</b>	
SECURITY SYSTEM	The existing building has a small and limited security system (intrusion alarm only).
<b>VIII. ENERGY CONSERVATION</b>	
ENERGY CONSERVATION	Most light fixtures are still fluorescent type fixtures controlled by standard toggle wall switches.
<b>IX. ASBESTOS ABATEMENT</b>	
ASBESTOS ABATEMENT	No asbestos materials were used in the construction of this building.
<b>X. LEAD-BASED PAINT</b>	
LEAD-BASED PAINT	None.
<b>XI. PAVING</b>	
PAVING	The concrete walks were in good condition at the time of the survey. The asphalt paving is intact but has significant cracking throughout.

## 1. COUNTY CODE

049 Lake

**2. DISTRICT CODE/NAME**

0650 Lake Bluff School District 65

### 3. FACILITY CODE/NAME

## 1003 Lake Bluff Middle School

## **VIOLETATION AND RECOMMENDATION SCHEDULE**

(23 IL Adm. Code 180, Sections 180.320)

## 1. COUNTY CODE

## SCHEDULE OF RECOMMENDED WORK ITEMS AND ESTIMATED COSTS

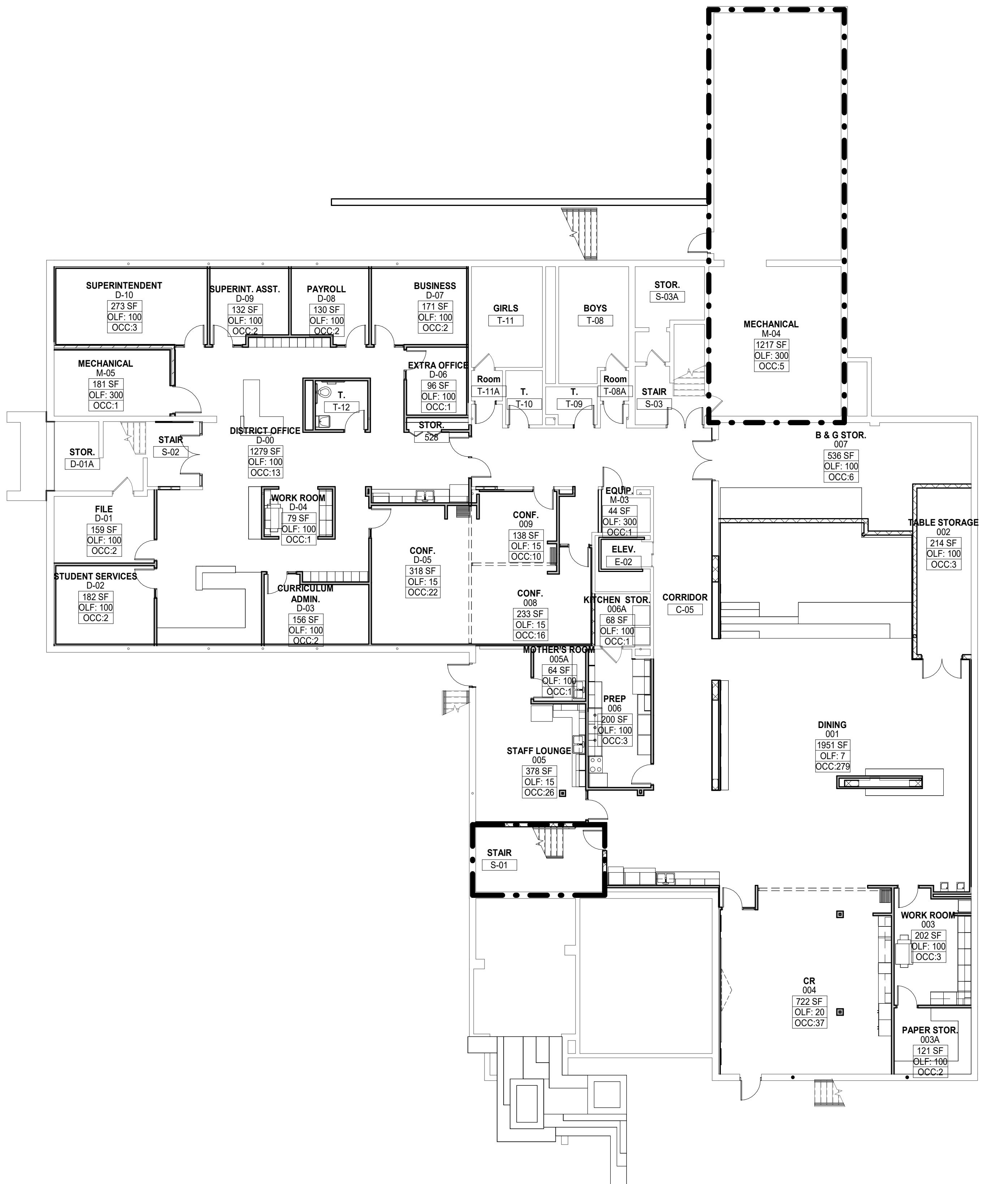
049 Lake

**2. DISTRICT CODE/NAME**

0650 Lake Bluff School District 65

### 3. FACILITY CODE/NAME

## 1003 Lake Bluff Middle School

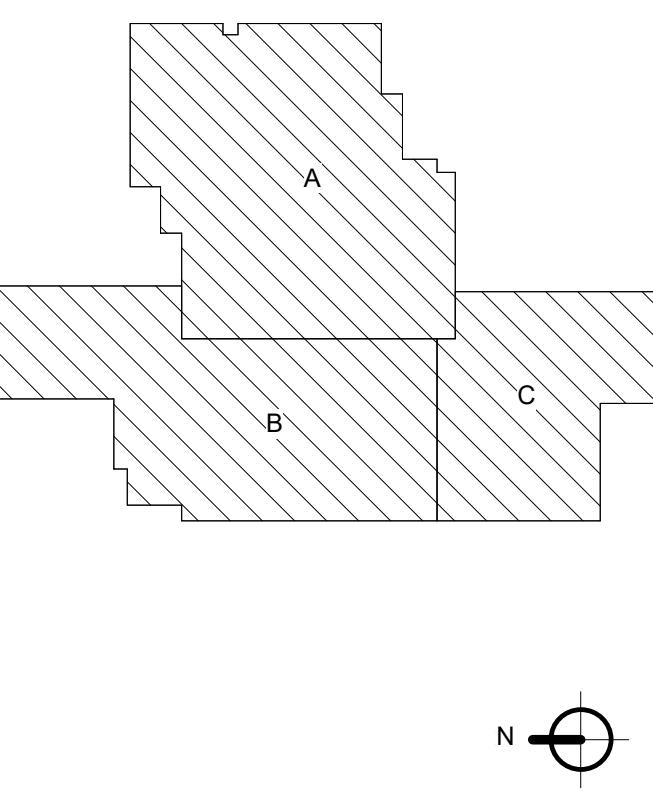


LEGEND OF SYMBOLS	
FACP	MAIN FIRE ALARM CONTROL PANEL
ANNC	FIRE ALARM ANNUNCIATOR PANEL
ARA-M	AREA OF RESCUE - FIRE FIGHTER MAIN STATION
ARA	AREA OF RESCUE STATION
FA	FIRE ALARM PULL STATION
HV	FIRE ALARM VISUAL DEVICE WALL MOUNT
V	FIRE ALARM VISUAL DEVICE CEILING MOUNT
HA	FIRE ALARM AUDIO/VISUAL DEVICE WALL MOUNT
