

10 YEAR HEALTH LIFE SAFETY SURVEY



Washington Elementary School 200 South Sherman 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	
Buildi	:
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Jare F	
Footag	
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39	
3,6	

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

50 17 23 0500 SCHOOLS Total Project Costs Flementary School Median Unit Cost

Add 10% Contingency	1	909,910.36	₩.	
Add 10% Architect & Engineering Fee	_	909,910.36	_{\(\phi\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\}	
Total Pana CUSD Lincoln Elementary School Building Cost	_	9,099,103.56	$39982 \text{ SF} \times 227.58 = $$	39
per SF	75	227.58	Total \$	
	102.3%	227.58	\$	City Cost Index Modifier Decatur, Illinois
		222.46	↔	R171 100 Project Size Modifier (See note 1**)
		227.00	in Unit Cost per SH \$	Elementary school Median Unit Cost per Ships

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) = Divided by Typical Size (Gross SF) =		79,856 70,600	II	1.131	1.131104816	
Cost Multiplier (See Manual Graph) =	0.98	0.98 0.98 x \$ 227 =		⊹	222.46	

Add/Edit Schedule Item - Complete All Columns IWAS System District: Pana CUSD #8

District: Pana CUSD #8

Facility: Washington Elementary

Entire Building B. R	Entire Building B. R		Entire Building B. Ru			Boiler room- B. Ro 003E	1967 Building B. R.	Mech-008 B. R		Site B. R.	1923/ 1967 B. Re Building	1923/1967 B. Re Building	Rm. #
B. Required	B. Required		B. Required	B. Required	B. Required	B. Required	B. Required	B. Required		B. Required		B. Required	
180.410a7	185.405a	185.590a, ADA	185.510a	185.510a	185.610a	175.525b	175.510a	185,405a	2018 IPMC Section 507.1	2018 IPMC Section 507.1	185.395 185.600	105 ILCS 5/17-2.11.f	Violated
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.	rature control system is virtually non- as an ineffective tank air dryer. Arly in the 1922 vintage system prevent ontrol. Devices are obsolete and can not is essentially being controlled manually.	Existing fire alarm system does not comply in any way with ADA as lit lacks the visual and audiovisual alarm notification devices accessary for compliance.	Numerous deficiencies exist in the electrical system. The 1923 folioth covered wiring is reportedly in conduit but with no ground wire. Conduits that are buried have rusted away leaving no greliable 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.	Electrical Contractor reports persistent imbalance over the phases is of the electrical service causes overloads. (Building had a delta service with only two legs sable for 120 volt loads.) Existing PPE electrical gears obsolete as PPE has been out of business decades.	levels of lead have been tested in this building.	The single Burnham boiler (circa 1967 - 53 years old) is in dire condition. The casing is rusting. This boiler has exceeded its resrvice life by many years and is no longer reliable (in addition to being inefficient).		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 exhangers. 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.		Site is poorly drained. Water drains directly to the building. Water is also collects and ponds making the play areas too wet to use and making the parking lot full of puddles and ponds.	Since over 50% of area of the existing building is being modified to remediate code violations including structural components a sprinkler is system will need to be installed.	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 the entire intercom / PA system with a new system.	Remove the pneumatic system and replace with digital controls.	Remove existing system in its entirety. Replace with new addressable. ADA-compliant system featuring voice-evacuation.	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)	Replace electrical service and revise distribution equipment.	Remove all existing water piping and replace with new copper piping.	Remove the existing circa 1967 boiler complete. Install a pair of new gas-fired condensing type boilers.	Replace classroom unit ventilators with new unit ventilators. Replace gymnasium units with new units. Replace spot heating with new units.	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	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) Repair damaged surfaces to match existing	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.	Install wer-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 north orther line items.	Replace building Violations indicated total \$9,319,301.92 Violations indicated total \$9,319,301.92 (Refer to building replacement calculation backup) RS Means Online 2020 Data: School Median Cost= \$227.00/sf Area Conversion Scale= 1.1.3 Cost Multiplier from chart= .98 City Cost Index Decatur, Illinois = 102.3 City Cost Index Decatur, Illinois = 102.3 Cost per square foot= \$227.00/sf X .98 × 102.3/100= \$227.58/sf	
f. Improve	f. Improve	f. Improve	f. Improve	f. Improve	f. Improve	f. Improve	f. Improve	ti- f. Improve	f. Improve	f. Improve	f. Improve	b. Remove	
Lump	Lump	Lump	Lump	Lump	Lump	Lump	Lump	Lump	Lump	Lump	sf	Sf	Measure
7	1	7	1	1	1 0	1 0	7	1 0	1 0	1	39,874 C	39,874	0
Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Code
a. Safety Standards	a. Safety Standards	a. Safety Standards	a. Safety Standards	a. Safety Standards	a. Safety Standards	a. Safety Standards	a. Safety Standards	a. Safety Standards	a. Safety Standards	a. Safety Standards	a. Safety Standards	Replacement	
\$ 172,000.00 9/1/2025	\$ 249,000.00	\$ 209,000.00	s 184,500.00 9/1/2025	\$ 161,000.00 9/1/2025	\$ 535,000.00 9/1/2025	\$ 144,000.00 9/1/2025	\$ 228,485.00 9/1/2025	\$ 681,000.00 9/1/2025	\$ 221,400,00 9/1/2025	\$ 173,900.00 9/1/2025	\$ 259,370.00 9/1/2025	\$ 9,074,524.92 9/1/2025	
9/1/2025	9/1/2025	9/1/2025	9/1/2025	9/1/2025	9/1/2025	9/1/2025	9/1/2025	9/1/2025	9/1/2025	9/1/2025	9/1/2025	9/1/2025	Date
O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	F. Fire Prevention	

