

BLOOMINGDALE SCHOOL  
DISTRICT 13

FACILITIES MASTER PLAN

UPDATED – JANUARY 15, 2019





# BLOOMINGDALE SCHOOL DISTRICT 13 FACILITIES MASTER PLAN



## TABLE OF CONTENTS

INTRODUCTION ..... 2

WESTFIELD MIDDLE SCHOOL BUILDING SUMMARY ..... 3

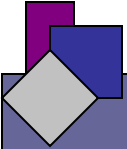
DUJARDIN ELEMENTARY SCHOOL BUILDING SUMMARY.....15

ERICKSON ELEMENTARY SCHOOL BUILDING SUMMARY .....26

DISTRICT OFFICES BUILDING SUMMARY ..... 35

SUMMARY ..... 40

APPENDIX..... 42



# BLOOMINGDALE SCHOOL DISTRICT 13 FACILITIES MASTER PLAN

## INTRODUCTION

In 2008 the Bloomington School District 13 Board of Education was presented with a Facilities Master Plan to help provide a clear picture of the financial needs that District 13 facilities were facing. Updates to the plan were presented to the Board in 2012, 2014, and 2016. In the years between 2008 and 2019 the Board has invested approximately \$8.75 million in Capital Improvement Projects. This continuing commitment to financial support of the facilities ensures trust amongst our community, staff, and students that we are being proactive and not reactive. As in the past it is necessary to revise this document so as to continue to provide a snapshot of our needs now and into the future. While it is difficult to imagine every possible scenario that our buildings could face, this is a comprehensive analysis of the present facilities to the best of my ability. This document describes many of the major physical components of District 13 buildings, the conditions of these components, recommendations, and estimates of the funding that will be necessary to maintain the buildings at the high standards to which the Bloomington Community is accustomed. Projected costs for each building are broken down in more detail in the Appendix. The Facilities Master Plan is intended to assist the District 13 Board and Administration in the decisions they face with regard to the future financial support of our facilities.

Respectfully Submitted,

Greg Leyden  
Director of Buildings and Grounds  
Bloomington School District 13



**WESTFIELD MIDDLE SCHOOL**



## WESTFIELD MIDDLE SCHOOL BUILDING SUMMARY

Originally constructed in 1975, Westfield Middle School was designed using the open classroom concept. The north end, or IMC area, was designed as an open classroom building with no walls to separate classroom spaces. Over the years, walls have been added creating individual classrooms. Floor surfaces throughout the building consist of various types of tile, carpet, and rubber flooring. Ceilings throughout the building are lay-in tiles. In 2001, approximately 33,000 square feet of classrooms and a gymnasium were added to Westfield's 51,000 original square feet. Classrooms surrounding the IMC average approximately 600 square feet, while classrooms in the new addition average approximately 800 square feet.

Exterior brick, concrete block, steel joists, and beams support the building structure. The roof is comprised of a metal deck with 2 types of roofs. The original building has a layered membrane roof that was installed in 1997. The 2001 addition has the more traditional flat, built-up roof with tar and gravel.

In 1994, the Heating, Ventilating and Air Conditioning (HVAC) system was reconfigured to provide adequate air circulation to the IMC area after the addition of walls. The original part of the building is heated by a gas-fired boiler that supplies hot water for circulation through Variable Air Volume (VAV) boxes. The new addition is heated by two gas-fired boilers that also supply hot water to VAV boxes. Air-cooled air conditioning units located outside of the building provide cooling for both areas except for the old gym that is not air-conditioned. Air conditioning units were replaced in 2014. Outside air is supplied to the building via centralized air handler units located in fan rooms and boiler rooms. In 2010, the controls for the HVAC system were replaced with automated controls that allow for web based monitoring and better efficiencies. A second boiler, and related pumps, were also added to the original building at this time.

Windows in the original building were replaced in 2009 with energy efficient windows. The new addition has double pane, insulated, tip out windows with screens. Doors around the exterior of the original building are steel with single pane windows. Doors in the new addition are aluminum with insulated glass.

Fire protection is provided throughout the building, using a combination of detectors and sprinkling systems. The original building has smoke and heat detectors. An automated sprinkler system provides protection for all areas of the 2001 addition. Fire alarm systems are connected to the fire department through a wireless transmitter.

Electrical service is provided by an above ground, pad mounted transformer. Service lines from the utility pole to the transformer are buried underground.

The Village of Bloomingdale provides water and sewer services for the entire building through two connection points and three gas-fired boilers supply domestic hot water. Storm water is managed through gutters and downspouts that either empty on grade or divert water to the north retention area. The building has one waste sewer connection.

## **BUILDING EXTERIOR**

Private residences border Westfield Middle School to the east and a sufficient flood retention area borders the building on the north side. Parking lots and sidewalks are on the south and west sides of the building. The parking lots and sidewalks were installed in 2001 along with the new addition. These components are in fair condition; continuous repairs and maintenance are needed.

The building is composed of brick walls. The brick on the new addition is in good condition. The brick on the original building is in fair condition with some spalling (flaking) in certain areas. Remedy of this condition requires replacement of the brick and correctly installing new brick. Brick with the same style, color, and texture of the damaged brick is no longer available. Matching of the existing brick will be near impossible. In 2004 columns were installed along the perimeter of the old gymnasium. This project was done to solidify the structure after it was discovered that a lack of control joints and poor construction was creating a possible hazard. Since the installation of the columns, no cracks have reappeared in the interior walls in the gym. Life expectancy of this solution is estimated to be 15 to 20 years.

Most exterior doors are in good condition but will need to be replaced as needed due to weathering. It is recommended to replace the failing steel doors, and frames, with fiberglass doors and glass.

The roofs are in fair to good condition but are aging. The roof on the original building is 22 years old and the roof on the 2001 addition is 18 years old. The roof over the original building is reaching the end of its intended life span. Removal and replacement of this roof will need to be addressed soon. Continued maintenance of the roof over the 2001 addition should help it last at least 5 to 7 more years.



## BUILDING INTERIOR

Huff Architectural Group completed an Asbestos Survey in 1988. An Asbestos Management Plan was created and is kept on file in the building and at the district offices. The Designated Asbestos Program Manager is Greg Leyden. The plan identified asbestos in various types of floor tile. Other items tested (ceilings, walls, and mechanical insulation) were all found to be non-asbestos containing materials.

Flooring in the building consists mainly of carpet and vinyl composition tile (VCT) with the exception of the new gym that has a rubber floor. Removal and replacement of asbestos containing VCT in the south end of the building (the Commons) was begun in 2008. It is anticipated that this process will continue throughout the building until all asbestos containing flooring is removed. Carpeting in the north end (the IMC and surrounding classrooms) of the building was replaced in 2009 and 2011 and is in excellent condition. Carpeting in the new addition is in fair condition but will need replacing in the next few years. Replacement of the hallway carpeting in this area has already been completed.

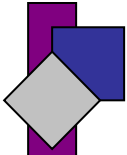
The interior walls are generally in good condition. Ongoing routine maintenance will extend the life of the walls. In the north end of the original building, walls were constructed to create multiple, individual classrooms. While these classrooms are functional, many of the classrooms are considered small in comparison to the square footage of the average classroom.

Ceiling tiles in the original building are beginning to sag and show age in some areas. To improve appearance and prevent future sagging, ceiling tiles should be replaced using 2' x 2' tiles instead of 2' x 4' tiles. This process was begun when the IMC was remodeled and should continue in the classrooms whenever possible.

Lighting in the original parts of the building has been upgraded in the past few years and should be adequate for many more years. New, indirect lighting in the IMC has created a better learning environment. Classrooms around the IMC received new fixtures in 2012 and the south end of the building received new fixtures in 2013. Light fixtures in both gyms have been replaced with energy efficient fixtures as well.

Generally, the interior doors are in fair condition. Doors will need replacing as they age. Some door closers need adjusting or replacing. Doors in the original part of the building should be fitted with new hardware to meet ADA guidelines and improve security.

The bleachers in both gyms are professionally inspected annually and are in good operating condition. Replacement of the bleachers in the old gym should be considered.



## MECHANICAL/ELECTRICAL/PLUMBING

### *MECHANICAL SYSTEMS (original building)*

Two natural gas fired boilers heat the original part of the building. Hot water is circulated via pumps to the various rooms in the building where a VAV box with a re-heat coil tempers the space. The boiler and associated pumps are in good condition. In 2010 District 13 completed several energy saving renovations to the HVAC systems. Westfield had a new, energy efficient boiler and related pumps installed for heating. The old boiler now acts as a backup in case of an emergency.

In 2014 the old air conditioning unit was replaced with 3 direct expansion air conditioning units. These units act independently of each other vs. having one large system for the entire building. Air is circulated throughout the building via two large air handler units. These units were updated in 2010 and are in good condition. The gym is supplied fresh air through one air handler unit. This unit provides heating as well. It is suggested that air conditioning be added to the gym at Westfield.

Roof top exhaust fans serve bathrooms and locker rooms. These fans are in fair to good condition. The fans for the locker rooms in the old gym were replaced in 2017.

Temperature control is now provided via a low voltage, computer based system. Web-based software allows us to better control and schedule the operation of the HVAC system. This equipment and controls were installed in 2010. The HVAC software was updated in 2017.

### *MECHANICAL SYSTEMS (new addition)*

Two natural gas fired boilers heat the new parts of the building. Hot water is circulated via pumps to the various rooms in the building where a VAV box with a re-heat coil tempers the space. The boilers and associated pumps are in good condition. The availability of two boilers and associated pumps provide redundancy in case one boiler or pump fails.

A 115 ton air-cooled screw chiller located outside creates cooling. Chilled water is supplied to the air handlers where it is used to cool the building. This chiller is in good condition.

Air is circulated throughout the building via two large air handler units and one roof top unit. These units are equipped with variable frequency drives that control the fan motors based upon demand. These units are in good condition and are very efficient.

Rooftop exhaust fans serve bathrooms and locker rooms. These fans are in good condition.

Temperature control is provided via a Direct Digital Controls (DDC) system. These controls are monitored by a computer-automated system and require minimal monitoring. Software related to this equipment was updated in 2015.



