	TO:	Board of Education Dr. Lisa Leali, Superintendent
X	FROM:	Jay Kahn, Director of Finance and Operations/CSBO
LAKE BLUFF SCHOOLS	DATE:	May 20, 2025
DISTRICT 65	RE:	10 Year Life Safety Survey and Facility Assessment Update

Administrative Action

No action required at this time.

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.

In conjunction with the HLSS, Wight & Co. is updating our 2018 facility assessment report to identify repair and maintenance items that are not HLSS items but will inform the capital planning process.

Current Situation

Copies of the DRAFT reports are attached. Some of the smaller HLSS items are being addressed by our maintenance team and may be 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. Items labeled "c" may be removed from the final report as they are not required to addressed at all. These are only suggested items.

A final draft of the HLSS and the facility assessment report will be presented in the fall.

049 Lake

2. DISTRICT CODE/NAME

0650 Lake Bluff Elementary School District 65

3. FACILITY CODE/NAME

2006 Lake Bluff Elementary School

VIOLATION AND RECOMMENDATION SCHEDULE

4	5	6	7	8	9
Item I.D.	Location(s) (Room No)	Priority Code	Rule Violated	Description of the Violation	Recommendation to Correct Violation
A-1	Stair 1	а		Lever lockset damaged	Replace lockset
A-2	All stairwells	а		Items being stored in stairwells	Remove storage from stairwells
A-3	Jan. 165 and Jan. 195	b		Vinyl floor tile damaged around sinks	Recommend replacing flooring with water resistant product
A-4	Jan. 165 and Jan. 195	b		Ceiling tiles stained	Replace ceiling tiles
A-5	Teacher Work Room 229	Ь	7	Stored items on top of shelving appears to be within 18 inches of ceiling, possibly affecting sprinkler coverage	Remove stored items from top of shelving to maintain 18" clear below ceiling- Possibly remove top shelf from tallest shelving units to prevent storage above
A-6	Bus Drop-Off Lane	С		Pavement has a large amount of surface cracking	Recommend replacing full depth of pavement/base
A-7	Main Parking Lot	С		Pavement has a large amount of surface cracking	Recommend replacing full depth of pavement/base
A-8	Exterior metal panels adjacent to sidewalks	С		Corrosion at base of metal panels	Recommend replacing metal panels if/when corrosion becomes excessive
A-9	Exterior columns at sidewalks	С	· · · · · · · · · · · · · · · · · · ·	Corrosion at base of columns	Recommend cleaning corrosion from steel and painting with rust-inhibiting product
A-10	Kindergarten toilet rooms	С		Minor ceramic floor tile damage	Recommend replacing damaged tiles or entire floor tile finish
A-11	Stair 2	С		Minor drywall damage at upper landing	Recommend patching drywall and installing control joint(s) if necessary

4 Item I.D.	5 Location(s) (Room No)	6 Priority Code	7 Rule Violated	8 Description of the Violation	9 Recommendation to Correct Violation
A-12	Loading Dock 137	С		Overhead coiling door appears to be misaligned at coil (door operation not tested)	If operational issues with door, recommend repairing or replacing
A-13	All toilet rooms	с			Recommend installing wall tile if/when fixtures are replaced
A-14	North portion of building	С		Slab settlement telegraphing through floor finish (minor cracks and/or joint separations)	If not worsening, recommend using patching/leveling compound at settlement boundary (to provide smooth transition) when flooring is replaced
A-15	Entire site	С		Random, cracked concrete pavement	Recommend replacing concrete pavement sections as required
A-16	Building storage	С	~	Limited storage available within building	Recommend providing additional storage structures near loading dock

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VIOLATION AND RECOMMENDATION SCHEDULE

