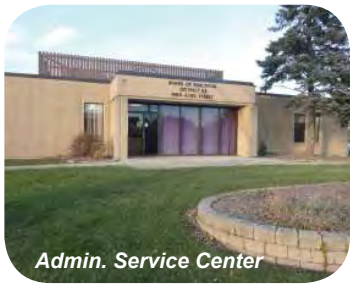
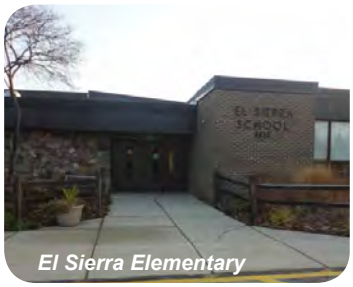

Admin. Service Center


Longfellow Center


Herrick Middle


O'Neill Middle


Belle Aire Elementary


El Sierra Elementary


Fairmount Elementary


Henry Puffer Elementary


Highland Elementary


Hillcrest Elementary


Indian Trail Elementary

Kingsley Elementary


Lester Elementary


Pierce Downer Elementary


Whittier Elementary

Downers Grove School District 58

Comprehensive Facility Assessment Report

Volume 1 - Executive Summary

February 13, 2012

Wight

Downers Grove School District 58

Comprehensive Facility Assessment Report

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Mr. Richard Bubula
Director of Buildings and Grounds

prepared by

Wight

February 13, 2012

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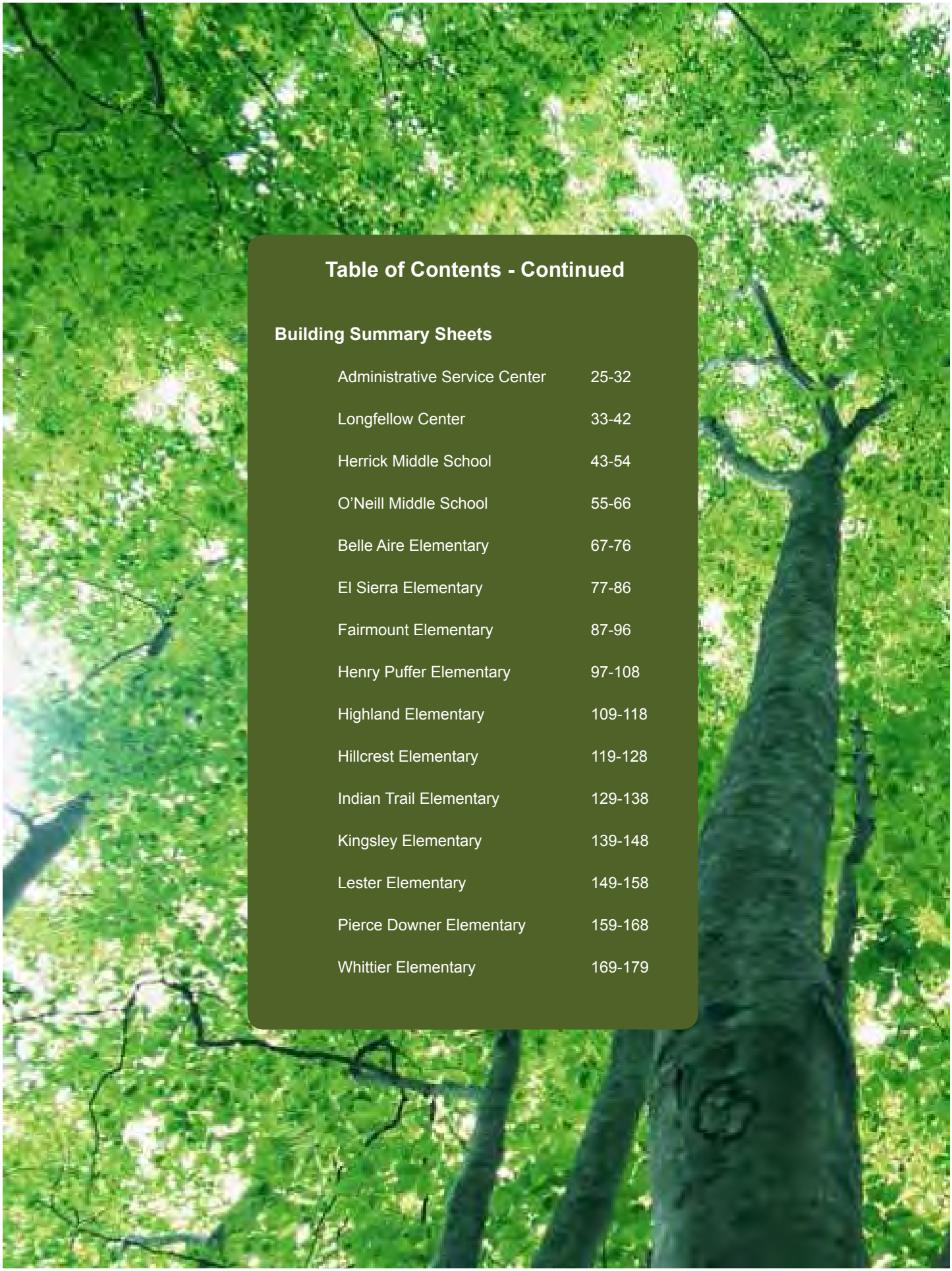

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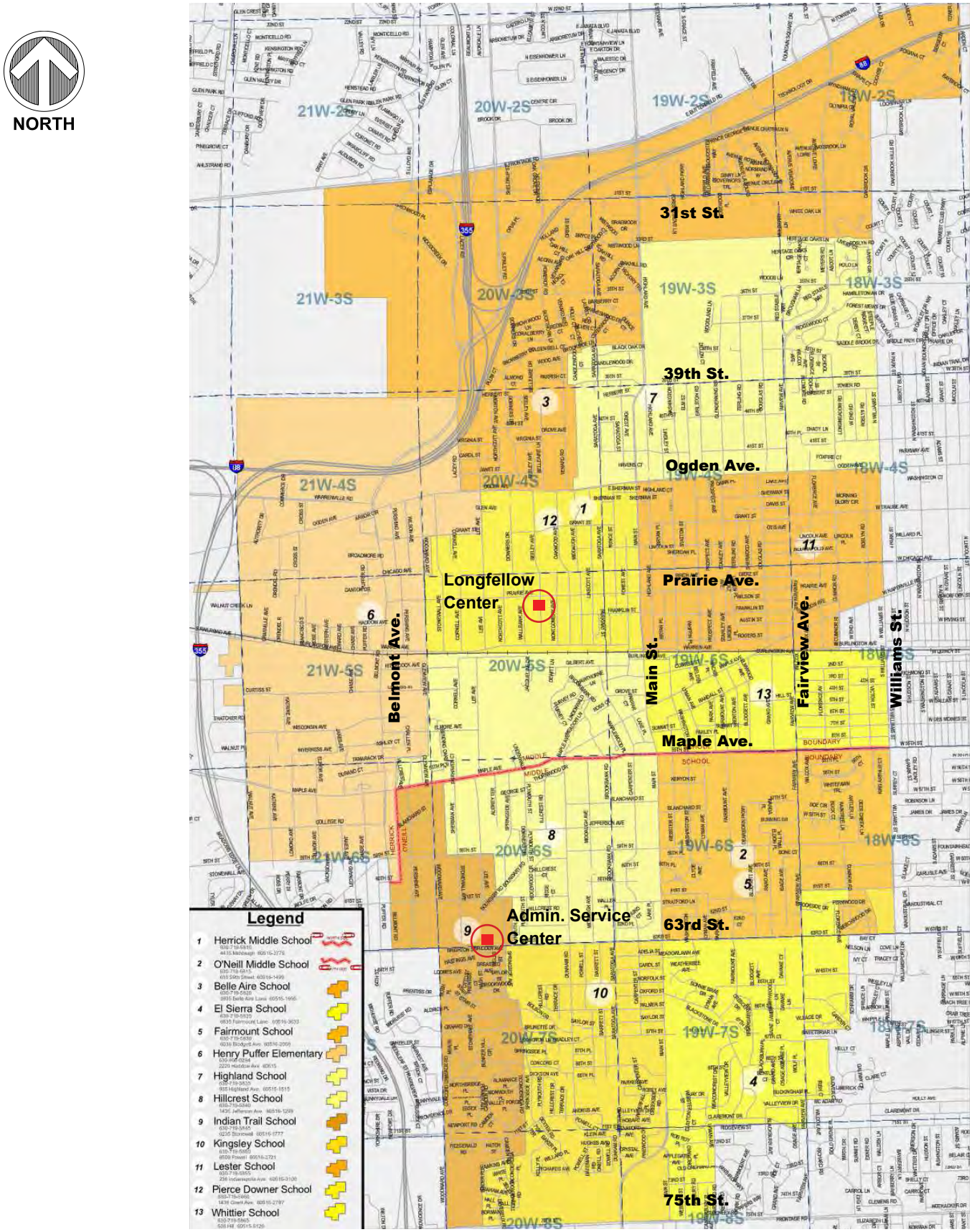

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Introduction

Balancing the cost of maintaining building infrastructure components with improving the quality of the educational environment is a difficult challenge that school districts face on a continual basis. The complexity of maximizing the performance of a school building and optimizing taxpayer dollars is compounded by the facility age, fluctuating fuel costs, volatile economic conditions and evolving instructional trends, the latter of which has recently under-gone a dramatic paradigm shift.

In this context, the Board of Education from Downers Grove School District 58 invited Wight & Company, to conduct an independent, two-part assessment of it's fifteen (15) facilities. Specifically, the Board directed Wight to investigate and document the physical condition of the building and site components at all of its campuses and benchmark the performance characteristics of each facility against recognized 21st Century educational practices.

Respecting current economic challenges as well as the yearly capital investment required to maintain numerous aging facilities, the Board prioritized those activities consistent with the Physical Condition Assessment of the study. For this reason, the Educational Alignment section was developed on a more modest level. It is understood that once the deficiencies of all infrastructure items are categorized and addressed, the District may wish to invest greater resources in the quantification of other performance upgrades that would benefit the educational experience of its children.

The information on the following pages reflects a snapshot of the School District 58 facilities in early 2012. For now, this assessment should be a meaningful tool for District leadership to use in assigning available dollars to address immediate infrastructure needs. However, change is constant. As such, this document was developed with the intention that its contents would be modified and periodically updated as financial resources free up, improvement projects get completed and/or priorities evolve.

Trends Reshaping Educational Facilities for the Future

There is a dynamic shift taking place in the planning and design of instructional facilities across the nation. This development has been elevated in recent years to best prepare students for the complex and ever changing world they will face after graduation.

The traditional models of teaching and learning that seemed effective in the past are no longer considered optimal to serve the needs of students immersed in our culturally diverse and technology enabled society. Expectations for the rapid development and adaptation of new ideas and technologies require training for a different set of skills and work habits not accommodated well by traditional learning environments.

Educational facilities built in the past decades and certainly those built even earlier in the 20th century simply lack proper provision for the learning activities and instructional methods of today. They typically offer classroom instruction in a singular environment, not differentiating the unique needs inherent for a variety of activities. They were designed for a static single style of teaching with limited flexibility to allow for changes in educational delivery, technology advancements, student wellness and environmental stewardship.

Project Approach

The process began with District Administrative leaders convening for a kick-off meeting in early September 2011. Three objectives for this report were identified from that discussion.

1. The final report must address and assess the physical condition of building systems and infrastructure components in relation to their useful life expectancy over the next fifteen (15) years. Recommendations should be provided for future capital improvement projects during that time frame.
2. The final report should give a cursory indication of how District facilities support current educational practices and recognized trends that are reshaping educational facilities for the future.
3. An analysis and recommendation(s) must be provided for the best, long-term use of the District Operational Buildings – the Administrative Service Center and Longfellow Center.

In order to organize the collected data in the most useful way possible for District decision makers, Wight & Company provided an initial assessment of the Henry Puffer Elementary School for review and comment by the project Advisory Committee. Based on suggestions from the group, the assessment templates were modified and then used by teams of architects and engineers over the next several weeks, as they visited each school.

In addition to visual observations, the design team collected data through analysis of existing documentation and interviews with building leadership personnel. Information gleaned from these techniques is compiled, categorized and presented in two volumes.

Project Approach

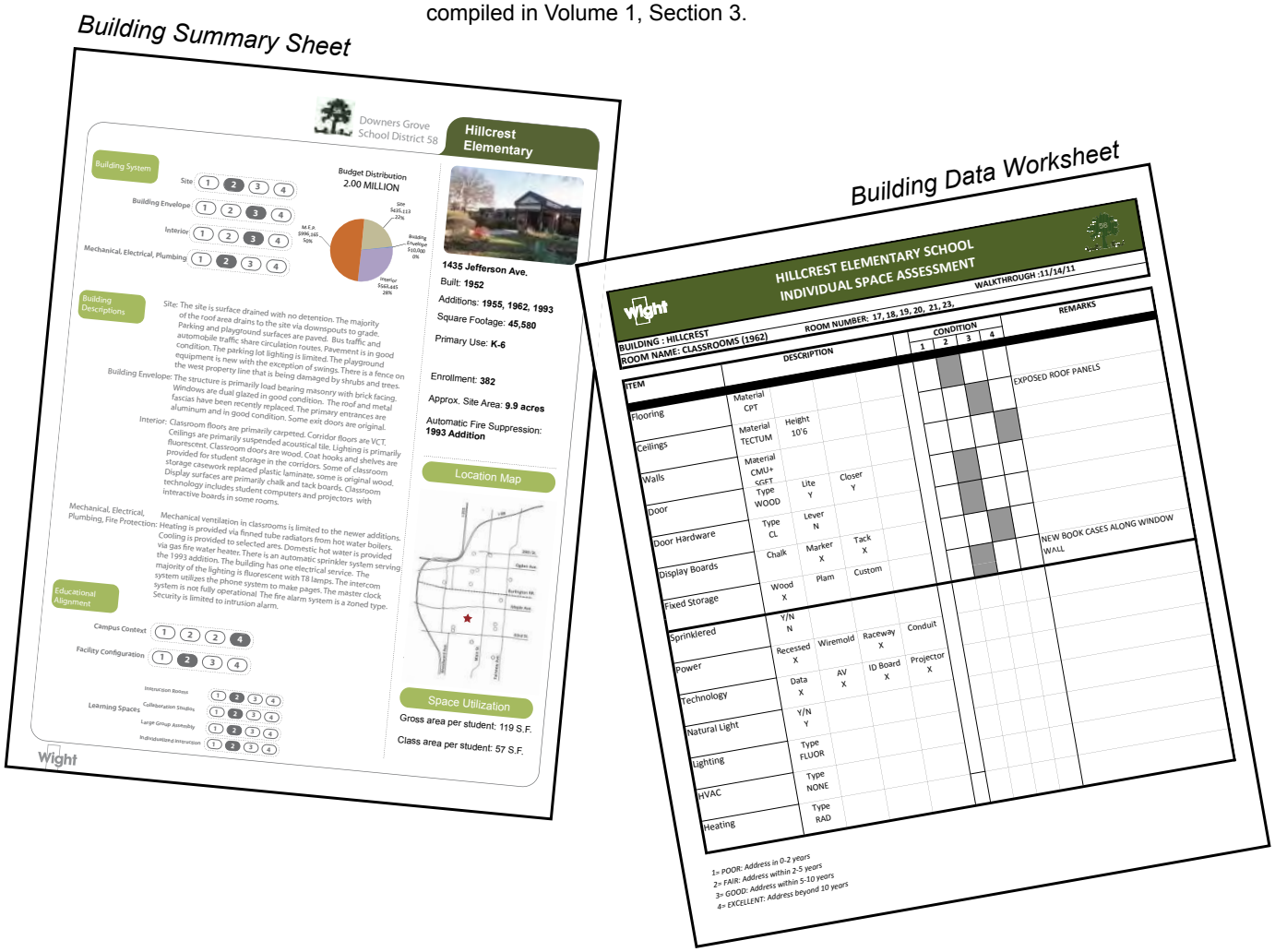
Volume 1: Executive Summary

The content of this document is divided into three sections:

1. **Overview** – inclusive of the Introduction to the project and a detailed description of the Methodology used to acquire building data. A description of how the data was evaluated to form the ratings for each building system is also contained in this part.
2. **Findings** – is a summary of data compiled from the Physical Condition and Educational Alignment Surveys. Recommended construction projects, conceptual budgets and improvement options for the District operational buildings are also contained in this part.
3. **Building Summary Sheets** – a "snapshot" of information for each building in the District inclusive of building age, location and size as well as an improvement budget and existing systems information narrative. The results from the independent energy audits for two schools, Herrick Middle School and Pierce Downer School, performed by the Smart Energy Design Assistance Center will also be included here as the reports become available.

Volume 2: Building Data Worksheets

This document is an appendix that includes the back-up information that is compiled in Volume 1, Section 3.



Methodology

Physical Condition Summary

A survey was conducted to identify the physical condition of the existing systems and components at each building and to provide recommendations for capital improvements over the next 15 years. A *Physical Conditions Summary Worksheet (shown below)* was created to itemize observations from the building tours and information collected from school district staff.

BELLE AIRE ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	BELLE AIRE	AREA (SF)	30,204 SF	YEAR BUILT	1969		DATE : 9/19/11
ADDRESS	3935 BELLE AIRE LANE DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS		GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										$378,574	
1.1	SITE									$376,574	
1.1a	BARRIER CURB	concrete									
1.1b	ASPHALT PAVEMENT	asphalt	15111 SF	X	2 TO 5					$90,666	$19,341 in 2012
1.1c	ASPHALT PAVEMENT	asphalt	8547 SF		5 TO 10					$51,282	
1.1e	ASPHALT PAVEMENT	asphalt	50703 SF		10 TO 15					$202,812	
1.1f	BALL FIELDS		1							$2,000	restore and regrade
1.1g	LANDSCAPING										
1.1h	PARKING SPACES										
1.1j	PLAYGROUND EQUIPT.	various	4							$23,200	Replace swingsets
1.1k	SITE DRAINAGE										Address with pavement work
1.1l	CONCRETE PAVEMENT	concrete	282 SF		1 TO 2					$1,410	sidewalk replacement
1.1m	CONCRETE PAVEMENT	concrete									N.A.
1.1n	SIDEWALK REMOVAL		1102 SF							$2,204	remove, regrade and seed
1.1n	BOLLARD REPLACEMENT		2							$3,000	at access walk from subdivision
1.2	SITE ACCESSIBILITY									$2,000	
1.2a	ADA PARKING PAVEMENT	asphalt									
1.2b	PATH TO MAIN ENTRY										
1.2c	ACCESS TO PLAY EQUIP									$2,000	
1.2d	ACCESS FROM EXITS										
2. BUILDING ENVELOPE										$46,560	
2.1a	WALLS	facebrick									
2.1b	CANOPIES	metal									
2.1c	ENTRANCES	aluminum	6 LEAFS							$12,000	Replace with thermal
2.1d	WINDOWS	aluminum	576 SF							$34,560	Replace with thermal incl door
2.1e	ROOF										New in 2011
2.1f	STRUCTURAL FRAME										
2.1g	FOUNDATION	concrete									no apparent problems
2.1h	EXIT DOORS	aluminum									replace with window system

Four major areas of each building were assessed; Site, Building Envelope, Interior, and M.E.P. (Mechanical, Electrical, and Plumbing) Systems. The physical components or systems of each of these areas is further described as follows:

General Info/Material: Describes the existing material type for each of the identified components as appropriate.
Approximate Quantities: Provides the approximate quantity of that component reflected in the conceptual budget cost.
2012 Life Safety Project: Identifies projects currently budgeted and scheduled to be completed in 2012.
Useful Life Left: Provides an estimate of the number of years expected before the component becomes unusable or obsolete

Condition

Each building sub-system was evaluated based on the established useful life expectancy and site observations from the survey. A rating system on a scale of 1 through 4 was established in order to assign a level of priority. An explanation of the rating numbers is provided in the Building Summary at the beginning of the *Building Summary Sheets* section.

Conceptual Budget Cost

The budget data in this column provides an initial look at the cost to implement the recommended system improvements by component and facility. If building systems were determined to either be past their useful service life expectancies or in need of future replacement over the next 15 years, conceptual budget information was calculated for the *hard cost*, or material and labor costs to *replace* the affected sub-system. Soft costs such as fees permits, surveys and inspections are not included in these hard cost numbers. Once a project is approved to move into the implementation phase, a comprehensive estimate which itemizes all costs associated with the project should be calculated.

Conceptual Budgets

The conceptual budget analysis provided in this report is intended to be one method that could be used to quantify the scope of work at each facility and begin to establish *orders of magnitude* between projects for sequencing and for grouping projects for efficiency. Costs throughout this report reflect dollar values for the year 2012.

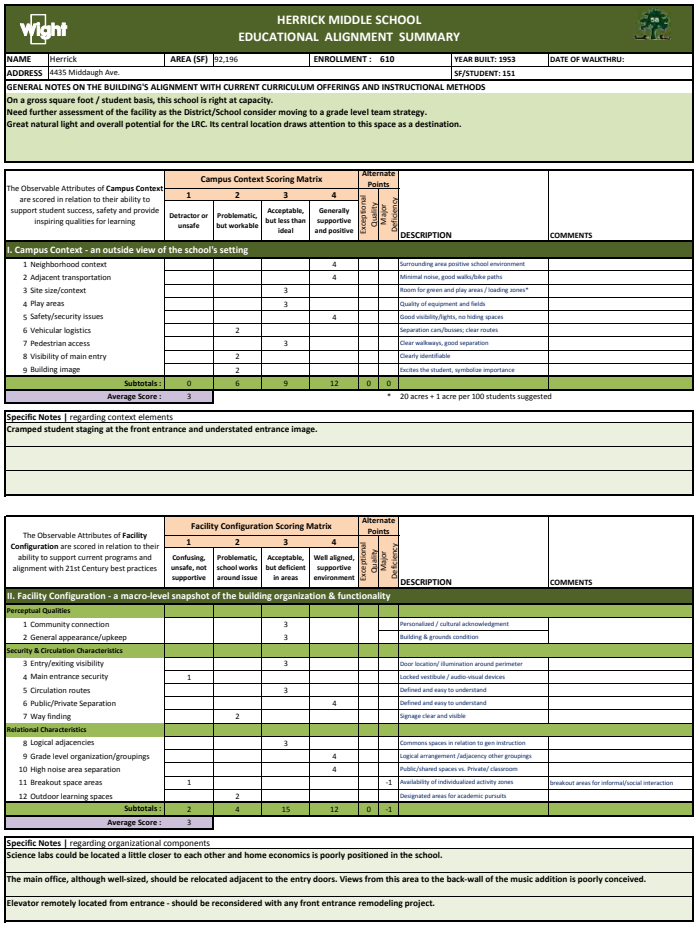
Note: The following costs are not reflected in the conceptual budgets in this report:

- Routine system maintenance
- Educational alignment recommendation items
- Enhancements or extension of systems such as automatic fire protection and air conditioning
- Annual Cost Escalation - budget values in this report reflect 2011 equivalencies.

Methodology

Educational Alignment Summary

A cursory educational alignment survey was conducted by interviewing each school principal and touring the campuses to identify and rank those performance components recognized as key elements present in 21st century learning environments. Forty-one (41) overall items are listed under the following categories:



HERRICK MIDDLE SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Herrick	AREA (SF)	92,196	ENROLLMENT :	610	YEAR BUILT: 1953	DATE OF WALKTHRU:
ADDRESS	4435 Middaugh Ave.					SF/STUDENT: 151	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

On a gross square foot / student basis, this school is right at capacity.
Need further assessment of the facility as the District/School consider moving to a grade level team strategy.
Great natural light and overall potential for the LRC. Its central location draws attention to this space as a destination.

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning

Campus Context Scoring Matrix					Alternate Points			
1	2	3	4		Exceptional Quality	Major Deficiency	DESCRIPTION	COMMENTS
Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive					
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context			4				Surrounding area positive school environment	
2 Adjacent transportation			4				Minimal noise, good walks/bike paths	
3 Site size/context		3					Room for greem and play areas / loading zones*	
4 Play areas		3					Quality of equipment and fields	
5 Safety/security issues			4				Good visibility/lights, no hiding spaces	
6 Vehicular logistics	2						Separation cars/busses; clear routes	
7 Pedestrian access		3					Clear walkways, good separation	
8 Visibility of main entry	2						Clearly identifiable	
9 Building image	2						Excites the student, symbolize importance	
Subtotals :	0	6	9	12	0	0		
Average Score :	3							

* 20 acres + 1 acre per 100 students suggested

Specific Notes | regarding context elements
Cramped student staging at the front entrance and understated entrance image.

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices

Facility Configuration Scoring Matrix				Alternate Points			
1	2	3	4	Exceptional Quality	Major Deficiency	DESCRIPTION	COMMENTS
Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality							
Perceptual Qualities							
1 Community connection		3				Personalized / cultural acknowledgment	
2 General appearance/upkeep		3				Building & grounds condition	
Security & Circulation Characteristics							
3 Entry/exiting visibility		3				Door location/ illumination around perimeter	
4 Main entrance security	1					Locked vestibule / audio-visual devices	
5 Circulation routes		3				Defined and easy to understand	
6 Public/Private Separation			4			Defined and easy to understand	
7 Way finding	2					Signage clear and visible	
Relational Characteristics							
8 Logical adjacencies		3				Commons spaces in relation to gen instruction	
9 Grade level organization/groupings			4			Logical arrangement /adjacency other groupings	
10 High noise area separation			4			Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1				-1	Availability of individualized activity zones	breakout areas for informal/social interaction
12 Outdoor learning spaces	2					Designated areas for academic pursuits	
Subtotals :	4	15	12	0	-1		
Average Score :	3						

Specific Notes | regarding organizational components
Science labs could be located a little closer to each other and home economics is poorly positioned in the school.
The main office, although well-sized, should be relocated adjacent to the entry doors. Views from this area to the back-wall of the music addition is poorly conceived.
Elevator remotely located from entrance - should be reconsidered with any front entrance remodeling project.

1. ***Campus Context*** – an outside view of the school's setting
2. ***Facility Configuration*** – a macro-level snapshot of the building organization and functionality
3. ***Facility Characteristics*** – a micro-level snapshot of where students learn

In the first two categories, each item is rated on a scale from 1-4 (least to most effective) and the scores are averaged per category. Under Facility Characteristics, four groups of learning spaces are scored and rated for each item. Alternate points are given to or taken away from those specific items that we felt achieved a level of quality or deficiency above what is typically associated in public school settings. Specific observations are noted in narrative form at the bottom of each category.

Respecting the District's desire to have the survey focus primarily on the condition of systems and infrastructure components, the EAS is intended to provide a basic snapshot of the facilities and the sites as primarily bench marked against current recognizable and quantifiable performance standards. Some items such as Building Image and Community Connectedness are evaluated on a more subjective level and should be understood as such.

Facility Characteristics

Category 1 - Grade Level Instruction Room – classrooms / science labs
Category 2 - Collaboration Studios – library, art, music, computer labs
Category 3 - Large Group Assembly Spaces – commons, cafeteria, gymnasium, wellness, theater
Category 4 - Individual Instruction – itinerant offices, small-group special

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Conceptual Budgets>

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General Building Information: Age

The District currently operates 15 buildings including 11 Elementary Schools, 2 Middle Schools, and 2 Administrative Centers. The average age of the original buildings is 57 years, many with the original physical plant and mechanical, electrical, and plumbing systems. Many schools have also had multiple additions constructed, requiring that existing systems be extended to capacity, abandoned, or expanded. Maintenance of these systems is further complicated by having to coordinate repair with the various manufacturers and ages of these systems.

BUILDING AGE AND NUMBER OF ADDITIONS

Facility Name	Original Building	Additions																					
		1951	1955	1959	1960	1962	1963	1965	1967	1968	1971	1972	1973	1985	1986	1988	1989	1990	1993	1997	1998	2005	TOTAL
Administrative Offices	1975																						0
Lonfellow School	1928		■																				1
Herrick Middle School	1953						■			■									■			■	4
O'Neill Middle School	1957						■		■		■							■	■				5
Belle Aire School	1969														■						■		2
El Sierra School	1968														■				■		■		3
Fairmount School	1959							■					■						■				3
Henry Puffer School	1936	■	■	■		■						■											5
Highland School	1952		■			■												■	■				4
Hillcrest School	1952		■			■													■				3
Indian Trail School	1967																■		■				2
Kingsley School	1963															■			■				2
Lester School	1956			■														■	■				3
Pierce Downer School	1951			■						■				■				■	■	■			6
Whittier School	1928		■		■													■	■				4
Average	1954																						3
Total Additions		1	5	3	1	3	2	1	1	2	1	1	1	1	2	1	1	5	11	1	2	1	47

AVERAGE AGE: ***57 YEARS***

AVERAGE NUMBER OF ADDITIONS: ***3***

General Building Information: Space Utilization

The District maintains over 650,000 square feet of building space, half of which is designated instructional space. The majority of the schools have traditional plan layouts with a main corridor flanked by classrooms. Two schools with lower "students per square foot" numbers, Belle Aire and El Sierra, are open plan configurations with no demising walls between classrooms. Three schools with higher "students per square foot" numbers, Henry Puffer, Indian Trail, and Kingsley, have additional multi-purpose room space which accounts for their greater gross square foot-per-student figures. From this data, it can be derived that both Lester School and Pierce Downer are experiencing severe space pressures.

ELEMENTARY SCHOOLS

Facility Name	Enrollment	Classroom Area	Admin. Area	LRC Area	P.E./M.P. Area	Storage/ Receiving Area	Utility Room Area	Toilet Rooms Area	Circulation Area	Walls Area	Gross Building Area	Classroom Area Per Student	Gross Square Foot Per Student
Belle Aire School	266	12,370	2,530	2,718	3,750	1,420	416	747	4,029	2,224	30,204	47	114
El Sierra School	311	15,611	2,825	2,306	3,893	1,481	415	1,357	3,716	2,091	33,695	50	108
Fairmount School	321	16,447	3,228	1,974	2,732	1,265	990	823	4,434	2,372	34,265	51	107
Henry Puffer School *	334	22,205	3,471	2,447	5,766	3,204	1,847	2,298	9,313	4,383	54,934	66	164
Highland School	265	17,297	2,201	1,807	3,026	1,163	543	747	4,943	2,421	34,148	65	129
Hillcrest School	382	21,864	3,490	3,760	2,912	1,012	900	1,236	7,215	3,191	45,580	57	119
Indian Trail School *	433	23,139	3,495	3,635	5,339	1,650	850	1,453	7,134	3,410	50,105	53	116
Kingsley School	359	26,670	4,760	3,627	5,160	2,654	985	1,820	9,838	4,171	59,685	74	166
Lester School	496	20,160	3,066	2,784	2,940	1,237	937	1,380	6,760	3,199	42,463	41	86
Pierce Downer School	402	15,267	2,850	2,026	2,800	777	481	803	4,433	2,471	31,908	38	79
Whittier School	298	14,360	2,780	2,260	2,835	4739 **	1,577	845	5,189	2,850	32,696	48	110
Total	3,867	205,390	34,696	29,344	41,153	15,863	9,941	13,509	67,004	32,783	449,683		
Average	352	18,672	3,154	2,668	3,741	1,442	904	1,228	6,091	2,980	40,880	47	112
Recommended												40	125

*Enrollment includes pre-k program
** Includes approximately 3,000 square feet of District central storage

MIDDLE SCHOOLS

Facility Name	Enrollment	Classroom Area	Admin. Area	LRC Area	Music Area	P.E./M.P. Area	Storage/ Receiving Area	Utility Room Area	Toilet Rooms Area	Circulation Area	Walls Area	Gross Building Area	Classroom Area Per Student	Gross Square Foot Per Student
Herrick Middle School	610	27,151	2,767	2,775	7,075	19,465	3,294	2,105	2,036	15,619	9,909	92,196	45	151
O'Neil Middle School	485	33,259	4,286	2,736	6,073	18,775	3,724	1,430	1,553	19,305	7,906	99,047	69	204
Total	1,095	60,410	7,053	5,511	13,148	38,240	7,018	3,535	3,589	34,924	17,815	191,243		
Average	548	30,205	3,527	2,756	6,574	19,120	3,509	1,768	1,795	17,462	8,908	95,622	57	178
Recommended													45	165

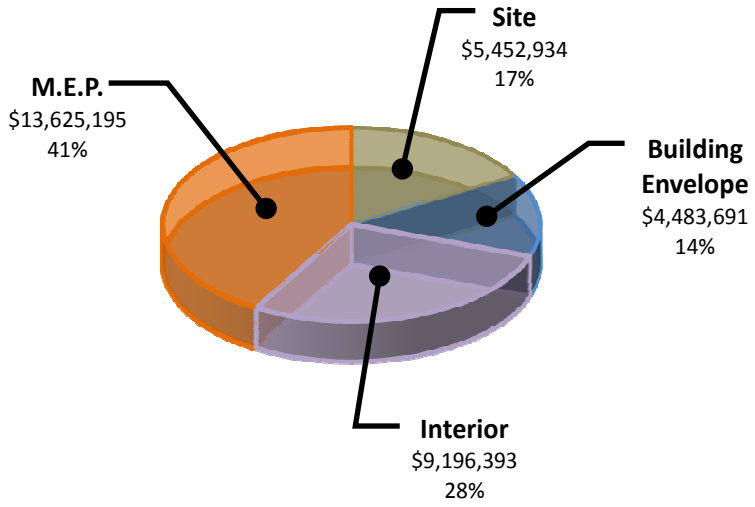
ADMINISTRATIVE BUILDINGS

Facility Name	Enrollment	Classroom Area	Admin. Area	LRC Area	Music Area	P.E./M.P. Area	Storage/ Receiving Area	Utility Room Area	Toilet Rooms Area	Circulation Area	Walls Area	Gross Building Area
Longfellow Center	NA	NA	6,855	NA	NA	NA	2,572	1,110	555	2,738	983	14,813
Admin. Service Center	NA	NA	4,128	NA	NA	NA	237	153	313	1,223	381	6,435
Total			10,983				2,809	1,263	868	3,961	1,364	21,248

CURRENT TOTAL ENROLLMENT: ***4,962***

GROSS BUILDING AREA: ***666,913 SF***

Conceptual Budgets: Work Category

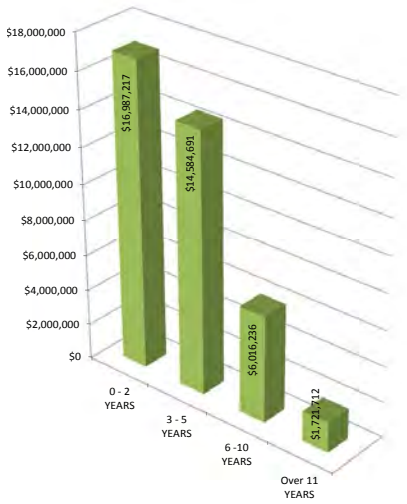


This data provides a breakdown of the total conceptual budget costs by the category of work; SITE, BUILDING ENVELOPE, INTERIOR, AND M.E.P. (mechanical, electrical and plumbing). As shown, the bulk of the work is related to upgrades to (M.E.P.) systems. For the items identified in this study, the District could expect to expend approximately $39.3 Million in project related costs, approximately $3.4 Million of which is planned for the 2012 Life Safety work.