## PLUMBING SYSTEMS

Domestic hot water is provided via two hot water boilers. The original building is supplied domestic hot water via a small capacity boiler located in the receiving area. The 2001 addition is supplied domestic hot water via one medium capacity boiler located in the mechanical room. The boiler for the 2001 addition was replaced in 2017. Water is distributed via galvanized piping. Several hundred feet of pipe was replaced in 2016 due to multiple leaks that had occurred. Continued pipe replacement is recommended.

The bathrooms in the original areas of the building were updated in 2011. New sinks and partitions were the major components of the update. Toilets, urinals, sinks, flushing mechanisms, and faucets throughout the building are in fair to good condition. Over the years, touchless towel dispensers, automatic flush valves, and faucets have been installed in an effort to create a more sanitary environment.

In 2008 and 2009, downspouts were connected to the underground storm-water system, thereby diverting rain water runoff away from the building.

## ELECTRICAL SYSTEMS

The electrical service throughout the building is in relatively good condition and functioning properly. Based on present electrical consumption, no major upgrades are necessary.

The fire alarm system is an addressable Simplex Fire Control System that serves the building. There is an enunciator panel located at the main entrance. This system was installed in 2001 along with the new addition and is functioning properly and monitored via wireless transmission 24/7 by the Bloomingdale Fire Department. The sprinkler system in the 2001 addition is in excellent condition and is inspected annually by a contractor.

The intercom system at Westfield was replaced in 2017. The automated clock system was replaced in 2015.

Lighting is achieved primarily by fluorescent fixtures containing T-8 bulbs. Exterior lighting around the building is sufficient. High bay light fixtures in the new and old gymnasiums were replaced in 2013 and 2008, respectively.

Westfield is lacking a back up generator to supply power during emergencies. Presently during an outage, we roll out a portable generator to power up critical components of the technology network to keep the phone system operating. This process can take anywhere from 10 to 30 minutes based on maintenance and technology staff availability. A needs based electrical survey performed by an engineer would help determine what type and size of equipment would be necessary to provide basic services during a power outage.



### *TECHNOLOGY INFRASTRUCTURE SYSTEMS*

Westfield is the main hub for our technology network. District 13 is served by a 500 megabit per second fiber optic line provided by Comcast. DuJardin and Erickson connect to Westfield via 200 megabit fiber lines. These capacities should be adequate for the foreseeable future.

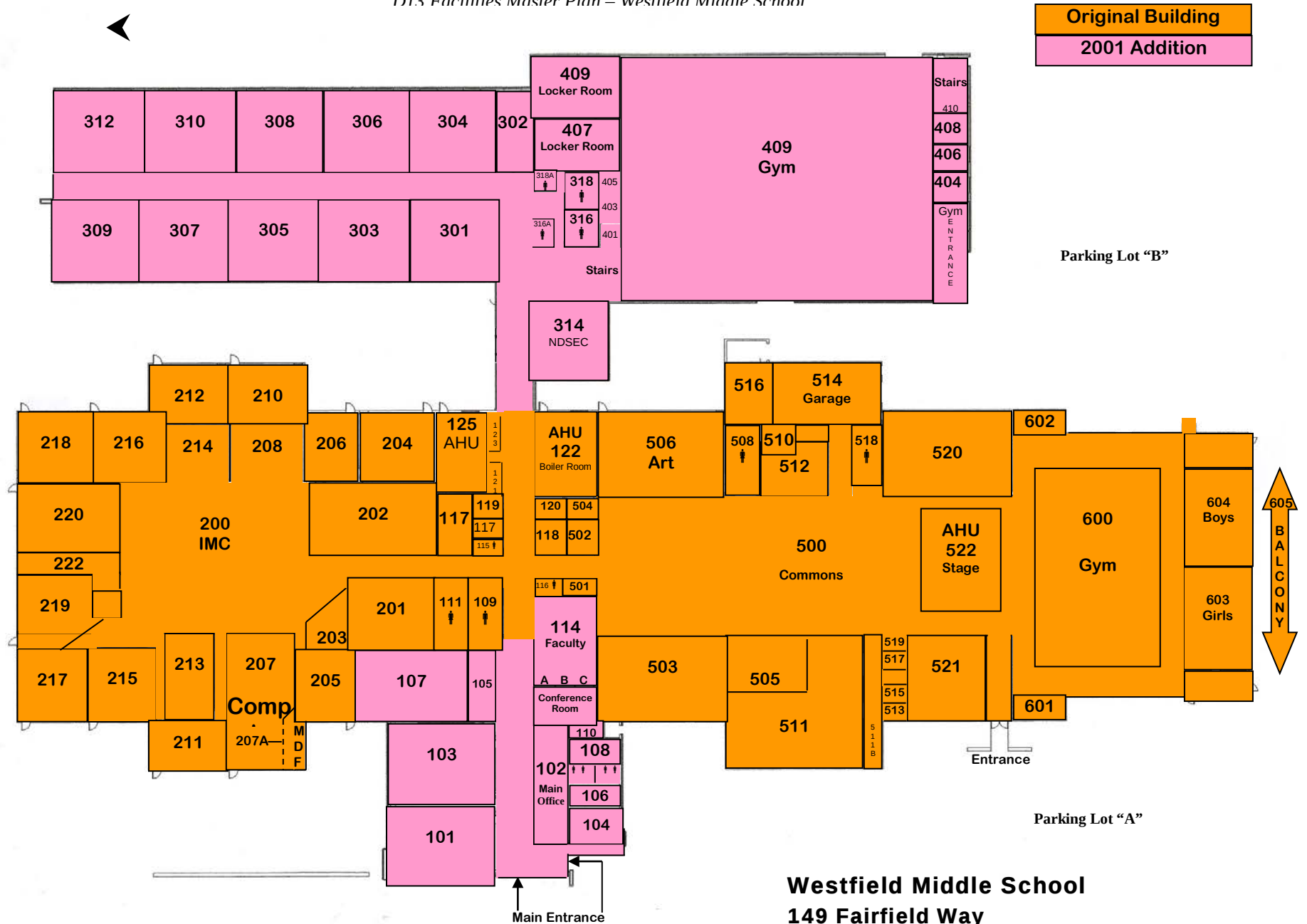
The server room at Westfield is sufficiently functional but could use a facelift. As our network and technology demands have grown, equipment has been added as needed wherever it can fit in the server room. A modernization of the room would benefit the technology staff with network and equipment management.

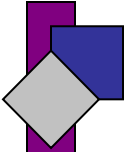
### *SECURITY*

The main entrance to Westfield is a controlled entrance monitored by secretarial staff during regular school hours. Visitors to the school must have their driver's license scanned and receive a visitor's pass before entering through locked doors. Closed circuit cameras provide security coverage at 16 points inside and outside the building. These cameras are not monitored 24/7 but have provided helpful information after an incident. The system is expandable. Westfield is protected at night and on weekends via an alarm system. The system includes door contacts and motion sensors throughout the building. In 2014 an access control system was installed to better control access by staff and visitors to the buildings. Interior classroom doors have been re-keyed so that all staff carry the same key and can lock any door at any time.



D13 Facilities Master Plan – Westfield Middle School





**Spalling brick.**



**Replacement brick difficult to match.**



**Asbestos floor tile in gymnasium.**



**Small classroom bordering the IMC.**



**Sagging, old ceiling tiles.**



**Parking lot patching needed.**



**Interior door needs replacing and doorknob not meeting ADA requirements.**



**Exterior door needs replacing.**



**Server room equipment.**



**Server room switch gear and cables.**



**Rusty pipe fitting.**



**DUJARDIN ELEMENTARY SCHOOL**



## DUJARDIN ELEMENTARY SCHOOL BUILDING SUMMARY

Originally opened in 1964, DuJardin Elementary School is a traditionally designed school with three separate additions totaling approximately 53,000 square feet. In 1971 the IMC and surrounding classrooms were added. In 1995 three classrooms, a maintenance garage, and the district offices were added, and in 2002 the main office was relocated to the front of the building with some minor construction. The IMC area was designed as an open classroom building with no walls to separate classroom spaces. Over the years, walls have been added creating individual classrooms. Floor surfaces throughout the building consist of various types of tile, carpet, and vinyl flooring. Ceilings throughout the building are lay-in tiles. Classrooms at DuJardin average approximately 800 square feet.

Exterior brick, concrete block, steel joists, and beams support the building structure. The roof is a traditional flat, built-up roof with tar and gravel. It was completely replaced in 1998 (excluding the 1995 additions).

In 1993, the 1964 classrooms were outfitted with univents to improve heating, provide appropriate fresh air, and air conditioning. In 2010, these univents were replaced as part of a major district wide HVAC renovation project. Two gas-fired boilers that supply hot water for circulation through univents and centralized air handler units heat the entire building. A new rooftop, air-cooled air conditioning unit was part of the 2010 project. This chiller unit provides air conditioning for about 80% of the building. The gym is not air-conditioned.

Windows are double pane, insulated, tip out windows with screens. Classroom doors around the exterior of the original building are aluminum with insulated glass windows. Doors at the main entrance are aluminum with insulated glass.

Fire protection is provided throughout the building, using a combination of detectors and sprinkling systems. The entire building has smoke and heat detectors. An automated sprinkler system provides protection for all areas of the 1995 addition. Fire alarm systems are connected to Bloomingdale Fire Department through a wireless transmitter.

Electrical service is provided by an above ground, pad mounted transformer. Service lines from the utility pole to the transformer are buried underground.

The Village of Bloomingdale provides water and sewer services for the entire building through two connection points. One gas-fired hot water heater supplies domestic hot water. Storm water is managed through roof drains and downspouts that empty on grade or lead underground to the water retention area. The building has two waste sewer connections. One is on the south side of the building and the other is on the north side.

## **BUILDING EXTERIOR**

Private residences border DuJardin Elementary School to the north and south with a small flood retention area at the northeast corner of the property. An asphalt play lot/parking lot is to the east and an open field on the west side of the building. The east play lot was completely rehabbed with new asphalt and base in 2013. The north parking lot and some sidewalks were replaced in 2018.