First Floor: B. Required Classroom 110, Stair 101, Entry 100, Portlon of Corridor 102,	Basement: Art B. Required 0005, Stair 001, Corridor 012, Classroom 036, Stair 028, Portion of Corridor 034	Kitchen 005C B. Required	Throughout B. Required	Throughout B. Required	Stairways (four B. Required locations)	Tollet rooms B. Required	Office 202 and B. Required Nurse 216	Exterior entrance B. Required	Classroom Doors B. Required	Entire building B. Required	Corridor 003, 034 B. Required	Exterior building B. Required	Classroom 010A B. Required	Mechanical B. Required	Storage 004 B, Required	Toilet Room B. Required Groups (in 1923)	Entire Building B. Required
IPMC 305.3	IPMC 305.3	185.39016	71 III. Adm Code 400.510	71 III. Adm Code 400,510	71 III. Adm Code 400.510	71 III. Adm Code 400.510	71 III. Adm Code 400.510	71 III. Adm Code 400.510	71 III. Adm Code 400.510			[PMC 603.1	IPMC 603.1	1PMC 603.1	1 PMC 306.1.1	d 185.460a1	d IPMC 305.3, AHERA, 185.595
2x2 ashestos 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.	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.	Existing fixed food service shelving has deteriorated due to chemical use.	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. No accessible means of egress in the basement, first floor and second floor.	m 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. Water coolers are not accessible	3	3	m 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. Branks at transfictures are part accessible.	3	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. Access into various space does not provide the minimum 18" adjacent to the pull class of the above the space for secondary to the pull class of the above the space of the secondary to the pull class of the above the space of the secondary to the pull class of the above the space of the secondary to the space of the secondary that the space of th	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with annifeable requirements for new construction	Use of built in platform below drinking fountain prevents unencumbered use.	8 6 5	33.1 Louver between mechanical room and classroom is broken and does	Exterior louvers are damaged along exterior wall of mechanical room	Duct on floor has been crushed, air flow is restricted	0a1 Tollet exhaust systems are ineffective. Fans not functioning properly.	The building is lituminated 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
Replace the existing 2x2 reiling tile system. (Asbestos abatement and electrical devices in separate line Item). Includes painting and patching around perimeter where where demolition damaged wall surfaces.	Replace the existing 2x2 ceiling tile system. (Asbestos abatement and electrical dewces in separate line Item). Includes painting and patching around perimeter where where demolition damaged wall surfaces.	Replace shelving	Provide accessible means of egress to an area of rescue assistance. Construct new fire rated areas of rescue assistance by reconfiguring existing spaces.	Remove and replace electric water coolers to comply with ADA and Illinois Accessibility Code	Rebuild handralis and guardralis to comply with ADA and Illinois Accessibility Code	Remodel portion of each tollet room to complying with ADA and Illinois b. Remove Accessibility Code	install LULA complying with ADA and Illinois Accessibility Code and reconfigure walls and paths to allow for Install	install ramp complying with ADA and Illinois Accessibility Code to get to nearest floor level with elevator access.	Remove existing brick and wall construction at doors and dispose of off b. Remove site to provide required space adjacent to door for accessibility install new wall. Doors/frames are in separate line item.	Install elevator complying with ADA and Illinols Accessibility Code	Remove platform, patch floor and wall at same area.	Replace louvers	Replace fouver	Replace louvers	Repair or replace damaged section of ductwork. Install protective shelf on top of duct to prevent further damage from storage.	Reconfigure tollet exhaust ductwork and grilles, replace fans and provide controls.	Remove all existing light fixtures including exit lights and emergency lights. Replace with purpose-designed LED fixtures and provide IECC-required occupancy sensors, findling and daylight controls. Psyback in less than 20 years, (Related asbestos abatement and ceiling replacement is within a separate line item.)
e. Rebuild	e, Rebuild	e. Rebuild	b, Remove	b. Remove	b. Remove	b. Remove	f. Improve	f. Improve	b. Remove	f. Improve	b. Remove	f. Improve	f. Improve	c. Repair	c. Repair	f. Improve	f. Improve
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Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	a. Safety Standards	a. Safety Standards
, p	14 24	2,	\$ 150,	\$ 20,	\$ 100.	\$ 280.	\$ 60,	\$ 37.	\$ 80	\$ 400,	*	\$ 40,	÷>	A.	*	s 40,1	\$ 165,
9,430.28 9/1/2025	24,679.06 9/1/2025	2,500.00 9/1/2025	150,000.00 9/1/2025	20,000.00 9/1/2025	100,000.00 9/1/2025	280,500.00 9/1/2025	60,000.00 9/1/2025	37,968.00 9/1/2025	80,000.00 9/1/2025	400,000.00 9/1/2025	500.00 9/1/2025	40,000.00 9/1/2025	1,000.00 9/1/2025	3,000.00 9/1/2025	2,500.00 9/1/2025	40,000,00 9/1/2025	165,900,00 9/1/2025
O. Other Funds	0. Other Funds	O. Other Funds	O. Other Funds	O, Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	0. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O, Other Funds	O. Other Funds	O. Other Funds