4 Item I.D.	5 Location(s) (Room No)	6 Priority Code	7 Rule Violated	8 Description of the Violation	9 Recommendation to Correct Violation
M-1	Room 121	а		No Ventilation in this Occupied Room	Add Supply/Return Air to this occupied space
M-2	Room 108A	b		No Exhaust Ventilation in this Storage Area.	Add exhaust ventilation to this storage area.
M-3	Rooms 139,154,151, 148,149, 177	С		Radiant Heating Panels in these rooms are very hot	Adjust temperature setting on radiant panels to reduce temperature and prevent burning potential.
M-4	Media Center 124	С		Low Return Air Grill in this space is covered by book shelf/books.	Recommend removing books in front of the return grill to help improve air flow in this space.
M-5	Admin Bathroom 142	С		Cold Air observed blowing back through Ceiling Exhaust Grill	Recommend checking backdraft damper on exhaust fan.
M-6	Fine Arts Room 176	с		Only one return in this large room. When operable partition is closed, one side of room does not have return.	'Recommend adding a 2nd return air transfer to this space.

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0000 Lake Bluff Elementary School

VIOLATION AND RECOMMENDATION SCHEDULE

4 Item I.D.	5 Location(s) (Room No)	6 Priority Code	7 Rule Violated	8 Description of the Violation	9 Recommendation to Correct Violation
P-1	Arts Room 183	С		Art sinks do not have solids interceptors in drain line.	Recommend adding below counter solids interceptors at both sinks in this room
P-2	Misc Classrooms	C		Sinks missing temperature mixing valves	Provide temperature mixing valves as required.

049 Lake

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0650 Lake Bluff Elementary School District 65

3. FACILITY CODE/NAME

0000 Lake Bluff Elementary School

VIOLATION AND RECOMMENDATION SCHEDULE

4 Item I.D.	5 Location(s) (Room No)	6 Priority Code	7 Rule Violated	8 Description of the Violation	9 Recommendation to Correct Violation
E-1	Room 115B	а		No pull station and AV device at exit	Install new pull station and AV device.
E-2 E-3 E-4 E-5 E-6	Room 115B Room 118 Main Office Room 176 Room 183	a c c		door. No exit sign at door. No pull station at exit door. No FA devices No AV device. No AV device.	Install new exit sign. Install new pull station. Install new AV device. Install new AV device. Install new AV device.

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LAKE BLUFF ELEMENTARY SCHOOL PHYSICAL CONDITION SUMMARY

YEAR BUILT 2009

AREA (SF) 91,160

DATE: 2/17/25

ADDRESS 350 West Washington Street, Lake Bluff, Illinois 60044

Lake Bluff Elementary

		GENERAL				Cond	litior	۱	CONCEPTUAL		
-	HITECTURAL DING SYSTEMS	INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST (\$)	COMMENTS	
ARC	HITECTURAL AND SITE E	LEMENTS	\$684,000								
1. SI	TE ELEMENTS								\$660,000		
1.1	SITE								\$650,000		
	BARRIER CURB	Concrete									
	MAIN PARKING LOT & DRIVE	Asphalt	44,000 sf	1-2 yrs					\$450,000	Recommend full depth replacement	
	BUS LANE & NORTHEAST PARKING LOT LANDSCAPING	Asphalt	24,500 sf	1-2 yrs					\$200,000	Recommend full depth replacement	
	PLAYGROUND EQUIP.									Recommend safety inspection be done on both playgrounds.	
	SITE DRAINAGE										
	BICYCLE PARKING										
	CONCRETE SIDEWALK								•		
1.2	SITE ACCESSIBILITY							1	\$10,000		
	ADA PARKING PAVEMENT										
	PATH TO MAIN ENTRY										
	ACCESS TO PLAY EQUIP										
	ACCESS FROM EXITS								\$10,000	Make exit at 1959 addition accessible	
2. A	RCHITECTURAL ELEMEN	TS		X					\$24,000		
2.1	BUILDING ENVELOPE								\$22,000		
	WALLS	Brick		>10 yrs							
	WALLS	Metal Panel		1-2 yrs					\$20,000	Rust at metal panels abutting sidewalks. Replace as needed.	
	CANOPIES	Aluminum		>10 yrs							
	ENTRANCES	Aluminum		>10 yrs							
	WINDOWS	Aluminum		>10 yrs							
	ROOF	C							-		
		Standing Seam		>10 yrs							
		Single-ply		?							
	STRUCTURAL FRAME	Steel		>10 yrs							
	FOUNDATION EXIT DOORS	Concrete Aluminum		>10 yrs							
2.1		Aummun		>10 yrs					\$2,000		
2.1	MISC LIFE SAFETY ITEMS									See Life Safety Schedule	
	WIND LIFE SAFETT TENIS								şz,000	See Life Salery Sciledule	

