

1. COUNTY CODE 049, LAKE			2. DISTRICT CODE 0700, Libertyville School District 70			3. FACILITY CODE Rockland School						
ITEM ID	LOCATION(S) (ROOM No.)	PRIORITY CODE	DESCRIPTION OF THE VIOLATION	RECOMMENDATION TO CORRECT VIOLATION	ACTION ID	UNITS OF MEASURE	QTY	LABOR CODE	ESTIMATED COST Priority 'a'	ESTIMATED COST Priority 'b'	ESTIMATED COST Priority 'c'	ESTIMATED COMPLETION DATE
A1	Exterior Windows	b	Lintels rusting	Prep, prime, seal and paint	c	Ea.	1	b		\$7,500.00		12/31/2023
A2	Exterior	b	Exterior brick mortar degrading, brick face spalling, sealant missing	Clean, tuckpoint, replace brick and sealant	c	Ea.	1	b		\$25,000.00		12/31/2023
A3	Roof - Interior Stair (S100/S200)	b	Ballasted epdm needs replacement	Replace roofing	f	Ea.	1	b		\$8,000.00		12/31/2023
A4	General	a	Manual door hold open devices	Remove door hold open devices and provide self-closing devices missing on mechanical, storage, and exit doors	b	Ea.	1	a	-			12/1/2019
A5	Plumbing Chase (108 & 208) (South of Boys Bathroom W.C.'s)	a	Door, frame, hardware not 30 min. rated storage separation	Replace with 30 min. rated door	c	Ea.	1	b	\$1,500.00			12/1/2019
A6	Maintenance 108A, Storage 117A, Storage 208B, Basement. Above Suspended Ceilings	a	Paint and plaster chipped, peeling	Remove and refinish	c	Ea.	1	b	T.B.D.			12/1/2019
A7	Maintenance (138)	a	Unsealed Penetrations	Fire seal penetrations	c	Ea.	1	a	\$150.00			12/1/2019
M1	Boiler Room	c	The heating plant consists of two (2) older gas fired steam boilers. These boilers are old and are beyond their expected service life according to ASHRAE and are in need of replacement.	Replace steam boilers.	e	Ea.	2	b			\$475,000.00	-
M2	Boiler Room	c	The shell and tube heat exchangers are older and beyond their service life. The tubes in the heat exchanger become thinner over time and fatigues. If these fail, there would be no heat to the portions of the buildings served by this equipment.	Replace shell and tube heat exchangers.	e	Ea.	2	b			\$77,000.00	-
M3	Boiler Room	a	The boiler room has two exits but only one has an emergency fuel shut-off switch.	Install emergency fuel shut-off switch at exit stairs.	f	Ea.	1	b	\$3,000.00			12/1/2019
M4	Rooftop Units	a	Equipment requiring service is within 10'-0" from a roof edge which has a drop of over 30". It is dangerous to do regular maintenance and service.	Provide a safety equipment rail system for equipment within 10'-0" of roof edge.	f	Ea.	1	b	\$6,500.00			12/1/2019
M5	Office 111, 119, 200	c	Room does not have outside air provided which can lead to indoor air quality issues.	Provide mechanical equipment to ventilate and condition each space.	f	Ea.	5	b			\$50,000.00	-
M6	Gymnasium 106	c	Room does not have outside air provided by mechanical means which can lead to indoor air quality issues.	Provide mechanical equipment to ventilate and condition the space.	f	Ea.	1	b			\$165,000.00	-
M7	Kitchen	b	The kitchen does not have a dedicated heat source and temperature can drop below the required minimums.	Provide a fan coil unit to condition and ventilate the space.	f	Ea.	1	b		\$18,500.00		12/31/2023
M8	Classrooms	c	Classroom unit ventilators have surpassed their expected service life.	Remove units and provide mechanical equipment to ventilate and condition space.	f	Ea.	7	b			\$750,000.00	-
M9	General	c	The pneumatic control system is older, antiquated, and is very inefficient.	Provide a new direct digital controls system for all HVAC equipment.	f	Ea.	1	b			\$100,000.00	-
M10	Kitchen	b	The exhaust fan serving this room is damaged and in poor condition.	Replace kitchen exhaust fan.	e	Ea.	1	b		\$6,000.00		12/31/2023
M11	Rooftop Units	c	The rooftop units serving the Computer Lab, and Library are beyond their service life according to ASHRAE and are in need of replacement.	Replace the rooftop units.	e	Ea.	3	b			\$80,000.00	-
P1	Public Lavatories and Sinks	a	Water temperature at public hand washing lavatories or sinks exceeds 110 degrees.	Provide thermostatic mixing valve at all public hand washing lavatories/sink.	f	Ea.	15	b	\$6,000.00			12/1/2019
P2	Handicap Accessible Public Lavatories at Accessible Toilet Rooms	b	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	Ea.	1	b		\$150.00		12/31/2023
P3	Kitchen	a	Domestic water heater does not have an expansion tank to absorb water expansion when heated.	Provide thermal expansion tank.	f	Ea.	1	b	\$1,500.00			12/1/2019

