

ATTACHMENT NO. IX-A

ATTACHMENT NO. IX-A: Approval of Ten Year Health Life Safety Report

Potential motion: Move to approve the Ten Year Health Life Safety Report

Recommended action: Approve the motion

Attached is the Ten Year Life Safety Report from Wold Architects/Engineers.



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10-Year Health/Life Safety Survey

NORTH BOONE CUSD NO. 200

Poplar Grove, Illinois
February 23, 2016

Minnesota
Illinois
Michigan
Colorado

Commission No: 153046



INTRODUCTION

Wold Architects and Engineers is pleased to submit to the Board of Education of North Boone Community Unit School District No. 200 the Ten-Year Health/Life Safety Survey Report.

School Boards are required to file a complete Health/Life Safety Survey every 10 years for each of its school buildings. The surveys are completed by design professionals and provide the District with the following information:

- Existing Conditions Summary – Summarizes all health/life safety relevant building information according to twelve categories and subcategories.
- Violations List – Identifies any code violations and recommends corrective actions.
- Safety Reference Plans – Building plans that identify critical building system components, utilities, and egress information for use by the District and emergency responders.

Keep in mind, code compliance is determined according to the code which the building was built under; not current building codes. If the survey finds any non-compliant conditions, it is identified in the Violations List along with a recommended corrective action and estimated cost. Non-compliant conditions are also categorized into three priorities:

- Urgent: Items that present an immediate hazard to the safety of students and must be corrected within one-year.
- Required: Items that are necessary for a safe environment, but present less of an immediate hazard, and must be corrected within five-years.
- Recommended: Items that do not present any immediate hazard to the safety of students and are not specific code violations. These items typically reflect “best practices” or recommended improvements to improve the performance of the building. There is no timeline to implement these recommendations.

Upon approval by the Board of Education, all documents are submitted to the Regional Office of Education for acceptance. The submission process utilizes electronic files sent via email and/or through the Illinois State Board of Education website (IWAS). Once accepted by the ISBE, the District can use the survey as the basis of Fire Prevention and Safety Fund expenditure requests to implement the recommended corrective actions.



COST SUMMARY
 District Wide

Building Name	Priority 'a' - Urgent (1 Year)	Priority 'b' - Required (2-5 Years)	Priority 'c' - Recommended (6-10 Years)	Total
Capron Elementary School	\$ 2,770	\$ 249,850	\$ 40,950	\$ 293,570
Manchester Elementary School	\$ 54,400	\$ 25,700	\$ 16,300	\$ 96,400
Poplar Grove Elementary School	\$ 11,800	\$ 41,300	\$ 22,700	\$ 75,800
North Boone Upper Elementary School	\$ 18,500	\$ 143,700	\$ 10,900	\$ 173,100
North Boone Middle School	\$ 98,150	\$ 140,750	\$ 67,400	\$ 306,300
North Boone High School	\$ 5,500	\$ 25,750	\$ 53,650	\$ 84,900
Totals	\$ 191,120	\$ 627,050	\$ 211,900	\$ 1,030,070



COST SUMMARY
 Capron Elementary School

The list below is a summary of violations grouped by similar type (i.e. - masonry repairs, malfunctioning door hardware, etc.), with the estimated repair/replacement cost for each group. A more detailed description of each violation can be found in the itemized Violations List included in the full 10-Year Health/Life Safety Survey.

Violation Description	Priority 'a' - Urgent (1 Year)	Priority 'b' - Required (2-5 Years)	Priority 'c' - Recommended (6-10 Years)	Total
Exterior				
Concrete Stair/Sidewalk Damage Along Egress Path (4 locations)	\$ -	\$ 16,000	\$ 10,000	\$ 26,000
Re-Grade Site To Provide Proper Drainage (2 locations)	\$ -	\$ -	\$ 2,000	\$ 2,000
Improper Signage/Striping At Parking Lot (1 location)	\$ -	\$ -	\$ 1,200	\$ 1,200
Architectural				
Masonry Wall/Lintel Damage (10 locations)	\$ -	\$ 42,000	\$ -	\$ 42,000
Non-Compliant Door Hardware (i.e. - closers, pushbars, locks, etc.) (2 locations)	\$ 1,000	\$ -	\$ 100	\$ 1,100
Walls Are Not Rated As Required By Code (4 locations)	\$ -	\$ 36,500	\$ -	\$ 36,500
Stair Handrail/Guardrail Does Not Meet Code Requirements (2 locations)	\$ -	\$ 2,000	\$ -	\$ 2,000
Potentially Hazardous Paint Material (9 locations)	\$ -	\$ 100,000	\$ 200	\$ 100,200
Damaged Doors (5 locations)	\$ -	\$ -	\$ 18,000	\$ 18,000
Fire Protection				
No Violations				\$ -
Plumbing				
Missing ADA Insulation On ADA Fixtures (8 locations)	\$ -	\$ -	\$ 4,250	\$ 4,250
Mechanical				
No Means Of Ventilating Space (4 locations)	\$ -	\$ 52,000	\$ -	\$ 52,000
Damaged Duct/Pipe (1 location)	\$ -	\$ -	\$ 5,000	\$ 5,000
Electrical				
Additional Fire Alarm Device Required By Code (1 location)	\$ 450	\$ -	\$ -	\$ 450
Miscellaneous Power Device Issue (i.e. - Disconnect Switch, GFI Recept., etc.) (7 locations)	\$ 1,120	\$ 1,350	\$ 200	\$ 2,670
Penetrations Through Rated Wall Are Not Sealed (1 location)	\$ 200	\$ -	\$ -	\$ 200
Totals	\$ 2,770	\$ 249,850	\$ 40,950	\$ 293,570