The building's exterior is composed of brick walls. The brick is in fair to good condition. Classroom windows on the 1964 and 1971 areas of the building were replaced in 2007 with energy efficient, insulated windows. The upper windows around the IMC are original and should be replaced. However, they contain asbestos caulk which would have to be abated first. The exterior classroom doors were replaced in 2017 and are in good condition. The new doors are aluminum with insulated glass. The soffits around the building are beginning to show age. A phased replacement should be continued as needed.

The school roof was replaced in 1998 and is in fair to poor condition. Trees too close to the building were removed and trimmed back in 2008. The proximity of the trees to the building constantly created clogged roof drains and puddling. These conditions may have resulted in premature roof failure. Continued maintenance of the school roof should help it last at least 2 to 3 years. The roof over the 1995 addition is now over 24 years old and should be replaced at the same time as the school roof.

In 2015 a new handicapped accessible playground was built at DuJardin. Parts of the original playground were not a part of this project. While safe, the older equipment is showing its age. This area will need continued maintenance and surface material replenishment as needed.

## **BUILDING INTERIOR**

Huff Architectural Group completed an Asbestos Survey in 1988. An Asbestos Management Plan was created and is kept on file in the building and at the district offices. The Designated Asbestos Program Manager is Greg Leyden. The plan identified asbestos in various types of floor tile, glued on ceiling tile, and mechanical insulation. In 2013 a re-test of various building materials, flooring, walls, etc. was completed. Asbestos remains to be prevalent in many parts of the building. Any future buildings projects will have to include asbestos abatements.

Flooring in the building consists mainly of carpet and luxury vinyl tile (LVT) with the exception of the gym which has rubber flooring that was installed in 2015. Some removal and replacement of asbestos containing VCT in the 1964 part of the building was done in 1994. In 2017 the hallway flooring was abated and replaced with LVT. This tile has held up well after one year. In 2005 carpeting over asbestos containing VCT was removed from the classrooms. New carpeting was installed in these classrooms.

The carpet in the IMC was replaced in 2003 and is beginning to show wear patterns while the carpeting in the surrounding rooms was replaced in 2009 and is in good condition. Carpeting in the 1995 addition was replaced in 2008 and is in excellent condition.

The interior walls are generally in good condition. Ongoing routine maintenance will extend the life of the walls. Classrooms are sized adequately at DuJardin.

Hallway and IMC ceiling tiles were replaced in 2012 with 2' x 2' ceiling tiles. Tiles in the 1964 classrooms were installed in 1997. There are 1' x 1' asbestos containing ceiling tiles above these drop ceilings. Although still in good condition consideration should be given to removing the asbestos containing tiles.

Interior lighting levels and fixture layout throughout the building is adequate.

Generally, the interior doors around the IMC are in poor condition. The hallway doors leading to the IMC were replaced in 2008. Classroom doors in the 1964 addition were replaced in 2014 while doors in the 1971 part of the building need replacing and new hardware to meet ADA guidelines.

In 2012 the student bathrooms were completely remodeled and a handicapped accessible bathroom was created.

## **MECHANICAL/ELECTRICAL/PLUMBING**

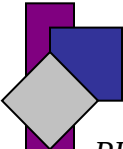
### ***MECHANICAL SYSTEMS***

Two natural gas fired boilers heat the entire building. Hot water is circulated via pumps to the various rooms in the building where univents or large air handler units temper the associated space. The boilers and associated pumps were installed in 1999 and are in good condition. Distribution piping for the heating/cooling system is from 1971 and may need replacing soon.

As mentioned earlier a major overhaul of the HVAC system at DuJardin took place in 2010. The renovations included:

- Replacement of all univents.
- A new centralized rooftop chiller and associated piping.
- A new air handler unit for the core of the original building.
- New chiller for the district offices.
- Computerized, low voltage HVAC controls to all equipment.

The gym at DuJardin is not air-conditioned and can become uncomfortable in the warmer months. Since this space is used for PE, lunch, and assemblies it is suggested that it be air-conditioned.



### *PLUMBING SYSTEMS*

Domestic hot water is provided via one hot water heater located in the boiler room. The hot water heater is in good condition. As mentioned earlier the student bathrooms were completely overhauled in 2012. Renovations included: new toilets and urinals, new fixtures, new lighting, new partitions, new flooring, and ceramic tile on walls. Original water supply piping to these bathrooms is still galvanized pipe. In 2016 many of these pipes were replaced due to multiple leaks. Consideration should be given to replacing the remaining piping before it begins to fail.

Downspouts around the perimeter of the building empty on grade or underground. To enhance the safety of staff and students, to improve the outside appearance, and to protect the building structure, it is recommended to divert surface drainage to underground drainage wherever possible.

### *ELECTRICAL SYSTEMS*

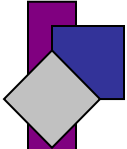
The original building switch gear was replaced in 2014. Additional electrical service was added in 1994 along with the installation of univents. Based on present electrical consumption, no major upgrades are necessary.

The fire alarm system is an addressable Gamewell Control System that serves the building. There is an enunciator panel located at the main entrance. This system was installed in 2005, is functioning properly and monitored via wireless transmission 24/7 by the Bloomington Fire Protection District. The sprinkler systems in the 1995 additions are in excellent condition and are inspected annually by a contractor.

The intercom system was replaced in 2018. Clocks occasionally fail and are replaced as needed. Upgrading the clock system should be considered in the near future.

Interior lighting is achieved primarily by fluorescent fixtures. Lighting in 95% of the building was upgraded and retrofitted in 2006 with more energy efficient ballasts and T-8, fluorescent bulbs. In 2011, the fixtures on the parking lot light poles were converted to LED lighting. In 2013-2016, much of the soffit lighting was upgraded to LED light fixtures. Replacement of older, less efficient exterior light fixtures will continue.

DuJardin is lacking a back up generator to supply power during emergencies. Presently during an outage we roll out a portable generator to power up critical components of the technology network to keep the phone system operating. This process can take anywhere from 10 to 30 minutes based on maintenance and technology staff availability. A needs based electrical survey performed by an engineer would help determine what type and size of equipment would be necessary to provide basic services during a power outage.



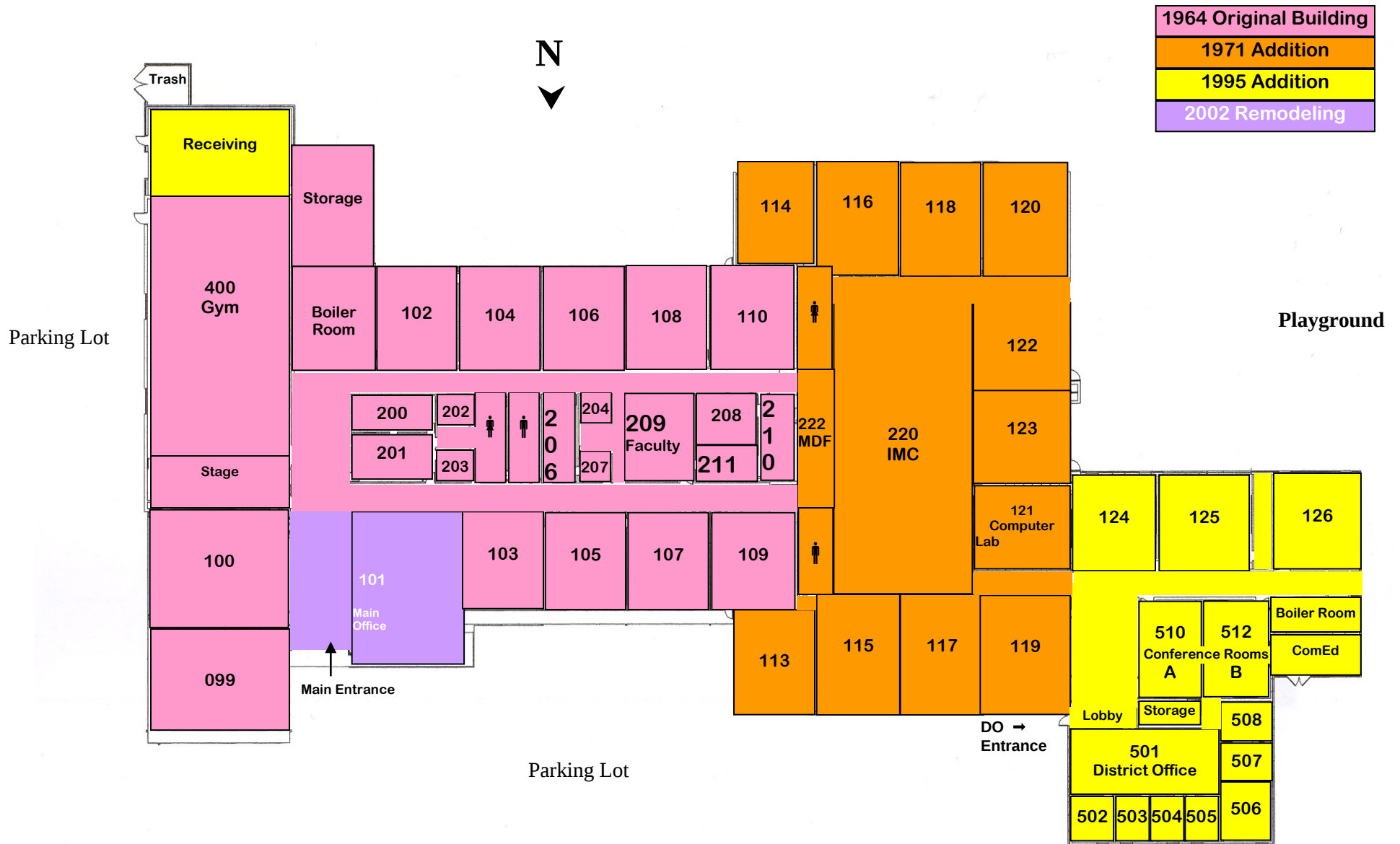
### *TECHNOLOGY INFRASTRUCTURE SYSTEMS*

DuJardin is connected to Westfield by a 200 megabit per second fiber optic line provided by Comcast. Capacity should be adequate for the foreseeable future. A new wireless system was installed in 2014.

