

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) = 70,600 = 1.131104816
 Cost Multiplier (See Manual Graph) = 0.98
 0.98 x \$ 227 = \$ 222.46

Add/Edit Schedule Item - Complete All Columns

District: Pana CUSD #8

Facility: Lincoln Elementary

IWAS System

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 \$9,227,216.40 (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	\$ 9,099,103.56	9/1/2025	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.	Install wet-pipe fire protection system throughout the entire building, including a larger water service to accommodate new system and fire pump. Includes additional work for patching surfaces disturbed that are in the sub-let basements.	f. Improve	sf	39,982	Contractor	a. Safety Standards	\$ 259,910.00	9/1/2025	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	9/1/2025	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.	Recontour the grassy areas and add new area drains. Repipe 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	9/1/2025	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	9/1/2025	O. Other Funds
Mech-008	B. Required	185.405a	The 1923 multi-zone, forced air heating system is obsolete and is falling. 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	9/1/2025	O. Other Funds
1967 Building	B. Required	175.510a	Classroom unit ventilators and gymnasium units are worn, obsolete and falling while replacement parts are not available. Spot heating units have failed and been replaced by electric resistance heaters which are themselves falling.	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	9/1/2025	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	9/1/2025	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	9/1/2025	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	9/1/2025	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	9/1/2025	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	9/1/2025	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	9/1/2025	O. Other Funds

Entire Building	B. Required	180.410a7	The intercom / PA system is shot. Wiring is falling. 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.	Contractor	1	Lump	f. Improve	Contractor	a. Safety Standards	\$ 172,000.00	9/1/2025	O. Other Funds
Entire Building	B. Required	IPMC 305.3, AHERA, 185.595	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 ECC-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.)	Contractor	1	Lump	f. Improve	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.	Contractor	1	Lump	f. Improve	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	Contractor	2	ea	c. Repair	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	Contractor	3	ea	c. Repair	Contractor	Safety Standards	\$ 3,000.00	9/1/2025	O. Other Funds
Exterior building	B. Required	IPMC 603.1	Louvers around the perimeter of the building below windows have deteriorated. It appears there is no separation between cavity and the opening.	Replace louvers	Contractor	20	ea	c. Repair	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	Contractor	1	ls	f. Improve	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.	Contractor	21	ea	b. Remove	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.	Contractor	48	lf	f. Improve	Contractor	Safety Standards	\$ 37,568.00	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 paints to allow for install	Contractor	2	ea	f. Improve	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.	Remodel portion of each toilet room to complying with ADA and Illinois Accessibility Code	Contractor	1	ls	b. Remove	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	Contractor	1	ls	b. Remove	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	Contractor	1	ls	b. Remove	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.	Contractor	1	ls	b. Remove	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	Contractor	1	ls	e. Rebuild	Contractor	Safety Standards	\$ 2,500.00	9/1/2025	O. Other Funds
Basement Classroom 006, Stair 001, Classroom 032, 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.	Contractor	2110	sf	e. Rebuild	Contractor	Safety Standards	\$ 18,188.20	9/1/2025	O. Other Funds
First Floor: Entry 100, Stair 101, Office 111, Corridor 110, Stair 121, Entry 123, Classroom	B. Required	IPMC 205.3	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.	Contractor	2002	sf	e. Rebuild	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.	Contractor	2656	sf	e. Rebuild	Contractor	Safety Standards	\$ 22,894.72	9/1/2025	O. Other Funds

