

# DIXON PUBLIC SCHOOLS #170

*"A Place to Grow"*

[www.dps170.org](http://www.dps170.org)

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Dixon, Illinois 61021

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Margo Empen, Superintendent  
Doug Stansford, Asst. Superintendent  
Marc Campbell, Business Manager

Date: May 16, 2025  
To: Board of Education Members  
From: Margo Empen, Superintendent & Marc Campbell, Chief School Business Official  
RE: 10-Year HLS Review Approval

In accordance with Board of Education Policy 4:150 Facility Management and Building Programs a designee of the Superintendent shall facility compliance with the 10-year safety survey process required by the School Code. The local school board, guided by The Local Government Professional Services Selection Act Section 50 ILCS 510/0.01, is required to hire a licensed design professional to assist the district in correcting the violations using the school building code known as "Health/Life Safety Code for Public Schools," Part 180.

Attached to this document is the summary provided by Bray Architects, the architect of record who completed the 10-Year HLS review. In summary the costs break down as follows;

<b>Location</b>	<b>Bray Estimated Total</b>	<b>Roof &amp; HVAC Portion</b>
Washington	\$92,760.00	\$40,000.00
Jefferson	\$71,040.00	\$40,000.00
Madison	\$409,080.00	\$279,900.00
Reagan MS	\$911,880.00	\$730,900.00
Dixon High School	\$284,280.00	\$147,800.00
<b>Total</b>	<b>\$1,769,040.00</b>	<b>\$1,238,600.00</b>

As of the April 2025 Treasurer Report:

Health Life Safety Fund:	\$808,000
RMS Door Project – Approved Feb 2025	<u>\$120,000</u>
Remaining HLS Fund Balance:	<u>\$688,000</u>

As part of the 10-Year HLS, the District is required to complete the Priority A items within a year.

**Administrative Recommendation:**

It is the recommendation of Administration that the Board approve the 10-Year Health Life Safety Review, as presented.

*Dixon Public Schools, in cooperation with the community, will provide students with a comprehensive educational program that produces well-educated, self-sufficient, and involved citizens.*

**Dixon Public Schools #170**  
**2025 Health Life Safety Survey Summary**  
**For the Board Meeting - May 2025**

	Washington	Jefferson	Madison	Reagan MS	Dixon HS	Total
Total Priority A Projects - Completion Summer 2025	\$ 1,000 \$	1,000 \$	1,500 \$	4,200 \$	11,400 \$	19,100
Total Priority B Projects - Completion Summer 2025	\$ 36,300 \$	18,200 \$	4,700 \$	10,200 \$	77,700 \$	147,100
Total Priority A & Priority B Projects - Summer 2025	\$ 37,300 \$	19,200 \$	6,200 \$	14,400 \$	89,100 \$	166,200
Priority B Projects for Future Completion						
Repair resin flooring at Boys Restroom 53			\$ 9,800			\$ 9,800
Replace or repair curtains and systems stage 51			\$ 45,000			\$ 45,000
Gym exterior exit door leaks. Repair door, repair wood floor				\$ 14,600		\$ 14,600
HVAC Controls	\$ 40,000 \$	40,000 \$	97,500 \$	97,500 \$	- \$	275,000
Roofing Projects	\$ - \$	- \$	182,400 \$	633,400 \$	147,800 \$	963,600
Contingency - Architect - Engineering Total	\$ 15,460 \$	11,840 \$	68,180 \$	151,980 \$	47,380 \$	294,840
	\$ 92,760 \$	71,040 \$	409,080 \$	911,880 \$	284,280 \$	1,769,040
Amounts represent estimated amounts from Bray Architects						

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# Dixon Community Unit School District No. 170

Dixon, Illinois

BRAY ARCHITECTS  
BRAY PROJECT NO. 3645

May 6, 2025

PRELIMINARY



## Review of Proposed Health - Life Safety Work

Priority Code:  
a. "Urgent" work is to be completed within 1 year  
b. "Required" work is recommended to be completed in 3 years and is required to be completed within 5 years  
c. Recommended work