The server room at DuJardin is sufficiently functional but could use a facelift. Technology equipment at DuJardin is stored in a room that is also the office for the IMC director and has minimal cooling capacity. A dedicated room with year round air conditioning should be considered. As our network and technology demands have grown, equipment has been added as needed wherever it can fit in the server room. A modernization of the room would benefit the technology staff with better network and equipment management.

### *SECURITY*

The main entrance to DuJardin is a controlled entrance monitored by secretarial staff during regular school hours. Visitors to the school must have their driver's license scanned and receive a visitor's pass before entering through locked doors. A new set of interior doors should be considered to prevent visitors from having direct access to the school building. Closed circuit cameras provide security coverage at 11 points inside and outside the building. These cameras are not monitored 24/7 but have provided helpful information after an incident. The system is expandable. DuJardin is protected at night and on weekends via an alarm system. The system includes door contacts and motion sensors throughout the building. In 2014, an access control system was installed to better control access by staff and visitors to the buildings. Also in 2014, interior classroom doors were re-keyed so that all staff carry the same key and can lock any door at any time.



**DuJardin Elementary School**  
**166 South Euclid Avenue**  
**Bloomington, IL 60108**

APRIL 2012



**Roof needs replacing**



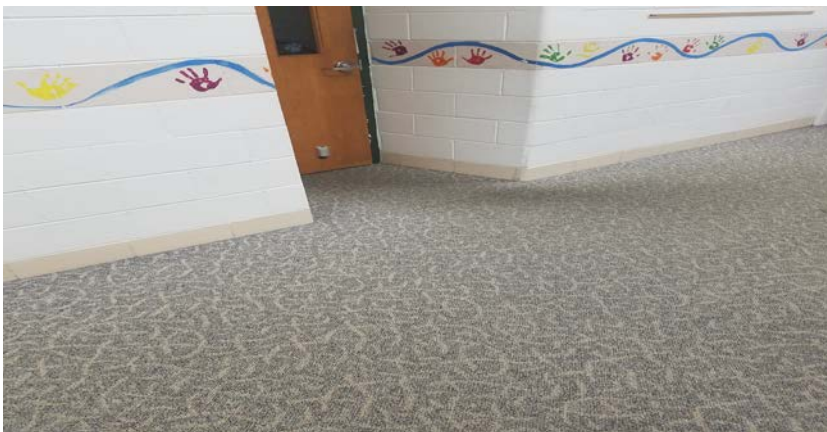
**IMC windows need replacing.**



**Classroom doors needing replacing.**



**Door hardware not to ADA guidelines.**



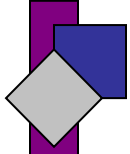
**Wear patterns in carpeting.**



**Aging playground equipment.**



**Tuck pointing needed.**



**Replace exterior lighting.**



**Crowded server room/equipment.**



**ERICKSON ELEMENTARY SCHOOL**



## ERICKSON ELEMENTARY SCHOOL BUILDING SUMMARY

**B**uilt in 1993, Erickson Elementary School is the newest school in District 13 and to date has not received any additions or major renovations. At the core of the building is the IMC and main offices with classroom wings projecting out from the core at 4 different points. Floor surfaces throughout the building consist of various types of tile, carpet, and vinyl flooring. Ceilings throughout the building are lay-in tiles. At approximately 58,000 total square feet Erickson's classrooms average approximately 700 to 750 square feet.

Exterior brick, concrete block, steel joists, and beams support the building structure. The roof is a traditional flat, built-up roof with tar and gravel.

Two gas-fired boilers supply hot water for circulation through univents and centralized air handler units heat the entire building. Three air-cooled air conditioning units located outside provide cooling for the core, gymnasium, and surrounding classrooms.

Windows are double hung, double pane, insulated windows with screens. Most exterior doors are aluminum with insulated glass. However, exterior doors in the gym, receiving area, and boiler room are steel with no windows.

Fire protection is provided throughout the building, using a combination of detectors and sprinkling systems. An automated sprinkler system provides protection for all areas of the building. Fire alarm systems are connected to the Bloomingdale Fire Department through a wireless transmitter.

Electrical service is provided by an above ground, pad mounted transformer. Service lines from the utility to the transformer are buried underground.

The Village of Bloomingdale provides water and sewer services for the entire building through one connection point. Domestic hot water is supplied by a natural gas hot water heater. Storm water is managed through roof drains that empty underground and out to the pond behind the school.



## **BUILDING EXTERIOR**

Private residences border Erickson Elementary School to the south and a parking lot to the west. An asphalt play lot/parking lot is to the north and an open field is on the east side of the building. A large pond maintained by the park district is located at the back of the property. 75% of the parking lot was replaced in 2016 and is in excellent condition. The play lot was resurfaced in 2017 and is also in good condition.

The building's exterior is composed of brick walls. The brick is in good condition and was recently tuck-pointed. The windows on the building are in good condition and the frames need painting periodically. Most exterior doors are in good condition but will need to be replaced as needed due to weathering.

The roof was replaced in 2015 and is in excellent condition. Continued repair and maintenance of the roof will extend its life for many years to come.

In 2014, we began a phased renovation of the surfacing material around the playground equipment at Erickson. Some pieces of equipment are aging and should be replaced as needed in the near future.

## **BUILDING INTERIOR**

Erickson Elementary School was built without any asbestos containing materials. It is important to continue to insure that only non-asbestos containing materials are used in the building.

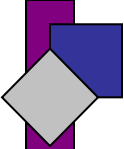
Flooring in the building consists of carpet, vinyl composition tile (VCT), ceramic tile, and vinyl sheet flooring. In 2007, a phased process of replacing carpeting was begun. As of 2016 only the IMC has original carpeting remaining. It is still in good condition.

The interior walls are generally in good condition. Ongoing routine maintenance will extend the life of the walls. Classrooms are sized adequately at Erickson. A phased replacement of ceiling tiles was 90% completed in 2014. There are only a few rooms left with the original tiles in place.

In 2018 the computer lab at Erickson was converted to a classroom. All classrooms at Erickson are currently fully utilized for students.

Interior lighting levels and fixture layout are adequate.

The interior doors are in good condition. All doors have ADA compliant hardware and are outfitted with door closers.



## MECHANICAL/ELECTRICAL/PLUMBING

### *MECHANICAL SYSTEMS*

Two natural gas fired boilers heat the entire building. Hot water is circulated via pumps to the various rooms in the building where univents or large air handler units temper the associated space. The boilers were replaced in 2013 and associated pumps are in good condition. One large chiller and two pumps provide cooling to the classrooms in a similar fashion as heating. In 2014, the chillers were replaced with one large chiller for the classrooms. Two smaller, direct expansion type air conditioning units were installed on the roof for the core area and gymnasium.

All classrooms at Erickson are heated/cooled by univents. The building core and gym at Erickson are heated and cooled by centralized air handler units and VAV boxes. In 2010, the HVAC equipment at Erickson was outfitted with new controls as part of the district-wide HVAC project. Rooftop exhaust fans serve the bathrooms. These fans are in fair to good condition.

### *PLUMBING SYSTEMS*

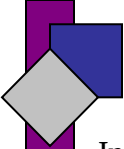
Domestic hot water is provided via one hot water heater located in the boiler room. The heater was installed with the new boilers in 2013 and is in excellent condition. The bathrooms in the building are in very good condition. Touchless towel dispensers have been installed in an effort to create a more sanitary environment. It is recommended that automatic faucets and flush valves be installed as well.

Roof drains on the building empty into the underground storm water system. This system drains into the pond in Springfield Park. The roof drains and associated plumbing are in good condition.

### *ELECTRICAL SYSTEMS*

The electrical service throughout the building is in relatively good condition and functioning properly. Based on present electrical consumption, no major upgrades are necessary. Wall mounted exterior lighting around the building is also in good condition but should be replaced with more energy efficient lighting.

The fire alarm system is a fully addressable Gamewell System that serves the building. There is an enunciator panel located in the main office and the main entrance. This system was replaced, and upgraded, in 2013. It is monitored via wireless transmission 24/7 by the Bloomington Fire Protection District. The sprinkler system throughout the building is in excellent condition and is inspected annually by a contractor. The master clock and intercom systems were replaced in 2013 and are in excellent condition.



Interior lighting is achieved primarily by fluorescent fixtures. Lighting in 95% of the building was upgraded and retrofitted in 2007 with more energy efficient ballasts and T-8 fluorescent bulbs. In 2016, the fixtures on the parking lot light poles were converted to LED lighting.

Erickson is lacking a back up generator to supply power during emergencies. Presently during an outage we roll out a portable generator to power up critical components of the technology network to keep the phone system operating. This process can take anywhere from 10 to 30 minutes based on maintenance and technology staff availability. A needs based electrical survey performed by an engineer would help determine what type and size of equipment would be necessary to provide basic services during a power outage.

