

227 N. Fourth Street
Geneva, Illinois 60134
630/463-3000
630/463-3020
Fax: 630/463-3029



Scott K. Ney
Director, Facility Operations

**Community Unit
School District 304**

TO: Dr. Kent Mutchler

FROM: Scott Ney

RE: 10 Year Health Life Safety Violation Items for Geneva High School-
Burgess Athletic Field

DATE: February 7, 2023

FGM Architects performed the 10 Year Life Safety Site Survey in June and July of 2022. Attached, please find the violation recommendations that will be reported to ISBE's IWAS system for Geneva High School Burgess Athletic Field for an estimated total of \$54,660.00. The Facilities Task Force reviewed the full report on October 24, 2022, and is requesting approval from the Geneva CUSD304 Board of Education.

**TEN-YEAR SURVEY / AMENDMENT
VIOLATION AND RECOMMENDATION
SCHEDULE**

(23 IL Adm. Code 190, Section 190.320)

Action ID:
a. Abandon in Place
b. Remove
c. Repair
d. Relocate
e. Rebuild
f. Improve

Labor Code:
a. District employees
b. Perform work
c. Repair
d. Relocate
e. Rebuild
f. Improve

Work Type:
a. Safety Standards
b. Energy Conservation
c. Handicapped Access
d. School Security
e. Asbestos Treatment
f. Paving Improvements
g. Replacements
h. Other Improvements

Date You Surveyed Facility: 05/2022

COUNTY CODE	DISTRICT CODE/NAME	FACILITY CODE/NAME	ITEM ID	LOCATIONS (NAME & ROOM No.)	PRIORITY CODE	RULE VIOLATED	DESCRIPTION OF THE VIOLATION	RECOMMENDATION TO CORRECT VIOLATION	ACTION ID	UNITS OF MEASURE	QUANTITY	LABOR CODE	WORK TYPE	ESTIMATED COST	ESTIMATED COMPLETION DATE (mm/dd/yyyy)	Fee Payment of Other Funds
	Geneva CUSD 304	Geneva High School Burgess Field	A-1	D101 - Storage/Elect below Bleachers (W. end)	b	185.390F4B	Wood roof structures with bleacher sealing above - incomplete fire separation	Provide fire caulk at perimeter. Relocate conduit to be below two layers of 5/8" gypsum board. Patch gypsum board at current conduit location.	f	LF	90	b	a	\$1,200.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	A-2	D101 - Storage/Elect below Bleachers (W. end)	b	185.390G	Multiple openings through fire separation-wall to adjacent toilet	Provide dampers at duct and fire rated construction at other openings	f	EA	1	b	a	\$2,500.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	A-3	D102 - Womens Toilet below Bleachers	b	185.390F4B	Wood roof structures with bleacher sealing above - incomplete fire separation	Provide fire caulk at perimeter of room. Relocate conduit to be below two layers of 5/8" gypsum board. Patch gypsum board at current conduit location.	f	LF	75	b	a	\$900.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	A-4	D102 - Womens Toilet below Bleachers	b	Boca 96: 1017.4	Cannot exit toilet if deadbolt locked on outside	Provide "classroom function" type deadbolt	f	EA	1	b	a	\$300.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	A-5	D103 - Mens Toilet below Bleachers	b	185.390F4B	Wood roof structures with bleacher sealing above - incomplete fire separation	Provide fire caulk at perimeter of room. Provide fire puly at ceiling mounted junction box.	f	LF	75	b	a	\$1,000.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	A-6	D103 - Mens Toilet below Bleachers	b	Boca 96: 1017.4	Cannot exit toilet if deadbolt locked on outside	Provide "classroom function" type deadbolt	f	ea	1	b	a	\$300.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	A-7	D104 - Storage/Elect below Bleachers (e. end)	b	185.390F4B	Wood roof structures with bleacher sealing above - incomplete fire separation	Provide fire caulk at perimeter. Relocate conduit to be below two layers of 5/8" gypsum board. Patch gypsum board at current conduit location.	f	LF	90	b	a	\$900.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	A-8	D104 - Storage Room below Bleachers (e. end)	b	185.390G	Multiple openings through fire separation-wall to adjacent toilet	Provide dampers at duct and fire rated construction at other openings	f	EA	1	b	a	\$2,500.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	A-9	A104 - Visitor Concession Men	b	Boca 96: 1017.4	Cannot exit toilet if deadbolt locked on outside	Provide "classroom function" type deadbolt	f	EA	1	b	a	\$300.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	A-10	A102 - Visitor Concession Women	b	Boca 96: 1017.4	Cannot exit toilet if deadbolt locked on outside	Provide "classroom function" type deadbolt	f	EA	1	b	a	\$300.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	A-11	Press Box at Baseball	b	IBC 2015 1011.11, 1014.3.1, 1014.6.	Non compliant handrail. Handrail to be provided on both sides of stair.	Provide handrail that meets graspability and extension requirements. Provide handrails on both sides of stair.	e	LF	42	b	a	\$5,250.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	A-12	Press Box at Baseball	b	IBC 2015 1010.19	Cannot exit press box if deadbolt locked on outside	Provide "classroom function" type deadbolt	f	EA	1	b	a	\$300.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	A-13	Press Box at Baseball	b	IBC 2015 1015.2	Missing guard rail.	Provide guard rail at window with sill height below 30".	f	LF	11	b	a	\$3,300.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	P1	Burgess Field Visitor Concession A 101	b	IDPH 890.1130(g)(7)	Domestic water heater does not have an expansion tank to absorb water expansion when heated.	Provide thermal expansion tank.	f	EA	1	b	a	\$1,500.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	P2	Burgess Field Storage/Elect D101	b	IDPH 890.1110	Domestic water service does not have a reduce pressure zone backflow preventer.	Provide reduce pressure zone backflow preventer.	f	EA	1	b	a	\$12,500.00	12/31/2025	F
	Geneva CUSD 304	Geneva High School Burgess Field	P3	Burgess Field Storage/Elect D101	b	IDPH 890.170(d)	No floor drain for RPZ.	Provide floor drain.	f	EA	1	b	a	\$3,500.00	12/31/2025	F

