BLDD ARCHITECTS

10 YEAR HEALTH LIFE SAFETY SURVEY

Washington Elementary School
200 South Sherman Street
Pana, Illinois

Pana Community Unit School District #8
Christian County

2020

DRAFT

Pana CUSD Lincoln Elementary School

Re: Replacement Cost Estimate for the Pana CUSD Lincoln Elementary School
BLDD Project No: 196EX37.200

Estimate by Kimberly Kurtenbach, 844-784-4440

Total Existing Building Square Footage:		39,982		
This cost estimate is based on RS Means Building Construction Cost Data Manual **2020**:				
50 17 23 0500 SCHOOLS Total Project Costs				
Elementary School Median Unit Cost per SF	$	227.00		
R171 100 Project Size Modifier (See note 1**)	$	222.46		
City Cost Index Modifier Decatur, Illinois	$	227.58	102.3%	
Total	$	227.58		per SF
39982 SF x 227.58 =	$	9,099,103.56		Total Pana CUSD Lincoln Elementary School Building Cost
	$	909,910.36		Add 10% Architect & Engineering Fee
	$	909,910.36		Add 10% Contingency
	$	**10,918,924.27**		**Total Building Replacement Cost**

Note 1**: (see table RS Means for project size modifier)

Project Size Modifier Median Cost per SF	$	227.00		
Proposed New Combined Building Area (Gross SF) =		79,856	=	1.131104816
Divided by Typical Size (Gross SF) =		70,600		
Cost Multiplier (See Manual Graph) =		0.98		
		0.98 x $ 227 =		$ 222.46

Add/Edit Schedule Item - Complete All Columns

IWAS System

District: Pana CUSD #8

Facility: Washington Elementary

Location/ Rm. #	Priority Code	Rule Violated	Desc. Of Violation	Recommendation to Correct	Action ID	Units of Measure	Qty.	Labor Code	Work Type	Est. Cost	Completion Date	Funding Type
1923/ 1967 Building	B. Required	105 ILCS 5/17-2.11.f	Total 1923/ 1967 Building Replacement: School district may replace a school building or build additions to replace portions of a building when it is determined that the effectuation of the recommendations for the existing building will cost more than the replacement costs	Replace building Violations indicated total $9,319,301.92 (Refer to building replacement calculation backup) RS Means Online 2020 Data: School Median Cost= $227.00/sf Area Conversion Scale= 1.13 Cost Multiplier from chart= .98 City Cost Index Decatur, Illinois = 102.3 Cost per square foot= $227.00/sf X .98 x 102.3/100= $227.58/sf	b. Remove	sf	39,874	Contractor	Replacement	$ 9,074,524.92	9/1/2025	F. Fire Prevention
1923/ 1967 Building	B. Required	185.395 185.600	Since over 50% of area of the existing building is being modified to remediate code violations including structural components a sprinkler system will need to be installed.	Install wet-pipe fire protection system throughout the entire building, including a larger water service to accommodate new system and fire pump. Includes additional work for patching surfaces disturbed that are not in other line items	f. Improve	sf	39,874	Contractor	a. Safety Standards	$ 259,370.00	9/1/2025	O. Other Funds
Site	B. Required	2018 IPMC Section 507.1	Site is poorly drained. Water drains directly to the building. Water also collects and ponds making the play areas too wet to use and making the parking lot full of puddles and ponds.	Recontour the grassy areas and add new area drains. Repipe the downspouts into the improved storm drain. Add catch basins in the parking lot and pipe to improved storm drain.	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 173,900.00	9/1/2025	O. Other Funds
Basement Perimeter	B. Required	2018 IPMC Section 507.1	Basement walls are allowing groundwater to enter the building. Flooded floors happen frequently after heavy rains. Paint won't stick to the walls. There is a very real potential for mold growth.	Excavate the entire perimeter of the building, clean the masonry walls, repair the walls and apply a durable two-part sealant. Install fabric-coated footing tile with cleanouts. Pipe the footing tile to a pair of exterior duplex sump pumps. Add radon-mitigation fans to the sumps. Carefully backfill the excavation and restore grade. (Repair of masonry walls and interior surfaces are within separate line items) Repair damaged surfaces to match existing	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 221,400.00	9/1/2025	O. Other Funds
Mech-008	B. Required	185.405a	The 1923 multi-zone, forced air heating system is obsolete and is failing. Designed for coal the system employs obsolete gas burners and depends on 97 year-old heat exchangers. The ductwork is not insulated. Control dampers shut off air flow to the classrooms in those few areas with functioning controls. the 97 year-old fan is essential to operation yet cannot be replaced.	Remove the system in its entirety. Provide a new three-deck multi-zone unit with return fan. Provide a hot water boiler system to provide heat. This replaces existing ducted system with new ducted system. Includes additional work for patching surfaces disturbed that are not in other line items	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 681,000.00	9/1/2025	O. Other Funds
1967 Building	B. Required	175.510a	Classroom unit ventilators and gymnasium units are worn, obsolete and failing while replacement parts are not available. Spot heating units have failed and been replaced by electric resistance heaters which are themselves failing.	Replace classroom unit ventilators with new unit ventilators. Replace gymnasium units with new units. Replace spot heating with new units.	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 228,485.00	9/1/2025	O. Other Funds
Boiler room-003E	B. Required	175.525b	The single Burnham boiler (circa 1967 - 53 years old) is in dire condition. The casing is rusting. This boiler has exceeded its service life by many years and is no longer reliable (in addition to being inefficient).	Remove the existing circa 1967 boiler complete. Install a pair of new gas-fired condensing type boilers.	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 144,000.00	9/1/2025	O. Other Funds
Entire Building	B. Required	185.610a	Persistently high levels of lead have been tested in this building.	Remove all existing water piping and replace with new copper piping.	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 535,000.00	9/1/2025	O. Other Funds
Entire Building	B. Required	185.510a	Electrical Contractor reports persistent imbalance over the phases of the electrical service causes overloads. (Building had a delta service with only two legs sable for 120 volt loads.) Existing PPE electrical gears obsolete as PPE has been out of business decades.	Replace electrical service and revise distribution equipment.	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 161,000.00	9/1/2025	O. Other Funds
Entire Building	B. Required	185.510a	Numerous deficiencies exist in the electrical system. The 1923 cloth covered wiring is reportedly in conduit but with no ground wire. Conduits that are buried have rusted away leaving no reliable ground. Inadequate numbers of receptacles and circuits exist to serve the educational mission. Most distribution panels are obsolete PPE equipment for which replacement breakers can not be obtained.	Remove all 1923 wiring and replace. Remove all feeders and obsolete panels and replace. Upgrade all receptacles to modern grounding-type. Increase number of circuits. (patching of walls are in separate line item)	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 184,500.00	9/1/2025	O. Other Funds
Entire Building	B. Required	185.590a, ADA	Existing fire alarm system does not comply in any way with ADA as it lacks the visual and audiovisual alarm notification devices necessary for compliance.	Remove existing system in its entirety. Replace with new addressable. ADA-compliant system featuring voice-evacuation.	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 209,000.00	9/1/2025	O. Other Funds
Entire Building	B. Required	185.405a	Existing pneumatic temperature control system is virtually non-functional. The system has an ineffective tank air dryer. Numerous leaks, particularly in the 1923 vintage system prevent any reasonable level of control. Devices are obsolete and can not be replaced. The building is essentially being controlled manually.	Remove the pneumatic system and replace with digital controls.	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 249,000.00	9/1/2025	O. Other Funds
Entire Building	B. Required	180.410a7	The intercom / PA system is shot. Wiring is failing. Parts have failed and can't be replaced. Consistent communication between staff and administration is no longer possible.	Replace the entire intercom / PA system with a new system.	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 172,000.00	9/1/2025	O. Other Funds

