

10 YEAR LIFE SAFETY RE-SURVEY REPORT

for

GENESEO HIGH SCHOOL

700 N. State
Geneseo, Illinois

Preliminary Review

Date: March 12, 2015
Job #: 13-071

ARCHITECT

Richard L. Johnson Associates, Inc.
4703 Charles Street
Rockford, Illinois 61108

GENESEO HIGH SCHOOL

DESCRIPTION OF EXISTING CONDITIONS

1. GENERAL

ENROLLMENT:	Grades 9-12 835 Students
CONSTRUCTION:	1952 Original Building - Type V Combustible 1954 Addition - Type V Combustible 1963 Addition - Type II Non-Combustible 1973 Addition - Type II Non-Combustible 1989 Addition - Type II Non-Combustible 1998 Addition - Type II Non-Combustible 2011 Greenhouse - Type II Non-Combustible
MEANS OF EGRESS:	Adequate in arrangement, size and protection
LOCAL FIRE ALARM:	Monitored by an offsite third party.
NEAREST FIRE STATION:	½ mile away
CITY WATER:	A 6" combination Domestic/Fire Protection Water Service is located in the Boiler Room.

2. CONSTRUCTION DETAILS

YEAR BUILT:	See Construction above.
BUILDING CODE:	1952 Original Building - Part 185 1954 Addition - Part 185 1963 Addition - Part 185 1973 Addition - Part 175 1989 Addition - Part 175 1998 Addition - BOCA 1993 2011 Greenhouse - IBC 2009 IBC
HEIGHT:	1952 Original Building is one story with a smaller second story area. 1954 Addition is one story.

1963 Addition is one story.
1973 Addition is one story.
1989 Addition is two story.
1998 Addition is one story.

FLOOR AREA:	Total Building Area = 152,150 sf.
EXTERIOR WALL:	Original building and additions are generally face brick over concrete block back up.
FLOOR CONSTRUCTION:	Most areas are slab on grade. Gymnasium, cafeteria and kitchen is on concrete joist system over crawl space. 1954 Addition has a concrete slab on steel joists over crawl space. Gym balcony is concrete.
ROOF CONSTRUCTION:	1952 Original Building - Gymnasium - Single ply EPDM roof over gypsum decking over bulb tees. 1952 Original Building - Single Ply EPDM roof over insulation over wood decking. 1954 Addition - Single Ply EPDM roof over insulation over wood decking. 1963 Addition - Single Ply EPDM roof over insulation over metal decking. 1973 Addition - Single Ply EPDM roof over insulation over metal decking. 1989 Addition - Single Ply EPDM roof over insulation over metal decking. 1998 Addition - Single Ply EPDM roof over insulation over metal decking.
INTERIOR WALLS:	Walls consist of concrete block, drywall, plaster, structural glazed tile and wood paneling.
INTERIOR FINISH:	Concrete block, drywall, plaster and wood paneling partitions are painted. Floors are carpet, sealed concrete, vinyl composition tile, terrazzo, wood and vinyl asbestos tile. Ceilings are lay-in systems and plaster.

3. EGRESS FACILITIES

GRADE EXITS:	Adequate and well arranged
CORRIDORS:	Corridors are properly enclosed, adequate in width, height, arrangement and capacity.
STAIRWAYS:	Access to the gym balconies, locker room, storage areas and classrooms.
FIRE ESCAPE:	None
EXIT SIGN:	Exit sign locations are shown on the drawings.
EMERGENCY LIGHTING:	Emergency light locations are shown on the drawings.

4. SPECIAL OCCUPANCIES

AUDITORIUM:	Separated properly from the rest of the school.
GYMNASIUM:	Separated properly from the rest of the school.
CAFETERIA:	Separated properly from the rest of the school.
STORAGE ROOMS :	Separated properly from the rest of the school.
BOILER ROOM:	Separated properly from the rest of the school.

5. UTILITIES

HEATING PLANT:	Two Kewaunee, low-pressure steam boilers provided steam to equipment throughout the building and to shell and tube heat exchangers to provide heating hot water to equipment throughout the building.
HEAT DISTRIBUTION:	Classrooms throughout the building except in the 1998 addition are heated by unit ventilators with

	steam heating coils.
	The Stage and Assembly areas are heated by air handling units with steam heating coils.
	The Office areas are heated by gas-fired roof-mounted air handling units.
	The Gymnasiums (2), Lunch Room, and Kitchen areas are heated by air handling units with steam heating coils.
	The 1998 addition areas are heated by ceiling-mounted unit ventilators with hot water heating coils.
VENTILATION:	Ventilation is provided by the HVAC systems.
	Toilet rooms are exhausted by roof-mounted exhaust fans.
AIR CONDITIONING:	The 1973 building addition areas are air-conditioned by an air handling unit with a DX cooling system.
	Classrooms throughout the building are air conditioned by unit ventilators with DX cooling systems.
	The Office areas are air conditioned by the roof-mounted air handling units with DX cooling systems.
	The Band, Choir, and Chorus rooms are air conditioned by unit ventilators with DX cooling systems.
WATER HEATER:	A gas-fired domestic water boiler located in the boiler room supplies hot water to the building.
INCINERATOR:	None

GAS SERVICE: The gas service is located near the Boiler Room at the North end of the building.

PLUMBING: The plumbing systems appear to be in working order.

A water softener conditions water being supplied to the laundry equipment.

ELECTRICAL SYSTEM: The 2000 amp, 480 V/ 3 phase electrical service enters the facility in a Storage Room near the boiler room of the 1963 portion of the school. The 600 amp, 240 V/ 3 phase electrical service enters the mechanical room in the 1973 portion of the school.

6. **PRIVATE PROTECTION**

FIRE ALARM SYSTEM: The fire alarm control panel is a Simplex 4005 Series and is located in the storage room connecting the cafeteria and gymnasium.

SPRINKLERS: The 1998 building addition areas are protected by a wet-pipe sprinkler system.

AUTOMATIC HEAT & SMOKE DETECTION: Locations are indicated on the plans.

STANDPIPE HOSE LINES: None

FIRE EXTINGUISHERS: Locations are indicated on the plans.

7. **SECURITY SYSTEM** The school has a camera security system and an Aphone system.

8. **ENERGY CONSERVATION** Portions of the building have a temperature control system to setback temperatures at night.

9. **ASBESTOS LOCATIONS** See attached Three year Re-Inspection report showing asbestos locations.

10. **PAVING**

Parking and drives are blacktop. Sidewalks are concrete.

11. **LEAD-BASED PAINT**

None assumed.

12. **ACCESSIBILITY**

The main entrance to the building is accessible.
There are accessible toilet rooms.
There is an accessible electric water cooler.

VIOLATION AND RECOMMENDATION SCHEDULE

(23 IL Adm. Code 180, Sections 180.320)

1. COUNTY CODE 037, Geneseo		2. DISTRICT CODE/NAME 2280, Geneseo CUSD 228		3. FACILITY CODE/NAME GENESEO HIGH SCHOOL	
4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation
1	Corridor 302, 303, 304, 306, 307, Corr by Science 48, Comp Lab 26, Stage, Sound Control 160	a.	175.480	Existing emergency light did not work.	See specifications.
2	Corr 303, 306	a.	185.560	There is not exit sign in front of the three doors that stretch across the corridor.	See specifications.
3	Corr 304	a.	185.560	Both exterior exits north and south of the main office complex should have directional exit signs pointing towards the exit.	See specifications.
4	Corr 304, Mech 102, Rest 123, Guidance 119, Main Office 140A, Girls 145	a.	185.570	The room does not have an emergency light.	See specifications.
5	Exit Near Classroom 22	a.	185.580	The exterior exit doors do not have a fire alarm pull station near the exit.	See specifications.
6	Corr 309	b.	185.560	The doors and frame on the east side of the corridor are in poor condition. The doors are only used for security purposes and are not needed for fire separation.	See specifications.
7	Special Ed 105, Metals Lab 38, Storage 194	b.	175.285,,185.390	Existing rated door does not have fire rated glass.	See specifications.
8	Office 113, Guidance 119, Counselor 131, Storage 133, Lounge 142, Stor 149A, Storage 194	b.	185.390	Existing fire rated door does not have a door closer.	See specifications.
9	Storage 139, Storage 190, Stair 314, 316 and 319, Storage 26, 27, 28 and 29, Storage 220	a.	185.590	Existing storage room does not have a fire detector.	See specifications.
10	Corridor 315	b.	General Safety	Existing corridor is used for storage of desks and chairs.	See specifications.
11	Home Ec 24	b.	185.460	Two of the ranges do not have exhaust grilles centered over the ranges.	See specifications.
12	Library 149, Chorus 164, Band 168, Band 178	a.	185.560	Room occupancy over 50 people requires two exits out of the room. The exits do not have exit signs over them.	See specifications.
13	Cust 151, Laundry 236	a.	185.510	Existing junction box is missing the cover and wires are exposed.	See specifications.
14	Hall from Stage to Band 168	a.	185.380	Existing hall was blocked with power cords and a screen. This hall is used as an exit from the stage.	See specifications.
15	Classroom 33, Comp 30, Toilet 181, 182, Welding 189, Classroom 45, Boys 143, Stair 316	a.	185.570	The room does not have an emergency light.	See specifications.
16	Physics 36, Kitchen 227, Girls Locker Room 272, Corr by Storage 262, Classroom 19, Boys Lkrm 209	a.	175.480,185.570	Existing emergency light did not work.	See specifications.
17	Band 178	a.	Boca 1993 - Section 1024.0	Existing fire alarm visual device is blocked and not visible.	See specifications.
18		b.	185.390	Existing fire rated door is held open by a device.	See specifications.