HC	FIRE ALARM AUDIO/VISUAL DEVICE CEILING MOUNT
HS	FIRE ALARM SPEAKER/STROBE DEVICE WALL MOUNT
HD	FIRE ALARM SPEAKER/STROBE DEVICE CEILING MOUNT
HF	FIRE ALARM SPEAKER DEVICE WALL MOUNT
HF	FIRE ALARM SPEAKER DEVICE CEILING MOUNT
SD	FIRE ALARM SMOKE DETECTOR CEILING MOUNT
HD	FIRE ALARM HEAT DETECTOR CEILING MOUNT
CO	FIRE ALARM CARBON MONOXIDE DETECTOR CEILING MOUNT
DSD	FIRE ALARM DUCT SMOKE DETECTOR MOUNTED IN CONDITIONED SPACE
K	DUCT SMOKE DETECTOR REMOTE INDICATING LIGHT WITH KEY-OPERATED TEST SWITCH
S	DUCT SMOKE DETECTOR CEILING TEST SWITCH
EB	FIRE ALARM BELL EXTERIOR WALL MOUNTED
MH	MAGNETIC DOOR HOLDER, WALL MOUNTED OR DOOR CLOSER MOUNTED
VSS	VALVE SUPERVISORY SWITCH
TS	TAMPER SWITCH
FS	FLOW SWITCH
EWL	EMERGENCY WALL PACK LIGHT FIXTURE
ES	EXIT SIGN
SB	SMOKE BARRIER
1H	1 HOUR FIRE RESISTANCE RATING
2H	2 HOUR FIRE RESISTANCE RATING
3H	3 HOUR FIRE RESISTANCE RATING
4H	4 HOUR FIRE RESISTANCE RATING
30M	30 MIN. FIRE RESISTANCE RATING
45M	45 MIN. FIRE RESISTANCE RATING
1H	1 HOUR FIRE RESISTANCE RATING
2H	2 HOUR FIRE RESISTANCE RATING

Lake Bluff Schools  
District 65  
Lake Bluff School  
District 65

**Wight**

Wight & Company  
wightco.com  
2500 North Frontage Road  
Darien, IL 60561  
P 630.969.7000  
F 630.969.7979



**NOT FOR CONSTRUCTION**

REV DESCRIPTION DATE  
LAKE BLUFF MIDDLE SCHOOL

31 E Sheridan Pl, Lake Bluff, IL 60044

**LIFE SAFETY PLAN - LOWER LEVEL FLOOR PLAN**

Project Number:  
240233  
Drawn By:  
Author  
Sheet:

**A2.1**

