



ILLINI WEST HIGH SCHOOL DISTRICT #307
PHASE ONE: INITIAL ASSESSMENT SUMMARY REPORT

August 1, 2019



August 1, 2019

Kim Shilson, Superintendent
Illini West High School District #307
600 Miller Street
Carthage, IL

RE: Phase One - Step One - Initial Assessment Summary Report

Dear Superintendent Shilson,

We are pleased to present you with the Phase One Agreement Initial Assessment Report of the Illini West High School existing building.

From beginning discussions, our understanding was to perform a high-level assessment and submit a report regarding current conditions and life expectancy of the building components as we observed them. Along with the assessment, we also were to apply projected costs that would bring the building, in its current condition, to meet projected current and applicable school building codes. The costs as reflected in the report, are of a conservative nature as they are applied through assumptions made through on-site observations that determined a scope of work baseline. Overall our understanding is that this report is a tool to be utilized by Illini West High School District #307 for communication with Illinois Board of Education and the local school community members.

Attached you will find:

- **Building Report:** Detailed narrative by area with photos representing what the basis of assumptions are within the report.
- **Projected Costs:** Summary listing of components by area that include projected costs of the assumed projected scope of work in the first section.
- **Asbestos Report:** Narrative report from Klingner & Associates regarding the temporary portable classrooms and a separate mapping sheet of the existing asbestos inventory completed by Klingner & Associates in 2018.

It is important to understand this information was assembled in a manner of assessing the visible component current condition of the existing High School building. As you move forward with your planning, a deeper Life Safety study perspective is recommended because you will need that information to submit to ISBE as you map your funding path options for your facilities improvement plans.

Thank you for allowing us to work with you on this project and look forward to future opportunities with Illini West High School District #307.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Baumann".

Steve Baumann
Vice President



EXISTING HIGH SCHOOL BUILDING CONDITION REPORT

Site Survey Date: May 24, 2019

On the following pages we have provided detailed narrative by area on each of the following building sections of Illini West High School, along with photos representing what the basis of assumptions are within the report.

1. Main Entrance to Building
2. West Wing Classrooms
3. East Wing Classrooms
4. East Wing Corridor Exit to North Portable Classrooms
5. Cafeteria
6. Preparation and Serving Kitchen
7. Gymnasium
8. Stage Area
9. Locker Rooms
10. Main Corridor and Southwest Wing
11. Tech Shop Areas
12. Boiler Room
13. Building Tunnel System
14. West Temporary Portable Classrooms
15. North Temporary Portable Classrooms
16. Building Exterior

1. MAIN ENTRANCE TO BUILDING

The main entrance currently has an exterior intercom with camera monitored by the school administration office. There is a controlled lock whereby the administration office can open to allow entrance into the building. There is also an interior set of doors as a vestibule with no interior locking hardware. Once someone is inside the vestibule, there is no containment measure via locks on the interior door set. The door systems are in moderate working condition however, will require some modification for a higher security controlled operation.



2. WEST WING CLASSROOMS

Within the majority of the west wing classrooms, there are laminated wood beams that have been fastened to the original existing wood ceiling roof joists on each side. As evident in the attached photos, the attached laminated beams do not extend to any of the wall bearing points of the original joists. These were added due to cracking and deflecting of the original joists from roof load weight over a period of time. Full replacement may be warranted. We recommend a study from structural engineer. Replacement would require removal and replacement of roof system in the areas affected by structural work.

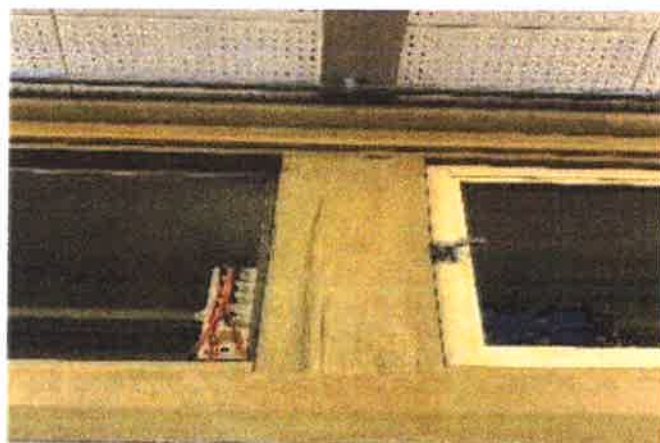
Note: See narrative regarding asbestos containing items later in this report under its own section.

The original joists appear to bear on posts that are part of an interior corridor wall with wood frame single pane clerestory windows to the corridor. The classroom doors and frames are also wood with single pane window lights.

The corridor to classroom walls and doors are not of a fire rated construction system. There is a substantial amount of non-fire rated wood paneling in the corridor and classrooms that are combustible material by nature. There is an active fire alarm system in the building, however there is no fire sprinkler suppression system in the building.

* Supporting photos are on the following page

2. WEST WING CLASSROOMS



3. EAST WING CLASSROOMS

Similar to the West Wing Classrooms, all classroom entrances in the East Wing have wood doors and frames at the room point of entry. Additionally, there is wood material transoms above the door which in closer viewing have no designated labeling as a fire rated system, hence non-rated separation to the classroom at the door openings. The wood material present in the corridor as shown is considered combustible as it is not fire rated material. Inside, the interior of the classrooms have more current acoustical grid ceilings and are of different construction make up in comparison to the West Classrooms. Further investigation is recommended above ceiling and assessing electrical system in this area. There is a fire alarm system in place, however, there is no fire sprinkler suppression system.