4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation
	Door Between Metal Shop 38 and Classroom 40, Kiln 196, Art Storage 195, Storage 201				
19	Classroom 40	c.	Security and Safety Issue	Existing door does not have a vision lite. The teacher can be in a room with a student with no way for someone to see into the room.	See specifications.
20	Kitchen 227	b.	185.390	Existing dirty dish pass thru door has deteriorated and is in poor condition.	See specifications.
21	Storage 230, Storage 262, Storage 225	b.	185.390	Existing fire rated door does not have a door closer.	See specifications.
22	Stair 317 and 318	a.	Boca 1993 - Section 918.0	There are no fire alarm pull stations near the exterior exit doors at the bottom of the stairs.	See specifications.
23	Girls Locker Room 273	a.	185.560	Existing door leading to the gym is not used as an exit. There is a non-compliant exit sign installed over the door.	See specifications.
24	Classroom 19, Life Skills Classroom 258	b.	185.380	Existing door(s) and frame are in poor condition and do not open and close properly.	See specifications.
25	Locker Rooms 223 and 265	a.	185.570	Existing emergency light did not work.	See specifications.
26	Boiler Room	b.	185.620, Illinois Plumbing Code	Existing water service does not have a back flow preventer.	See specifications.
27	Corridor 311	b.	BOCA 1993 1011.2	The doors across the corridor create a dead end corridor.	See specifications.
28	Welding 189	b.	185.460	There are two welding stations that do not have exhaust.	See specifications.
29	Lockers	b.	185.390.I	Existing lockers are in poor condition, doors do not shut properly and parts are no longer available to repair them properly.	See specifications.
30	Entire Building	c.	School Security	Many of the existing lockets for various rooms have to be locked by a key from the corridor side. These locksets are also antiquated and do not always function properly. Many have the knob style design.	See specifications.
31	Corridor 304	b.	185.710,IPC	Existing drinking fountain is in poor condition and should be replaced.	See specifications.
32	Exterior Windows	b.	185.390.I	Some of the insulated metal panels in the window systems have deteriorated, are warped and water is getting into them.	See specifications.
33	Entire Building	b.	School Security	Existing intercom system is antiquated an does not function properly.	See specifications.
34	Entire Building	b.	185.510	Existing clock system is original to the building, antiquated and does not operate properly.	See specifications.
35	Main Office Complex and Library	b.	185.390.I	Existing carpeting is in poor condition and is in need of replacement.	See specifications.
36	Entire Building	b.	185.580	Existing fire alarm system is antiquated and is not reliable.	See specifications.
37	Toilet Rooms	b.	185.460	Existing exhaust systems do not operate and are obsolete.	See specifications.
38	Boiler Room	b.	185.430	Existing boiler is in need of repair.	See specifications.
39	Gymnasium and Gymnasium Balcony	a.	185.560	Exit signs do not have battery backup.	See specifications.
40	1952 Original Building	b.	185.390.I	Existing roof is in poor condition, has exceeded its useful life and allows water to penetrate into the building.	See specifications.
41	1954 Addition	b.	185.390.I	Existing roof is in poor condition, has exceeded its useful life and allows water to penetrate into the building.	See specifications.
42	1963 Addition	b.	185.390.I	Existing roof is in poor condition, has exceeded its useful life and allows water to penetrate into the building.	See specifications.
43	1973 Addition	b.	185.390.I	Existing roof is in poor condition, has exceeded its useful life and allows water to penetrate into the building.	See specifications.
44	1952 Original Building	b.	185.390.I	Existing plywood that was installed in original window openings has warped and deteriorated causing moisture to penetrate into the building.	See specifications.

4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation
45	1952 Original Building	b.	185.390.I	Existing soffits are in poor condition.	See specifications.
46	Main Office Complex	b.	185.497	Existing HVAC rooftop units are in poor condition and do not operate properly.	See specifications.
47	West Parking Lot - South Parking Lot	c.	General Safety School Code	Existing asphalt parking and drives are in poor condition.	See specifications.
48	Entire Building	b.	185.390.I	Some existing brick mortar joints are in poor condition.	See specifications.
49	1952 Original Building	b.	185.390.I	Existing wood windows are in poor condition and do not operate properly.	See specifications.
50	Corridor 309	b.	185.390.I	The non-rated doors across the corridor are in poor condition and do not operate properly. They were originally intended to be used for security purposes.	See specifications.
51	1973 Addition	b.	175.523	Existing air handling unit, remote condensing unit and condensing unit enclosure are in poor condition and over 40 years old. They do not function properly.	See specifications.
52	1973 Addition	b.	175.210	Existing windows are in poor condition and do not operate properly.	See specifications.
53	1989 Addition	b.	175.210	Existing roof is in poor condition, has exceeded its useful life and allows water to penetrate into the building.	See specifications.
54	Omit	b.	Omit	Omit	Omit
55	1998 Addition	b.	BOCA 1993 2801.0	Existing temperature control system does not function properly and is not compatible with the rest of the school.	See specifications.

Form 35-84 (7/07) (Prescribed by ISBE for local board use)

**SCHEDULE OF RECOMMENDED WORK ITEMS AND
ESTIMATED COSTS**

1. COUNTY CODE 037, Geneseo			2. DISTRICT CODE/NAME 2280, Geneseo CUSD 228			3. FACILITY CODE/NAME GENESEO HIGH SCHOOL					
4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type
1	c	a.	Repair or replace the emergency light.	Lump Sum	10	2	\$4,000.00			9/1/2015	F
2	f	a.	Install exit sign.	Lump Sum	2	2	\$800.00			9/1/2015	F
3	f	a.	Install directional exit signs.	Lump Sum	2	2	\$800.00			9/1/2015	F
4	f	a.	Install an emergency light.	Lump Sum	6	2	\$2,400.00			9/1/2015	F
5	e	a.	Install a fire alarm pull station by the exit door.	Lump Sum	1	2	\$1,000.00			9/1/2014	F
6	f	b.	Remove the doors, frame and wall from the corridor.	Lump Sum	1	2	\$0.00			9/1/2016	O
7	e	b.	Remove and replace the glass with fire rated glass.	Lump Sum	3	2	\$1,500.00			9/1/2016	F
8	f	b.	Install a closer on the door.	Lump Sum	7	2	\$2,800.00			9/1/2016	F
9	f	a.	Install a fire detector in the room.	Lump Sum	10	2	\$10,000.00			9/1/2015	F
10	e	b.	Remove desks and chairs from the corridor.	Lump Sum	1	2	\$0.00			9/1/2016	O
11	f	b.	Provide exhaust over the two ranges.	Lump Sum	2	2	\$3,500.00			9/1/2016	F
12	f	a.	Install exit signs over the exits from the room.	Lump Sum	7	2	\$2,800.00			9/1/2015	F
13	f	a.	Install a cover on the junction box.	Lump Sum	2	1	\$0.00			9/1/2015	O
14	f	a.	Remove the screen and cords from the exit path.	Lump Sum	1	1	\$0.00			9/1/2015	O
15	f	a.	Install an emergency light.	Lump Sum	8	2	\$3,200.00			9/1/2015	F
16	c	a.	Repair or replace the emergency light.	Lump Sum	7	2	\$2,800.00			9/1/2015	F
17	f	a.	Remove objects from in front of device.	Lump Sum	1	1	\$0.00			9/1/2015	F
18	f	b.	Remove the hold open device. This door should be closed at all times.	Lump Sum	4	1	\$0.00			9/1/2016	O
19	f	c.	Remove and replace the door with a vision lite.	Lump Sum	1	2	\$1,500.00			9/1/2016	F

4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type
20	f	b.	The door is not used but does not provide proper fire rating based on its condition. Remove door and frame and infill the opening with fire rated wall construction.	Lump Sum	1	2	\$1,200.00			9/1/2016	F
21	f	b.	Install a closer on the door.	Lump Sum	3	2	\$1,200.00			9/1/2016	F
22	f	a.	Install fire alarm pull stations adjacent to the exit doors.	Lump Sum	2	2	\$2,000.00			9/1/2015	F
23	b	a.	Remove exit sign from over the door.	Lump Sum	1	2	\$100.00			9/1/2015	F
24	e	b.	Remove and replace door, frame and hardware.	Lump Sum	3	2	\$10,500.00			9/1/2016	F
25	c	a.	Repair or replace the emergency light.	Lump Sum	2	2	\$800.00			9/1/2015	F
26	f	b.	Install a proper backflow preventer on the water system.	Lump Sum	1	2	\$10,000.00			9/1/2016	F
27	b	b.	Remove the doors and frame from across the corridor.	Lump Sum	1	1	\$0.00			9/1/2016	O
28	f	b.	Install exhaust system for both welding stations or remove the two welding stations.	Lump Sum	2	2	\$5,000.00			9/1/2016	F
29	c	b.	Remove and replace the built-in lockers.	Lump Sum	1200	2	\$450,000.00			9/1/2016	F
30	f	c.	Remove and replace locksets so the teacher can lock the door from inside the classroom.	Lump Sum	150	2	\$105,000.00			9/1/2016	F
31	f	b.	Remove and replace the drinking fountain.	Lump Sum	1	2	\$2,000.00			9/1/2016	F
32	e	b.	Remove and replace the deteriorated insulated metal panels.	Lump Sum	1000	2	\$10,000.00			9/1/2016	F
33	e	b.	Remove and replace the existing intercom system in the building .	Lump Sum	1	2	\$30,000.00			9/1/2016	F
34	e	b.	Remove and replace the clock system.	Lump Sum	1	2	\$7,500.00			9/1/2016	F
35	e	b.	Remove and replace the flooring.	Lump Sum	7000	2	\$35,000.00			9/1/2016	F
36	f	b.	Remove and replace the fire alarm system.	Lump Sum	1	2	\$50,000.00			9/1/2016	F
37	e	b.	Remove and replace the exhaust fans.	Lump Sum	10	2	\$25,000.00			9/1/2016	F
38	f	b.	Repair boiler	Lump Sum	1	2	\$20,000.00			9/1/2016	F
39	e	a.	Remove and replace the exit signs	Lump Sum	6	2	\$2,400.00			9/1/2015	F
40	e	b.			42400	2	\$593,600.00			9/1/2016	F