	Description	Estimated Cost	Priority Code	Notes
<b>Dixon High School</b>				
Current Observed Work Items, 3-26-25				
1	Remove wood wedges from all doors with closers	\$500.00	a.	
2	Add smoke detector to Storage Room B09	\$2,100.00	b.	
3	Add smoke detector to under stage Storage Room 84B	\$2,100.00	a.	
4	Clean out under stage Storage Room 84A	\$3,000.00	a.	
5	Replace Choral Room 133 door and hardware	\$14,400.00	b.	
6	Install exit sign/emergency lights at Choral Room 133 door	\$3,200.00	b.	
7	Replace Band Room 134 door and hardware	\$14,400.00	b.	
8	Install exit sign at Band Room 134 door	\$3,200.00	b.	
9	Install horn/strobe to Practice Room 134C	\$3,200.00	b.	
10	Remove stored materials from Auditorium Stair 123	\$1,000.00	a.	
11	Add fire extinguisher to Work Room 58	\$500.00	b.	
12	Add smoke detector to Girls Lockerroom Storage 36	\$2,100.00	b.	
13	Add steel lintel to masonry opening at Mechanical Room 70A	\$4,800.00	a.	
14	Verify masonry repairs at southwest corner of old Gym, mezzanine level	\$12,500.00	b.	
15	Add smoke detector to Janitor Room at Boys 232	\$2,100.00	b.	
16	Add closer to Janitor Room door at Boys 232	\$800.00	b.	
17	Replace door to Boiler Room 172	\$8,400.00	b.	
18	Replace doors and frame, Custodian B03	\$10,800.00	b.	
19	Replace roof at Band and Choral area	\$125,000.00	b.	
20	Replace roof at Entry door 23	<u>\$22,800.00</u>	b.	
	Sub Total	\$236,900.00		
22	10% Contingency Allowance	\$23,690.00		
23	10% Architect/Engineer Fees	<u>\$23,690.00</u>		
	TOTAL	\$284,280.00		

## Reagan Middle School

Current Observed Work Items, 3-28-25

1	Remove wood wedges from all doors with closers	\$500.00	a.	
2	Install exit sign, northwest Corridor 203	\$3,200.00	b.	
3	Install fire extinguisher, Work Room 78	\$500.00	b.	
4	Reinstall missing ceiling tiles, Student Services 213	\$500.00	b.	
5	Removed store items from Elevator Equipment Room	\$500.00	a.	
6	Add sign at door: "Elevator Equipment"	\$500.00	b.	
7	Repair pipe leak and ceiling tile adjacent to Kitchen hood	\$1,200.00	b.	
8	Install emergency light at Cafeteria exit Stair 152	\$3,200.00	a.	
9	Gym exterior exit door leaks. Repair door, repair wood floor	\$14,600.00	b.	
10	Replace interior, sticking locker room door	\$4,300.00	b.	
11	Repair or replace HVAC controls	\$97,500.00	b.	
12	Replace roof at Kitchen/Band/Choir	\$95,600.00	b.	
13	Replace roof at Cafeteria	\$92,800.00	b.	
14	Replace roof at Gymnasium	\$126,800.00	b.	
15	Replace roof at 2 story Classroom Wing	<u>\$318,200.00</u>	b.	
	Sub Total	\$759,900.00		
16	10% Contingency Allowance	\$75,990.00		
17	10% Architect/Engineer Fees	<u>\$75,990.00</u>		
	TOTAL	\$911,880.00		