Entire Building	B. Required	IPMC 305.3, AHERA, 185.595	The building is illuminated by a collection of old style fluorescent fixtures. Control is overwhelmingly manual and quality of light is poor. In addition to the above these occur in the rooms that have damaged ceilings require abatement/removal so the fixtures will be taken with the ceiling work. The fixtures no longer provide minimum levels of illumination	Remove all existing light fixtures including exit lights and emergency lights. Replace with purpose-designed LED fixtures and provide IECC-required occupancy sensors, dimming and daylight controls. Payback in less than 20 years. (Related asbestos abatement and ceiling replacement is within a separate line item.)	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 165,900.00	9/1/2025	O. Other Funds
Toilet Room Groups (in 1923)	B. Required	185.460a1	Toilet exhaust systems are ineffective. Fans not functioning properly.	Reconfigure toilet exhaust ductwork and grilles, replace fans and provide controls.	f. Improve	Lump	1	Contractor	a. Safety Standards	$ 40,000.00	9/1/2025	O. Other Funds
Storage 004	B. Required	IPMC 306.1.1	Duct on floor has been crushed, air flow is restricted	Repair or replace damaged section of ductwork. Install protective shelf on top of duct to prevent further damage from storage.	c. Repair	ls	1	Contractor	Safety Standards	$ 2,500.00	9/1/2025	O. Other Funds
Mechanical Room	B. Required	IPMC 603.1	Exterior louvers are damaged along exterior wall of mechanical room	Replace louvers	c. Repair	ea	3	Contractor	Safety Standards	$ 3,000.00	9/1/2025	O. Other Funds
Classroom 010A	B. Required	IPMC 603.1	Louver between mechanical room and classroom is broken and does not operate	Replace louver	f. Improve	ls	1	Contractor	Safety Standards	$ 1,000.00	9/1/2025	O. Other Funds
Exterior building	B. Required	IPMC 603.1	Louvers around the perimeter of the building below windows have deteriorated. It appears there it no separation between cavity and the opening.	Replace louvers	f. Improve	ea	20	Contractor	Safety Standards	$ 40,000.00	9/1/2025	O. Other Funds
Corridor 003, 034	B. Required	17-2.11 Illinois Accessibility Code	Use of built in platform below drinking fountain prevents unencumbered use.	Remove platform, patch floor and wall at same area.	b. Remove	ea	2	Contractor	Safety Standards	$ 500.00	9/1/2025	O. Other Funds
Entire building	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction	Install elevator complying with ADA and Illinois Accessibility Code	f. Improve	ls	1	Contractor	Safety Standards	$ 400,000.00	9/1/2025	O. Other Funds
Classroom Doors	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction. Access into various space does not provide the minimum 18" adjacent to the pull side of the door as required for accessibility.	Remove existing brick and wall construction at doors and dispose of off site to provide required space adjacent to door for accessibility install new wall. Doors/frames are in separate line item.	b. Remove	ea	16	Contractor	Safety Standards	$ 80,000.00	9/1/2025	O. Other Funds
Exterior entrance	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction. Install ramp to gain access to floor level with elevator.	Install ramp complying with ADA and Illinois Accessibility Code to get to nearest floor level with elevator access.	f. Improve	lf	48	Contractor	Safety Standards	$ 37,968.00	9/1/2025	O. Other Funds
Office 202 and Nurse 216	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction. Rooms at top of stairs are not accessible	Install LULA complying with ADA and Illinois Accessibility Code and reconfigure walls and paths to allow for install	f. Improve	ea	2	Contractor	Safety Standards	$ 60,000.00	9/1/2025	O. Other Funds
Toilet rooms	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction. Toilet rooms are not accessible	Remodel portion of each toilet room to complying with ADA and Illinois Accessibility Code	b. Remove	ls	1	Contractor	Safety Standards	$ 280,500.00	9/1/2025	O. Other Funds
Stairways (four locations)	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction. Rails and guardrails do not meet accessibility requirements	Rebuild handrails and guardrails to comply with ADA and Illinois Accessibility Code	b. Remove	ls	1	Contractor	Safety Standards	$ 100,000.00	9/1/2025	O. Other Funds
Throughout	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction. Water coolers are not accessible.	Remove and replace electric water coolers to comply with ADA and Illinois Accessibility Code	b. Remove	ls	1	Contractor	Safety Standards	$ 20,000.00	9/1/2025	O. Other Funds
Throughout	B. Required	71 Ill. Adm Code 400.510	Work to remediate code violations within the building exceed 50% or more of reproduction cost. The entire building shall comply with applicable requirements for new construction. No accessible means of egress in the basement, first floor and second floor.	Provide accessible means of egress to an area of rescue assistance. Construct new fire rated areas of rescue assistance by reconfiguring existing spaces.	b. Remove	ls	1	Contractor	Safety Standards	$ 150,000.00	9/1/2025	O. Other Funds
Kitchen 005C	B. Required	185.390i6	Existing fixed food service shelving has deteriorated due to chemical use.	Replace shelving	e. Rebuild	ls	1	Contractor	Safety Standards	$ 2,500.00	9/1/2025	O. Other Funds
Basement: Art 006, Stair 001, Corridor 012, Classroom 036, Stair 028, Portion of Corridor 034	B. Required	IPMC 305.3	2x2 asbestos containing ceilings are water and moisture damaged and cracked in various locations. Devices that are no longer functioning can not be repaired without first abating.	Replace the existing 2x2 ceiling tile system. (Asbestos abatement and electrical devices in separate line item). Includes painting and patching around perimeter where where demolition damaged wall surfaces.	e. Rebuild	sf	2863	Contractor	Safety Standards	$ 24,679.06	9/1/2025	O. Other Funds
First Floor: Classroom 110, Stair 101, Entry 100,Portion of Corridor 102, Portion of Corridor 124, Stair 126, Entry 128, Classroom 134, Office 107,	B. Required	IPMC 305.3	2x2 asbestos containing ceilings are water and moisture damaged and cracked in various locations. Devices that are no longer functioning can not be repaired without first abating.	Replace the existing 2x2 ceiling tile system. (Asbestos abatement and electrical devices in separate line item). Includes painting and patching around perimeter where where demolition damaged wall surfaces.	e. Rebuild	sf	1094	Contractor	Safety Standards	$ 9,430.28	9/1/2025	O. Other Funds