Note: See narrative regarding asbestos containing items later in this report under its own section.



4. EAST WING CORRIDOR EXIT TO NORTH PORTABLE CLASSROOMS

The existing aluminum storefront entrance door system is left unlocked during school hours for students to access the main building from the west portable classrooms. There is manual locking hardware in place on the doors, however, the entry system lacks electronic activated hardware provisions to lock down the entrance doors in the event of an emergency via a remote location such as the administrative office.



5. CAFETERIA

On the west exterior wall of the cafeteria there are two sets of aluminum storefront exit doors to the outside. These door sets are left unlocked during the school day for students to access the main building from the west portable classrooms. There is manual locking hardware in place on the door sets, however, the entry system lacks electronic activated hardware provisions to lock down the entrance doors in the event of an emergency via a remote location such as the administrative office. There also exists exposed wood paneling that is considered combustible and a non-rated separation wall system between the cafeteria and corridor. There are no door systems into the corridor between the cafeteria and the corridor at the circulation openings. There is a fire alarm system in place, however, there is no fire sprinkler suppression system.

Note: See narrative regarding asbestos containing items later in this report under its own section.



6. PREPARATION AND SERVING KITCHEN

The existing kitchen serves the main high school population, special education students and also provides meal service for a portion of the separate elementary school district in the adjacent building. Equipment, exhaust hood and hood fire suppression system are antiquated and can be assumed to be at the end of their useful life.



7. GYMNASIUM

Within the gymnasium there are manually opening wood bleachers that are antiquated and can be assumed to be at the end of their useful life. Slide hardware mechanisms display significant wear and potentially could be a safety concern for staff attempting to open them for use on a regular basis. There are wood entrance doors that go into the gymnasium from the corridor with no securing hardware. While there are closers present on the doors there are no visible fire rating tags and the doors have significant sag and binding and do not close completely. Similar conditions exist with lack of fire separation at the doors an upper wood wall sections. There is a fire alarm system in place but no fire suppression system.

Note: See narrative regarding asbestos containing items later in this report under its own section.



8. STAGE AREA



There currently is no ADA accessible access to the main stage floor from the gymnasium level floor. There are existing stairs that has a single pipe railing that is not compliant with current code and is unsafe. The stage curtain system is outdated and likely does not meet current flame spread requirements. The overhead fixed stage lighting is also antiquated and appears to be past its useful life. There is not an active rigging system where the light bar could be lowered to change bulbs or fixtures in a safe manner. As in many other areas of the building there are exposed wood elements that are not of a fire rated material. There is a fire alarm system in place, however, there is no fire sprinkler suppression system.

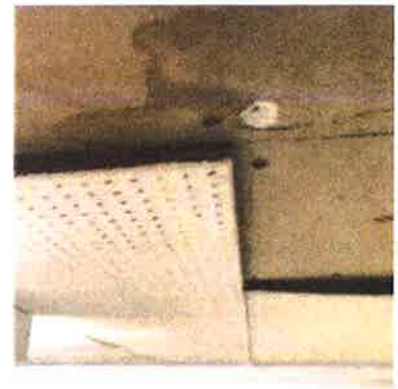


Note: See narrative regarding asbestos containing items later in this report under its own section.

9. LOCKER ROOMS (LOWER LEVEL)

There currently is no ADA accessible access to the existing locker rooms area. The only means of access to the locker rooms is by stairs to the lower level with a non-compliant current code railing system. There is also only one means of egress to exit this space which raises safety concerns not only with egress but also from a supervisory standpoint as well. There is a fire alarm system in place, however, there is no fire sprinkler suppression system. Plumbing and electrical components in this area are antiquated and are assumed to be past their useful life.

Note: See narrative regarding asbestos containing items later in this report under its own section.



10. MAIN CORRIDOR AND SOUTHWEST WING

The wall components in the main corridor and south west wing consist of masonry with a substantial amount of wood paneling, wood clerestory windows and wood entrance door and frame systems. Primarily the wood components are not of a fire rated assembly to provide fire separation between spaces adjacent to the corridors and considered combustible. There is a fire alarm system in place, however there is no fire sprinkler suppression system.

Note: See narrative regarding asbestos containing items later in this report under its own section.



11. TECH SHOP AREAS

There is a wall separating the wood working and welding shop areas with a service door. There is no visible fire rated labeling on the door and frame assembly. There is an extensive amount of transite panel on the ceilings and walls in this area and is listed in the asbestos inventory report. There is a separation wall between the machine shop and the wood working area consisting of wood frame and single pane glass panels with various materials attached to it. This is not a fire rated assembly in a separation wall. There is also exposed exterior siding sheathing on the exterior wall of the machine shop space. All of the exposed wood material is non-fire rated and considered combustible. This area also has a single restroom with only a stool and no sink which does not meet current code requirements.

Note: See narrative regarding asbestos containing items later in this report under its own section.



