



TO: Board of Education
Dr. Lisa Leali, Superintendent

FROM: Jay Kahn, Director of Finance and Operations/CSBO

DATE: May 20, 2025

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 be 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.

1. COUNTY CODE

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**

(23 IL Adm. Code 180, Sections 180.320)

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-1	Stair 1	a	DRAFT	Lever lockset damaged	Replace lockset
A-2	All stairwells	a		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	b		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	c		Pavement has a large amount of surface cracking	Recommend replacing full depth of pavement/base
A-7	Main Parking Lot	c		Pavement has a large amount of surface cracking	Recommend replacing full depth of pavement/base
A-8	Exterior metal panels adjacent to sidewalks	c		Corrosion at base of metal panels	Recommend replacing metal panels if/when corrosion becomes excessive
A-9	Exterior columns at sidewalks	c		Corrosion at base of columns	Recommend cleaning corrosion from steel and painting with rust-inhibiting product
A-10	Kindergarten toilet rooms	c		Minor ceramic floor tile damage	Recommend replacing damaged tiles or entire floor tile finish
A-11	Stair 2	c		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	c		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	c		Wet walls appear to be gypsum board and not water resistant product	Recommend installing wall tile if/when fixtures are replaced
A-14	North portion of building	c		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	c		Random, cracked concrete pavement	Recommend replacing concrete pavement sections as required
A-16	Building storage	c		Limited storage available within building	Recommend providing additional storage structures near loading dock

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(23 IL Adm. Code 180, Sections 180.320)

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	a		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	c		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	c		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	c		Cold Air observed blowing back through Ceiling Exhaust Grill	Recommend checking backdraft damper on exhaust fan.
M-6	Fine Arts Room 176	c		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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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	c		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.

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(23 IL Adm. Code 180, Sections 180.320)

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	a		No pull station and AV device at exit door.	Install new pull station and AV device.
E-2	Room 115B	a		No exit sign at door.	Install new exit sign.
E-3	Room 118	a		No pull station at exit door.	Install new pull station.
E-4	Main Office	c		No FA devices.	Install new AV device.
E-5	Room 176	c		No AV device.	Install new AV device.
E-6	Room 183	c		No AV device.	Install new AV device.



LAKE BLUFF ELEMENTARY SCHOOL PHYSICAL CONDITION SUMMARY



NAME	Lake Bluff Elementary	AREA (SF)	91,160	YEAR BUILT	2009	DATE :	2/17/25
ADDRESS	350 West Washington Street, Lake Bluff, Illinois 60044						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
ARCHITECTURAL AND SITE ELEMENTS								\$684,000	
1. SITE 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	Asphalt	24,500 sf	1-2 yrs					\$200,000	Recommend full depth replacement
LANDSCAPING									
PLAYGROUND EQUIP.									Recommend safety inspection be done on both playgrounds.
SITE DRAINAGE									
BICYCLE PARKING									
CONCRETE SIDEWALK									
1.2 SITE ACCESSIBILITY								\$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. ARCHITECTURAL ELEMENTS								\$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									
	Standing Seam		>10 yrs						
	Single-ply		?						
STRUCTURAL FRAME	Steel		>10 yrs						
FOUNDATION	Concrete		>10 yrs						
EXIT DOORS	Aluminum		>10 yrs						
2.1 LIFE SAFETY								\$2,000	
MISC LIFE SAFETY ITEMS								\$2,000	See Life Safety Schedule



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					

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST (\$)	COMMENTS
					1 Critical	2 Replace	3 Repair	4 Maintain		
5. ELECTRICAL 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	T8	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

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3. FACILITY CODE/NAME

1003 Lake Bluff Middle School**VIOLATION AND RECOMMENDATION SCHEDULE**

(23 IL Adm. Code 180, Sections 180.320)

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-1	Storage S-03A	a		Louver in door does not provide proper separation from adjacent stair	Remove louver and close off door opening or replace door.
A-2	Mechanical M-05	a		Door hinge side stile broken/delaminated, affecting hinge attachment and preventing door from closing.	Replace door
A-3	Storage T-06A	a		Lockset lever broken at interior side of door	Replace lockset
A-4	Conference D-05, 008, and 009	a		Posted max. occupant load when operable partitions are all open (i.e. when single large room created) incorrectly identifies 80 occupants	Revise max. occupant load to be 47 occupants
A-5	Instrument Storage 155	a		Door closer preventing door from closing.	Replace door closer
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		High Density storage system in close proximity to ceiling, affecting sprinkler coverage	Raise the ceiling (including sprinkler heads) to a minimum of 18 inches 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 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-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	c		Doors are not accessible	Recommend replacing doors with wider, accessible door(s)
A-13	Boys T-08	c		Ceramic tile damaged	Recommend replacing damaged ceramic tiles
A-14	Instrument Storage 155	c		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	c		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	c		Doors to gym have knobs	Recommend replacing knobs with levers
A-17	Exterior stair and ramp outside main entrance	c		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	c		Siding damaged below ramp landing	Recommend replacing siding
A-19	Exterior landing at Doors 4/5	c		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)	c		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)	c		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	c		Landing is elevated and not accessible	Recommending ramping sidewalk up to landing
A-23	Exterior siding near Door 13	c		Siding damaged near base of wall	Recommend replacing siding
A-24	Classroom 004 exterior door (Door 15)	c		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