COST SUMMARY
 Manchester Elementary School

The list below is a summary of violations grouped by similar type (i.e. - masonry repairs, malfunctioning door hardware, etc.), with the estimated repair/replacement cost for each group. A more detailed description of each violation can be found in the itemized Violations List included in the full 10-Year Health/Life Safety Survey.

Violation Description	Priority 'a' - Urgent (1 Year)	Priority 'b' - Required (2-5 Years)	Priority 'c' - Recommended (6-10 Years)	Total
Exterior				
Concrete Stair/Sidewalk Damage Along Egress Path (3 locations)	\$ -	\$ -	\$ 8,000	\$ 8,000
Tuckpoint/Repair Masonry Wall (2 locations)	\$ 50,000	\$ -	\$ 5,000	\$ 55,000
Improper Signage/Striping At Parking Lot (1 location)	\$ -	\$ -	\$ 1,000	\$ 1,000
Architectural				
Plaster/Gyp. Wall/Ceiling Damage (2 locations)	\$ -	\$ 2,000	\$ -	\$ 2,000
Non-Compliant Door Hardware (i.e. - closers, pushbars, locks, etc.) (3 locations)	\$ 2,500	\$ 2,000	\$ -	\$ 4,500
Miscellaneous Obstructions To Egress Path (1 location)	\$ -	\$ -	\$ -	\$ -
Damaged Glass (1 location)	\$ -	\$ -	\$ 1,000	\$ 1,000
Fire Protection				
No Violations			\$ -	\$ -
Plumbing				
Missing ADA Insulation On ADA Fixtures (2 locations)	\$ -	\$ -	\$ 1,000	\$ 1,000
No Backflow Preventer At Fixtures (1 location)	\$ -	\$ 500	\$ -	\$ 500
Mechanical				
No Means of Ventilating Space (1 location)	\$ -	\$ 20,000	\$ -	\$ 20,000
Electrical				
Additional Fire Alarm Device Required By Code (2 locations)	\$ 900	\$ -	\$ -	\$ 900
Miscellaneous Power Device Issue (i.e. - Disconnect Switch, GFI Recept., etc.) (4 locations)	\$ 1,000	\$ 1,200	\$ -	\$ 2,200
Totals	\$ 54,400	\$ 25,700	\$ 16,000	\$ 96,100



COST SUMMARY
 Poplar Grove Elementary School

The list below is a summary of violations grouped by similar type (i.e. - masonry repairs, malfunctioning door hardware, etc.), with the estimated repair/replacement cost for each group. A more detailed description of each violation can be found in the itemized Violations List included in the full 10-Year Health/Life Safety Survey.

Violation Description	Priority 'a' - Urgent (1 Year)	Priority 'b' - Required (2-5 Years)	Priority 'c' - Recommended (6-10 Years)	Total
<u>Exterior</u>				
No Violations	\$ -	\$ -	\$ -	\$ -
<u>Architectural</u>				
Non-Compliant Door Hardware (i.e. - closers, pushbars, locks, etc.) (17 locations)	\$ 9,500	\$ 15,000	\$ 7,500	\$ 32,000
<u>Fire Protection</u>				
Fire Suppression System Required (1 location)	\$ -	\$ 25,800	\$ -	\$ 25,800
<u>Plumbing</u>				
No Backflow Preventer At Fixtures (1 location)	\$ -	\$ 500	\$ -	\$ 500
Domestic Hot Water Storage Tank Failure (1 location)	\$ -	\$ -	\$ 15,000	\$ 15,000
<u>Mechanical</u>				
No Violations	\$ -	\$ -	\$ -	\$ -
<u>Electrical</u>				
Additional Fire Alarm Device Required By Code (2 locations)	\$ 900	\$ -	\$ -	\$ 900
Miscellaneous Power Device Issue (i.e. - Disconnect Switch, GFI Recept., etc.) (3 locations)	\$ 1,000	\$ -	\$ -	\$ 1,000
Miscellaneous Lighting Device Issue (i.e. - Switch, Reflector., etc.) (1 location)	\$ -	\$ -	\$ 200	\$ 200
Penetrations Through Rated Wall Are Not Sealed (1 location)	\$ 400	\$ -	\$ -	\$ 400
Totals	\$ 11,800	\$ 41,300	\$ 22,700	\$ 75,800