Item	E. Required	185.390j.3.E Plaster ceiling has broken and is falling down. Previously approved HLS project only temporarily worked to solve some ceiling failure issues. Additional plaster ceilings that were not addressed in the previous project have also failed. More than 5% of the ceiling includes a combustible ceiling material.	Remove exposed wood on surface of plaster and at perimeter of room. Remove ceiling in its entirety. Repair structure above. Replace damaged plaster ceilings to complete fire rating of corridor. Replace damaged ceilings in the classrooms where the ceilings are broken. Note ceilings are higher than 8 feet tall. Paint ceiling. Patch and repair surfaces immediately adjacent to ceiling. Since equipment and devices on ceiling are removed with ceiling, replace.	b. Remove	Sf	6193	Contractor	Safety Standards	\$ 141,324.26	9/1/2025	O. Other Funds
Basement: Storage 003B, Kitchen 003C, Corridor 003D, Boiler 003E, Corridor 009, Janitor 011, Storage 014, Classroom 016, Classroom 018, Corridor 027, Corridor 02b, Science 030, Classroom 028, Storage 022, Girls 005, Boys 109, Girls 115.	B. Required	185.390j.3.E Plaster ceiling has broken and is falling down. Previously approved HLS project only temporarily worked to solve some ceiling failure issues. Additional plaster ceilings that were not addressed in the previous project have also failed. More than 5% of the ceiling includes a combustible ceiling material.	Remove exposed wood on surface of plaster and at perimeter of room. Remove ceiling in its entirety. Repair structure above. Replace damaged plaster ceilings to complete fire rating of corridor. Replace damaged ceilings in the classrooms where the ceilings are broken. Note ceilings are higher than 8 feet tall. Paint ceiling. Patch and repair surfaces immediately adjacent to ceiling. Since equipment and devices on ceiling are removed with ceiling, replace.	b. Remove	Sf	4989	Contractor	Safety Standards	\$ 113,846.98	9/1/2025	O. Other Funds
Second floor: Corridor 201, Corridor 203, Girls 205, Boys 207, Girls 211, Boys 213	B. Required	185.390j.3.E Plaster ceiling has broken and is falling down. Previously approved HLS project only temporarily worked to solve some ceiling failure issues. Additional plaster ceilings that were not addressed in the previous project have also failed. More than 5% of the ceiling includes a combustible ceiling material.	Remove exposed wood on surface of plaster and at perimeter of room. Remove ceiling in its entirety. Repair structure above. Replace damaged plaster ceilings to complete fire rating of corridor. Replace damaged ceilings in the classrooms where the ceilings are broken. Note ceilings are higher than 8 feet tall. Paint ceiling. Patch and repair surfaces immediately adjacent to ceiling. Since equipment and devices on ceiling are removed with ceiling, replace.	b. Remove	Sf	1487	Contractor	Safety Standards	\$ 33,933.34	9/1/2025	O. Other Funds
Corridor 203	B. Required	185.390d.9 Dead-end corridor distance is exceeded	Install doors, frame, and hardware between corridor 201 and 203. Complete wall. Paint.	f. Improve	ls	1	Contractor	Safety Standards	\$ 4,000.00	9/1/2025	O. Other Funds
Gymnasium 003A	B. Required	185.360.6.5 Fire rated walls are compromised. Double doors into gymnasium are held open and lack the ability to self close in the event of a fire. One opening is missing the doors.	Install fire rated doors in three openings along fire wall. Doors shall include closers and the appropriate hardware for the application. The in mag holders into the fire alarm system	e. Rebuild	ea	6	Contractor	Safety Standards	\$ 15,000.00	9/1/2025	O. Other Funds
Kitchen 003C	B. Required	185.370.m.2 Kitchen exterior door and frame are rusted through at the base and perimeter of door/frame. Exterior exit doors must be free to open and stable construction	Replace door, frame, and hardware	e. Rebuild	ea	1	Contractor	Safety Standards	\$ 4,000.00	9/1/2025	O. Other Funds
Classroom storage 1923 Building	B. Required	185.370.m.5 Storage doors have delaminated and splintered and warping due to moisture.	Replace storage cabinet	f. Improve	ea	11	Contractor	Safety Standards	\$ 22,000.00	9/1/2025	O. Other Funds
Classroom storage 1923 Building	B. Required	185.370.m.5 The majority of doors are multi paneled doors original to the building. The wood on them is split in many cases requiring either repair or replacement. Panels that were likely louvers long ago were replaced with a thin wood plywood. These are all fire rated openings along the perimeter of door/frame.	Replace door, frame, and hardware. Stain and varnish wood doors and paint frames	e. Rebuild	ea	28	Contractor	Safety Standards	\$ 98,000.00	9/1/2025	O. Other Funds
Exterior doors	B. Required	185.39 Existing exterior doors are not weather tight.	Replace exterior doors	e. Rebuild	ea	10	Contractor	Safety Standards	\$ 30,000.00	9/1/2025	O. Other Funds
Toilet rooms	B. Required	185.370.6.5 Toilet rooms are missing doors within the fire rated walls or are on hold opens because doors do not function properly	Install doors and hardware within existing door frame	f. Improve	ea	8	Contractor	Safety Standards	\$ 16,000.00	9/1/2025	O. Other Funds
Classroom storage in 102, 105, 106, 112, 114, 120,	B. Required	185.370.m.6 Typical storage room doors are in poor shape and some no longer open	Replace doors and damaged frames	e. Rebuild	ea	56	Contractor	Safety Standards	\$ 112,000.00	9/1/2025	O. Other Funds
Stair 121	B. Required	185.370.6.4 Accessible stair lift prevents full use of required exiting stair width	Remove accessible lift in stairwell. Repair surfaces. Provide fire rated and monitored area of rescue assistance. Refer to requirement for elevator to replace use of stair lift.	b. Remove	ls	1	Contractor	Safety Standards	\$ 2,000.00	9/1/2025	O. Other Funds
Exterior Entry 100	B. Required	185.390.2.b The exterior canopy structure immediately outside of entry 100 has deteriorated. Steel soffit and structure has holes. It appears that this was caused by a roof leak at the same and due to exposure to weather	Replace exterior canopy structure in its entirety	e. Rebuild	ea	2	Contractor	Safety Standards	\$ 16,000.00	9/1/2025	O. Other Funds
Exterior chimney	B. Required	185.390.4 Exterior chimney is in disrepair. Masonry is in poor shape.	Rebuild chimney.	e. Rebuild	lf	20	Contractor	Safety Standards	\$ 5,600.00	9/1/2025	O. Other Funds
Exterior building	B. Required	185.390.1.1 Exterior walls exhibit masonry damage and deterioration and need to be pointed, caulking of control joints and movement cracks and replacement of broken and spalled bricks and stone. Water repellent has worn off.	Clean and tuck-point all exterior brick and stone joints, re-caulk all existing control joints, caulk all movement joints, replace broken and spalled bricks and provide masonry water proofing of all brick and stone surfaces. Install vertical control joints to control expansion and contraction, replace cracked stone, replace damaged bricks to match existing (This amount excludes north wall that needs to be rebuilt)	c. Repair	Sf	17238	Contractor	Safety Standards	\$ 206,856.00	9/1/2025	O. Other Funds