4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type
			Remove and replace the existing roofing system including insulation.	Lump Sum							
41	e	b.	Remove and replace the existing roofing system including insulation.	Lump Sum	9200	2	\$128,800.00			9/1/2016	F
42	e	b.	Remove and replace the existing roofing system including insulation.	Lump Sum	44100	2	\$617,400.00			9/1/2016	F
43	e	b.	Remove and replace the existing roofing system including insulation.	Lump Sum	7300	2	\$102,200.00			9/1/2016	F
44	e	b.	Remove and replace plywood with metal siding or EIFS.	Lump Sum	1	2	\$15,000.00			9/1/2016	F
45	e	b.	Remove and replace the soffits.	Lump Sum	1	2	\$25,000.00			9/1/2016	F
46	e	b.	Remove and replace the rooftop units.	Lump Sum	1	2	\$40,000.00			9/1/2016	F
47	f	c.	Repair parking and drive areas by overlaying a new 2" asphalt layer over the top.	Lump Sum	1	2	\$165,600.00			9/1/2016	F
48	f	b.	Tuck point and seal brick as required.	Lump Sum	1	2	\$25,000.00			9/1/2016	F
49	e	b.	Remove and replace the windows.	Lump Sum	2	2	\$2,000.00			9/1/2016	F
50	b	b.	Remove the doors and frame from across the corridor.	Lump Sum	1	1	\$1,000.00			9/1/2016	F
51	e	b.	Remove and replace the air handling unit, condensing unit, enclosure and related temperature controls.	Lump Sum	1	2	\$211,700.00			9/1/2016	F
52	e	b.	Remove and replace the window system.	Lump Sum	1	2	\$20,000.00			9/1/2016	F
53	e	b.	Remove and replace the existing roofing system including insulation.	Lump Sum	2300	2	\$32,200.00			9/1/2016	F
54	e	b.	Omit	Lump Sum	1	2	\$0.00			9/1/2016	O
55	e	b.	Remove and replace the temperature control system.	Lump Sum	1	2	\$56,800.00			9/1/2016	F

	Original Subtotal	\$2,841,100.00	Adjusted Subtotal	\$2,841,100.00	
	Original 10.00% Contingency	\$284,110.00	Adjusted 10.00% Contingency	\$284,110.00	
	Original 8.00% A/E Fees	\$227,288.00	Adjusted 8.00% A/E Fees	\$227,288.00	
	Original Grand Total	\$3,352,498.00	Adjusted Grand Total	\$3,352,498.00	

Items with a Funding Type of 'O' are not included in the cost calculation.
35-48 (7/07) (Prescribed by ISBE for Local Board Use)

10 YEAR LIFE SAFETY RE-SURVEY REPORT

for

GENESEO MIDDLE SCHOOL

333 E. Ogden Avenue
Geneseo, Illinois

Preliminary Review

Date: March 12, 2015

Job #: 13-071

ARCHITECT

Richard L. Johnson Associates, Inc.
4703 Charles Street
Rockford, Illinois 61108

GENESEO MIDDLE SCHOOL

DESCRIPTION OF EXISTING CONDITIONS

1. GENERAL

ENROLLMENT:	Grades 6-8 600 Students
CONSTRUCTION:	1997 Original Building - Type II Non-Combustible
MEANS OF EGRESS:	Adequate in arrangement, size and protection
LOCAL FIRE ALARM:	Monitored by an offsite third party.
NEAREST FIRE STATION:	Within 1/2 mile
CITY WATER:	A 6" combination Domestic/Fire Protection Water Service is located in the Boiler Room at the North end of the building.

2. CONSTRUCTION DETAILS

YEAR BUILT:	See Construction above.
BUILDING CODE:	Part 180, BOCA 1993
HEIGHT:	1 story
FLOOR AREA:	Total Building Area = 84,000 sf
EXTERIOR WALL:	Face brick with concrete block backup and insulation. Some high walls are a veneer stone wall panel over structural studs.
FLOOR CONSTRUCTION:	Slab on grade.
ROOF CONSTRUCTION:	Modified built-up roofing system over tectum and concrete decking. Standing Seam metal roofing system over tectum decking.

INTERIOR WALLS:	Walls consist of concrete block and drywall.
INTERIOR FINISH:	Concrete block and drywall partitions are painted. Floors are carpet, sealed concrete, vinyl composition tile, wood, and polyurethane sports flooring. Ceilings are lay-in with suspended grid, exposed structure and painted drywall.

3. EGRESS FACILITIES

GRADE EXITS:	Adequate and well arranged.
CORRIDORS:	Corridors are properly enclosed, adequate in width, height, arrangement and capacity.
STAIRWAYS:	None.
FIRE ESCAPE:	None.
EXIT SIGN:	Exit sign locations are shown on the drawings.
EMERGENCY LIGHTING:	Emergency light locations are shown on the drawings.

4. SPECIAL OCCUPANCIES

GYMNASIUM:	Separated properly from the rest of the school.
CLASSROOM WINGS:	There is a 2 hour fire wall that separates the classroom wings from the gymnasium wing.
STORAGE ROOMS:	Separated properly from the rest of the school.
BOILER ROOMS:	Separated properly from the rest of the school.

5. UTILITIES

HEATING PLANT:	Two Kewaunee, 68.6 BHP, hot water heating boilers.
HEAT DISTRIBUTION:	The building is heated by roof-mounted air handling units with hot water heating coils. Hot water reheat coils provide individual room temperature control.
VENTILATION:	<p>Ventilation is provided by the roof-mounted air handling systems.</p> <p>Toilet rooms are exhausted by roof-mounted exhaust fans.</p>
AIR CONDITIONING:	The building is air-conditioned by roof-mounted air handling units with DX cooling systems. Hot water reheat coils provide individual room temperature control.
WATER HEATER:	<p>Domestic hot water is supplied to the toilet room plumbing fixtures by electric water heaters located in janitor's closets throughout the building.</p> <p>A storage type, gas-fired water heater located in the Boiler Room supplies hot water to the Lockerrooms and Kitchen.</p>
INCINERATOR:	None
GAS SERVICE:	The gas service is located near the Boiler Room at the North end of the building.
PLUMBING:	<p>Domestic cold and is routed throughout the building to plumbing fixtures and water heaters.</p> <p>A water softener located in the boiler room conditions water being supplied to the gas-fired water heater.</p>

ELECTRICAL SYSTEM: The 1600 amp, 460/3 phase electrical service enters the building from a pad mount transformer outside the boiler room. Power is distributed through branch panels.

6. PRIVATE PROTECTION

FIRE ALARM SYSTEM: Fire alarm panel is a Simplex 4005 series. Fire alarm panel is located in the boiler room. A point of entry fire alarm annunciator is located at the entry to the building.

SPRINKLERS: The building is protected by a wet-pipe sprinkler system.

AUTOMATIC HEAT & SMOKE DETECTION: Locations are indicated on the plan.

STANDPIPE HOSE LINES: None

FIRE EXTINGUISHERS: Locations are indicated on the plan.

7. SECURITY SYSTEM A school has a camera security system and an Aphone secure entrance system.

8. ENERGY CONSERVATION The roof-mounted air handling units have economizer controls which allow the HVAC system to operate with 100% outside air when the conditions are favorable.

9. ASBESTOS LOCATIONS There are no asbestos containing materials in the building.

10. PAVING Parking and drives are blacktop and concrete. Sidewalks are concrete.

11. LEAD-BASED PAINT None assumed.

12. ACCESSIBILITY There is an accessible entrance to the building
There are accessible toilet rooms and EWC's.

VIOLATION AND RECOMMENDATION SCHEDULE

(23 IL Adm. Code 180, Sections 180.320)

1. COUNTY CODE 037, Geneseo			2. DISTRICT CODE/NAME 2280, Geneseo CUSD 228		3. FACILITY CODE/NAME GENESEO MIDDLE SCHOOL	
4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation	
1	Vestibule 301	a.	BOCA 1993 904.0 - NFPA13	Existing sprinkler head appears to be damaged.	See specifications.	
2	Omit	a.	BOCA 1993 904.0	Omit	Omit	
3	Corridors	a.	NFPA13	Decoration items are hanging off the pop down sprinkler head covers.	See specifications.	
4	Psychologist 106	b.	Security and Safety Issue	The existing door does not have a vision lite. The teacher can be in the room with a student with no way for someone to see in the room.	See specifications.	
5	Conference 113 - Boys Toilet 128 - Classroom 608	a.	BOCA 1993 - Section 918.0	Existing room does not have a fire alarm visual device.	See specifications.	
6	Serving Kitchen 136	a.	BOCA 1024.0	Existing emergency light did not work.	See specifications.	
7	Dishwashing 135	a.	BOCA 1993 2701.0	There are exposed wires because a junction box cover is missing.	See specifications.	
8	Electrical Room 129,165	a.	BOCA 1993 2701.0 - NEC	Items are stored closer than 3 feet in front of electrical panels and gear.	See specifications.	
9	Classroom 608	a.	BOCA 1993 1024.0	Existing room does not have an emergency light.	See specifications.	
10	Various Rooms	a.	BOCA 1993 918.0	Existing fire alarm visual device was blocked from view by an object.	See specifications.	
11	Storage 147	b.	BOCA 1993 716.5	Existing fire rated door is held open by a device.	See specifications.	
12	Multi-Purpose 155	a.	BOCA 1993 1010.0	Existing room has a capacity of over 50 people. Therefore, the two doors leading out of the room need to have exit signs over them.	See specifications.	
13	Classroom 801	a.	BOCA 1993 904.1 - NFPA 13	Large banners have been installed hanging from the roof structure blocking the coverage of the sprinkler heads.	See specifications.	
14	Chorus 179 - Band 185	a.	BOCA 1993 1010.0	Existing room has a capacity of over 50 people. Therefore, the two doors leading out of the room need to have exit signs over them. The exterior door has an exit sign but the interior door does not.	See specifications.	
15	Storage 184	b.	BOCA 1993 716.5	Existing door closer is broken.	See specifications.	
16	Vestibule 312	a.	BOCA 1993 1017.4	One of the existing exterior exit doors could not be opened.	See specifications.	
17	Corridor 311	a.	BOCA 1993 1011.2	Existing corridor has a dead end because the doors on the east side of the corridor swing the wrong direction. These doors are only for security and are not fire rated doors.	See specifications.	
18	Offices, Corridors and Classrooms	b.	BOCA 1993 1005.4	Existing carpeting is 17 years old. Existing carpeting is in poor condition, bubbled up and is in need of replacement.	See specifications.	
19	Cafeteria and Adjacent Corridor	b.	BOCA 1993 1005.4	Existing VCT flooring is cracking and in poor condition.	See specifications.	
20	Parking Lot and Drives	c.			See specifications.	