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LAKE BLUFF ELEMENTARY SCHOOL PHYSICAL CONDITION SUMMARY

NAME	Lake Bluff Elementary	AREA (SF) 91,160	YEAR BUILT 2009	1/20/2025					
ADDRESS	350 West Washington Street, Lake Bluff, Illinois 60044								

			LIFE		USEFUL		Cond	litior	ı				
MEP	BUILDING SYSTEMS	GENERAL INFO	EXPEC. (yrs)	YRS IN SERVICE	LIFE LEFT (yrs)	1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST (\$)	COMMENTS		
MEC	CHANICAL AND PLUMBI	NG SYSTEMS								\$352,500			
3. IV	B. MECHANICAL SYSTEMS \$340,000												
3.1	3.1 COOLING SYSTEMS \$50,000												
	DFSS	1.5 TONS	15	16	0					\$50,000	SERVES MDF ROOM		
3.2	HEATING SYSTEMS									\$290,000			
	HW BOILERS	3500 MBH	25	16	9					\$290,000	CAMUS - DYNAFLAME - QTY - 2, HX Replaced in 2019 & 2023		
	CEILING RADIANT PNLS	24 FT	25	16	9						AEROTECH - QTY - 16		
	WALL RADIANT PANELS		25	16	9						RUNTAL - QTY - 24		
	CABINET UNIT HEATERS		20	16	4						VULCAN - QTY - 8		
	UNIT HEATERS		20	16	4						VULCAN - QTY - 4		
	PUMPS - INLINE	220 GPM	20	16	4					incl in above	B & G - QTY - 2, Inline		
	PUMPS - BASE MNTD	300 GPM	20	16	4					incl in above	B & G - QTY - 2, Base mounted		
	HW PIPING		30	16	14				r	incl in above	Good Condition		
	INSULATION		15-20	16	4					incl in above	Good Condition		
3.3	AIR HANDLING SYSTEMS									\$0			
	ROOFTOP UNITS		20	6	14						AAON - QTY - 5 - INST. IN 2018		
	TERMINAL DEVICES		20	16	4						TITUS - QTY - 59		
	EXHAUST FANS		20	16	4						GREENHECK - QTY - 17		
	DUCTWORK		30	16	14						Good Condition		
	INSULATION		15-20	16	4						Good Condition		
3.4	TEMPERATURE CONTROLS	s 📢	C							\$0			
	DDC SYSTEM		20	16	4						TRACER SUMMIT - PROPRIETARY		
4.5	LIFE SAFETY									\$0			
	MISC ITEMS										See Life Safety Schedule		

4. PI	UMBING/ FIRE PROTEC	TION SYSTEM	\$12,500						
4.1	GENERAL PLUMBING/ FIRI	E PROTECTION						\$12,500	
	WATER HEATERS	150 MBH	20	8	12				A.O. SMITH - QTY - 2. Replaced in 2017.
	PLUMBING FIXTURES		30	16	14				Sensor Fixtures
	DOM. BOOSTER PUMP	120 GPM	20	16	4				VC Systems - DUPLEX PUMP
	HW CIRCULATING PUMP	6 GPM	15	16	0			\$5,000	B & G
	DOM. WATER PIPING		30	16	14				
	SUMP/SEWAGE PUMP	50 GPM	15	16	0			\$7,500	ZOELLER - Elevator Pit
	SPRINKLERS		30	16	14				
	BACKFLOW PREVENTER	4" SIZE	30	10	20				
5.1	LIFE SAFETY		\$0						
	MISC ITEMS								See Life Safety Schedule

