

10 YEAR HEALTH LIFE SAFETY SURVEY



Lincoln Elementary School
614 East Second Street
Pana, Illinois

Pana Community Unit School District #8
Christian County

2020

DRAFT

Pana CUSD Lincoln Elementary School

Re: Replacement Cost Estimate for the Pana CUSD Lincoln Elementary School
 BLDD Project No: 196EX37.200

Estimate by Kimberly Kurtenbach, 844-784-4440

Total Existing Building Square Footage: 39,982

This cost estimate is based on RS Means Building Construction Cost Data Manual 2020:

50 17 23 0500 SCHOOLS Total Project Costs

Elementary School Median Unit Cost per SF	\$	227.00	
R171 100 Project Size Modifier (See note 1**)	\$	222.46	
City Cost Index Modifier Decatur, Illinois	\$	227.58	102.3%
Total	\$	227.58	per SF

39982 SF x 227.58 =	\$	9,099,103.56	Total Pana CUSD Lincoln Elementary School Building Cost
	\$	909,910.36	Add 10% Architect & Engineering Fee
	\$	909,910.36	Add 10% Contingency
	\$	10,918,924.27	Total Building Replacement Cost

Note 1 **: (see table RS Means for project size modifier)

Project Size Modifier Median Cost per SF	\$	227.00	
Proposed New Combined Building Area (Gross SF) =		79,856	
Divided by Typical Size (Gross SF) =		<u>70,600</u>	= 1.131104816
Cost Multiplier (See Manual Graph) =		<u>0.98</u>	
		0.98 x \$ 227 =	\$ 222.46