Facility Type	Facility Name	Site	Building Envelope	Interior	M.E.P.	Building Cost Totals
Admin	Administrative Offices	$150,280	$170,885	$31,065	$77,400	$429,630
Facilities	Lonfellow School	$171,990	$447,348	$424,295	$261,631	$1,305,264
Middle	Herrick Middle School	$365,530	$954,255	$1,315,860	$1,837,334	$4,472,979
Middle	O'Neill Middle School	$373,949	$1,240,694	$1,369,113	$1,873,055	$4,856,811
Elementary	Belle Aire School	$378,574	$46,560	$419,210	$682,880	$1,527,224
Elementary	El Sierra School	$364,042	$100,222	$369,910	$774,361	$1,608,535
Elementary	Fairmount School	$339,391	$265,500	$768,630	$1,059,029	$2,432,550
Elementary	Henry Puffer School	$597,053	$281,000	$1,214,400	$1,091,833	$3,184,286
Elementary	Highland School	$334,240	$267,000	$538,264	$651,909	$1,791,413
Elementary	Hillcrest School	$435,113	$10,000	$563,445	$996,165	$2,004,723
Elementary	Indian Trail School	$461,835	$5,227	$416,251	$923,641	$1,806,954
Elementary	Kingsley School	$538,847	$10,000	$481,995	$982,700	$2,013,542
Elementary	Lester School	$376,980	$9,000	$433,414	$750,268	$1,569,662
Elementary	Pierce Downer School	$197,795	$626,000	$438,000	$936,661	$2,198,456
Elementary	Whittier School	$367,315	$50,000	$412,541	$726,328	$1,556,184
Hard Costs Budget Total		$5,452,934	$4,483,691	$9,196,393	$13,625,195	$32,758,213
Budget Percentage		17%	14%	28%	42%	100%
Potential Soft Costs of 20%						$6,551,643
Conceptual Budget						$39,309,856

CONCEPTUAL BUDGET FOR CAPITAL IMPROVEMENTS ***$39.3 MILLION***

Conceptual Budgets: Time frame

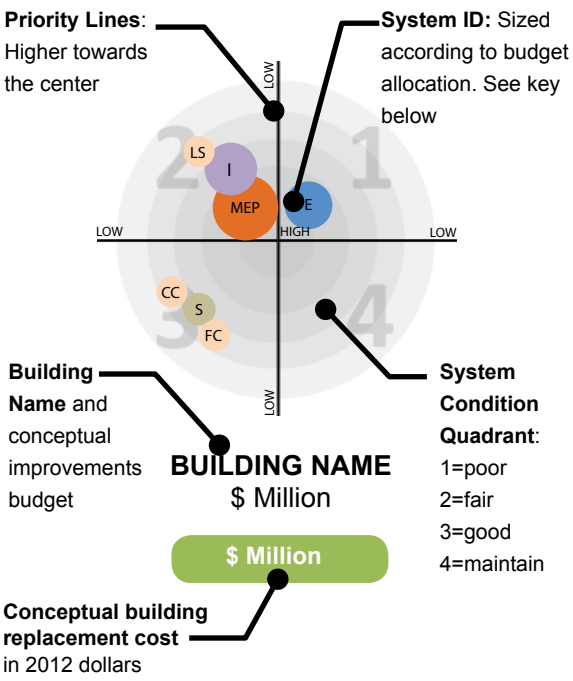


This data below provides a breakdown of the conceptual budget costs by the assessed condition of the system and the recommended time frame for replacement (0-2 years, 3-5 years, 6-10 years, Over 11 years). It can be derived from this data that a majority of the systems related to the recommended work are beyond their useful life and need to be addressed within the next five years.

Facility Type	Facility Name	CONDITION 1 *POOR* 1 -2 YEARS	CONDITION 2 *FAIR* 3 -5 YEARS	CONDITION 3 *GOOD* 6 -10 YEARS	CONDITION 4 *MAINTAIN* OVER 11 YEARS	Building Cost Totals
Admin	Administrative Offices	$138,405	$149,395	$141,830	$0	$429,630
Facilities	Lonfellow Center	$741,399	$462,710	$101,155	$0	$1,305,264
Middle	Herrick Middle School	$2,714,441	$1,221,084	$399,160	$138,294	$4,472,979
Middle	O'Neill Middle School	$2,527,674	$1,872,585	$273,220	$183,332	$4,856,811
Elementary	Belle Aire School	$486,400	$360,482	$637,542	$42,800	$1,527,224
Elementary	El Sierra School	$582,207	$775,852	$187,510	$62,966	$1,608,535
Elementary	Fairmount School	$909,424	$989,254	$323,630	$210,242	$2,432,550
Elementary	Henry Puffer School	$1,370,487	$1,678,699	$135,100	$0	$3,184,286
Elementary	Highland School	$504,651	$827,562	$459,200	$0	$1,791,413
Elementary	Hillcrest School	$675,145	$867,718	$372,095	$89,765	$2,004,723
Elementary	Indian Trail School	$527,802	$718,964	$358,295	$201,893	$1,806,954
Elementary	Kingsley School	$415,707	$784,942	$549,075	$263,818	$2,013,542
Elementary	Lester School	$1,030,580	$372,632	$56,140	$110,310	$1,569,662
Elementary	Pierce Downer School	$788,111	$675,957	$668,548	$65,840	$2,198,456
Elementary	Whittier School	$743,581	$396,073	$351,030	$65,500	$1,556,184
Hard Costs Budget Total		**$14,156,014**	**$12,153,909**	**$5,013,530**	**$1,434,760**	**$32,758,213**
Potential Soft Costs of 20%		**$2,831,203**	**$2,430,782**	**$1,002,706**	**$286,952**	**$6,551,643**
Budget Percentage		**43%**	**37%**	**15%**	**4%**	**100%**
Conceptual Budget		**$16,987,217**	**$14,584,691**	**$6,016,236**	**$1,721,712**	**$39,309,856**

Facility Condition Summaries

Facility Condition Matrix Key



System ID Key

Physical Condition

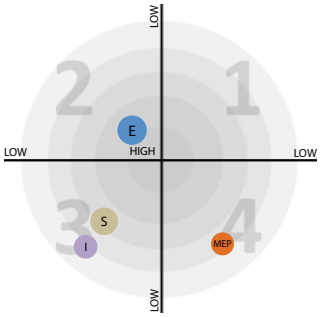
- S — Site
- E — Building Envelope
- I — Interior
- MEP — Mechanical, Electrical, and Plumbing Systems

Educational Alignment

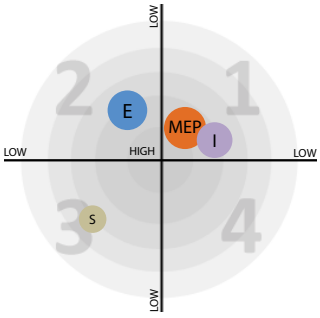
- CC — Campus Context
- FC — Facility Configuration
- LS — Learning Spaces

A *Facility Condition Matrix* is provided for each building which graphically summarizes the condition of the four major infrastructure component groupings itemized later in this volume (site, building envelope, interiors, m.e.p. systems). Each element is positioned on the graph per its overall condition rating , the conceptual budget for replacement of the same and the recommended time line for replacement established during surveying activities. Educational Alignment items (campus context, facility configuration, and facility characteristics) are also included in the matrix but strictly located per the average rating of each category irrespective of any associated modification costs. With all of this information graphically depicted, District leadership can begin to weigh the value of making incremental improvements against the complete cost of replacing the building in its entirety. Please note that these diagrams are developed from the survey data only. The value of this information can be realized in establishing priorities and continually re-aligning them with available financial resources, further detailed investigations and energy assessments consistent with the next step of the facility evaluation process – District-wide Master Planning.

Operations Buildings

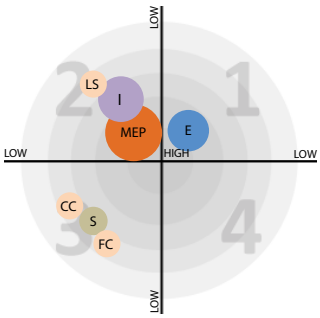


ADMIN SERVICE CENTER
$.43 Million
$1.54 Million

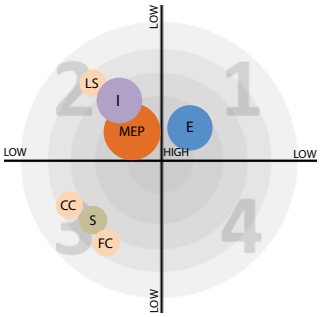


LONGFELLOW CENTER
$1.30 Million
$3.60 Million

Middle School Buildings



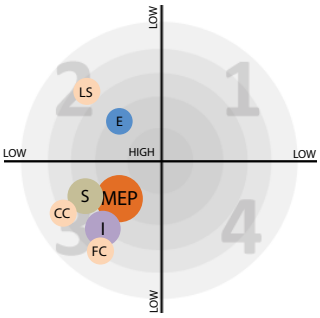
HERRICK
$4.47 Million
$24.16 Million



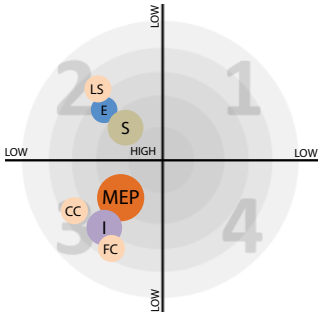
O'NEILL
$4.86 Million
$19.21 Million

Facility Condition Summaries

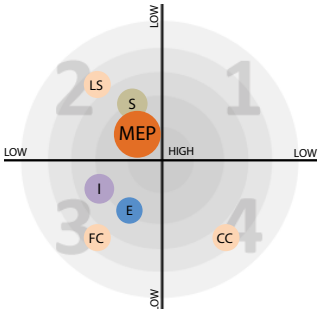
Elementary School Buildings



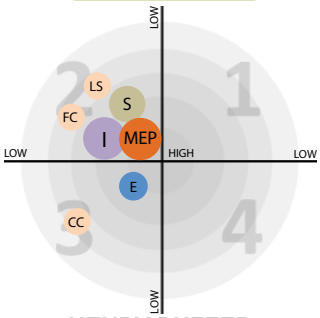
BELLE AIRE
$1.53 Million
$7.98 Million



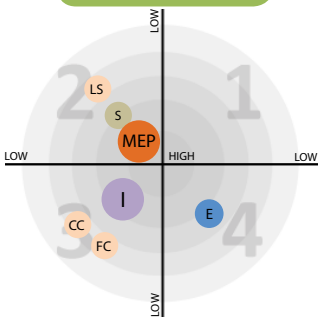
EL SIERRA
$1.61 Million
$9.33 Million



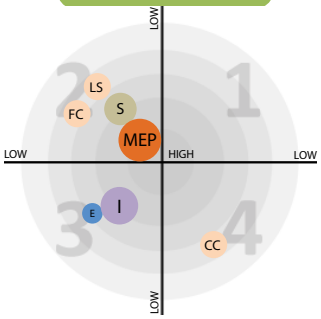
FAIRMOUNT
$2.43 Million
$9.63 Million



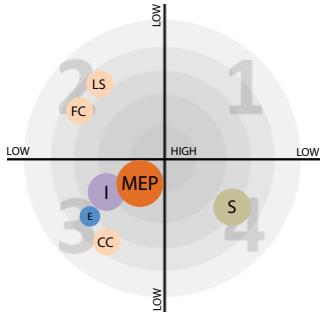
HENRY PUFFER
$3.18 Million
$10.02 Million



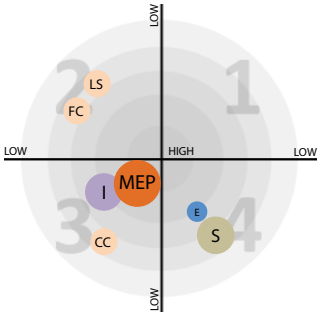
HIGHLAND
$1.79 Million
$7.95 Million



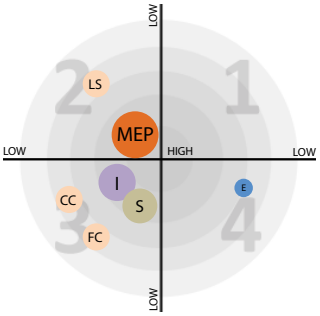
HILLCREST
$2.00 Million
$11.46 Million



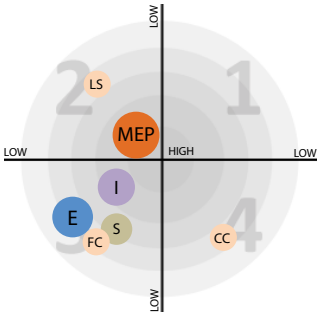
INDIAN TRAIL
$1.81 Million
$12.99 Million



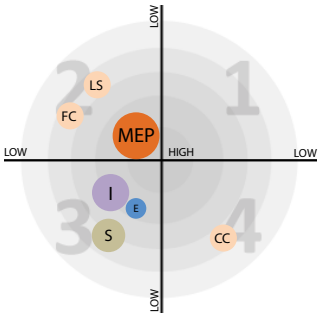
KINGSLEY
$2.01 Million
$10.77 Million



LESTER
$1.57 Million
$14.88 Million



PIERCE DOWNER
$2.20 Million
$12.06 Million



WHITTIER
$1.56 Million
$8.94 Million

Recommended Project Summaries: General

The District facilities could be classified under a mid-20th Century category. Average age of the facilities is 57 years with a few buildings (Longfellow, Puffer and Whittier) representing the oldest schools in operation. In general, each facility has been well-kept and infrastructure equity has been maintained throughout. Restricted funding resources have slowed system improvements in recent years. The maintenance staff has done a remarkable job stretching the operations of many components; however, there is a limit to what can be accomplished under this strategy. The time is quickly approaching when District leaders will be faced with making decisions to allocate significant dollars to upgrade various systems in each building. The following work scope items are recommended for consideration as the District establishes improvement priorities:

Classroom Ventilation *– Air Quality*
Provide mechanical means for providing outside air to all classroom spaces. There are approximately 93 classrooms without mechanical means for outdoor ventilation. An exchange of outdoor air helps maintain temperature and appropriate levels of carbon dioxide.

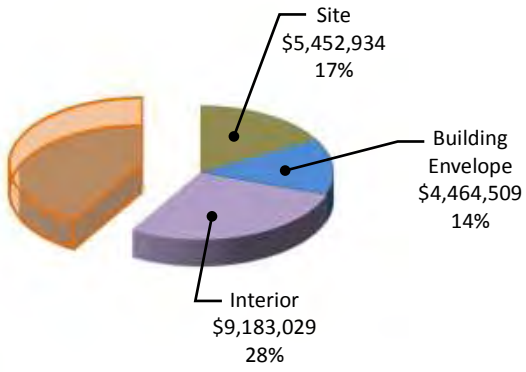
Toilet Room Renovations *- Water Quality, Water Conservation, and Handicapped Accessibility*
Complete renovation of student toilets including plumbing fixture replacement, piping replacement, and finishes. Galvanized piping can be replaced with copper, fixtures and flush valves can be replaced with low flow type, space can be reorganized to improve accessibility to, and within, toilet rooms. Floor drains can be added where not currently provided.

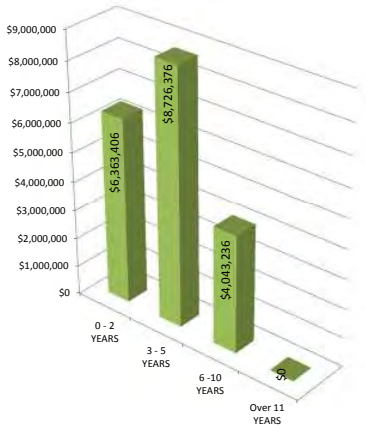
Carpet Removal *- Aesthetics and Acoustic Performance*
Replace broad-loom carpeting in classrooms and corridors. Vinyl composition tile or carpet tiles are two viable options to consider. Beyond the aesthetic qualities of these two materials careful consideration must be made with regards to maintenance needed to upkeep the materials as well as the acoustic performance desired within any particular space being equipped with the same. Existing floor tile abatement will be required.

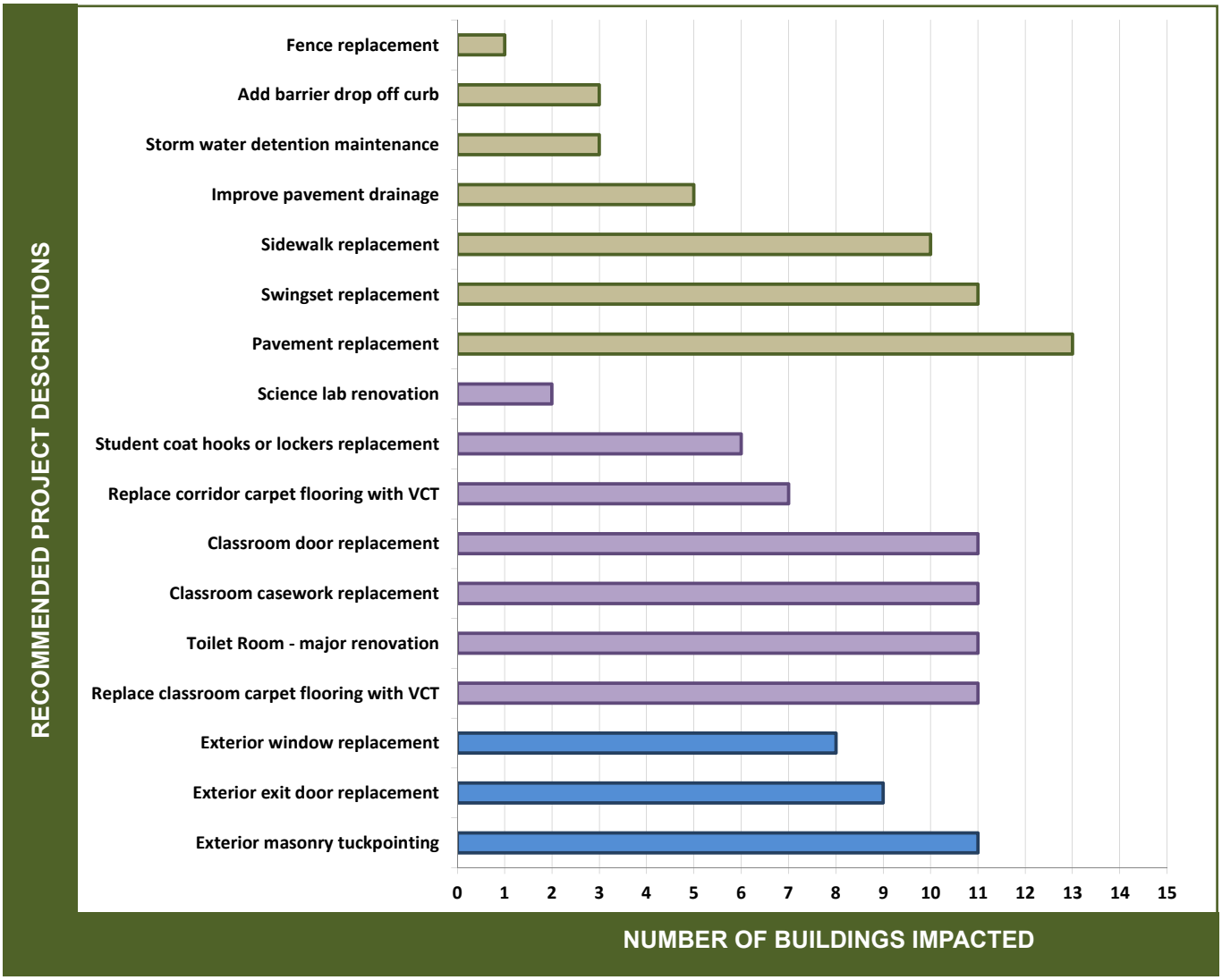
Boiler Replacement *- Energy Conservation*
Replace aged boilers with energy efficient type. Many primary boilers are beyond their useful life. New boilers can provided enhanced control for energy efficiency and can be sized to accommodate additional ventilation to classrooms.

Recommended Project Summaries: Site, Building Envelope, and Interior

The data below provides a summary of the most common recommended projects related to the Site, Interior, and Building Envelope systems. By identifying these projects, along with the M.E.P. project recommendations, the District can strategize on how these projects might be bundled or sequenced in order to most efficiently accomplish the improvement work.

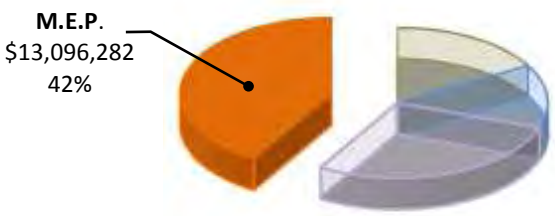


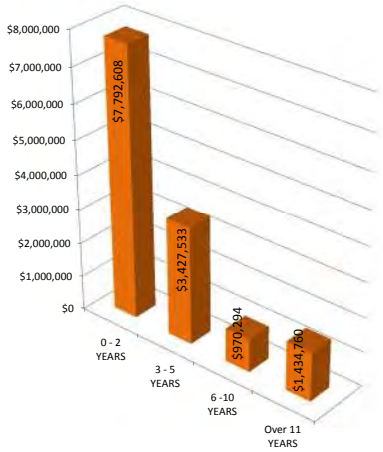


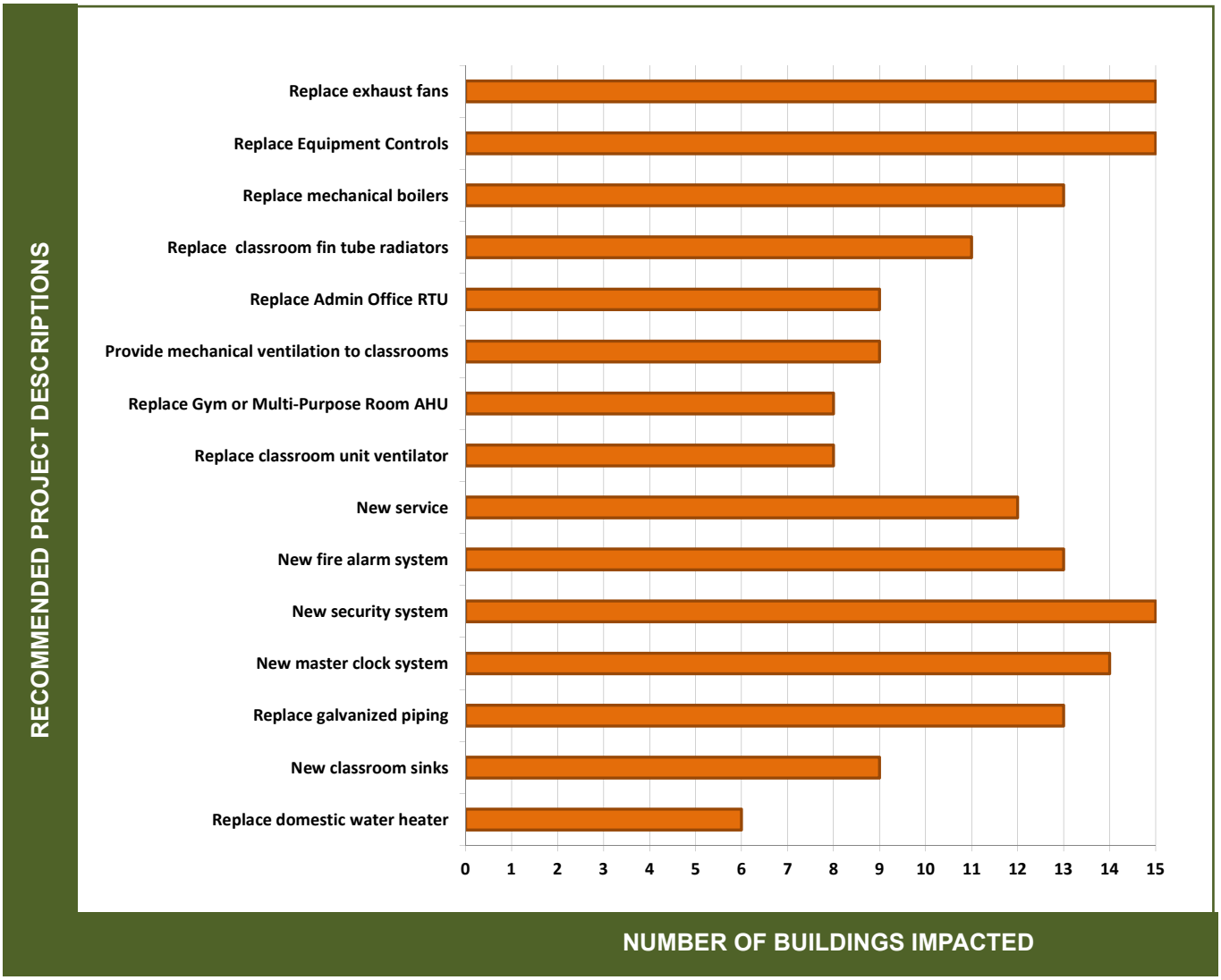


Recommended Project Summaries: Mechanical, Electrical, and Plumbing

The data below provides a summary of the most common recommended projects related to the Mechanical, Electrical, and Plumbing system.





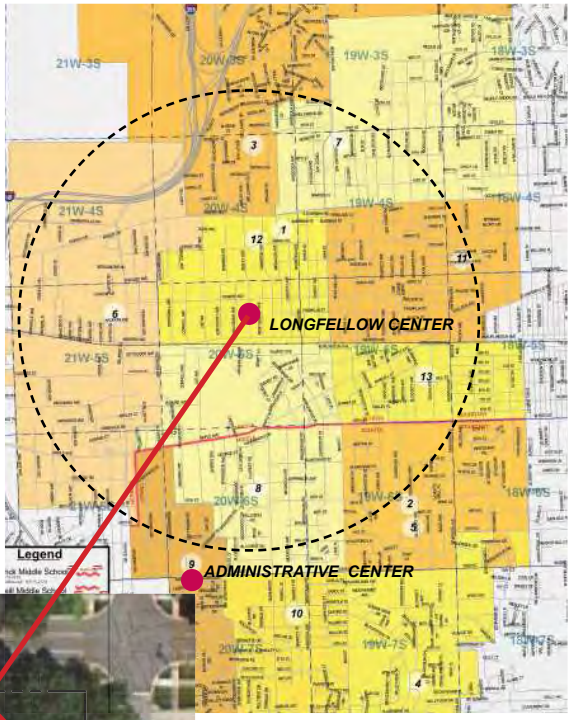


Operations Buildings Scenarios

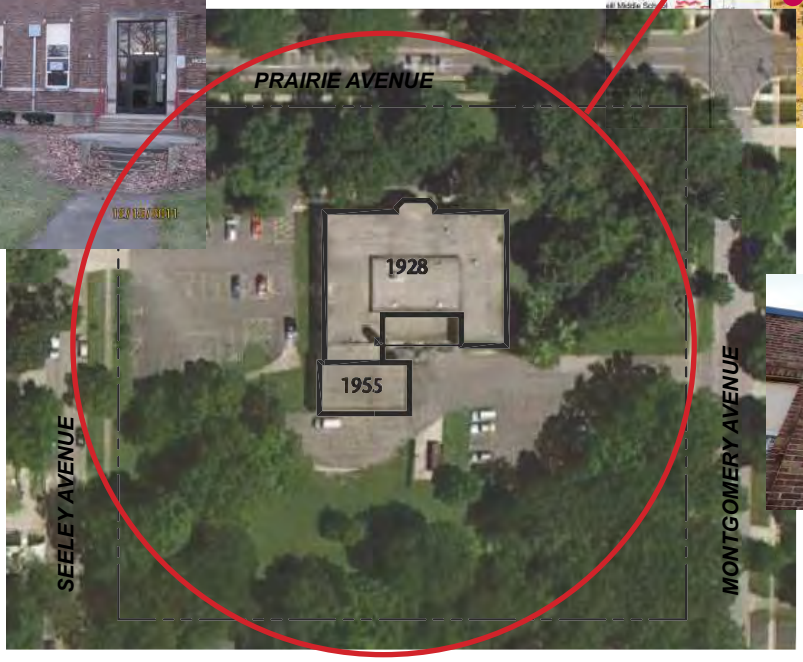
The District currently houses its administrative functions in the Administrative Service Center (ASC) and Longfellow Center (LC). The ASC shares a site with Indian Trail Elementary School at the west end of the District. Administrative offices are located in this non-de script facility. At approximately 6,300 gsf, space is restricted to office functions and little room is available for large group meetings. As a result, board meetings and professional development seminars are conducted at the Longfellow Center where there is designated space for such activities. Overall, the ASC facility is in fine condition and should remain so with regular maintenance and upkeep. The Physical Condition Assessment identifies those items which should be paid close attention to in the near future.

Longfellow Center is positioned in the heart of the District. Built in 1928, LC is the oldest facility in SD 58. Its decorative exterior masonry and interior woodwork are indicative of the quality craftsmanship of its era and exudes a charm and character not often found in more contemporary facilities. Unlike the ACS, however, the age of this facility will require a substantial outlay of capital funds to keep it operational.

Respecting the vintage character of LC and acknowledging its central location within the District boundaries, it is assumed that District leadership will wish to maintain and use this building for the foreseeable future. As such, for your consideration, we have developed the following two renovation scenarios. It is understood that prior to making any final decisions regarding this facility the Board of Education may wish to know the monetary value of the building and site. Such an assessment is outside the parameters of this study.



DISTRICT MAP



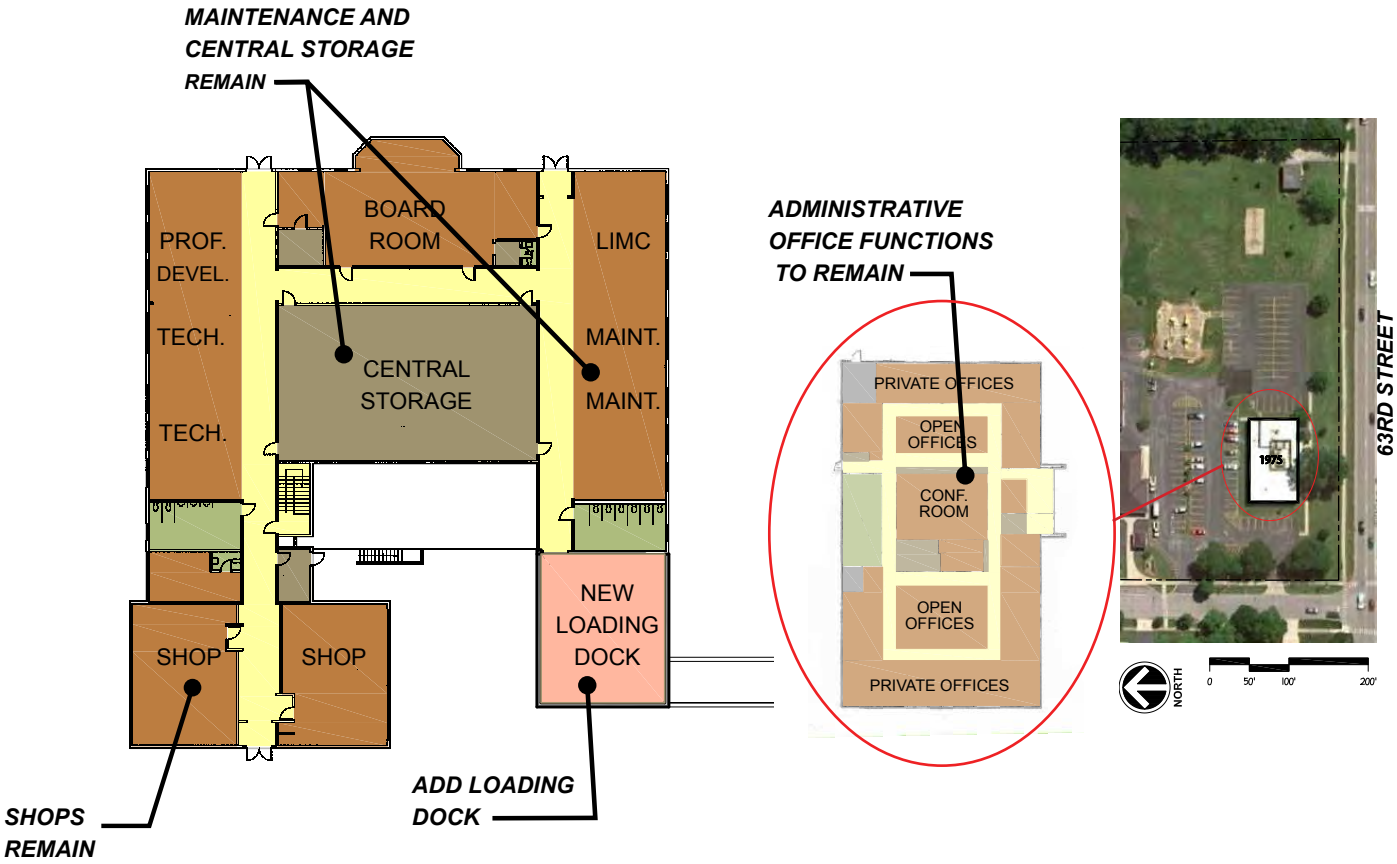
LONGFELLOW CENTER: SITE AND DETAILS

Operations Buildings Scenarios

OPTION 1

General Description: Renovate Longfellow Center and the Administrative Service Center to accommodate current needs of the existing programs.

a. Complete the recommended physical conditions improvements identified in this report for both buildings.
b. Light renovation of the current office areas at Longfellow Center including ceilings, lighting, and finishes.
c. Replace current zoned unit ventilation system with centralized forced air system.
d. Add loading dock and receiving area.



LONGFELLOW CENTER | **ADMINISTRATIVE SERVICE CENTER**

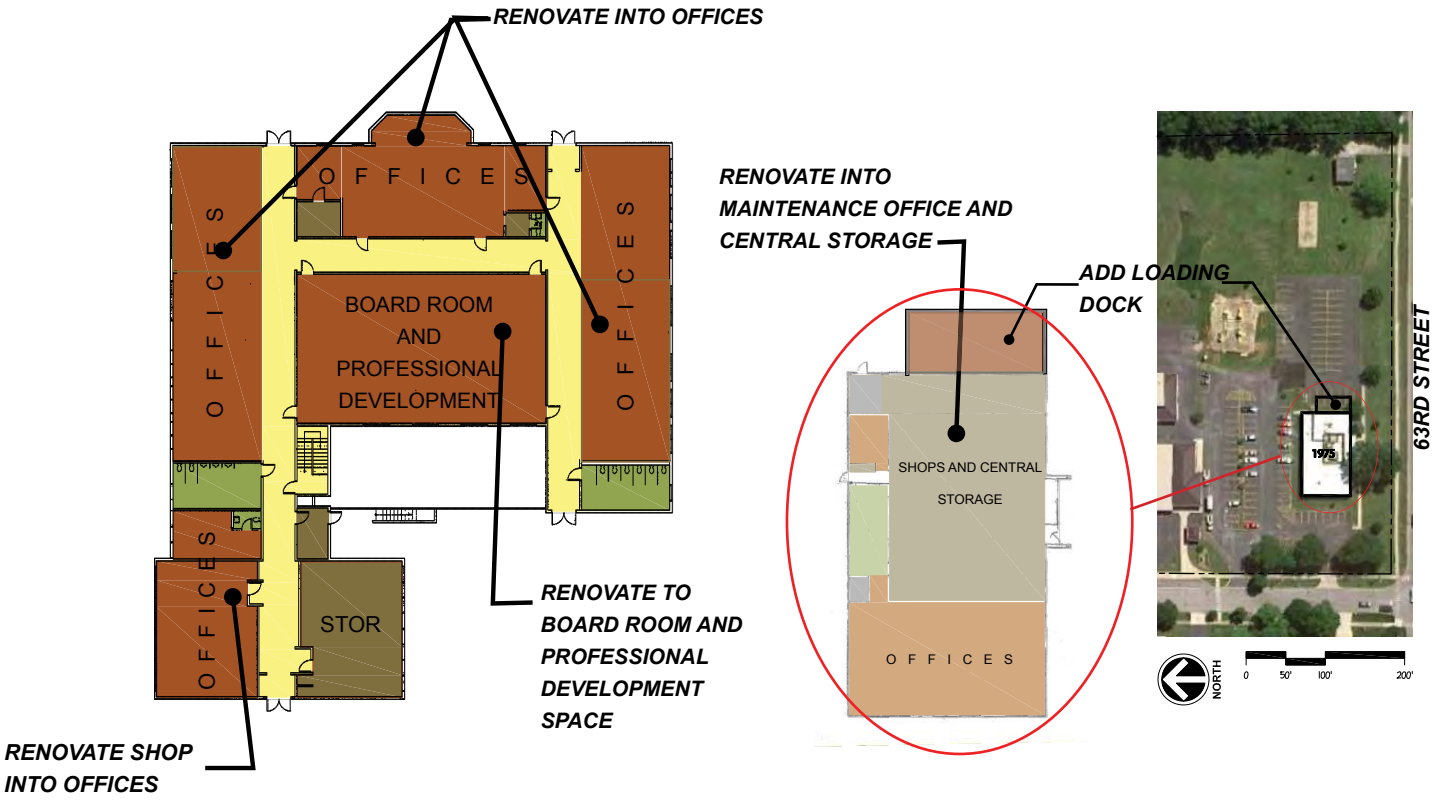
CONCEPTUAL BUDGET COST $ 2.2 MILLION

Operations Buildings Scenarios

OPTION 2

General Description: Renovate Longfellow Center to accommodate needs of ALL administrative programs including those within the Administrative Service Center. Renovate the Administrative Service Center to accommodate the Buildings & Grounds Offices and central warehousing.