Storage 016B	Stair 126	Classroom storage in Classrooms 110, 102, 114, 116, 118,130, 132, 208	05,	ing	0	Kitchen 005C)05A	Corridor 203	Music S	Second Floor: Boys 205, Girls 207, Girls 211, Boys 213, Corridor 201, Corridor 220,	First Poor: Corridor 102, Corridor 104, Corridor 124, Janitor 103, Boys 105, Girls 111, Storage 113, Classroom 116, Classroom 132.	Storage 005B, Kitchen 005C, Storage 005D, Storage 005D, Boiler 005E, Girls 007, Boys 009, Girls 015, Boys 017, Carridor 024, Portion of	Second Floor: Classroom 206, Stair 200, Portion of Corridor 201, Corridor 203, Computer 209, Portion of Corridor 220, Stair 222
B. Required	B. Required	B. Required	8. Required	B. Required	B. Required	B, Required	8. Required	B, Required	B. Required	B. Required	B. Required	B. Required	S. Required
IPMC 305.6	185.370.d,4, B	IPMC 305.6,				185,370,m,2 185,370,m,6 , IPMC	185.360.c.5 185.370.m.7		IPMC 305.3	185.390j.3.E 185.390j.3.E , IPMC 305.3	, 185,390].3.E , 186,390].3.E , 1PMC 305.3	185.390j.3.E , 185.390j.3.E ,1PMC 305.3	IPMC 305.3
Padlock to prevent door from opening prevents egress.	Accessible stair lift prevents full use of required exiting stair width	Typical storage room doors are lift doors that no longer operate as originally mended and are potentially dangerous if they would either fall on a person or trap a person inside of the storage area. Sashes are broken and some openings are permanently fixed. Use of non- fire rated curtains to span nearly the entire wall to cover open storage areas where doors falled to function and were removed. Fire spread of material along wall surface exceeds limits by code where these exist.	Tollet rooms are missing doors within the fire rated walls.	The majority of doors are multi paneled doors original to the building. The wood on them is split in many cases requiring alther 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 lookidoox or on torceasuranchanical cases.	Metal door does not open without force	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	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. Doors are not equipment with hardware in compliance with less than m.7 and cult decine.	Dead-end corridor distance is exceeded	IPMC 305.3 Spline ceiling is damaged and has water damage.	185.390].3.E [More than 5% of the ceiling includes a combustible ceiling material. Ceiling plaster is falling down and exposed wood trim is present. 185.390].3.E Previous project only temporarily worked to solve ceiling failure issues. IPMC 305.3 Additional plaster ceilings that were not addressed in the previous project have also failed.	185.390].3.f. Plaster ceiling has broken and is falling down. Previously approved HIS project only temporarily worked to solve some ceiling fallure issues. 185.390].3.f. Akditional plaster ceilings that were not addressed in the previous IPMC 305.3 project have also falled. More than 5% of the ceiling includes a combustible ceiling material.	Plaster ceiling has broken and is failing 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.	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.
Remove padlock and replace hardware on door to function	Remove accessible lift in stainwell. Repair surfaces. Provide fire rated and monitored area of rescue assistance. Refer to requirement for	Replace doors with swing type door. Where non-fire rated curtains are installed in openings, remove curtains and reinstall doors in openings.	Reinstall doors and hardware within existing door frame	Replace door, frame, and hardware. Stain and varnish wood doors and le. Rebuild paint frames	rame, and hard	Replace door, frame, and hardware		Install doors, frame, and hardware between corridor 201 and 203. Complete wall. Paint	Replaced damaged spline ceiling with gypsum ceiling and paint. Make repairs to structure absove. Patch and repair surfaces immediately adjacent to ceiling. Since equipment and devices on ceiling are tensowed with ceiling replace.	Remove exposed wood on surface of plaster and at perimeter of room. b. Remove 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	····		2x2 sebestos containing ceilings are water and moisture damaged and Replace Haskisting 2x2 ceiling tile system, Asobestos abatement and cracked in various locations. Devices that are no longer functioning can electrical deevices in separate line item). Includes painting and patching not be repaired without first abating. around perimeter where where demolition damaged wall surfaces.
b. Remove ea	b. Remove is	e. Rebuild	f. Improve ea	e. Rebuild		e. Rebuild ea	e. Rebulld	f. Improve is	e. Rebuild sf	b. Remove sf	b. Remove sf		e. Rebuild sf
a	mò	a 52		36			en en		682	1847	5468		2017
Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	17 Contractor	8 Contractor		7 Contractor
ctor Safety Standards	sctor Safety Standards	safety Standards	1	!		Safety Standards		ctor Safety Standards	ctor Safety Standards	ctor Safety Standards	•	1	ctor Safety Standards
\$ 500.00	\$ 2,000.00	\$ 104,000.00		\$ 126,000.00		\$ 4,000.00	\$ 15,000.00	\$ 4,000.00	\$ 15,563.2	\$ 42,148.54			\$ 17,386,5v
0 9/1/2025	2,000.00 9/1/2025	104,060.00 9/1/2025	16,000.00 9/1/2025	0 9/1/2025		00 9/1/2025		4,000.00 9/1/2025	15,563.24 9/1/2025	9/1/2025	124,779,76 9/1/2025	8 9/1/2025	17,386.54 97/2025
O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds

Exterior Entry B. R 100	B. Required		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	S	N	Contractor	Safety Standards	\$ 16,000.00 9/1/2025	O. Other Funds
Classroom 230 B. R Exterior chimney B. R	8. Required 8. Required	IPMC 304.6 IPMC	Crack in CMU wall due to settlement. Daylight can be seen Exterior chimney is in disrepair. Masonry is in poor shape.	Point and repair inside face of exterior wall Rebuild chimney	c. Repair e. Rebuild	i∓ is	20	Contractor	Safety Standards Safety Standards	\$ 10,000.00 9/1/2025 \$ 5,600.00 9/1/2025	S O. Other Funds O. Other Funds
Exterior building 8. R	B. Required	304.1.1 IPMC 304.1.1	Exterior walls exhibit masonry damage and deterioration and need tuck pointing, caulking of control joints and movement cracks and replacement of broken and spalled bricks and stone. Water repellent has worn off.	Gean and tuck-point all exterior brick and stone joints, re-callik all existing control joints, callik 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, replaced cracked stone, replaced damaged bricks to match existing (This amount excludes north wall that needs to be rebuilt)	c. Repair	S, S,	600		Safety Standards	163,200.00	
Exterior building B. R	B, Required	IPMC 304.1.1 185.390 IPMC 304.13,	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.	e. Rebuild	=	528	Contractor	Safety Standards	\$ 147,840,00 9/1/2025	O. Other Funds
Exterior building 8.8	B. Required B. Required	JPMC JPMC JPMC 304,1.1	Scone balcony over both east entrances has shifted allowing water to enter the exterior wall at joints and cracks. The entire north wall face brick has shifted out of plane. Unitels have shifted and are anticipated to move more due to pressure from above	ny and associated rail and reseal joints. Replace see of brick wall. Includes salvaging of stone features in same location. Interior finishes effected are in	e, Rebuild e, Rebuild	sr ea	3638	Contractor	Safety Standards Safety Standards	\$ 154,251,20 9/1/2025	5 O. Other Funds 5 O. Other Funds
Gymnasium 005A B. R and exit passageway	B. Required	185.360.b.1. c & d, 185.370.e.4, a, 183.360.d.1.	Commission (class Coccupancy) is located in the basement of the non- symhalistic fields and required paths of travel to such exits sprintdered building. The exits and required paths of travel to such a 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	Audition to the terms and repair barriers along the exit route and within the walls of the gymnasium (Doors in separate line item)	f. Improve	ম	m ė	Contractor	Safety Standards	\$ 20,000,00 9/1/2025	5 O. Other Funds
Stairways (four B, R 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	f. Improve	ज	w-1	Contractor	Safety Standards	\$ 20,000.00 9/1/2025	O. Other Funds
Storage 004 and B. R	B. Required	185.370.d.1	Storage below the stairs requires one hour construction separation. Existing barrier has been compromised	Repair surfaces to complete fire rating.	f, improve	ळ	-13	Contractor	Safety Standards	\$ 4,000,00 9/1/2025	S O, Other Funds
Exterior building B. R	B. Required	185.330	Storage outbuildings are installed immediately adjacent to the building not taking into account fire rated construction nor fire separation	Relocate storage building	Improve	ea.	2	Contractor	Safety Standards	\$ 10.000,00 9/1/2025	5 O. Other Funds
, , , , , , , , , , , , , , , , , , ,	Required	185.390.f.1	Storage rooms are not adequately separated from adjacent spaces with fire walls	Complete walls to deck with fire rated construction, sealing gaps and penetrations	c. Repair	ea	vik	Contractor	Safety Standards	\$ 8,000.00 9/1/2025	O. Other Funds