Add/Edit Schedule Item - Complete All Columns

IWAS System

District: Pana CUSD #8

Facility: Lincoln Elementary

Location/ Rm. #	Priority Code	Rule Violated	Desc. Of Violation	Recommendation to Correct	Action ID	Units of Measure	Qty.	Labor Code	Work Type	Est. Cost	Completion Date	Funding Type
1923/1967 Building	B. Required	105-ILCS 5/17-2.11.f	Total 1923/1967 Building Replacement: School district may replace a school building or build additions to replace portions of a building when it is determined that the effectuation of the recommendations for the existing building will cost more than the replacement costs	Replace building Violations indicated total \$9,221,216.40 (Refer to building replacement calculation backup) RS Means Online, 2020 Data: School Median Cost= \$227,000/sf Area Conversion Scale= 1.13 Cost Multiplier from chart= .98 City Cost Index Decatur, Illinois = 102.3 Cost-per-square-foot= \$227,000/sf X .98 X 102.3/100= \$227,589/sf	b. Remove	sf	39,982	Contractor	Replacement	\$ 9,099,703.56	9/7/2025	F. Fire Prevention
1923/1967 Building	B. Required	185.395 185.600	Since over 50% of area of the existing building is being modified to remediate code violations including structural components a sprinkler system will need to be installed.	Including wet-pipe fire protection system throughout the entire building, install a larger water service to accommodate new system and fire pump. Includes additional work for patching surfaces disturbed that are in other areas of the building.	f. Improve	sf	39,982	Contractor	a. Safety Standards	\$ 259,910.00	9/7/2025	O. Other Funds
Storage Room-014	B. Required	185.610a	Water service reportedly contains lead. Service enters this room where a brick manhole contains valving. The entire assembly is in dire condition to the point where disturbing anything will cause a catastrophic leak.	Replace the water service from the City main, presumably on Second Street, into the building.	e. Rebuild	Lump	1	2. Contractor	a. Safety Standards	\$ 30,000.00	9/7/2025	O. Other Funds
Site	B. Required	2018 IPMC Section 507.1	Site is poorly drained. Water drains directly to the building. Water also collects and ponds making the play areas too wet to use and making the parking lot full of puddles and ponds.	Reconour the grassy areas and add new area drains. Repeice the downspouts into the improved storm drain. Add catch basins in the parking lot and pipe to improved storm drain.	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 173,900.00	9/7/2025	O. Other Funds
Basement Perimeter	B. Required	2018 IPMC Section 507.1	Basement walls are allowing groundwater to enter the building. Flooded floors happen frequently after heavy rains. Paint won't stick to the walls. There is a very real potential for mold growth.	Excavate the entire perimeter of the building, clean the masonry walls, repair the walls and apply a durable two-part sealant. Install fabric-coated footing tile with cleanouts. Pipe the footing tile to a pair of exterior duplex sump pumps. Add radon-mitigation fans to the sumps. Carefully backfill the excavation and restore grade. (Repair of masonry walls and interior surfaces are within separate line items)	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 221,400.00	9/7/2025	O. Other Funds
Mech-008	B. Required	185.405a	The 1923 multi-zone, forced air heating system is obsolete and is failing. Designed for coal the system employs obsolete gas burners and depends on 97 year-old heat exchangers. The ductwork is not insulated. Control dampers shut off air flow to the classrooms in those few areas with functioning controls. the 97 year-old fan is essential to operation yet cannot be replaced.	Remove the system in its entirety. Provide a new three-deck multi-zone unit with return fan. Provide a hot water boiler system to provide heat. This replaces existing ducted system with new ducted system. Includes additional work for patching surfaces disturbed that are not in other line items	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 681,000.00	9/7/2025	O. Other Funds
1967 Building	B. Required	175.510a	Classroom unit ventilators and gymnasium units are worn, obsolete and failing while replacement parts are not available. Spot heating units have failed and been replaced by electric resistance heaters which are themselves failing.	Replace classroom unit ventilators with new unit ventilators. Replace gymnasium units with new units. Replace spot heating with new units.	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 228,485.00	9/7/2025	O. Other Funds
Boiler room- 003E	B. Required	175.525b	The single boiler (circa 1967 - 53 years old) is in dire condition. The casing is rusting (apparently the manufacturer's nameplate was on the casing as the nameplate is missing). This boiler has exceeded its service life by many years and is no longer reliable (in addition to being inefficient).	Remove the existing circa 1967 boiler completely. Install a pair of new gas-fired condensing type boilers.	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 144,000.00	9/7/2025	O. Other Funds
Entire Building	B. Required	185.610a	Persistently high levels of lead have been tested in this building.	Remove all existing water piping and replace with new copper piping.	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 535,000.00	9/7/2025	O. Other Funds
Entire Building	B. Required	185.510a	Electrical Contractor reports persistent imbalance over the phases of the electrical service causes overloads. (Building had a delta service with only two legs stable for 120 volt loads.) Existing PPE electrical gears obsolete as PPE has been out of business decades.	Replace electrical service and revise distribution equipment.	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 161,000.00	9/7/2025	O. Other Funds
Entire Building	B. Required	185.510a	Numerous deficiencies exist in the electrical system. The 1923 cloth covered wiring is reportedly in conduit but with no ground wire. Conduits that are buried have rusted away leaving no reliable ground. Inadequate numbers of receptacles and circuits exist to serve the educational mission. Most distribution panels are obsolete PPE equipment for which replacement breakers can not be obtained.	Remove all 1923 wiring and replace. Remove all feeders and obsolete panels and replace. Upgrade all receptacles to modern grounding-type. Increase number of circuits. (patching of walls are in separate line item)	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 184,500.00	9/7/2025	O. Other Funds
Entire Building	B. Required	185.590a, ADA	Existing fire alarm system does not comply in any way with ADA as it lacks the visual and audiovisual alarm notification devices necessary for compliance.	Remove existing system in its entirety. Replace with new addressable, ADA-compliant system featuring voice-evacuation.	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 209,000.00	9/7/2025	O. Other Funds
Entire Building	B. Required	185.405a	Existing pneumatic temperature control system is virtually non-functional. The system has an ineffective tank air dryer. Numerous leaks, particularly in the 1923 vintage system prevent any reasonable level of control. Devices are obsolete and can not be replaced. The building is essentially being controlled manually.	Remove the pneumatic system and replace with digital controls.	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 249,000.00	9/7/2025	O. Other Funds