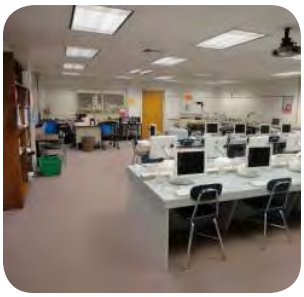
a. Complete the recommended physical conditions improvements identified in this report for both buildings.
b. Medium renovation of office spaces at Longfellow Center to accommodate additional administrative offices from the ASC.
c. Renovate the Administrative Service Center to accommodate the Buildings and Grounds department including warehouse space and loading dock addition.



LONGFELLOW CENTER | **ADMINISTRATIVE SERVICE CENTER**

CONCEPTUAL BUDGET COST $ 3.0 MILLION

BUILDING SUMMARY SHEETS



Building Summary Sheet Key

Category Key

A — Building System Condition:

Describes the overall condition of the 4 major building elements, broken down into the following four rankings:

1 Poor: Includes components that pose a potential safety risk or may negatively effect the continued successful operation of other systems within the building. These elements must be replaced within the next 2 years

2 Fair: Includes components that are approaching the end of their intended lifespan, and should be considered for replacement in the next 2 to 5 years

3 Good: Systems or components are generally in working order, there may be some elements that need repairs to keep the system from declining further. Replacement within the next 10 to 15 years

4 Maintain: The systems appear to be in standard working condition and only require typical maintenance

B — Building System Report

A general description of the individual elements of the existing major systems of Site, Building Envelope, Interior, and M.E.P.

C — Educational Alignment

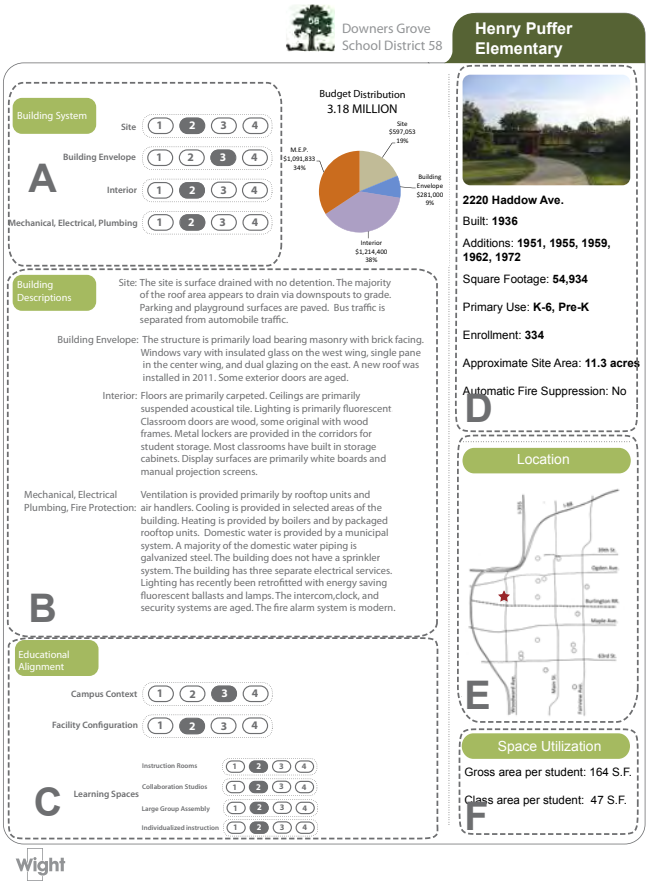
Summarizes the overall performance condition of 41 components listed under the following categories:

Campus Context The observable attributes of the facility in relation to their ability to support student success, safety and provide inspiring qualities for learning

Facility Configuration The observable attributes of the facility in relation to their ability to support current programs and alignment with 21st Century best practices

Learning Spaces The observable attributes of the facility in relation to their ability to support varied instructional settings and provide supportive learning environments

Typical Sheet



D — Vital Information Column

Includes an image of the building, name, address, age, enrollment use, and square footage, placement on district map, and overall rating of building systems.

E — Location Map

Facility location within the district

F — Space Utilization

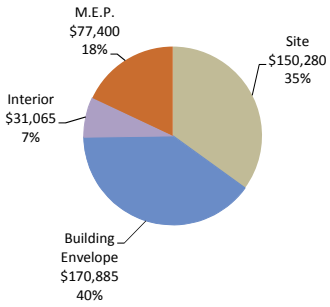
General space utilization figures

Administrative Service Center

Building System

	1	2	3	4
Site			●	
Building Envelope		●		
Interior			●	
Mechanical, Electrical, Plumbing				●

Budget Distribution
.43 MILLION



Building Descriptions

Site: The site is shared with Indian Trail Elementary School. The site is surface drained with no detention. The roof area drains to internal downspouts to the municipal storm system. Parking surfaces are paved. Parking lot pavement needs to be replaced. The concrete entry needs to be replaced.

Building Envelope: The structure is load bearing precast concrete panels. Windows are single glazed. The roof is a single ply membrane. The exterior entrance is aluminum and in good condition.

Interior: Floors are primarily carpeted. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Doors are wood and sliding glass.

Mechanical, Electrical, Plumbing, Fire Protection: Ventilation is provided via three packaged rooftop units with cooling. There are two separate humidifiers in the open office areas. Domestic hot water is provided via an electric water heater. Roof storm water is drained to interior downspouts connected to the municipal system. There is not central sprinkler system. There is one electrical service. General power, intercom, and fire alarm are adequate. Security is limited to intrusion control.

Educational Alignment

	1	2	3	4
Campus Context			●	
Facility Configuration			●	

Learning Spaces	1	2	3	4
Instruction Rooms			●	
Collaboration Studios			●	
Large Group Assembly			●	
Individualized instruction			●	

1860 63rd Street.

Built: **1975**

Additions: **None**

Square Footage: **6,435**

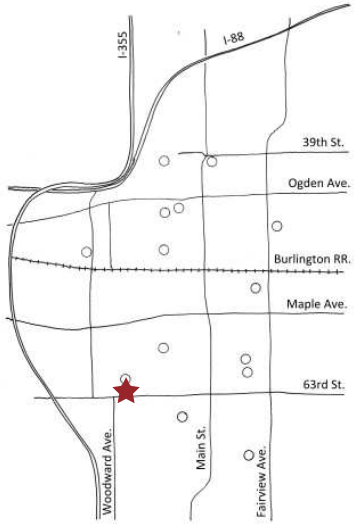
Primary Use: **Administrative**

Enrollment: **N.A.**

Approx. Site Area: **8.3 acres**
(as part of the Indian Trail School site)

Automatic Fire Supression: **None**

Location Map



Wight

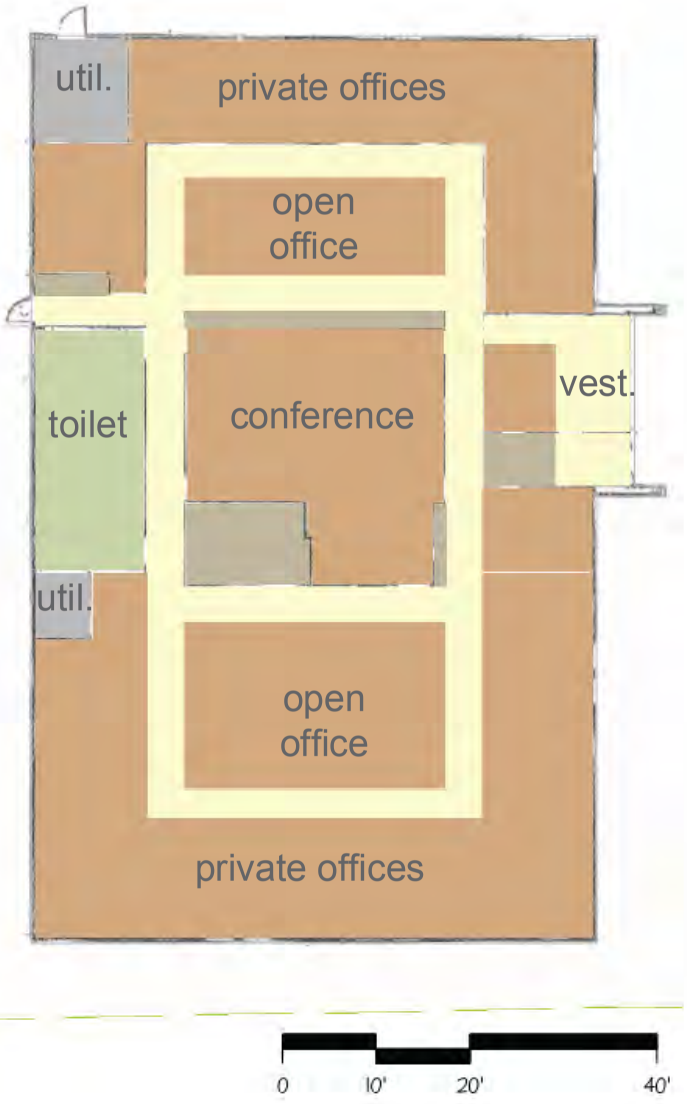
Main Entrance

Parking

Roof

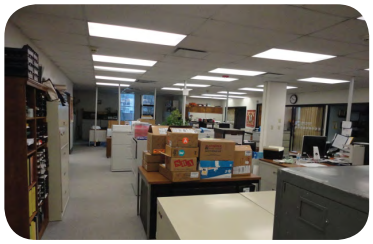
Typical Elevation

SITE PLAN



Educational
Administrative
Circulation
Toilet
Storage
Utility

Main Entrance



Open Office

Conference Room

Corridor

FIRST FLOOR PLAN

ADMINISTRATIVE SERVICE CENTER
PHYSICAL CONDITION SUMMARY

NAME	ADMIN CENTER	AREA (SF)	6,300 SF	YEAR BUILT	1975		DATE : 11/30/11
ADDRESS	1860 63RD STREET DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS		GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$150,280**	
1.1	**SITE**									**$148,280**	
1.1a	BARRIER CURB										N.A.
1.1b	ASPHALT PAVEMENT	asphalt	18390 SF		1 TO 2	■				$91,950	
1.1c	ASPHALT PAVEMENT	asphalt	10266 SF		3 TO 5		■			$51,330	
1.1e	ASPHALT PAVEMENT	asphalt			6 TO 10						N.A.
1.1f	GRASS AREAS								■		
1.1g	LANDSCAPING								■		
1.1h	PARKING SPACES								■		
1.1j	PLAYGROUND EQUIPT.										N.A.
1.1k	STORM DRAINAGE							■			
1.1l	CONCRETE PAVEMENT	concrete	1000 SF		1 TO 2	■				$5,000	Entry way and exit ramp
1.1m	CONCRETE PAVEMENT	concrete			3 TO 5		■				N.A.
1.1n	CONCRETE REPLACEMENT										N.A.
1.1n	DETENTION CLEARING										N.A.
1.2	**SITE ACCESSIBILITY**									**$2,000**	
1.2a	ADA PARKING PAVEMENT	asphalt							■		
1.2b	PATH TO MAIN ENTRY								■		
1.2c	ACCESS TO PLAY EQUIP										N.A.
1.2d	ACCESS FROM EXITS						■			$2,000	replace ramp at NEC exit
2. BUILDING ENVELOPE										**$170,885**	
2.1a	WALLS	conc panels				■				$5,000	replace sealant joints
2.1b	CANOPIES	metal						■			replace fascia with roof
2.1c	ENTRANCES	aluminum	180 SF			■				$12,335	replace entry system with door
2.1d	WINDOWS	aluminum	162 SF			■				$9,720	Replace 9 units with thermal
2.1e	ROOF	single ply	6435 SF					■		$115,830	replace with built up roof
2.1f	MECH ROOF SCREEN	wood						■		$25,000	Replace screen wall/repair frame
2.1g	STRUCTURAL FRAME								■		No apparent problems
2.1h	FOUNDATION								■		No apparent problems
2.1j	DOORS	metal	2 LEAFS				■			$3,000	Replace exit doors and frames

ADMINISTRATIVE SERVICE CENTER
PHYSICAL CONDITION SUMMARY

NAME	ADMIN CENTER	AREA (SF)	6,300 SF	YEAR BUILT	1975		DATE : 11/30/11
ADDRESS	1860 63RD STREET DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$31,065**	
3.1 NOT APPLICABLE									**$0**	
3.2 CORRIDORS									**$5,260**	
3.2a FLOORING	carpet	1052 SF				■			$5,260	
3.2b WALLS	gyp							■		
3.2c CEILINGS	ACT							■		
3.2d LIGHTING	fluor							■		
3.2e LOCKERS	none									N.A.
3.2f DOORS	none									N.A.
3.2g DOOR HARDWARE	none									N.A.
3.3 OFFICES									**$18,805**	
3.3a FLOORING	carpet	3761 SF				■			$18,805	
3.3b WALLS	gyp							■		
3.3c CEILINGS	act							■		
3.3d LIGHTING	flour							■		
3.3e STORAGE	none									
3.3f DOORS	alum						■			sliding glass doors
3.3g DOOR HARDWARE	none									N.A.
3.3h POWER								■		
3.3j NATURAL LIGHT							■			

ADMINISTRATIVE SERVICE CENTER
PHYSICAL CONDITION SUMMARY

NAME	ADMIN CENTER	**AREA (SF)**	6,300 SF	**YEAR BUILT**	1975		**DATE** : 11/30/11
ADDRESS	1860 63RD STREET DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	**GENERAL INFO/ MATERIAL**	**APPROX. QTY.**	**2012 LIFE SAFETY PROJECT**	**USEFUL LIFE LEFT (yrs)**	**Condition** 1 Poor	2 Fair	3 Good	4 Maintain	**CONCEPTUAL BUDGET COST ($)**	**COMMENTS**
3.4 NOT APPLICABLE									**$0**	
3.5 TOILET ROOMS									**$3,600**	
3.5a FLOORING	ceramic					■			$3,600	original
3.5b WALLS	gyp							■		
3.5c CEILINGS	gyp							■		
3.5d LIGHTING	fluor							■		
3.5e FIXTURES						■				Replace with low flow valves
3.5f DOORS	wood							■		
3.5g DOOR HARDWARE						■				See ADA for replace with lever trim
3.5h TOILET COMPARTMENTS	metal							■		

ARCHITECTURAL BUILDING SYSTEMS	**GENERAL INFO/ MATERIAL**	**APPROX. QTY.**	**2012 LIFE SAFETY PROJECT**	**USEFUL LIFE LEFT (yrs)**	**Condition** 1 Poor	2 Fair	3 Good	4 Maintain	**CONCEPTUAL BUDGET COST ($)**	**COMMENTS**
3.6 ADA ACCESSIBILITY									**$3,400**	
3.6a MAIN ENTRY							■			
3.6b CORRIDOR ACCESS						■				narrow corridors
3.6c VERTICAL ACCESS	N.A.									
3.6d TOILET FACILITES							■			retrofit
3.6e SIGNAGE							■		$1,000	
3.6f STAIR RAILINGS	N.A.									
3.6g DOOR HARDWARE		6 LEAFS			■				$2,400	change to lever trim
3.7 ENVIRONMENTAL									**$0**	
3.7d FLOOR TILE ABATEMENT										none on record
3.7g INSULATION ABATEMENT										none on record
3.7h										
3.8 FUNCTIONAL ALIGNMENT									**$0**	
3.8a										
3.8b										
3.8c										
3.8d										
									$0	

ADMINISTRATIVE SERVICE CENTER
PHYSICAL CONDITION SUMMARY

NAME	ADMIN CENTER	AREA (SF)	6,300	YEAR BUILT	1975		DATE:
ADDRESS	1860 63RD STREET DOWNERS GROVE, IL 60516						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST ($)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$77,400**	
4.1 MECHANICAL SYSTEMS									**$48,800**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	N/A	20								
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	N/A									
HW BOILERS	N/A	30								
HEAT EXCHANGER	N/A	30								
RADIANT/UNIT HEATERS		20	10	10						Qmark Electric Wall Heaters
FIN TUBE RADIATORS		30	10	20						Qmark Electric Finned Tube Radiators
PUMPS	N/A	25								
STEAM/HW PIPING	N/A	30								
INSULATION	N/A	15-20								
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	3	20	5	15						(2) 12.5 ton RTUs & (1) 4 ton RTU
AIR HANDLING UNITS	N/A	25								
EXHAUST FANS	2 Efs	20	20+	0					$3,000	
HUMIDIFIERS	2	-	1							Nortec Humdifiers
UNIT VENTILATORS	N/A	30								
TERMINAL DEVICES	N/A	20	1							
DUCTWORK		40	36	4					$37,800.00	Lined Ductwork on Supply Ductwork
INSULATION		15-20	20+	0						
4. TEMPERATURE CONTROLS										
DDC SYSTEM		20	1	19						Carrier Standalone DDC
PNEUMATIC SYSTEM		20	20+	0					$8,000.00	Powers Pneumatics
GUI	N/A	20								

4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$5,000**	
WATER HEATERS		15-20	4	11						Electric, no exp. Tank
PLUMBING FIXTURES		30	30+	0					$2,000.00	Note 1
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP	N/A	20								
DOM. WATER PIPING		30	20+	10					$3,000	Copper, No RPZ
SUMP/SEWAGE PUMP	N/A	10-15								
SPRINKLERS	N/A	30								
FIRE PUMP	N/A	25								

ADMINISTRATIVE SERVICE CENTER
PHYSICAL CONDITION SUMMARY

NAME	ADMIN CENTER	AREA (SF)	6,300	YEAR BUILT	1975		DATE:
ADDRESS	1860 63RD STREET DOWNERS GROVE, IL 60516						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST ($)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
4.3 ELECTRICAL SYSTEMS									**$23,600**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	15	0		■			$12,600	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	15	0						
GENERATOR	N/A									60kW should be added
DISTRIBUTION PANELS		30	30+	0		■			$4,000	
BRANCH PANELBOARDS		30	10/20+	10			■		$0	
SURGE PROTECTION		10	5	5		■				Add new SPD
2. LIGHTING										
INTERIOR		15	5	10				■		
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0				■		replace with new LED
SITE EXTERIOR		20	20+	0				■		replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0				■		add to new BAS
EXIT		20	10+	10			■			already LED and CFL, replace CFL
EMERGENCY		10	5+	5				■		
3. BRANCH POWER (RECEPT)										
CLASSROOMS								■		
4. Fire Alarm									$0	
MAIN PANEL		20	10+	10				■		
ANNUNCIATOR		20	10+	10				■		
INITIATE/ALARM DEVICES		20	10+	10				■		
5. INTERCOM/PA									$0	
HEAD END		10	20+	0						
DEVICES		10	20+	0						
6. CLOCK									$0	
HEAD END		20	20+	0						
DEVICES		20	20+	0						need new linked clocks
7. SECURITY									$7,000	
HEAD END		15	15+	0	■					
DEVICES		15	15+	0	■					
8. VOICE/DATA										
MDF		10	5-10+					■		
IDF'S		10	5-10+					■		
CABLING/JACKS		10	5-10+					■		

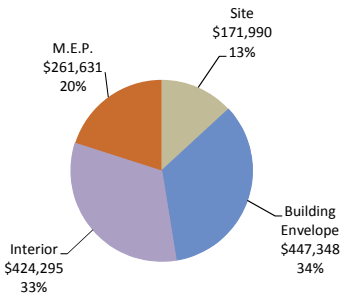
1 No thermostatic mixing valve or insulation on lavatories.
2
3

Longfellow Center

Building System

	1	2	3	4
Site			●	
Building Envelope		●		
Interior	●			
Mechanical, Electrical, Plumbing	●			

Budget Distribution
1.3 MILLION



1435 Prairie

Built: **1928**

Additions: **1955**

Square Footage: **14,813**

Primary Use: **Administrative**

Enrollment: **N.A.**

Approx. Site Area: **3.2 acres**

Automatic Fire Suppression: **None**

Building Descriptions

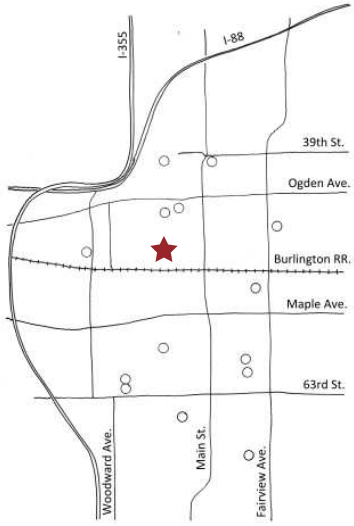
Site: The site is surface drained with no detention. The roof area drains to internal downspouts to the municipal storm system. Parking surfaces are paved. The pavement at one parking lot needs to be replaced. There are many mature trees on this site.

Building Envelope: The structure is solid load bearing masonry. Windows are single glazed. The roof is aged and needs to be replaced. The exterior entrance is aluminum and in good condition. The exit and receiving area doors need to be replaced.

Interior: Floors are carpeting and asbestos tile. Ceilings are primarily existing exposed plaster. Walls are primarily exposed plaster. Lighting is primarily fluorescent pendants. Some of the original borrowed lite wood doors remain. Much of the original decorative wood trim and cases remain.

Mechanical, Electrical, Plumbing, Fire Protection: Ventilation is provided to classrooms and smaller offices by a combination of unit ventilators, radiators, and cabinet unit heaters. Cooling is provided to offices via window air conditioners. The warehouse is ventilated with a heating only air handling unit. Boilers are gas-converted steam and are aged. Most domestic water piping is galvanized. There is no centralized sprinkler system. The building has one electrical service. Interior lighting is primarily fluorescent and is controlled by wall switches. The intercom system utilizes the phone system to make pages. Clocks are battery operated. and not synchronized. The fir alarm system is a zoned type. Security is limited to intrusion alarm.

Location Map



Educational Alignment

	1	2	3	4
Campus Context				
Facility Configuration				

Learning Spaces	1	2	3	4
Instruction Rooms				
Collaboration Studios				
Large Group Assembly				
Individualized instruction				

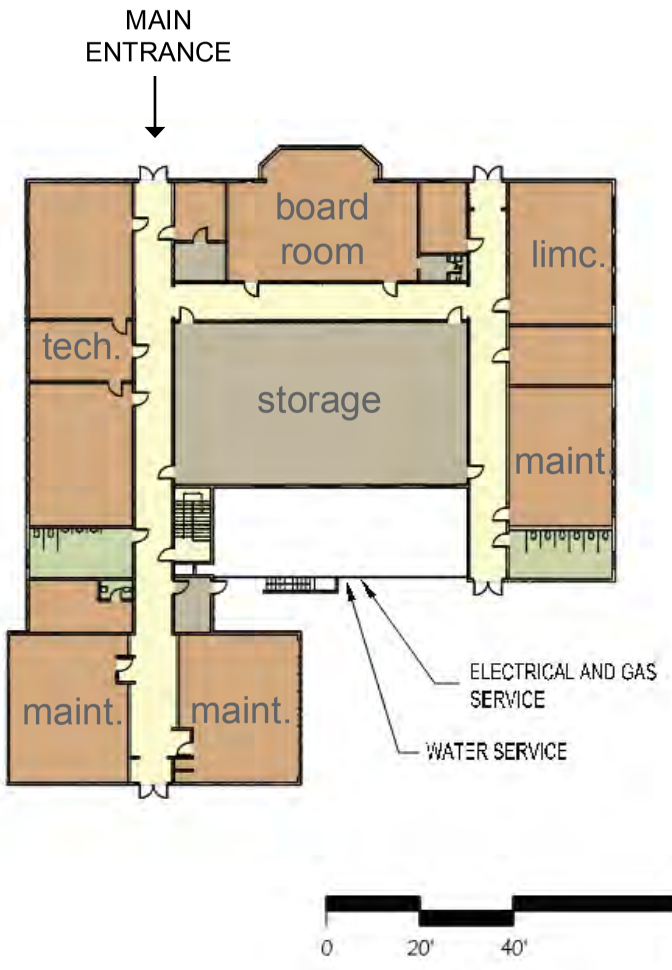
Main Entrance

Loading Zone

1955 Addition

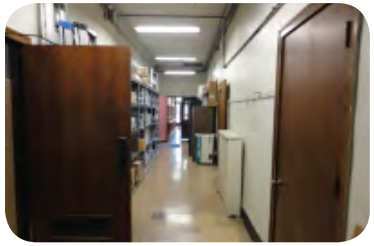
Typical Elevation

SITE PLAN

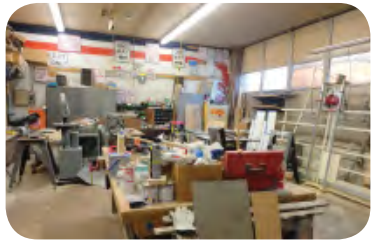


Technology

Central Storage



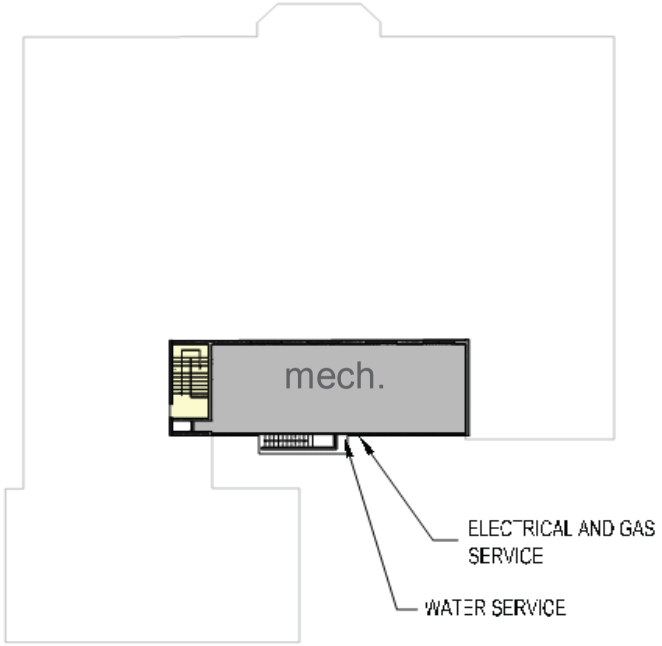
Corridor

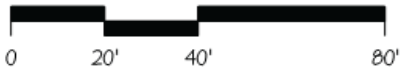


Maintenance

FIRST FLOOR PLAN

Boiler Room





- Educational
- Administrative
- Circulation
- Toilet
- Storage
- Utility

GROUND FLOOR PLAN

LONGFELLOW CENTER
PHYSICAL CONDITION SUMMARY

NAME	LONGFELLOW	AREA (SF)	13,588 SF	YEAR BUILT	1928		DATE : 11/30/11
ADDRESS	DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS		GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$171,990**	
1.1	**SITE**									**$146,990**	
1.1a	BARRIER CURB										N.A.
1.1b	ASPHALT PAVEMENT	asphalt			1 to 2						N.A.
1.1c	ASPHALT PAVEMENT	asphalt	12956 SF		3 to 5		■			$64,780	
1.1e	ASPHALT PAVEMENT	asphalt	12551 SF		6 to 10			■		$62,755	
1.1f	GRASS AREAS								■		
1.1g	LANDSCAPING								■		
1.1h	PARKING SPACES								■		
1.1j	PLAYGROUND EQUIPT.										N.A.
1.1k	SITE DRAINAGE								■		
1.1n	CONCRETE PAVEMENT	concrete	2430 SF		1 TO 2	■				$12,150	
1.1n	CONCRETE PAVEMENT	concrete	1461 SF		3 TO 5		■			$7,305	
1.2	**SITE ACCESSIBILITY**									**$25,000**	
1.2a	ADA PARKING PAVEMENT	asphalt							■		
1.2b	PATH TO MAIN ENTRY								■		
1.2c	ACCESS TO PLAY EQUIP										N/A
1.2d	ACCESS FROM EXITS						■			$10,000	Repair conc. steps from basement
1.2d	ACCESS FROM EXITS						■			$15,000	Provide ramp at NEC exit
2. BUILDING ENVELOPE										**$447,348**	
2.1a	WALLS	facebrick	4725 SF				■			$47,250	tuckpoint and lintel replacement
2.1b	CANOPIES	metal				■					replace fasica with roof
2.1c	ENTRANCES								■		
2.1d	WINDOWS	aluminum	2075 SF			■				$124,500	Replace with thermal
2.1e	ROOF		14561 SF			■				$262,098	Replace with new built-up
2.1f	STRUCTURAL FRAME								■		No apparent problems
2.1g	FOUNDATION	concrete				■				$3,000	Repair cracks & skim coat
2.1h	EXIT DOORS	metal	7 LEAFS			■				$10,500	Replace exit and loading doors

LONGFELLOW CENTER
PHYSICAL CONDITION SUMMARY

NAME	LONGFELLOW	AREA (SF)	13,588 SF	YEAR BUILT	1928		DATE : 11/30/11
ADDRESS	DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$424,295**	
3.1 BOARD ROOM/PROFESSIONAL DEVELOPMENT									**$24,000**	
3.1a FLOORING	carpet/VCT	1100 SF				■			$6,600	board room carpet + $2 for levelr
3.1b WALLS	plaster						■		$2,000	selective patching
3.1c CEILINGS	act/plaster						■		$2,000	selective patching
3.1d LIGHTING	fluor						■			recent replacement
3.1e STORAGE	plam	21 LF					■		$8,400	in professional development
3.1f DOORS	wood	5 LEAFS				■			$5,000	refurbish original doors
3.1g DOOR HARDWARE						■				replace with door refurb
3.1h NATURAL LIGHT								■		
3.1j TECHNOLOGY								■		
3.2 CORRIDORS									**$16,375**	
3.2a FLOORING	AT	2475 SF				■			$12,375	replace with VCT + $2 for levelr
3.2b WALLS	plaster						■		$2,000	selective patching
3.2c CEILINGS	spline						■		$2,000	selective patching
3.2d LIGHTING	fluor						■			
3.2e LOCKERS	none									N.A.
3.2f DOORS	metal							■		
3.2g DOOR HARDWARE	various							■		
3.3 OFFICES									**$32,000**	
3.3a FLOORING	carpet	2500 SF				■			$15,000	replace carpet + $2 for levelr
3.3b WALLS	plaster						■		$2,000	selective patching
3.3c CEILINGS	varies						■		$2,000	selective patching
3.3d LIGHTING	flour						■			
3.3e STORAGE	wood+plam	20 LF					■		$8,000	add
3.3f DOORS	wood	5 LEAFS				■			$5,000	refurbish original doors
3.3g DOOR HARDWARE	various					■				replace with door refurb
3.3h POWER							■			
3.3j NATURAL LIGHT							■			

LONGFELLOW CENTER
PHYSICAL CONDITION SUMMARY

NAME	LONGFELLOW	AREA (SF)	13,588 SF	YEAR BUILT	1928		DATE : 11/30/11
ADDRESS	DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 WAREHOUSE (OLD GYM) & SHOP									**$54,620**	
3.4a FLOORING	wood	2340 SF				■			$23,000	infill gym floor with conc.
3.4b WALLS	plaster					■			$3,000	repair damaged areas
3.4c CEILINGS	exp/act	2340 SF			■				$18,720	replace ceiling with gyp
3.4d LIGHTING	fluor						■			recent replacement
3.4e STORAGE							■			
3.4f DOORS	wood	3				■			$4,500	
3.4g DOOR HARDWARE						■				replace with lever trim
3.4h FLOORING - SHOP	vct	1800 SF				■			$5,400	replace VCT
3.4j NATURAL LIGHT							■			replace windows
3.5 TOILET ROOMS									**$174,500**	
3.5a SINGLE TOILET RENOV		70 SF				■			$24,500	2 rooms including wet wall
3.5b MULTI TOILET RENOV		500 SF				■			$150,000	2 rooms including wet wall
3.5c CEILINGS	plaster						■			patch with renovation
3.5d LIGHTING	fluor						■			
3.5e FIXTURES						■				Replace with renovation
3.5f DOORS	wood	4				■				Replace with renovation
3.5g DOOR HARDWARE						■				replace with doors
3.5h TOILET COMPARTMENTS	laminate							■		replace with renovation

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$2,000**	
3.6a MAIN ENTRY							■			
3.6b CORRIDOR ACCESS							■			
3.6c VERTICAL ACCESS	N/A									
3.6d TOILET FACILITES					■					adress with renovation
3.6e SIGNAGE					■				$2,000	
3.6f STAIR RAILINGS	N/A									
3.6g DOOR HARDWARE						■				
3.7 ENVIRONMENTAL									**$120,800**	
3.7d FLOOR TILE ABATEMENT		8300 SF			■				$58,800	3900 SF over carpet
3.7g INSULATION ABATEMENT						■			$20,000	adress with toilet renovation
3.7h INSULATION ABATEMENT						■			$42,000	boilers
3.8 FUNCTIONAL ALIGNMENT									**$0**	
3.8a										
3.8b										
									$0	

LONGFELLOW CENTER
PHYSICAL CONDITION SUMMARY

NAME	Longfellow	AREA (SF)	13,588	YEAR BUILT	1928		DATE: 11-30-11
ADDRESS	1435 Prairie Ave						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$261,631**	
4.1 MECHANICAL SYSTEMS									**$141,773**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	N/A	20								
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS		30	30+	0	■				$27,176	NOTE 2
HW BOILERS	N/A	30								
HEAT EXCHANGER	N/A	30								
RADIANT/UNIT HEATERS		20	20+	0		■				CUHs in some classrooms
FIN TUBE RADIATORS		30	30+	0						Old Cast Iron Radiators w/ covers
PUMPS		25	25+	0	■				$4,075	Condensate Return Pumps
STEAM/HW PIPING		30	30+	0	■				$10,200	Manifold w/ 2 Zones
INSULATION		15-20	20+	0	■				$33,970	Possible asbestos in insulation
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	1	20	3	17				■		Carrier Server rm RTU, PTACs
AIR HANDLING UNITS	2	25	25+	0	■				$12,000	Heating Only AHUs in warehouse
EXHAUST FANS	6-8 EFs	20	20+	0		■				
FAN COILS	N/A	30								
UNIT VENTILATORS	8	30	30+	0		■				in offices (classrooms)
TERMINAL DEVICES	N/A	20								
DUCTWORK		40	3	37				■		Associated with RTU
INSULATION		15-20	3	12				■		Associated with RTU
4. TEMPERATURE CONTROLS									$54,352	
DDC SYSTEM		20	20+	0	■					Honeywell DDC
PNEUMATIC SYSTEM		20	20+	0	■					Powers Pneumatics
GUI		20			■					
4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$22,382**	
WATER HEATERS		15-20	3	12				■		Gas, no expan. tank or mixing valve
PLUMBING FIXTURES		30	30+	0		■				Note 1
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP	N/A	20								
DOM. WATER PIPING		30	30+	0	■				$20,382	Galvanized, no RPZ
SUMP/SEWAGE PUMP		10-15	10+	5		■			$2,000	Submersible, simplex
SPRINKLERS	N/A	30								
FIRE PUMP	N/A	25								

LONGFELLOW CENTER
PHYSICAL CONDITION SUMMARY

NAME	Longfellow	AREA (SF)	13,588	YEAR BUILT	1928		DATE: 11-30-11
ADDRESS	1435 Prairie Ave						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4.3 ELECTRICAL SYSTEMS									**$97,476**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	30+	0	■				$27,176	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	30+	0		■				Recommend adding generator
GENERATOR	N/A									80kW should be added
DISTRIBUTION PANELS		30	30+	0	■				$7,500	
BRANCH PANELBOARDS		30	10/20+	10			■		$10,000	Needs ground bus and wiring (25%)
SURGE PROTECTION		10	5	5				■		
2. LIGHTING										
INTERIOR		15	5	10				■		
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0			■			recommend replace with new LED
SITE EXTERIOR		20	20+	0			■			replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0			■			recommend add to new BAS
EXIT		20	10+	10				■		already LED and CFL
EMERGENCY		10	5+	5				■		
3. BRANCH POWER (RECEPT)										
CLASSROOMS								■		
4. Fire Alarm									$23,800	
MAIN PANEL		20	10+	10	■					Need new addressable
ANNUNCIATOR		20	10+	10	■					Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10	■					
5. INTERCOM/PA										
HEAD END		10	20+	0			■			
DEVICES		10	20+	0			■			
6. CLOCK									$9,000	
HEAD END		20	20+	0	■					need new wireless system
DEVICES	18	20	20+	0	■					need new linked clocks
7. SECURITY									$20,000	allowance
HEAD END		15	15+	0	■					
DEVICES		15	15+	0	■					
8. VOICE/DATA										
MDF		10	5-10+					■		recommend new Cat 6 system
IDF'S		10	5-10+					■		
CABLING/JACKS		10	5-10+					■		

1 Fixtures to be replaced with toilet renovation project. No vacuum breaker for exterior hose bibb's, no thermostatic mixing valve or insulation for sinks and lavatories.