Building	IPMC	Findings	Condition	Priority	Work Description	Quantity	Unit	Contractor	Standard	Amount	Start Date	Fund
Building exterior/roof	IPMC 304.7, 304.1.1.B	Roof Scuppers at various locations around the perimeter are overflowing indicating additional blockage within the downspouts downspouts.	Concrete steps and railing foundation are cracked and concrete chunks are missing. The location is a tripping hazard.	B. Required	Remove blockage and reset and seal scuppers	1	ls	Contractor	Safety Standards	\$ 5,000.00	9/1/2025	O. Other Funds
Kitchen exit stairwell	IPMC 304.1.1, IPMC 304.5	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 stairwell is adjacent to the playground.	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.	B. Required	Replace concrete steps and foundation at stairwell	1	ls	Contractor	Safety Standards	\$ 35,000.00	9/1/2025	O. Other Funds
Kitchen exit stairwell	IPMC 304.1.2	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 stairwell is adjacent to the playground.	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.	B. Required	Replace guardrail around the perimeter of the stairwell, including paint and repair of base	20	lf	Contractor	Safety Standards	\$ 2,300.00	9/1/2025	O. Other Funds
1923 Building interior brick	185.39	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.	Crack in CMU walls due to settlement	B. Required	Remove broken brick, dispose of off site, rout out and re-mortar cracked joints and caulk expansion/control joints. Replace missing brick.	1	ls	Contractor	Safety Standards	\$ 45,000.00	9/1/2025	O. Other Funds
Stair 029, boiler 003E	IPMC 305.3	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Crack in CMU walls due to settlement	B. Required	Point and repair CMU walls and paint to match existing	1	ls	Contractor	Safety Standards	\$ 10,000.00	9/1/2025	O. Other Funds
Classroom 012, 016, 018, 028, 030, 032	IPMC 305.3, 185.390	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Crack in CMU walls due to settlement	B. Required	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. (foundations repair in separate line item)	7932	sf	Contractor	Safety Standards	\$ 195,758.00	9/1/2025	O. Other Funds
Corridors	IPMC 305.3	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Crack in CMU walls due to settlement	B. Required	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. (foundations repair in separate line item)	12216	sf	Contractor	Safety Standards	\$ 271,904.00	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	IPMC 305.3	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Crack in CMU walls due to settlement	B. Required	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.	26820	sf	Contractor	Safety Standards	\$ 653,330.00	9/1/2025	O. Other Funds
AC units	IPMC 304.13	Paneling at perimeter of AC unit in exterior window system is not weather resistant and therefore has failed.	Wood trim around windows is rotting.	B. Required	Replace panel with MAPES panel. Cut to accept AC Unit and trim out	1	ls	Contractor	Safety Standards	\$ 8,000.00	9/1/2025	O. Other Funds
Exterior building ground level windows	IPMC 304.13	Steel protection at basement windows is coming apart from windows.	Wood trim around windows is rotting.	B. Required	Replace steel and wood frame with weather and impact resistance screen	864	sf	Contractor	Safety Standards	\$ 25,868.16	9/1/2025	O. Other Funds
Exterior Windows	IPMC 304.13	Window system and infill 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 linels creating additional problems. Windows are not sealed on the interior around the perimeter of windows in some basement locations.	Window system and infill 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 linels creating additional problems. Windows are not sealed on the interior around the perimeter of windows in some basement locations.	B. Required	Replace exterior windows. Since window blinds are attached to the actual frame rather than the adjacent wall they will also need to be replaced. (Inlet 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.	4225	sf	Contractor	Safety Standards	\$ 388,700.00	9/1/2025	O. Other Funds
Throughout	IPMC 304.13, 185.390	Wood window sills/perimeter trim is damaged/rotted due to moisture infiltration from the exterior windows.	Wood trim around windows is rotting.	B. Required	Replace damaged wood sills and window trim. Stain and varnish to match existing. (Window replacement is in separate line item)	2608	lf	Contractor	Safety Standards	\$ 78,240.00	9/1/2025	O. Other Funds
Entire building	AHERA	Asbestos Abatement required for other work indicated.	Asbestos Abatement required for other work indicated.	B. Required	Abate asbestos containing material as required to remediate other work indicated. Estimate and recommendation as prepared by Ideal Environmental. See attached.	1	ls	Contractor	Safety Standards	\$ 325,000.00	9/1/2025	O. Other Funds