Second Floor: Classroom 206, Stair 200, Portion of Corridor 201, Corridor 203, Computer 209, Portion of Corridor 220, Stair 222	B. Required	IPMC 305.3	2x2 asbestos containing ceilings are water and moisture damaged and cracked in various locations. Devices that are no longer functioning can not be repaired without first abating.	Replace the existing 2x2 ceiling tile system. (Asbestos abatement and electrical devices in separate line item). Includes painting and patching around perimeter where where demolition damaged wall surfaces.	e. Rebuild	sf	2017	Contractor	Safety Standards	$ 17,386.54	9/1/2025	O. Other Funds
Basement: Storage 005B, Kitchen 005C, Storage 005D, Boiler 005E, Girls 007, Boys 009, Girls 015, Boys 017, Corridor 024, Portion of	B. Required	185.390j.3.E, 185.390j.3.E, IPMC 305.3	Plaster ceiling has broken and is falling down. Previously approved HLS project only temporarily worked to solve some ceiling failure issues. Additional plaster ceilings that were not addressed in the previous project have also failed. More than 5% of the ceiling includes a combustible ceiling material.	Remove exposed wood on surface of plaster and at perimeter of room. Remove ceiling in its entirety. Repair structure above. Replace damaged plaster ceilings to complete fire rating of corridor. Replace damaged ceilings in the classrooms where the ceilings are broken. Note ceilings are higher than 8 feet tall. Paint ceiling. Patch and repair surfaces immediately adjacent to ceiling. Since equipment and devices on ceiling are removed with ceiling, replace.	b. Remove	sf	2239	Contractor	Safety Standards	$ 51,093.98	9/1/2025	O. Other Funds
First Floor: Corridor 102, Corridor 104, Corridor 124, Janitor 103, Boys 105, Girls 111, Storage 113, Classroom 116, Classroom 118, Classroom 132,	B. Required	185.390j.3.E, 185.390j.3.E, IPMC 305.3	Plaster ceiling has broken and is falling down. Previously approved HLS project only temporarily worked to solve some ceiling failure issues. Additional plaster ceilings that were not addressed in the previous project have also failed. More than 5% of the ceiling includes a combustible ceiling material.	Remove exposed wood on surface of plaster and at perimeter of room. Remove ceiling in its entirety. Repair structure above. Replace damaged plaster ceilings to complete fire rating of corridor. Replace damaged ceilings in the classrooms where the ceilings are broken. Note ceilings are higher than 8 feet tall. Paint ceiling. Patch and repair surfaces immediately adjacent to ceiling. Since equipment and devices on ceiling are removed with ceiling, replace.	b. Remove	sf	5468	Contractor	Safety Standards	$ 124,779.76	9/1/2025	O. Other Funds
Second Floor: Boys 205, Girls 207, Girls 211, Boys 213, Corridor 201, Corridor 220,	B. Required	185.390j.3.E, 185.390j.3.E, IPMC 305.3	More than 5% of the ceiling includes a combustible ceiling material. Ceiling plaster is falling down and exposed wood trim is present. Previous project only temporarily worked to solve ceiling failure issues. Additional plaster ceilings that were not addressed in the previous project have also failed.	Remove exposed wood on surface of plaster and at perimeter of room. Remove ceiling in its entirety. Repair structure above. Replace damaged plaster ceilings to complete fire rating of corridor. Replace damaged ceilings in the classrooms where the ceilings are broken. Note ceilings are higher than 8 feet tall. Paint ceiling. Patch and repair surfaces immediately adjacent to ceiling. Since equipment and devices	b. Remove	sf	1847	Contractor	Safety Standards	$ 42,148.54	9/1/2025	O. Other Funds
Music 5	B. Required	IPMC 305.3	Spline ceiling is damaged and has water damage.	Replaced damaged spline ceiling with gypsum ceiling and paint. Make repairs to structure above. Patch and repair surfaces immediately adjacent to ceiling. Since equipment and devices on ceiling are removed with ceiling, replace	e. Rebuild	sf	682	Contractor	Safety Standards	$ 15,563.24	9/1/2025	O. Other Funds
Corridor 203	B. Required	185.380.c.9	Dead-end corridor distance is exceeded	Install doors, frame, and hardware between corridor 201 and 203. Complete wall. Paint	f. Improve	ls	1	Contractor	Safety Standards	$ 4,000.00	9/1/2025	O. Other Funds
Gymnasium 005A	B. Required	185.360.c.5 185.370.m.7	Fire rated walls are compromised. Double doors into gymnasium are held open and lack the ability to self close in the event of a fire. One opening is missing the doors. Doors are not equipment with hardware in compliance with 185.370.m.7 and self closing	Install fire rated doors in three openings along fire wall. Doors shall include closers and the appropriate hardware for the application. Tie in mag holders into the fire alarm system	e. Rebuild	ea	6	Contractor	Safety Standards	$ 15,000.00	9/1/2025	O. Other Funds
Kitchen 005C	B. Required	185.370.m.2, 185.370.m.6, IPMC 304.15	Kitchen exterior door and frame are rusted through at the base and perimeter of door/frame. Exterior exit doors must be free to open and stable construction	Replace door, frame, and hardware	e. Rebuild	ea	1	Contractor	Safety Standards	$ 4,000.00	9/1/2025	O. Other Funds
Classroom 230	B. Required	185.370.e.5.A, 185.370.m, IPMC 305.6	Metal door does not open without force	Replace metal door, frame, and hardware within fire rated opening. Paint	f. Improve	ea	1	Contractor	Safety Standards	$ 3,500.00	9/1/2025	O. Other Funds
1923 building	B. Required	185.370.e.5.A, 185.370.m, IPMC 305.6	The majority of doors are multi paneled doors original to the building. The wood on them is split in many cases requiring either repair or replacement. Panels that were likely louvers long ago were replaced with a thin wood plywood. These are all fire rated openings along the corridor or on storage/mechanical spaces	Replace door, frame, and hardware. Stain and varnish wood doors and paint frames	e. Rebuild	ea	36	Contractor	Safety Standards	$ 126,000.00	9/1/2025	O. Other Funds
Girls 015, 111,211, 207 Boys 017, 105, 2205, 213	B. Required	185.370.e.5.A, 185.370.m	Toilet rooms are missing doors within the fire rated walls.	Reinstall doors and hardware within existing door frame	f. Improve	ea	8	Contractor	Safety Standards	$ 16,000.00	9/1/2025	O. Other Funds
Classroom storage in Classrooms 110, 102, 114, 116, 118,130, 132, 208	B. Required	IPMC 305.6, IFC	Typical storage room doors are lift doors that no longer operate as originally intended and are potentially dangerous if they would either fall on a person or trap a person inside of the storage area. Sashes are broken and some openings are permanently fixed. Use of non- fire rated curtains to span nearly the entire wall to cover open storage areas where doors failed to function and were removed. Fire spread of material along wall surface exceeds limits by code where these exist.	Replace doors with swing type door. Where non-fire rated curtains are installed in openings, remove curtains and reinstall doors in openings.	e. Rebuild	ea	52	Contractor	Safety Standards	$ 104,000.00	9/1/2025	O. Other Funds
Stair 126	B. Required	185.370.d.4.B	Accessible stair lift prevents full use of required exiting stair width	Remove accessible lift in stairwell. Repair surfaces. Provide fire rated and monitored area of rescue assistance. Refer to requirement for elevator to replace use of stair lift.	b. Remove	ls	1	Contractor	Safety Standards	$ 2,000.00	9/1/2025	O. Other Funds
Storage 016B	B. Required	IPMC 305.6	Padlock to prevent door from opening prevents egress.	Remove padlock and replace hardware on door to function appropriately for the function of the room	b. Remove	ea	1	Contractor	Safety Standards	$ 500.00	9/1/2025	O. Other Funds