**Madison Elementary School**  
Current Observed Work Items, 3-28-25

1	Remove wood wedges from all doors with closers	\$500.00	a.
2	Remove stored items above cabientry	\$1,000.00	a.
3	Install smoke detector in Storage 1A off Classroom 1	\$2,100.00	b.
4	Repair resin flooring at Boys Restroom 53	\$9,800.00	b.
5	Install smoke detector in Teacher Storage 26	\$2,100.00	b.
6	Add fire extinguisher to Copy Area 25	\$500.00	b.
7	Repair or replace HVAC controls	\$97,500.00	b.
8	Replace roof at Boiler Room and Music areas	\$73,600.00	b.
9	Replace and repair curtains and systems at Stage 51	\$45,000.00	b.
10	Replace roof at Gymnasium	<u>\$108,800.00</u>	b.
	<b>Sub Total</b>	<b>\$340,900.00</b>	
11	10% Contingency Allowance	\$34,090.00	
12	10% Architect/Engineer Fees	<u>\$34,090.00</u>	
	<b>TOTAL</b>	<b>\$409,080.00</b>	

**Jefferson Elementary School**  
Current Observed Work Items, April 11, 2025

1	Remove wood wedges from all doors with closers	\$500.00	a.
2	Removed store items from Elevator Equipment Room	\$500.00	a.
3	Boys Restroom 13 stall door missing	\$1,200.00	b.
4	Install emergency light at Corridor 14 exterior door	\$3,200.00	b.
5	Install 2 emergency lights at Corridor 23	\$6,400.00	b.
6	Install exit sign at Gym entry 41	\$3,200.00	b.
7	Add fire extinguisher to Work Room 58	\$500.00	b.
8	Add fire extinguisher to Library 54	\$500.00	b.
9	Install emergency light in Front Entry Vestibule 18	\$3,200.00	b.
10	Repair or replace HVAC controls	<u>\$40,000.00</u>	b.
	<b>Sub Total</b>	<b>\$59,200.00</b>	
11	10% Contingency Allowance	\$5,920.00	
12	10% Architect/Engineer Fees	<u>\$5,920.00</u>	
	<b>TOTAL</b>	<b>\$71,040.00</b>	

**Washington Elementary School**  
Current Observed Items, April 11, 2025

1	Remove wood wedges from all doors with closers	\$500.00	a.
2	Do not store gasoline powered equipment in building	\$500.00	a.
3	Install smoke detector Work/Storage Room 86	\$3,200.00	b.
4	Add fire extinguisher to Work/Storage Room 86	\$500.00	b.
5	Install emergency light at Corridor 79	\$3,200.00	b.
6	Install pull at Girls RR 83 accessible stall	\$500.00	b.
7	Install smoke detector at Work Room 81	\$2,100.00	b.
8	Install emergency light at Gym Lobby 13	\$3,200.00	b.
9	Install handrailings at stairs and mezzanine of Stage 10A	\$6,700.00	b.
10	RPZ-BFP s tested 2022, retest	\$1,000.00	a.
11	Install emergency light in work area of Pre-K Room 30	\$3,200.00	b.
12	Install smoke detector at work area of Pre-K Room 30	\$2,100.00	b.
13	Install emergency light at Front Entry Vestibule 19	\$3,200.00	b.
14	Install emergency light at Northwest Entry Vestibule 22	\$3,200.00	b.
15	Install smoke detector at Library	\$2,100.00	b.
16	Install smoke detector at old Electric Vault	\$2,100.00	b.
17	Repair or replace HVAC controls	<u>\$40,000.00</u>	b.
	<b>Sub Total</b>	<b>\$77,300.00</b>	
18	10% Contingency Allowance	\$7,730.00	
19	10% Architect/Engineer Fees	<u>\$7,730.00</u>	
	<b>TOTAL</b>	<b>\$92,760.00</b>	

**Lincoln Elementary School**

CLOSED

Still in IWAS Listing

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**SUMMARY**

DIXON HIGH SCHOOL	\$284,280.00
REAGAN MIDDLE SCHOOL	\$911,880.00
MADISON ELEMENTARY SCHOOL	\$409,080.00
JEFFERSON ELEMENTARY SCHOOL	\$71,040.00
WASHINGTON ELEMENTARY SCHOOL	<u>\$92,760.00</u>
<b>TOTAL</b>	<b>\$1,769,040.00</b>