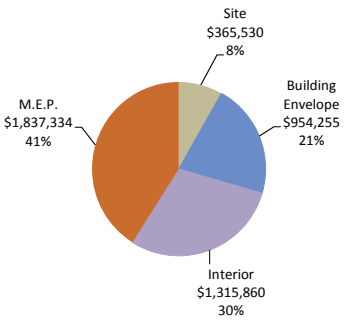
2 (2) 3400 mbh Coal to Gas Converted Boilers; some leaks were there and repairs were done

Herrick Middle

Building System

	1	2	3	4
Site			●	
Building Envelope	●			
Interior		●		
Mechanical, Electrical, Plumbing		●		

Budget Distribution
4.47 MILLION



Building Descriptions

Site: The site is surface drained. There is no site detention. The majority of the roof area drains to the site via internal downspouts directly to the municipal storm system. Parking and playground surfaces are paved. Bus traffic and automobile traffic are separated. The majority of paved areas are in good condition. Site lighting is limited.

Building Envelope: The structure is primarily load bearing masonry with brick and terra cotta masonry facing. The terra-cotta needs to be restored. Some masonry areas require restoration and tuck pointing. Windows are single glazed and need to be replaced. The roof has been recently replaced. The primary entrances and exits are in fair condition.

Interior: The majority of classrooms are carpeted. Corridor floors are VCT. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Classroom doors are wood. Metal lockers are provided for student storage in the corridors, some are original need to be replaced. Classroom storage in the building is original. Science lab casework is original. Classroom technology includes student computers and projectors.

Mechanical, Electrical, Plumbing, Fire Protection: Most classrooms do not have mechanical ventilation. Heating is provided via fin tube radiators with hot water boilers. Domestic water is provided by a municipal system. The domestic water piping in the newer additions is copper. Galvanized water piping remains in the original building. The 1993 addition has an automatic wet sprinkler system. The building has one electrical service. Lighting has recently been retrofitted with energy saving fluorescent ballasts and lamps. The intercom system utilizes the phone system to make pages. The master clock system is not fully operational The fire alarm system is a zoned type. Security is limited to intrusion alarm.

Educational Alignment

	1	2	3	4
Campus Context			●	
Facility Configuration			●	

Learning Spaces	1	2	3	4
Instruction Rooms		●		
Collaboration Studios		●		
Large Group Assembly		●		
Individualized instruction		●		

4435 Middaugh

Built: **1953**

Additions: **1963, 1968, 1993 2005**

Square Footage: **92,196**

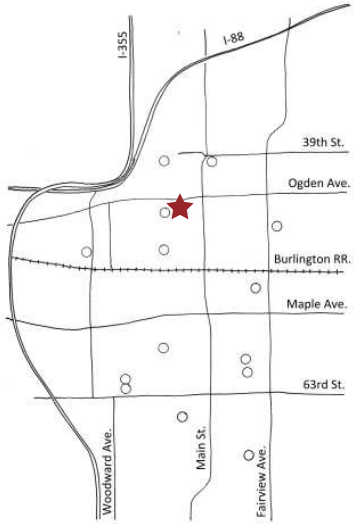
Primary Use: **7-8**

Enrollment: **610**

Approx. Site Area: **11.3 acres**

Automatic Fire Supression: **1993 Addition**

Location Map



Space Utilization

Gross area per student: 151 S.F.

Class area per student: 45 S.F.

Main Entrance

Secondary Entrance

Parking Lot

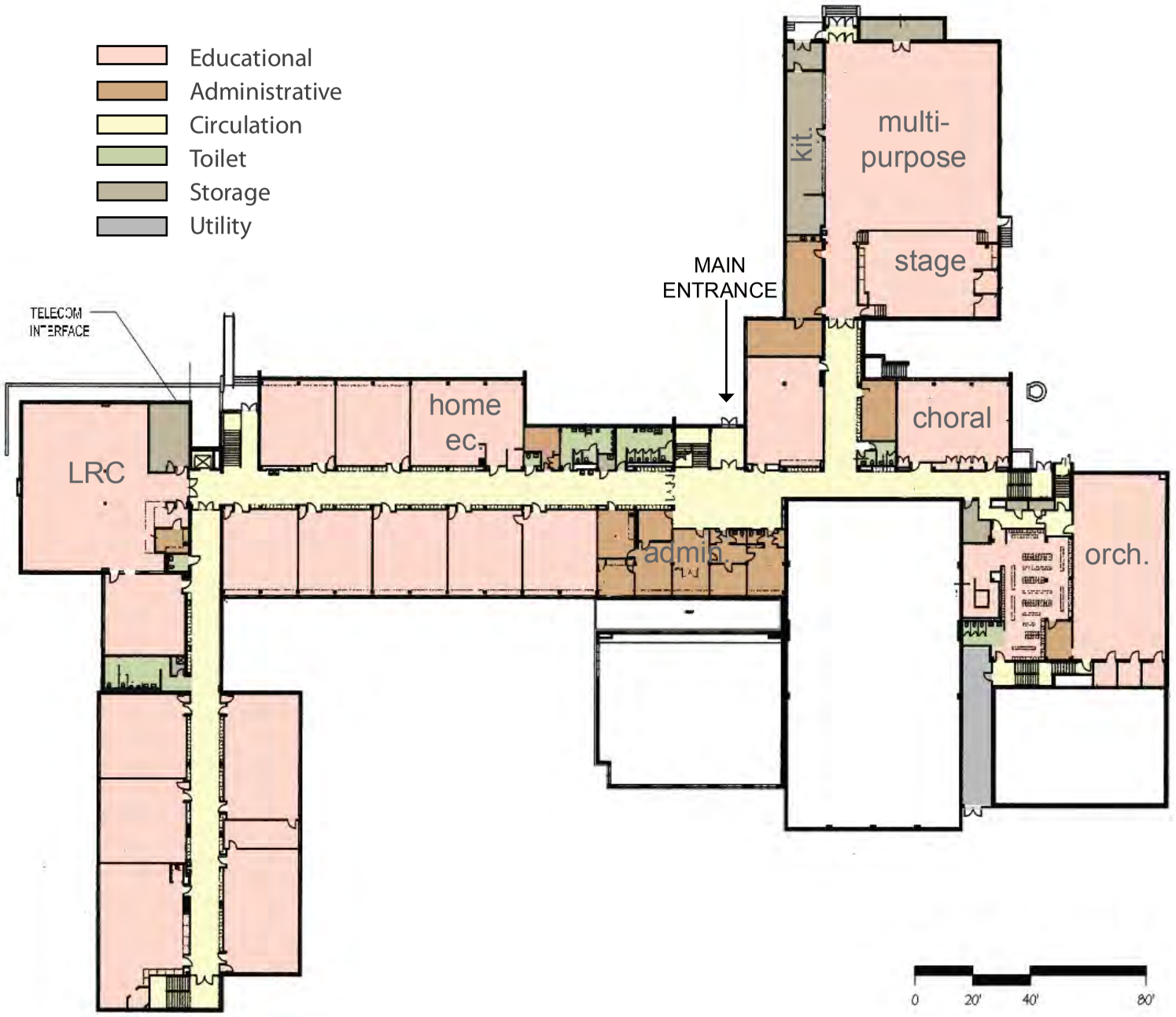
Typical Elevation

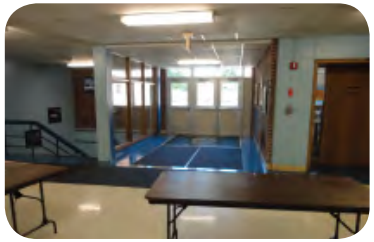
SITE PLAN

Wight

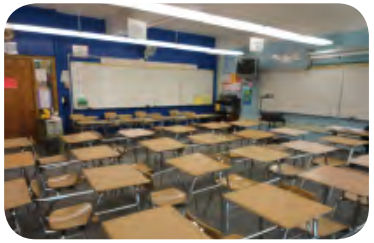
Downers Grove School District 58

Herrick Middle



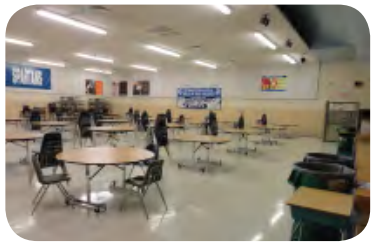


Main Entry



Classroom

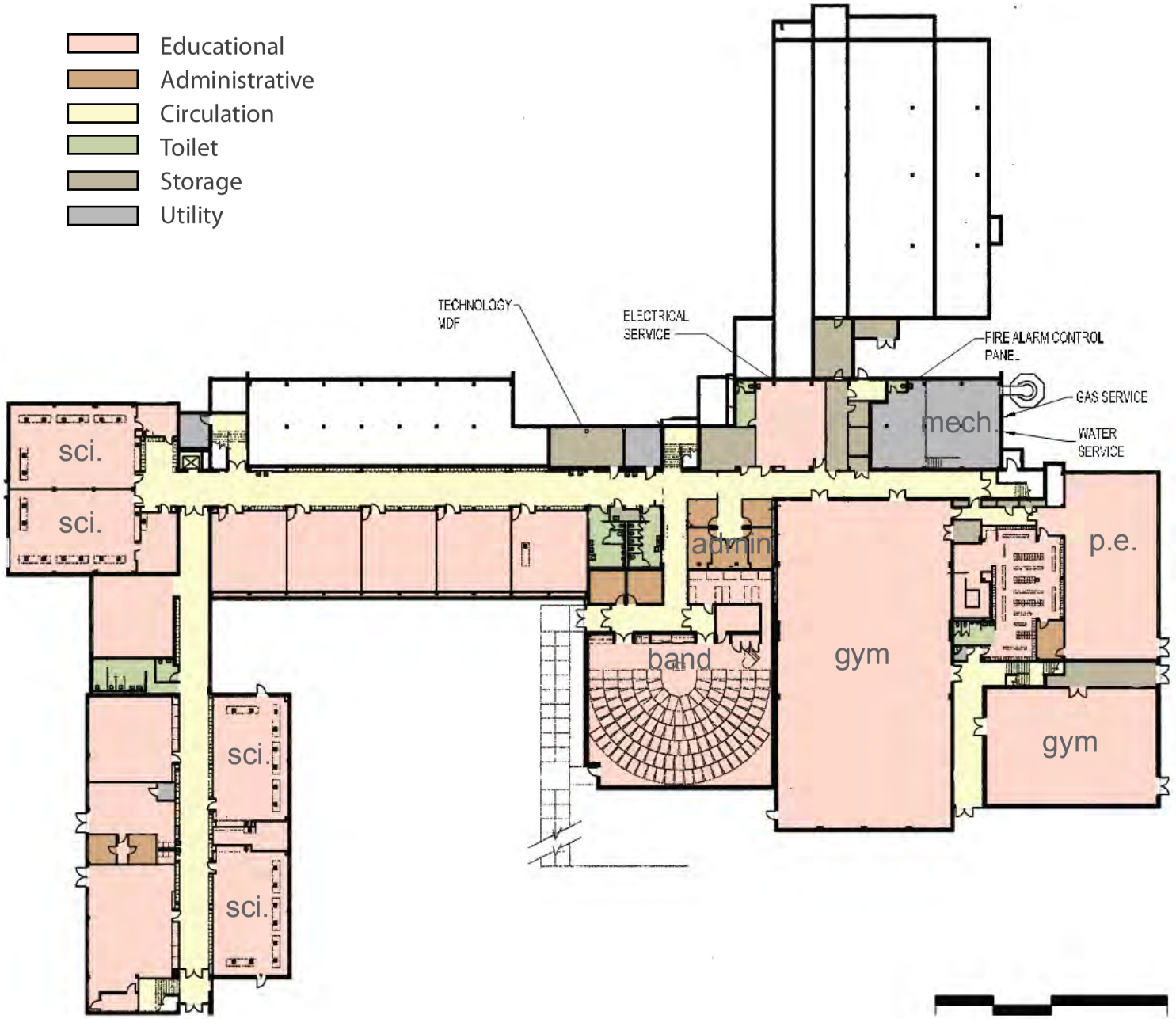
LRC



Multi-Purpose Room

FIRST FLOOR PLAN

- Educational
- Administrative
- Circulation
- Toilet
- Storage
- Utility

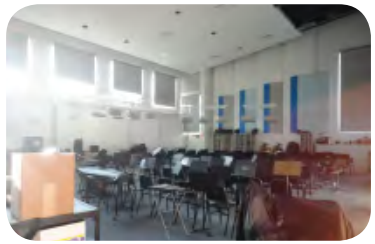


GROUND FLOOR PLAN

Science Classroom

Main Gymnasium

Locker Room



Music Classroom

Wight

Downers Grove School District 58

Herrick Middle

HERRICK MIDDLE SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HERRICK	AREA (SF)	92,196	YEAR BUILT	1953		DATE : 10/10/11
ADDRESS	4435 MIDDAUGH AVE DOWNERS GROVE, IL 60515						

	ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$365,530**	
1.1	**SITE**									**$365,530**	
1.1a	BARRIER CURB	concrete							■		
1.1b	ASPHALT PAVEMENT	asphalt	8509 SF		1 TO 2	■				$42,545	
1.1c	ASPHALT PAVEMENT	asphalt	53368 SF		3 TO 5		■			$266,840	
1.1d	ASPHALT PAVEMENT	asphalt	7650 SF		6 TO 10			■		$45,900	
1.1e	BALL FIELDS										N.A. NO BALL FIELD
1.1f	LANDSCAPING							■		$5,000	allowance
1.1g	PARKING SPACES								■		
1.1h	PLAYGROUND EQUIPT.	N/A									N.A.
1.1j	SITE DRAINAGE								■		
1.1k	CONCRETE PAVEMENT		1049 SF			■				$5,245	
1.1l	CONCRETE PAVEMENT										N.A.
1.1m	SIDEWALK REMOVAL										N.A.
1.1n	DETENTION CLEARING										N.A.
1.2	**SITE ACCESSIBILITY**									**$0**	
1.2a	ADA PARKING PAVEMENT	asphalt							■		
1.2b	PATH TO MAIN ENTRY								■		
1.2c	ACCESS TO PLAY EQUIP	N/A									
1.2d	ACCESS FROM EXITS							■			
2. BUILDING ENVELOPE										**$954,255**	
2.1a	WALLS	facebrick		X		■				$274,953	selected tuckpointing and reconstruction of slate
2.1b	CANOPIES	concrete						■		$8,760	reclad soffits with alum
2.1c	ENTRANCES	aluminum	3 LEAFS				■			$6,000	
2.1d	WINDOWS	aluminum		X		■				$548,861	replace with thermal
	CURTAINWALL	aluminum		X		■				$107,681	replace with thermal
2.1e	ROOF	built up							■		New
2.1f	STRUCTURAL FRAME								■		no evident problems
2.1g	FOUNDATION	concrete							■		no evident problems
2.1h	EXIT DOORS	various	4 LEAFS				■			$8,000	

HERRICK MIDDLE SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HERRICK	AREA (SF)	92,196	YEAR BUILT	1953		DATE : 10/10/11
ADDRESS	4435 MIDDAUGH AVE DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS		GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR										**$1,315,860**	
3.1 CLASSROOMS										**$648,710**	
3.1a	FLOORING	carpet	11200 SF				■			$33,600	16 rooms replace carpet with VCT
3.1b	WALLS	masonry							■		
3.1c	CEILINGS	act + exp							■		
3.1d	LIGHTING	fluor							■		recent replacement
3.1e	STORAGE	various	384 LF				■			$153,600	16 rooms replace original cases
3.1f	DOORS	wood	23				■			$34,500	
3.1g	DOOR HARDWARE	lever trim	2				■			$800	replace other 23 with doors
3.1h	NATURAL LIGHT								■		
3.1j	TECHNOLOGY								■		
3.1k	POWER	various							■		
3.1l	DISPLAY BOARDS								■		
3.1m	HOME EC CASEWORK	plam				■				$48,000	original - sink loc to remain
3.1N	SCIENCE CASEWORK	wood	4 rooms			■				$378,210	4 rooms - casework and equip
3.2 CORRIDORS										**$132,280**	
3.2a	FLOORING	vct	570 SF				■			$2,280	replace at north gym corridor
3.2b	WALLS	masonry							■		
3.2c	CEILINGS	act	3000 SF					■		$15,000	main entry and north gym corridor
3.2d	LIGHTING	fluor							■		recent replacement
3.2e	LOCKERS	metal	388				■			$97,000	15" x 12" -original
3.2f	DOORS	wood	12 LEAFS				■			$18,000	replace stairwell doors
3.2g	DOOR HARDWARE	panics					■				replace with door
3.3 ADMINISTRATIVE OFFICES										**$41,190**	
3.3a	FLOORING	carpet	1300 SF					■		$6,500	
3.3b	WALLS	masonry							■		
3.3c	CEILINGS	act	138 SF						■	$690	replace athletic directors office
3.3d	LIGHTING	flour							■		replace athletic directors office
3.3e	STORAGE	wood/plam	40 LF				■			$16,000	much original
3.3f	DOORS	wood	12 LEAFS					■		$18,000	
3.3g	DOOR HARDWARE	lever trim						■			replace with door
3.3h	POWER							■			
3.3j	NATURAL LIGHT							■			

HERRICK MIDDLE SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HERRICK	AREA (SF)	92,196	YEAR BUILT	1953		DATE : 10/10/11
ADDRESS	4435 MIDDAUGH AVE DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/FITNESS/MULTI PURPOSE									**$32,900**	
3.4a FLOORING	various	2050 SF				■			$16,400	replace fitness room floor
3.4b WALLS	masonry							■		
3.4c CEILINGS	exp/act							■		
3.4d LIGHTING	fluor							■		
3.4e STORAGE							■			
3.4f DOORS	metal	8 LEAFS				■			$12,000	main gym and fitness
3.4g DOORS	wood	3 LEAFS				■			$4,500	multi purpose room
3.4g DOOR HARDWARE						■				replace with doors
3.4h GYM EQUIPMENT								■		
3.4j NATURAL LIGHT						■				
3.5 TOILET ROOMS									**$306,000**	
3.5a SINGLE TOILET RENOV								■		
3.5b MULTI TOILET RENOV		1000 SF					■		$300,000	4 rooms with wet wall & j.c.
3.5e FIXTURES						■				replace with renovations
3.5f DOORS	wood	4				■			$6,000	
3.5g DOOR HARDWARE						■				replace with doors
3.5h TOILET COMPARTMENTS	plastic	2 rooms					■			some graffiti

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$23,900**	
3.6a MAIN ENTRY								■		
3.6b CORRIDOR ACCESS								■		
3.6c VERTICAL ACCESS	elevator							■		
3.6d TOILET FACILITES						■				Update with renovations
3.6e SIGNAGE					■				$5,000	allowance
3.6f STAIR RAILINGS		3 stairs				■			$18,900	new guards and rails 2 floors
3.7 ENVIRONMENTAL									**$130,880**	
3.7d FLOOR TILE ABATEMENT		11088				■			$110,880	
3.7g INSULATION ABATEMENT						■			$20,000	adress with toilet renovation
3.7h										
3.8 EDUCATIONAL ALIGNMENT									**$0**	
3.8a consolidate admin spaces										
3.8b student access to admin										
3.8c natural light for counselors										
3.8d										
									$0	

HERRICK MIDDLE SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HERRICK	AREA (SF)	92,196	YEAR BUILT	1953		DATE: 10/21/11
ADDRESS	4435 Middaugh Avenue						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$1,837,334**	
4.1 MECHANICAL SYSTEMS									**$1,290,354**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	5500 SF	20	20+	0	■				$33,000	2 serve Faculty, Computer, Fitness
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	N/A									
HW BOILERS	2	30	60	0	■				$184,392	4500 MBH Coal to Gas Converted
HEAT EXCHANGER	N/A	30								
RADIANT/UNIT HEATERS	5	20	20+	0	■				$12,500	Serves Vestibules
FIN TUBE RADIATORS	600 LF	30	30+	0	■				$24,000	Bathrooms, Classrooms
PUMPS	2	25	25+	0	■				$27,658	Primary System w/ one backup
STEAM/HW PIPING		30	30+	0	■				$69,147	Manifold-10 zones; valve, pipes old
INSULATION		15-20	20	0	■				$46,098	
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	5500 SF	20	20+	0	■				$132,000	Carrier RTU
AIR HANDLING UNITS	15525 SF	25	25+	0	■			■	$137,775	Note 2
EXHAUST FANS	26 EF	20	20+	0	■				$39,000	Original to school/additions
FAN COILS	N/A	30								
UNIT VENT (EXIST)	11	30	30+	0	■				$66,000	Serves the 1968 space additions
UNIT VENT (NEW)	15				■				$150,000	
TERMINAL DEVICES	N/A	20								
DUCTWORK		40	6-40+	0-34+		■		■		Original - include with RTU replace
INSULATION		15-20	6-15+	0-7+		■		■		
4. TEMPERATURE CONTROLS									$368,784	
DDC SYSTEM		20	20+	0		■				Alerton, Johnson Controls
PNEUMATIC SYSTEM		20	20+	0		■				Some in boiler rm, new air compress.
GUI		20	18	2		■				Alerton GUI
4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$169,294**	
WATER HEATERS		15-20	17	3		■			$27,000	(2) gas fired, no exp. Tank
PLUMBING FIXTURES		30	30+	0	■				$2,000	Note 1
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP		20	10	10				■		
DOM. WATER PIPING		30	30+	0	■				$138,294	Galvanized
SUMP/SEWAGE PUMP		10-15	10+	0	■				$2,000	Elevator sump pump
SPRINKLERS		30						■		Only in additions
FIRE PUMP	N/A	25								

HERRICK MIDDLE SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HERRICK	AREA (SF)	92,196	YEAR BUILT	1953		DATE: 10/21/11
ADDRESS	4435 Middaugh Avenue						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4.3 ELECTRICAL SYSTEMS									**$377,686**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	30+	0					$184,392	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	25	0						Needs to be on generator
GENERATOR	N/A									100kW should be added
DISTRIBUTION PANELS		30	30+	0						
BRANCH PANELBOARDS		30	10/20+	10						Computer Panels have been updated
SURGE PROTECTION		10	5	5						
2. LIGHTING										
INTERIOR		15	5	10						
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0						replace with new LED
SITE EXTERIOR		20	20+	0						replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0						add to new BAS
EXIT		20	10+	10						already LED and CFL, replace CFL
EMERGENCY		10	5+	5						
3. BRANCH POWER (RECEPT)										
CLASSROOMS										
4. Fire Alarm									$138,294	
MAIN PANEL		20	10+	10						Need new addressable
ANNUNCIATOR		20	10+	10						Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10						
5. INTERCOM/PA										
HEAD END		10	20+	0						
DEVICES		10	20+	0						
6. CLOCK									$25,000	
HEAD END	50	20	20+	0						need new wireles system
DEVICES		20	20+	0						need new linked clocks
7. SECURITY									$30,000	
HEAD END		15	15+	0						
DEVICES		15	15+	0						
8. VOICE/DATA										recommend CAT6 upgrade
MDF		10	5-10+							
IDF'S		10	5-10+							
CABLING/JACKS		10	5-10+							

1 Fixture replacement included in extensive renovation of toilet rooms. Add insulation & thermostatic mixing valves to ADA lav's and sinks. Provide grease interceptor & acid neutralization basins.

2 AHUs serve library (18 yrs), smaller gym (18 years), music room (6 years), cafeteria (25+ yrs), fitness rm (25+yrs)

HERRICK MIDDLE SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Herrick	AREA (SF)	92,196	ENROLLMENT : 610	YEAR BUILT: 1953	DATE OF WALKTHRU:
ADDRESS	4435 Middaugh Ave.				SF/STUDENT: 151	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

On a gross square foot / student basis, this school is right at capacity.
Need further assessment of the facility as the District/School consider moving to a grade level team strategy.
Great natural light and overall potential for the LRC. Its central location draws attention to this space as a destination.

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context				4			Surrounding area positive school environment	
2 Adjacent transportation				4			Minimal noise, good walks/bike paths	
3 Site size/context			3				Room for green and play areas / loading zones*	
4 Play areas			3				Quality of equipment and fields	
5 Safety/security issues				4			Good visibility/lights, no hiding spaces	
6 Vehicular logistics		2					Separation cars/busses; clear routes	
7 Pedestrian access			3				Clear walkways, good separation	
8 Visibility of main entry		2					Clearly identifiable	
9 Building image		2					Excites the student, symbolize importance	
Subtotals :	0	6	9	12	0	0		
Average Score :	3							

* 20 acres + 1 acre per 100 students suggested

Specific Notes | regarding context elements

Cramped student staging at the front entrance and understated entrance image.

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Configuration Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality								
Perceptual Qualities								
1 Community connection			3				Personalized / cultural acknowledgment	
2 General appearance/upkeep			3				Building & grounds condition	
Security & Circulation Characteristics								
3 Entry/exiting visibility			3				Door location/ illumination around perimeter	
4 Main entrance security	1						Locked vestibule / audio-visual devices	
5 Circulation routes			3				Defined and easy to understand	
6 Public/Private Separation				4			Defined and easy to understand	
7 Way finding		2					Signage clear and visible	
Relational Characteristics								
8 Logical adjacencies			3				Commons spaces in relation to gen instruction	
9 Grade level organization/groupings				4			Logical arrangement /adjacency other groupings	
10 High noise area separation				4			Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1					-1	Availability of individualized activity zones	breakout areas for informal/social interaction
12 Outdoor learning spaces		2					Designated areas for academic pursuits	
Subtotals :	2	4	15	12	0	-1		
Average Score :	3							

Specific Notes | regarding organizational components

Science labs could be located a little closer to each other and home economics is poorly positioned in the school.

The main office, although well-sized, should be relocated adjacent to the entry doors. Views from this area to the back-wall of the music addition is poorly conceived.

Elevator remotely located from entrance - should be reconsidered with any front entrance remodeling project.

HERRICK MIDDLE SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Herrick	**AREA (SF)**	92,196	**ENROLLMENT : 610**	**YEAR BUILT: 1953**	**DATE OF WALKTHRU:**
ADDRESS	4435 Middaugh Ave.				**SF/STUDENT: 151**	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	**Facility Characteristics Scoring Matrix**				**Alternate Points**			
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Major Deficiency	**DESCRIPTION**	**COMMENTS**
	Confusing, unsafe, not supportive	**Problematic, school works around issue**	**Acceptable, but deficient in areas**	**Well aligned, supportive environment**				
III. Facility Characteristics - a micro-level snapshot of where students learn								
Physical Characteristics	Scoring: 1-poor, 2-workable, 3-good, 4-great							
1 Size, shape and volume	2	2	3	2			Conducive to collaborative activities	
2 Flexibility, adaptability	2	3	3	2			Moveable walls and other amenities	
3 Transparency	2	2	2	2			Openness / visual connection between spaces	
Sensory Characteristics								
4 Temperature / Humidity	2	2	2	2			Consistent and comfortable	
5 Ventilation	2	2	2	2			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	
8 Quality of natural light	4	4	3	1			Clear views to the outside	
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	
Emotional Characteristics								
10 Acoustical qualities	3	3	2	3			Hard surface / echo / reverberation	
11 Color	2	2	2	2			Variety / contrast in various materials	blue everywhere
12 Connection to outdoors	2	2	3	1			Direct access / operable windows / visual queues	
13 Noise distractors	2	2	2	2			MEP systems / external items	band room roof noise issue
Supportive Characteristics								
14 Furniture	1	1	1	1			Flexible and ergonomic	uses tablet armchairs /old/inflexible
15 Technology access	3	3	3	3			Wireless or Hard-wired	
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	2	2	1	1			Accessible - white boards	
19 Overall functionality	2	2	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	riser storage an issue
Subtotals :	44	45	44	38	0	0		
Average Score :	2	2	2	2	0	0		

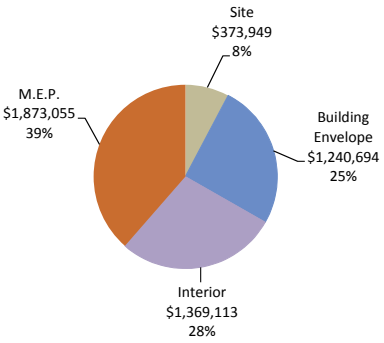
Specific Notes | regarding performance items

O'Neill Middle

Building System

	1	2	3	4
Site			●	
Building Envelope	●			
Interior		●		
Mechanical, Electrical, Plumbing		●		

Budget Distribution
4.86 MILLION



Building Descriptions

Site: The site is surface drained. There is no site detention. The majority of the roof area drains to the site via internal downspouts directly to the municipal storm system. Parking and playground surfaces are paved. Bus traffic and automobile traffic are separated. Some parking pavement need to be replaced. Site lighting is limited.

Building Envelope: The structure is primarily load bearing masonry with face brick. Some masonry areas require restoration and tuck pointing. Windows and curtain walls are single glazed and need to be replaced. The roof has been recently replaced. The primary entrances and exits are in fair condition.

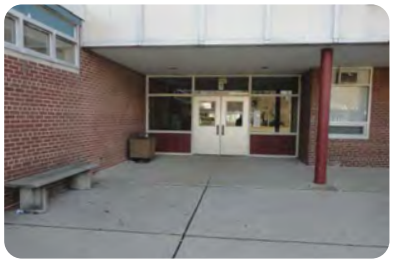
Interior: Some classrooms are carpeted and some have VCT floors. The majority of corridor floors are VCT. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Classroom doors are wood. Metal lockers are provided for student storage in the corridors, some are original need to be replaced. Science lab and Home Ec casework is original. Classroom technology includes student computers and projectors.

Mechanical, Electrical, Plumbing, Fire Protection: Most classrooms have mechanical ventilation via unit ventilators. Heating is provided via fin tube radiators with hot water boilers. Domestic water is provided by a municipal system. The domestic water piping in the newer additions is copper. Galvanized water piping remains in the original building. The 1993 addition has an automatic wet sprinkler system. The building has one electrical service. Lighting has recently been retrofitted with energy saving fluorescent ballasts and lamps. The intercom system utilizes the phone system to make pages. The master clock system is not fully operational The fire alarm system is a zoned type. Security is limited to intrusion alarm.

Educational Alignment

	1	2	3	4
Campus Context			●	
Facility Configuration			●	

Learning Spaces	1	2	3	4
Instruction Rooms		●		
Collaboration Studios		●		
Large Group Assembly		●		
Individualized instruction		●		



635 59th Street

Built: **1957**

Additions: **1963, 1967, 1971, 1990, 1993**

Square Footage: **99,047**

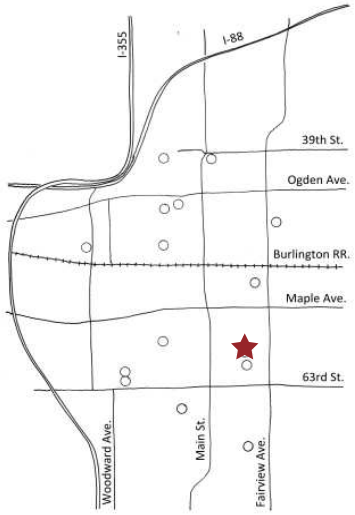
Primary Use: **7-8**

Enrollment: **485**

Approx. Site Area: **9.5 acres**

Automatic Fire Supression:

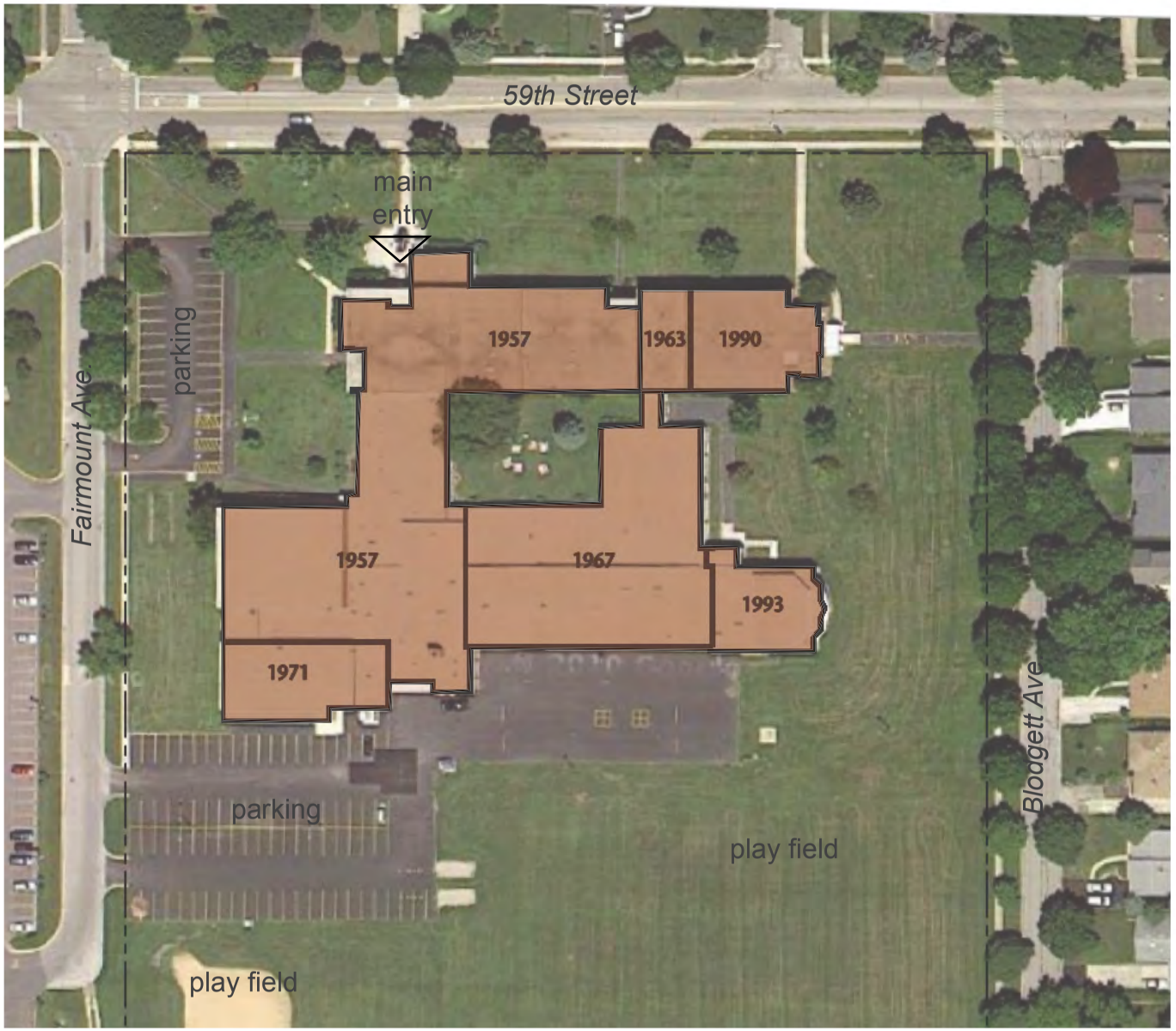
Location Map



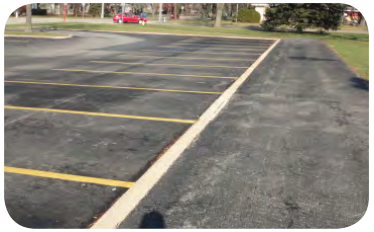
Space Utilization

Gross area per student: 204 S.F.