10-year Safety Survey Report

Lincoln Elementary School

Pana Community Unit School District #8

DESCRIPTION OF EXISTING CONDITIONS

I. GENERAL

LOCATION:	Lincoln Elementary School 614 East Second Street Pana, IL
ENROLLMENT:	Grades Served: 3-5 Total enrollment: 277
CONSTRUCTION:	Original Building: Type IV – Ordinary Construction. 1967 Addition: Type II – Noncombustible Construction.
PLAN CLASSIFICATION:	Plan C – Multi-Story with enclosed interior
PROTECTION CLASSIFICATION:	Unsprinklered
MEANS OF EGRESS:	Adequate in arrangement, size, and protection except where otherwise mentioned in this report
LOCAL FIRE ALARM SYSTEM:	Pull stations and fire alarm horns with main fire alarm panel.
NEAREST FIRE STATION:	Approximately 2 blocks away
CITY WATER:	Yes, City of Pana

II. CONSTRUCTION DETAILS

YEAR BUILT:	The original building was built in 1923 Addition was built in 1967
HEIGHT:	Basement and two stories
GROUND FLOOR AREA:	Basement= 16,088 sq. ft. 1st Floor= 11,947 sq. ft. 2nd Floor= 11,947 sq. ft. Total= 39,982 sq. ft.

EXTERIOR WALL
CONSTRUCTION: Original Building: Solid masonry with face brick exterior and plaster interior.

1967 Addition: Face brick on exterior and concrete block on interior.

FLOOR CONSTRUCTION: Original Building: Wood floor joist with wood sub-floor and finish floor.