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Wight

NAME

LAKE BLUFF ELEMENTARY SCHOOL PHYSICAL CONDITION SUMMARY

AREA (SF) 91,160 **YEAR BUILT** 2009

1/20/2025

ADDRESS 350 West Washington Street, Lake Bluff, Illinois 60044

Lake Bluff Elementary

			LIFE		USEFUL		Cond	litior	ı		
MEP	BUILDING SYSTEMS	GENERAL INFO	EXPEC. (yrs)	YRS IN SERVICE	LIFE LEFT (yrs)	1 Critical	2 Replace	3 Repair	4 Maintain	BUDGET COST (\$)	COMMENTS
5. El	ECTRICAL SYSTEMS									\$915,000	
5.1	ELECTRICAL SERVICE(S)									\$285,000	
	MAIN SERVICE	2000A 480V	50	16	34						
	INVERTER SYSTEM		20	16	4						REPLACE INVERTER SYSTEM WITH NATURAL GAS GENERATOR
	GENERATOR	N/A								\$285,000	No existing generator
	DISTRIBUTION PANELS		50	16	34						
	BRANCH PANELS		50	16	34						
	SURGE PROTECTION		30	16	14						
5.2	LIGHTING									\$0	
	INTERIOR	Т8	20	16	4						ENERGY SAVINGS TO REPLACING WITH HIGH EFFICIENCY LED FIXTURES.
	INTERIOR CONTROLS	TOGGLE	20	16	4						UPDATE CONTROLS WHEN FIXTURES ARE REPLACED TO LED
	BUILDING EXTERIOR	HID	20	16	4						ENERGY SAVINGS TO REPLACING WITH HIGH EFFICIENCY LED FIXTURES.
	SITE EXTERIOR	HID	20	16	4						ENERGY SAVINGS TO REPLACING WITH HIGH EFFICIENCY LED FIXTURES.
	EXTERIOR CONTROLS	TC	20	16	4						
	EXIT	LED	20	16	4	•					
	EMERGENCY	INVERTER & WALL PACKS	20	16	4						REPLACE INVERTER SYSTEM WITH NATURAL GAS GENERATOR
5.3	BRANCH POWER (RECEPT)				•					\$0	
	CLASSROOMS		50	16	34						
5.4	FIRE ALARM									\$625,000	
	MAIN PANEL	SIMPLEX	20	16	4					\$625,000	UPGRADE SYSTEM TO MASS NOTIFICATION WITH VOICE EVAC.
	ANNUNCIATOR		20	16	4					included above	UPGRADE SYSTEM TO MASS NOTIFICATION WITH VOICE EVAC.
	INITIATE/ALARM DEVICES		20	16	4					included above	REPLACE WITH NEW VOICE EVAC DEVICES.
5.5	LIFE SAFETY									\$5,000	
	MISC ITEMS									\$5,000	See Life Safety Schedule

049 Lake

2. DISTRICT CODE/NAME

0650 Lake Bluff Elementary School District 65

3. FACILITY CODE/NAME

1003 Lake Bluff Middle School

VIOLATION AND RECOMMENDATION SCHEDULE

4	5	6	7	8	9
Item I.D.	Location(s) (Room No)	Priority Code	Rule Violated		Recommendation to Correct Violation
A-1	Storage S-03A	а			Remove louver and close off door
				proper separation from adjacent stair	opening or replace door.
A-2	Mechanical M-05	а			Replace door
				broken/delaminated, affecting hinge	
				attachment and preventing door from closing.	
A-3	Storage T-06A	а		Lockset lever broken at interior side of	Replace lockset
				door	
A-4	Conference D-05, 008, and 009	а			Revise max. occupant load to be 47
	and 009			operable partitions are all open (i.e. when single large room created)	occupants
				incorrectly identifies 80 occupants	
A-5	Instrument Storage 155	а			Replace door closer
				closing.	
A-6	Corridor near Classrooms 113/114	b		Stained ceiling tiles near doors at top of stairs	Replace stained ceiling tiles
A-7	Help/Book Room 121	b			Raise the ceiling (including sprinkler
					heads) to a minimum of 18 inches
				coverage	above the high density storage
					system, or remove the high density storage system from the room
A-8	Main entrance	b		Door threshold corroded	Replace threshold