12. BOILER ROOM

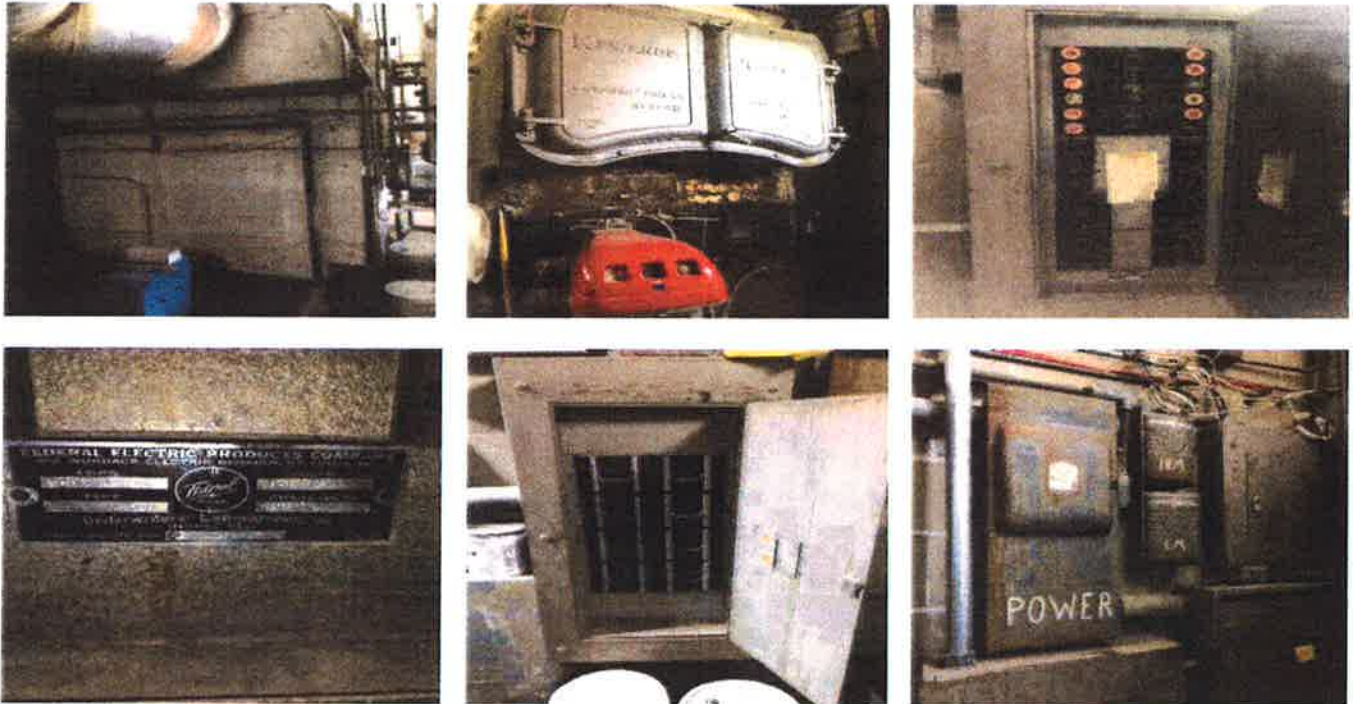
The main existing boiler is an old Kewanee boiler with assumed asbestos wrapping. The boiler has received a burner upgrade, however, the entire system of the boiler and the piping is assumed to be past its useful life and continue to require ongoing extensive maintenance. Additionally, the operational efficiency is low in performance and results in higher energy cost usage for the school along with limited ability to accommodate comfort issues in spaces within the building. Typically with piping this age it is found to be deteriorating especially if there has not been a chemical feed system to treat the system water. Domestic water piping also appears to be original and assumed to be in the same deteriorating condition. In general the entire building HVAC / Mechanical system would be recommended to be replaced in its entirety. Additional note that a good amount of the visible piping lacks required insulation.

The electrical main service panels are assumed past their useful life and in a state of deterioration. Some sub panels have antiquated fuse blocks and screw in fuses which do not have provisions for ground fault interruption protection. Some of the panels were manufactured by the Federal brand which is no longer in business and also have a history of defective components. It would be recommended to completely replace the electrical service and entire building system. Distribution wiring is antiquated and can be assumed to be at the end of its useful life.

Note: See narrative regarding asbestos containing items later in this report under its own section.

* Supporting photos are on the following page

12. BOILER ROOM



13. BUILDING TUNNEL SYSTEM

The service tunnels under the building contain the distribution piping for domestic water service and boiler hot water piping. There are dirt floors and no permanent moisture control measures in place. The condition at time of observation was wet and presented a musty odor when inside the space. Again due to the age of the building it is likely that some of the piping insulation may contain asbestos. What was visible at the time of observation appeared to be in deteriorating condition. Minimum recommendations would be to place a moisture barrier and a material such as flowable fill to seal off the moisture migration into the tunnels. HVAC and Mechanical items referenced above.

Note: See narrative regarding asbestos containing items later in this report under its own section.



14. WEST TEMPORARY PORTABLE CLASSROOMS

The west portable classrooms are configured near the main building and are accessed through the west exterior doors in the cafeteria which are left open during school hours. There are no fencing or control barriers around the portable classrooms to deter a potential intruder. Additionally there are no security monitoring cameras in place to monitor activity around the portable classrooms. The ramps, stairs and decking are made of aluminum and input from maintenance staff and teaching staff relayed that the surfaces are a safety issue as there have been slippage issues for students during rainy or winter weather events. Overall a number of safety concerns upon observing this area.