1967 Addition: Concrete floors supported on steel bar joist.

ROOF CONSTRUCTION: Original Building: Wood frame with wood deck.

1967 Addition: Poured gypsum deck on steel bar joist.

Low sloped roof surfaces with built-up roofing and single ply roofing.

INTERIOR WALL
CONSTRUCTION: Original Building: Masonry bearing walls; wood frame, non-bearing walls.

1967 Addition: All masonry block interior walls.

INTERIOR FINISH: Primarily Painted finishes

TRANSOMS AND CEILING-LEVEL
GLASS: Operable transoms above doors in original building, glazed with wire glass.

Ceiling level glass is fixed wire glass.

III. EGRESS FACILITIES

GRADE EXITS: Exits are adequate in number and properly located. Exit doors are equipped with panic hardware. Refer to report for inadequacies

CORRIDORS: Adequate in width, height, and distance of travel except as indicated in the report

STAIRWAYS: Stairways are in adequate width except where interference is found at the stair lift

RAMPS:	None
WINDOWS:	Not used as a secondary means of escape.
FIRE ESCAPE:	None
EXIT SIGNS:	Exit signs are illuminated properly located and are adequate.
EMERGENCY LIGHTING:	Emergency lights properly located and are adequate.

IV. SPECIAL OCCUPANCIES

MULTI-PURPOSE ROOM/ GYMNASIUM:	Part of the 1967 addition. Class C Assembly Occupancy: Flame spread rating is acceptable. Exit capacity is adequate. Separated from the remainder of the building by one hour fire walls (except as indicated in report)
BOILER ROOM:	Separated from the remainder of the building by one hour fire walls (except as indicated in report)
MECHANICAL EQUIPMENT & STORAGE ROOMS:	Separated from the remainder of the building by one hour fire walls (except as indicated in report)

V. UTILITIES

HEATING PLANT:	Original Building has forced air gas fired central furnace systems. Controls are adequate. 1967 Addition has gas fired hot water boiler, with hot water radiation. Controls are adequate.
HEAT DISTRIBUTION & VENTILATION:	Original Building has central fan with ducted forced air system and individual controls for each room. 1967 Addition has hot water heating system with individual room control. Exhaust systems in toilets and kitchen are adequate
AIR CONDITIONING:	Window air conditioning units are provided in perimeter classrooms.

WATER HEATER:	Two gas fired instantaneous 199,000 BTUH water heaters located in boiler room, AO Smith Model AT-H3-DV-N.
INCINERATOR:	None
GAS SERVICE:	Gas supply to building has required outdoor shut-off.
ELECTRICAL SYSTEM:	600 amp, main panel, 120/240 volt, 1 phase system. All wiring is in conduit but not grounded. The owner indicated there are issues with the electrical service being overloaded.
PLUMBING:	There are adequate fixtures for school population. Water closets and urinals have vacuum breakers. Sewerage disposal system is adequate. Water piping are lead. As a result water can not pass the lead test.
STORM SEWER:	There are underground water issues at this facility

VI. PRIVATE PROTECTION

FIRE ALARM SYSTEM:	Electrically operated system with pull stations and alarm, horns connected to fire alarm control panel. Control panel is manufactured by Simplex, Model 4005.
AUTOMATIC SPRINKLERS:	None
AUTOMATIC HEAT DETECTION:	Heat detectors located throughout building where required.
STANDPIPE HOSE LINES:	None
FIRE EXTINGUISHERS:	Extinguishers located throughout building and are adequate. Range hood in kitchen does not have automatic fire extinguishing system.