4	5	6	7	8	9
Item I.D.	Location(s) (Room No)	Priority Code	Rule Violated	Description of the Violation	Recommendation to Correct Violation
A-9	Exterior stair outside Classroom 004 (Door 15)	b		Concrete steps damaged with portion of stair nosing(s) missing	Repair concrete steps or remove and replace concrete steps
A-10	Exterior brick near Door 14	b		Mortar joints damaged at bottom of wall adjacent to pavement	Tuckpoint the area of damaged mortar joints
A-11	Gym 158	b		Leak at top of wall	Possible tuckpointing issue. Repair as required.
A-12	Girls T-05 and Boys T-06	С		Doors are not accessible	Recommend replacing doors with wider, accessible door(s)
A-13	Boys T-08	С		Ceramic tile damaged	Recommend replacing damaged ceramic tiles
A-14	Instrument Storage 155	С		Room has 800 amp electrical service that is not secured from students	Recommend added cage/gate in front of electrical service to secure it from students
A-15	Boys Locker Room 160 and Girls Locker Room 163	С	1	Entrance doors are not accessible (too narrow) and do not close properly	Recommend replacing doors with wider, accessible door(s)
A-16	PE Office 161 and PE Office 162	с		Doors to gym have knobs	Recommend replacing knobs with levers
A-17	Exterior stair and ramp outside main entrance	С		Corrosion to base of guardrail posts and damage/cracking at edge of concrete stairs/ramp where guardrail posts installed	Recommend repairing stair and ramp
A-18	Exterior ramp outside main entrance	с		Siding damaged below ramp landing	Recommend replacing siding
A-19	Exterior landing at Doors 4/5	С	Ť	Exposed edge of concrete landing damaged with previous patch attempt delaminating	Recommend removing and cleaning previous repair and attempting new repair, or removing and replacing concrete landing
A-20	Band 154 exterior door (Door 9)	С		Exterior door is not weather-tight due to damaged door hardware	Recommend repairing/replacing latch and door seals, or replacing entire door and hardware

4 Item I.D.	5 Location(s) (Room No)	6 Priority Code	7 Rule Violated	8 Description of the Violation	9 Recommendation to Correct Violation
A-21	Exterior landing outside Band 154 (Door 9)	С		Landing is cracked with previous repair attempt failing	Recommend grinding out previous crack repair and attempting new repair, or removing and replacing concrete landing
A-22	Exterior landing at Door 12	С		Landing is elevated and not accessible	Recommending ramping sidewalk up to landing
A-23	Exterior siding near Door 13	С		Siding damaged near base of wall	Recommend replacing siding
A-24	Classroom 004 exterior door (Door 15)	С		Exterior door requires extra force to properly latch_door	Recommend adjusting door/hardware or replacing door
A-25	Entire building	C		Limited access to staff toilet rooms	Add and/or renovate existing staff toilet rooms to increase staff access

049 Lake

2. DISTRICT CODE/NAME

0650 Lake Bluff Elementary School District 65

3. FACILITY CODE/NAME

0000 Lake Bluff Middle School

VIOLATION AND RECOMMENDATION SCHEDULE

4 Item I.D.	5 Location(s) (Room No)	6 Priority Code	7 Rule Violated	8 Description of the Violation	9 Recommendation to Correct Violation
M-1	Basement Janitors Closet	С		This space is cold. No heat source.	Recommend adding heat source to this space
M-2	Chiller Area	С		Loose/hanging pipe support	Repair or remove this pipe support
M-3	Lower Level Vestibule by Mech Room			Vestibule is cold. Cab Heater not working	Repair wall cabinet heater.
M-4	Water Service Room	С		This space is cold. No heat source.	Recommend adding heat source to this space