Class area per student: 69 S.F.



Main Entrance

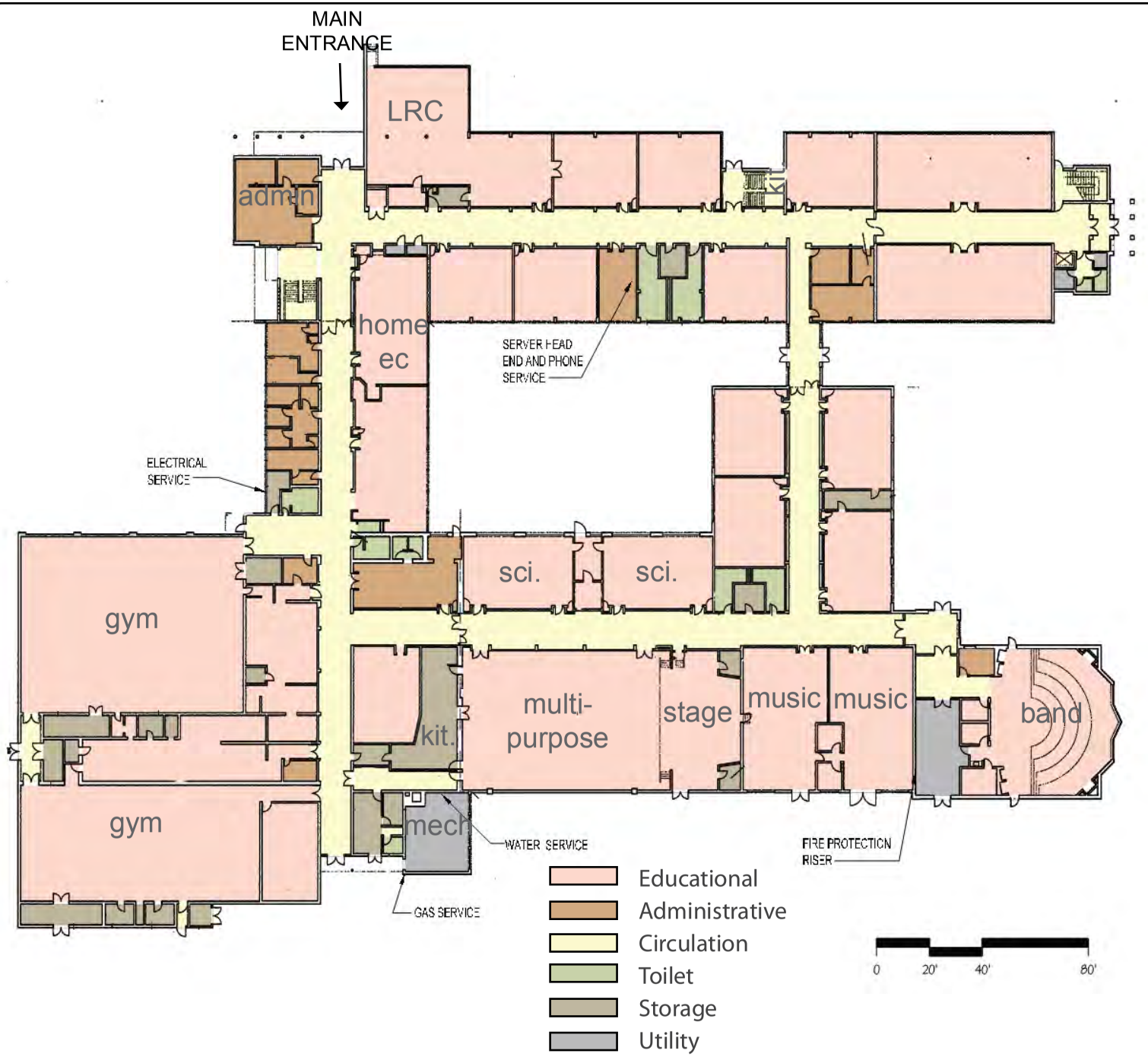


Parking Lot

Typical Curtainwall Elevation

Typical Masonry Elevation

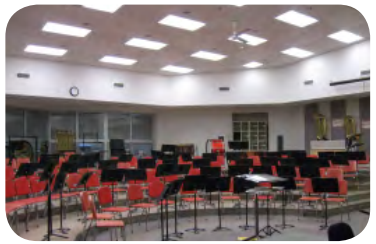
SITE PLAN



Main Entry

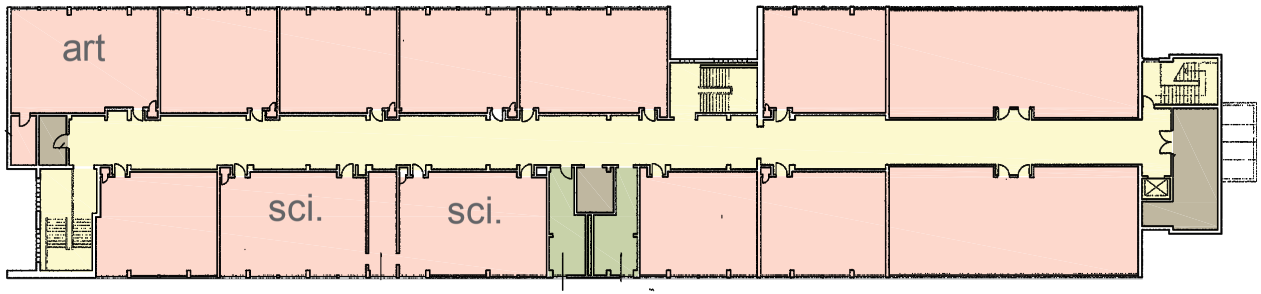
Science Classroom

LRC



Music Room

FIRST FLOOR PLAN



Educational
Administrative
Circulation
Toilet
Storage
Utility

0 20' 40' 80'

Classroom

Art Classroom

SECOND FLOOR PLAN

O'NEILL MIDDLE SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	ONEIL	AREA (SF)	99,047	YEAR BUILT	1957		DATE : 11/3/11
ADDRESS	635 59TH STREET DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS		GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$373,949**	
1.1	**SITE**									**$373,949**	
1.1a	BARRIER CURB	concrete							■		
1.1b	ASPHALT PAVEMENT	asphalt	28673 SF		2	■				$143,635	
1.1c	ASPHALT PAVEMENT	asphalt	7213 SF		5		■			$39,671	
1.1d	ASPHALT PAVEMENT	asphalt	25239 SF		10			■		$126,195	
1.1e	BALL FIELDS								■		
1.1f	LANDSCAPING							■		$5,000	allowance
1.1g	PARKING SPACES (QTY.)								■		
1.1h	PLAYGROUND EQUIPT.	N/A									
1.1j	SITE DRAINAGE		8974 SF				■			$17,948	
1.1k	CONCRETE WALK	concrete	5226 SF		2	■				$26,130	
1.1l	CONCRETE WALK	concrete	3074 SF		5		■			$15,370	
1.1m	SIDEWALK REMOVAL										N.A.
1.1n	DETENTION CLEARING										N.A.
1.2	**SITE ACCESSIBILITY**									**$0**	
1.2a	ADA PARKING PAVEMENT	asphalt						■			restripe parking closer entry
1.2b	PATH TO MAIN ENTRY							■			
1.2c	ACCESS TO PLAY EQUIP	N/A									N.A.
1.2d	ACCESS FROM EXITS								■		
2. BUILDING ENVELOPE										**$1,240,694**	
2.1a	WALLS	facebrick		X			■			$170,408	mas reconstruct & tuckpointing
2.1b	CANOPIES	plaster						■			
2.1c	ENTRANCES	aluminum	310 SF				■			$24,200	2 setsDoors and storefront
2.1d	WINDOWS	aluminum		X		■				$168,317	Replace with insulated thermal
2.1e	CURTAINWALLS	aluminum		X		■				$845,769	Replace with insulated thermal
2.1f	ROOF	built up							■		New
2.1g	STRUCTURAL FRAME								■		Review northwest corner
2.1h	FOUNDATION	concrete							■		no aparrant problems
2.1j	EXIT DOORS	metal	6 LEAFS	X				■		$18,000	$8,364 in 2012 (one set)
2.1k	EXIT DOORS	aluminum	7 LEAFS				■			$14,000	selected replacement of older

O'NEILL MIDDLE SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	ONEIL	AREA (SF)	99,047	YEAR BUILT	1957		DATE : 11/3/11
ADDRESS	635 59TH STREET DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$1,369,113**	
3.1 CLASSROOMS									**$468,800**	
3.1a FLOORING	carpet + vct	8400 SF				■			$34,800	14 rooms replace with VCT
3.1b WALLS	masonry						■		$3,000	selected repair and pointing
3.1c CEILINGS	act + exp							■		
3.1d LIGHTING	fluor							■		
3.1e STORAGE	various							■		not many built-ins
3.1f DOORS	wood	22 LEAFS				■			$33,000	
3.1g DOOR HARDWARE	lever trim					■				Replace with doors
3.1h NATURAL LIGHT								■		
3.1j TECHNOLOGY								■		
3.1k POWER	various							■		
3.1l DISPLAY BOARDS							■			some original and overlays
3.1m HOME EC CASEWORK	plam				■				$48,000	original - sink loc to remain
3.1n SCIENCE CASEWORK	wood	4 rooms			■				$350,000	4 rooms - casework and equip
3.2 CORRIDORS									**$147,040**	
3.2a FLOORING	carpet + vct	1760 SF					■		$7,040	replace carpet with vct 1960+1990
3.2b WALLS	masonry							■		
3.2c CEILINGS	act							■		
3.2d LIGHTING	fluor							■		recent replacement
3.2e LOCKERS	metal	500				■			$125,000	replace 12" X12" original lockers
3.2f DOORS	wood	2 LEAFS				■			$3,000	selected replacement
3.2g DOORS	metal	8 LEAFS				■			$12,000	
3.2h DOOR HARDWARE	none					■				replace with doors
3.3 ADMINISTRATIVE OFFICES									**$41,500**	
3.3a FLOORING	carpet	2000 SF					■		$10,000	replace selected areas
3.3b WALLS	masonry							■		
3.3c CEILINGS	act	100 SF						■	$500	replace boys PE office
3.3d LIGHTING	flour							■		replace athletic directors office
3.3e STORAGE	wood/plam	40 LF				■			$16,000	minimal - original
3.3f DOORS	wood	10 LEAFS				■			$15,000	
3.3g DOOR HARDWARE	lever trim						■			replace with doors
3.3h POWER							■			
3.3j NATURAL LIGHT							■			

O'NEILL MIDDLE SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	ONEIL	AREA (SF)	99,047	YEAR BUILT	1957		DATE : 11/3/11
ADDRESS	635 59TH STREET DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/FITNESS/MULTI PURPOSE/STAGE									**$15,000**	
3.4a FLOORING	various						■			
3.4b WALLS	masonry							■		
3.4c CEILINGS	exp/act							■		
3.4d LIGHTING	fluor							■		
3.4e STORAGE							■			
3.4f DOORS	wood	2 LEAFS				■			$3,000	main gym
3.4g DOORS	metal	8 LEAFS				■			$12,000	small gym, multi purpose, stage
3.4h DOOR HARDWARE						■				replace with doors
3.4j GYM EQUIPMENT							■			
3.4k NATURAL LIGHT						■				limited
3.5 TOILET ROOMS									**$615,773**	
3.5a SINGLE FIXTURE RENOV		70 SF				■			$24,500	2 rooms with wet wall
3.5b MULTI FIXTURE RENOV		1950 SF				■			$585,000	8 rooms with wet wall
3.5e FIXTURES						■				replace with renovations
3.5f DOORS	wood	8 LEAFS				■				replace with renovations
3.5g DOOR HARDWARE						■				replace with doors
3.5h TOILET COMPARTMENTS	plastic		X		■				$6,273	

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$5,000**	
3.6a MAIN ENTRY							■			
3.6b CORRIDOR ACCESS							■			
3.6c VERTICAL ACCESS	elevator						■			
3.6d TOILET FACILITES						■				adress with renovations
3.6e SIGNAGE					■				$5,000	allowance
3.6f STAIR RAILINGS		2 stairs				■				replace guard & handrails for ADA
3.7 ENVIRONMENTAL									**$76,000**	
3.7a FLOOR TILE ABATEMENT		3600 SF				■			$36,000	
3.7b INSULATION ABATEMENT						■			$40,000	adress with toilet rnovations
3.7c										
3.8 EDUCATIONAL ALIGNMENT									**$0**	
3.8a										
3.8b										
3.8c										
3.8d										
3.8e										
3.8f									$0	

O'NEILL MIDDLE SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	O'Neill	AREA (SF)	99,047	YEAR BUILT	1957		DATE: 11/03/11
ADDRESS	635 59th Street						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$1,873,055**	
4.1 MECHANICAL SYSTEMS									**$1,099,676**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	1	20	20+	0	■				$2,580	Serves DFSS in AV Storage Room
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	2	30	55	0	■				$198,100	Coal to Gas Source Converted
HW BOILERS	N/A	30								
HEAT EXCHANGER	N/A	30								
RADIANT/UNIT HEATERS	8	20	20+	0	■				$20,000	Serves vestibules, bathrooms
FIN TUBE RADIATORS	920 LF	30	30+	0	■				$36,800	Serves clasrooms, stairwells, etc
PUMPS	1	25	20	5			■		$29,700	Condensate Return Pump for Steam
STEAM/HW PIPING		30	20+	7			■		$74,285	steam htg loop serves entire school
INSULATION		15-20	20+	0	■				$49,523	ACM conditions, abatemebt req'd
3. AIR HANDLING SYSTEMS										
PACKAGED A/C		20	20+	0						PTACs in Offices, Lounges, etc
AIR HANDLING UNITS	15000 SF	25	18-25+	0-7		■			$255,000	Gym & Multi-purpose room
EXHAUST FANS	25	20	20+	0	■				$37,500	Original to Building Additions
FAN COILS	N/A	30								
UNIT VENTILATORS		30	20+	7		■				
TERMINAL DEVICES	N/A	20								
DUCTWORK		40	18-40+	0-22		■		■		Serves AHU's-inclu in AHU replace
INSULATION	N/A	15-20				■				
4. TEMPERATURE CONTROLS									$396,188	
DDC SYSTEM		20	18	2		■				$139,045 in 2012 life safety
PNEUMATIC SYSTEM		20	20+	0		■				
GUI		20	18	2		■				Laptop GUI, Old

4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$329,453**	
WATER HEATERS		15-20	3	12				■		No expansion tank or mixing valve
PLUMBING FIXTURES		30	30+	0		■				Note 1
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP		20	3	17				■		
DOM. WATER PIPING		30	30+	0	■				$309,453	Note 2 - in 2012 life safety
SUMP/SEWAGE PUMP	10	10-15	15+	0	■				$20,000	Note 3
SPRINKLERS		30	18	12				■		New addition
FIRE PUMP	N/A	25								

O'NEILL MIDDLE SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	O'Neill	AREA (SF)	99,047	YEAR BUILT	1957		DATE: 11/03/11
ADDRESS	635 59th Street						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST ($)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
4.3 ELECTRICAL SYSTEMS									**$443,926**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	15	0	■				$198,094	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	15	0		■				Needs to be on generator
GENERATOR	N/A									80kW should be added
DISTRIBUTION PANELS		30	30+	0	■				$7,500	Computer Panels have been updated
BRANCH PANELBOARDS		30	10/20+	10				■	$10,000	
SURGE PROTECTION		10	5	5				■		
2. LIGHTING										
INTERIOR		15	5	10				■		
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0				■		replace with new LED
SITE EXTERIOR		20	20+	0				■		replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0				■		add to new BAS
EXIT		20	10+	10			■			already LED and CFL, replace CFL
EMERGENCY		10	5+	5				■		
3. BRANCH POWER (RECEPT)										
CLASSROOMS								■		
4. Fire Alarm									$173,332	
MAIN PANEL		20	10+	10				■		Need new addressable
ANNUNCIATOR		20	10+	10			■			Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10				■		
5. INTERCOM/PA										
HEAD END		10	20+	0			■			
DEVICES		10	20+	0			■			
6. CLOCK									$25,000	
HEAD END		20	20+	0	■					need new wireles system
DEVICES	50	20	20+	0	■					need new linked clocks
7. SECURITY									$30,000	
HEAD END		15	15+	0	■					
DEVICES		15	15+	0	■					
8. VOICE/DATA										
MDF		10	5-10+					■		recommend CAT6 upgrade
IDF'S		10	5-10+					■		
CABLING/JACKS		10	5-10+					■		

1 Add insulation & thermostatic mixing valves to ADA lav's and sinks. Provide grease interceptor & solid interceptors.
2 No backflow preventer installed for water main or connections to mech equipment. Galvanized piping to be replaced.
3 Sump pumps in tunnel, boiler room and fire water service room. Possibly in bottom of elevator shaft.

O'NEILL MIDDLE SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	O'Neill	AREA (SF)	99,047	ENROLLMENT : 485	YEAR BUILT: 1957	DATE OF WALKTHRU: 09/26/11
ADDRESS	635 59th St.				SF/STUDENT: 204	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

Beautiful campus shared with Fairmount. Incredible opportunity to expand curriculum with access to Circus, once a year, in green field between the schools.
School is not at capacity. YMCA rents space. Other community groups use the facilities during the week. Vacant on the weekend.
Would benefit from a space restacking exercise to get fine and applied arts and science rooms located closer to like functions.

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context				4			Surrounding area positive school environment	
2 Adjacent transportation				4			Minimal noise, good walks/bike paths	
3 Site size/context				4			Room for green and play areas / loading zones*	
4 Play areas			3				Quality of equipment and fields	
5 Safety/security issues			3				Good visibility/lights, no hiding spaces	
6 Vehicular logistics		2					Separation cars/busses; clear routes	
7 Pedestrian access			3				Clear walkways, good separation	
8 Visibility of main entry		2					Clearly identifiable	Confusing w/regards to prkng lot location
9 Building image		2					Excites the student, symbolize importance	
Subtotals :	0	6	9	12	0	0		
Average Score :	3							

* 20 acres + 1 acre per 100 students suggested

Specific Notes | regarding Campus Context elements

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Configuration Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality								
Perceptual Qualities								
1 Community connection		2					Personalized / cultural acknowledgment	
2 General appearance/upkeep		2					Building & grounds condition	
Security & Circulation Characteristics								
3 Entry/exiting visibility			3				Door location/ illumination around perimeter	
4 Main entrance security	1						Locked vestibule / audio-visual devices	
5 Circulation routes			3				Defined and easy to understand	
6 Public/Private Separation			3				Defined and easy to understand	
7 Way finding		2					Signage clear and visible	
Relational Characteristics								
8 Logical adjacencies			3				Commons spaces in relation to gen instruction	HE and art remotely located
9 Grade level organization/groupings				4			Logical arrangement /adjacency other groupings	
10 High noise area separation				4			Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1					-1	Availability of individualized activity zones	
12 Outdoor learning spaces				4			Designated areas for academic pursuits	wonderful courtyard
Subtotals :	2	6	12	12	0	-1		
Average Score :	3							

Specific Notes | regarding Facility Configuration components

O'NEILL MIDDLE SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	O'Neill	**AREA (SF)**	99,047	**ENROLLMENT :** 485	**YEAR BUILT:** 1957	**DATE OF WALKTHRU:** 09/26/11
ADDRESS	635 59th St.				**SF/STUDENT:** 204	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	**Facility Characteristics Scoring Matrix**				**Alternate Points**			
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Major Deficiency		
	Confusing, unsafe, not supportive	**Problematic, school works around issue**	**Acceptable, but deficient in areas**	**Well aligned, supportive environment**			**DESCRIPTION**	**COMMENTS**
III. Facility Characteristics - a micro-level snapshot of where students learn								
Physical Characteristics	Scoring: 1-poor, 2-workable, 3-good, 4-great							
1 Size, shape and volume	3	2	3	2			Conducive to collaborative activities	enough space for 1-1 activity
2 Flexibility, adaptability	2	3	3	2			Moveable walls and other amenities	better flexibility in 6th grade wing.
3 Transparency	2	2	2	2			Openness / visual connection between spaces	
Sensory Characteristics								
4 Temperature / Humidity	2	2	2	2			Consistent and comfortable	
5 Ventilation	2	2	2	2			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	
8 Quality of natural light	4	4	3	1			Clear views to the outside	
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	
Emotional Characteristics								
10 Acoustical qualities	3	3	2	3			Hard surface / echo / reverberation	issues in cafeteria
11 Color	2	2	2	2			Variety / contrast in various materials	
12 Connection to outdoors	2	2	3	1			Direct access / operable windows / visual queues	direct access limited
13 Noise distractors	2	2	2	2			MEP systems / external items	
Supportive Characteristics								
14 Furniture	1	1	1	1			Flexible and ergonomic	uses tablet armchairs / not flexible
15 Technology access	3	3	3	3			Wireless or Hard-wired	
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	2	2	1	1			Accessible - white boards	some chalkboards
19 Overall functionality	2	2	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	
Subtotals :	45	45	44	38	0	0		
Average Score :	2	2	2	2	0	0		

Specific Notes | regarding Facility Characteristics

Deficient on 2nd floor, hallway lockers.

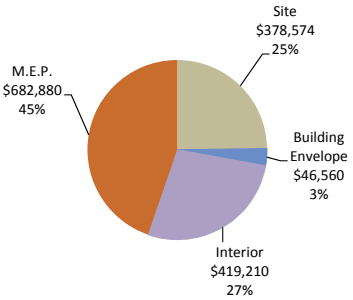
Not enough power in the classrooms.

Belle Aire Elementary

Building System

	1	2	3	4
Site			●	
Building Envelope		●		
Interior			●	
Mechanical, Electrical, Plumbing			●	

Budget Distribution
1.53 MILLION



3935 Belle Aire Lane

Built: **1969**

Additions: **1998**

Square Footage: **30,204**

Primary Use: **K-6**

Enrollment: **266**

Approx. Site Area: **9.5 acres**

Automatic Fire Supression: No

Building Descriptions

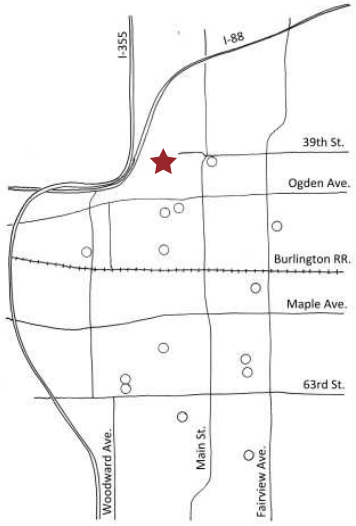
Site: The site is surface drained with no detention. The majority of the roof area drains to the site via downspouts to grade. Parking and playground surfaces are paved. Bus traffic and automobile traffic share circulation routes. The parking lot lighting is limited and is aged.

Building Envelope: The structure is primarily load bearing masonry with brick facing. Windows are single pane non-insulated glazing. The roof was recently replaced. The exterior entrances and exits are aluminum and in good condition.

Interior: Floors are primarily carpeted. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Classroom doors are wood. Coat hooks and shelves are provided for student storage in coat room areas. Classroom storage is provided primarily by mobile units. Display surfaces are primarily white boards and manual projection screens.

Mechanical, Electrical, Plumbing, Fire Protection: Ventilation is provided primarily by rooftop units and air handlers. Cooling is provided in all occupied spaces. Heating is provided by hot water boilers. Domestic water is provided by a municipal system. A majority of the domestic water piping is copper. The building does not have a sprinkler system. The building has one electrical service. the switchboard is original. Lighting has recently been retrofitted with enegry saving fluorescent ballasts and lamps. The intercom system utilizes the phone system to make pages. The master clock system is not fully operational The fire alarm system is a zoned type. Security is limited to intrusion alarm.

Location Map



Educational Alignment

	1	2	3	4
Campus Context			●	
Facility Configuration			●	

Learning Spaces	1	2	3	4
Instruction Rooms		●		
Collaboration Studios		●		
Large Group Assembly		●		
Individualized instruction		●		

Space Utilization

Gross area per student: 114 S.F.

Class area per student: 47 S.F.

Wight

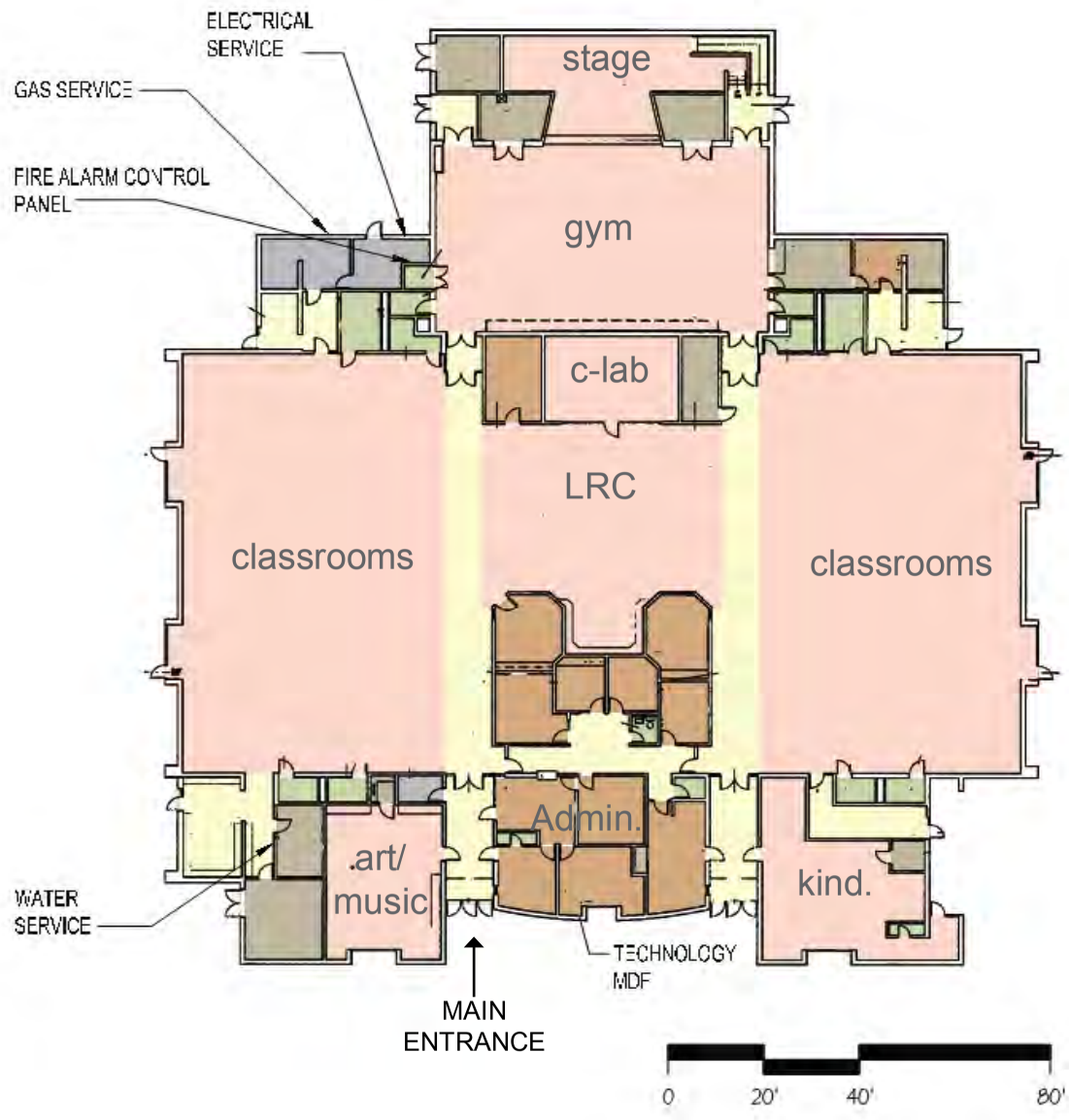
Main Entrance

Playground

Curb Drop Off

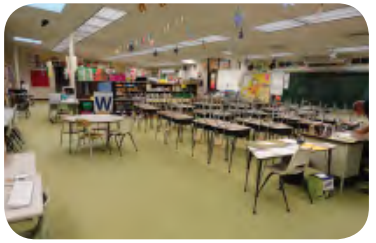
Typical Elevation

SITE PLAN



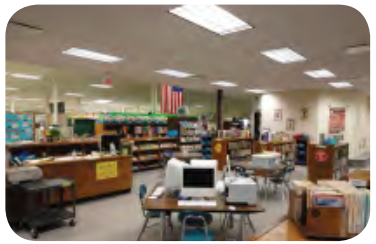
- Educational
- Administrative
- Circulation
- Toilet
- Storage
- Utility

Main Entry



Classroom

Kindergarten



Library

FLOOR PLAN

BELLE AIRE ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	BELLE AIRE	AREA (SF)	30,204 SF	YEAR BUILT	1969		DATE : 9/19/11
ADDRESS	3935 BELLE AIRE LANE DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS		GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$378,574**	
1.1	**SITE**									**$376,574**	
1.1a	BARRIER CURB	concrete									
1.1b	ASPHALT PAVEMENT	asphalt	15111 SF	X	2 TO 5					$90,666	$19,341 in 2012
1.1c	ASPHALT PAVEMENT	asphalt	8547 SF		5 TO 10					$51,282	
1.1e	ASPHALT PAVEMENT	asphalt	50703 SF		10 TO 15					$202,812	
1.1f	BALL FIELDS		1							$2,000	restore and regrade
1.1g	LANDSCAPING										
1.1h	PARKING SPACES										
1.1j	PLAYGROUND EQUIPT.	various	4							$23,200	Replace swingsets
1.1k	SITE DRAINAGE										Address with pavement work
1.1l	CONCRETE PAVEMENT	concrete	282 SF		1 TO 2					$1,410	sidewalk replacement
1.1m	CONCRETE PAVEMENT	concrete									N.A.
1.1n	SIDEWALK REMOVAL		1102 SF							$2,204	remove, regrade and seed
1.1n	BOLLARD REPLACEMENT		2							$3,000	at access walk from subdivision
1.2	**SITE ACCESSIBILITY**									**$2,000**	
1.2a	ADA PARKING PAVEMENT	asphalt									
1.2b	PATH TO MAIN ENTRY										
1.2c	ACCESS TO PLAY EQUIP									$2,000	
1.2d	ACCESS FROM EXITS										
2. BUILDING ENVELOPE										**$46,560**	
2.1a	WALLS	facebrick									
2.1b	CANOPIES	metal									
2.1c	ENTRANCES	aluminum	6 LEAFS							$12,000	Replace with thermal
2.1d	WINDOWS	aluminum	576 SF							$34,560	Replace with thermal incl door
2.1e	ROOF										New in 2011
2.1f	STRUCTURAL FRAME										
2.1g	FOUNDATION	concrete									no apparent problems
2.1h	EXIT DOORS	aluminum									replace with window system

BELLE AIRE ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	BELLE AIRE	AREA (SF)	30,204 SF	YEAR BUILT	1969		DATE : 9/19/11
ADDRESS	3935 BELLE AIRE LANE DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$419,210**	
3.1 CLASSROOMS									**$101,900**	
3.1a FLOORING	carpet	12700 SF				■			$63,500	remove and replace carpet
3.1b WALLS	masonry							■		
3.1c CEILINGS	act							■		
3.1d LIGHTING	fluor							■		
3.1e STORAGE	various	96 LF					■		$38,400	12 units upgrade and standardize
3.1f DOORS								■		2 pairs into gym
3.1g DOOR HARDWARE	cylindrical							■		
3.1h NATURAL LIGHT						■				
3.1j TECHNOLOGY							■			
3.1k POWER	various						■			
3.1l DISPLAY BOARDS						■				
3.2 CORRIDORS									**$15,810**	
3.2a FLOORING	carpet	2262 SF					■		$11,310	
3.2b WALLS	masonry					■				patch cracks by District painter?
3.2c CEILINGS	act							■		
3.2d LIGHTING	fluor							■		
3.2e LOCKERS	open						■			limited space -hook and shelf only
3.2f DOORS	wood	3 LEAFS					■		$4,500	doors into coat areas
3.2g DOOR HARDWARE	lever trim					■				replace with doors
3.3 ADMINISTRATIVE OFFICES									**$7,500**	
3.3a FLOORING	carpet							■		
3.3b WALLS	masonry					■				patch cracks by District painter?
3.3c CEILINGS	act							■		
3.3d LIGHTING	flour							■		
3.3e STORAGE	laminate							■		
3.3f DOORS	wood	5 LEAFS					■		$7,500	
3.3g DOOR HARDWARE	lever trim	5					■			replace with doors
3.3h POWER							■			
3.3j NATURAL LIGHT						■				

BELLE AIRE ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	BELLE AIRE	AREA (SF)	30,204 SF	YEAR BUILT	1969		DATE : 9/19/11
ADDRESS	3935 BELLE AIRE LANE DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/MULTI PURPOSE									**$16,400**	
3.4a FLOORING	vct							■		
3.4b WALLS	masonry					■				patch cracks by Dist painter?
3.4c CEILINGS	exp/act							■		
3.4d LIGHTING	fluor							■		
3.4e STORAGE								■		
3.4f DOORS	wood	4 LEAFS				■			$6,000	
3.4g DOOR HARDWARE							■			replace with doors
3.4h GYM EQUIPMENT	goals	4					■		$10,400	replace basketball goals
3.4j NATURAL LIGHT						■				
3.5 TOILET ROOMS									**$222,600**	
3.5a SINGLE TOILET RENOV		300 SF				■			$105,000	5 rooms plus wet wall
3.5b MULTI TOILET RENOV		380 SF					■		$114,000	4 rooms plus wet wall
3.5e FIXTURES						■				Replace with renovations
3.5f DOORS	wood	2 leafs					■		$0	replace with renovations
3.5g DOOR HARDWARE	cylindrical	9				■			$3,600	replace with lever trim
3.5h TOILET COMPARTMENTS	plastic							■		

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$5,000**	
3.6a MAIN ENTRY							■			
3.6b CORRIDOR ACCESS							■			
3.6c VERTICAL ACCESS	N/A									
3.6d TOILET FACILITES						■				Update with renovations
3.6e SIGNAGE					■				$5,000	allowance
3.6f STAIR RAILINGS	N/A									
3.7 ENVIRONMENTAL									**$50,000**	
3.7d FLOOR TILE ABATEMENT										none on record
3.7g INSULATION ABATEMENT						■			$50,000	address with toilet renovation
3.7h										
3.8 EDUCATIONAL ALIGNMENT									**$0**	
3.8a										
3.8b										
3.8c										
3.8d										
									$0	

BELLE AIRE ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	BELLE AIRE	AREA (SF)	30,204	YEAR BUILT	1969		9/30/2011
ADDRESS	3935 Belle Aire Lane, Downers Grove IL 60515						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$682,880**	
4.1 MECHANICAL SYSTEMS									**$510,172**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	N/A	20								
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	N/A									
HW BOILERS		30	25	5			■		$60,400	Original Boilers, Fair Condition
HEAT EXCHANGER	N/A	30				■				
RADIANT/UNIT HEATERS		20	20	0		■		■	$12,500	Note 3
FIN TUBE RADIATORS	N/A	30								
PUMPS		25	25	0	■				$9,061	(2) HW Inline Pumps, Replace
STEAM/HW PIPING		30	42	-12	■				$22,653	Fair Condition
INSULATION		15-20	25	-5	■				$15,102	Some Repair Needed
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	3360	20	13	7			■		$47,040	(2) Trane RTUs (Computer Rm, Admin)
AIR HANDLING UNITS	16600 SF	25	25	0	■				$182,600	(3) HW/DX AHUs (East, Center, West)
EXHAUST FANS		20	25	-5	■				$30,000	(20) EFs-Mostly old, Replace
FAN COILS	N/A	30								
UNIT VENTILATORS	N/A	30								
TERMINAL DEVICES		20	5	15				■		Note 2
DUCTWORK	16600	40	25	15		■				Fair Condition-replace with RTU
INSULATION		15-20	25	-5	■				$10,000	Some Repair Needed
4. TEMPERATURE CONTROLS										
DDC SYSTEM		20	13	7			■		$120,816	Note 1
PNEUMATIC SYSTEM		20	25	-5		■				Convert to DDC
GUI	N/A	20								

4.5 PLUMBING/ FIRE PROTECTION SYSTEMS									**$12,000**	
WATER HEATERS		15-20	11	4				■		Gas, has T&P relief valve
PLUMBING FIXTURES		30	30+	0		■				Note 4
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP		20	11	9				■		
DOM. WATER PIPING		30			■				$12,000	Note 5
SUMP/SEWAGE PUMP	N/A	10-15								
SPRINKLERS	N/A	30								
FIRE PUMP	N/A	25								

BELLE AIRE ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	BELLE AIRE	AREA (SF)	30,204	YEAR BUILT	1969		9/30/2011
ADDRESS	3935 Belle Aire Lane, Downers Grove IL 60515						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST ($)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
4.6 ELECTRICAL SYSTEMS									**$160,708**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	30+	0	■				$60,408	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	30+	0		■				Needs to be a generator
GENERATOR	N/A									80kW should be added
DISTRIBUTION PANELS		30	30+	0	■				$7,500	Needs to be replaced
BRANCH PANELBOARDS		30	10/20+	10			■		$10,000	Needs ground bus and wiring (50%)
SURGE PROTECTION	N/A									Needs to be added to select panels
2. LIGHTING										
INTERIOR		15	5	10				■		
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0				■		replace with new LED
SITE EXTERIOR		20	20+	0				■		replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0				■		add to new BAS
EXIT		20	10+	10				■		already LED retrofitted
EMERGENCY		10	5+	5				■		
3. BRANCH POWER (RECEPT)										
CLASSROOMS								■		
4. Fire Alarm									$42,800	
MAIN PANEL		20	10+	10				■		Need new addressable
ANNUNCIATOR		20	10+	10				■		Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10				■		should be relocated into vestibule
5. INTERCOM/PA										
HEAD END		10	20+	0			■			
DEVICES		10	20+	0			■			
6. CLOCK									$10,000	
HEAD END	20	20	20+	0	■					need new wireles system
DEVICES		20	20+	0	■					need new linked clocks
7. SECURITY									$30,000	allowance
HEAD END		15	15+	0	■					
DEVICES		15	15+	0	■					
8. VOICE/DATA										recommend CAT6 upgrade
MDF		10	5-10+					■		
IDF'S		10	5-10+					■		
CABLING/JACKS		10	5-10+					■		

1 Existing Trane VariTrac System for RTUs, & Existing Johnson Controls System
2 (6) Zone Dampers for Admin RTU & (4) Original Zones for Center AHU
3 Unit Heaters: (1) new one in Receiving Area, (2) old ones in Vestibules, (2) ones in Gym Exits
4 Fixture replacement included in extensive toilet renovations. Original, missing TMV and insulation at lavatories, no grease or solid interceptors, vacuum breakers needed for wall hydrants.
5 Mostly copper piping, some galvanized still remains that should be replaced ($10,000.00). No RPZ on water service.