4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation
			General Safety School Code	Some existing concrete pavement surfaces are in poor condition and need to be replaced.	
21	Entire Building	b.	BOCA 1993 2112.0	Some existing brick mortar joints are in poor condition.	See specifications.

Form 35-84 (7/07) (Prescribed by ISBE for local board use)

**SCHEDULE OF RECOMMENDED WORK ITEMS AND
ESTIMATED COSTS**

1. COUNTY CODE 037, Geneseo			2. DISTRICT CODE/NAME 2280, Geneseo CUSD 228				3. FACILITY CODE/NAME GENESEO MIDDLE SCHOOL					
4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type	
1	c	a.	Replace head as required.	Lump Sum	1	2	\$1,000.00			9/1/2015	F	
2	e	a.	Omit	Lump Sum	1	2	\$0.00			9/1/2015	O	
3	b	a.	Remove the items that are hanging from the sprinkler head covers.	Lump Sum	1	1	\$0.00			9/1/2015	O	
4	f	b.	Remove and replace the door with a vision lite.	Lump Sum	1	2	\$1,500.00			9/1/2016	F	
5	f	a.	Install a fire alarm visual device in the room.	Lump Sum	3	2	\$3,000.00			9/1/2015	F	
6	c	a.	Repair or replace the emergency light.	Lump Sum	1	2	\$400.00			9/1/2015	F	
7	c	a.	Install a junction box cover over the exposed wires.	Lump Sum	1	1	\$0.00			9/1/2015	O	
8	b	a.	Remove items stored in front of the electrical panels and gear.	Lump Sum	2	1	\$0.00			9/1/2015	O	
9	f	a.	Install an emergency light in the room.	Lump Sum	1	2	\$400.00			9/1/2015	F	
10	b	a.	Remove the item that is blocking the visual device.	Lump Sum	1	1	\$0.00			9/1/2015	O	
11	f	b.	Remove the hold open device from the door.	Lump Sum	1	1	\$0.00			9/1/2016	O	
12	f	a.	Install exit signs over both exits from the room.	Lump Sum	2	2	\$800.00			9/1/2015	F	
13	f	a.	Remove the banners from the roof structure.	Lump Sum	1	1	\$0.00			9/1/2015	O	
14	f	a.	Install exit sign over the exit to the corridor.	Lump Sum	2	2	\$800.00			9/1/2015	F	
15	c	b.	Repair or replace the door closer.	Lump Sum	1	2	\$400.00			9/1/2016	F	
16	c	a.	Repair or replace the existing panic exit device.	Lump Sum	1	2	\$1,500.00			9/1/2015	F	
17	f	a.	Remove the doors from the frame.	Lump Sum	2	1	\$0.00			9/1/2015	O	
18	e	b.	Remove and replace the flooring.	Lump Sum	44500	2	\$364,000.00			9/1/2016	F	
19	e	b.	Remove and replace the flooring.	Lump Sum	4400	2	\$36,000.00			9/1/2016	F	

4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type
20	e	c.	Remove and replace concrete pavement.	Lump Sum	1000	2	\$15,000.00			9/1/2016	F
21	f	b.	Tuck point and seal brick as required.	Lump Sum	1	2	\$15,000.00			9/1/2016	F

	Original Subtotal	\$439,800.00	Adjusted Subtotal	\$439,800.00	
	Original 10.00% Contingency	\$43,980.00	Adjusted 10.00% Contingency	\$43,980.00	
	Original 8.00% A/E Fees	\$35,184.00	Adjusted 8.00% A/E Fees	\$35,184.00	
	Original Grand Total	\$518,964.00	Adjusted Grand Total	\$518,964.00	

Items with a Funding Type of 'O' are not included in the cost calculation.
35-48 (7/07) (Prescribed by ISBE for Local Board Use)

10 YEAR LIFE SAFETY RE-SURVEY REPORT

for

MILLIKIN ELEMENTARY SCHOOL

900 S. Congress
Geneseo, Illinois

Preliminary Review

Date: March 12, 2015

Job #: 13-071

ARCHITECT

Richard L. Johnson Associates, Inc.

4703 Charles Street

Rockford, Illinois 61108

MILLIKIN ELEMENTARY SCHOOL

DESCRIPTION OF EXISTING CONDITIONS

1. GENERAL

ENROLLMENT:	Grades Pre-K-5 421 Students
CONSTRUCTION:	1967 Original Building - Type II Non-Combustible
MEANS OF EGRESS:	Adequate in arrangement, size and protection
LOCAL FIRE ALARM:	Monitored by an offsite third party.
NEAREST FIRE STATION:	1 mile away
CITY WATER:	3" water service located in Mechanical 145.

2. CONSTRUCTION DETAILS

YEAR BUILT:	See Construction above.
BUILDING CODE:	1967 Original Building – Part 175.
HEIGHT:	1967 Original building is one story.
FLOOR AREA:	Total Building Area = 44,897 sf.
EXTERIOR WALL:	1967 Original Building – Face brick with concrete block backup.
FLOOR CONSTRUCTION:	Slab on grade.
ROOF CONSTRUCTION:	1967 Original Building – Single Ply EPDM membrane over rigid insulation over metal decking.
INTERIOR WALLS:	Walls consist of concrete block, brick and drywall partitions.

INTERIOR FINISH:

Concrete block and drywall partitions are painted.
Floors are carpet, sealed concrete, terrazzo, vinyl composition tile, sheet vinyl and vinyl asbestos tile.
Ceilings are lay-in systems, 1' x 2' metal ceilings, drywall and plaster.

3. EGRESS FACILITIES

GRADE EXITS:

Adequate and well arranged

CORRIDORS:

Corridors are properly enclosed, adequate in width, height, arrangement and capacity.

STAIRWAYS:

Stairs access the Boiler Room.

FIRE ESCAPE:

None

EXIT SIGN:

Exit sign locations are shown on the drawings.

EMERGENCY LIGHTING: Emergency light locations are shown on the drawings.

4. SPECIAL OCCUPANCIES

GYMNASIUM:

Separated properly from the rest of the school.

CAFETERIA:

Separated properly from the rest of the school.

STORAGE ROOMS:

Separated properly from the rest of the school.

BOILER ROOMS:

Separated properly from the rest of the school.

5. UTILITIES

HVAC SYSTEM:

Building is heated and cooled by a closed loop geothermal system. There are two pumps that circulate the water line around the building to all terminal points. There is a very small modular

boiler that is used only as a backup if temperatures in the loop drop to a specified level. The well field system is installed east of the building.

Classrooms have individual floor mounted heat pumps and are controlled by carbon dioxide sensors and individual thermostats.

Gymnasium and Cafeteria have suspended heat pumps.

Main Office and Library area have a suspended heat pump with associated supply and return ductwork to all spaces.

Entry points have cabinet unit heaters installed in the ceilings.

Toilet rooms are exhausted by roof-mounted exhaust fans.

A hood with an exhaust fan is installed over the kiln in the Kiln room.

A hood with fire suppression is installed over the cooking equipment in the Kitchen.

WATER HEATER:

Storage type, gas-fired water heaters supply hot water to the building plumbing fixtures.

INCINERATOR:

None

GAS SERVICE:

The gas service is located on the East side of the building near the Boiler Room.

PLUMBING:

The plumbing systems appear to be in working order.

Domestic cold and hot water is routed

throughout the building.

A water softening system conditions the domestic hot water system.

ELECTRICAL SYSTEM:

The electrical system is an 800amp, 120/208v, 3 phase, 4 wire system. The electrical service enters the facility in the boiler room. Distribution panels are located in corridors and storage rooms.

6. PRIVATE PROTECTION

FIRE ALARM SYSTEM:

The fire alarm panel is a Simplex 4001 series and is located in the boiler room.

SPRINKLERS:

None

**AUTOMATIC HEAT &
SMOKE DETECTION:**

Locations indicated on the plans.

STANDPIPE HOSE LINES:

None

FIRE EXTINGUISHERS:

Locations indicated on the plans.

7. SECURITY SYSTEM

The school has a camera security system.

8. ENERGY CONSERVATION

Building's mechanical system has been replaced with a geothermal system providing a very efficient system. CO2 sensors are installed on heat pumps to regulate the amount of outside air is required.

9. ASBESTOS LOCATIONS

See attached Three year Re-Inspection report showing asbestos locations.

10. PAVING

Parking and drives are blacktop. Sidewalks are concrete.

11. LEAD-BASED PAINT

None assumed.

12. ACCESSIBILITY

The main entrance to the building is accessible.
There are accessible toilet rooms.
There is an accessible electric water cooler.

VIOLATION AND RECOMMENDATION SCHEDULE

(23 IL Adm. Code 180, Sections 180.320)

1. COUNTY CODE 037, Geneseo		2. DISTRICT CODE/NAME 2280, Geneseo CUSD 228		3. FACILITY CODE/NAME MILLIKIN ELEM SCHOOL		
4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation	
1	Lobby 303 - Conf 146 - Workroom 147 - Nurse 148, Girls 120 - Boys 119	a.	175.680	Existing room does not have an emergency light.	See specifications.	
2	Corridor 306-302	a.	175.680	Existing emergency light did not work.	See specifications.	
3	Speech 106B - Music 137	b.	175.260	The existing door does not have fire rated glass.	See specifications.	
4	Speech 106B - Reading 106A - Custodial 134	b.	175.290	Existing fire rated door does not have a door closer.	See specifications.	
5	Cust 107 - Art Stor 140	b.	175.290	Existing fire rated door is held open by a device.	See specifications.	
6	Work Room 147	a.	175.460	Existing work room does not have a fire detector.	See specifications.	
7	None	b.	None	None	None	
8	Boiler Room 118	a.	175.610	There are exposed wires because a junction box cover is missing.	See specifications.	
9	Electrical Panels	b.	National Electric Code	Items are stored within 3 feet of the front of the electrical panels.	See specifications.	
10	Kitchen Toilet 133	b.	185.610, IPC	Existing faucet has deteriorated and needs replacement.	See specifications.	
11	Storage 135	b.	175.285	Existing fire rated door strike plate has been covered over with tape so the door does not latch.	See specifications.	
12	Mechanical 145	b.	Illinois Plumbing Code, 175.740	Existing water service does not have a back flow preventer.	See specifications.	
13	Entire Building Except the Gymnasium	b.	175.210	Existing windows are in poor condition and do not operate properly.	See specifications.	
14	Small Toilet Rooms Off Classrooms	b.	175.210	Existing flooring has deteriorated and is in poor condition. The top wear surface is wearing thin.	See specifications.	
15	Entire Building	b.	175.710	Existing clock system is original to the building, antiquated and does not operate properly.	See specifications.	
16	Library 116	a.	175.670	Room occupancy over 50 people requires two exits with exit signs. The exits do not have exit signs over them.	See specifications.	
17	All Roofs Except a small portion (+/- 5,00 sf)	b.	175.210	Existing roof is in poor condition, has exceeded its useful life and allows water to penetrate into the building.	See specifications.	
18	Exterior of Building	b.	175.210	Existing stone aggregate panels are in poor condition and the aggregate is falling off the panels.	See specifications.	
19	North Parking Lot	c.	General Safety School Code	Existing asphalt parking and drives are in poor condition.	See specifications.	
20	Toilet Rooms and Kitchen	b.	175.562	Existing exhaust systems do not operate and are obsolete.	See specifications.	
21	Entire Building	b.	175.210	Some existing brick mortar joints are in poor condition.	See specifications.	
22	Cafeteria 124	b.	General Safety	Existing built-in end wall cafeteria tables are in poor condition and do not safely remain in the pocket.	See specifications.	