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VIOLATION AND RECOMMENDATION SCHEDULE

(Room No)	Priority Code	Rule Violated	Description of the Violation	Recommendation to Correct Violation
Water Mains Room D01A	С		Per latest code, backflow preventer required at all water mains, missing in school	Recommend providing a backflow preventer at water mains, as required for all new water services
Toilet T03	С		No insulation on drain connection	Provide insulation on drain per ADA guidelines for accessible use
Toilet T04	С		No insulation on drain connection	Provide insulation on drain per ADA guidelines for accessible use
Elevator Equp Room	С	7	Uninsulated copper piping installed on steel hanger. Disimilar Metals will cause corrosion.	Provide proper insulation and sperate disimilar metals
Elevator Equp Room	С	2	Uninsulated copper piping installed brough masonry wall with no sleeve.	Add proper sleeving for this pipe.
Janitors Closet JC-01 by Elevator on 1st floor	С	\sim	Hole observed in drain vent line for water fountain (inside wall)	Seal hole in this vent line
Througout Building	С		Galvanized Domestic Water Piping	Replace all Galvanized Domestic CW Piping
E	D01A Toilet T03 Toilet T04 Elevator Equp Room Elevator Equp Room	D01AToilet T03cToilet T04cElevator Equp RoomcElevator Equp RoomcLanitors Closet JC-01 by Elevator on 1st floorc	D01AToilet T03CToilet T04CElevator Equp RoomCElevator Equp RoomCJanitors Closet JC-01 by Elevator on 1st floor	D01Arequired at all water mains, missing in schoolToilet T03cNo insulation on drain connectionToilet T04cNo insulation on drain connectionElevator Equp RoomcUninsulated copper piping installed on steel hanger. Disimilar Metals will cause corrosion.Elevator Equp RoomcUninsulated copper piping installed on steel hanger. Disimilar Metals will cause corrosion.Lanitors Closet JC-01 by Elevator on 1st floor Througout BuildingcHole observed in drain vent line for water fountain (inside wall) Galvanized Domestic Water Piping

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VIOLATION AND RECOMMENDATION SCHEDULE

4	5	6	7	8	9
Item I.D.	Location(s)	Priority	Rule Violated	Description of the Violation	Recommendation to
	(Room No)	Code			Correct Violation
E-1	T-07	а		No emergency lighting.	Install new emergency light fixture.
E-2	PRACTICE 153	а		No emergency lighting.	Install new emergency light fixture.
E-3	PE OFFICE 161	а		No emergency lighting.	Install new emergency light fixture.
E-4	PE OFFICE 162	a		No emergency lighting.	Install new emergency light fixture.

LAKE BLUFF MIDDLE SCHOOL PHYSICAL CONDITION SUMMARY

NAME	Lake Bluff Middle	AREA (SF)	71,965	YEAR BUILT	1954	DATE : 2/17/25
ADDRESS	31 East Sheridan Place, Lake Bluff					