BELLE AIRE ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Belle Aire	AREA (SF)	30,204	ENROLLMENT : 266	YEAR BUILT: 1969	DATE OF WALKTHRU: 10/03/11
ADDRESS	3935 Belle Aire Lane				SF/STUDENT: 114	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

On a gross square foot / student basis, the building is a little undersized for the number of attending students. The open-plan concept compensates for this fact. The overall atmosphere does not feel that way.

Terrific parent participation. Incredible opportunity to promote collaborative exercises and to engage students/staff in more forward looking curriculum activities.

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Deficiency		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context			3				Surrounding area positive school environment	
2 Adjacent transportation			3				Minimal noise, good walks/bike paths	
3 Site size/context				4			Room for green and play areas / loading zones*	
4 Play areas				4			Quality of equipment and fields	
5 Safety/security issues			3				Good visibility/lights, no hiding spaces	
6 Vehicular logistics		2					Separation cars/busses; clear routes	
7 Pedestrian access			3				Clear walkways, good separation	
8 Visibility of main entry			3				Clearly identifiable	
9 Building image		2					Excites the student, symbolize importance	
Subtotals :	0	4	15	8	0	0		
Average Score :	3							

* 5acres + 1 acre per 100 students suggested

Specific Notes | regarding Campus Context elements

Access from only one direction provides for awkward and confused access to the school.

Plenty of field area, play fields and large playground.

Would benefit from having an entry canopy to call attention to the main entrance and to serve as shelter for students loading and unloading at the beginning and at the end of the day.

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Configuration Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Deficiency		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
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Security & Circulation Characteristics								
3 Entry/exiting visibility			3				Door location/ illumination around perimeter	
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5 Circulation routes			3				Defined and easy to understand	
6 Public/Private Separation				4			Defined and easy to understand	
7 Way finding		2					Signage clear and visible	
Relational Characteristics								
8 Logical adjacencies				4			Commons spaces in relation to gen instruction	
9 Grade level organization/groupings				4			Logical arrangement /adjacency other groupings	
10 High noise area separation				4			Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1						Availability of individualized activity zones	
12 Outdoor learning spaces	1						Designated areas for academic pursuits	
Subtotals :	3	4	9	16	0	0		
Average Score :	3							

Specific Notes | regarding Facility Configuration components

Wonderful space layout that provides equal access for all student to the commons and assembly spaces.

Privacy coming and going to use toilet facilities is compromised.

Art/Music Room is on the wrong side of the locked doors.

Because of the open layout - this school could particularly benefit from having several enclosed breakout spaces for small group activities and 1-1 instruction.

BELLE AIRE ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Belle Aire	**AREA (SF)**	30,204	**ENROLLMENT :**	266	**YEAR BUILT:** 1969	**DATE OF WALKTHRU:** 10/03/11
ADDRESS	3935 Belle Aire Lane					**SF/STUDENT:** 114	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	**Facility Characteristics Scoring Matrix**				**Alternate Points**			
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Deficiency	**DESCRIPTION**	**COMMENTS**
	Confusing, unsafe, not supportive	**Problematic, school works around issue**	**Acceptable, but deficient in areas**	**Well aligned, supportive environment**				
III. Facility Characteristics - a micro-level snapshot of where students learn								
Physical Characteristics	Scoring: 1-poor, 2-workable, 3-good, 4-great							
1 Size, shape and volume	4	2	3	4	1		Conducive to collaborative activities	
2 Flexibility, adaptability	4	3	3	3	1		Moveable walls and other amenities	
3 Transparency	4	3	2	3	1		Openness / visual connection between spaces	
Sensory Characteristics								
4 Temperature / Humidity	3	3	3	3			Consistent and comfortable	air-conditioned throughout
5 Ventilation	3	3	3	3			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	2x4 fluorescent fixtures everywhere
8 Quality of natural light	2	2	1	1			Clear views to the outside	
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	
Emotional Characteristics								
10 Acoustical qualities	3	3	2	3			Hard surface / echo / reverberation	parents more concerned than students
11 Color	2	2	2	2			Variety / contrast in various materials	no variety
12 Connection to outdoors	2	2	3	1			Direct access / operable windows / visual queues	limited amount of windows
13 Noise distractors	3	3	3	3			MEP systems / external items	
Supportive Characteristics								
14 Furniture	2	2	2	2			Flexible and ergonomic	worn, potential not maximized
15 Technology access	3	3	3	3			Wireless or Hard-wired	
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	2	2	1	1			Accessible - white boards	
19 Overall functionality	3	3	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	not enough/stage used for bldg. storage
Subtotals :	53	49	46	46	3	0		
Average Score :	3	2	2	2	3	0		

Specific Notes | regarding performance items

Skylights provide marginal relief of natural light into the classroom areas.
Students and staff would benefit from more windows on the exterior walls - views and natural light.

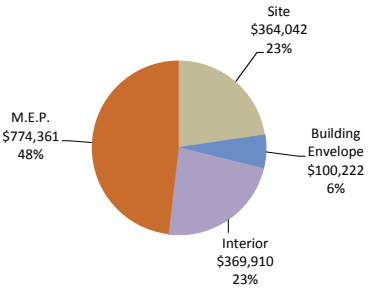
Could use another large group instruction venue / multipurpose room.
Kindergarten Room also has potential with some components/child-centric elements geared towards young learners.

El Sierra Elementary

Building System

	1	2	3	4
Site		●		
Building Envelope		●		
Interior			●	
Mechanical, Electrical, Plumbing			●	

Budget Distribution
1.61 MILLION



6835 Fairmount Lane

Built: **1968**

Additions: **1993, 1998**

Square Footage: **33,695**

Primary Use: **K-6**

Enrollment: **311**

Approx. Site Area: **7.0 acres**

Automatic Fire Suppression: No

Building Descriptions

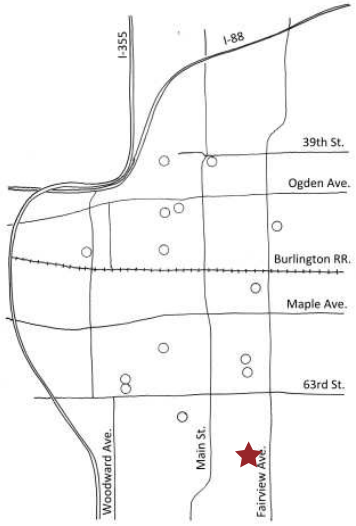
Site: The site is surface drained with no detention. The majority of the roof area drains to the site via downspouts to grade. Parking and playground surfaces are paved. Bus traffic and automobile traffic are separated. The parking lot lighting is limited and is aged.

Building Envelope: The structure is primarily load bearing masonry with brick facing. Windows are single pane non-insulated glazing. The roof was recently replaced. The exterior entrances and exits are aluminum and in good condition. Exit doors are part of the window systems.

Interior: Floors are primarily carpeted. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Classroom doors are wood. Coat hooks and shelves are provided for student storage in coat room areas. Classroom storage is provided primarily by mobile units. Display surfaces are primarily white boards and manual projection screens.

Mechanical, Electrical, Plumbing, Fire Protection: Ventilation is provided primarily by rooftop units and air handlers. Cooling is provided in all occupied spaces. Heating is provided by hot water boilers. Domestic water is provided by a municipal system. A majority of the domestic water piping is copper. The building does not have a sprinkler system. The building has one electrical service. The switchboard is original. Lighting has recently been retrofitted with energy saving fluorescent ballasts and lamps. The intercom system utilizes the phone system to make pages. The master clock system is not fully operational The fire alarm system is a zoned type. Security is limited to intrusion alarm.

Location Map



Educational Alignment

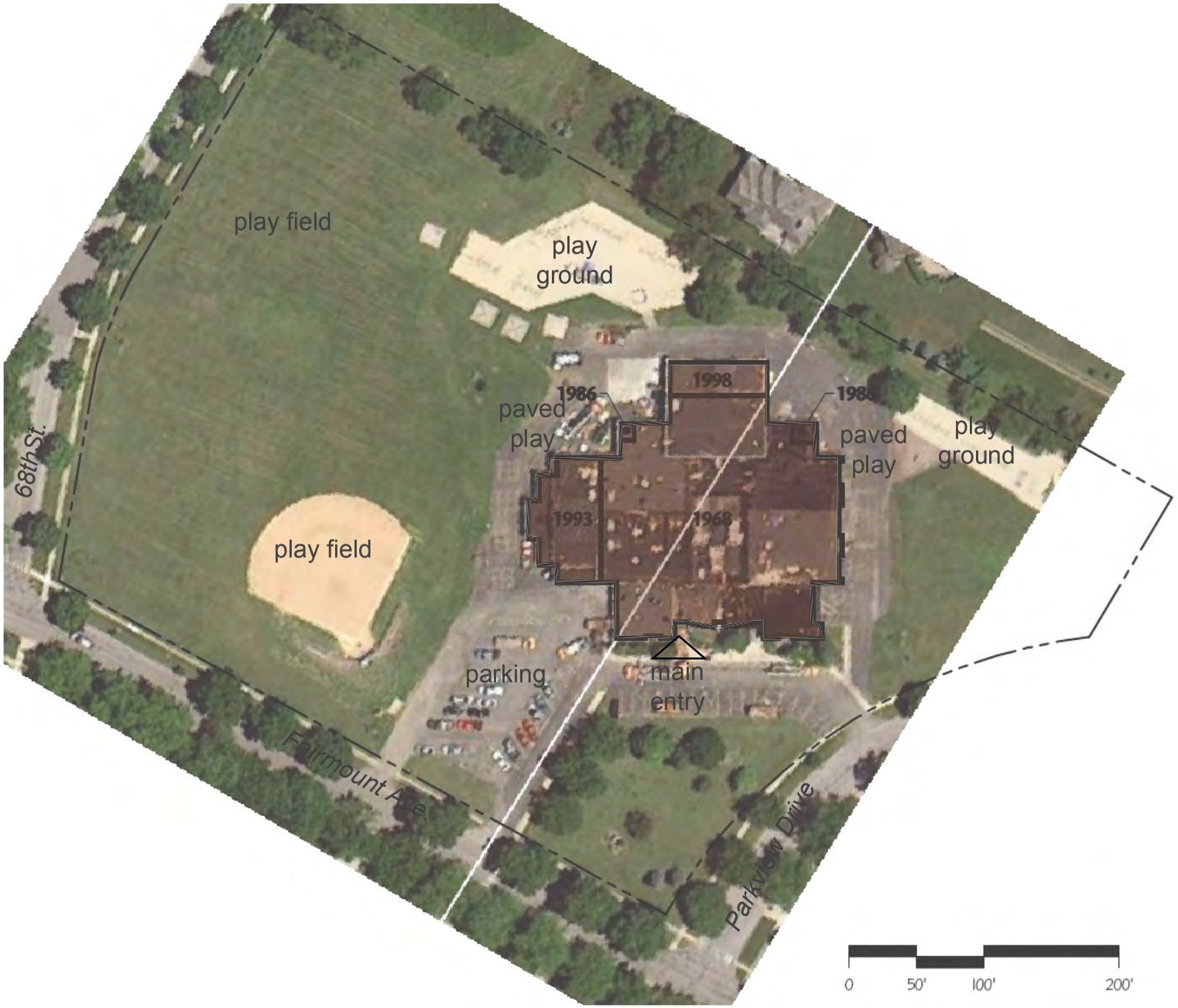
	1	2	3	4
Campus Context			●	
Facility Configuration			●	
Learning Spaces: Instruction Rooms			●	
Learning Spaces: Collaboration Studios		●		
Learning Spaces: Large Group Assembly		●		
Learning Spaces: Individualized instruction		●		

Space Utilization

Gross area per student: 108 S.F.

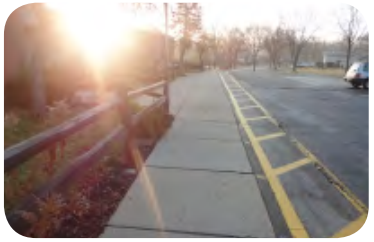
Class area per student: 50 S.F.

Wight



Main Entrance

Playground



Curb Drop Off

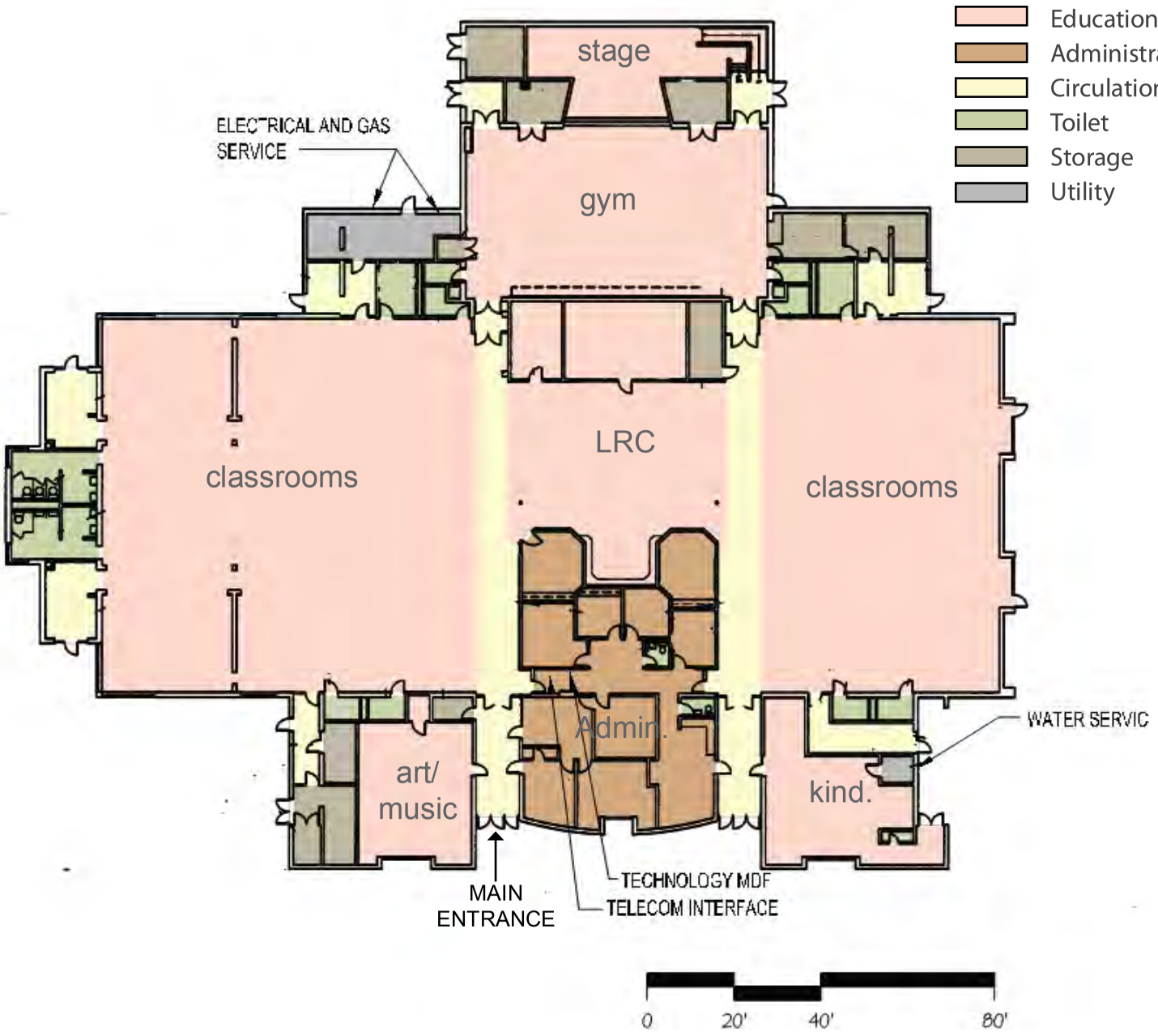
Typical Elevation

SITE PLAN

Wight

Downers Grove School District 58

El Sierra Elementary



Main Entry

Classroom

Kindergarten

LRC

FLOOR PLAN

EL SIERRA ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	EL SIERRA	AREA (SF)	33,695	YEAR BUILT	1969		DATE : 11/23/11
ADDRESS	6835 FAIRMOUNT. DOWNERS GROVE, IL 60516						

	ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$364,042**	
1.1	**SITE**									**$362,042**	
1.1a	BARRIER CURB	concrete									At bus and vehicle drop off
1.1b	ASPHALT PAVEMENT	asphalt	30952 SF		2					$185,712	
1.1c	ASPHALT PAVEMENT	asphalt	7260 SF		5					$43,560	
1.1d	ASPHALT PAVEMENT	asphalt	15064 SF		10					$75,320	
1.1e	BALL FIELDS										
1.1f	LANDSCAPING										
1.1g	PARKING SPACES (QTY.)										
1.1h	PLAYGROUND EQUIPT.	swingsets	5							$29,000	Replace aged swingsets
1.1j	SITE DRAINAGE		13100 SF							$26,200	
1.1k	CONCRETE WALK		450		2					$2,250	
1.1l	CONCRETE WALK				5						
1.1m	SIDEWALK REMOVAL										
1.1n	DETENTION CLEARING										N.A.
1.2	**SITE ACCESSIBILITY**									**$2,000**	
1.2a	ADA PARKING PAVEMENT	asphalt									
1.2b	PATH TO MAIN ENTRY										
1.2c	ACCESS TO PLAY EQUIP									$2,000	
1.2d	ACCESS FROM EXITS										
2. BUILDING ENVELOPE										**$100,222**	
2.1a	WALLS	facebrick								$50,000	Allowance restore & tuckpointing
2.1b	CANOPIES	metal									
2.1c	ENTRANCES	various									
2.1d	WINDOWS	aluminum	384 SF							$23,040	Replace with thermal incl door
2.1e	ROOF										New
2.1f	STRUCTURAL FRAME										Review settlement cracks
2.1g	FOUNDATION	concrete									
2.1h	DOORS	aluminum	4 LEAFS	X						$27,182	with lites Replace 1969 exit doors

EL SIERRA ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	EL SIERRA	AREA (SF)	33,695	YEAR BUILT	1969		DATE : 11/23/11
ADDRESS	6835 FAIRMOUNT. DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$369,910**	
3.1 CLASSROOMS									**$104,900**	
3.1a FLOORING	carpet	12700 SF				■			$63,500	Replace in 1969 class & LRC areas
3.1b WALLS	masonry						■			patch cmu cracks District painter?
3.1c CEILINGS	act							■		
3.1d LIGHTING	fluor							■		recent replacement
3.1e STORAGE	various	96 LF				■			$38,400	8' long units with sink
3.1f DOORS	wood						■		$3,000	2 sets of doors into gym
3.1g DOOR HARDWARE								■		
3.1h NATURAL LIGHT						■				
3.1j TECHNOLOGY								■		
3.1k POWER	various						■			Add poles
3.1l DISPLAY BOARDS							■			
3.2 CORRIDORS									**$17,310**	
3.2a FLOORING	carpet	2262 SF				■			$11,310	
3.2b WALLS	masonry							■		
3.2c CEILINGS	act							■		recent replacement
3.2d LIGHTING	fluor							■		recent replacement
3.2e LOCKERS	open							■		add personal storage
3.2f DOORS	various	4 LEAFS				■			$6,000	Doors into coat areas
3.2g DOOR HARDWARE	various							■		replace with lever trim
3.3 ADMINISTRATIVE OFFICES									**$4,200**	
3.3a FLOORING	carpet							■		
3.3b WALLS	masonry					■				patch cmu cracks District painter?
3.3c CEILINGS	act							■		recent replacement
3.3d LIGHTING	flour							■		recent replacement
3.3e STORAGE	laminate							■		
3.3f DOORS	wood	2 LEAFS				■			$3,000	
3.3g DOOR HARDWARE	various	3				■			$1,200	Replace with lever trim
3.3h POWER								■		
3.3j NATURAL LIGHT						■				

EL SIERRA ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	EL SIERRA	AREA (SF)	33,695	YEAR BUILT	1969		DATE : 11/23/11
ADDRESS	6835 FAIRMOUNT. DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/MULTI PURPOSE/STAGE									**$16,400**	
3.4a FLOORING	vct							■		
3.4b WALLS	masonry							■		
3.4c CEILINGS	exp/act							■		
3.4d LIGHTING	fluor							■		
3.4e STORAGE							■			
3.4f DOORS	wood	4 LEAFS				■			$6,000	
3.4g DOOR HARDWARE								■		Replace with doors
3.4h GYM EQUIPMENT	baskets	4				■			$10,400	Replace basketball goals
3.4j NATURAL LIGHT							■			
3.5 TOILET ROOMS									**$172,100**	
3.5a SINGLE TOILET RENOV		150 SF				■			$52,500	2 rooms plus wet wall
3.5b MULTI-TOILET RENOV		380 SF				■			$114,000	4 rooms plus wet wall
3.5c FIXTURES								■		Replace with renovations
3.5d DOORS	wood	6 LEAFS					■			Replace with renovation cost
3.5e DOOR HARDWARE								■		replace with doors
3.5f TOILET COMPARTMENTS	metal						■		$5,600	1993 addition

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$5,000**	
3.6a MAIN ENTRY							■			
3.6b CORRIDOR ACCESS							■			
3.6c VERTICAL ACCESS	N/A									
3.6d TOILET FACILITES						■				Modify with renovation
3.6e SIGNAGE						■			$5,000	allowance
3.6f STAIR RAILINGS	N/A									
3.7 ENVIRONMENTAL									**$50,000**	
3.7d FLOOR TILE ABATEMENT										none on record
3.7g INSULATION ABATEMENT									$50,000	address with toilet renov
3.7h										
3.8 EDUCATIONAL ALIGNMENT									**$0**	
3.8a										
3.8b										
3.8c										
3.8d										
									$0	

EL SIERRA ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	El Sierra	AREA (SF)	33,695	YEAR BUILT	1969		DATE: 11/23/11
ADDRESS	6835 FAIRMOUNT DR						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$774,361**	
4.1 MECHANICAL SYSTEMS									**$569,905**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	N/A	20								
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	N/A									
HW BOILERS	2	30	25	5					$67,390	Byran Flextube Boilers @1500 MBH
HEAT EXCHANGER	N/A	30								
RADIANT/UNIT HEATERS	3	20	20+	0					$7,500	CUHs in Vestibules
FIN TUBE RADIATORS		30								
PUMPS	3	25	25	0					$10,108	Inline Pumps, operational
STEAM/HW PIPING		30	25	5						fair condition
INSULATION		15-20	20+	0					$16,847	
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	6145 SF	20	18	2					$86,030	(3) NW Add., (1) Computer, (1) Admin
AIR HANDLING UNITS	19300 SF	25	13-25+	0-12					$212,300	NOTE 2
EXHAUST FANS	12	20	20+	0					$18,000	
FAN COILS	N/A	30								
UNIT VENTILATORS	N/A	30								
TERMINAL DEVICES		20	18+	0-2						NOTE 3 - incl. in RTU replace
DUCTWORK	2825	40	20-40	0-20					$16,950	Replace at Admin
INSULATION		15-20	20+	0						Include with RTU replacement
4. TEMPERATURE CONTROLS									$134,780	
DDC SYSTEM		20	18	2						Alerton DDC
PNEUMATIC SYSTEM		20	20+	0						Powers/JC Pneumatics
GUI		20	18	2						GUI
4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$20,600**	
WATER HEATERS		15-20	3	12+					$4,000	Gas, no expansion tank
PLUMBING FIXTURES		30	30+	0					$2,000	Note 1.
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP		20	3	17						
DOM. WATER PIPING		30	30+	0					$12,600	Est. 25% galvanized remaining
SUMP/SEWAGE PUMP		10-15	13	2					$2,000	
SPRINKLERS		30	18	12						In 1993 addition
FIRE PUMP	N/A	25								

EL SIERRA ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	El Sierra	AREA (SF)	33,695	YEAR BUILT	1969		DATE: 11/23/11
ADDRESS	6835 FAIRMOUNT DR						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4.6 ELECTRICAL SYSTEMS									**$183,856**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	30+	0					$67,390	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	30+	0						Needs to be a generator
GENERATOR	N/A									80kW should be added
DISTRIBUTION PANELS		30	30+	0					$7,500	Needs to be replaced
BRANCH PANELBOARDS		30	10/20+	10					$10,000	Needs ground bus and wiring (50%)
SURGE PROTECTION	N/A									Needs to be added to select panels
2. LIGHTING										
INTERIOR		15	5	10						
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0						replace with new LED
SITE EXTERIOR		20	20+	0						replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0						add to new BAS
EXIT		20	10+	10						already LED retrofitted
EMERGENCY		10	5+	5						
3. BRANCH POWER (RECEPT)										
CLASSROOMS										
4. Fire Alarm									$58,966	
MAIN PANEL		20	10+	10						Need new addressable
ANNUNCIATOR		20	10+	10						Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10						should be relocated into vestibule
5. INTERCOM/PA										
HEAD END		10	20+	0						
DEVICES		10	20+	0						
6. CLOCK									$10,000	
HEAD END	20	20	20+	0						need new wireles system
DEVICES		20	20+	0						need new linked clocks
7. SECURITY									$30,000	allowance
HEAD END		15	15+	0						
DEVICES		15	15+	0						
8. VOICE/DATA										recommend CAT6 upgrade
MDF		10	5-10+							
IDF'S		10	5-10+							
CABLING/JACKS		10	5-10+							

1 Fixtures to be replaced in extensive toilet renovation . Original, missing TMV and insulation at lavatories, no solid interceptors, vacuum breakers needed for wall hydrants.

2 3 AHUs (Center, East, West)-Replace; (1) 25+ yr old Indoor Gym AHU-Replace; (1) 13 yr old Indoor stage AHU-Maintain

3 6 Zones Serving Admin AHU; Heating Duct Coils on Mains on 3 RTUs serving NW Addition; Heating Duct Coils Creating 5 Zones from

EL SIERRA ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	El Sierra	AREA (SF)	33,695	ENROLLMENT : 311	YEAR BUILT: 1968	DATE OF WALKTHRU: 01/09/12
ADDRESS	6835 Fairmont				SF/STUDENT: 108	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

On a gross square foot / student basis, the building is a little undersized for the number of attending students. The open-plan concept compensates for this fact. The overall atmosphere does not feel the that way.
Terrific parent participation. Incredible opportunity to promote collaborative exercises and to engage students/staff in more forward looking curriculum activities.
Corner location, thoughtful landscape elements along the front of the facility and abundance of play fields combine to make this an appealing, community-based educational destination.

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Deficiency		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context				4			Surrounding area positive school environment	
2 Adjacent transportation				4			Minimal noise, good walks/bike paths	
3 Site size/context				4			Room for green and play areas / loading zones*	
4 Play areas				4			Quality of equipment and fields	
5 Safety/security issues			3				Good visibility/lights, no hiding spaces	
6 Vehicular logistics		2					Separation cars/busses; clear routes	
7 Pedestrian access			3				Clear walkways, good separation	
8 Visibility of main entry		2					Clearly identifiable	competes with kindergarten entry
9 Building image			3				Excites the student, symbolize importance	
Subtotals :	0	4	9	16	0	0		
Average Score :	3							

* 5acres + 1 acre per 100 students suggested

Specific Notes | regarding Campus Context elements

Access from only one direction provides for awkward and confused access to the school.
Plenty of field area, play fields and large playground.
Would benefit from having an entry canopy to call attention to the main entrance and to serve as shelter for students loading and unloading at the beginning and at the end of the day.

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Configuration Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Deficiency		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality								
Perceptual Qualities								
1 Community connection		2					Personalized / cultural acknowledgment	
2 General appearance/upkeep			3				Building & grounds condition	
Security & Circulation Characteristics								
3 Entry/exiting visibility			3				Door location/ illumination around perimeter	
4 Main entrance security	1						Locked vestibule / audio-visual devices	
5 Circulation routes			3				Defined and easy to understand	
6 Public/Private Separation				4			Defined and easy to understand	
7 Way finding		2					Signage clear and visible	
Relational Characteristics								
8 Logical adjacencies				4			Commons spaces in relation to gen instruction	
9 Grade level organization/groupings				4			Logical arrangement /adjacency other groupings	
10 High noise area separation				4			Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1						Availability of individualized activity zones	
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Average Score :	3							

Specific Notes | regarding Facility Configuration components

Wonderful space layout that provides equal access for all student to the commons and assembly spaces.
Privacy coming and going to use toilet facilities is compromised.
Art/Music Room is on the wrong side of the locked doors.
Because of the open layout - this school could particularly benefit from having several enclosed breakout spaces for small group activities and 1-1 instruction.
1993 classroom addition provides more natural light into instructional environments on the west side.

EL SIERRA ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	El Sierra	AREA (SF)	33,695	ENROLLMENT : 311	YEAR BUILT: 1968	DATE OF WALKTHRU: 01/09/12
ADDRESS	6835 Fairmont				SF/STUDENT: 108	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	Facility Characteristics Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
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3 Transparency	4	3	2	3	1		Openness / visual connection between spaces	
Sensory Characteristics								
4 Temperature / Humidity	3	3	3	3			Consistent and comfortable	air-conditioned throughout
5 Ventilation	3	3	3	3			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	2x4 fluorescent fixtures everywhere
8 Quality of natural light	2	2	1	1			Clear views to the outside	
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	
Emotional Characteristics								
10 Acoustical qualities	3	3	2	3			Hard surface / echo / reverberation	parents more concerned than students
11 Color	2	2	2	2			Variety / contrast in various materials	no variety
12 Connection to outdoors	2	2	3	1			Direct access / operable windows / visual queues	limited amount of windows
13 Noise distractors	3	3	3	3			MEP systems / external items	
Supportive Characteristics								
14 Furniture	2	2	2	2			Flexible and ergonomic	worn, potential not maximized
15 Technology access	3	3	3	3			Wireless or Hard-wired	
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	2	2	1	1			Accessible - white boards	
19 Overall functionality	3	3	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	not enough/stage used for bldg. storage
Subtotals :	53	49	46	46	3	0		
Average Score :	3	2	2	2	0	0		

Specific Notes | regarding performance items

Skylights provide marginal relief of natural light into the classroom areas.
Students and staff would benefit from more windows on the exterior walls - views and natural light.

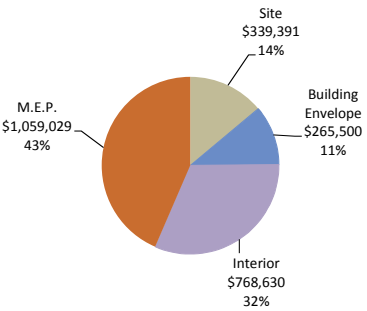
Could use another large group instruction venue / multipurpose room.
Kindergarten Room also has potential with some components/child-centric elements geared towards young learners.