Form 35-84 (7/07) (Prescribed by ISBE for local board use)

**SCHEDULE OF RECOMMENDED WORK ITEMS AND
ESTIMATED COSTS**

1. COUNTY CODE 037, Geneseo			2. DISTRICT CODE/NAME 2280, Geneseo CUSD 228				3. FACILITY CODE/NAME MILLIKIN ELEM SCHOOL					
4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type	
1	f	a.	Install an emergency light in the room.	Lump Sum	6	2	\$2,400.00			9/1/2015	F	
2	c	a.	Repair or replace the emergency light.	Lump Sum	2	2	\$800.00			9/1/2015	F	
3	f	b.	Remove and replace glass with fire rated glass.	Lump Sum	2	2	\$1,000.00			9/1/2016	F	
4	f	b.	Install a closer on the door.	Lump Sum	3	2	\$1,200.00			9/1/2016	F	
5	f	b.	Remove the hold open device from the door.	Lump Sum	2	1	\$0.00			9/1/2016	O	
6	f	a.	Install a fire detector in the room.	Lump Sum	1	2	\$1,000.00			9/1/2015	F	
7	e	b.	None	Lump Sum	1	2	\$0.00			9/1/2016	O	
8	c	a.	Install a junction box cover over the exposed wires.	Lump Sum	1	1	\$0.00			9/1/2015	O	
9	b	b.	Move items farther away then 3 feet from in front of the panels.	Lump Sum	1	1	\$0.00			9/1/2016	O	
10	e	b.	Remove and replace the faucet.	Lump Sum	1	2	\$500.00			9/1/2016	F	
11	f	b.	Remove the tape on the strike plate to allow the door to close and latch properly.	Lump Sum	1	1	\$0.00			9/1/2016	O	
12	f	b.	Install a proper backflow preventer on the water system.	Lump Sum	1	2	\$10,000.00			9/1/2015	F	
13	e	b.	Remove and replace the window system.	Lump Sum	62	2	\$155,000.00			9/1/2016	F	
14	f	b.	Remove and replace the flooring in the toilet rooms.	Lump Sum	11	2	\$15,000.00			9/1/2016	F	
15	e	b.	Remove and replace the clock system.	Lump Sum	38	2	\$2,500.00			9/1/2016	F	
16	f	a.	Install exit signs over the exits from the room.	Lump Sum	2	2	\$800.00			9/1/2015	F	
17	e	b.	Remove and replace the existing roofing system including insulation.	Lump Sum	40000	2	\$560,000.00			9/1/2016	F	
18	f	b.	Remove and replace stone panels.	Lump Sum	1	2	\$80,000.00			9/1/2016	F	
19	f	c.		Lump Sum	1	2	\$40,800.00			9/1/2016	F	

4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type
			Repair parking and drive areas by overlaying a new 2" asphalt layer over the top.								
20	e	b.	Remove and replace the exhaust fans.	Lump Sum	4	2	\$10,000.00			9/1/2016	F
21	f	b.	Tuck point and seal brick as required.	Lump Sum	1	2	\$10,000.00			9/1/2016	F
22	e	b.	Remove and replace the end wall tables.	Lump Sum	1	2	\$60,000.00			9/1/2016	F

	Original Subtotal	\$951,000.00	Adjusted Subtotal	\$951,000.00	
	Original 10.00% Contingency	\$95,100.00	Adjusted 10.00% Contingency	\$95,100.00	
	Original 8.00% A/E Fees	\$76,080.00	Adjusted 8.00% A/E Fees	\$76,080.00	
	Original Grand Total	\$1,122,180.00	Adjusted Grand Total	\$1,122,180.00	

Items with a Funding Type of 'O' are not included in the cost calculation.
35-48 (7/07) (Prescribed by ISBE for Local Board Use)

10 YEAR LIFE SAFETY RE-SURVEY REPORT

for

NORTHSIDE ELEMENTARY SCHOOL

415 N. Russell
Geneseo, Illinois

Preliminary Review

Date: March 12, 2015

Job #: 13-071

ARCHITECT

Richard L. Johnson Associates, Inc.
4703 Charles Street
Rockford, Illinois 61108

NORTHSIDE ELEMENTARY SCHOOL

DESCRIPTION OF EXISTING CONDITIONS

1. GENERAL

ENROLLMENT:	Grades K-5 298 Students
CONSTRUCTION:	1961 Original Building - Type II Non-Combustible 1963 Addition - Type II Non-Combustible 1968 Addition - Type II Non-Combustible 2011 Addition - Type II Non-Combustible
MEANS OF EGRESS:	Adequate in arrangement, size and protection
LOCAL FIRE ALARM:	Monitored by an offsite third party.
NEAREST FIRE STATION:	½ mile away
CITY WATER:	3" water service located in the Boiler Room.

2. CONSTRUCTION DETAILS

YEAR BUILT:	See Construction above.
BUILDING CODE:	1961 Original Building - Part 185. 1963 Addition - Part 185. 1968 Addition - Part 175. 2011 Addition - 2009 IBC
HEIGHT:	1961 Original building is one story. 1963 Addition is one story. 1968 Addition is one story. 2011 Addition is one story.
FLOOR AREA:	Total Building Area = 32,382 sf.
EXTERIOR WALL:	1961 Original Building - Face brick with concrete block backup. 1963 Addition - Face brick with concrete

block backup.
1968 Addition – Face brick with concrete block backup.
2011 Addition – Face brick with concrete block backup and rigid insulation.

FLOOR CONSTRUCTION: Slab on grade.

ROOF CONSTRUCTION: 1961 Original Building – Ballasted EPDM roofing system over rigid insulation over metal decking.
1963 Addition – Ballasted EPDM roofing system over rigid insulation over metal decking.
1968 Addition – Fully adhered EPDM roofing system over rigid insulation over metal decking.
2011 Original Building – Fully adhered EPDM roofing system over rigid insulation over metal decking.

INTERIOR WALLS: Walls consist of concrete block, brick and structural glazed tile partitions.

INTERIOR FINISH: Concrete block walls are painted.
Floors are carpet, sealed concrete, vinyl composition tile, linoleum, terrazzo and vinyl asbestos tile.
Ceilings are 1' x 1' concealed spline, 1' x 2' metal ceilings, drywall and plaster.

3. EGRESS FACILITIES

GRADE EXITS: Adequate and well arranged

CORRIDORS: Corridors are properly enclosed, adequate in width, height, arrangement and capacity.

STAIRWAYS: None

FIRE ESCAPE: None

EXIT SIGN: Exit sign locations are shown on the drawings.

EMERGENCY LIGHTING: Emergency light locations are shown on the drawings.

4. **SPECIAL OCCUPANCIES**

MULTI-PURPOSE: Separated properly from the rest of the school.

KITCHEN: Separated properly from the rest of the school.

STORAGE ROOMS: Separated properly from the rest of the school.

BOILER ROOMS: Separated properly from the rest of the school.

5. **UTILITIES**

HVAC SYSTEM: Building is heated and cooled by a closed loop geothermal system. There are two pumps that circulate the water line around the building to all terminal points. There is a very small modular boiler that is used only as a backup if temperatures in the loop drop to a specified level. The well field system is installed in the north west corner of the site.

Classrooms and Library have individual floor mounted heat pumps and are controlled by carbon dioxide sensors and individual thermostats.

Entry points have cabinet unit heaters installed in the ceilings or in the wall.

Main Office area has a suspended heat pump with associated supply and return ductwork to all spaces.

Some storage rooms have electric baseboard heat.

Multi-Purpose Room has a suspended heat pump.

Toilet rooms are exhausted by roof-mounted exhaust fans.

A hood with an exhaust fan is installed over the kiln in the Art Classroom.

A hood with fire suppression is installed over the cooking equipment in the Kitchen.

WATER HEATER:

Storage type, gas-fired water heaters supply hot water to the building plumbing fixtures.

INCINERATOR:

None

GAS SERVICE:

The gas service is located at the west side of the building near the Boiler Room.

PLUMBING:

The plumbing systems appear to be in working order.

Domestic cold and hot water is routed throughout the building.

ELECTRICAL SYSTEM:

The electrical system is a 600amp, 240v, 3 phase, 4 wire service. Building electrical service enters the facility through the boiler room.

6. PRIVATE PROTECTION

FIRE ALARM SYSTEM:

The fire alarm system is a Simplex 4001 Series and is located in the boiler room.

SPRINKLERS:

No sprinklers are present.

**AUTOMATIC HEAT &
SMOKE DETECTION:**

Locations indicated on the plans.

STANDPIPE HOSE LINES:

None

FIRE EXTINGUISHERS:

Locations indicated on the plans.

