

DIXON PUBLIC SCHOOLS #170

"A Place to Grow"

www.dps170.org

1335 Franklin Grove Road
Dixon, Illinois 61021
8576

Phone: (815) 373-4966
Ext. 5122
Fax: (815) 284-

Kevin Schultz
Director of Building & Grounds

To: Margo Empen

From: Kevin Schultz

Re: HLS Amendments

Date: 2/7/25

In accordance with Board of Education Policy 4:150 Facility Management and Building Programs a designee of the Superintendent shall facility compliance with the 10-year safety survey process required by the School Code. The local school board, guided by The Local Government Professional Services Selection Act Section 50 ILCS 510/0.01, is required to hire a licensed design professional to assist the district in correcting the violations using the school building code known as "Health/Life Safety Code for Public Schools," Part 180. (Note: See the attached guidance document.)

As part of an annual inspection conducted by the regional superintendent in October 2024, the RMS door and frames were identified as a project requiring immediate attention due to issues with proper closure. These doors (frames and hardware) are all original to the building from 1994. These doors, frames and hardware need to be replaced in order to correctly fix the problem. The estimate for purchase of 6 frames and 18 doors with hardware will be roughly \$120,000 with our maintenance staff completing the installation. Our HLS fund has enough funds to adequately purchase the doors frames and associated hardware.

Funding is available to complete this project through our HLS fund. In order to pay for this project using HLS funds, a triple approval is required meaning the project must be approved by the Board of Education, the architect, and the ROE/State of Illinois. If the Board decides to approve the amendment the architect will finalize the amendment with the state and the District will conduct the required bid, to be approved at the March meeting.

On the next page, a DRAFT summary of HLS funding and projects is presented for an initial review. This spring the District is going through a comprehensive review of 10-year plans for facilities, HLS, technology, and curriculum. As the District proceeds through these plans, they will be presented to the Board.

District Recommendation:

It is the recommendation of District Administration that the Board approves the Health Life Safety amendment for Reagan Middle School frames and doors, as presented.

Dixon Public Schools, in cooperation with the community, will provide students with a comprehensive educational program that produces well-educated, self-sufficient, and involved citizens.

Dixon USD #170

Health/Life/Safety Planning & Funding

For the 10 Year Facility Plan: 24/25 (FY 25) thru 33/34 (FY 34)

PRELIMINARY HLS FUNDING AND PROJECT PLAN - FEBRUARY 2025

	FY 25 SY 24/25	FY 26 SY 25/26	FY 27 SY 26/27	FY 28 SY 27/28	FY 29 SY 28/29	FY 30 SY 29/30	FY 31 SY 30/31	FY 32 SY 31/32	FY 33 SY 32/33	FY 34 SY 33/34
Treasurer Rpt Balance	\$ 809,664	\$ 665,164	\$ 784,664	\$ 942,444	\$ 135,252	\$ 216,845	\$ 417,485	\$ (16,055)	\$ 313,504	\$ 652,949
Levy Revenue	\$	\$ 276,000	\$ 284,280	\$ 292,808	\$ 301,593	\$ 310,640	\$ 319,960	\$ 329,558	\$ 339,445	\$ 349,629
Architect/Engineer Fees	\$ (11,500)	\$ (11,500)	\$ (11,500)	\$ (100,000)	\$ (20,000)	\$ (10,000)	\$ (68,500)	\$	\$	\$
RMS Doors & Frames Replacement	\$ (133,000)									
FY 25 10 HLS Survey	\$ (70,000)									
C/O Fire Alarm Installation	\$ (75,000)									
HVAC Controls		\$ (115,000)								
RMS/Madison Roof										
Bathroom Renovation - Jefferson				\$ (1,000,000)						
Stage Curtain Replacement - RMS/DHS				\$ (200,000)		\$ (100,000)				
Door Replacement - Washington							\$ (200,000)			
Rollup Door DHS Concession							\$ (35,000)			
Door Replacement - Jefferson							\$ (200,000)			
Window Replacement North - DHS							\$ (250,000)			
Project YE Balance	\$ 665,164	\$ 784,664	\$ 942,444	\$ 135,252	\$ 216,845	\$ 417,485	\$ (16,055)	\$ 313,504	\$ 652,949	\$ 1,002,577

HOLD REVENUE FOR 10-HLS

Overview of the Health Life Safety Amendment Process

Any local school board that wishes to use Fire Prevention and Safety Funds to finance the repairs or alterations to any school building is required to file a "Request for Authorization" (i.e. an "amendment") to respond to findings of:

- a district-initiated inspection (180.40),
- an annual inspection conducted by the regional superintendent (180.300),
- a decennial inspection (180.310),
- a lawful order of any agency, other than a school board, having authority to enforce any school building code applicable to any facility that houses students, or any law or regulation for the protection and safety of the environment, pursuant to the Environmental Protection Act,
- a citation by a local fire department or fire protection district (105 ILCS 5/2-3.12), or
- errors and/or omissions found in a previously approved amendment.