Exterior Entry 100	B. Required	185.390.2.b, IPMC 304.1.1, IPMC 304.4, IPMC 304.6	The exterior canopy structure immediately outside of entry 100 has deteriorated. Steel soffit and structure has holes. It appears that this was caused by a roof leak at the same and due to exposure to weather	Replace exterior canopy structure in its entirety	e. Rebuild	ea	2	Contractor	Safety Standards	$ 16,000.00	9/1/2025	O. Other Funds
Classroom 230	B. Required	IPMC 304.6	Crack in CMU wall due to settlement. Daylight can be seen	Point and repair inside face of exterior wall	c. Repair	ls	1	Contractor	Safety Standards	$ 10,000.00	9/1/2025	O. Other Funds
Exterior chimney	B. Required	IPMC 304.1.1	Exterior chimney is in disrepair. Masonry is in poor shape.	Rebuild chimney	e. Rebuild	lf	20	Contractor	Safety Standards	$ 5,600.00	9/1/2025	O. Other Funds
Exterior building	B. Required	IPMC 304.1.1	Exterior walls exhibit masonry damage and deterioration and need tuck pointing, caulking of control joints and movement cracks and replacement of broken and spalled bricks and stone. Water repellent has worn off.	Clean and tuck-point all exterior brick and stone joints, re-caulk all existing control joints, caulk all movement joints, replace broken and spalled bricks and provide masonry water proofing of all brick and stone surfaces. Install vertical control joints to control expansion and contraction, replaced cracked stone, replaced damaged bricks to match existing (This amount excludes north wall that needs to be rebuilt)	c. Repair	sf	13600	Contractor	Safety Standards	$ 163,200.00	9/1/2025	O. Other Funds
Exterior building	B. Required	IPMC 304.1.1 185.390 IPMC 304.13, IPMC 304.6	Lintels have deteriorated through on the original building. Brick shifting along the perimeter had accelerated the damage	Replace lintels at window openings. Toothing in brick as required for installing replacement flashing at the head will also be required. Prime and paint steel lintel and seal as required.	e. Rebuild	lf	528	Contractor	Safety Standards	$ 147,840.00	9/1/2025	O. Other Funds
East Entrance	B. Required	IPMC 304.1.1	Stone balcony over both east entrances has shifted allowing water to enter the exterior wall at joints and cracks.	Reset stone balcony and associated rail and reseal joints. Replace broken stone	e. Rebuild	ea	2	Contractor	Safety Standards	$ 16,000.00	9/1/2025	O. Other Funds
Exterior building	B. Required	IPMC 304.1.1	The entire north wall face brick has shifted out of plane. Lintels have shifted and are anticipated to move more due to pressure from above them.	Rebuild exterior face of brick wall. Includes salvaging of stone features for reinstallation in same location. Interior finishes effected are in separate line items.	e. Rebuild	sf	3638	Contractor	Safety Standards	$ 154,251.20	9/1/2025	O. Other Funds
Gymnasium 005A and exit passageway	B. Required	185.360.b.1.c & d, 185.370.e.4.a, 183.360.d.1, 185.390.c.4	Gymnasium (class C occupancy) is located in the basement of the non-sprinklered building. The exits and required paths of travel to such exits are not separated from the remainder of the basement in such a manner as to prevent heat, smoke, and gases cause by fire in the remaining basement area from rendering such exits and paths unusable.	Seal penetrations and repair barriers along the exit route and within the walls of the gymnasium (Doors in separate line item)	f. Improve	ls	1	Contractor	Safety Standards	$ 20,000.00	9/1/2025	O. Other Funds
Stairways (four locations)	B. Required	185.360.c.4, c and 185.390.b.2	Stair enclosure- 45 minute is not maintained due to penetrations and inability of doors to be closed properly.	Repair surfaces along fire walls and adjust doors to close	f. Improve	ls	1	Contractor	Safety Standards	$ 20,000.00	9/1/2025	O. Other Funds
Storage 004 and 022	B. Required	185.370.d.10.h	Storage below the stairs requires one hour construction separation. Existing barrier has been compromised	Repair surfaces to complete fire rating.	f. Improve	ls	1	Contractor	Safety Standards	$ 4,000.00	9/1/2025	O. Other Funds
Exterior building	B. Required	185.330	Storage outbuildings are installed immediately adjacent to the building not taking into account fire rated construction nor fire separation	Relocate storage building	f. Improve	ea	2	Contractor	Safety Standards	$ 10,000.00	9/1/2025	O. Other Funds
Storage 016B, 016C, 020B, 020C, 020D	B. Required	185.390.f.1	Storage rooms are not adequately separated from adjacent spaces with fire walls	Complete walls to deck with fire rated construction, sealing gaps and penetrations	c. Repair	ea	1	Contractor	Safety Standards	$ 8,000.00	9/1/2025	O. Other Funds
Mechanical 008A	B. Required	IPMC 305.4	Clean out cap in center of room is a tripping hazard	Cut out slab around pipe and reset top of cleanout flush with floor and pour concrete around	c. Repair	ls	1	Contractor	Safety Standards	$ 1,500.00	9/1/2025	O. Other Funds
Classroom 110, 112, 114, 116, 118, 130, 132, 134, 206, 208, 210, 212, 224, 226, 228, 230, office 202, nurse 216, library 214a,	B. Required	185.390	Due to window, lintel, and structural issues the wood floors in rooms adjacent to the exterior walls have been damaged. It is visible where the floor is bare wood and surface mold is present. This is also swelling the wood base at the same. Floor is no longer flat. It is highly suspected that mold will also be found just below the wood along the perimeter as well. Indoor air quality is questionable specifically adjacent to exterior walls.	Replace the original wood flooring down to the structure below from the exterior wall into the room. Investigate the structure below for additional damage. Replace rotted wood. Stain and varnish to match the rest of the flooring within the room where exposed. Replace wood base around the perimeter. Stain and varnish floor to match existing where exposed. (Additional flooring materials, where they occur are in separate line items) Cost includes the associated 223lf of wood wall base around perimeter of floor to be replaced.	b. Remove	sf	12250	Contractor	Safety Standards	$ 631,625.00	9/1/2025	O. Other Funds
Art 006, Stair 001, Corridor 012, Teacher 011, Corridor 024, Music 5	B. Required	185.370.b.4.D, AHERA, IPMC 305.4	Floor tiles are cracked, loose, and are a tripping hazard. Flooring system is assumed to be asbestos containing based on previous reports on file.	Abate flooring, sand blast the existing concrete slab, apply leveler, install moisture barrier, and install new flooring (Asbestos abatement in separate abatement line item)	f. Improve	sf	4,194	Contractor	Safety Standards	$ 61,274.34	9/1/2025	O. Other Funds
First Floor	B. Required	185.370.b.4.D, AHERA, IPMC 305.4	Floor tiles are cracked, loose, and are a tripping hazard. Flooring system is assumed to be asbestos containing based on previous reports on file.	Abate flooring, apply leveler, and install new flooring (Asbestos abatement in separate abatement line item)	f. Improve	sf	2521	Contractor	Safety Standards	$ 36,831.81	9/1/2025	O. Other Funds
Second Floor	B. Required	185.370.b.4.D, AHERA, IPMC 305.4	Floor tiles are cracked, loose, and are a tripping hazard. Flooring system is assumed to be asbestos containing based on previous reports on file.	Abate flooring, apply leveler, and install new flooring (Asbestos abatement in separate abatement line item)	f. Improve	sf	2615	Contractor	Safety Standards	$ 38,205.15	9/1/2025	O. Other Funds
Kitchen 005C, Storage 005D	B. Required	185.370.b.4.D, AHERA, IPMC 305.4	Floor tiles are cracked, loose, and are a tripping hazard. Flooring system is assumed to be asbestos containing based on previous reports on file.	Abate flooring, sand blast the existing concrete slab, apply leveler, install moisture barrier, and install new flooring. Kitchen equipment will need to be removed and reinstalled following work. (Asbestos abatement in separate abatement line item)	f. Improve	sf	500	Contractor	Safety Standards	$ 7,305.00	9/1/2025	O. Other Funds
Basement	B. Required	185.370.b.4.D, IPMC 305.4	Floors within the basement are experiencing ground water from below the existing slabs. This is preventing sealers to remain on surfaces and are loosening floor material (This line item is related to those spaces that are assumed to not contain asbestos and have not been identified in previous line items)	Remove flooring, install surface applied moisture barrier and replace flooring.	f. Improve	sf	3,500	Contractor	Safety Standards	$ 51,135.00	9/1/2025	O. Other Funds
Gymnasium 005A	B. Required	185.370.b.4.D, IPMC 305.4	Resilient flooring is bubbling due to moisture issues below the existing concrete floor slab. This has led to a tripping hazard. The owner also reports flooding in gym to be an annual occurrence. Cracks in slab have also opened up	Remove existing flooring, bead blast, install moisture barrier, install resilient athletic flooring. Replace perimeter wall base Repair cracked slab (Flooding remediation in separate line item)	b. Remove	sf	2925	Contractor	Safety Standards	$ 54,584.25	9/1/2025	O. Other Funds
Stairs	B. Required	185.370.d.10.G	Stair landing material is loose and irregular causing a potential tripping hazard	Replace loose treads/landing material	c. Repair	ls	1	Contractor	Safety Standards	$ 10,000.00	9/1/2025	O. Other Funds
Corridor 102, 104, 124, 201, 203, 220	B. Required	185.370.b.4.D, IPMC 305.4	Terrazzo floors on upper levels have cracked and have settled unevenly creating a tripping hazard within the fire resistive passageways.	Replace terrazzo and base	e. Rebuild	sf	3277	Contractor	Safety Standards	$ 142,963.61	9/1/2025	O. Other Funds