- | | | |
|-----|-----------------------------------|---|
| 7. | <u>SECURITY SYSTEM</u> | The school has a camera security system and an Aphone secure entrance system. |
| 8. | <u>ENERGY CONSERVATION</u> | Building's mechanical system has been replaced with a geothermal system providing a very efficient system. CO2 sensors are installed on heat pumps to regulate the amount of outside air is required. |
| 9. | <u>ASBESTOS LOCATIONS</u> | See attached Three year Re-Inspection report showing asbestos locations. |
| 10. | <u>PAVING</u> | Parking and drives are blacktop. Sidewalks are concrete. |
| 11. | <u>LEAD-BASED PAINT</u> | None assumed. |
| 12. | <u>ACCESSIBILITY</u> | The main entrance to the building is not accessible.
Toilet rooms are not accessible.
There is an accessible electric water cooler |

VIOLATION AND RECOMMENDATION SCHEDULE

(23 IL Adm. Code 180, Sections 180.320)

1. COUNTY CODE 037, Geneseo		2. DISTRICT CODE/NAME 2280, Geneseo CUSD 228		3. FACILITY CODE/NAME NORTHSIDE ELEM SCHOOL	
4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation
1	Corridor 306	a.	185.580	Existing fire alarm pull station was covered up by paper and not visible.	See specifications.
2	Toilet 101	b.	General Safety	Wall cabinets have been installed on the walls. They are mounted at head level and present a safety risk.	See specifications.
3	Classroom 2	b.	Illinois Plumbing Code	Existing sink has a faucet and drinking fountain spout installed on the same sink.	See specifications.
4	Classroom 5	a.	185.380	The cubbies are installed to close to the classroom door hindering exiting out of the classroom.	See specifications.
5	Classroom 5	a.	General Safety	There is a small appliance oven in the classroom which is a potential fire hazard.	See specifications.
6	Workroom/Storage 9-Workroom 15	b.	185.390	Existing fire rated door does not have a door closer.	See specifications.
7	Storage 111	b.	185.390	Existing fire rated door is held open by a device. The strike plate has been covered over with tape so the door does not latch.	See specifications.
8	Electrical Panels	b.	National Electric Code	Items are stored within 3 feet of the front of the electrical panels.	See specifications.
9	Speech 110	b.	Security and Safety Issue	The existing door does not have a vision lite. The teacher can be in the room with a student with no way for someone to see in the room.	See specifications.
10	Girls 123 and Boys 125	c.	Illinois Accessibility Code - ADA 2010 Standards	Existing toilet rooms are not ADA accessible.	See specifications.
11	Custodial 124	b.	185.460	Existing room does not have an exhaust system.	See specifications.
12	Storage 16, Storage 112	b.	185.390	Existing fire rated door is held open by a device.	See specifications.
13	Storage 16 - Boiler Room 130	a.	185.510	There are exposed wires because a junction box cover is missing.	See specifications.
14	Storage 16 - Custodial Storage 138 - PE Office/Storage 139	b.	185.390	Existing storage room doors have louvers.	See specifications.
15	Custodial Storage 138 - PE Office/Storage 139	b.	185.390	Existing doors have push/pull hardware and do not latch.	See specifications.
16	Multi-Purpose Room 12	a.	185.580	Existing fire alarm pull station was covered up by wall mats.	See specifications.
17	Boiler Room	b.	185.620, Illinois Plumbing Code	Existing water service does not have a back flow preventer.	See specifications.
18	Boiler Room	b.	185.390	Existing strike plate on the fire rated door frame has tape over it so the door does not latch.	See specifications.
19	Kitchen	b.	School Security	Existing room is not connected by an intercom system.	See specifications.
20	1959 Original Building	b.	185.390.I	Existing roof is in poor condition, has exceeded its useful life and allows water to penetrate into the building.	See specifications.
21	Gymnasium	b.	185.370	Existing exterior doors and frame are in poor condition.	See specifications.
22	Kitchen	b.	185.390	Existing double doors between the kitchen and the Gymnasium are in poor condition and do not open and close properly.	See specifications.

4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation
23	Main Entrance	c.	IAC, ADA Standards	Existing main entrance to the school is not accessible based on a lip of over 1" at the threshold.	See specifications.
24	Gymnasium	b.	Occupancy Posting	Assembly room did not have an occupancy posting.	See specifications.
25	Main Entry	b.	185.390.I	Existing exterior soffit panels are in poor condition.	See specifications.
26	Toilet Rooms	b.	185.460	Existing exhaust systems do not operate and are obsolete.	See specifications.
27	Exterior of Building	b.	185.390.I	Some existing mortar joints are in poor condition.	See specifications.
28	None	b.	None	None	None
29	1963 Addition	b.	185.390.I	Existing roof is in poor condition, has exceeded its useful life and allows water to penetrate into the building.	See specifications.
30	1968 Addition	b.	175.210	Existing roof is in poor condition, has exceeded its useful life and allows water to penetrate into the building.	See specifications.

Form 35-84 (7/07) (Prescribed by ISBE for local board use)

**SCHEDULE OF RECOMMENDED WORK ITEMS AND
ESTIMATED COSTS**

1. COUNTY CODE 037, Geneseo			2. DISTRICT CODE/NAME 2280, Geneseo CUSD 228				3. FACILITY CODE/NAME NORTHSIDE ELEM SCHOOL				
4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type
1	f	a.	Remove paper from on top of the pull station.	Lump Sum	1	1	\$0.00			9/1/2015	O
2	b	b.	Remove the cabinets from the walls.	Lump Sum	1	1	\$0.00			9/1/2016	O
3	e	b.	Remove the drinking fountain spout from the sink and cap.	Lump Sum	1	2	\$100.00			9/1/2016	F
4	f	a.	Move the cubbies away from the classroom door.	Lump Sum	1	1	\$0.00			9/1/2015	O
5	b	a.	Remove the oven from the classroom.	Lump Sum	1	1	\$0.00			9/1/2015	O
6	f	b.	Install a closer on the door.	Lump Sum	2	2	\$800.00			9/1/2016	F
7	f	b.	Remove the hold open device from the door and the tape on the strike plate to allow the door to close and latch properly.	Lump Sum	1	1	\$0.00			9/1/2016	O
8	b	b.	Move items farther away then 3 feet from in front of the panels.	Lump Sum	1	1	\$0.00			9/1/2016	O
9	f	b.	Remove and replace the door with a vision lite.	Lump Sum	1	2	\$1,500.00			9/1/2016	F
10	f	c.	Renovate the toilet rooms to make them ADA compliant.	Lump Sum	2	2	\$15,000.00			9/1/2016	F
11	f	b.	Install an exhaust system for the room.	Lump Sum	1	2	\$2,500.00			9/1/2016	F
12	f	b.	Remove the hold open device from the door.	Lump Sum	1	1	\$0.00			9/1/2016	O
13	c	a.	Install a junction box cover over the exposed wires.	Lump Sum	2	1	\$0.00			9/1/2015	O
14	f	b.	Install 1/8" metal cover plate on each side of the louver opening for proper fire rating.	Lump Sum	3	2	\$600.00			9/1/2016	F
15	e	b.	Remove existing hardware and install lever handled lockset so door latches.	Lump Sum	2	2	\$1,200.00			9/1/2016	F
16	f	a.	Remove wall mats from on in front of the pull station.	Lump Sum	1	1	\$0.00			9/1/2015	O
17	f	b.	Install a proper backflow preventer on the water system.	Lump Sum	1	2	\$10,000.00			9/1/2015	F
18	f	b.	Remove the tape from the strike plate.		1	1	\$0.00			9/1/2016	O

4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type
				Lump Sum							
19	f	b.	Install a speaker and push button in the room.	Lump Sum	1	2	\$1,000.00			9/1/2016	F
20	e	b.	Remove and replace the existing roofing system including insulation.	Lump Sum	15400	2	\$215,600.00			9/1/2016	F
21	e	b.	Remove and replace the doors, frame and hardware.	Lump Sum	1	2	\$10,000.00			9/1/2016	F
22	e	b.	Remove and replace the doors, frame and hardware.	Lump Sum	1	2	\$10,000.00			9/1/2016	F
23	f	c.	Remove existing exterior concrete slab in front of the doors and replace with a new concrete slab and stoop so the floor transition is level.	Lump Sum	1	2	\$5,000.00			9/1/2016	F
24	f	b.	Install an occupancy sign in the gymnasium.	Lump Sum	1	2	\$50.00			9/1/2016	F
25	e	b.	Remove and replace the soffit panels.	Lump Sum	1	2	\$1,500.00			9/1/2016	F
26	e	b.	Remove and replace the exhaust fans.	Lump Sum	4	2	\$10,000.00			9/1/2016	F
27	e	b.	Tuck point the joints that have deteriorated and seal the brick.	Lump Sum	1	2	\$10,000.00			9/1/2016	F
28	e	b.	None	Lump Sum	1	2	\$0.00			9/1/2016	O
29	e	b.	Remove and replace the existing roofing system including insulation.	Lump Sum	4200	2	\$58,800.00			9/1/2016	F
30	e	b.	Remove and replace the existing roofing system including insulation.	Lump Sum	10700	2	\$149,800.00			9/1/2016	F

	Original Subtotal	\$503,450.00	Adjusted Subtotal	\$503,450.00	
	Original 10.00% Contingency	\$50,345.00	Adjusted 10.00% Contingency	\$50,345.00	
	Original 8.00% A/E Fees	\$40,276.00	Adjusted 8.00% A/E Fees	\$40,276.00	
	Original Grand Total	\$594,071.00	Adjusted Grand Total	\$594,071.00	

Items with a Funding Type of 'O' are not included in the cost calculation.
35-48 (7/07) (Prescribed by ISBE for Local Board Use)

10 YEAR LIFE SAFETY RE-SURVEY REPORT

for

SOUTHWEST ELEMENTARY SCHOOL

715 South Center
Geneseo, Illinois

Preliminary Review

Date: March 12, 2015

Job #: 13-071

ARCHITECT

Richard L. Johnson Associates, Inc.