Local School Board

The local school board, guided by The Local Government Professional Services Selection Act Section 50 ILCS 510/0.01, is required to hire a licensed design professional to assist the district in correcting the violations using the school building code known as "Health/Life Safety Code for Public Schools," Part 180.

1. submits to the county clerk the following documents: Certificate of Tax Levy, State Certificate of Approval, Order to Effect, and the Regional Superintendent's Certificate of Approval to levy the tax, if **Operations and Maintenance funds or existing Fire Prevention and Safety Funds are insufficient.**
2. applies for a building permit at the Regional Office of Education, **if required.**
3. authorizes the architect/engineer to proceed with all the necessary documents for bidding purposes, if subject to the bidding requirements of Section 10-20.21 of the School Code.
4. ensures that the proposed work is scheduled and completed.
5. obtains an occupancy permit from the regional superintendent, **(if a building permit was required).**

Licensed Design Professional (Architect/Engineer)

6. inspects buildings for violations, repairs or alterations.
7. prepares a report of the inspections.
8. certifies that to the best of his/her knowledge, the recommendations and estimated cost to abate the violations are true and accurate and submits an original certificate of approval with their wet seal and signature to the Regional Superintendent and to the State Superintendent.
9. oversees the project until completion.
10. certifies that the work was completed as approved.

Regional Superintendent

3. checks the reasonableness of estimated costs and timelines in regards to completing the proposed work.
4. inspects the facility, if necessary, to verify the information provided by the licensed design professional.
5. submits the amendment through the IWAS HLS system to ISBE.
6. issues an order to effect recommendations of the licensed design professional.
7. issues the Regional Superintendent's Certificate of Approval
8. ensures that "required" work is scheduled and completed within 5 years,
9. ensures that "urgent" work is completed as soon as possible, and no later than in 1 year.
10. issues Building Permits & Certificates of Occupancy as needed.

State Superintendent on the Approval/Disapproval of Health/Life Safety Amendment:

6. checks the accuracy and completeness of the amendment as well as the reasonableness of estimated costs
7. determines if the items qualify under the provisions of the Illinois School Code Section 17-2.11.
8. approves or denies all or part of the recommendations itemized in the amendment.
9. issues Certificate of Approval for the proposed work that is signed by State Superintendent and available through IWAS to view and print by the licensed design professional, school district, ROE or ISBE.

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 REAGAN MIDDLE SCHOOL	SURVEY YEAR 2025
NAME AND NUMBER OF SCHOOL DISTRICT Dixon USD 170, 1700	COUNTY Lee
ARCHITECT NAME Mark D. Miller	FIRM Bray Associates Architects, Inc.
FIRM ADDRESS 220 Emerson Place, Davenport, IA 52801	TELEPHONE NUMBER 3096440021

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

7/6/2023 Mark D. Miller
Date Printed Name Architect/Engineer

Date President of Board of Education

Date Secretary of Board of Education

11/30/2026 001-011772
Expiration Date License Number

[Seal and Signature]

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.

Form 35-86 (7/07) (Prescribed by ISBE for local board use)