Wight

		GENERAL				Cond	litior	ı	CONCEPTUAL	
	HITECTURAL DING SYSTEMS	INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST (\$)	COMMENTS
ARC	HITECTURAL AND SITE E	LEMENTS							\$125,000	
1. SI	TE								\$50,000	
1.1	SITE								\$50,000	
	BARRIER CURB	Concrete								
	WEST PARKING LOT	Asphalt / Paver	40,000 sf	>10 yrs						Regular crack repair and sealcoat (asphalt areas)
	EAST PARKING LOT	Asphalt	16,000 sf	6-10 yrs						Regular crack repair and sealcoat
	EAST OPEN GREEN SPACE									
	LANDSCAPING									
	SITE DRAINAGE									
	CONCRETE SIDEWALK									
	CONCRETE STAIRS / RAMP			1-2 yrs					\$50,000	Damage at main entrance ramp / stairs; Door 4 landing; Door 9 slab; Door 15 stairs (REPAIRS ONLY)
1.2	SITE ACCESSIBILITY			1					\$0	
	ADA PARKING PAVEMENT									
	PATH TO MAIN ENTRY				V					
	ACCESS FROM EXITS									
2. A	RCHITECTURAL ELEMEN	TS			7				\$75,000	
2.1	BUILDING ENVELOPE								\$60,000	
	WALLS									
	1954 ORIGINAL	face brick		6-10 yrs						
	1959 ADDITION	face brick		1-2 yrs					\$10,000	Tuckpoint at exterior corners
	1986 ADDITION	face brick		6-10 yrs						
	2008/2016 ADDITION	face brick		6-10 yrs						
	CANOPIES									
	ENTRANCES	wood	250 sf	1-2 yrs					\$50,000	Replace main entrance with thermal aluminum
	WINDOWS	aluminum		> 10 yrs						
	ROOF									
	1954/1959 BUILDING	single-ply		?						
	1986 ADDITION	stone		?						
	2008/2016 ADDITION	single-ply		?						
	STRUCTURAL FRAME	concrete		> 10 yrs						
	FOUNDATION	concrete		> 10 yrs						
	EXIT DOORS	aluminum	(1)PR + (1)SG	> 10 yrs					\$15,000	Replace with thermal aluminum
2.1	LIFE SAFETY								\$15,000	
	MISC LIFE SAFETY ITEMS								\$15,000	See Life Safety Schedule



5/2/2025

Wight

NAME

LAKE BLUFF MIDDLE SCHOOL **PHYSICAL CONDITION SUMMARY**

AREA (SF) 71,965 **YEAR BUILT** 1954

1/20/2025

Lake Bluff Middle ADDRESS 31 E Sheridan Pl., Lake Bluff, IL 60044

			LIFE	YRS IN SERVICE	USEFUL		Conc	litio	n			
MEP	BUILDING SYSTEMS	GENERAL INFO	EXPEC. (yrs)		LIFE LEFT (yrs)	1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST (\$)	COMMENTS	
MEC	CHANICAL AND PLUMB	ING SYSTEM	IS							\$1,128,000		
4. N	IECHANICAL SYSTEMS									\$948,000		
4.1												
	DFSS	3 TONS	15	8	7						SERVES SERVER ROOM	
	CHILLER	225 TONS	25	17	8					\$330,000	TRANE SERIES R	
	PUMPS		20	17	3					included above	B & G - QTY - 4	
	CHW PIPING		40	17	23							
	INSULATION		20	17	3							
4.2	HEATING SYSTEMS									\$0		
	HW BOILERS	1800 MBH	25	5	20						PK BOILERS - QTY - 2	
	PUMPS - INLINE		15	5	10						B & G - QTY - 2, Inline	
	PUMPS - BASE MNTD		20	5	15						B & G - QTY - 2, Base mounted	
	HW PIPING		30	25	5							
	INSULATION		15-20	25	0						Repair as needed	
4.3	AIR HANDLING SYSTEMS	5								\$610,000		
	ROOFTOP UNITS		15	8	7						QTY - 2	
	ROOFTOP UNIT		15	17	0					\$100,000	QTY - 1	
	AIR HANDLING UNITS		25	3	22						5 VTS units - 2022	
	AIR HANDLING UNITS		25	8	17					1	TRANE - QTY - 1	
	AIR HANDLING UNITS		20	16	4					\$20,000	TRANE - QTY - 1 (Band Area)	
	FAN COIL UNITS		25	8	16					1	TRANE - QTY - 5	
	UNIT VENTILATORS		20	16	4					\$420,000	QTY - 13	
	TERMINAL DEVICES		20	8	12					1	QTY - 23 (VAVs & FPBs)	
	TERMINAL DEVICES		20	16	4					included above	QTY- 6 ea (VAVs) Band Area	
	EXHAUST FANS		20	8-15	5-12						14 units (2011-2016)	
	EXHAUST FANS		20	20	0					\$70,000	6 units older than 2011	
	DUCTWORK		30	-	-							
	INSULATION		15-20	-	-						Repair as needed	
4.4	TEMPERATURE CONTROL						1					
4.4	TEMPERATURE CONTROL DDC SYSTEM		20	2	18						New Equip on Tridium. Old Equip on Trane	
4.4 4.5			20	2	18					\$8,000	Trane	