Entire Building	B. Required	180.410a7	The intercom / PA system is shot. Wiring is failing. Parts have failed and can't be replaced. Consistent communication between staff and administration is no longer possible.	Replace the entire intercom / PA system with a new system that also provides class tones and clock functions.	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 172,000.00	9/1/2025	O. Other Funds
Entire Building	B. Required	IPMC 305.3, AHERA, 185.495	The building is illuminated by a collection of old style fluorescent fixtures. Control is overwhelmingly manual and quality of light is poor. In addition to the above these occur in the rooms that have damaged ceilings require abatement/removal so the fixtures will be taken with the ceiling work. The fixtures no longer provide minimum levels of illumination	Remove all existing light fixtures including exit lights and emergency lights. Replace with purpose-designed LED fixtures and provide ICC-required occupancy sensors, dimming and daylight controls. Payback in less than 20 years. (Related asbestos abatement and ceiling replacement is within a separate line item.)	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 165,900.00	9/1/2025	O. Other Funds
Toilet Room Groups (in 1923)	B. Required	185.460a1	Toilet exhaust systems are ineffective. Fans not functioning properly.	Reconfigure toilet exhaust ductwork and grilles, replace fans and provide controls.	f. Improve	Lump	1	Contractor	a. Safety Standards	\$ 40,000.00	9/1/2025	O. Other Funds
Mechanical Room	B. Required	IPMC 603.1	Exterior louvers are damaged along exterior wall of mechanical room	Replace louvers	c. Repair	ea	2	Contractor	Safety Standards	\$ 3,000.00	9/1/2025	O. Other Funds
Boiler 003E	B. Required	IPMC 603.1	Exterior louvers are damaged along exterior wall of boiler room	Replace louvers	c. Repair	ea	3	Contractor	Safety Standards	\$ 3,000.00	9/1/2025	O. Other Funds
Exterior Building	B. Required	IPMC 605.1	Louvers around the perimeter of the building below windows have deteriorated. It appears there is no separation between cavity and the opening.	Replace louvers	c. Repair	ea	20	Contractor	Safety Standards	\$ 40,000.00	9/1/2025	O. Other Funds
Entire building	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction.	Install elevator complying with ADA and Illinois Accessibility Code	f. Improve	ls	1	Contractor	Safety Standards	\$ 400,000.00	9/1/2025	O. Other Funds
Classroom Doors	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction.	Remove existing brick and wall construction at doors and dispose of off site to provide required space adjacent to door for accessibility install new wall. Doors/frames are in separate line item.	b. Remove	ea	21	Contractor	Safety Standards	\$ 105,000.00	9/1/2025	O. Other Funds
Exterior entrance	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction.	Install ramp complying with ADA and Illinois Accessibility Code to get to nearest floor level with elevator access.	f. Improve	lf	48	Contractor	Safety Standards	\$ 37,966.00	9/1/2025	O. Other Funds
Office 208 and Data 218	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction.	Install LULA complying with ADA and Illinois Accessibility Code and reconfigure walls and paths to allow for install	f. Improve	ea	2	Contractor	Safety Standards	\$ 60,000.00	9/1/2025	O. Other Funds
Toilet rooms	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction.	Remove portion of each toilet room to complying with ADA and Illinois Accessibility Code	b. Remove	ls	1	Contractor	Safety Standards	\$ 280,500.00	9/1/2025	O. Other Funds
Stairways (four locations)	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction.	Rebuild handrails and guardrails to comply with ADA and Illinois Accessibility Code	b. Remove	ls	1	Contractor	Safety Standards	\$ 100,000.00	9/1/2025	O. Other Funds
Throughout	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction.	Remove and replace electric water coolers to comply with ADA and Illinois Accessibility Code	b. Remove	ls	1	Contractor	Safety Standards	\$ 20,000.00	9/1/2025	O. Other Funds
Throughout	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction.	Provide accessible means of egress to an area of rescue assistance. Construct new fire rated areas of rescue assistance by reconfiguring existing spaces.	b. Remove	ls	1	Contractor	Safety Standards	\$ 150,000.00	9/1/2025	O. Other Funds
Kitchen 003C	B. Required	185.39016	Existing fixed food service shelving has deteriorated due to chemical use.	Replace shelving	e. Rebuild	ls	1	Contractor	Safety Standards	\$ 2,500.00	9/1/2025	O. Other Funds
Basement Classroom 006, Stair 001, Teacher 015, Classroom 052, Portion of	B. Required	IPMC 305.3	2x2 asbestos containing ceilings are water and moisture damaged and cracked in various locations. Devices that are no longer functioning can not be repaired without first abating.	Replace the existing 2x2 ceiling tile system. (Asbestos abatement and electrical devices in separate line item). Includes painting and patching around perimeter where where demolition damaged wall surfaces.	e. Rebuild	sf	2110	Contractor	Safety Standards	\$ 18,186.20	9/1/2025	O. Other Funds
First Floor: Entry 100, Stair 101, Office 111, Corridor 110, Stair 121, Entry 125, Classroom	B. Required	IPMC 305.3	2x2 asbestos containing ceilings are water and moisture damaged and cracked in various locations. Devices that are no longer functioning can not be repaired without first abating.	Replace the existing 2x2 ceiling tile system. (Asbestos abatement and electrical devices in separate line item). Includes painting and patching around perimeter where where demolition damaged wall surfaces.	e. Rebuild	sf	2002	Contractor	Safety Standards	\$ 17,257.24	9/1/2025	O. Other Funds
Second Floor: Stair 200, Office 208, Data 218, Stair 220, Corridor 222, Stair 224,	B. Required	IPMC 305.3	2x2 asbestos containing ceilings are water and moisture damaged and cracked in various locations. Devices that are no longer functioning can not be repaired without first abating.	Replace the existing 2x2 ceiling tile system. (Asbestos abatement and electrical devices in separate line item). Includes painting and patching around perimeter where where demolition damaged wall surfaces.	e. Rebuild	sf	2656	Contractor	Safety Standards	\$ 22,894.72	9/1/2025	O. Other Funds