As a part of this report, Klingner & Associates has provided additional narrative of their observations. This information can be found as an attachment.



15. NORTH TEMPORARY PORTABLE CLASSROOMS

The north portable classrooms are configured further away from the main building than the west classrooms. This requires students using this set of portable classrooms to travel a longer distance from the main building east wing entrance doors. The ramps, stairs and decking are of the same aluminum material as the west units where both maintenance and teaching staff stated the surfaces are a safety concern in rainy or winter weather that has resulted in the students slipping on the surfaces. Also as with the west units, there are no fencing or control barriers in place around the portable classrooms to deter potential intruders. Residential properties are visible and back up to the green space behind the units and there is free access around the east end of the building to drive vehicles directly to the location of the portable classroom units. These units are further isolated from the main building with no security camera monitoring for supervision.

Additionally as a part of this report Klingner & Associates has provided a narrative of their observations as well. Find attached information included.

A general statement regarding both sets of portable classroom pods. The wind load rating of the tie downs that secure the units in place have limitations. From a safety perspective the portable units do not provide the protection and security of a permanently constructed building structure. It is required by code that in advance upon learning of an approaching severe weather event, the portable classrooms be evacuated and occupants take shelter within the main building in a secure area. The west portable classrooms have been in place for eleven years and the north portable classrooms have been in place for 10 years.



16. BUILDING EXTERIOR

The building exterior envelope is in need of maintenance including cleaning of the masonry, point tucking in a number of areas and sealing. Complete replacement of the wood soffit and fascia system with metal no-maintenance soffit and fascia system with rain gutter system to direct water away from building, replace windows though out as existing window systems are single pane glass with energy code compliant window system, replace original metal service doors and frames with new including security hardware system, replace and upgrade all utility services to the building to accommodate the new replacement systems projected to be installed. Assume that some repair and replacement of sidewalk and paving systems will be needed to meet ADA accessibility measures and maintenance needs.

Note: See narrative regarding asbestos containing items later in this report under its own section.





FACILITIES CONDITION REPORT COST PROJECTIONS

Illini West High School - Existing Building

Assumed 46,800 Square Feet Total

Entrance / Exit Security Control Upgrades

1. Upgrade Entrance/Exit Doors and Electronic Control Hardware Throughout Building
2. Install and Upgrade Security Camera System and Head End Controls

Total Projected Cost..... \$ 300,000

West Wing Classrooms / Corridor Renovations

1. Remove Existing Roof Structure and Ceiling/Roof Joists.....
2. Remove Corridor Walls and Open Floor for New Footings.....
3. Install New Corridor Wall Footings, Bearing Structure for Roof Joists.....
4. Install New Roof Joist, Deck, Roofing System and Edge Metals.....
5. Renovation to Meet Code Compliance.....
6. New Finishes for All Renovation (Including Finishes From Asbestos Removal)

Total Projected Cost..... \$2,829,000

East Wing Classrooms / Corridor Renovations

1. Remove and Replace All Existing Door Systems to Fire Rated Systems
2. Renovation to Meet Code Compliance
3. New Finishes for All Renovation (Including Finishes From Asbestos Removal)

Total Projected Cost..... \$1,197,500

Cafeteria

1. Replace Wood Paneling With Fire Rated Gypsum Wallboard
2. Install Door Systems to Corridor at Current Openings
3. Provide ADA Accessible Means to Office and Storage
4. New Finishes for All Renovation (Including Finishes From Asbestos Removal)

Total Projected Cost..... \$ 257,500

FACILITIES CONDITION REPORT COST PROJECTIONS

Kitchen

1. Remove Existing Fixed Kitchen Systems
2. Install Current Code Rated Hood, Make Up Air and Fire Suppression
3. Replace Existing Kitchen Equipment
4. New Finishes for All Renovation (Including Finishes From Asbestos Removal)

Total Projected Cost..... \$ 315,000

Gymnasium

1. Replace Bleachers With Code Compliant System
2. Replace Door Systems With Fire Rated Assemblies
3. New Finishes for All Renovation (Including Finishes From Asbestos Removal)

Total Projected Cost..... \$ 609,500

Stage / Music Room Area

1. Install ADA Accessible Means to Stage Floor Level
2. Remove and Replace Stage Lighting and Install Rigging System
3. Remove and Replace Stage Proscenium Opening Curtains
4. Remove Exposed Non-Fire Rated Wood, Replace With Fire Rated Gypsum Board Assembly
5. New Finishes for All Renovation (Including Finishes From Asbestos Removal)

Total Projected Cost..... \$ 695,700

Locker Rooms (Lower Level)

1. Install ADA Accessible Means to Lower Level Locker Room
2. Install a Second Means of Egress From Locker Room
3. New Finishes for All Renovation (Including Finishes From Asbestos Removal)

Total Projected Cost..... \$ 350,500

Main Corridor and South West Wing

1. Remove Exposed Wood Paneling and Replace with Fire Rated System
2. Remove Wood Window Door System and Replace With Fire Rated Systems
3. Make any Needed Structural Repairs and Reinforcements Needed
4. New Finishes for All Renovation (Including Finishes From Asbestos Removal)