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(23 IL Adm. Code 180, Sections 180.320)

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	c		This space is cold. No heat source.	Recommend adding heat source to this space
M-2	Chiller Area	c		Loose/hanging pipe support	Repair or remove this pipe support
M-3	Lower Level Vestibule by Mech Room	c		Vestibule is cold. Cab Heater not working	Repair wall cabinet heater.
M-4	Water Service Room	c		This space is cold. No heat source.	Recommend adding heat source to this space

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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	Water Mains Room D01A	c		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
P-2	Toilet T03	c		No insulation on drain connection	Provide insulation on drain per ADA guidelines for accessible use
P-3	Toilet T04	c		No insulation on drain connection	Provide insulation on drain per ADA guidelines for accessible use
P-4	Elevator Equip Room	c		Uninsulated copper piping installed on steel hanger. Disimilar Metals will cause corrosion.	Provide proper insulation and sperate disimilar metals
P-5	Elevator Equip Room	c		Uninsulated copper piping installed through masonry wall with no sleeve.	Add proper sleeving for this pipe.
P-6	Janitors Closet JC-01 by Elevator on 1st floor	c		Hole observed in drain vent line for water fountain (inside wall)	Seal hole in this vent line
P-7	Througout Building	c		Galvanized Domestic Water Piping	Replace all Galvanized Domestic CW Piping

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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	T-07	a		No emergency lighting.	Install new emergency light fixture.
E-2	PRACTICE 153	a		No emergency lighting.	Install new emergency light fixture.
E-3	PE OFFICE 161	a		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, Illinois 60044						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST (\$)	COMMENTS
				1 Poor	2 Fair	3 Good	4 Maintain		
ARCHITECTURAL AND SITE ELEMENTS									\$125,000
1. SITE									\$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									\$0
ADA PARKING PAVEMENT									
PATH TO MAIN ENTRY									
ACCESS FROM EXITS									
2. ARCHITECTURAL ELEMENTS									\$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



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NAME	Lake Bluff Middle	AREA (SF)	71,965	YEAR BUILT	1954	1/20/2025
ADDRESS	31 East Sheridan Place, Lake Bluff, Illinois 60044					

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST (\$)	COMMENTS	
					1 Critical	2 Replace	3 Repair	4 Maintain			
6. ELECTRICAL SYSTEMS											\$802,000
6.1 ELECTRICAL SERVICE(S)											\$285,000
MAIN SERVICE #1	1200A 208V	50	25+	15-20							
MAIN SERVICE #2	800A 480V	50	16	34							
EMERG ELEC SERVICE	100 amp EM	30	15+	15							
GENERATOR	N/A								\$285,000	No existing generator	
DISTRIBUTION PANELS		50	VARIES	VARIES							
BRANCH PANELBOARDS		50	VARIES	VARIES						REPLACE JAN CLOSET PANEL.	
SURGE PROTECTION		30	VARIES	VARIES						BOTH SERVICES HAVE SURGE PROTECTION.	
6.2 LIGHTING											\$0
INTERIOR	LED/T8	20	VARIES	VARIES						ENERGY SAVINGS TO REPLACING FLUORESCENT WITH HIGH EFFICIENCY LED FIXTURES.	
INTERIOR CONTROLS	DIM/TOGGLE	20	VARIES	VARIES						UPDATE CONTROLS WHEN FIXTURES ARE REPLACED TO LED	
BUILDING EXTERIOR	HID	20	25+	0						ENERGY SAVINGS TO REPLACING WITH HIGH EFFICIENCY LED FIXTURES.	
SITE EXTERIOR	LED/HID	20	VARIES	VARIES						ENERGY SAVINGS TO REPLACING HID WITH HIGH EFFICIENCY LED FIXTURES.	
EXTERIOR CONTROLS	TC	20	VARIES	VARIES							
EXIT	LED	20	VARIES	VARIES							
EMERGENCY	WALL PACKS	20	VARIES	VARIES							
6.3 BRANCH POWER (RECEPT)											\$0
CLASSROOMS		50	VARIES	VARIES							
6.4 FIRE ALARM											\$515,000
MAIN PANEL	Firelite MS-9600 UDLS	20	15	5					\$515,000	UPGRADE SYSTEM TO MASS NOTIFICATION WITH VOICE EVAC.	
ANNUNCIATOR	Alpha numeric	20	15	5					included above	UPGRADE SYSTEM TO MASS NOTIFICATION WITH VOICE EVAC.	
INITIATE/ALARM DEVICES		20	15	5					included above	REPLACE WITH NEW VOICE EVAC DEVICES.	
6.5 LIFE SAFETY											\$2,000
MISC ITEMS									\$2,000	See Life Safety Schedule	