COST SUMMARY
 North Boone Upper Elementary School

The list below is a summary of violations grouped by similar type (i.e. - masonry repairs, malfunctioning door hardware, etc.), with the estimated repair/replacement cost for each group. A more detailed description of each violation can be found in the itemized Violations List included in the full 10-Year Health/Life Safety Survey.

Violation Description	Priority 'a' - Urgent (1 Year)	Priority 'b' - Required (2-5 Years)	Priority 'c' - Recommended (6-10 Years)	Total
Exterior				
Tuckpoint/Repair Masonry Wall (2 locations)	\$ -	\$ 45,000	\$ 5,000	\$ 50,000
Roof Repair (1 location)	\$ -	\$ 25,000	\$ -	\$ 25,000
Improper Signage/Striping At Parking Lot (1 location)	\$ -	\$ -	\$ 1,500	\$ 1,500
Architectural				
Non-Compliant Door Hardware (i.e. - closers, pushbars, locks, etc.) (6 locations)	\$ 2,500	\$ -	\$ -	\$ 2,500
Miscellaneous Obstructions To Egress Path (1 location)	\$ -	\$ -	\$ -	\$ -
Carpet Damage Creates Trip Hazard (3 locations)	\$ -	\$ 73,700	\$ 3,900	\$ 77,600
Fire Protection				
No Violations	\$ -	\$ -	\$ -	\$ -
Plumbing				
No Violations	\$ -	\$ -	\$ -	\$ -
Mechanical				
No Violations	\$ -	\$ -	\$ -	\$ -
Electrical				
No Emergency Lighting Or Exit Sign Along Egress Path (1 location)	\$ 700	\$ -	\$ -	\$ 700
Additional Fire Alarm Device Required By Code (3 locations)	\$ 14,400	\$ -	\$ -	\$ 14,400
Miscellaneous Power Device Issue (i.e. - Disconnect Switch, GFI Recept., etc.) (3 locations)	\$ 900	\$ -	\$ 500	\$ 1,400
Totals	\$ 18,500	\$ 143,700	\$ 10,900	\$ 173,100



COST SUMMARY
 North Boone Middle School

The list below is a summary of violations grouped by similar type (i.e. - masonry repairs, malfunctioning door hardware, etc.), with the estimated repair/replacement cost for each group. A more detailed description of each violation can be found in the itemized Violations List included in the full 10-Year Health/Life Safety Survey.

Violation Description	Priority 'a' - Urgent (1 Year)	Priority 'b' - Required (2-5 Years)	Priority 'c' - Recommended (6-10 Years)	Total
Exterior				
Tuckpoint/Repair Masonry Wall (9 locations)	\$ 50,000	\$ -	\$ 60,000	\$ 110,000
Roof Repair (5 locations)	\$ 40,000	\$ 26,000	\$ -	\$ 66,000
Improper Roof Drainage (2 locations)	\$ -	\$ 6,750	\$ -	\$ 6,750
Architectural				
Masonry Wall/Lintel Damage (2 locations)	\$ -	\$ 18,000	\$ -	\$ 18,000
Non-Compliant Door Hardware (i.e. - closers, pushbars, locks, etc.) (18 locations)	\$ 3,500	\$ 27,500	\$ -	\$ 31,000
Floor Damage Creates Trip Hazard (1 location)	\$ -	\$ 10,000	\$ -	\$ 10,000
Penetrations Through Rated Wall Are Not Sealed (1 location)	\$ 200	\$ -	\$ -	\$ 200
Damaged Doors (9 locations)	\$ 2,000	\$ 52,500	\$ 4,000	\$ 58,500
Fire Protection				
No Violations	\$ -	\$ -	\$ -	\$ -
Plumbing				
Missing ADA Insulation On ADA Fixtures (4 locations)	\$ -	\$ -	\$ 3,000	\$ 3,000
Mechanical				
No Violations	\$ -	\$ -	\$ -	\$ -
Electrical				
No Emergency Lighting Or Exit Sign Along Egress Path (1 location)	\$ 400	\$ -	\$ -	\$ 400
Additional Fire Alarm Device Required By Code (1 location)	\$ 450	\$ -	\$ -	\$ 450
Miscellaneous Power Device Issue (i.e. - Disconnect Switch, GFI Recept., etc.) (7 locations)	\$ 400	\$ -	\$ 400	\$ 800
Penetrations Through Rated Wall Are Not Sealed (1 location)	\$ 1,200	\$ -	\$ -	\$ 1,200
Totals	\$ 98,150	\$ 140,750	\$ 67,400	\$ 306,300