Fairmount Elementary

Building System

	1	2	3	4
Site		●		
Building Envelope			●	
Interior			●	
Mechanical, Electrical, Plumbing		●		

Budget Distribution
2.43 MILLION



Building Descriptions

Site: The site is surface drained with no detention. The majority of the roof area drains to the site via downspouts to grade. Parking and playground surfaces are paved. Bus traffic and automobile traffic share circulation routes. Pavement at the front drive, perimeter sidewalks, and entry needs to be replaced. The parking lot lighting is limited and is aged. The playground equipment is new with the exception of swings.

Building Envelope: The structure is primarily load bearing masonry with brick facing. There is evidence that some of the brick has been tuck pointed. Windows are dual glazed. The roof and metal fascias have been recently replaced. The exterior entrances and exits are aluminum and in good condition.

Interior: Classroom floors are primarily carpeted. Corridor floors are VCT. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Classroom doors are wood. Coat hooks and shelves are provided for student storage in the corridors and in some of the classrooms. The majority of classroom storage casework is original. Display surfaces are primarily chalk and tack boards. Classroom technology includes student computers and projectors with interactive boards in some rooms.

Mechanical, Electrical, Plumbing, Fire Protection: Ventilation is provided to most classrooms via unit ventilators. Some classrooms do not have mechanical ventilation. Heating is provided via finned tube radiators from hot water boilers. Cooling is provided to selected ares. Domestic hot water is provided via gas fire water heater. There is no central automatic sprinkler system. The building has one electrical service. The majotrity of the lighting is fluorescent with T8 lamps. The intercom system utilizes the phone system to make pages. The master clock system is not fully operational The fire alarm system is a zoned type. Security is limited to intrusion alarm.

Educational Alignment

	1	2	3	4
Campus Context				●
Facility Configuration			●	

Learning Spaces	1	2	3	4
Instruction Rooms		●		
Collaboration Studios		●		
Large Group Assembly		●		
Individualized instruction		●		

6036 Blodgett Ave.

Built: **1959**

Additions: **1965, 1973, 1993**

Square Footage: **34,265**

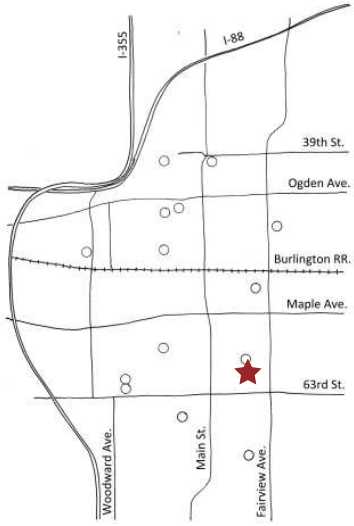
Primary Use: **K-6**

Enrollment: **321**

Approx. Site Area: **8.5 acres**

Automatic Fire Suppression: **None**

Location Map

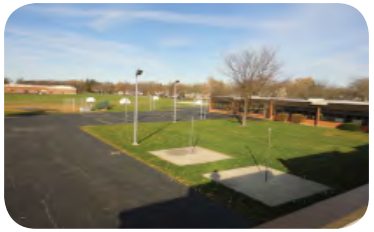


Space Utilization

Gross area per student: 107 S.F.

Class area per student: 51 S.F.

Main Entrance



Playground

Curb Drop Off

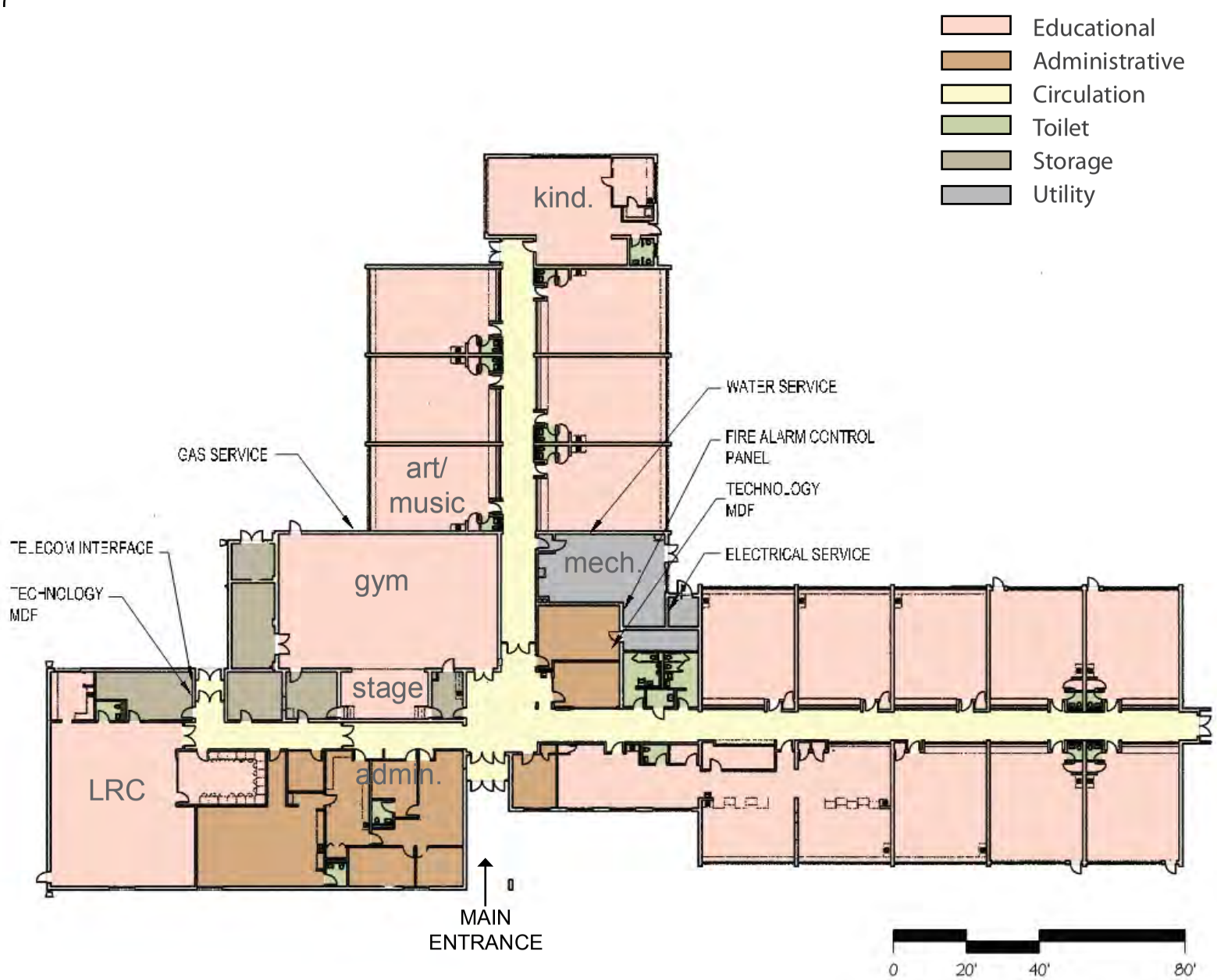
Typical Elevation

SITE PLAN

Wight

Downers Grove School District 58

Fairmount Elementary



Main Entry

Classroom

Kindergarten

LRC

FLOOR PLAN

FAIRMOUNT ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	FAIRMOUNT	AREA (SF)	34,265	YEAR BUILT	1959		DATE : 11/15/11
ADDRESS	6036 BLODGETT AVE DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS		GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$339,391**	
1.1	**SITE**									**$337,391**	
1.1a	BARRIER CURB	concrete							■		
1.1b	ASPHALT PAVEMENT	asphalt	14962 SF		2	■				$89,772	
1.1c	ASPHALT PAVEMENT	asphalt	26675 SF		5		■			$146,712	
1.1e	ASPHALT PAVEMENT	asphalt			10						N.A.
1.1f	BALL FIELDS								■		
1.1g	LANDSCAPING								■		
1.1h	PARKING SPACES		16 SP					■		$40,000	
1.1j	PLAYGROUND EQUIPT.		2					■			Replace aged swingsets
1.1k	SITE DRAINAGE		16611 SF				■			$33,222	
1.1l	CONCRETE WALK	concrete	985		2	■				$4,925	
1.1m	CONCRETE WALK	concrete			5						N.A.
1.1n	SIDEWALK REMOVAL	earth	1380 SF				■			$2,760	remove and reseed
1.1p	DETENTION CLEARING						■				
1.1q	PLAY SURFACE	wood chips					■			$20,000	replace gravel
1.2	**SITE ACCESSIBILITY**									**$2,000**	
1.2a	ADA PARKING PAVEMENT	asphalt							■		
1.2b	PATH TO MAIN ENTRY								■		
1.2c	ACCESS TO PLAY EQUIP						■			$2,000	
1.2d	ACCESS FROM EXITS								■		
2. BUILDING ENVELOPE										**$265,500**	
2.1a	WALLS	facebrick						■		$20,000	allowance - Minor tuckpointing
2.1b	CANOPIES	metal							■		
2.1c	ENTRANCES	aluminum	14 LEAFS				■			$28,000	6 sets with side lites
2.1d	WINDOWS	aluminum	3625 SF					■		$217,500	Aged Dual glazed
2.1e	ROOF	built up							■		New
2.1f	STRUCTURAL FRAME								■		No apparent problems
2.1g	FOUNDATION	concrete							■		Patch cracks
2.1h	DOORS	various							■		Classroom exits

FAIRMOUNT ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	FAIRMOUNT	AREA (SF)	34,265	YEAR BUILT	1959		DATE : 11/15/11
ADDRESS	6036 BLODGETT AVE DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$768,630**	
3.1 CLASSROOMS									**$277,000**	
3.1a FLOORING	carpet	17800 SF				■			$61,000	19 rooms replace with VCT
3.1b WALLS	masonry							■		
3.1c CEILINGS	act + exp							■		
3.1d LIGHTING	fluor							■		recent replacement
3.1e STORAGE	various	480 LF				■			$192,000	16 rooms - original cases
3.1f DOORS	wood	16				■			$24,000	original
3.1g DOOR HARDWARE						■				Replace with doors
3.1h NATURAL LIGHT								■		
3.1j TECHNOLOGY								■		
3.1k POWER	various							■		
3.1l DISPLAY BOARDS							■			
3.2 CORRIDORS									**$59,720**	
3.2a FLOORING	carpet+vct	4430 SF					■		$17,720	Entrances & 1959, 1965, 1973
3.2b WALLS	masonry							■		
3.2c CEILINGS	act							■		
3.2d LIGHTING	fluor							■		recent replacement
3.2e LOCKERS	open	240 LF				■			$36,000	Refurbish student storage
3.2f DOORS	wood	2 sets				■			$6,000	Replace original doors
3.2g DOOR HARDWARE						■				Replace with doors
3.3 ADMINISTRATIVE OFFICES									**$30,250**	
3.3a FLOORING	carpet	2300 SF					■		$11,500	Replace selected areas
3.3b WALLS	masonry							■		
3.3c CEILINGS	act							■		
3.3d LIGHTING	flour							■		
3.3e STORAGE	laminate	30 LF					■		$11,250	staff workroom
3.3f DOORS	wood	5 LEAFS					■		$7,500	
3.3g DOOR HARDWARE	cyl locks					■				Replace with doors
3.3h POWER								■		
3.3j NATURAL LIGHT								■		

FAIRMOUNT ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	FAIRMOUNT	AREA (SF)	34,265	YEAR BUILT	1959		DATE : 11/15/11
ADDRESS	6036 BLODGETT AVE DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/MULTI PURPOSE/STAGE									**$5,160**	
3.4a FLOORING	vct							■		
3.4b WALLS	masonry							■		
3.4c CEILINGS	exposed							■		
3.4d LIGHTING	fluor							■		
3.4e STORAGE							■			
3.4f DOORS	wood	2 LEAFS				■			$3,000	
3.4g DOOR HARDWARE						■				Replace with doors
3.4h GYM EQUIPMENT	wall pads	30 LF					■		$2,160	Provide wall pads
3.4j NATURAL LIGHT							■			
3.5 TOILET ROOMS									**$249,500**	
3.5a SINGLE TOILET RENOV.		430 SF			■				$150,500	12 rooms plus wet wall
3.5b MULTI TOILET RENOV.		330 SF			■				$99,000	2 rooms plus j.c. & wet well
3.5c FIXTURES						■				Replace with renoavtions
3.5d DOORS	wood	11 LEAFS				■				Replace with toilet renovations
3.5e DOOR HARDWARE						■				Replace with doors
3.5f TOILET COMPARTMENTS	plastic							■		

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$5,000**	
3.6a MAIN ENTRY							■			
3.6b CORRIDOR ACCESS							■			
3.6c VERTICAL ACCESS	N/A									
3.6d TOILET FACILITES						■				Update with renovations
3.6e SIGNAGE					■				$5,000	allowance
3.6f STAIR RAILINGS	N/A									
3.6h STAGE ACCESS						■				feasible?
3.7 ENVIRONMENTAL									**$142,000**	
3.7d FLOOR TILE ABATEMENT	10200 SF					■			$102,000	
3.7g INSULATION ABATEMENT						■			$40,000	address with toilet renovation
3.7h										
3.8 EDUCATIONAL ALIGNMENT									**$0**	
3.8a										
3.8b										
3.8c										
3.8d										
									$0	

FAIRMOUNT ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Fairmount	AREA (SF)	34,265	YEAR BUILT	1959		DATE: 11/16/2011
ADDRESS	6036 Blodgett Ave						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$1,059,029**	
4.1 MECHANICAL SYSTEMS									**$802,857**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	5200	20	20+	0	■				$31,200	3 Regular CUs & 1 Larger CU
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	N/A	30								
HW BOILERS	2	30	40/30	0	■				$174,567	NOTE 2 - 2012 LIFE SAFETY PROJECT
HEAT EXCHANGER	N/A	30								
RADIANT/UNIT HEATERS	6	20	20+	0	■				$15,000	Serves Vestibules, Bathrooms
FIN TUBE RADIATORS	400 LF	30	30+	0		■			$16,000	Serves 1959, 1973 Addition
PUMPS		25	5	20				■		Good functional condition
STEAM/HW PIPING		30	30+	0	■				$25,698	
INSULATION		15-20	20+	0	■				$17,132	
3. AIR HANDLING SYSTEMS										
PACKAGED A/C		20	10	10				■	$130,000	PTACs in Certain Areas
AIR HANDLING UNITS	8000	25	18-25+	0-7		■		■	$88,000	NOTE 3
EXHAUST FANS	12	20	20+	0					$18,000	
FAN COILS	N/A	30								
UNIT VENT (EXISTG)	4	30	18-30+	0-12		■		■	$24,000	NOTE 4
UNIT VENT (NEW)	9				■				$90,000	Provide in classrooms without
TERMINAL DEVICES	4	20	18	2		■				VAV Boxes serving Admin AHU
DUCTWORK	2700 sf	40	20-40	0-20	■			■	$16,200	Gym AHU/Efs-Older; Admin AHU-Newer
INSULATION		15-20	20+	0		■			$20,000	Lined ductwork on Admin AHU
4. TEMPERATURE CONTROLS									$137,060	
DDC SYSTEM		20	18	2		■				Alerton DDC
PNEUMATIC SYSTEM		20	20+	0		■				Johnson Controls/Powers Pneumatics
GUI		20	18	2		■				Alerton GUI
4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$65,179**	
WATER HEATERS		15-20	11	4+			■		$3,500	Gas, no expansion tank
PLUMBING FIXTURES		30	30+	0				■		Note 1
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP		20	11	9				■	$10,279	
DOM. WATER PIPING		30	30+	0	■				$51,400	Galvanized, no RPZ
SUMP/SEWAGE PUMP	N/A	10-15								
SPRINKLERS	N/A	30								
FIRE PUMP	N/A	25								

FAIRMOUNT ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Fairmount	AREA (SF)	34,265	YEAR BUILT	1959		DATE: 11/16/2011
ADDRESS	6036 Blodgett Ave						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4.3 ELECTRICAL SYSTEMS									**$190,993**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	15	0	■				$68,530	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	15	0		■				Needs to be on generator
GENERATOR	N/A									80kW should be added
DISTRIBUTION PANELS		30	30+	0	■				$7,500	Computer Panels have been updated
BRANCH PANELBOARDS		30	10/20+	10				■	$10,000	
SURGE PROTECTION		10	5	5				■		
2. LIGHTING										
INTERIOR		15	5	10				■		
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0				■		replace with new LED
SITE EXTERIOR		20	20+	0				■		replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0				■		add to new BAS
EXIT		20	10+	10			■			already LED and CFL, replace CFL
EMERGENCY		10	5+	5				■		
3. BRANCH POWER (RECEPT)										
CLASSROOMS								■		
4. Fire Alarm									$59,963	
MAIN PANEL		20	10+	10				■		Need new addressable
ANNUNCIATOR		20	10+	10			■			Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10				■		
5. INTERCOM/PA									$0	
HEAD END		10	20+	0			■			
DEVICES		10	20+	0			■			
6. CLOCK									$15,000	
HEAD END		20	20+	0	■					need new wireles system
DEVICES	30	20	20+	0	■					need new linked clocks
7. SECURITY									$30,000	
HEAD END		15	15+	0	■					
DEVICES		15	15+	0	■					
8. VOICE/DATA										
MDF		10	5-10+					■		recommend CAT6 upgrade
IDF'S		10	5-10+					■		
CABLING/JACKS		10	5-10+					■		

1 Fixtures to be replaced in toilet renovation project. No thermostatic mixing valves or insulation on lavatories.
2 (1) 3000 MBH HW Boiler + (1) 1500 MBH AJAX HW Boiler
3 (1) 18 yr old Indoor AHU serving Library and Admin Office Area & (1) 25+ old Indoor Heating Only AHU serving Gym
4 (4) UV's in 1965 Addition-Replace; 1993 Remodel UV's (Ceiling Mounted & Floor Mounted)-Maintain

FAIRMOUNT ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Fairmont	**AREA (SF)**	34,265	**ENROLLMENT :** 321	**YEAR BUILT:** 1959	**DATE OF WALKTHRU:** 09/26/11
ADDRESS	6036 Blodgett				**SF/STUDENT:** 107	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

Based on a square foot / student ratio, the building is a little tight for the number of children attending.
Beautiful campus shared with O'Neill. Incredible opportunity to expand curriculum with access to Circus, once a year, in green field between the schools.
School is not at capacity. YMCA rents space. Other community groups use the facilities during the week. Vacant on the weekend.

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality (+)	Major Deficiency (-)		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context				4			Surrounding area positive school environment	
2 Adjacent transportation				4			Minimal noise, good walks/bike paths	
3 Site size/context				4	1		Room for green and play areas / loading zones*	Shared campus with O'Neill
4 Play areas				4			Quality of equipment and fields	
5 Safety/security issues				4			Good visibility/lights, no hiding spaces	
6 Vehicular logistics		2					Separation cars/busses; clear routes	
7 Pedestrian access				4			Clear walkways, good separation	
8 Visibility of main entry				4			Clearly identifiable	
9 Building image		2					Excites the student, symbolize importance	
Subtotals :	0	4	0	28	1	0		
Average Score :	4							

* 5acres + 1 acre per 100 students suggested

Specific Notes | regarding Campus Context elements

Deficient on number of parking stalls for staff and visitors.
Wonderful ball fields and playground equipment. Would be nice to expand outdoor offerings with some designated instructional areas.

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Configuration Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality (+)	Major Deficiency (-)		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality								
Perceptual Qualities								
1 Community connection			3				Personalized / cultural acknowledgment	
2 General appearance/upkeep			3				Building & grounds condition	
Security & Circulation Characteristics								
3 Entry/exiting visibility			3				Door location/ illumination around perimeter	
4 Main entrance security	1						Locked vestibule / audio-visual devices	
5 Circulation routes				4			Defined and easy to understand	
6 Public/Private Separation				4			Defined and easy to understand	
7 Way finding		2					Signage clear and visible	
Relational Characteristics								
8 Logical adjacencies			3				Commons spaces in relation to gen instruction	LRC remotely located
9 Grade level organization/groupings				4			Logical arrangement /adjacency other groupings	
10 High noise area separation				4			Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1					-1	Availability of individualized activity zones	
12 Outdoor learning spaces		2					Designated areas for academic pursuits	
Subtotals :	2	4	12	16	0	-1		
Average Score :	3							

Specific Notes | regarding Facility Configuration components

Straight forward circulation routes - easy to understand school layout
Location of LRC and gym want to be flipped.
Would benefit from having large-group activity space / multipurpose room.

FAIRMOUNT ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Fairmont	**AREA (SF)**	34,265	**ENROLLMENT :**	321	**YEAR BUILT:** 1959	**DATE OF WALKTHRU:** 09/26/11
ADDRESS	6036 Blodgett					**SF/STUDENT:** 107	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	Facility Characteristics Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality (+)	Major Deficiency (-)		
	Confusing, unsafe, not supportive	**Problematic, school works around issue**	**Acceptable, but deficient in areas**	**Well aligned, supportive environment**				
III. Facility Characteristics - a micro-level snapshot of where students learn								
Physical Characteristics	Scoring: 1-poor, 2-workable, 3-good, 4-great							
1 Size, shape and volume	2	2	3	1			Conducive to collaborative activities	
2 Flexibility, adaptability	1	2	3	1			Moveable walls and other amenities	
3 Transparency	1	1	1	1			Openness / visual connection between spaces	
Sensory Characteristics								
4 Temperature / Humidity	2	2	2	2			Consistent and comfortable	
5 Ventilation	2	2	2	2			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	
8 Quality of natural light	4	4	3	1			Clear views to the outside	
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	
Emotional Characteristics								
10 Acoustical qualities	3	3	2	3			Hard surface / echo / reverberation	
11 Color	2	2	2	2			Variety / contrast in various materials	
12 Connection to outdoors	2	2	3	1			Direct access / operable windows / visual queues	north wing classrooms w/dir. access
13 Noise distractors	2	2	2	2			MEP systems / external items	
Supportive Characteristics								
14 Furniture	2	2	2	2			Flexible and ergonomic	
15 Technology access	3	3	3	3			Wireless or Hard-wired	
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	2	2	1	1			Accessible - white boards	
19 Overall functionality	2	2	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	
Subtotals :	43	44	44	36	0	0		
Average Score :	2	2	2	2	0	0		

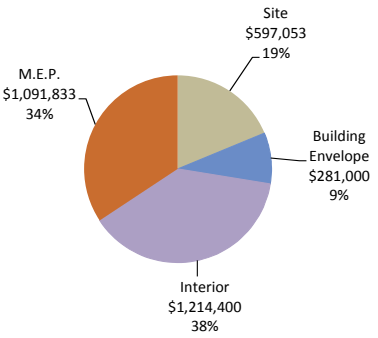
Specific Notes | regarding Facility Characteristics

Henry Puffer Elementary

Building System

	1	2	3	4
Site		●		
Building Envelope			●	
Interior		●		
Mechanical, Electrical, Plumbing		●		

Budget Distribution
3.18 MILLION



Building Descriptions

Site: The site is surface drained with no detention. The majority of the roof area appears to drain via downspouts to grade. Parking and playground surfaces are paved. Bus traffic is separated from automobile traffic.

Building Envelope: The structure is primarily load bearing masonry with brick facing. Windows vary with insulated glass on the west wing, single pane in the center wing, and dual glazing on the east. A new roof was installed in 2011. Some exterior doors are aged.

Interior: Floors are primarily carpeted. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent Classroom doors are wood, some original with wood frames. Metal lockers are provided in the corridors for student storage. Most classrooms have built in storage cabinets. Display surfaces are primarily white boards and manual projection screens.

Mechanical, Electrical Plumbing, Fire Protection: Ventilation is provided primarily by rooftop units and air handlers. Cooling is provided in selected areas of the building. Heating is provided by boilers and by packaged rooftop units. Domestic water is provided by a municipal system. A majority of the domestic water piping is galvanized steel. The building does not have a sprinkler system. The building has three separate electrical services. Lighting has recently been retrofitted with energy saving fluorescent ballasts and lamps. The intercom,clock, and security systems are aged. The fire alarm system is modern.

Educational Alignment

	1	2	3	4
Campus Context			●	
Facility Configuration		●		

Learning Spaces	1	2	3	4
Instruction Rooms		●		
Collaboration Studios		●		
Large Group Assembly		●		
Individualized instruction		●		

2220 Haddow Ave.

Built: **1936**

Additions: **1951, 1955, 1959, 1962, 1972**

Square Footage: **54,934**

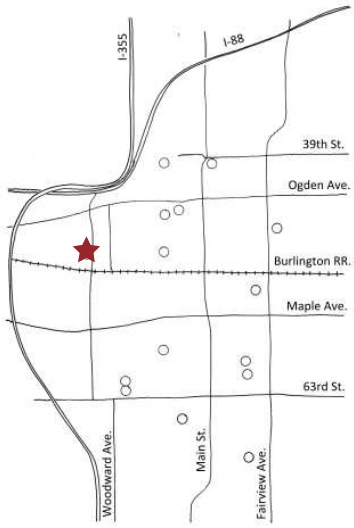
Primary Use: **K-6, Pre-K**

Enrollment: **334**

Approximate Site Area: **11.3 acres**

Automatic Fire Suppression: No

Location



Space Utilization

Gross area per student: 164 S.F.

Class area per student: 47 S.F.

Main Entrance

Pre-K Entrance

Parent Drop Off

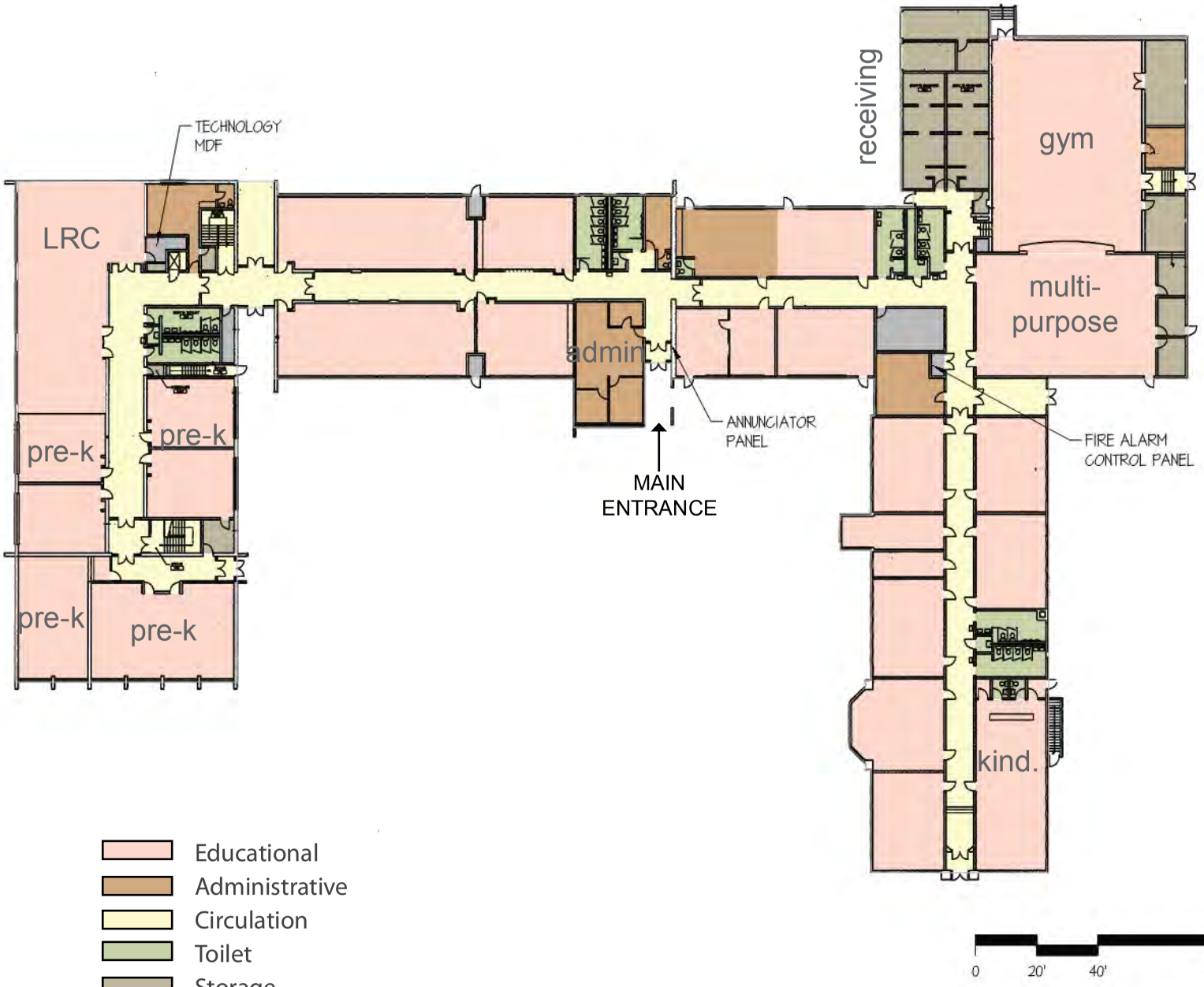
South Elevation - 1955

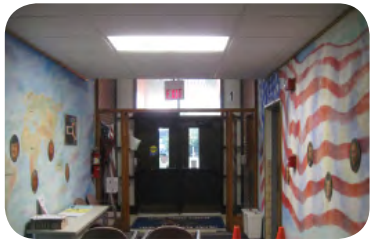
SITE PLAN

Wight

Downers Grove School District 58

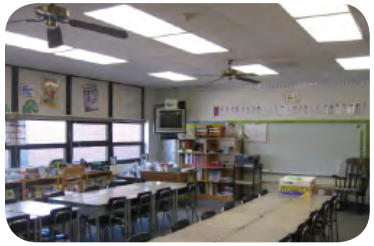
Henry Puffer Elementary





Main Entry

Classroom - 1936 Wing



Classroom - 1951 Wing

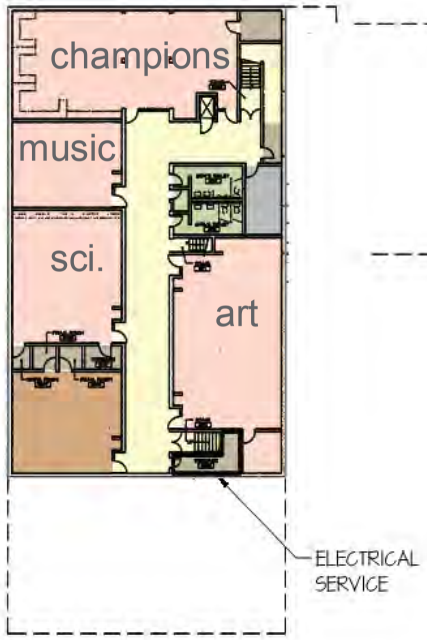
Library

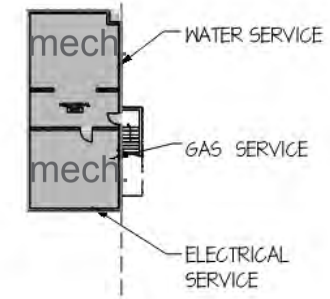
FIRST FLOOR PLAN

Wight

Downers Grove School District 58

Henry Puffer Elementary





Educational
Administrative
Circulation
Toilet
Storage
Utility

Music Classroom

Art Classroom

Science Classroom

Boilers

GROUND FLOOR PLAN

HENRY PUFFER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HENRY PUFFER	AREA (SF)	54,934 SF	YEAR BUILT	1936		DATE : 9/19/11
ADDRESS	2220 HADDOW AVE. DOWNERS GROVE, IL 60515						

	ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$597,053**	
1.1	**SITE**									**$586,493**	
1.1a	BARRIER CURB	concrete	1300 SF		0	■				$35,000	Student drop off sidewalk
1.1b	ASPHALT PAVEMENT	asphalt		X	2	■				$177,727	
1.1c	ASPHALT PAVEMENT	asphalt	43100 SF		5		■			$215,500	
1.1d	ASPHALT PAVEMENT	asphalt			10						N.A.
1.1e	BALL FIELDS		2				■			$4,000	regrade and improve drainage
1.1f	LANDSCAPING		1000 SF					■		$3,000	Along south building line
1.1g	PARKING SPACES		15 SP				■			$35,000	Add spaces for overflow parking
1.1h	PLAYGROUND EQUIPT.	various					■			$10,000	Replace older with similar
1.1j	SITE DRAINAGE		33300 SF					■		$66,600	
1.1k	CONCRETE WALK		3000 SF		2	■				$15,000	
1.1l	CONCRETE WALK				5						N.A.
1.1m	SEWER MAIN						■			$14,666	budget provided by district
1.1n	PONDING WATER						■			$10,000	Near entry - provide drain solution
1.2	**SITE ACCESSIBILITY**									**$10,560**	
1.2a	ADA PARKING PAVEMENT	asphalt	1260 SF			■				$7,560	replace
1.2b	PATH TO MAIN ENTRY						■			$1,000	access to pre-k
1.2c	ACCESS TO PLAY EQUIP						■			$2,000	paved access
1.2d	ACCESS FROM EXITS								■		
2. BUILDING ENVELOPE										**$281,000**	
2.1a	WALLS	facebrick	5000 SF					■		$30,000	Aloowance for restore/tuckpoint
2.1b	CANOPIES	metal							■		
2.1c	ENTRANCES		7 PAIR				■			$21,000	Replace with thermal
2.1d	WINDOWS	aluminum	3500 SF				■			$210,000	Replace with thermal
2.1e	ROOF								■		New in 2011
2.1f	STRUCTURAL FRAME								■		
2.1g	FOUNDATION	concrete							■		
2.1h	DOORS	various	6 LEAFS				■			$20,000	hollow metal

HENRY PUFFER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HENRY PUFFER	AREA (SF)	54,934 SF	YEAR BUILT	1936		DATE : 9/19/11
ADDRESS	2220 HADDOW AVE. DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$1,214,400**	
3.1 CLASSROOMS									**$58,000**	
3.1a FLOORING	carpet							■		Abatement reqd. See section 3.7
3.1b WALLS	masonry							■		
3.1c CEILINGS	act							■		
3.1d LIGHTING	fluor							■		recent replacement
3.1e STORAGE	various	250 LF				■			$15,000	selected replacement
3.1f DOORS	wood	20 LEAFS		5		■			$30,000	selected replacement
3.1g DOOR HARDWARE		20 LEAFS					■		$13,000	
3.1h NATURAL LIGHT								■		none in basement level rooms
3.1j TECHNOLOGY								■		
3.1k POWER	various							■		See electrical summary
3.1l DISPLAY BOARDS								■		
3.2 CORRIDORS									**$43,500**	
3.2a FLOORING	carpet							■		Abatement reqd. See section 3.7
3.2b WALLS	masonry							■		
3.2c CEILINGS	act							■		
3.2d LIGHTING	fluor							■		
3.2e LOCKERS	metal						■			replace shared lockers?
3.2f DOORS	various	22 LEAFS				■			$37,000	selected door replacement
3.2g DOOR HARDWARE	various	10 LEAFS				■			$6,500	replace aged closers, panics, hinges
3.3 ADMINISTRATIVE OFFICES									**$21,000**	
3.3a FLOORING	vct	1000 SF				■			$7,000	Abatement reqd. See section 3.7
3.3b WALLS	masonry							■		
3.3c CEILINGS	act							■		
3.3d LIGHTING	flour							■		
3.3e STORAGE	laminate	20 LF				■			$8,000	
3.3f DOORS	wood	4 LEAFS				■			$6,000	
3.3g DOOR HARDWARE						■				replace with doors
3.3h POWER								■		
3.3j NATURAL LIGHT								■		