Classroom 016A and 020A	B. Required	IPMC 305.2	Two basement classrooms have slab settlements. Previous repairs to rebuild on top of slab have failed and cause tripping hazards. Flooring dips in the middle of the room. The entrances are a tripping hazard for both entering and exiting the room	Repair slab settlement. Remove flooring, and leveling product previously installed. Remove broken concrete and uneven slab, dowel into the existing floor slabs in good shape, install moisture barrier, patch in concrete where removed, apply a moisture barrier to the surface of the entire slab, install a leveler as required, and install new	c. Repair	sf	1458	Contractor	Safety Standards	$ 69,984.00	9/1/2025	O. Other Funds
Classroom 010A	B. Required	185.370.b.4.D, IPMC 305.4	Uneven slab settlement has lead to floor tile failure. The settlement of the slab in this room has lead to an even greater tripping hazard beyond that of the floor failure within the room. Note that the flooring has been replaced multiple times	Remove existing flooring, remove raised concrete slab, dowel, install vapor barrier, dowel into existing slab, pour new concrete where required, install vapor barrier throughout room, install new flooring and wall base	e. Rebuild	sf	751	Contractor	Safety Standards	$ 36,048.00	9/1/2025	O. Other Funds
Corridor 003	B. Required	IPMC 305.1.1	Uneven slab settlement prevents unencumbered egress adjacent to door of classroom 010A	Grind down slab where raised or replace portion of slab. Install moisture barrier and reinstall sealer.	e. Rebuild	ls	1	Contractor	Safety Standards	$ 1,000.00	9/1/2025	O. Other Funds
Basement walls	B. Required	IPMC 304.1.1	Sealant is at the end of its useful life. Various locations are detached, cracked, or missing	Remove sealant from joints and reseal, including exterior pipe penetrations	c. Repair	ls	1	Contractor	Safety Standards	$ 5,000.00	9/1/2025	O. Other Funds
Foundation wall	B. Required	IPMC 304.5, IPMC 304.6	The basement foundation wall in the 1923 building is multiple wythes of brick. Paint is not sticking on interior walls below grade suggesting moisture is present within the wall system. This is more evident where water is seen entering the building at various cracks in the same. The 1967 building is also showing similar issues	Excavate along the perimeter of the 1923 building. Install moisture barrier and replace the foundation drainage line. Scrape loose paint, apply primer, and paint walls below grade. Rebuild portions of foundation where issues exist. (Drainage and plaster finishes is in separate line item)	c. Repair	lf	390	Contractor	Safety Standards	$ 78,000.00	9/1/2025	O. Other Funds
Gymnasium 005A	B. Required	IPMC 305.3	Existing wall mounted tables are broken	Remove tables in their entirety. Patch and paint walls where removed and replace with surface mounted tables	e. Rebuild	ea	10	Contractor	Safety Standards	$ 30,000.00	9/1/2025	O. Other Funds
Exterior building-area wells	B. Required	IPMC 304.12	Railings around area wells are deteriorated to the point of providing little to no anchorage to the concrete foundation	Cut off railing, install surface mounted railing along area wells. Paint railing	e. Rebuild	lf	100	Contractor	Safety Standards	$ 11,500.00	9/1/2025	O. Other Funds
Exterior building	B. Required	IPMC 304.7, 3004.1.1.8	Cast iron downspout boots are broken	Replace downspout boots. Replacement of those with the base enclosed in concrete will require demolition and replacement of pavement within localized area	e. Rebuild	ls	1	Contractor	Safety Standards	$ 15,000.00	9/1/2025	O. Other Funds
Exterior building	B. Required	IPMC 304.7, 3004.1.1.8	Downspout has broken away from the wall.	Replace broken downspouts and those that have pulled away from the wall	e. Rebuild	ls	1	Contractor	Safety Standards	$ 5,000.00	9/1/2025	O. Other Funds
Gymnasium 005A	B. Required	IPMC 304.7, 3004.1.1.8	Roof leaks have led to water damage of the gypsum roof deck materials.	Replace damaged roof deck and roofing above gymnasium. Structure below to remain. In lieu of replacing deck with gypsum use metal deck with insulation. Paint exposed deck/structure	b. Remove	sf	3000	Contractor	Safety Standards	$ 183,750.00	9/1/2025	O. Other Funds
Building exterior/roof	B. Required	IPMC 304.7, 3004.1.1.8	Roof Scuppers at various locations around the perimeter are overflowing indicating additional blockage within the downspouts themselves	Remove blockage and reset and seal scuppers	b. Remove	ls	1	Contractor	Safety Standards	$ 5,000.00	9/1/2025	O. Other Funds
Window wells	B. Required	IPMC 302.2	Window wells are full of debris which is blocking water from entering the storm sewer. Window well concrete walls are also broken due to building movement	Remove leaves and other foreign debris. TV lines to confirm the storm sewer open. Replace broken window wells and seal against building	b. Remove	ls	1	Contractor	Safety Standards	$ 30,000.00	9/1/2025	O. Other Funds
Kitchen exit stairwell and mechanical stairwell	B. Required	IPMC 304.1.1, IPMC 304.5	Concrete steps and railing foundation are cracked and concrete chunks are missing. The location is a tripping hazard.	Replace concrete steps and foundation at stairwell	e. Rebuild	ls	1	Contractor	Safety Standards	$ 70,000.00	9/1/2025	O. Other Funds
Mechanical 008A	B. Required	IPMC 302.2	Subgrade stairwell leaving to mechanical room door fails to drain. Water ponding at the exterior door and seeping under the door have damaged the wood door. The wood door and frame have swelled, preventing unencumbered egress	Address drainage issue within stairwell. Replace door, frame, and hardware.	c. Repair	ls	1	Contractor	Safety Standards	$ 3,000.00	9/1/2025	O. Other Funds
Kitchen exit stairwell and mechanical stairwell	B. Required	IPMC 304.12	The guardrail is loose due to missing parts and has deteriorated at the base. The existing guardrail around the perimeter of the stairwell is adjacent to the playground. The guardrail is wide open and not appropriate for the location and proximity of students playing. The height is too low for the application	Replace guardrail around the perimeter of the stairwell.	f. Improve	lf	20	Contractor	Safety Standards	$ 2,300.00	9/1/2025	O. Other Funds
Interior	B. Required	185.39	All interior walls of brick exhibit masonry damage and deterioration and need to be repaired so that the condition does not further deteriorate leading to other problems	Remove broken brick, dispose of off site, rout out and re-mortar cracked joints and caulk expansion/control joints. Replace missing brick	e. Rebuild	ls	1	Contractor	Safety Standards	$ 45,000.00	9/1/2025	O. Other Funds
Boiler 005E, Stair 101	B. Required	IPMC 305.3	Crack in CMU walls due to settlement	Point and repair CMU walls and paint to match existing	c. Repair	ls	1	Contractor	Safety Standards	$ 10,000.00	9/1/2025	O. Other Funds
Art 006, Classroom 010A, 016A, 020A, Music 5, Conference 032, Classroom 036	B. Required	IPMC 305.3, 185.390	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Remove plaster finish, investigate surface below, install gypsum board on hat channels and paint. Replace wood trim at chair rail and head of wall. Replace wall attached marker and display boards in order to repair surface below. (foundation repair in separate line item)	e. Rebuild	sf	7932	Contractor	Safety Standards	$ 195,758.00	9/1/2025	O. Other Funds
Corridors	B. Required	IPMC 305.3	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Remove plaster finish, investigate surface below, install gypsum board on hat channels and paint. Replace wood trim at head of wall and chair rails where they occur. Replace wall attached display boards in order to repair surface below.	e. Rebuild	sf	12216	Contractor	Safety Standards	$ 271,904.00	9/1/2025	O. Other Funds
Classroom 110, 112, 114, 116, 118, 130, 132, 134, 206, 208, 210, 212, 224, 226, 228, 230, office 202, nurse 216, library 214a,	B. Required	IPMC 305.3	Plaster interior walls are cracking and delaminating throughout the building due to building settlement and water infiltration.	Remove plaster finish, investigate surface below, install gypsum board on hat channels and paint. Replace wood trim at chair rail and head of wall. Replace wall attached marker and display boards in order to repair surface below.	e. Rebuild	sf	26820	Contractor	Safety Standards	$ 653,330.00	9/1/2025	O. Other Funds
Classroom 010A	B. Required	185.390J.3.E	Storage room walls are warped and in need of replacement	Remove combustible construction and rebuild to meet requirements of the construction type.	e. Rebuild	sf	60	Contractor	Safety Standards	$ 20,000.00	9/1/2025	O. Other Funds
Girls 207	B. Required	IPMC 305.3, 305.4	Wall base has come off the wall. This loose material could lead to a tripping hazard	Remove and replace loose wall base	f. Improve	ls	1	Contractor	Safety Standards	$ 1,000.00	9/1/2025	O. Other Funds
AC Units	B. Required	IPMC 304.13	Paneling at perimeter of AC unit in exterior window system is not weather resistant and therefore has failed	Replace panel with MAPES panel. Cut to accept AC Unit and trim out	f. Improve	ls	1	Contractor	Safety Standards	$ 8,000.00	9/1/2025	O. Other Funds