4703 Charles Street

Rockford, Illinois 61108

SOUTHWEST ELEMENTARY SCHOOL

DESCRIPTION OF EXISTING CONDITIONS

1. GENERAL

ENROLLMENT:	Grades K-5 394 Students
CONSTRUCTION:	1972 Original Building - Type II Non-Combustible
MEANS OF EGRESS:	Adequate in arrangement, size and protection
LOCAL FIRE ALARM:	Monitored by an.
NEAREST FIRE STATION:	1 mile away
CITY WATER:	3" domestic water service located in the Mechanical Room.

2. CONSTRUCTION DETAILS

YEAR BUILT:	See Construction above.
BUILDING CODE:	1972 Original Building - Part 175.
HEIGHT:	1972 Original building is one story.
FLOOR AREA:	Total Building Area = 42,750 sf.
EXTERIOR WALL:	1972 Original Building - Face brick with concrete block backup.
FLOOR CONSTRUCTION:	Slab on grade.
ROOF CONSTRUCTION:	1972 Original Building - Single Ply EPDM membrane over rigid insulation over metal decking.
INTERIOR WALLS:	Walls consist of concrete block, drywall and brick partitions.

INTERIOR FINISH:

Concrete block and drywall partitions are painted.
Floors are carpet, terrazzo, sealed concrete, vinyl composition tile, sheet vinyl, quarry tile and vinyl asbestos tile.
Ceilings are lay-in systems, concealed spline and plaster.

3. EGRESS FACILITIES

GRADE EXITS:

Adequate and well arranged

CORRIDORS:

Corridors are properly enclosed, adequate in width, height, arrangement and capacity.

STAIRWAYS:

None

FIRE ESCAPE:

None

EXIT SIGN:

Exit sign locations are shown on the drawings.

EMERGENCY LIGHTING: Emergency light locations are shown on the drawings.

4. SPECIAL OCCUPANCIES

GYMNASIUM:

Separated properly from the rest of the school.

CAFETERIA:

Separated properly from the rest of the school.

STORAGE ROOMS:

Separated properly from the rest of the school.

MECHANICAL ROOM:

Separated properly from the rest of the school.

5. UTILITIES

HEATING PLANT:

No central heating plant.

HEAT DISTRIBUTION:

Heating is provided by gas-fired, roof-mounted

	air handling units and high-efficiency furnaces located in 4 penthouses.
VENTILATION:	<p>Ventilation in most spaces is provided by rooftop units and furnaces.</p> <p>Toilet rooms are exhausted by roof-mounted exhaust fans.</p> <p>A hood with an exhaust fan is installed over the kiln in the Art Classroom.</p> <p>A hood with exhaust is installed in the kitchen.</p>
AIR CONDITIONING:	Air-conditioning in most spaces is provided by rooftop units and furnaces.
WATER HEATER:	A storage type, gas-fired water heater supplies hot water to the building plumbing fixtures.
INCINERATOR:	None
GAS SERVICE:	The gas service is located on the North side of the building.
PLUMBING:	<p>The plumbing systems appear to be in working order.</p> <p>Domestic cold and hot water is routed throughout the building.</p> <p>A water softener system is installed in the building.</p>
ELECTRICAL SYSTEM:	The electrical service is a 1200amp, 480v, 3phase, 4 wire system. Electrical service originates from a pad mount transformer. Power is delivered underground to a main panel in the mechanical room.

6. **PRIVATE PROTECTION**

FIRE ALARM SYSTEM: The fire alarm system is a Simplex 4001 Series and is located in the mechanical room.

SPRINKLERS: None

**AUTOMATIC HEAT &
SMOKE DETECTION:** Locations indicated on the plans.

STANDPIPE HOSE LINES: None

FIRE EXTINGUISHERS: Locations indicated on the plans.

7. **SECURITY SYSTEM** The school has a camera system and an Aphone system.

8. **ENERGY CONSERVATION** None.

9. **ASBESTOS LOCATIONS** See attached Three year Re-Inspection report showing asbestos locations.

10. **PAVING** Parking and drives are blacktop. Sidewalks are concrete.

11. **LEAD-BASED PAINT** None assumed.

12. **ACCESSIBILITY** The main entrance to the building is accessible.
There are accessible toilet rooms.
There is an accessible electric water cooler.

VIOLATION AND RECOMMENDATION SCHEDULE

(23 IL Adm. Code 180, Sections 180.320)

1. COUNTY CODE 037, Geneseo		2. DISTRICT CODE/NAME 2280, Geneseo CUSD 228		3. FACILITY CODE/NAME SOUTHWEST ELEM SCHOOL		
4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation	
1	North End of Pod "C" Corridor	a.	175.670	Exit light is installed on the wrong side of the double doors.	See specifications.	
2	Pod "C" Corridor - Corridor 304 - Corridor 305	a.	175.470	There is no fire alarm horn in this corridor.	See specifications.	
3	Corridor 305, 306	a.	175.680	Existing emergency light did not work.	See specifications.	
4	Pod "A" and "B"	a.	175.670	Exit signs are pointing to the west and they should be pointing to the east for proper egress path.	See specifications.	
5	Pods "B" and "D"	a.	175.692	The exterior exit doors leading to the exterior from the pod do not have fire alarm pull stations.	See specifications.	
6	Classroom 138, 153 - Small Group 130, 131 - Girls 135 - Boys 137 - Reading 166 - Kitchen 123	a.	175.680	Room does not have an emergency light.	See specifications.	
7	Cafeteria Risers to the Gym	b.	175.420	Existing carpeting is worn and unraveling causing a potential tripping hazard.	See specifications.	
8	Storage 144 - Music 127A - Pod "A" Library	a.	175.692	Existing room does not have a fire detector.	See specifications.	
9	Storage 144	b.	175.285	Existing door has a louver and does not have a latching device.	See specifications.	
10	Entire Building	b.	175.610, School Security	Existing intercom system is antiquated and does not function properly.	See specifications.	
11	Music 127 - Music Storage 127A	b.	175.290	Existing fire rated door does not have a door closer.	See specifications.	
12	Entire Building	a.	NEC	Items are stored closer than 3 feet in front of electrical panels and gear.	See specifications.	
13	Art Room	a.	175.495	Existing fire extinguisher does not have an updated inspection tag.	See specifications.	
14	Art Room Storage 133	b.	175.290	Existing paper stored in the room does not allow the door to close and latch properly.	See specifications.	
15	Nurse 104 - Staff 107	a.	175.680	Room does not have an emergency light.	See specifications.	
16	All Exterior Doors Except the Main Entrance, Mech 128, Corridor 136 and Corridor 304	b.	175.210	Existing exterior doors and frames are over 40 years old and do not open and close properly.	See specifications.	
17	All Roofs Areas	b.	175.210	Existing roof is in poor condition, has exceeded its useful life and allows water to penetrate into the building.	See specifications.	
18	Entire Building	b.	185.410, Energy Conservation	Existing heating and ventilating system is antiquated, parts are no longer available for repairs and the system does not operate properly.	See specifications.	
19	Entire Building	b.	175.210	Existing windows are in poor condition and do not operate properly.	See specifications.	
20	Mechanical 128	b.	Illinois Plumbing Code, 175.740	Existing water service does not have a back flow preventer.	See specifications.	
21	Small Toilet Rooms Off Classrooms	b.	175.210	Existing sheet flooring in the small toilet rooms are in poor condition and need replacement. The top wear surface is wearing thin.	See specifications.	

4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation
22	Main Office Complex	b.	175.210	Existing ceilings are in poor condition.	See specifications.
23	Main Office Complex	b.	175.210	Existing carpeting is in poor condition and is in need of replacement.	See specifications.
24	Pod "A" and "B"	b.	175.210	Existing carpeting is in poor condition and is in need of replacement.	See specifications.
25	Exterior Soffits	b.	175.210	Existing soffits have deteriorated and are in poor condition.	See specifications.
26	Entire Building	b.	175.210	Some existing brick mortar joints are in poor condition.	See specifications.
27	Exterior Sidewalk	c.	175.210	Existing sidewalk on the west side of the building slopes back to the building allowing water to deteriorate the foundation of the school.	See specifications.

Form 35-84 (7/07) (Prescribed by ISBE for local board use)

**SCHEDULE OF RECOMMENDED WORK ITEMS AND
ESTIMATED COSTS**

1. COUNTY CODE 037, Geneseo			2. DISTRICT CODE/NAME 2280, Geneseo CUSD 228				3. FACILITY CODE/NAME SOUTHWEST ELEM SCHOOL				
4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type
1	d	a.	Remove and re-install existing exit sign on the correct side of the doors.	Lump Sum	1	2	\$400.00			9/1/2015	F
2	f	a.	Install a horn/strobe unit in this corridor and tie to the fire alarm system.	Lump Sum	3	2	\$3,000.00			9/1/2015	F
3	c	a.	Repair or replace the emergency light.	Lump Sum	2	2	\$800.00			9/1/2015	F
4	f	a.	Modify exit signs so the arrows point to the east only.	Lump Sum	2	2	\$100.00			9/1/2015	F
5	f	a.	Install a fire alarm pull station at each exterior door from the pods.	Lump Sum	4	2	\$4,000.00			9/1/2015	F
6	f	a.	Install an emergency light in the room.	Lump Sum	8	2	\$3,200.00			9/1/2015	F
7	f	b.	Remove and replace the carpeted risers.	Lump Sum	1	2	\$3,000.00			9/1/2016	F
8	f	a.	Install a fire detector in the room.	Lump Sum	3	2	\$3,000.00			9/1/2015	F
9	f	b.	Install a fire rated metal panel over each side of the louver. Install a lever handle lockset on the door.	Lump Sum	1	2	\$1,200.00			9/1/2016	F
10	e	b.	Remove and replace the existing intercom system in the building including speakers.	Lump Sum	1	2	\$20,000.00			9/1/2016	F
11	f	b.	Install a closer on the door.	Lump Sum	2	2	\$800.00			9/1/2016	F
12	b	a.	Remove items stored in front of the electrical panels and gear.	Lump Sum	1	1	\$0.00			9/1/2015	O
13	f	a.	Have the fire extinguisher re-inspected and tagged.	Lump Sum	1	2	\$200.00			9/1/2015	F
14	f	b.	Remove paper that is in the way of allowing the door to close properly.	Lump Sum	1	1	\$0.00			9/1/2016	O
15	f	a.	Install an emergency light in the room.	Lump Sum	2	2	\$800.00			9/1/2015	F
16	e	b.	Remove and replace the doors, frames and hardware.	Lump Sum	19	2	\$76,000.00			9/1/2016	F
17	e	b.	Remove and replace the existing roofing system including insulation.	Lump Sum	43000	2	\$602,000.00			9/1/2016	F
18	e	b.	We are submitting this amendment item to upgrade the existing system to a geothermal system and therefore base the replacement on energy conservation. The	Lump Sum	42750	2	\$1,200,000.00			9/1/2016	F