Mechanical 008A B, R	B, Required	IPMC 305,4	Clean out cap in center of room is a tripping hazard	ipe and reset top of cleanout flush with floor and	c. Repair	157		Contractor	Safety Standards	\$ 1,500.00 9/1/2025	5 O. Other Funds
Classroom 110, B. R 112, 114, 116, 118, 130, 132, 134, 206, 208, 210, 212, 224, 226, 228, 230, office 202, nurse 216, library 214a,	5. Required	185.390	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. This is also swelling the wood base at the same. Hoor 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.	Replace the original wood flooring down to the structure below from Replace the original wood flooring down to 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 2235if of wood wall base around perimeter of floor to be replaced.	b. Remove	ડ્ર	12250	Contractor	Safety Standards	\$ 631,625.00 9/1/2025	O. Other Funds
air lor er 011,	B. Required	185.370.b.4. D, AHERA, IPMC 305.4	Hoor 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)	f. Improve	sf	4,194	Contractor	Safety Standards	\$ 61,274.34 9/1/2025	5 O. Other Funds
First Floor B. R	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 fi a abatement in separate abatement line (tem)	. Improve	St	2521	Contractor	Safety Standards	\$ 36,831.81 9/1/2025	5 O, Other Funds
Second Floor B. R	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 for abatement in separate abatement line item)	. Improve	st	2615	Contractor	Safety Standards	\$ 38,205.15 9/1/2025	5 O. Other Funds
Kitchen 005C, B. R Storage 005D	B. Required	185.370.b.4. D, AHERA, IPMC 305.4	Hoor 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 new flooring. Kitchen equipment will need to be termoved and reinstalled following work. (Asbestos abatement in Jeronarda abatement line Item).	f. Improve	સ	500	Contractor	Safety Standards	\$ 7,305.00 9/1/2025	5 O. Other Funds
Basement B. R	B. Required	185,370.b,4, b, IPMC 305.4	Hoors within the basement are experiencing ground water from below the existing slabs. This is preventing sealers to remain on surfaces and the existing slabs. This is preventing sealers to remain on surfaces and excessing floor material (This line Item is related to those spaces that are loosented to not contain asbestos and have not been identified in previous line interests.	Remove flooring, install surface applied moisture barrier and replace if flooring.	, Improve	2.5	3,500	Contractor	Safety Standards	\$ 51,135,00 9/1/2025	5 O. Other Funds
Gymnasium 005A B. Required	equired	185.370.b.4. D, IPMC 305.4	Assilient flooring is dubbling due to moisture issues below the existing Resilient flooring is dubbling due to moisture issues below the existing concrete floor slab. This has led to a tripping hazard. The owner also reports flooring in gym to be an annual occurrence. Cracks in slab have	Remove existing flooring, bead blast, install moisture barrier, install resilient athletic flooring. Replace perimeter wall base Repair cracked slab (flooding remediation in separate line item)	b. Remove	SE	2925	Contractor	Safety Standards	\$ 54,584.25 9/1/2025	5 O. Other Funds
	B. Required		Stair landing material is loose and irregular causing a potential tripping hazard	Replace loose treads/landing material	c, Repair	15		Contractor	Safety Standards		
Corridor 102, B. R 104, 124, 201, 203, 220	B. Required	185,370.b,4. ·D, IPMC 305.4	o floors on upper levels have cracked and have settled unevenly a tripping hazard within the fire resistive passageways.	Replace terrazzo and base	e. Rebuild	Sí	3277	Contractor	Safety Standards	\$ 142,963.61 9/1/2025	5 O. Other Funds