Location	Request	Description	Work	Contractor	Estimate	Standard	Start	End	Fund
Exterior building	B. Required	Lintels have deteriorated through on the original building. Brick shifting along the perimeter had accelerated the damage.	Replace lintels at window openings. Toothing in brick as required for installing replacement flashing at the head will also be required. Prime and paint steel lintel and seal as required.	Contractor	\$ 147,840.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
South Entrance	B. Required	Stone balcony over both south entrances has shifted allowing water to enter the exterior wall at joints and cracks.	Reset stone balcony and associated rail and reseat joints. Replace broken stone.	Contractor	\$ 16,000.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Gymnasium 003A and exit passageway	B. Required	Gymnasium (Class C occupancy) is located in the basement of the non-sprinklered building. The exits and required paths of travel to such exits are not separated from the remainder of the basement in such a manner as to prevent heat, smoke, and gases cause by fire in the remaining basement area from rendering such exits and paths unusable.	Seal penetrations and repair barriers along the exit route and within the walls of the gymnasium (Doors in separate line item)	Contractor	\$ 20,000.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Stairways (four locations)	B. Required	Stair enclosure - 45 minute is not maintained due to penetrations and inability of doors to be closed properly.	Repair surfaces along fire walls and adjust doors to close	Contractor	\$ 20,000.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Storage 014 and 022	B. Required	Storage below the stairs requires one hour construction separation. Existing barrier has been compromised.	Repair surfaces to complete fire rating.	Contractor	\$ 4,000.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Classroom 102, 104, 106, 112, 114, 120, 122, 124, 202, 204, 206, 212, 226, 228, 230, Office 208, Data 218, library 214, office 215	B. Required	Due to window, lintel, and structural issues the wood floors in rooms adjacent to the exterior walls have been damaged. It is visible where the floor is bare wood and surface mold is present. It is also swelling the wood base at the same. Floor is no longer flat. It is highly suspected that mold will also be found just below the wood along the perimeter as well. Indoor air quality is questionable specifically adjacent to exterior walls. Wall base within room is also damaged and coming off wall.	Replace the original wood flooring down to the structure below from the exterior wall into the room. Investigate the structure below for additional damage. Replace rotted wood. Stain and varnish to match the rest of the flooring within the room where exposed. Replace wood base around the perimeter. Stain and varnish floor to match existing where exposed. (Additional flooring materials where they occur are in separate line items). Cost includes the associated 2235lf of wood wall base around perimeter of floor to be replaced.	Contractor	\$ 648,169.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Classroom 006, 032, 030, 028, Stair 001, Teacher 015, storage 110, 017, 033	B. Required	Floor tiles are cracked, loose, and are a tripping hazard. Flooring system is assumed to be asbestos containing based on previous reports on file.	Abate flooring, sand blast the existing concrete slab, apply leveler, install moisture barrier, and install new flooring (Asbestos abatement in separate abatement line item)	Contractor	\$ 55,912.47	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Classroom 124, corridor 119, office.111, 113, Stair 200, 224	B. Required	Floor tiles are cracked, loose, and are a tripping hazard. Flooring system is assumed to be asbestos containing based on previous reports on file.	Abate flooring, apply leveler, and install new flooring (Asbestos abatement in separate abatement line item)	Contractor	\$ 19,080.66	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Computer 209, Classroom 230, Classroom 206, Kitchen 003C, Storage 003D	B. Required	Floor tiles are cracked, loose, and are a tripping hazard. Flooring system is assumed to be asbestos containing based on previous reports on file.	