5. P	LUMBING/ FIRE PROTEC	TION SYSTE	MS		\$180,000						
5.1	GENERAL PLUMBING/ FIRE PROTECTION										
	ELEC WATER HEATER	2.5 KW	20	17	3						A.O. SMITH - QTY - 1
	GAS WATER HEATER		20	3	17						A.O. SMITH - QTY - 1
	PLUMBING FIXTURES		30	Varies	Varies						
	HW CIRCULATING PUMP		15	1	14						
	BACKFLOW PREVENTER	N/A								\$60,000	Add Backflow Preventer & Heating
	DOM. WATER PIPING		30	30	0					\$120,000	Replace Galvanized Piping
	SUMP/SEWAGE PUMP		15	?	?						2 sumps (dual pumps in each)
	SPRINKLERS		30	17	13						
5.2	LIFE SAFETY									\$0	
	MISC ITEMS										See Life Safety Schedule

W	ight		JFF MI		_	RIAL					
NAME	Lake Bluff Middle		A	1/20/2025							
ADDRES	S 31 East Sheridan Place	e, Lake Bluff, Illinois			,						
							Cond	lition	•		
MEP BUI	ILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	L Critical	2 Replace	3 Repair	4 Maintain	BUDGET COST (\$)	COMMENTS
6. ELECT	TRICAL SYSTEMS				1					\$802,000	
5.1 ELI	ECTRICAL SERVICE(S)									\$285,000	
M	AIN SERVICE #1	1200A 208V	50	25+	15-20						
M	AIN SERVICE #2	800A 480V	50	16	34						
EIV	IERG ELEC SERVICE	100 amp EM	30	15+	15						
GE	NERATOR	N/A								\$285,000	No existing generator
DIS	STRIBUTION PANELS		50	VARIES	VARIES						
BR	ANCH PANELBOARDS		50	VARIES	VARIES						REPLACE JAN CLOSET PANEL.
SU	IRGE PROTECTION		30	VARIES	VARIES						BOTH SERVICES HAVE SURGE PROTECTION.
5.2 LI	GHTING									\$0	
IN	TERIOR	LED/T8	20	VARIES	VARIES						ENERGY SAVINGS TO REPLACING FLUORESCENT WITH HIGH EFFICIENCY LED FIXTURES.
IN	TERIOR CONTROLS	DIM/TOGGLE	20	VARIES	VARIES						UPDATE CONTROLS WHEN FIXTURES ARE REPLACED TO LED
BU	JILDING EXTERIOR	HID	20	25+	0		Ň				ENERGY SAVINGS TO REPLACING WIT HIGH EFFICIENCY LED FIXTURES.
SIT	re exterior	LED/HID	20	VARIES	VARIES						ENERGY SAVINGS TO REPLACING HID WITH HIGH EFFICIENCY LED FIXTURES
EX	TERIOR CONTROLS	TC	20	VARIES	VARIES						
EX	IT	LED	20	VARIES	VARIES						
EN	IERGENCY	WALL PACKS	20	VARIES	VARIES						
5.3 BR	ANCH POWER (RECEPT)				*					\$0	

50

20

20

20

Firelite MS-9600

UDLS

Alpha numeric

VARIES

15

15

15

VARIES

5

5

5

\$515,000

\$2,000

\$515,000

included above

included above

\$2,000

UPGRADE SYSTEM TO MASS

See Life Safety Schedule

DEVICES.

NOTIFICATION WITH VOICE EVAC. UPGRADE SYSTEM TO MASS

NOTIFICATION WITH VOICE EVAC. REPLACE WITH NEW VOICE EVAC

CLASSROOMS

FIRE ALARM

MAIN PANEL

ANNUNCIATOR

LIFE SAFETY

MISC ITEMS

INITIATE/ALARM DEVICES

6.4

6.5