AC Units	Girls 207	200	Classroom 010A	Classroam 110, 112, 114, 116, 118, 130, 132, 134, 206, 208, 210, 212, 224, 226, 228, 230, office 202, nurse 216, library 214a,	Corridors	Art 006, Classroom 010A, 016A, 020A, Music 5, Conference 032.	Boiler 005E, Stair 101	Interior	Kitchen exit stairwell and mechanical stairwell	Mechanical 008A	Kitchen exit stairwell and mechanical stairwell	Window wells	Building exterior/roof	Gymnaslum 005A B. Required	Exterior building	Exterior building	Exterior building- area wells	Gymnasium 005A B. Required	Foundation wall	Basement walls	Corridor 003	Classroom 010A	Classroom 016A and 02DA
B. Required	8. Keguired	0	B. Required	B. Required	B. Required	B. Required	B. Required	B. Required	B. Required	B. Required	B. Required	B. Required	B. Required	\ B. Required	B, Required	B, Required	B. Required	_v B, Required	B. Required	B, Required	B. Required	B. Required	3. Required
IPMC 304.13	305.4		185,390j.3.E	IPMC 305.3		IPMC 305.3, 185.390		185,39	IPMC 304,12		IPMC 304.1.1, IPMC 304.5	302.2		IPMC 304.7, 3004,1.1.8		IPMC 304.7, 3004,1.1.8	IPMC 304.12	IPMC 305.3	94.5 5		IPMC 305.1.1	185.370.b.4. D, IPMC 305.4	1PMC 305.2
meter of AC unit in exterior window system is not nt and therefore has failed	wall base has come on the wall. This loose material could lead to a tripping hazard		Storage room walls are warped and in need of replacement	Plaster interior walls are cracking and detaminating throughout the building due to building settlement and water infiltration.	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Crack in CMU walls due to settlement	xhibit masonry damage and deterioration and st the condition does not further deteriorate	ing parts and has deteriorated at the nd the perimeter of the stairwell is quardrall is wide open and not roximity of students playing. The	Subgrade stainveil leaving to mechanical room door fails to drain. Water ponding at the exterior door and seeping under the door have idamaged the wood door. The wood door and frame have swelled, browseping unpercumbered agrees.	Concrete steps and railing foundation are cracked and concrete chunks are missing. The location is a tripping hazard.			Roof leaks have led to water damage of the gypsum roof deck materials.		Cast iron downspout boots are broken	e point of providing	Existing wall mounted tables are broken	23 building is multiple wythes of ills below grade suggesting m. This is more evident where rious cracks in the same. The			Uneven slab settlement has lead to floor tile failure. The settlement of the slab in this room has lead to an even greater tripping hazard beyond that of the floor failure within the room. Note that the flooring has been replaced multiple times.	Two basement classrooms have slab settlements. Previous repairs to rebuild on top of slab have failed and cause tripping hazards. Flooring dips in the middle of the room. The entrances are a tripping hazard for both entering and exiting the room