Abate flooring, apply leveler, and install new flooring (Asbestos abatement in separate abatement line item)	Contractor	\$ 24,705.51	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Basement	B. Required	Floor tiles are cracked, loose, and are a tripping hazard. Flooring system is assumed to be asbestos containing based on previous reports on file.	Abate flooring, sand blast the existing concrete slab, apply leveler, install moisture barrier, and install new flooring. Kitchen equipment will need to be removed and reinstalled following work. (Asbestos abatement in separate abatement line item)	Contractor	\$ 7,305.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Gymnasium 005A	B. Required	Floors within the basement are experiencing ground water from below the existing slabs. This is preventing sealers to remain on surfaces and are loosening floor material (This line item is related to those spaces that are assumed to be non-asbestos).	Remove existing flooring, bead blast, install moisture barrier, install resilient athletic flooring. Replace perimeter wall base Repair cracked slab (flooring remediation in separate line item)	Contractor	\$ 54,594.25	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Corridor 103, 105, 201, 203	B. Required	Stair landing material is loose and irregular causing a potential tripping hazard.	Replace loose treads/landing material	Contractor	\$ 10,000.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Basement floor	B. Required	Terrazzo floors on upper levels have cracked and have settled unevenly creating a tripping hazard within the fire resistive passageways.	Replace terrazzo and base	Contractor	\$ 130,863.61	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Basement walls	B. Required	Sealant is at the end of its useful life. Various locations are detached, cracked, or missing.	Remove sealant from joints and reseat, including exterior pipe penetrations	Contractor	\$ 5,000.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Foundation wall	B. Required	Brick. Paint is not sticking on interior walls below grade suggesting moisture is present within the wall system. This is more evident where water is seen entering the building at various cracks in the same. The water is also causing the brick to spall.	Excavate along the perimeter of the 1923 building. Install moisture barrier and replace the foundation drainage line. Scrape loose paint, apply primer, and paint walls below grade. Rebuild portions of foundation where issues exist. (Drainage and plaster finishes is in separate abatement line item)	Contractor	\$ 78,000.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Gymnasium 005A	B. Required	Existing wall mounted tables are broken.	Remove tables in their entirety. Patch and paint walls where removed and replace with surface mounted tables	Contractor	\$ 30,000.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Exterior building area walls	B. Required	Failings around area walls are deteriorated to the point of providing little to no anchorage to the concrete foundation	Cut off railing, install surface mounted railing along area walls. Paint railing	Contractor	\$ 11,500.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Exterior building	B. Required	Cast non downspout boots are broken	Replace downspout boots. Replacement of those with the base placement within localized area	Contractor	\$ 15,000.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Gymnasium 005A	B. Required	Downspout has broken away from the wall.	Replace downspout and those that have pulled away from the wall	Contractor	\$ 5,000.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds
Gymnasium 005A	B. Required	Roof leaks have led to water damage of the gypsum roof deck materials.	Replace damaged roof deck and roofing above gymnasium. Structure below to remain. In lieu of replacing deck with gypsum use metal deck with insulation. Paint exposed deck structure	Contractor	\$ 183,750.00	Safety Standards	9/1/2025	9/1/2025	O. Other Funds