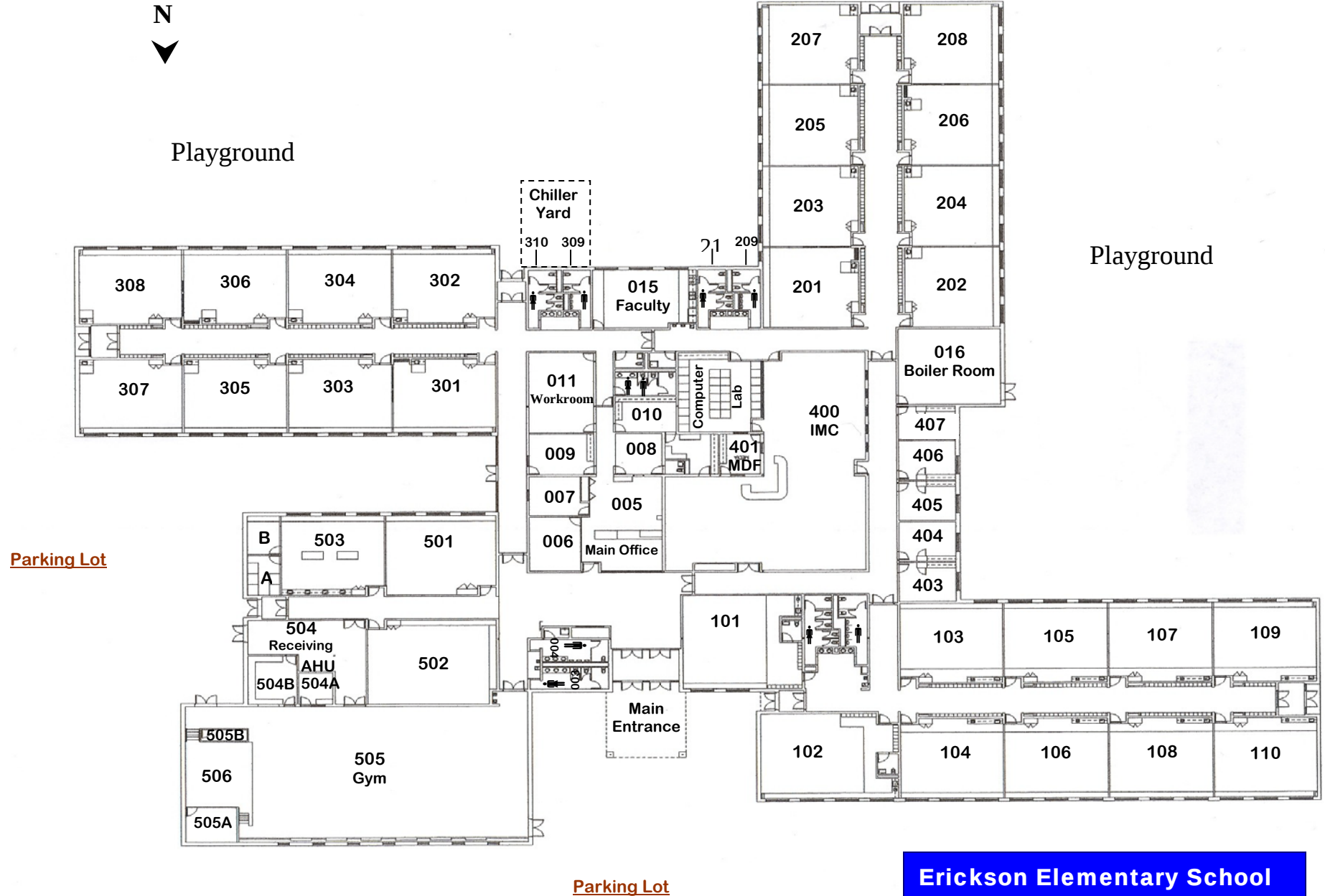
#### *TECHNOLOGY INFRASTRUCTURE SYSTEMS*

Erickson is connected to Westfield by a 200 megabit per second fiber optic line provided by Comcast. Capacity should be adequate for the foreseeable future. A new wireless system was installed in 2014.

The server room at Erickson is sufficiently functional but could use a facelift. Technology equipment at Erickson is stored in a room that is also the IMC office and has minimal cooling capacity during the winter months. A dedicated room with year round air conditioning should be considered. As our network and technology demands have grown, equipment has been added as needed wherever it can fit in the server room. A modernization of the room would benefit the technology staff with network and equipment management.

#### *SECURITY*

The main entrance to Erickson is a controlled entrance monitored by secretarial staff during regular school hours. In 2015, the main lobby was renovated to better direct all visitors into the main office. Once visitors come into the main office of the school they must have their driver's license scanned and receive a visitor's pass. Closed circuit cameras provide security coverage at 11 points inside and outside the building. These cameras are not monitored 24/7 but have provided helpful information after an incident. The system is expandable. Erickson is protected at night and on weekends via an alarm system. The system includes door contacts and motion sensors throughout the building. In 2014, an access control system was installed to better control access by staff and visitors to the buildings. Also in 2014, interior classroom doors were re-keyed so that all staff carry the same key and can lock any door at any time.



**Erickson Elementary School**  
**277 Springfield Drive**  
**Bloomington, IL 60108**



**New parking lot.**



**New Roof.**



**Replace worn carpeting in IMC.**



**Replace older playground equipment.**



**Replace fixtures with touchless fixtures.**



**Crowded server room/equipment.**



**DISTRICT OFFICES**



## DISTRICT OFFICES BUILDING SUMMARY

In 1995, the District 13 administrative offices and conference rooms were added to the DuJardin School Building. The offices are approximately 5,000 square feet and operate independently from the school building. Floor surfaces throughout the building consist of ceramic tile and carpet. Ceilings throughout the building are drywall and lay-in tiles.

Exterior brick, concrete block, and steel joists and beams support the building structure. The roof is a traditional flat, built-up roof with tar and gravel.

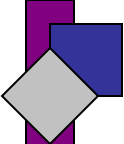
An in-line air duct heater that supplies heated air for circulation through VAV boxes heats the building. An air-cooled air conditioning unit is located outside of the offices and provides cooling for the offices.

Windows are double pane, insulated, tip out windows with screens. Doors at the main entrance are aluminum with insulated glass.

Fire protection is provided throughout the offices using a combination of detectors and sprinkling systems. An automated sprinkler system provides protection for all areas of the offices. Fire alarm systems are connected to the Bloomingdale Fire Department through a wireless transmitter.

Electrical service is provided by an above ground, pad mounted transformer. Service lines from the utility pole to the transformer are buried underground.

The Village of Bloomingdale provides water and sewer services for the entire building through one connection point. One gas-fired hot water heater supplies domestic hot water. Storm water is managed through roof drains and downspouts that empty on grade or connect to underground systems. The building has one waste sewer connection.



## **BUILDING EXTERIOR**

The building's exterior is composed of brick walls. The brick is in fair to good condition. Tuck pointing should be considered soon.

The roof is original and in fair condition. Continued maintenance of the roof should help it last approximately 2 to 5 years.

Parking for office staff is at a minimum. A lack of parking makes it difficult to host large group meetings during school hours. Parking lot expansion should be considered.

## **BUILDING INTERIOR**

The District Offices were built without any asbestos containing materials. It is important to continue to insure that only non-asbestos containing materials are used in the building.

Flooring in the building consists of carpet and ceramic tile. Carpeting in the conference rooms and offices was replaced in 2011.

The interior walls and doors are in good condition. Ongoing routine maintenance will extend the life of the walls and doors. The folding partition wall was replaced in 2016.

## **MECHANICAL/ELECTRICAL/PLUMBING**

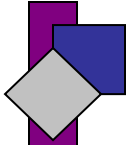
### *MECHANICAL SYSTEMS*

One natural gas duct heater supplies heat to the offices. This heater was replaced in 2009. Outside air is provided via one air handler unit. Air is circulated to the spaces via ductwork and VAV boxes. Supplemental heat is provided via electric baseboard heaters along outer walls. Rooftop exhaust fans serve the bathrooms. In 2010 the chiller that serves the district office was replaced. All HVAC equipment related to the District Offices is in good condition.

### *PLUMBING SYSTEMS*

Domestic hot water is provided via one hot water heater located in the boiler room. The hot water heater was replaced in 2012 and is in excellent condition. Bathroom partitions and fixtures are in good condition.

Roof drains along the perimeter of the building empty underground to storm water retention areas.



### *ELECTRICAL SYSTEMS*

Electrical service throughout the building is in relatively good condition and functioning properly. Based on present electrical consumption, no major upgrades are necessary.

Fire protection for the District Offices is connected to the DuJardin fire alarm system. Sprinklers also provide fire protection in the offices. Both systems are in very good condition.

Interior lighting is achieved by fluorescent fixtures. Lighting in the building was upgraded and retrofitted in 2006 with energy efficient ballasts and T-8 fluorescent bulbs. The light fixtures in the conference rooms have been replaced with better, more energy efficient LED light fixtures.

The District Office is lacking a back up generator to supply power during emergencies. During a power outage the offices are left without phones and computer access. A needs based electrical survey performed by an engineer would help determine what type and size of equipment would be necessary to provide basic services during a power outage.

### *TECHNOLOGY INFRASTRUCTURE SYSTEMS*

The District Office is a part of the DuJardin network. It is connected to the DuJardin server room via a Category 6 cable. This connection is adequate for the present staffing levels of the offices.

### *SECURITY*

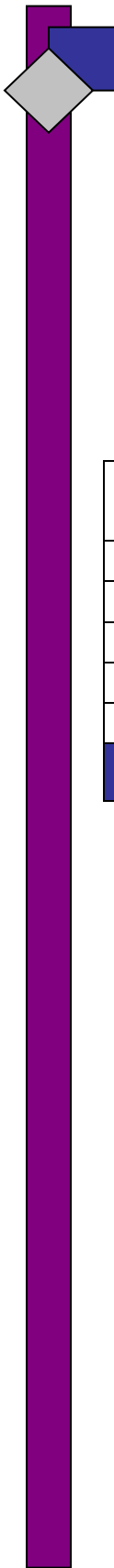
The main entrance to the District Office is a controlled entrance monitored by office staff during regular school hours. Visitors must have their driver's license scanned and receive a visitor's pass. There are 2 closed circuit cameras at the District Office. These cameras are not monitored 24/7 but can provide helpful information after an incident. The District Office is protected at night and on weekends via an alarm system. The system includes door contacts and motion sensors throughout the building. In 2014, an access control system was installed to better control access by staff and visitors to the building.