Total Projected Cost..... \$ 833,000

Tech Shop Areas

1. Replace Wall and Ceiling Surfaces Throughout With Fire Rated Gypsum Assembly
2. Remove and Replace Wall Between Wood Shop and Machine With Fire Rated System
3. Complete Renovation of Single Room Toilet to Code Compliant
4. Replace Aged Collection Systems with New Code Compliant
5. New Finishes for All Renovation (Including Finishes From Asbestos Removal)

Total Projected Cost..... \$ 842,900

FACILITIES CONDITION REPORT COST PROJECTIONS

Boiler Room and Building Systems

1. Complete Removal, Upgrade and Installation of Mechanical HVAC System Throughout
2. Complete Removal, Upgrade and Installation of Electrical and Lighting System Throughout
3. Complete Removal, Upgrade and Installation of Domestic Water and Needed Sanitary Systems
4. Upgrade Water Service Into Building to Accommodate Fire Sprinkler Suppression System
5. Upgrade Both Gas and Electrical Services Into Building to Accommodate New Systems
6. Install New Code Compliant Fire Sprinkler Suppression System Throughout
7. New Finishes for All Renovation (Including Finishes From Asbestos Removal)

Total Projected Cost..... \$4,293,700

Building Tunnel System

1. Remove Debris in Tunnels, Dry and Level Subgrade Material
2. Install New Waterproof Barrier Material and New Sealed Concrete Floor
3. Install New Service Lighting in Tunnel
4. Install New Ventilation System in Tunnel
5. Install New Secure Entrance Door to Tunnel Opening

Total Projected Cost..... \$ 215,000

West Portable Classrooms

1. Remove Portable Classrooms and Temporary Systems and Provisions
2. Construct a New Permanent Classroom Addition Connected to Main Building

Total Projected Cost..... \$2,025,600

North Portable Classrooms

1. Remove Portable Classrooms and Temporary Systems and Provisions
2. Construct a New Permanent Classroom Addition Connected to Main Building

Total Projected Cost..... \$2,025,600

Building Exterior

1. Clean, Point Tuck and Seal Masonry Veneer
2. Remove and Replace Windows With Energy Code Compliant Systems
3. Remove and Replace Soffit and Facia System
4. Repair and Replacement of Paving Areas
5. Repair and Replacement of Sidewalks and Adjust for ADA Accessibility

Total Projected Cost..... \$1,330,000

Asbestos Removal and Abatement

(See Report From Klingner & Associates Included)

1. Assumptions from Klingner & Associates Report Projected Abatement for Building

Total Projected Cost..... \$ 400,000

FACILITIES CONDITION REPORT COST PROJECTIONS

Total Projected Construction Hard Costs	\$18,521,700
Design and Construction Administration Soft Costs	\$ 3,704,300
Owner FF&E Costs	\$ 475,000
Grand Projected Total Costs	\$22,701,000

The above costs are assumptions based on the findings of our survey conducted on Friday, May 24th. This information is intended for the express use of the Illini West High School District #307 to utilize to illustrate the current use and condition challenges of the existing building as it exists today.

Additionally as a part of this report Klingner & Associates has provided a narrative of their observations as well. Find attached information included.

A general statement regarding both sets of portable classroom pods. The wind load rating of the tie downs that secure the units in place have limitations. From a safety perspective the portable units do not provide the protection and security of a permanently constructed building structure. It is required by code that in advance upon learning of an approaching severe weather event, the portable classrooms be evacuated and occupants take shelter within the main building in a secure area. The west portable classrooms have been in place for eleven years and the north portable classrooms have been in place for 10 years.



SPECIALITY REPORTS

Asbestos Containing Material - Illini West High School

The following floor plan drawing denotes the areas within the Illini West High School that contain assumed asbestos containing material.

As shown on the drawing is a listing of the types of materials and a color-coded hatch pattern that is reflected in the various spaces though out the building. As you can, see the majority of the building's spaces have some form of assumed asbestos containing material.

In March of 2018 Klingner & Associates, P.C. performed an updated Period Surveillance that is required by the State of Illinois to monitor and report existing hazardous material conditions. The report in its entirety is in the Hazardous Material inventory booklet that is kept in the High School main office to be available for inspection with the respective State of Illinois agencies.

For purposes of the overall Phase One - Initial Assessment Summary Report it is important to include this information as it would be affected by the majority of any improvements that would occur in terms of updating the facility to meet current code requirements and life safety improvements.

This is intended for reference to consider with the overall information provided.

Health / Life Safety Assessment - Temporary Classroom Buildings

The narrative regarding health / life safety concerns provided by Klingner & Associates on 7/26/19 can be found following the asbestos report.