4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type
			estimated cost to replace the existing system with a similar type of system is \$22/sf. The estimated cost to replace the existing system with a geothermal system is \$28/sf. The difference in cost is \$6/sf. The total square footage of the building is 42,750 sf. The estimated utility cost savings by going to geothermal is \$.34/sf. Therefore, the overall payback is \$6/\$.34 = 17.6 years. The existing system does provide air conditioning.								
19	e	b.	Remove and replace the window system.	Lump Sum	40	2	\$100,000.00			9/1/2016	F
20	f	b.	Install a proper backflow preventer on the water system.	Lump Sum	1	2	\$10,000.00			9/1/2016	F
21	f	b.	Install new flooring over existing flooring.	Lump Sum	7	2	\$10,000.00			9/1/2016	F
22	e	b.	Remove and replace existing ceilings and associated lighting.	Lump Sum	2000	2	\$30,000.00			9/1/2016	F
23	e	b.	Remove and replace the flooring.	Lump Sum	1900	2	\$25,000.00			9/1/2016	F
24	e	b.	Remove and replace the flooring.	Lump Sum	13000	2	\$175,000.00			9/1/2016	F
25	e	b.	Remove and replace the soffit system.	Lump Sum	1	2	\$45,000.00			9/1/2016	F
26	f	b.	Tuck point and seal brick as required.	Lump Sum	1	2	\$10,000.00			9/1/2016	F
27	f	c.	Mud jack sidewalk so it slopes away from the building.	Lump Sum	1	2	\$3,000.00			9/1/2016	F

	Original Subtotal	\$2,326,500.00	Adjusted Subtotal	\$2,326,500.00	
	Original 10.00% Contingency	\$232,650.00	Adjusted 10.00% Contingency	\$232,650.00	
	Original 8.00% A/E Fees	\$186,120.00	Adjusted 8.00% A/E Fees	\$186,120.00	
	Original Grand Total	\$2,745,270.00	Adjusted Grand Total	\$2,745,270.00	

Items with a Funding Type of 'O' are not included in the cost calculation.
35-48 (7/07) (Prescribed by ISBE for Local Board Use)

10 YEAR LIFE SAFETY RE-SURVEY REPORT

for

GENESEO ATHLETIC FACILITY

700 North State
Geneseo, Illinois

Preliminary Review

Date: March 12, 2015

Job #: 13-071

ARCHITECT

Richard L. Johnson Associates, Inc.
4703 Charles Street
Rockford, Illinois 61108

GENESEO ATHLETIC FACILITY

DESCRIPTION OF EXISTING CONDITIONS

1. GENERAL

ENROLLMENT:	None - Shared Use by High School and Community
CONSTRUCTION:	2003 Original Building - Type II Non-Combustible
MEANS OF EGRESS:	Adequate in arrangement, size and protection
LOCAL FIRE ALARM:	Monitored by an offsite third party.
NEAREST FIRE STATION:	Within 1/2 mile
CITY WATER:	A 6" combination Domestic/Fire Protection Water Service is located in Electrical/Mechanical room 113.

2. CONSTRUCTION DETAILS

YEAR BUILT:	2003 Original Building.
BUILDING CODE:	Part 180, BOCA 1996
HEIGHT:	1 story
FLOOR AREA:	Total Building Area = 40,320 sf
EXTERIOR WALL:	Lower 8'-0" of exterior wall is 8" concrete block wall filled with perlite. Wall above 8 feet is a metal wall panel system over 8" girts with white faced batt insulation.
FLOOR CONSTRUCTION:	Slab on grade.
ROOF CONSTRUCTION:	Metal roofing system over 8" purlins with white faced batt insulation.

INTERIOR WALLS:	Walls consist of drywall with metal studs.
INTERIOR FINISH:	Drywall partitions are painted. Floors are sealed concrete, vinyl composition tile, rubber, and polyurethane sports flooring. Ceilings are lay-in with suspended grid, exposed structure and painted drywall.

3. EGRESS FACILITIES

GRADE EXITS:	Adequate and well arranged.
CORRIDORS:	Corridors are properly enclosed, adequate in width, height, arrangement and capacity.
STAIRWAYS:	None.
FIRE ESCAPE:	None.
EXIT SIGN:	Exit sign locations are shown on the drawings.
EMERGENCY LIGHTING:	Emergency light locations are shown on the drawings.

4. SPECIAL OCCUPANCIES

STORAGE ROOMS:	Separated properly from the rest of the building.
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5. UTILITIES

HEATING/VENTILATION:	The field house is cooled and heated by 5 ground mounted gas fired cooling/heating units. Classroom is heated and cooled by one floor mounted gas fired furnace installed in Storage 110 with ground mounted condensing unit. Training, Offices and toilet rooms are heated and cooled by one floor mounted gas fired furnace in
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	the Electrical/Mechanical room with ground mounted condensing unit.
	Storage 110 is heated by a gas fired unit heater.
	Office 107 has a wall mounted electric convection unit for supplemental heating.
	Vestibule has a wall mounted electric unit heater.
EXHAUST:	<p>Toilet Rooms and Custodial Closet are exhausted by an exhaust fan thru the exterior wall.</p> <p>Training Room is exhausted by an exhaust fan thru the exterior wall.</p>
WATER HEATER:	Domestic hot water is supplied to the toilet room plumbing fixtures by an electric water heater located in the custodial closet.
INCINERATOR:	None
GAS SERVICE:	The gas service is located near the south west corner of the building. A 3" line services the entire building. Only a 1" line enters into the building. The 3" line serves the air handling units on the exterior of the building.
PLUMBING:	Domestic cold and is routed throughout the building to plumbing fixtures and the water heater. Main water line has a backflow preventor installed.
ELECTRICAL SYSTEM:	<p>The 800 amp, 120/208v/3 phase electrical service enters the building into the Electrical/Mechanical room from a pad mount transformer.</p> <p>Power is distributed through branch panels.</p>

6. PRIVATE PROTECTION

FIRE ALARM SYSTEM:	Fire alarm panel is a Notifier SFP-1024 series. Fire
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alarm panel is located in Storage 111. A point of entry fire alarm annunciator is located in the Vestibule.

SPRINKLERS:

The building is protected by a wet-pipe sprinkler system.

AUTOMATIC HEAT &
SMOKE DETECTION:

Locations are indicated on the plan.

STANDPIPE HOSE LINES:

None

FIRE EXTINGUISHERS:

Locations are indicated on the plan.

7. SECURITY SYSTEM

A building has a camera security system and a card reader access system.

8. ENERGY CONSERVATION

None.

9. ASBESTOS LOCATIONS

There are no asbestos containing materials in the building.

10. PAVING

Parking and drives are blacktop. Sidewalks are concrete.

11. LEAD-BASED PAINT

None assumed.

12. ACCESSIBILITY

There is an accessible entrance to the building.
There are accessible toilet rooms.
There are accessible electric water coolers.

VIOLATION AND RECOMMENDATION SCHEDULE (23 IL Adm. Code 180, Sections 180.320)	
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1. COUNTY CODE 037, Geneseo		2. DISTRICT CODE/NAME 2280, Geneseo CUSD 228		3. FACILITY CODE/NAME Geneseo Foundation Athletic Center		
4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation	
1	Entire Building	a.	BOCA 1996 1024.0	Most of the existing emergency lights did not work.	See specifications.	
2	Storage 110	a.	BOCA 1993 2701.0	There are exposed wires because a junction box cover is missing.	See specifications.	
3	Toilet Rooms	c.	IAC, ADA Standards	The existing floor transition from the field house floor to the toilet rooms is too high and not ADA accessible.	See specifications.	
4	Field House - South Wall	b.	BOCA 1996 1006.1	The west door of the east most pair of doors is missing the threshold.	See specifications.	
5	Field House - South Wall	a.	Boca 1996 921.0	Existing fire extinguisher was blocked from view by equipment.	See specifications.	

Form 35-84 (7/07) (Prescribed by ISBE for local board use)

**SCHEDULE OF RECOMMENDED WORK ITEMS AND
ESTIMATED COSTS**

1. COUNTY CODE 037, Geneseo			2. DISTRICT CODE/NAME 2280, Geneseo CUSD 228				3. FACILITY CODE/NAME Geneseo Foundation Athletic Center				
4. Item I.D.	5. Action I.D.	6. Priority Code	7. Specification(s)	8. Units Of Measure	9. Quantity	10. Labor Code	11. Estimated Cost (Architect / Engineer)	12. ROE Adjustment	13. ISBE Adjustment	14. Estimated Completion Date	15. Funding Type
1	c	a.	Repair or replace the emergency light.	Lump Sum	1	2	\$5,000.00			9/1/2015	F
2	c	a.	Install a junction box cover over the exposed wires.	Lump Sum	1	1	\$0.00			9/1/2015	O
3	f	c.	Install an ADA compliant threshold at each doorway.	Lump Sum	2	2	\$200.00			9/1/2016	F
4	f	b.	Install a threshold on the door opening.	Lump Sum	1	2	\$100.00			9/1/2015	F
5	f	a.	Remove equipment from in front of the cabinet.	Lump Sum	1	1	\$0.00			9/1/2015	O

	Original Subtotal	\$5,300.00	Adjusted Subtotal	\$5,300.00	
	Original 10.00% Contingency	\$530.00	Adjusted 10.00% Contingency	\$530.00	
	Original 8.00% A/E Fees	\$424.00	Adjusted 8.00% A/E Fees	\$424.00	
	Original Grand Total	\$6,254.00	Adjusted Grand Total	\$6,254.00	

Items with a Funding Type of 'O' are not included in the cost calculation.
35-48 (7/07) (Prescribed by ISBE for Local Board Use)