**Limited overflow parking on crowded days.**



**Roof is aging.**



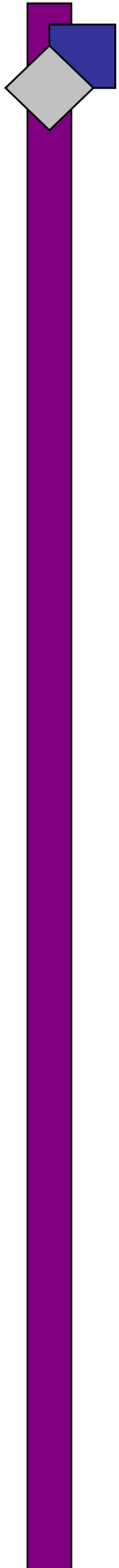
## SUMMARY

| BUILDING                   | TOTAL ESTIMATED<br>NEED * |
|----------------------------|---------------------------|
| Westfield Middle School    | \$2,837,000               |
| DuJardin Elementary School | \$3,085,000               |
| Erickson Elementary School | \$520,000                 |
| District Offices           | \$330,000                 |
|                            |                           |
| <b>GRAND TOTAL</b>         | <b>\$6,772,000**</b>      |

\* Refer to Appendix for projected cost detail

\*\* Projected costs determined using 2018 cost estimates.

The totals listed above demonstrate a need for continued funding of District 13's biggest assets: buildings and grounds. I hope that this plan will provide the Board and Administration the necessary information to assist them with making sound financial decisions now and into the future.



## FOR FUTURE CONSIDERATION

Through strong fiscal management the Bloomingdale School District 13 Board of Education has continuously allocated funds for major renovations in ALL District 13 schools throughout the past 25 years. However, we are approaching a point where the facilities will need a significant infusion of capital funding to create modern educational facilities that provide students with the space and educational tools they need to excel at learning. Our current annual capital funding levels are not keeping pace with the needs of our district and community expectations primarily due to several factors such as: changing teaching methods; special education programming needs; increasing enrollment; increasing construction costs; and an aging middle school that is approaching 45 years old. In the very near future the District 13 Board of Education will need to consider engaging school and community stakeholders in discussions regarding a capital improvement plan that would modernize District 13 schools for the next 25 to 30 years. A thorough process with tangible outcomes can take anywhere from 2 to 3 years so it is imperative to begin discussions soon if we are to be as ready as possible for the next decade of students.

# **APPENDIX**

## WESTFIELD MIDDLE SCHOOL FACILITY NEEDS SURVEY

| DESCRIPTION                           | CONDITION                    | RATING<br>(1=worst, 5=best) | RECOMMENDATION                                                          | COST<br>ESTIMATE | PRIORITY | COMMENTS                      |
|---------------------------------------|------------------------------|-----------------------------|-------------------------------------------------------------------------|------------------|----------|-------------------------------|
| SITE/EXTERIOR                         |                              |                             |                                                                         |                  |          |                               |
| Parking lot                           | Fair                         | 3                           | Periodic maintenance; repair as needed                                  | \$150,000.00     | Medium   | Some areas will need repairs  |
| Roof on 2001 Addition                 | Good                         | 4                           | Monitor and perform periodic maintenance                                | \$0.00           | Low      | Replace in 5 to 7 years       |
| Roof on original building             | Fair                         | 3                           | Monitor and perform periodic maintenance                                | \$1,500,000.00   | High     | Replace in 2 to 5 years       |
| Exterior windows                      | Excellent                    | 5                           | Maintain                                                                | \$0.00           | Low      | Maintain through O&M budget   |
| Exterior walls                        | Brick-generally fair to good | 3                           | Continue to monitor and provide periodic maintenance                    | \$30,000.00      | Medium   | Maintain through O&M budget   |
| Roof downspouts                       | Good                         | 5                           | Maintain                                                                | \$0.00           | Low      | Maintain through O&M budget   |
| Exterior doors                        | Good                         | 3                           | Continue to monitor and provide periodic maintenance; replace as needed | \$30,000.00      | Medium   | Maintain through O&M budget   |
|                                       |                              |                             | TOTAL SITE/EXTERIOR:                                                    | \$1,710,000.00   |          |                               |
| BUILDING INTERIOR                     |                              |                             |                                                                         |                  |          |                               |
| Flooring - carpeting - 6th Grade wing | Spots/general wear           | 3                           | Replace in phases                                                       | \$50,000.00      | Medium   | Hallway replaced in 2014      |
| Flooring - asbestos containing VCT    | Fair                         | 3                           | Remove before it becomes a hazard; replace with new                     | \$300,000.00     | Medium   | Includes new flooring         |
| Flooring - Rubber flooring in new gym | Good                         | 4                           | Monitor and provide periodic maintenance                                | \$150,000.00     | Low      | Maintain through O&M budget   |
| Interior finishes - walls             | Good                         | 4                           | Monitor and provide periodic maintenance/painting                       | \$0.00           | Low      | Maintain through O&M budget   |
| Interior finishes - ceilings          | Fair                         | 3                           | Begin phased replacement                                                | \$80,000.00      | Medium   | Maintain through O&M budget   |
| Interior finishes - doors             | Good                         | 4                           | Repair/replace as needed                                                | \$40,000.00      | Low      | Maintain through O&M budget   |
| Door hardware                         | Acceptable                   | 4                           | Do not meet ADA requirements; replace                                   | \$20,000.00      | Low      | Maintain through O&M budget   |
| Bleachers                             | Good                         | 3                           | Monitor and provide periodic maintenance                                | \$50,000.00      | Medium   | Eventually replace due to age |
|                                       |                              |                             | TOTAL BUILDING INTERIOR:                                                | \$690,000.00     |          |                               |

PRIORITY LEGEND: High=1 to 3 years / Medium=3 to 5 years / Low=5 to 7 years

## WESTFIELD MIDDLE SCHOOL FACILITY NEEDS SURVEY

| DESCRIPTION                            | CONDITION  | RATING<br>(1=worst, 5=best) | RECOMMENDATION                                                                | COST<br>ESTIMATE | PRIORITY | COMMENTS                             |
|----------------------------------------|------------|-----------------------------|-------------------------------------------------------------------------------|------------------|----------|--------------------------------------|
| MECHANICAL SYSTEMS (Original building) |            |                             |                                                                               |                  |          |                                      |
| Boilers                                | Excellent  | 5                           | Continue to monitor and provide periodic maintenance                          | \$0.00           | Low      | Maintain through O&M budget          |
| Chillers                               | Excellent  | 5                           | Continue to monitor and provide periodic maintenance                          | \$0.00           | Low      | Maintain through O&M budget          |
| Air handler units                      | Good       | 3                           | Monitor and provide periodic maintenance                                      | \$0.00           | Low      | Maintain through O&M budget          |
| Air handler unit- gym                  | Acceptable | 3                           | Add A/C to the gym                                                            | \$150,000.00     | Low      |                                      |
| Exhaust fans                           | Fair       | 3                           | Replace fans in old gym; continue to monitor and provide periodic maintenance | \$7,000.00       | Medium   |                                      |
| Temperature control                    | Excellent  | 5                           | Monitor and provide periodic maintenance                                      | \$0.00           | Low      | Maintain through O&M budget          |
|                                        |            |                             | TOTAL MECHANICALS:                                                            | \$157,000.00     |          |                                      |
| MECHANICAL SYSTEMS (New addition)      |            |                             |                                                                               |                  |          |                                      |
| Boilers                                | Good       | 4                           | Monitor and provide periodic maintenance                                      | \$0.00           | Low      | Maintain through O&M budget          |
| Chiller                                | Good       | 4                           | Monitor and provide periodic maintenance                                      | \$0.00           | Low      | Maintain through O&M budget          |
| Air handler units                      | Good       | 4                           | Monitor and provide periodic maintenance                                      | \$0.00           | Low      | Maintain through O&M budget          |
| Exhaust fans                           | Good       | 4                           | Monitor and provide periodic maintenance                                      | \$0.00           | Low      | Maintain through O&M budget          |
| Temperature control                    | Good       | 4                           | Monitor and provide periodic maintenance                                      | \$0.00           | Low      | Controls updated in 2015             |
|                                        |            |                             | TOTAL MECHANICALS:                                                            | \$0.00           |          |                                      |
| PLUMBING SYSTEMS                       |            |                             |                                                                               |                  |          |                                      |
| Hot water boilers                      | Excellent  | 5                           | Monitor and provide periodic maintenance                                      | \$0.00           | Low      | Maintain through O&M budget          |
| Bathroom fixtures                      | Excellent  | 5                           | Maintain                                                                      | \$0.00           | Low      | Maintain through O&M budget          |
| Bathroom partitions                    | Excellent  | 5                           | Maintain                                                                      | \$0.00           | Low      | Maintain through O&M budget          |
| Domestic Water Piping                  | Fair       | 2                           | Replace with copper piping                                                    | \$50,000.00      | High     | Consider replacement                 |
|                                        |            |                             | TOTAL PLUMBING:                                                               | \$50,000.00      |          |                                      |
| ELECTRICAL SYSTEMS                     |            |                             |                                                                               |                  |          |                                      |
| Fire protection system                 | Good       | 5                           | Monitor and provide periodic maintenance                                      | \$0.00           | Low      | Maintain through O&M budget          |
| Intercom/Clock system                  | Good       | 4                           | Monitor and provide periodic maintenance                                      | \$0.00           | Low      | Maintain through O&M budget          |
| Lighting in original building          | Excellent  | 5                           | Monitor and provide periodic maintenance                                      | \$0.00           | Low      | All fixtures use T-8 efficient bulbs |
| Add a backup generator                 |            |                             | Survey backup power needs                                                     | \$200,000.00     | Medium   |                                      |
|                                        |            |                             | TOTAL ELECTRICAL:                                                             | \$200,000.00     |          |                                      |
| TEHNOLOGY INFRASTRUCTURE               |            |                             |                                                                               |                  |          |                                      |
| Remodel server room                    | Acceptable | 4                           | Reconfigure equipment layout                                                  | \$30,000.00      | Low      |                                      |
|                                        |            |                             | TOTAL TECHNOLOGY                                                              | \$30,000.00      |          |                                      |
| SECURITY                               |            |                             |                                                                               |                  |          |                                      |
| Closed Circuit Cameras                 | Excellent  | 4                           | Maintain as needed                                                            | \$0.00           | Low      | Add cameras as needed                |
| Door Security                          | Excellent  | 5                           | Monitor and provide periodic maintenance                                      | \$0.00           | Low      | New in 2014                          |
|                                        |            |                             | TOTAL SECURITY                                                                | \$0.00           |          |                                      |
|                                        |            |                             | TOTAL ESTIMATED NEED:                                                         | \$2,837,000.00   |          |                                      |