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P4	Toilet Rooms	b	Public toilet rooms do not have floor drains.	Provide floor drains.	f	Ea.	7	b		\$24,500.00		12/31/2023
P5	Building Exterior	a	Exterior wall hydrants do not have vacuum breaker.	Provide new wall hydrant with integral vacuum breaker.	c	Ea.	1	b	\$1,000.00			12/1/2019
P6	Custodian Mop Basin or Service Sink	a	Soap dispensing equipment does not have proper backflow prevention.	Provide reduced pressure zone backflow preventer and separate domestic supply to serve soap dispensing unit.	f	Ea.	4	b	\$12,000.00			12/1/2019
P7	Kitchen	a	Domestic water heaters relief valve discharge piping does not discharge to proper indirect waste.	Provide new floor drain or hub drain.	f	Ea.	1	b	\$3,500.00			12/1/2019
P8	Classrooms	a	Faucet does not have hot water.	Items that will be impacted are as follows: new faucets, routing/installation of new hot water lines.	f	Ea.	1	b	\$1,250.00			12/1/2019
P9	Exterior Staircase	c	Exterior staircase appears to flood frequently due to small drain plugging easily.	Replace floor drain with trench drain.	c	Ea.	1	b			\$3,500.00	-
P10	Basement Mechanical/Boiler Room	c	Water heater is deteriorating and is beyond normal life.	Replace water heater.	f	Ea.	1	b			\$6,400.00	-
P11	Throughout Building	c	Existing galvanized piping is deteriorating and has excessive amount of rust. Hot and cold galvanized piping is deteriorating and is no longer capable of sustaining potable water at required pressures.	Replace old piping with copper piping and provide new ball valves for adequate shut-off.	e	Lot	1	b			T.B.D.	-
E1	Entire Building	c	Existing electrical services is at capacity and does not have room for future additions and renovations.	Replace the boiler room and electrical panels that are obsolete with new circuit breaker panels.	f	Lot	1	b			\$45,000.00	-
E2	First Floor Corridor	b	Electrical panel installed too high above floor to adequately service electrical equipment.	All bussed spaces which could allow circuit breakers to be installed above 6'-7" above the floor, shall be clearly and permanently identified as unusable space.	d	Lot	1	b	\$1,500.00			12/31/2023
E3	Entire Building	c	Due to the age of the building, electrical terminations are susceptible to failure which could cause a hazard.	Provide a thermoscan of existing electrical distribution equipment to determine abnormal operating temperatures which require repairs to the system.	f	Lot	1	b			\$3,500.00	-
E4	Entire Building	c	Existing electrical panel directories are not consistently, clearly identifying loads or areas served.	Hire a contractor to investigate existing loads served, amprobe electrical panels, and provide new panel directories.	f	Lot	1	b			\$4,500.00	-
E5	Entire Building	c	No back-up power in the event of power failure.	Provide emergency generator and distribution to serve misc. Lights, pumps, P.A. system, fire alarm system, technology equipment, and kitchen freezers and coolers.	f	Lot	1	b			\$150,000.00	-
E6	Entire Building	c	No back-up power in the event of power failure.	Provide emergency generator and distribution to serve the entire building.	f	Lot	1	b			\$325,000.00	-
E7	Corridor, Workroom, Teacher Lounge	a	GFCI receptacles required for all receptacles located within 6'-0" of a water source.	Replace receptacles with "GFCI" type located within 6'-0" of a water source.	f	Ea.	3	b	\$1,500.00			12/1/2019
E8	Boiler Room	a	Conduits/raceways are rusting and in a deteriorated state exposing wiring.	Remove rusting conduit and junction boxes serving abandoned equipment hoist.	f	Lot	1	b	\$1,250.00			12/1/2019
E9	Entire Building	c	Existing light fixtures are old and have inefficient lamp source.	Replace all interior lighting fixtures with efficient L.E.D. lighting fixtures.	f	Lot	1	b			\$64,800.00	-
E10	Storage Rooms	c	Existing light fixtures are old and have inefficient lamp source.	Replace all remaining incandescent lighting with energy efficient light fixtures.	f	Lot	1	b			\$1,500.00	-
E11	South Side Exterior Original Building	b	Inefficient lamp source in exterior light fixtures and/or have yellowing lenses, signs of rust and have deteriorated to point of not providing exit discharge lighting.	Replace yellowing exterior light fixtures with energy efficient LED light fixtures (excluding pole mounted lighting fixtures).	f	Lot	1	b	\$9,000.00			12/31/2023
E12	Exterior North Wall of Multi-Purpose Room and Portion Running West	c	Existing exterior light fixtures are presumed not emergency lights with battery source.	Provide testing to all lights and replace with emergency battery units.	f	Lot	1	b			\$1,200.00	-