Exterior windows ground level windows	B. Required	IPMC 304.13	Steel protection at basement windows is coming apart from windows. Wood trim around windows is rotting.	Replace steel and wood frame with weather and impact resistance screen	f. Improve	sf	864	Contractor	Safety Standards	$ 25,868.16	9/1/2025	O. Other Funds
Exterior building	B. Required	IPMC 304.13	Window sills are below grade near mechanical room allowing water to enter the building. The window at the same location is broken	Remove broken sill and concrete immediately adjacent to window. Replace window, sill and concrete (window is in separate replacement number)	e. Rebuild	ls	1	Contractor	Safety Standards	$ 3,000.00	9/1/2025	O. Other Funds
Exterior Windows	B. Required	IPMC 304.13	Window system and infill panels have deteriorated and no longer function as a weather tight system. In some cases plywood fills window openings. Water appears to have also entered from above at the lintels creating additional problems. Windows are not sealed on the interior around the perimeter of windows in some basement locations.	Replace exterior windows. Since window blinds are attached to the actual frame rather than the adjacent wall they will also need to be replaced. (Lintel work and repair to interior finishes damaged are in separate line item) Windows are assumed to not contain asbestos but shall be tested prior to removal.	b. Remove	sf	4225	Contractor	Safety Standards	$ 388,700.00	9/1/2025	O. Other Funds
Throughout	B. Required	IPMC 304.13 185.3901	Wood window sills/ perimeter trim is damaged/rotted due to moisture infiltration from the exterior windows.	Replace damaged wood sills and window trim. Stain and varnish to match existing. (window replacement is in separate line item)	e. Rebuild	lf	2608	Contractor	Safety Standards	$ 78,240.00	9/1/2025	O. Other Funds
Entire building	B. Required	AHERA	Asbestos Abatement required for other work indicated.	Abate asbestos containing material as required to remediate other work indicated. Estimate and recommendation as prepared by Ideal Environmental. See attached	b. Remove	ls	1	Contractor	Safety Standards	$ 300,000.00	9/1/2025	O. Other Funds