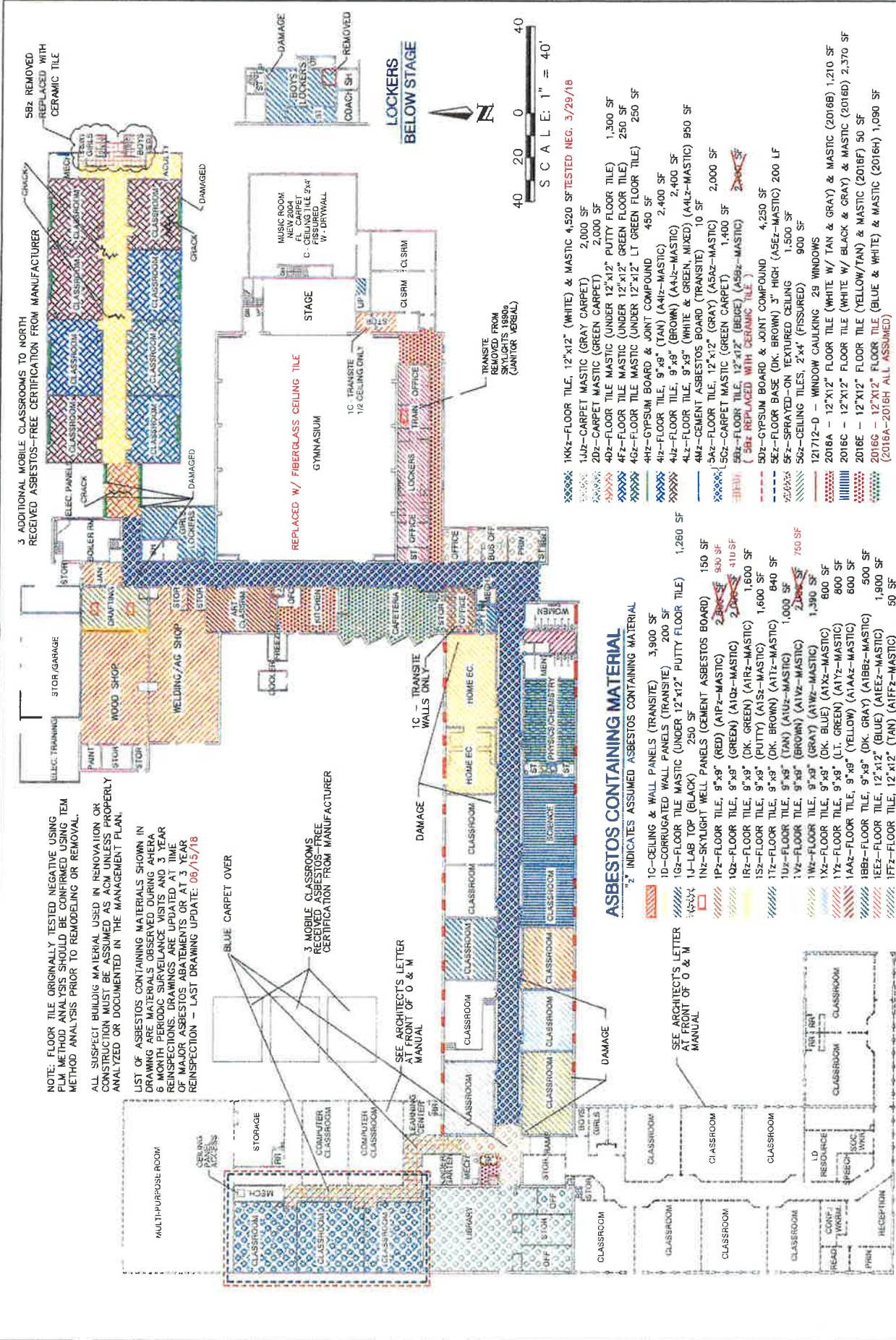
NOTE: FLOOR TILE ORIGINALLY TESTED NEGATIVE USING PLM METHOD ANALYSIS SHOULD BE CONFIRMED USING TEM METHOD ANALYSIS PRIOR TO REMODELING OR REMOVAL.
 ALL SUSPECT BUILDING MATERIAL USED IN RENOVATION OR CONSTRUCTION MUST BE ASSUMED AS ACM UNLESS PROPERLY ANALYZED OR DOCUMENTED IN THE MANAGEMENT PLAN.
 LIST OF ASBESTOS CONTAINING MATERIALS SHOWN IN DRAWING ARE BASED ON 1998 AND 2003 ASBESTOS SURVEY CAR 6 MONTH PERIODIC SURVEYS ARE UPDATED AT THE REINSPECTION. DRAWINGS ARE UPDATED AT THE TIME OF MAJOR ASBESTOS ABATEMENTS OR AT 3 YEAR REINSPECTION - LAST DRAWING UPDATE: 08/15/18