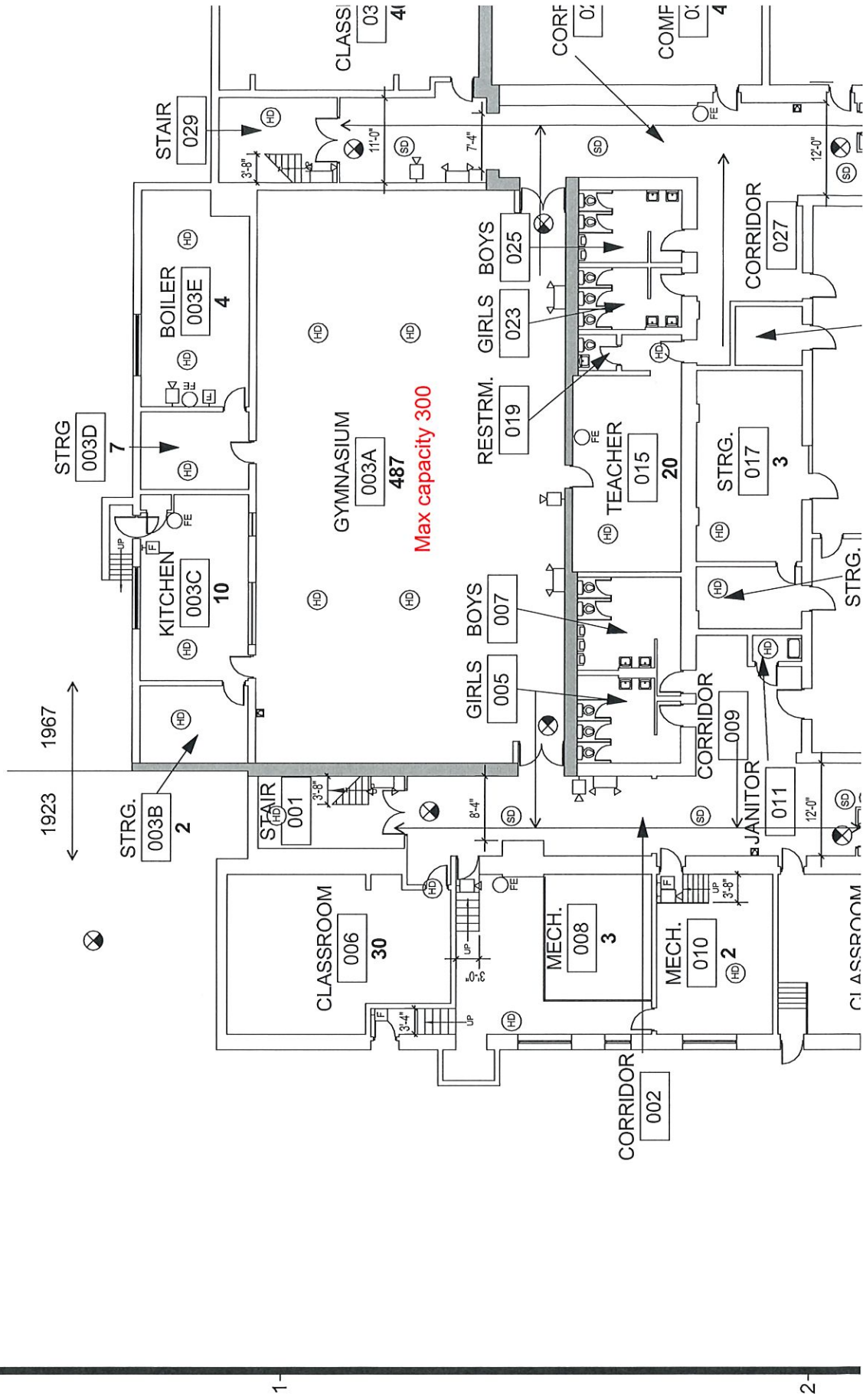
- VII. SECURITY SYSTEM The building has security cameras located in the corridors.
Communication systems were cited as having continual issues.
- VIII. ENERGY CONSERVATION No special measures are being taken.
- IX. ASBESTOS ABATEMENT ACM products were used in the construction of this facility. Materials which tested positive for asbestos are as indicated in reports on file at the district office.
Various locations requiring abatement are as indicated in the report
- X. LEAD PAINT Tests should be made to determine if lead-based paints exist. Paint condition should be monitored and any friable lead-based paint should be removed. Any demolition or remodeling that will disturb materials containing lead based paint should be conducted with required IDPH air testing and clearance, with required OSHA procedures for worker monitoring, and with required EPA disposal procedures.
- XI. PAVING Parking is a combination of paved and gravel surfaces. Site drainage issues are present on the site and the paving compiles the issues. Recently some sidewalks on the north side of the building were replaced and are in good condition.

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