COUNTY CODE	DISTRICT CODE/NAME	FACILITY CODE/NAME	1. Utter Improvements										
ITEM ID	LOCATION(S) (NAME & ROOM No.)	PRIORITY CODE	RULE VIOLATED	DESCRIPTION OF THE VIOLATION	RECOMMENDATION TO CORRECT VIOLATION	ACTION ID	UNITS OF MEASURE	QUANTITY	LABOR CODE	WORK TYPE	ESTIMATED COST	ESTIMATED COMPLETION DATE mm/dd/yyyy	F ₁ = Prevention of Lead Piping
			Geneva CUSD 304	Geneva High School Burgess Field									
P4	Burgess Field Storage/Elec D101	b	IDPH 890.1130(g)(7)	Domestic water heater does not have an expansion tank to absorb water expansion when heated.	Provide thermal expansion tank.	f ₁	EA ₁	1	b	a	\$1,500.00	12/31/2025	F
P5	Burgess Field Women's Toilet D102	b	IDPH 890.060(e)	Water temperature at public lavatories and hand washing sinks exceeds 110 degrees.	Provide thermostatic mixing valve to prevent water temperature from exceeding 110 degrees.	f ₁	EA ₁	4	b	a	\$1,600.00	12/31/2025	F
P6	Burgess Field Women's Toilet D102	b	ADA Standards for Accessible Design, Paragraph 4.19.4	ADA lavatories do not have insulation wrap on waste piping, angle stops or supply risers located under lavatory.	Provide insulation wrap kit for exposed piping under lavatory.	f ₁	EA ₁	1	b	c	\$150.00	12/31/2025	F
P7	Burgess Field Men's Toilet D103	b	IDPH 890.060(e)	Water temperature at public lavatories and hand washing sinks exceeds 110 degrees.	Provide thermostatic mixing valve to prevent water temperature from exceeding 110 degrees.	f ₁	EA ₁	4	b	a	\$1,600.00	12/31/2025	F
P8	Burgess Field Men's Toilet D103	b	ADA Standards for Accessible Design, Paragraph 4.19.4	ADA lavatories do not have insulation wrap on waste piping, angle stops or supply risers located under lavatory.	Provide insulation wrap kit for exposed piping under lavatory.	f ₁	EA ₁	1	b	c	\$150.00	12/31/2025	F
P9	Burgess Field Storage D104	b	IDPH 890.1130(g)(7)	Domestic water heater does not have an expansion tank to absorb water expansion when heated.	Provide thermal expansion tank.	f ₁	EA ₁	1	b	a	\$1,500.00	12/31/2025	F
E1	Burgess Field Pressbox C101	a	BOCA F96- 610.1	Emergency light is missing.	Install emergency light.	f ₁	EA ₁	1	a	a	\$500.00	12/31/2023	F
E2	Burgess Field Pressbox C101	a	BOCA F96- 610.2	Exit light not working.	Replace exit light.	c	EA ₁	1	a	a	\$500.00	12/31/2023	F
E3	Burgess Field Pressbox C103	a	BOCA F96- 610.1	Emergency light is missing.	Install emergency light.	f ₁	EA ₁	1	a	a	\$500.00	12/31/2023	F
E4	Burgess Field Pressbox C103	a	BOCA F96- 610.2	Exit light not working.	Replace exit light.	c	EA ₁	1	a	a	\$500.00	12/31/2023	F
E5	Burgess Field Storage/Elec D101	a	BOCA F96- 610.1	Emergency light is missing.	Install emergency light.	f ₁	EA ₁	1	a	a	\$500.00	12/31/2023	F

APPLICATION FOR APPROVAL OF TEN-YEAR SAFETY SURVEY REPORT

(23 IL. Adm. Code Part 180, Sections. 180.310, 180.320, 180.330, 180.340)

NAME OF SCHOOL BUILDING Geneva High School Athletic Fields	SURVEY YEAR 2022
NAME AND NUMBER OF SCHOOL DISTRICT , 3040	COUNTY
ARCHITECT NAME James Woods	FIRM FGM Architects
FIRM ADDRESS 1211 west 22nd street, Oak Brook, IL 60453	TELEPHONE NUMBER 6305748300

I certify that the survey referred to herein was prepared by me and to the best of my knowledge is a true and accurate.

Building in Full Compliance.

Building Not in Compliance

8/5/2022	James Woods
Date	Printed Name Architect/Engineer
Date	President of Board of Education
Date	Secretary of Board of Education
11/30/2024	001-013941
Expiration Date	License Number



Failure to submit accurate and complete safety survey reports as required shall subject a school district to the recognition provisions of 23 Illinois Administrative Code 180.