



October 11, 2016 (REVISED NOVEMBER 10, 2016)

PRELIMINARY REPORT SUMMARY  
 10 YEAR LIFE SAFETY SURVEY  
 TODD HALL  
 RUTLEDGE HALL  
 LINCOLN HALL  
 PROJECT NO. 15158

LINCOLNWOOD SCHOOL DISTRICT 74  
 6950 N. East Prairie Road  
 Lincolnwood, Illinois 60712

TODD HALL

Note: Gray text - eliminated or deferred items.  
 Italized text - input from facilities personnel required.

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>BUDGET AMOUNT</u>	<u>COMPLETION</u>
	ARCHITECTURAL		
A1	No guardrails or tactile warning at platform stages. Classrooms 301, 303, 311, 313	\$ 25,000	Within 3 Years
A2	Wire and plate glass at display cases, and door vision panels. Classroom entrances throughout building.	\$ 75,000	Within 3 Years
A3	Interior doors in poor condition. Classroom 205, Kitchen.	\$ 5,000	Within 3 Years
A4	Exterior doors in poor condition. Rooms 212 and 313.	\$ 10,000	Within 3 Years
A5	Path of egress obstructions. Courtyard corridor at Rooms 300 and 302.	\$ 0	Within 1 Year
A6	Missing door hardware. Toilet Rooms 102D and 302.	\$ 1,000	Within 1 Year
A8	Wire glass at Corridor doors between Classrooms 403 and 404.	\$ 1,500	Within 3 Years
A9	Non-fire rated glass. Library display case main entrance.	\$ 5,000	Within 3 Years
A10	Door knobs in lieu of lever handles. Original building.	\$ 25,000	Within 3 Years
A11	<i>Replace Roof Area 5.0.</i>	\$ 115,000	Within 1 Year

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<u>ITEM</u>	<u>DESCRIPTION</u>	<u>BUDGET AMOUNT</u>	<u>COMPLETION</u>
A12	Replace Roof Areas 1A, 1B, 4.0, 6.0, 12.0, 13.0, 16.0, 18.0.	\$ 765,000	Within 5 Years
A13	Replace Roof Areas 2.0, 3.0, 7.0, 10.0, 19.0.	\$ 365,000	Within 10 Years
A14	Repair damaged and deteriorated exterior soffit at Roof Area 20.0	\$ 7,500	Within 1 Year
A15	Replace plumbing vent roof flashing. Ten (10) locations.	\$ 5,000	Within 1 Year
A16	Repair masonry wall cracks at gymnasium corner.	\$ 5,000	Within 1 Year
MECHANICAL			
M1	Improperly functioning mechanical system. Piping main valves.	\$ 64,000	Within 3 Years
M2	No ventilation. Art Room.	\$ 12,000	Within 3 Years
M3	Stand alone temperature controls. Rooftop units, Learning Center, School Office, Main Gym, Small Gym.	\$ 72,000	Within 3 Years
PLUMBING			
P1	Old and deteriorated galvanized domestic water piping throughout building.	\$ 95,000	Within 3 Years
P2	Old and deteriorated galvanized domestic water piping and toilet room fixtures. Toilet rooms throughout building.	\$ 184,000	Within 3 Years
P3	No vacuum breaker.	\$ 4,500	Within 3 Years
FIRE PROTECTION			
SP1	No fire sprinkler heads. Art and Music Room Storage.	\$ 2,500	Within 3 Years

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>BUDGET AMOUNT</u>	<u>COMPLETION</u>
ELECTRICAL			
E1	Improper emergency lighting. Throughout Building.	\$ 4,500	Within 1 Year
E2	Improper exit signs. Throughout Building.	\$ 2,000	Within 1 Year
E3	Outdated Fire Alarm System. Main Electrical Room.	\$ 80,000	Within 3 Years
E4	Outdated or missing fire alarm horn/strobe devices. Throughout Building.	\$ 32,500	Within 3 Years
E5	No carbon monoxide detectors at carbon monoxide emitting device.	\$ 5,000	Within 1 Year
E6	Outdated electrical service switches at main distribution panel and chiller.	\$ 40,000	Within 3 Years

TODD HALL COST SUMMARY

Architectural	\$ 255,000
Mechanical / HVAC	136,000
Plumbing	283,500
Fire Protection	2,500
Electrical	<u>164,000</u>
Life Safety Item Sub-Total	\$ 841,000
Contingency	84,100
Fees	<u>84,100</u>
TOTAL LIFE SAFETY	\$ 1,009,200