180.300 a

1. COUNTY CODE 062, Lee		2. DISTRICT CODE/NAME 1700, Dixon USD 170						3. FACILITY CODE/NAME REAGAN MIDDLE SCHOOL						
Item I.D.	Location(s) (Room No)	Rule Violated	Description of the violation	Recommendation to correct violation	Action I.D.	Priority Code	Specification(s)	Units Of Measure	Quantity	Labor Code	Estimated Cost	ISBE Adjustment	Estimated Completion Date	Funding Type
1	Cafeteria Entry Stairwell	175.285	Cafeteria entry fire rated doors are failing and do not close and latch properly.	Repair or replace existing cafeteria entry fire doors and hardware.	c	b.	Repair or replace existing cafeteria entry fire doors and hardware.	LS	1	1	\$16,500.00		8/1/2025	F
2	Cafeteria Entry Stairwell	175.285	Cafeteria entry stairwell fire rated doors are failing and do not close and latch properly.	Repair or replace existing cafeteria entry stairwell fire doors and hardware.	c	b.	Repair or replace existing cafeteria entry stairwell fire doors and hardware.	LS	1	1	\$16,500.00		8/1/2025	F
3	Gymnasium	175.285	Southeast Gymnasium fire rated doors are failing and do not close and latch properly.	Repair or replace existing southeast gymnasium fire doors and hardware.	c	b.	Repair or replace existing southeast gymnasium fire doors and hardware.	LS	1	1	\$12,000.00		8/1/2025	F
4	Northwest Stairwell	175.285	Northwest stairwell, lower level, fire rated doors are failing and do not close and latch properly.	Repair or replace existing northwest stairwell, lower level, fire doors and hardware.	c	b.	Repair or replace existing northwest stairwell, lower level, fire doors and hardware.	LS	1	1	\$16,500.00		8/1/2025	F
5	Cafeteria Stairwell	175.285	Cafeteria stairwell, southwest doors, upper level, fire rated doors are failing and do not close and latch properly.	Repair or replace existing cafeteria stairwell, southwest doors, upper level, fire doors and hardware.	c	b.	Repair or replace existing cafeteria stairwell, southwest doors, upper level, fire doors and hardware.	LS	1	1	\$16,500.00		8/1/2025	F
6	Cafeteria Stairwell	175.285	Cafeteria stairwell, northwest doors, upper level, fire rated doors are failing and do not close and latch properly.	Repair or replace existing cafeteria stairwell, northwest doors, upper level, fire doors and hardware.	c	b.	Repair or replace existing cafeteria stairwell, northwest doors, upper level, fire doors and hardware.	LS	1	1	\$16,500.00		8/1/2025	F
7	Northwest Stairwell	175.285	Northwest stairwell, upper level, fire rated doors are failing and do not close and latch properly.	Repair or replace existing northwest stairwell, upper level, fire doors and hardware.	c	b.	Repair or replace existing northwest stairwell, upper level, fire doors and hardware.	LS	1	1	\$16,500.00		8/1/2025	F

Violation / Work Item Listing

REQUEST FOR AUTHORIZATION

To use Fire Prevention and Safety Funds

Amendment Number _____

PART I. CERTIFICATION OF ESTIMATED COSTS

This is to certify that:

The REAGAN MIDDLE SCHOOL school, located at 620 Division St Dixon, Illinois, and under the management and control of the Board of Education of School District # 1700, Lee County, was surveyed by me on 7/6/2023.

All of the urgent or necessary work as indicated on the attached Form 35-48 is necessary to abate the violations of applicable code requirements and should result in effecting compliance with said requirements within prescribed timelines. No violations of applicable code requirements other than those cited in previously approved safety survey reports or amendments and those noted in this survey or amendment were noted.

All other work recommended in the attached Form 35-48, though not required to abate violations of applicable requirements of the Health/Life Safety Code for Public Schools, is recommended for energy conservation; disabled accessibility; school security; repair of school sidewalks, playgrounds, parking lots, or school bus turnarounds; and other repair purposes provided in Section 17 2.11 of the School Code.

The certified estimated cost figures were prepared by me and to the best of my knowledge are true and accurate estimates of the costs to execute the work as specified. The total estimated costs to finance the work involved is \$ 133,200.00.

Name of Architect/Engineer Mark D. Miller	Name of Firm Bray Associates Architects, Inc.
Phone Number 3096440021	Fax Number
License Number 001-011772	Expiration Date 11/30/2026
Email Address mmiller@brayarch.com	
[Seal and Signature]	



PART II. CERTIFICATION OF NEED (Provided by district through IWAS)

The local Board of Education hereby certifies and assures the State Board of Education:

- a. Based upon the report of the architect referred to above, the district faces total estimated costs of \$ to finance the work involved.
- b. The district has \$ available in its operations and maintenance fund, fire prevention and safety fund, school facility occupation tax fund and/or other fund to finance the work.
- c. If Fire Prevention and Safety funds are to be used, the district certifies that it has levied the maximum authorized rate for its operations and maintenance fund for the most recent year for which tax rates are available.
- d. The district needs to raise \$ in additional revenue through the levy of the Fire Prevention and Safety Tax or issuance of Bonds to finance the recommended work.
- e. Plans and specifications for the work will be submitted to the Regional Superintendent for review and approval.
- f. The work to be financed with Fire Prevention and Safety funds will not commence until the Certificate of Approval of the State Superintendent is received, the detailed plans and specifications have been approved by the regional superintendent and the regional superintendent (or other lawful agency) has issued an appropriate Order to Effect Compliance with the Health/Life Safety Code for public schools (or other lawful order requiring the work to be done).

g. All work authorized by the District will be executed in conformity with all applicable codes.

h. In the case of work recommended to repair school sidewalks, playgrounds, parking lots, or school bus turnarounds the notice and hearing requirements of Section 17-2.11 of the School Code were complied with by publishing the required notice on and holding the required public hearing on .

(35-76) (7/07) Prescribed by ISBE for ISBE Use