BLUE CARPET OVER

3 MOBILE CLASSROOMS RECEIVED ASBESTOS-FREE CERTIFICATION FROM MANUFACTURER

SEE ARCHITECT'S LETTER AT FRONT OF O & M MANUAL

SEE ARCHITECT'S LETTER AT FRONT OF O & M MANUAL



ASBESTOS CONTAINING MATERIAL

- 1C - CEILING & WALL PANELS (TRANSITE) 3,900 SF
- 1D - CORRUGATED WALL PANELS (TRANSITE) 200 SF
- 1G - FLOOR TILE MASTIC UNDER 12"x12" PUTTY FLOOR TILE 1,260 SF
- 1J - LAB TOP (BLACK) 250 SF
- 1K - SKYLIGHT WELL PANELS (CEMENT ASBESTOS BOARD) 150 SF
- 1P2 - FLOOR TILE, 9" x 9" (RED) (A1P2-MASTIC) 840 SF
- 1Q2 - FLOOR TILE, 9" x 9" (GREEN) (A1Q2-MASTIC) 1,600 SF
- 1R2 - FLOOR TILE, 9" x 9" (DK. GREEN) (A1R2-MASTIC) 1,600 SF
- 1S2 - FLOOR TILE, 9" x 9" (PUTTY) (A1S2-MASTIC) 840 SF
- 1T2 - FLOOR TILE, 9" x 9" (DK. BROWN) (A1T2-MASTIC) 1,000 SF
- 1U2 - FLOOR TILE, 9" x 9" (TAN) (A1U2-MASTIC) 1,390 SF
- 1V2 - FLOOR TILE, 9" x 9" (BROWN) (A1V2-MASTIC) 800 SF
- 1W2 - FLOOR TILE, 9" x 9" (GRAY) (A1W2-MASTIC) 800 SF
- 1X2 - FLOOR TILE, 9" x 9" (DK. BLUE) (A1X2-MASTIC) 800 SF
- 1Y2 - FLOOR TILE, 9" x 9" (LT. GREEN) (A1Y2-MASTIC) 600 SF
- 1A2Z - FLOOR TILE, 9" x 9" (YELLOW) (A1A2Z-MASTIC) 600 SF
- 1BB2 - FLOOR TILE, 9" x 9" (DK. GRAY) (A1BB2-MASTIC) 500 SF
- 1EE2 - FLOOR TILE, 12" x 12" (BLUE) (A1EE2-MASTIC) 1,900 SF
- 1FF2 - FLOOR TILE, 12" x 12" (TAN) (A1FF2-MASTIC) 50 SF
- 392-216Z - 11H2Z-CARPET MASTIC (BROWN CARPET) 300 SF

ASBESTOS ASSUMED ASBESTOS CONTAINING MATERIAL

- 1K1Z - FLOOR TILE, 12" x 12" (WHITE) & MASTIC 4,520 SF TESTED NEG. 3/29/18
- 1J1Z - CARPET MASTIC (GRAY CARPET) 2,000 SF
- 1L1Z - CARPET MASTIC (GREEN CARPET) 2,000 SF
- 4D2 - FLOOR TILE MASTIC UNDER 12" x 12" PUTTY FLOOR TILE 1,300 SF
- 4F2 - FLOOR TILE MASTIC UNDER 12" x 12" GREEN FLOOR TILE 250 SF
- 4G2 - FLOOR TILE MASTIC UNDER 12" x 12" LT GREEN FLOOR TILE 250 SF
- 4H2 - GYPSUM BOARD & JOINT COMPOUND 450 SF
- 4I2 - FLOOR TILE, 9" x 9" (TAN) (A4I2-MASTIC) 2,400 SF
- 4J2 - FLOOR TILE, 9" x 9" (BROWN) (A4J2-MASTIC) 2,400 SF
- 4K2 - CEMENT ASBESTOS BOARD (TRANSITE) 10 SF
- 5A2 - CARPET MASTIC (GREEN CARPET) 1,400 SF
- 5B2 - FLOOR TILE, 12" x 12" (BERDE) (A5B2-MASTIC) 2,000 SF
- 5C2 - FLOOR TILE, 12" x 12" (BERDE) (A5C2-MASTIC) 2,000 SF
- 5D2 - GYPSUM BOARD & JOINT COMPOUND 4,250 SF
- 5E2 - FLOOR BASE (DK. BROWN) 3" HIGH (A5E2-MASTIC) 200 LF
- 5F2 - SPRAYED-ON TEXTURED CEILING 1,500 SF
- 5G2 - CEILING TILES, 2' x 4' (FISSURED) 900 SF
- 121712-D - WINDOW CAULKING 28 WINDOWS
- 2016A - 12" x 12" FLOOR TILE (WHITE W/ TAN & GRAY) & MASTIC (2016B) 1,210 SF
- 2016C - 12" x 12" FLOOR TILE (WHITE W/ BLACK & GRAY) & MASTIC (2016D) 2,370 SF
- 2016E - 12" x 12" FLOOR TILE (YELLOW/TAN) & MASTIC (2016F) 50 SF
- 2016G - 12" x 12" FLOOR TILE (BLUE & WHITE) & MASTIC (2016H) 1,090 SF
- (2016A-2016H ALL ASSUMED)

LOCKERS BELOW STAGE



Memorandum

To: Steve Baumann

Of: Russell Construction

Copy to: Supt. Kim Schilson; file

From: Mike Carter

RE: Illini West High School District

Project Name: Health/Life Safety Assessment – Temporary Classroom Buildings

Project No: 16-0150

Date: 07/26/2019

Steve,

As requested, following is a narrative regarding health/life safety concerns with the school district's use of the six temporary classroom buildings:

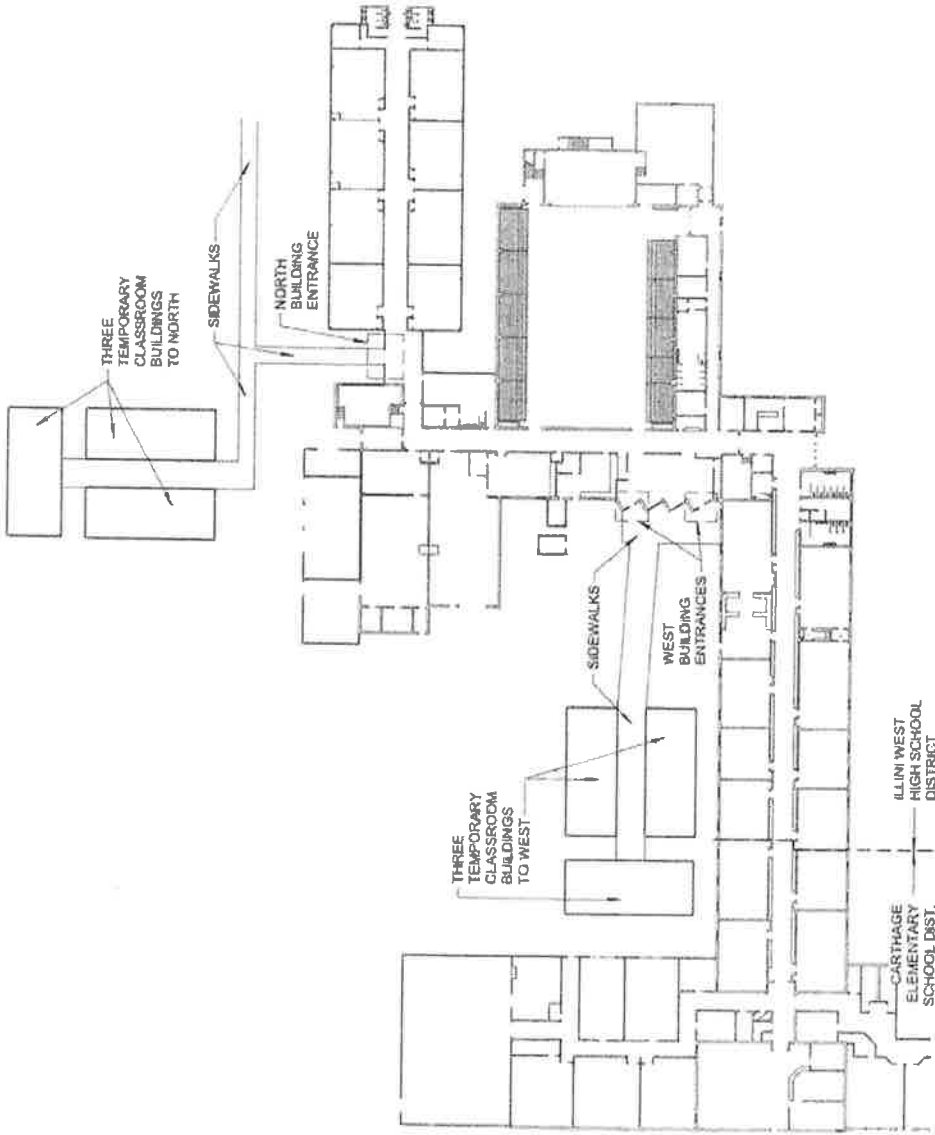
There are a total of six temporary classroom buildings on the high school campus site. There are three located to the north which have been in use for ten years, and there are three located to the west which have been in use for eleven years. Each temporary classroom building contains two classrooms of typical size. As stated in the I.S.B.E. Health/Life Safety Handbook, the definition of a temporary building is one which does not comply with all of the requirements of the 2015 International Building Code as well as the 23 Illinois Administrative Code – Part 180. There are two primary areas of concern regarding health/life safety: the vulnerability of temporary classroom buildings to damage and destruction in high winds and other severe conditions, and non-compliance with fire resistive and fire protection standards.

These temporary classroom buildings are vulnerable to high winds because of two main reasons: first they are not secured to a permanent foundation, but instead rely on steel straps which are secured to ground anchors. Secondly, the wall and roof construction components are not designed to design level winds prescribed by the 2015 I.B.C. Because of these vulnerabilities, I.B.S.E. requires that temporary classrooms be evacuated during times when a tornado watch is in effect. Additionally, there shall be classroom space available in a permanent structure for those students who are evacuated so the educational programing can be accommodated. Currently there is not enough space in the main permanent building to accommodate all of the students housed in the six temporary classroom buildings during an evacuation event. The building envelope itself is also designed to substandard levels for cladding. During high winds, cladding on temporary buildings can disintegrate and debris can become air-borne causing damage to the main school building or nearby residents.

Regarding fire resistance and fire protection, temporary classroom buildings come up short in two ways: first, the construction is combustible with use of plywood flooring and wood frame construction. Secondly, the buildings are not sprinklered and as the construction is combustible, this becomes more significant safety issue.

Because of the type of construction, it is generally understood that it is not economically feasible to bring the temporary classroom buildings up to full code compliance. With the temporary status, the school district is required by I.S.B.E. to submit a plan for replacement of these facilities as they cannot be brought into full code compliance under the 23 Illinois Administrative Code – Part 180 and the 2015 International Building Code.

SECURITY ASSESSMENT ILLINI WEST 600 MILLER ST., CARTHAGE, IL 62321	
SHEET TITLE SITE PLAN	PROJECT NO. Pre-Pkg DATE ISSUED 07/21/19 SHEET A101
REVISION HISTORY NO. DESCRIPTION DATE	



FLOOR PLAN - EXISTING HIGH SCHOOL BUILDING
 1" = 50'-0"