Building exterior/roof	B. Required	IPMC 304.7, 3004.1.1.8	Roof Scuppers at various locations around the perimeter are overflowing indicating additional blockage within the downspouts thereabout.	Remove blockage and reset and seal scuppers	b. Remove	1	Contractor	Safety Standards	\$ 5,000.00	9/7/2025	O. Other Funds
Kitchen exit stairwell	B. Required	IPMC 304.1.1, IPMC 304.5	Concrete steps and railing foundation are cracked and concrete chunks are missing. The location is a tripping hazard.	Replace concrete steps and foundation at stairwell	e. Rebuild	1	Contractor	Safety Standards	\$ 35,000.00	9/7/2025	O. Other Funds
Kitchen exit stairwell	B. Required	IPMC 304.12	The guardrail is loose due to missing parts and has deteriorated at the base. The existing guardrail around the perimeter of the stairwell is adjacent to the playground. The guardrail is wide open and not appropriate for the location and proximity of students playing. The All interior walls of brick exhibit masonry damage and deterioration and need to be repaired so that the condition does not further deteriorate leading to other problems.	Replace guardrail around the perimeter of the stairwell. Including paint and repair of base	f. Improve	20	Contractor	Safety Standards	\$ 2,300.00	9/7/2025	O. Other Funds
1923 Building Interior brick	B. Required	185.39	Crack in CMU walls due to settlement	Remove broken brick, dispose of off site, rout out and re-mortar cracked joints and caulk expansion/control joints. Replace missing brick.	e. Rebuild	1	Contractor	Safety Standards	\$ 45,000.00	9/7/2025	O. Other Funds
Stair 029 boiler room	B. Required	IPMC 305.3	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Point and repair CMU walls and paint to match existing	c. Repair	1	Contractor	Safety Standards	\$ 10,000.00	9/7/2025	O. Other Funds
Classroom 012, 016, 018, 028, 030, 032	B. Required	IPMC 305.3, 185.390	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Remove plaster finish, investigate surface below, install gypsum board on hat channels and paint. Replace wood trim at chair rail and head of wall. Replace wall attached marker and display boards in order to repair surface below. (foundation repair in separate line item)	e. Rebuild	7932	Contractor	Safety Standards	\$ 195,758.00	9/7/2025	O. Other Funds
Corridors	B. Required	IPMC 305.3	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Remove plaster finish, investigate surface below, install gypsum board on hat channels and paint. Replace wood trim at head of wall and chair rails where they occur. Replace wall attached display boards in order to repair surface below.	e. Rebuild	17216	Contractor	Safety Standards	\$ 271,904.00	9/7/2025	O. Other Funds
Classroom 102, 104, 106, 112, 114, 120, 122, 124, 202, 204, 206, 212, 226, 228, 230, Office 208, Data 218, library 214, office	B. Required	IPMC 305.3	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Remove plaster finish, investigate surface below, install gypsum board on hat channels and paint. Replace wood trim at chair rail and head of wall. Replace wall attached marker and display boards in order to repair surface below.	e. Rebuild	26820	Contractor	Safety Standards	\$ 653,330.00	9/7/2025	O. Other Funds
AC units	B. Required	IPMC 304.13	Paneling at perimeter of AC unit in exterior window system is not weather resistant and therefore has failed.	Replace panel with MAPES panel. Cut to accept AC Unit and trim out	f. Improve	1	Contractor	Safety Standards	\$ 8,000.00	9/7/2025	O. Other Funds
Exterior building ground level windows	B. Required	IPMC 304.13	Steel protection at basement windows is coming apart from windows. Wood trim around windows is rotting.	Replace steel and wood frame with weather and impact resistance screen	f. Improve	864	Contractor	Safety Standards	\$ 25,868.16	9/7/2025	O. Other Funds
Exterior Windows	B. Required	IPMC 304.13	Window system and trim panels have deteriorated and no longer function as a weather tight system. In some cases plywood fills window openings. Water appears to have also entered from above at the lintels creating additional problems. Windows are not sealed on the interior around the perimeter of windows. In some basement locations.	Replace exterior windows. Since window blinds are attached to the actual frame rather than the adjacent wall they will also need to be replaced. (Lintel work and repair to interior finishes damaged are in separate line item) Windows are assumed to not contain asbestos but shall be tested prior to removal.	b. Remove	4225	Contractor	Safety Standards	\$ 388,700.00	9/7/2025	O. Other Funds
Throughout	B. Required	IPMC 304.13, 185.390	Wood window sills/perimeter trim is damaged/rotted due to moisture infiltration from the exterior windows.	Replace damaged wood sills and window trim. Stain and varnish to match existing. Window replacement is in separate line item	e. Rebuild	2608	Contractor	Safety Standards	\$ 78,246.00	9/7/2025	O. Other Funds
Entire building	B. Required	AHERA	Asbestos Abatement required for other work indicated.	Abate asbestos containing material as required to remediate other work indicated. Estimate and recommendation as prepared by (Ideal Environmental - See attached	b. Remove	1	Contractor	Safety Standards	\$ 325,000.00	9/7/2025	O. Other Funds