COST SUMMARY
 North Boone High School

The list below is a summary of violations grouped by similar type (i.e. - masonry repairs, malfunctioning door hardware, etc.), with the estimated repair/replacement cost for each group. A more detailed description of each violation can be found in the itemized Violations List included in the full 10-Year Health/Life Safety Survey.

Violation Description	Priority 'a' - Urgent (1 Year)	Priority 'b' - Required (2-5 Years)	Priority 'c' - Recommended (6-10 Years)	Total
Exterior				
Tuckpoint/Repair Masonry Wall (1 location)	\$ -	\$ 7,000	\$ -	\$ 7,000
Roof Repair (3 locations)	\$ -	\$ 6,000	\$ -	\$ 6,000
		<i>(Under Warranty)</i>		
Architectural				
Non-Compliant Door Hardware (i.e. - closers, pushbars, locks, etc.) (11 locations)	\$ 3,000	\$ -	\$ 2,500	\$ 5,500
Walls Are Not Rated As Required By Code (1 location)	\$ -	\$ 750	\$ -	\$ 750
Potentially Combustible Stored Material (5 locations)	\$ -	\$ -	\$ -	\$ -
Damaged Doors (3 locations)	\$ -	\$ -	\$ 1,700	\$ 1,700
Missing Fire Extinguisher (1 location)	\$ -	\$ -	\$ 250	\$ 250
Floor Damage Creates Trip Hazard (5 locations)	\$ -	\$ 3,250	\$ 5,200	\$ 8,450
Fire Protection				
No Violations	\$ -	\$ -	\$ -	\$ -
Plumbing				
No Backflow Preventer At Fixtures (1 location)	\$ -	\$ 500	\$ -	\$ 500
Mechanical				
Damaged Duct/Pipe (1 location)	\$ -	\$ -	\$ 1,000	\$ 1,000
Damaged Condensing Unit Coils (1 location)	\$ -	\$ -	\$ 20,000	\$ 20,000
Missing Emergency Fuel Shutoff Device (1 location)	\$ -	\$ 7,500	\$ -	\$ 7,500
Electrical				
Additional Fire Alarm Device Required By Code (2 locations)	\$ 1,350	\$ -	\$ -	\$ 1,350
Miscellaneous Power Device Issue (i.e. - Disconnect Switch, GFI Recept., etc.) (4 locations)	\$ 1,150	\$ 750	\$ -	\$ 1,900
Miscellaneous Lighting Device Issue (i.e. - Switch, Reflector., etc.) (2 locations)	\$ -	\$ -	\$ 23,000	\$ 23,000
Totals	\$ 5,500	\$ 25,750	\$ 53,650	\$ 84,900



COST SUMMARY
 District Wide

Building Name	Exterior	Architectural	Fire Protection	Plumbing	Mechanical	Electrical	Total
Capron Elementary School	\$ 29,200	\$ 199,800	\$ -	\$ 4,250	\$ 57,000	\$ 3,320	\$ 293,570
Manchester Elementary School	\$ 64,000	\$ 7,500	\$ -	\$ 1,500	\$ 20,000	\$ 3,400	\$ 96,400
Poplar Grove Elementary School	\$ -	\$ 32,000	\$ 25,800	\$ 15,500	\$ -	\$ 2,500	\$ 75,800
North Boone Upper Elementary School	\$ 76,500	\$ 80,100	\$ -	\$ -	\$ -	\$ 16,500	\$ 173,100
North Boone Middle School	\$ 182,750	\$ 117,700	\$ -	\$ 3,000	\$ -	\$ 2,850	\$ 306,300
North Boone High School	\$ 13,000	\$ 16,650	\$ -	\$ 500	\$ 28,500	\$ 26,250	\$ 84,900
Totals	\$ 365,450	\$ 453,750	\$ 25,800	\$ 24,750	\$ 105,500	\$ 54,820	\$ 1,030,070