Replace panel with MAPES panel. Cut to accept AC Unit and trim out	kemove and replace loose wall base	the construction type.	Remove combustible construction and rebuild to meet requirements of	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.	Remove plaster finish, investigate surface below, install gypsum board on hat channels and paint. Replace wood trim at head of wall and chair ralls where they occur. Replace wall attached display boards in order to localizations below.	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 was trached marker and display boards in order to repair surface below, (foundation repair in separate line item)	Point and repair CMU walls and paint to match existing	Remove broken brick, dispose of off site, rout out and re-mortar cracked joints and caulk expansion/control joints. Replace missing brick	Replace guardrali around the perimeter of the stainwell.	Address drainage issue within stairwell. Replace door, frame, and hardware.	Replace concrete steps and foundation at stainvell	Remove leaves and other foreign debris. TV lines to confirm the storm sewer open. Replace broken window wells and seal against building	Remove blockage and reset and seal scuppers	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	Replace broken downspouts and those that have pulled away from the	Replace downspout boots. Replacement of those with the base endosed in concrete will require demolition and replacement of processors within breakened area.	Cut off railing, install surface mounted railing along area wells. Paint railing	Remove tables in their entirety. Patch and paint walls where removed and replace with surface mounted tables	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	Remove sealant from Joints and reseal, including exterior pipe penetrations	Grind down slab where raised or replace portion of slab. Install moisture barrier and reinstall sealer.	Remove existing flooring, remove raised concrete slab, dowel, install vapor barrier, dowel into existing slab, pour new concrete where required, install vapor barrier throughout room, install new flooring and lose.	Repair slab settlement. Remove flooring, and leveling product previously installed. Remove broken concrete and uneven slab, lowed into the existing floor slabs in good shape, install moisture barrier, parch in concrete where removed, apply a moisture barrier to the surface of the entire slab, install a leveler as required, and install new
f. Improve	f. Improve		f e. Rebuild	e, Rebuild		e. Rebuild	c. Repair	e. Rebuild	f. Improve	c. Repair	e. Rebuild	b. Remove	b. Remove	b. Remove	e. Rebuild	e. Rebuild	e. Rebuild	e. Rebulld	c. Repair	c. Repair	e. Rebuild	e. Rebuild	c. Repair
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Contractor	Contractor	_	Contractor 5	Contractor 5	Contractor 5	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor 5	Contractor	Contractor	Contractor S
Safety Standards	Safety Standards		Safety Standards	Safely Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards	Safety Standards
\$ 8,000.	\$ 1,000.		\$ 20,000.	\$ 653,230.	\$ 271,904	\$ 195,758.00	\$ 10,000.	\$ 45,000.	\$ 2,300.00	\$ 3,000.00	\$ 70,000.	\$ 30,000.	\$ 5,000,00	\$ 183,750.		\$ 15,000.	\$ 11,500.	\$ 30,000.	\$ 78,000.	\$ 5,000.	\$ 1,000,	s 36,048	\$ 69,984
8,000.00 9/1/2025	1,000.00 9/1/2025		20,000.00 9/1/2025	653,330.00 9/1/2025	271,904.00 9/1/2025	1.00 9/1/2025	10,000.00 9/1/2025	45,000.D0 9/1/2025	1.00 9/1/2025),00 9/1/2025	70,000.00 9/1/2025	30,000.00 9/1/2025),00 9/1/2025	183,750.00 9/1/2025	5,000.00 9/1/2025	15,000.00 9/1/2025	11,500,00 9/1/2025	30,000.00 9/1/2025	78,000.00 9/1/2025	5,000.00 9/1/2025	1,000,00 9/1/2025	36,048,00 9/1/2025	69,984.00 9/1/2025
O. Other Funds	O. Other Funds		O, Other Funds	O. Other Funds	O, Other Funds	O. Other Funds	O. Other Funds	O, Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O, Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	O. Other Funds