KEY
 Priority Code: a = Urgent (withn 1 year), b = Required (within 5 years), c = Recommended
 Action ID: a = Abandon in place, b = Remove, c = Repair, d = Relocate, e = Rebuild, f = Improve
 Labor Code: a = By district employee(s), b = By contractor(s)

DRAFT

ILLINOIS STATE BOARD OF EDUCATION
 School Financial Services Center
 School Construction and Facility Services Division
 100 North First Street C-210
 Springfield, Illinois 62777-0001
 217.785.8779

**FOR
ROE
USE
ONLY**

AMENDMENT NUMBER
AMENDMENT DATE

SCHEDULE OF WORK ITEMS AND ESTIMATED COSTS

1. COUNTY CODE 049. LAKE		2. DISTRICT CODE 0700. Libertyville School District 70		3. FACILITY CODE Rockland School								
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E13	Entire Building	a	Old emergency lighting units along path of egress with battery presumed to be nearing end of useful life.	Provide testing to all emergency lighting units and exit signs.	f	Lot	1	b	\$6,750.00			12/1/2019
E14	Entire Building	b	Replace all old and obsolete exit signs with LED type	Replace all old and obsolete exit signs with LED type.	f	Lot	1	b		\$12,750.00		12/31/2023
E15	South Side Exterior Original Building and West Addition	c	No emergency lighting unit to illuminate egress path away from building.	Provide emergency lighting unit on exterior side of each primary exterior exit door to illuminate egress path.	f	Ea.	6	b			\$5,500.00	-
E16	Classrooms and small instructional areas	c	Windowless rooms lack emergency lighting.	Provide emergency lighting in windowless rooms used for instructional space.	f	Ea.	3	b			\$2,550.00	-
E17	Offices	c	Windowless rooms lack emergency lighting.	Provide emergency lighting in windowless rooms.	f	Ea.	5	b			\$5,100.00	-
E18	Small toilet rooms	c	Windowless rooms lack emergency lighting.	Provide emergency battery light to toilets and miscellaneous areas.	f	Ea.	4	b			\$3,400.00	-
E19	Entire Building	c	Non-ADA fire alarm notification appliances should be upgrading the fire alarm notification appliances to synchronize devices per ADA requirements.	Upgrade/replace the existing fire alarm notification appliances that do not conform to ADA.	f	Lot	1	b			\$11,250.00	-
E20	Entire Building	c	Additional fire alarm notification appliances could be added to each classroom, office, and any area used as instructional space to conform to current ADA standards and recommended industry standards.	Provide fire alarm visual devices throughout the building.	f	Lot	1	b			\$22,500.00	-
E21	Entire Building	c	The fire alarm initiating devices are part of the older fire alarm system (hardwired, conventional zone configuration) that has been replaced with the new control panel. The fire alarm devices throughout the building could be replaced with addressable devices, which allow the user to see exactly which device is triggering the control panel.	Upgrade the existing fire alarm system to be fully addressable.	f	Lot	1	b			\$59,220.00	-
E22	Throughout the Building	b	Old "chrome-dome" heat detector. Existing heat detectors are old, obsolete, and have been known to be prone to failure	Replace obsolete fire alarm detectors with smoke detectors for early warning.	f	Lot	24	b		\$18,900.00		12/31/2023
E23	Boiler Room	a	Provide fire alarm pull station adjacent to door leading from the boiler room directly to the outside of the building	Provide fire alarm pull station to miscellaneous areas of the building.	f	Ea.	1	b	\$750.00			12/1/2019
E24	Boiler Room	a	Provide CO detector in boiler room and connected to fire alarm system to be monitored. Plug-in residential detectors are not allowed.	Provide CO detector in boiler room and connected to fire alarm system to be monitored.	f	Ea.	2	b	\$1,600.00			12/1/2019
E25	Second Floor Corridor	a	Existing fire alarm pull station near the second floor stair on the south west side of the building is blocked by the door. Relocate device to accessible location.	Relocate fire alarm pull station on the second floor to accessible location.	d	Ea.	1	b	\$750.00			12/1/2019
E26	Rooftop Units	a	Provide CO detector to serve rooftop unit and connected to fire alarm system to be monitored.	Provide CO detector in duct work for rooftop unit and connected to fire alarm system to be monitored.	f	Ea.	4	b	\$4,000.00			12/1/2019
									SubTotal	\$53,000.00	\$131,800.00	\$2,411,920.00
									Contingency	\$5,300.00	\$13,180.00	\$241,192.00
									A/E	\$5,300.00	\$13,180.00	\$241,192.00
									Total	\$63,600.00	\$158,160.00	\$2,894,304.00
									Priority 'a'		Priority 'b'	Priority 'c'
									New Grand Total	\$3,116,064.00		