10-year Safety Survey Report

Washington Elementary School

Pana Community Unit School District #8

DESCRIPTION OF EXISTING CONDITIONS

I. GENERAL

LOCATION:	Washington Elementary School 200 South Sherman Street Pana, IL
ENROLLMENT:	Grades Served: PK-2 Total enrollment: 312
CONSTRUCTION:	Original Building: Type IV – Ordinary Construction. 1967 Addition: Type II – Noncombustible Construction.
PLAN CLASSIFICATION:	Plan C – Multi-Story with enclosed interior
PROTECTION CLASSIFICATION:	Unsprinklered
MEANS OF EGRESS:	Adequate in arrangement, size, and protection except where otherwise mentioned in this report
LOCAL FIRE ALARM SYSTEM:	Pull stations and fire alarm horns with main fire alarm panel.
NEAREST FIRE STATION:	Approximately 8 blocks away
CITY WATER:	Yes, City of Pana

II. CONSTRUCTION DETAILS

YEAR BUILT:	The original building was built in 1923 Addition was built in 1967
HEIGHT:	Basement and two stories

GROUND FLOOR AREA:	Basement= 16,056 sq. ft. (Note a basement storage area was infilled and sealed off from the remainder of the building) 1st Floor= 11,909 sq. ft. 2nd Floor= 11,909 sq. ft. Total= 39,874 sq. ft.
EXTERIOR WALL CONSTRUCTION:	Original Building: Solid masonry with face brick exterior and plaster interior. 1967 Addition: Face brick on exterior and concrete block on interior.
FLOOR CONSTRUCTION:	Original Building: Wood floor joist with wood sub-floor and finish floor. 1967 Addition: Concrete floors supported on steel bar joist.
ROOF CONSTRUCTION:	Original Building: Wood frame with wood deck. 1967 Addition: Poured gypsum deck on steel bar joist. Low sloped roof surfaces with single ply roofing.
INTERIOR WALL CONSTRUCTION:	Original Building: Masonry bearing walls; wood frame, non-bearing walls. 1967 Addition: All masonry block interior walls.
INTERIOR FINISH:	Primarily Painted finishes
TRANSOMS AND CEILING-LEVEL GLASS:	Operable transoms above doors in original building, glazed with wire glass. Ceiling level glass is fixed wire glass.

III. EGRESS FACILITIES

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

CORRIDORS:	Adequate in width, height, and distance of travel except as indicated in the report
STAIRWAYS:	Stairways are in adequate width except where interference is found at the stair lift
RAMPS:	None
WINDOWS:	Not used as a secondary means of escape.
FIRE ESCAPE:	None
EXIT SIGNS:	Exit signs are illuminated properly located and are adequate.
EMERGENCY LIGHTING:	Emergency lights properly located and are adequate.