**PRIORITY LEGEND:** High=1 to 3 years / Medium=3 to 5 years / Low=5 to 7 years

## ERICKSON ELEMENTARY SCHOOL FACILITY NEEDS SURVEY

| DESCRIPTION                           | CONDITION | RATING<br>(1=worst, 5=best) | RECOMMENDATION                                                          | COST<br>ESTIMATE | PRIORITY | COMMENTS                                                  |
|---------------------------------------|-----------|-----------------------------|-------------------------------------------------------------------------|------------------|----------|-----------------------------------------------------------|
| SITE/EXTERIOR                         |           |                             |                                                                         |                  |          |                                                           |
| Parking lot                           | Excellent | 5                           | Continue to monitor and provide periodic maintenance                    | \$0.00           | Low      | Replaced in 2016                                          |
| Roof                                  | Excellent | 5                           | Continue to monitor and provide periodic maintenance                    | \$0.00           | Low      | Replace roof in 2015                                      |
| Exterior walls                        | Good      | 3                           | Continue to monitor and provide periodic maintenance                    | \$50,000.00      | Medium   | Tuckpointing needed                                       |
| Exterior doors                        | Good      | 4                           | Continue to monitor and provide periodic maintenance; replace as needed | \$0.00           | Medium   | Maintain through O&M budget                               |
| Playground equipment                  | Good      | 3                           | Replace some aging equipment                                            | \$150,000.00     | Medium   | Continue surface replacement;replace equipement in phases |
|                                       |           |                             | TOTAL SITE/EXTERIOR:                                                    | \$200,000.00     |          |                                                           |
| BUILDING INTERIOR                     |           |                             |                                                                         |                  |          |                                                           |
| Flooring - carpeting                  | Good      | 3                           | Replace IMC carpeting within 2 to 3 years                               | \$30,000.00      | Medium   | IMC carpeting is original                                 |
| Flooring - VCT and ceramic tile       | Good      | 4                           | Continue to monitor and provide periodic maintenance                    | \$0.00           | Low      | Maintain through O&M budget                               |
| Flooring -Vinyl sheet flooring in gym | Good      | 3                           | Continue to monitor and provide periodic maintenance                    | \$0.00           | Low      | Maintain through O&M budget                               |
| Interior finishes - walls             | Good      | 4                           | Continue to monitor and provide periodic maintenance/painting           | \$0.00           | Low      | Maintain through O&M budget                               |
| Interior finishes - ceilings          | Good      | 4                           | Replace with 2'x2' tiles in remianing rooms                             | \$20,000.00      | Low      | IMC and Main Office only areas left                       |
| Interior finishes - doors             | Good      | 3                           | Repair/replace as needed                                                | \$0.00           | Low      | Maintain through O&M budget                               |
|                                       |           |                             | TOTAL BUILDING INTERIOR:                                                | \$50,000.00      |          |                                                           |

**PRIORITY LEGEND:** High=1 to 3 years / Medium=3 to 5 years / Low=5 to 7 years

## ERICKSON ELEMENTARY SCHOOL FACILITY NEEDS SURVEY

| DESCRIPTION                              | CONDITION  | RATING<br>(1=worst, 5=best) | RECOMMENDATION                                       | COST<br>ESTIMATE | PRIORITY | COMMENTS                                      |
|------------------------------------------|------------|-----------------------------|------------------------------------------------------|------------------|----------|-----------------------------------------------|
| MECHANICAL SYSTEMS                       |            |                             |                                                      |                  |          |                                               |
| Boilers                                  | Excellent  | 5                           | Continue to monitor and provide periodic maintenance | \$0.00           | Low      | Boilers new in 2013                           |
| Chillers                                 | Excellent  | 5                           | Continue to monitor and provide periodic maintenance | \$0.00           | Low      | Chillers replaced in 2014                     |
| Classroom univents and air handler units | Good       | 4                           | Continue to monitor and provide periodic maintenance | \$0.00           | Low      | Maintain through O&M budget                   |
| Exhaust fans                             | Good       | 3                           | Continue to monitor and provide periodic maintenance | \$0.00           | Low      | Maintain through O&M budget                   |
| Temperature control                      | Excellent  | 5                           | New in 2010                                          | \$0.00           | Low      | Maintain through O&M budget                   |
|                                          |            |                             | TOTAL MECHANICALS:                                   | \$0.00           |          |                                               |
| PLUMBING SYSTEMS                         |            |                             |                                                      |                  |          |                                               |
| Hot water tank                           | Excellent  | 5                           | Continue to monitor and provide periodic maintenance | \$0.00           | Low      | New in 2013                                   |
| Bathroom fixtures                        | Good       | 3                           | Replace with touchless fixtures                      | \$20,000.00      | Medium   |                                               |
| Bathroom partitions                      | Good       | 4                           | Continue to monitor and provide periodic maintenance | \$0.00           | Low      | Replaced partitions in boys bathrooms in 2014 |
|                                          |            |                             | TOTAL PLUMBING:                                      | \$20,000.00      |          |                                               |
| ELECTRICAL SYSTEMS                       |            |                             |                                                      |                  |          |                                               |
| Fire protection system                   | Excellent  | 5                           | Continue to monitor and provide periodic maintenance | \$0.00           | Low      | Replaced in 2013                              |
| Sound system                             | Excellent  | 5                           | Maintain as needed                                   | \$0.00           | Low      | Replaced in 2013                              |
| Interior lighting                        | Good       | 5                           | Maintain as needed                                   | \$0.00           | Low      | Maintain through O&M budget                   |
| Exterior lighting                        | Good       | 4                           | Replace with energy efficient fixtures               | \$0.00           | Medium   | Replaced pole lights in 2014                  |
| Add a backup generator                   |            |                             | Survey backup power needs                            | \$200,000.00     | Medium   |                                               |
|                                          |            |                             | TOTAL ELECTRICAL:                                    | \$200,000.00     |          |                                               |
| TECHNOLOGY INFRASTRUCTURE                |            |                             |                                                      |                  |          |                                               |
| Add A/C to server room                   | Fair       | 3                           | Add cooling to server room for equipment             | \$25,000.00      | Medium   | Cooling needed in winter months               |
| Remodel server room                      | Acceptable | 4                           | Reconfigure equipment layout                         | \$25,000.00      | Low      |                                               |
|                                          |            |                             | TOTAL TECHNOLOGY                                     | \$50,000.00      |          |                                               |
| SECURITY                                 |            |                             |                                                      |                  |          |                                               |
| Door security                            |            | 5                           | Install a door access control system                 | \$0.00           | Low      | Add Cameras as needed                         |
| Closed Circuit Cameras                   |            | 5                           | Install a CCTV system                                | \$0.00           | Low      | Installed in 2014                             |
|                                          |            |                             | TOTAL SECURITY                                       | \$0.00           |          |                                               |
|                                          |            |                             | TOTAL ESTIMATED NEED                                 | \$520,000.00     |          |                                               |

PRIORITY LEGEND: High=1 to 3 years / Medium=3 to 5 years / Low=5 to 7 years

## DUJARDIN ELEMENTARY SCHOOL FACILITY NEEDS SURVEY

| DESCRIPTION                              | CONDITION  | RATING<br>(1=worst, 5=best) | RECOMMENDATION                                                | COST ESTIMATE  | PRIORITY | COMMENTS                           |
|------------------------------------------|------------|-----------------------------|---------------------------------------------------------------|----------------|----------|------------------------------------|
| SITE/EXTERIOR                            |            |                             |                                                               |                |          |                                    |
| Parking lot                              | Excellent  | 5                           | Monitor and perform periodic maintenance                      | \$0.00         | Low      | Replaced in 2018                   |
| Roof                                     | Fair/Poor  | 2                           | Needs replacing                                               | \$2,000,000.00 | High     | Maintain through O&M budget        |
| Windows                                  | Fair       | 3                           | Encapsulate IMC windows with new roof                         | \$0.00         | Medium   | Encapsulate IMC windows            |
| Exterior walls                           | Good       | 3                           | Monitor and provide periodic maintenance                      | \$100,000.00   | Medium   | Tuck pointing will be needed soon  |
| Exterior Soffits                         | Good       | 3                           | Replace with new                                              | \$25,000.00    | Medium   | Continue to replace as needed      |
| Exterior doors                           | Excellent  | 5                           | Monitor and perform periodic maintenance                      | \$0.00         | Low      | Replaced in 2017                   |
| Playground Equipment                     | Fair       | 3                           | Monitor and perform periodic maintenance                      | \$100,000.00   | Medium   | Older equipment needs attention    |
|                                          |            |                             | TOTAL SITE/EXTERIOR:                                          | \$2,225,000.00 |          |                                    |
| BUILDING INTERIOR                        |            |                             |                                                               |                |          |                                    |
| Flooring - carpeting                     | Good       | 3                           | Continue to monitor and provide periodic maintenance          | \$50,000.00    | Medium   | Replace IMC carpet in 2 to 5 years |
| Flooring - VCT                           | Excellent  | 5                           | Continue to monitor and provide periodic maintenance          | \$0.00         | Low      | Hallway tile replaced in 2017      |
| Flooring -Vinyl sheet flooring in gym    | Excellent  | 5                           | Continue to monitor and provide periodic maintenance/painting | \$0.00         | Low      | Maintain through O&M budget        |
| Interior finishes - walls                | Good       | 4                           | Continue to monitor and provide periodic maintenance/painting | \$50,000.00    | Low      | Remove asbestos walls              |
| Interior finishes - ceilings             | Good       | 4                           | Continue to monitor and provide periodic maintenance          | \$200,000.00   | Low      | Remove asbestos ceilings           |
| Interior finishes - doors                | Fair       | 3                           | Repair/replace as needed                                      | \$50,000.00    | Medium   | Replace doors around IMC           |
| Door hardware                            | Fair       | 3                           | Do not meet ADA requirements.                                 | \$10,000.00    | Medium   | Upgrade with doors                 |
|                                          |            |                             | TOTAL BUILDING INTERIOR:                                      | \$360,000.00   |          |                                    |
| MECHANICAL SYSTEMS                       |            |                             |                                                               |                |          |                                    |
| Boiler                                   | Good       | 3                           | Continue to monitor and provide periodic maintenance          | \$30,000.00    | Low      | Clean water tubes                  |
| Piping                                   | Fair       | 2                           | Replace some 1971 piping with new                             | \$30,000.00    | High     | Pipes inaccessible to repair       |
| Chiller                                  | Excellent  | 5                           | New in 2010                                                   | \$0.00         | Low      | Maintain through O&M budget        |
| Gymnasium air handler unit               | Poor       | 2                           | Add A/C to the gym                                            | \$150,000.00   | High     | Only gym without A/C               |
| Classroom univents and air handler units | Excellent  | 5                           | Continue to monitor and provide periodic maintenance          | \$0.00         | Low      | New in 2010                        |
| Exhaust fans                             | Acceptable | 3                           | Continue to monitor and provide periodic maintenance          | \$0.00         | Low      | Maintain through O&M budget        |
| Temperature control                      | Excellent  | 5                           | Continue to monitor and provide periodic maintenance          | \$0.00         | Low      | New in 2010                        |
|                                          |            |                             | TOTAL MECHANICALS:                                            | \$210,000.00   |          |                                    |