RUTLEDGE HALL

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<u>ITEM</u>	<u>DESCRIPTION</u>	<u>BUDGET AMOUNT</u>	<u>COMPLETION</u>
ARCHITECTURAL			
A1	Ballasters non-compliant. Guardrails too low. Interior stairways. Throughout building.	\$ 75,000	Within 3 Years

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>BUDGET AMOUNT</u>	<u>COMPLETION</u>
A2	Non-fire rated glass Classroom / Corridor borrowed lights. Replace with fire-rated glass.	\$ 60,000	Within 3 Years
A3	Improper tactile warning. Interior stairways.	\$ 7,500	Within 3 Years
A4	Louvered doors. Boys and Girls toilet rooms first and second floors. Replace with new	\$ 3,500	Within 3 Years
A5	Provide new sealant at vertical wall expansion joint at Gymnasium.	\$ 1,500	Within 3 Years
A6	Wire glass at door vision panels and borrowed lights. Classrooms throughout building. Replace with tempered glass.	\$ 60,000	Within 3 Years
A7	Non-fire rated glass at High Gymnasium / second floor borrowed lights. Replace with fire-rated glass.	\$ 7,500	Within 3 Years
A8	Replace Roof Areas 3.0, 4.0, 9.0, 10.0, 11.0.	\$ 675,000	Within 10 Years
A9	Repair masonry chimney capstone and corner with a metal cap.	\$ 2,500	Within 1 Year
	MECHANICAL		
M1	No ventilation in copy room. Provide new ductwork and exhaust fan.	\$ 7,500	Within 3 Years
	PLUMBING		
P1	Old and deteriorated galvanized domestic water piping throughout building. Replace with new.	\$ 114,000	Within 3 Years
P2	Old and deteriorated galvanized domestic water piping and toilet room fixtures. Replace with new. Toilet rooms throughout building.	\$ 240,000	Within 3 Years
P3	No vacuum breaker at service sinks throughout building.	\$ 6,000	Within 3 Years

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>BUDGET AMOUNT</u>	<u>COMPLETION</u>
FIRE PREVENTION			
SP-1	No flow and tamper switches for elevator fire service line. Add new flow and tamper switches.	\$ 5,000	Within 3 Years
ELECTRICAL			
E1	Improper emergency lighting. Throughout Building.	\$ 2,000	Within 1 Year
E2	Improper exit signs. Throughout Building.	\$ 3,500	Within 1 Year
E3	Outdated Fire Alarm System. Main Electrical Room.	\$ 80,000	Within 3 Years
E4	Outdated or missing fire alarm horn/strobe devices. Throughout Building.	\$ 21,500	Within 3 Years
E5	No carbon monoxide detectors.	\$ 5,000	Within 3 Years
E6	Outdated electrical service switches at main distribution panel Main electrical service.	\$ 25,000	Within 1 Year
E7	No electrical service grounding electrode. Main electrical service.	\$ 15,000	Within 1 Year
E8	Non - GFCI electrical receptacles.	\$ 500	Within 1 Year

RUTLEDGE HALL COST SUMMARY

Architectural	\$ 217,500
Mechanical / HVAC	0
Plumbing	360,000
Fire Protection	5,000
Electrical	<u>152,500</u>
Life Safety Item Sub-Total	\$ 735,000
Contingency	73,500
Fees	<u>73,500</u>
TOTAL LIFE SAFETY	\$ 882,000

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LINCOLN HALL

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<u>ITEM</u>	<u>DESCRIPTION</u>	<u>BUDGET AMOUNT</u>	<u>COMPLETION</u>
	ARCHITECTURAL		
A1	Replace Roof Area(s) 9.0, 10.0, 19.0	\$ 1,230,000	Within 1 Year
A2	Replace Roof Area(s) 1.0, 2.0, 3.0, 12.0, 15.0, 17.0, 18.0, 20.0, 21.0, 27.0	\$ 450,000	Within 5 Years

LINCOLN HALL COST SUMMARY

Architectural	\$ 0
Contingency	0
Fees	<u>0</u>
TOTAL LIFE SAFETY	\$ 0

SUMMARY

TODD HALL	\$ 1,009,200
RUTLEDGE HALL	\$ 882,000
LINCOLN HALL	\$ <u>0</u>
GRAND TOTAL LIFE SAFETY	\$ 1,891,200