IV. SPECIAL OCCUPANCIES

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

V. UTILITIES

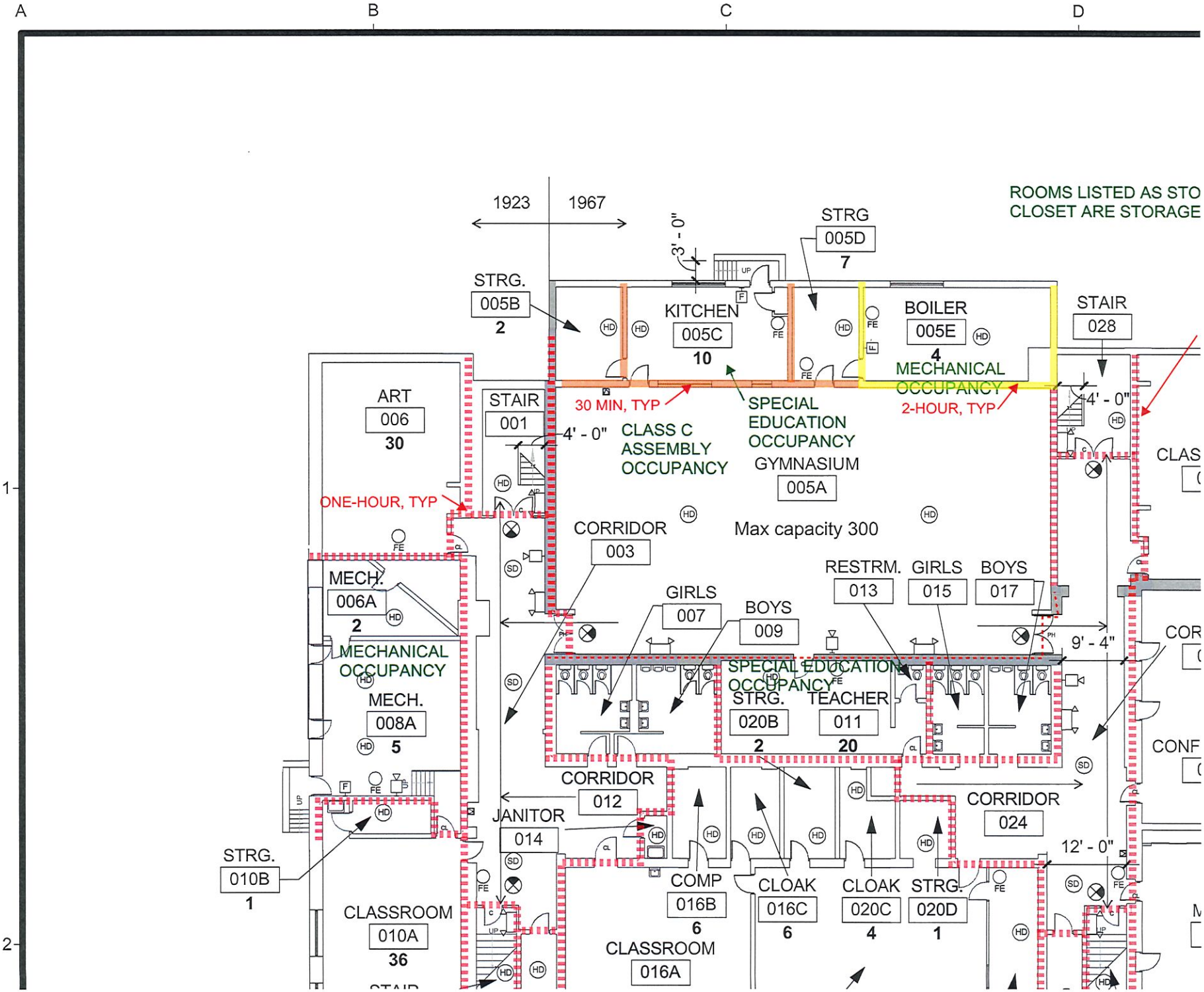
HEATING PLANT:	Original Building has forced air gas fired central furnace systems. Controls are adequate. 1967 Addition has gas fired hot water boiler, with hot water radiation. Controls are adequate.

HEAT DISTRIBUTION & VENTILATION:	Original Building has central fan with ducted forced air system and individual controls for each room. 1967 Addition has hot water heating system with individual room control. Exhaust systems in toilets and kitchen are adequate
AIR CONDITIONING:	Window air conditioning units are provided in permeter classrooms.
WATER HEATER:	Two gas fired instantaneous 199,000 BTUH water heaters located in boiler room, AO Smith Model AT-H3-DV-N.
INCINERATOR:	None
GAS SERVICE:	Gas supply to building has required outdoor shut-off.
ELECTRICAL SYSTEM:	600 amp, main panel, 120/240 volt, 1 phase system. All wiring is in conduit.
PLUMBING:	There are adequate fixtures for school population. Water closets and urinals have vacuum breakers. Sewerage disposal system is adequate. Water piping are lead. As a result water can not pass the lead test.
STORM SEWER:	There are underground water issues at this facility

VI. PRIVATE PROTECTION

FIRE ALARM SYSTEM:	Electrically operated system with pull stations and alarm, horns connected to fire alarm control panel. Control panel is manufactured by Simplex, Model 4005.
AUTOMATIC SPRINKLERS:	None
AUTOMATIC HEAT DETECTION:	Heat detectors located throughout building where required.
STANDPIPE HOSE LINES:	None

	FIRE EXTINGUISHERS:	Extinguishers located throughout building and are adequate. Range hood in kitchen does not have automatic fire extinguishing system.
VII.	SECURITY SYSTEM	The building has security cameras located in the corridors. Communication systems were cited as having continual issues.
VIII.	ENERGY CONSERVATION	No special measures are being taken.
IX.	ASBESTOS ABATEMENT	ACM products were used in the construction of this facility. Materials which tested positive for asbestos are as indicated in reports on file at the district office. Various locations requiring abatement are as indicated in the report
X.	LEAD PAINT	Tests should be made to determine if lead-based paints exist. Paint condition should be monitored and any friable lead-based paint should be removed. Any demolition or remodeling that will disturb materials containing lead based paint should be conducted with required IDPH air testing and clearance, with required OSHA procedures for worker monitoring, and with required EPA disposal procedures.
XI.	PAVING	Parking is a combination of paved and gravel surfaces. Site drainage issues are present on the site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