PRIORITY LEGEND: High=1 to 3 years / Medium=3 to 5 years / Low=5 to 7 years

## DUJARDIN ELEMENTARY SCHOOL FACILITY NEEDS SURVEY

| DESCRIPTION               | CONDITION  | RATING<br>(1=worst, 5=best) | RECOMMENDATION                                       | COST ESTIMATE  | PRIORITY | COMMENTS                                         |
|---------------------------|------------|-----------------------------|------------------------------------------------------|----------------|----------|--------------------------------------------------|
| PLUMBING SYSTEMS          |            |                             |                                                      |                |          |                                                  |
| Hot water heater          | Good       | 4                           | Continue to monitor and provide periodic maintenance | \$0.00         | Low      | Maintain through O&M budget                      |
| Bathroom fixtures         | Excellent  | 5                           | Monitor and perform periodic maintenance             | \$0.00         | Low      | Remodeled in 2012                                |
| Bathroom partitions       | Excellent  | 5                           | Monitor and perform periodic maintenance             | \$0.00         | Low      | Remodeled in 2012                                |
| Domestic water piping     | Fair       | 2                           | Replace piping with copper piping                    | \$30,000.00    | Medium   | Replaced some in 2017                            |
| Downspouts                | Good       | 4                           | Monitor and perform periodic maintenance             | \$0.00         | Low      | Maintain through O&M budget                      |
|                           |            |                             | TOTAL PLUMBING:                                      | \$30,000.00    |          |                                                  |
| ELECTRICAL SYSTEMS        |            |                             |                                                      |                |          |                                                  |
| Fire protection system    | Excellent  | 5                           | Continue to monitor and provide periodic maintenance | \$0.00         | Low      | Maintain through O&M budget                      |
| Electrical service, 1964  | Excellent  | 5                           | Monitor and perform periodic maintenance             | \$0.00         | Low      | Updated in 2014                                  |
| Interior lighting         | Good       | 5                           | Maintain as needed                                   | \$0.00         | Low      | Maintain through O&M budget                      |
| Exterior lighting         | Good       | 3                           | Replace fixtures with energy efficient lighting      | \$10,000.00    | Medium   | Replace fixtures with soffit replacement project |
| Add a backup generator    |            |                             | Survey backup power needs                            | \$200,000.00   | Medium   |                                                  |
|                           |            |                             | TOTAL ELECTRICAL:                                    | \$210,000.00   |          |                                                  |
| TECHNOLOGY INFRASTRUCTURE |            |                             |                                                      |                |          |                                                  |
| Add A/C to server room    | Fair       | 3                           | Add cooling to server room for equipment             | \$25,000.00    | Medium   | Cooling needed in winter months                  |
| Remodel server room       | Acceptable | 4                           | Reconfigure equipment layout                         | \$25,000.00    | Low      |                                                  |
|                           |            |                             | TOTAL TECHNOLOGY                                     | \$50,000.00    |          |                                                  |
| SECURITY                  |            |                             |                                                      |                |          |                                                  |
| Closed Circuit Cameras    | Excellent  | 4                           | Maintain as needed                                   | \$0.00         | Low      | Add cameras as needed                            |
| Door Security             | Excellent  | 5                           | Maintain as needed                                   | \$0.00         | Low      | Installed in 2014                                |
|                           |            |                             | TOTAL SECURITY                                       | \$0.00         |          |                                                  |
|                           |            |                             | TOTAL ESTIMATED NEED                                 | \$3,085,000.00 |          |                                                  |

PRIORITY LEGEND: High=1 to 3 years / Medium=3 to 5 years / Low=5 to 7 years

## DISTRICT OFFICE FACILITY NEEDS SURVEY

| DESCRIPTION                  | CONDITION | RATING<br>(1=worst, 5=best) | RECOMMENDATION                                       | COST ESTIMATE | PRIORITY | COMMENTS                            |
|------------------------------|-----------|-----------------------------|------------------------------------------------------|---------------|----------|-------------------------------------|
| SITE/EXTERIOR                |           |                             |                                                      |               |          |                                     |
| Parking lot                  | Good      | 3                           | Expand                                               | \$100,000.00  | Low      | Storm water management not included |
| Roof                         | Good      | 2                           | Plan for replacement                                 | \$100,000.00  | High     | Replace in 1 to 2 years             |
| Exterior walls               | Good      | 3                           | Continue to monitor and provide periodic maintenance | \$30,000.00   | Medium   | Tuck pointing needed                |
| Exterior doors               | Good      | 3                           | Continue to monitor and provide periodic maintenance | \$0.00        | Low      | Maintain through O&M budget         |
|                              |           |                             | TOTAL SITE/EXTERIOR:                                 | \$230,000.00  |          |                                     |
| BUILDING INTERIOR            |           |                             |                                                      |               |          |                                     |
| Flooring - carpeting         | Excellent | 5                           | Replaced in 2011                                     | \$0.00        | Low      | Maintain through O&M budget         |
| Interior finishes - walls    | Excellent | 5                           | Continue to monitor and provide periodic maintenance | \$0.00        | Low      | Maintain through O&M budget         |
| Interior finishes - ceilings | Good      | 4                           | Continue to monitor and provide periodic maintenance | \$0.00        | Low      | Maintain through O&M budget         |
| Interior finishes - doors    | Good      | 4                           | Continue to monitor and provide periodic maintenance | \$0.00        | Low      | Maintain through O&M budget         |
| Door hardware                | Good      | 4                           | Continue to monitor and provide periodic maintenance | \$0.00        | Low      | Maintain through O&M budget         |
|                              |           |                             | TOTAL BUILDING INTERIOR:                             | \$0.00        |          |                                     |
| MECHANICAL SYSTEMS           |           |                             |                                                      |               |          |                                     |
| Boiler                       | Excellent | 5                           | Replaced in 2009                                     | \$0.00        | Low      | Maintain through O&M budget         |
| Chiller                      | Excellent | 5                           | Replaced in 2010                                     | \$0.00        | Low      | Maintain through O&M budget         |
| Exhaust fans                 | Good      | 4                           | Continue to monitor and provide periodic maintenance | \$0.00        | Low      | Maintain through O&M budget         |
| Temperature control          | Excellent | 5                           | Repalced in 2010                                     | \$0.00        | Low      | Maintain through O&M budget         |
|                              |           |                             | TOTAL MECHANICALS:                                   | \$0.00        |          |                                     |

**PRIORITY LEGEND:** High=1 to 3 years / Medium=3 to 5 years / Low=5 to 7 years

## DISTRICT OFFICE FACILITY NEEDS SURVEY

| DESCRIPTION                  | CONDITION | RATING<br>(1=worst, 5=best) | RECOMMENDATION                                       | COST ESTIMATE       | PRIORITY | COMMENTS                    |
|------------------------------|-----------|-----------------------------|------------------------------------------------------|---------------------|----------|-----------------------------|
| <b>PLUMBING SYSTEMS</b>      |           |                             |                                                      |                     |          |                             |
| Hot water heater             | Excellent | 5                           | Continue to monitor and provide periodic maintenance | \$0.00              | Low      | Replaced in 2012            |
| Bathroom fixtures            | Good      | 4                           | Continue to monitor and provide periodic maintenance | \$0.00              | Low      | Maintain through O&M budget |
| Bathroom partitions          | Good      | 4                           | Continue to monitor and provide periodic maintenance | \$0.00              | Low      | Maintain through O&M budget |
| Downspouts                   | Good      | 4                           | Continue to monitor and provide periodic maintenance | \$0.00              | Low      | Maintain through O&M budget |
| <b>TOTAL PLUMBING:</b>       |           |                             |                                                      | <b>\$0.00</b>       |          |                             |
| <b>ELECTRICAL SYSTEMS</b>    |           |                             |                                                      |                     |          |                             |
| Fire protection system       | Good      | 5                           | Continue to monitor and provide periodic maintenance | \$0.00              | Low      | Maintain through O&M budget |
| Interior lighting            | Good      | 5                           | Continue to monitor and provide periodic maintenance | \$0.00              | Low      | Maintain through O&M budget |
| Exterior lighting            | Good      | 4                           | Continue to monitor and provide periodic maintenance | \$0.00              | Low      | Maintain through O&M budget |
| Add a backup generator       |           |                             | Survey backup power needs                            | \$100,000.00        | Medium   |                             |
| <b>TOTAL ELECTRICAL:</b>     |           |                             |                                                      | <b>\$100,000.00</b> |          |                             |
| <b>TOTAL ESTIMATED NEED:</b> |           |                             |                                                      | <b>\$330,000.00</b> |          |                             |

NOTE: Security needs for the District Office are included with DuJardin needs

PRIORITY LEGEND: High=1 to 3 years / Medium=3 to 5 years / Low=5 to 7 years