Entire building	Throughout	Exterior Windows B. Required	Exterior building B. Required	Exterior windows B. Required ground level windows	
B. Required	B. Required	B. Required	3. Required	3. Required	
AHERA	185,3901	IPMC 304.13	IPMC 304.13	IPMC 304.13	
Asbestos Abatement required for other work indicated.	[PMC 304,13] Wood window sills/ perimeter trim is damaged/rotted due to moisture 185.3801 infiltration from the exterior windows.	IPMC 304,13 Window system and infil panels have deteriorated and no longer IReplace exterior windows. Since window blinds are attached to the openings. Water appears to have also entered from above at the lintels replaced. (Linde work and repair to interior flishes damaged are increating additional problems. Windows are not sealed on the interior separate line item) Windows are assumed to not contain asbestos around the perimeter of windows in some basement locations.	IPMC 304, 13 Window sills are below grade near mechanical room allowing water to enter the building. The window at the same location is broken	IPMC 304.13 Steel protection at basement windows is coming apart from windows. Wood trim around windows is rotting.	
Abate asbestos containing material as required to remediate other wor indicated. Estimate and recommendation as prepared by ideal Environmental. See attached	 Replace damaged wood sills and window trim. Stain and varnish to match existing, (window replacement is in separate line item) 	Window system and infill panels have deteriorated and no longer Window system and infill panels have deteriorated and no longer Replace exceled windows. Since window blinds are attached to the Window system and infill panels have deteriorated and no longer Acceptable of the line of the lin	Remove broken sill and concrete immediately adjacent to window, Replace window, sill and concrete (window is in separate replacement number.)	Replace steel and wood frame with weather and impact resistance screen	
k b. Remove	e. Rebuild	b. Remove	e. Rebulid	f. Improve	
155		st.	55	ñ	
	2608	4225		864	
Contractor	Contractor	Contractor	Contractor	Contractor	
Safety Standards	Safety Standards	Safety Standards	Safety Standards	Contractor Safety Standards	
\$ 300	\$ 72	\$* 38:	*	*	
300,000.00 9/1/2025	78,240.00 9/1/2025	388,700.00 9/1/2025	3,000.00 9/1/2025	25,868.16 9/1/2025	
1/2025	1/2025	1/2025	1/2025	1/2025	
O. Other Funds	O, Other Funds	O. Other Funds	O. Other Funds	O. Other Funds	