HENRY PUFFER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HENRY PUFFER	AREA (SF)	54,934 SF	YEAR BUILT	1936		DATE : 9/19/11
ADDRESS	2220 HADDOW AVE. DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/MULTI PURPOSE									**$45,900**	
3.4a FLOORING	wood &vct							■		
3.4b WALLS	masonry							■		
3.4c CEILINGS	exp/act	2500 SF				■			$12,500	
3.4d LIGHTING	fluor							■		
3.4e STORAGE		250 SF						■	$3,000	Replace storage room floor w/ conc
3.4f DOORS	metal	10 LEAFS	X			■			$20,000	$8,364 in 2012 Life Safety
3.4g DOOR HARDWARE						■				replace with doors
3.4h GYM EQUIPMENT		4 GOALS				■			$10,400	Replace wall mount goals
3.4j NATURAL LIGHT								■		
3.5 TOILET ROOMS									**$567,000**	
3.5a SINGLE TOILET RENOV							■			
3.5b MULTI-TOILET RENOV		1890 SF			■				$567,000	8 toilet rooms including wet wall
3.5c FIXTURES						■				Replace with renovations
3.5d DOORS	wood	6 LEAFS				■				Replace with renovations
3.5e DOOR HARDWARE						■				Replace with doors
3.5f TOILET COMPARTMENTS	metal							■		

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$15,000**	
3.6a MAIN ENTRY								■		
3.6b CORRIDOR ACCESS								■		
3.6c VERTICAL ACCESS								■		
3.6d TOILET FACILITES						■				Update with renovations
3.6e SIGNAGE						■			$5,000	allowance
3.6f STAIR RAILINGS		150 LF				■			$10,000	modify heights and extensions
3.7 ENVIRONMENTAL									**$464,000**	
3.7d FIREPROOFING ABOVE BOILER ROOM		700 sf					■		$4,000	
3.7g U.G. TANK REMOVAL			X			■			$60,000	budget provided by district
3.7h FLOOR TILE ABATEMENT AND REPLACEMENT			X			■			$400,000	budget provided by district
3.8 EDUCATIONAL ALIGNMENT									**$0**	
3.8a SECURED VESTIBULE		200 SF	X						$0	
3.8b PRESCHOOL RENOV		5000 SF							$0	
3.8c ADMIN REMODEL		2500 SF							$0	
									$0	

HENRY PUFFER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	PUFFER	AREA (SF)	54,934	YEAR BUILT	1936		DATE: 9/12/11
ADDRESS	2220 HADDOW AVENUE, DOWNERS GROVE, IL 60515						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$1,091,833**	
4.1 MECHANICAL SYSTEMS									**$771,833**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	9,400 SF	20	20+	0		■			$56,400	Note 2
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	N/A									
HW BOILERS		30	40		■				$60,000	Boiler from 60's
HEAT EXCHANGER	N/A	30								
RADIANT/UNIT HEATERS		20	30-50	-10	■				$10,000	Replace in gym
FIN TUBE RADIATORS		30	30	0				■		Good conditionmostly
PUMPS		25	20+	5		■			$5,500	Change seals etc.
STEAM/HW PIPING		30	30+	0				■		
INSULATION		15-20	30	-10		■			$13,733	Some repair needed (est. 50%)
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	8250 SF	20	20+	0		■			$115,500	Add RTU for 1962/72 classrooms
AIR HANDLING UNITS	16800 SF	25	40	-15	■				$277,200	Note 1
EXHAUST FANS	5	20	20+	0		■			$7,500	Replace 50% exhaust fans
FAN COILS	N/A	30								
UNIT VENTILATORS	N/A	30								
TERMINAL DEVICES		20	20	0				■		Only serving basement AHU
DUCTWORK		40	30	10				■		Most good condition
INSULATION		15-20	30	-10		■			$6,000	Some repair needed
4. TEMPERATURE CONTROLS										
DDC SYSTEM	55000 SF	20	20+	0		■			$220,000	Multiple systems, combine in 1
PNEUMATIC SYSTEM		20	30+	-10		■			$0	Convert to DDC - see above
GUI	N/A	20								None in building

4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$89,000**	
WATER HEATERS	6	15-20	15+	0			■		$5,500	Gas and electric
PLUMBING FIXTURES		30	30+	0		■			$1,000	Note 3
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP	N/A	20								
DOM. WATER PIPING		30	30+	0		■			$82,500	Note 4, Galvanized, No RPZ
SUMP/SEWAGE PUMP		10-15	10+	0			■			Operational
SPRINKLERS	N/A	30								
FIRE PUMP	N/A	25								

HENRY PUFFER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	PUFFER	AREA (SF)	54,934	YEAR BUILT	1936		DATE: 9/12/11
ADDRESS	2220 HADDOW AVENUE, DOWNERS GROVE, IL 60515						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST ($)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
4.3 ELECTRICAL SYSTEMS									**$231,000**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	30+	0	■				$55,000	Needs ground bus and wiring
MAIN SERVICE #2		30	30+	0	■				$55,000	Needs ground bus and wiring
EM ELEC SERVICE		30	30+	0		■				Needs to be a generator
GENERATOR	N/A									80kW should be added
DISTRIBUTION PANELS		30	30+	0	■				$7,500	Needs ground bus and wiring
BRANCH PANELBOARDS		30	10/20+	10			■		$10,000	Needs ground bus and wiring (75%)
SURGE PROTECTION	N/A									Needs to be added to select panels
2. LIGHTING										
INTERIOR		15	5	10				■		
INTERIOR CONTROLS							■			add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0				■	$0	replace with new LED
SITE EXTERIOR		20	20+	0				■	$0	replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0				■		add to new BAS
EXIT		20	10+	10				■		already LED retrofitted
EMERGENCY		10	5+	5			■			Replace batteries where needed
3. BRANCH POWER (RECEPT)										
CLASSROOMS							■			Additonal recept need to be added
4. Fire Alarm										
MAIN PANEL		20	10+	10				■		
ANNUNCIATOR		20	10+	10				■		
INITIATE/ALARM DEVICES		20	10+	10				■		should be relocated into vestibule
5. INTERCOM/PA									$55,000	
HEAD END		20	20+	0	■					
DEVICES		20	20+	0	■					
6. CLOCK									$18,500	
HEAD END	37 ROOMS	20	20+	0	■				$0	
DEVICES		20	20+	0	■				$0	
7. SECURITY									$30,000	allowance
HEAD END		15	15+	0	■				$0	
DEVICES		15	15+	0	■				$0	
8. VOICE/DATA										recommend CAT6 upgrade
MDF		10	5-10+					■		
IDF'S		10	5-10+					■		
CABLING/JACKS		10	5-10+					■		

1 Replace AHU's serving multipurpose room, gymnasium, basement areas, admin area
2 Replace CU's for AHU's serving the gym, multipurpose room, basement areas, and admin area
3 Fixture replacement included in extensive renovation work Art sinks need solid interceptor, provide insulation on ADA lavatories, vacuum breakers spouts for service sinks.

HENRY PUFFER ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Henry Puffer	AREA (SF)	54,934	ENROLLMENT : 334	YEAR BUILT: 1936	DATE OF WALKTHRU: 9/12/11
ADDRESS	2220 Haddow Ave.				SF/STUDENT: 164	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

On a gross square foot / student basis, the school has ample square footage for the number of students attending.
Strategically placed landscape elements along the front entry help make the school very approachable. Like many of the facilities throughout the District, Puffer could benefit from a restacking exercise to position the common functions in a more central location. Architecturally, the inclusion of the early childhood program offers a great deal of potential that the District has yet to capitalize upon.

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context			3				Surrounding area positive school environment	
2 Adjacent transportation				4			Minimal noise, good walks/bike paths	
3 Site size/context		2					Room for green and play areas / loading zones*	
4 Play areas			3				Quality of equipment and fields	
5 Safety/security issues			3				Good visibility/lights, no hiding spaces	
6 Vehicular logistics		2					Separation cars/busses; clear routes	
7 Pedestrian access			3				Clear walkways, good separation	
8 Visibility of main entry		2					Clearly identifiable	
9 Building image			3				Excites the student, symbolize importance	
Subtotals :	0	6	15	4	0	0		
Average Score :	3							

* 5acres + 1 acre per 100 students suggested

Specific Notes | regarding Campus Context elements

Separation of bus and car traffic is better than most schools; however, there still is a great deal of congestion on Haddow Ave.

The building has a pleasing image from Haddow but confusion exists over the location of the main entry. Signage and curb cuts along Belmont direct visitors to the east side of the building.

Wonderful ball fields. Playground equipment could be better placed on the site away from the street.

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Configuration Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality								
Perceptual Qualities								
1 Community connection			3				Personalized / cultural acknowledgment	front entry murals
2 General appearance/upkeep			3				Building & grounds condition	
Security & Circulation Characteristics								
3 Entry/exiting visibility			3				Door location/ illumination around perimeter	
4 Main entrance security	1						Locked vestibule / audio-visual devices	
5 Circulation routes			3				Defined and easy to understand	
6 Public/Private Separation		2					Defined and easy to understand	
7 Way finding		2					Signage clear and visible	
Relational Characteristics								
8 Logical adjacencies			3				Commons spaces in relation to gen instruction	
9 Grade level organization/groupings				4			Logical arrangement /adjacency other groupings	
10 High noise area separation			3				Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1						Availability of individualized activity zones	breakout areas for informal/social interaction
12 Outdoor learning spaces	1						Designated areas for academic pursuits	
Subtotals :	3	4	18	4	0	0		
Average Score :	2							

Specific Notes | regarding Facility Configuration components

LRC is remotely located from a majority of the classrooms.
Art, science and music in the basement could be more effectively placed on the first floor.

Location of early childhood classrooms is well situated in the building with a separate entry. Hallways are effectively used for additional activities or in times of inclement weather. Classrooms are workable but could be more impactful with the inclusion of child-centric components.

HENRY PUFFER ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Henry Puffer	**AREA (SF)**	54,934	**ENROLLMENT :**	334	**YEAR BUILT:** 1936	**DATE OF WALKTHRU:** 9/12/11
ADDRESS	2220 Haddow Ave.					**SF/STUDENT:** 164	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	**Facility Characteristics Scoring Matrix**				**Alternate Points**			
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Major Deficiency	**DESCRIPTION**	**COMMENTS**
	Confusing, unsafe, not supportive	**Problematic, school works around issue**	**Acceptable, but deficient in areas**	**Well aligned, supportive environment**				
III. Facility Characteristics - a micro-level snapshot of where students learn								
Physical Characteristics	Scoring: 1-poor, 2-workable, 3-good, 4-great							
1 Size, shape and volume	2	2	3	1			Conducive to collaborative activities	
2 Flexibility, adaptability	1	2	3	1			Moveable walls and other amenities	
3 Transparency	1	1	1	1			Openness / visual connection between spaces	
Sensory Characteristics								
4 Temperature / Humidity	2	2	2	2			Consistent and comfortable	
5 Ventilation	2	2	2	2			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	
8 Quality of natural light	4	4	3	1			Clear views to the outside	Especially in the original building
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	No occupancy sensors
Emotional Characteristics								
10 Acoustical qualities	3	3	2	3			Hard surface / echo / reverberation	
11 Color	1	1	1	1			Variety / contrast in various materials	
12 Connection to outdoors	2	2	3	1			Direct access / operable windows / visual queues	Direct access is limited
13 Noise distractors	2	2	2	2			MEP systems / external items	
Supportive Characteristics								
14 Furniture	2	2	2	2			Flexible and ergonomic	
15 Technology access	3	3	3	3			Wireless or Hard-wired	
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	2	2	1	1			Accessible - white boards	
19 Overall functionality	2	2	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	
Subtotals :	42	43	43	35	0	0		
Average Score :	2	2	2	2	0	0		

Specific Notes | regarding Facility Characteristics

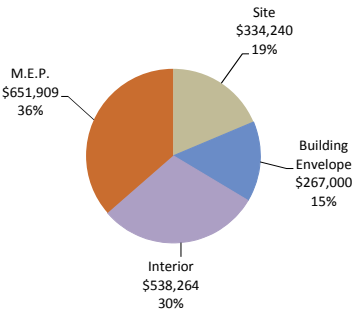
Size and location of the main entrance is appropriate but lack of visibility/glazing to the outside and to the adjacent corridors contribute to reduced security at the school.

Highland Elementary

Building System

	1	2	3	4
Site		●		
Building Envelope				●
Interior			●	
Mechanical, Electrical, Plumbing		●		

Budget Distribution
1.79 MILLION



Building Descriptions

Site: The site is surface drained with no detention. The majority of the roof area drains to the site via downspouts to grade. Parking and playground surfaces are paved. Bus traffic and automobile traffic share circulation routes. Pavement at the front drive, perimeter sidewalks, and entry needs to be replaced. The parking lot lighting is limited and is aged. The playground equipment is new with the exception of swings.

Building Envelope: The structure is primarily load bearing masonry with brick facing. Windows are dual glazed. The roof and metal fascias have been recently replaced. The exterior entrances and exits are aluminum and in good condition.

Interior: Floors are primarily carpeted. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Classroom doors are wood. Coat hooks and shelves are provided for student storage in the corridors. Some of the classroom storage casework is original. Display surfaces are primarily chalk and tack boards. Classroom technology includes student computers and projectors with interactive boards in some rooms.

Mechanical, Electrical, Plumbing, Fire Protection: Ventilation to classrooms is limited to the newer additions. Heating is provided via fin tube radiators and a hot water boilers. Domestic water is provided by a municipal system. A majority of the domestic water piping is copper but some galvanized piping remains. The 1993 addition has an automatic wet sprinkler system. The building has one electrical service. One switchboard is original. The majority of the lighting is fluorescent with T8 lamps. The intercom system utilizes the phone system to make pages. The master clock system is not fully operational The fire alarm system is a zoned type. Security is limited to intrusion alarm.

Educational Alignment

	1	2	3	4
Campus Context			●	
Facility Configuration			●	

Learning Spaces	1	2	3	4
Instruction Rooms		●		
Collaboration Studios		●		
Large Group Assembly		●		
Individualized instruction		●		

935 Highland Ave.

Built: **1952**

Additions: **1955, 1962, 1972, 1990 1993**

Square Footage: **31,148**

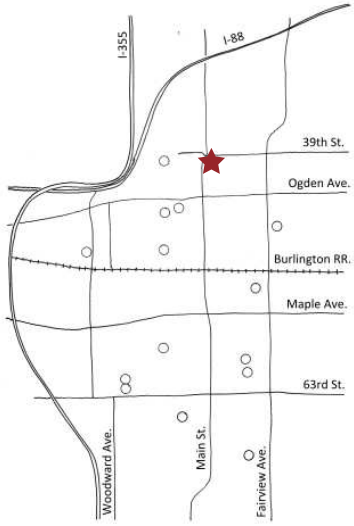
Primary Use: **K-6**

Enrollment: **265**

Approx. Site Area: **6.2 acres**

Automatic Fire Suppression: **1993 Addition**

Location Map



Space Utilization

Gross area per student: 129 S.F.

Class area per student: 65 S.F.

Main Entrance and Drop Off

Playground

Paved Play

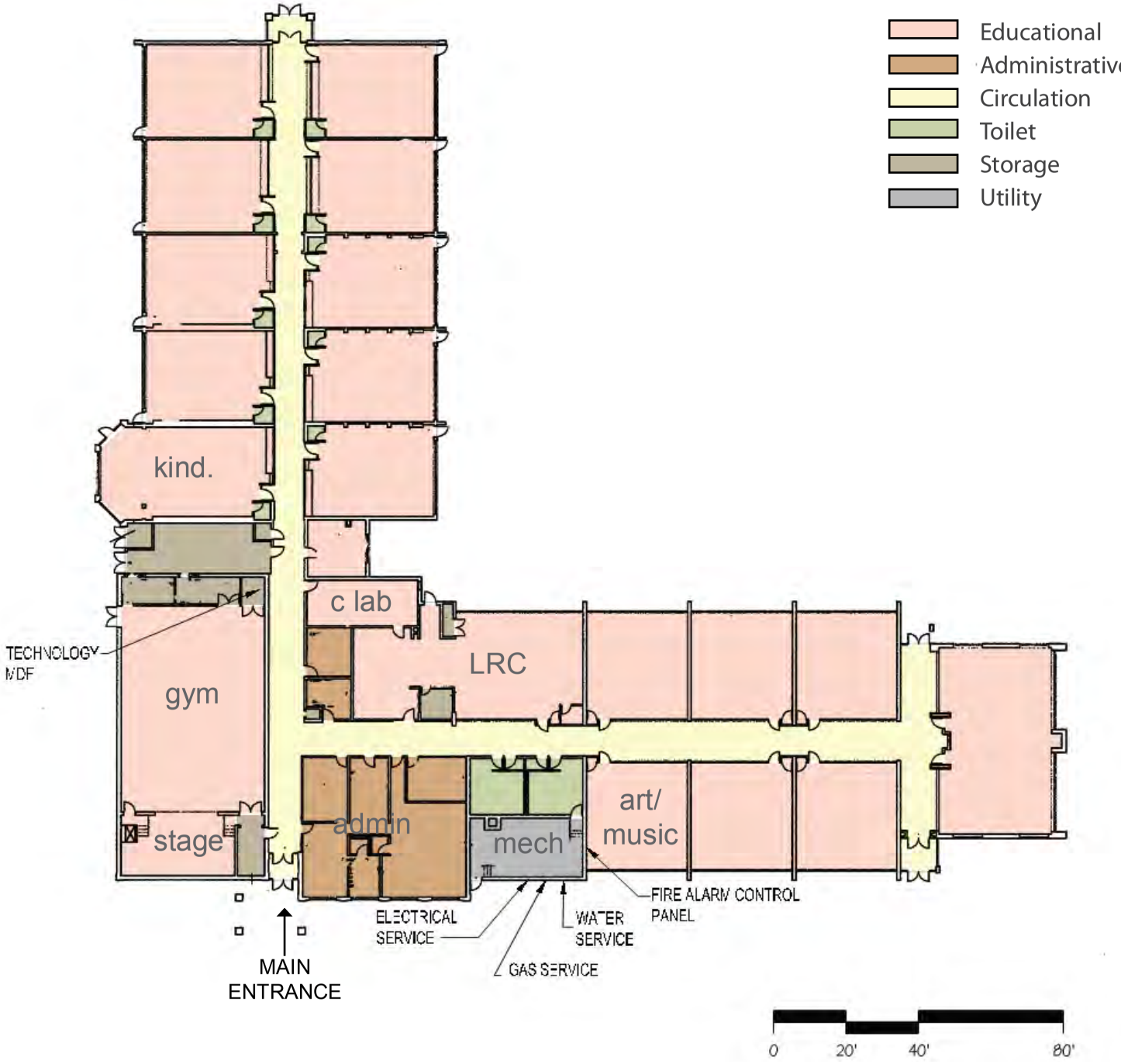
Typical Elevation

SITE PLAN

Wight

Downers Grove School District 58

Highland Elementary



Main Entry

Classroom

Kindergarten

LRC

FLOOR PLAN

HIGHLAND ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HIGHLAND	AREA (SF)	34,148	YEAR BUILT	1952		DATE : 9/21/11
ADDRESS	3935 HIGHLAND AVE DOWNERS GROVE, IL 60515						

	ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$334,240**	
1.1	**SITE**									**$332,240**	
1.1a	BARRIER CURB	N/A									None
1.1b	ASPHALT PAVEMENT	asphalt	15985 SF			■				$95,910	
1.1c	ASPHALT PAVEMENT	asphalt	16442 SF				■			$82,210	
1.1e	ASPHALT PAVEMENT	asphalt	17100 SF					■		$85,500	
1.1f	BALL FIELDS								■		
1.1g	LANDSCAPING								■		
1.1h	PARKING SPACES								■		
1.1j	PLAYGROUND EQUIPT.	swingset	3				■			$17,400	
1.1k	SITE DRAINAGE								■		
1.1l	CONCRETE PAVEMENT		744 SF			■				$3,720	base material to remain
1.1m	ASPHALT PAVEMENT		19 spacs				■			$47,500	complete with base - new parking
1.1n	SIDEWALK REMOVAL										N.A.
1.1n	DETENTION CLEARING										N.A.
1.2	**SITE ACCESSIBILITY**									**$2,000**	
1.2a	ADA PARKING PAVEMENT	asphalt							■		
1.2b	PATH TO MAIN ENTRY							■			stripe so closer to entry
1.2c	ACCESS TO PLAY EQUIP						■			$2,000	
1.2d	ACCESS FROM EXITS							■			
2. BUILDING ENVELOPE										**$267,000**	
2.1a	WALLS	facebrick							■		
2.1b	CANOPIES	metal							■		
2.1c	ENTRANCES								■		Newer vestibules
2.1d	WINDOWS	aluminum	4450 SF					■		$267,000	Dual glazed -1955 & 1952 addtns
2.1e	ROOF								■		New
2.1f	STRUCTURAL FRAME								■		No aparent problems
2.1g	FOUNDATION	concrete						■			No aparent problems
2.1h	EXIT DOORS	various							■		

HIGHLAND ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HIGHLAND	AREA (SF)	34,148	YEAR BUILT	1952		DATE : 9/21/11
ADDRESS	3935 HIGHLAND AVE DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$538,264**	
3.1 CLASSROOMS									**$172,000**	
3.1a FLOORING	carpet	13500 SF				■			$54,000	15 rooms replace carpet with VCT
3.1b WALLS	masonry							■		
3.1c CEILINGS	act + exp							■		
3.1d LIGHTING	fluor							■		recent replacement
3.1e STORAGE	various	250 LF				■			$100,000	10 rooms original cases
3.1f DOORS	wood	12 LEAFS				■			$18,000	
3.1g DOOR HARDWARE	lever trim					■				replace with doors
3.1h NATURAL LIGHT								■		
3.1j TECHNOLOGY								■		
3.1k POWER	various							■		
3.1l DISPLAY BOARDS							■			
3.2 CORRIDORS									**$19,200**	
3.2a FLOORING	carpet	4800 SF				■			$19,200	
3.2b WALLS	masonry							■		
3.2c CEILINGS	act							■		recent replacement
3.2d LIGHTING	fluor							■		recent replacement
3.2e LOCKERS	open						■			
3.2f DOORS	none									N.A. no interior corridor doors
3.2g DOOR HARDWARE	none									N.A. no interior corridor doors
3.3 ADMINISTRATIVE OFFICES									**$32,500**	
3.3a FLOORING	carpet	2100 SF					■		$10,500	replace carpet
3.3b WALLS	masonry							■		
3.3c CEILINGS	act							■		recent replacement
3.3d LIGHTING	flour							■		recent replacement
3.3e STORAGE	laminate	40 LF					■		$16,000	workroom and lounge
3.3f DOORS	wood	4 LEAFS				■			$6,000	
3.3g DOOR HARDWARE	lever trim	4				■				replace with doors
3.3h POWER								■		
3.3j NATURAL LIGHT							■			

HIGHLAND ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HIGHLAND	AREA (SF)	34,148	YEAR BUILT	1952		DATE : 9/21/11
ADDRESS	3935 HIGHLAND AVE DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/MULTI PURPOSE/STAGE									**$34,564**	
3.4a FLOORING	vct	2450 LF				■			$9,800	
3.4b WALLS	masonry							■		
3.4c CEILINGS	exp/act							■		
3.4d LIGHTING	fluor							■		recent replacement
3.4e STORAGE							■			
3.4f DOORS	wood	4 LEAFS				■			$6,000	
3.4g DOOR HARDWARE	panics		X			■			$8,364	locks on 4 gym doors
3.4h GYM EQUIPMENT		4					■		$10,400	basketball goals
3.4j NATURAL LIGHT							■			
3.5 TOILET ROOMS									**$195,000**	
3.5a SINGLE TOILET RENOV		120 SF			■				$42,000	4 rooms plus wet wall
3.5b MULTI TOILET RENOV		510 SF					■		$153,000	2 rooms plus wet wall
3.5e FIXTURES					■					
3.5f DOORS	wood	4				■				replace with single toilet renov
3.5g DOOR HARDWARE	lever trim					■				replace with doors
3.5h TOILET COMPARTMENTS	plastic							■		replace with toilet renov

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$5,000**	
3.6a MAIN ENTRY								■		
3.6b CORRIDOR ACCESS								■		
3.6c VERTICAL ACCESS	N/A									
3.6d TOILET FACILITES						■				Update with renovations
3.6e SIGNAGE					■				$5,000	
3.6f STAIR RAILINGS	N/A									
3.7 ENVIRONMENTAL									**$80,000**	
3.7d FLOOR TILE ABATEMENT		6000 SF				■			$60,000	
3.7g INSULATION ABATEMENT						■			$20,000	address with toilet renovations
3.7h										
3.8 EDUCATIONAL ALIGNMENT									**$0**	
3.8a FINE ARTS SPACES										
3.8b										
3.8c										
3.8d										
									$0	

HIGHLAND ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Highland	AREA (SF)	34,148	YEAR BUILT	1952		DATE: 10/5/11
ADDRESS	3935 Highland Ave						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$651,909**	
4.1 MECHANICAL SYSTEMS									**$445,113**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	N/A	20								
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	N/A									
HW BOILERS		30	25	5		■			$68,296	NOTE 2
HEAT EXCHANGER	N/A	30								
RADIANT/UNIT HEATERS	3	20	20+		■				$7,500	Exists In bathrooms, vestibules
FIN TUBE RADIATORS	480 LF	30	30+	0		■			$19,200	Exists in most of Clasrooms
PUMPS		25	25+	0	■				$10,250	(4) in Primary/Secondary
STEAM/HW PIPING		30	30+	0				■		Existing Asbestos on Piping
INSULATION		15-20	4	16				■		
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	1900 SF	20	20+	0	■				$47,500	(1) Admin RTU, & (3) PTACs
AIR HANDLING UNITS	3025 SF	25	25+	0	■				$33,275	(1) Electric AHU & (1) 10 yr Gym AHU
EXHAUST FANS	15	20	20+	0	■			■	$22,500	NOTE 4
FAN COILS	N/A	30								
UNIT VENT (EXISTG)		30	15-18	12				■		(2)-1993 Add., (4)-1990 Add., (1)-KG
UNIT VENT (NEW)	10				■				$100,000	provide in classrooms without
TERMINAL DEVICES	N/A	20								
DUCTWORK		40	40+	0		■		■		NOTE 3 -included with RTU replace
INSULATION	N/A	15-20								
4. TEMPERATURE CONTROLS									$136,592	
DDC SYSTEM		20	18	2		■				Alerton (T-stats)
PNEUMATIC SYSTEM		20	20+	0		■				OA Dampers, Boiler Rm
GUI		20	18	2		■				Alerton GUI
4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$16,200**	
WATER HEATERS		15-20	15	0	■				$3,400	Gas type, expansion tank and P&T.
PLUMBING FIXTURES		30	30+	0		■		■		Note 1
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP		20	15	5				■		Functional
DOM. WATER PIPING		30	4	26	■				$12,800	Copper,est 25% galvanized remains.
SUMP/SEWAGE PUMP	N/A	10-15								
SPRINKLERS		30	10+	20				■		Only part of school sprinklered.
FIRE PUMP	N/A	25								

HIGHLAND ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Highland	AREA (SF)	34,148	YEAR BUILT	1952		DATE: 10/5/11
ADDRESS	3935 Highland Ave						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4.3 ELECTRICAL SYSTEMS									**$190,596**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	30+	0	■				$68,296	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	30+	0		■				Needs to be a generator
GENERATOR	N/A									80kW should be added
DISTRIBUTION PANELS		30	30+	0	■				$7,500	Computer Panels have been updated
BRANCH PANELBOARDS		30	10/20+	10			■		$10,000	Needs ground bus and wiring (50%)
SURGE PROTECTION		10	5	5				■		
2. LIGHTING										
INTERIOR		15	5	10				■		
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0				■		replace with new LED
SITE EXTERIOR		20	20+	0				■		replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0				■		add to new BAS
EXIT		20	10+	10				■		already LED
EMERGENCY		10	5+	5				■		
3. BRANCH POWER (RECEPT)										
CLASSROOMS								■		
4. Fire Alarm									$59,800	
MAIN PANEL		20	10+	10			■			Need new addressable
ANNUNCIATOR		20	10+	10			■			Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10			■			
5. INTERCOM/PA										
HEAD END		10	20+	0			■			
DEVICES		10	20+	0			■			
6. CLOCK									$15,000	
HEAD END		20	20+	0	■					need new wireles system
DEVICES	30	20	20+	0	■					need new linked clocks
7. SECURITY									$30,000	allownace
HEAD END		15	15+	0	■					
DEVICES		15	15+	0	■					
8. VOICE/DATA										recommend CAT6 upgrade
MDF		10	5-10+					■		
IDF'S		10	5-10+					■		
CABLING/JACKS		10	5-10+					■		

1 Fixtures old, no insulation for ADA lavatories, some missing aerators on classroom sinks.
2 One 52 year Coal to Gas Convert 1250 LBS/HR boiler & One 25 year 1500 MBH Burnham Hot water Boiler. 6 Different Heating Zones w/ Main Manifold in boiler room
3 Most ductwork is old, need to replace. Gym ductwork is newer & shall remain.
4 EFs except ones serving gym are old & need to be replaced.

HIGHLAND ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Highland	AREA (SF)	34,148	ENROLLMENT : 265	YEAR BUILT: 1952	DATE OF WALKTHRU: 09/28/11
ADDRESS	3935 Highland				SF/STUDENT: 129	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

On a gross square foot / student as is, this school is at capacity for the attending children.
The use of color in the main office is slowly being implemented throughout the facility. It provides a far more interesting and welcoming environment than at other facilities in the District.

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context			3				Surrounding area positive school environment	
2 Adjacent transportation			3				Minimal noise, good walks/bike paths	
3 Site size/context				4			Room for green and play areas / loading zones*	
4 Play areas			3				Quality of equipment and fields	
5 Safety/security issues				4			Good visibility/lights, no hiding spaces	
6 Vehicular logistics		2					Separation cars/busses; clear routes	
7 Pedestrian access		2					Clear walkways, good separation	
8 Visibility of main entry				4			Clearly identifiable	
9 Building image			3				Excites the student, symbolize importance	
Subtotals :	0	4	12	12	0	0		
Average Score :	3							

* 5acres + 1 acre per 100 students suggested

Specific Notes | regarding Campus Context elements

Tucked at the end of Highland Ave - access is compromised and difficult especially during drop-off and pick-up times.

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Configuration Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality								
Perceptual Qualities								
1 Community connection				4			Personalized / cultural acknowledgment	murals and benches at entry lobby
2 General appearance/upkeep				4			Building & grounds condition	
Security & Circulation Characteristics								
3 Entry/exiting visibility				4			Door location/ illumination around perimeter	
4 Main entrance security	1						Locked vestibule / audio-visual devices	
5 Circulation routes				4			Defined and easy to understand	
6 Public/Private Separation				4			Defined and easy to understand	
7 Way finding		2					Signage clear and visible	
Relational Characteristics								
8 Logical adjacencies				4			Commons spaces in relation to gen instruction	
9 Grade level organization/groupings				4			Logical arrangement /adjacency other groupings	
10 High noise area separation				4			Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1						Availability of individualized activity zones	breakout areas for informal/social interaction
12 Outdoor learning spaces	1						Designated areas for academic pursuits	
Subtotals :	3	2	0	32	0	0		
Average Score :	3							

Specific Notes | regarding Facility Configuration components

Main office is a bit cramped but well located adjacent to the entry vestibule with clear visibility to the same.

Gym and LRC are centrally located for equal access to all students.

The students and staff would be well served with a large-group activity space / multi-purpose room.

HIGHLAND ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Highland	**AREA (SF)**	34,148	**ENROLLMENT :**	265	**YEAR BUILT:** 1952	**DATE OF WALKTHRU:** 09/28/11
ADDRESS	3935 Highland					**SF/STUDENT:** 129	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	**Facility Characteristics Scoring Matrix**				**Alternate Points**			
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Major Deficiency	**DESCRIPTION**	**COMMENTS**
	Confusing, unsafe, not supportive	**Problematic, school works around issue**	**Acceptable, but deficient in areas**	**Well aligned, supportive environment**				
III. Facility Characteristics - a micro-level snapshot of where students learn								
Physical Characteristics	Scoring: 1-poor, 2-workable, 3-good, 4-great							
1 Size, shape and volume	2	2	3	1			Conducive to collaborative activities	
2 Flexibility, adaptability	1	2	3	1			Moveable walls and other amenities	
3 Transparency	3	1	2	1			Openness / visual connection between spaces	
Sensory Characteristics								
4 Temperature / Humidity	2	2	2	2			Consistent and comfortable	
5 Ventilation	2	2	2	2			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	
8 Quality of natural light	4	4	3	1			Clear views to the outside	
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	
Emotional Characteristics								
10 Acoustical qualities	3	3	2	3			Hard surface / echo / reverberation	
11 Color	2	2	2	2			Variety / contrast in various materials	
12 Connection to outdoors	3	2	3	1			Direct access / operable windows / visual queues	1/2 of cr. w/ direct access to outside
13 Noise distractors	2	2	2	2			MEP systems / external items	
Supportive Characteristics								
14 Furniture	2	2	2	2			Flexible and ergonomic	
15 Technology access	3	3	3	3			Wireless or Hard-wired	
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	2	2	1	1			Accessible - white boards	
19 Overall functionality	2	2	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	
Subtotals :	46	44	45	36	0	0		
Average Score :	2	2	2	2	0	0		

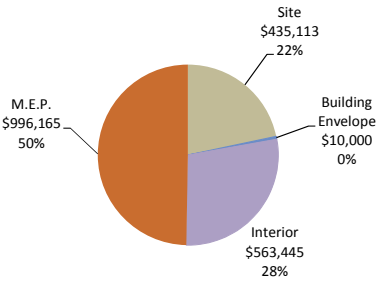
Specific Notes | regarding Facility Characteristics

Hillcrest Elementary

Building System

	1	2	3	4
Site		●		
Building Envelope			●	
Interior			●	
Mechanical, Electrical, Plumbing		●		

Budget Distribution
2.00 MILLION



Building Descriptions

Site: The site is surface drained with no detention. The majority of the roof area drains to the site via downspouts to grade. Parking and playground surfaces are paved. Bus traffic and automobile traffic share circulation routes. Pavement is in good condition. The parking lot lighting is limited. The playground equipment is new with the exception of swings. There is a fence on the west property line that is being damaged by shrubs and trees.

Building Envelope: The structure is primarily load bearing masonry with brick facing. Windows are dual glazed in good condition. The roof and metal fascias have been recently replaced. The primary entrances are aluminum and in good condition. Some exit doors are original.

Interior: Classroom floors are primarily carpeted. Corridor floors are VCT. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Classroom doors are wood. Coat hooks and shelves are provided for student storage in the corridors. Some of classroom storage casework replaced plastic laminate, some is original wood. Display surfaces are primarily chalk and tack boards. Classroom technology includes student computers and projectors with interactive boards in some rooms.

Mechanical, Electrical, Plumbing, Fire Protection: Mechanical ventilation in classrooms is limited to the newer additions. Heating is provided via finned tube radiators from hot water boilers. Cooling is provided to selected ares. Domestic hot water is provided via gas fire water heater. There is an automatic sprinkler system serving the 1993 addition. The building has one electrical service. The majority of the lighting is fluorescent with T8 lamps. The intercom system utilizes the phone system to make pages. The master clock system is not fully operational The fire alarm system is a zoned type. Security is limited to intrusion alarm.

Educational Alignment

	1	2	3	4
Campus Context			●	●
Facility Configuration		●		

Learning Spaces	1	2	3	4
Instruction Rooms		●		
Collaboration Studios		●		
Large Group Assembly		●		
Individualized instruction		●		

1435 Jefferson Ave.

Built: **1952**

Additions: **1955, 1962, 1993**

Square Footage: **45,580**

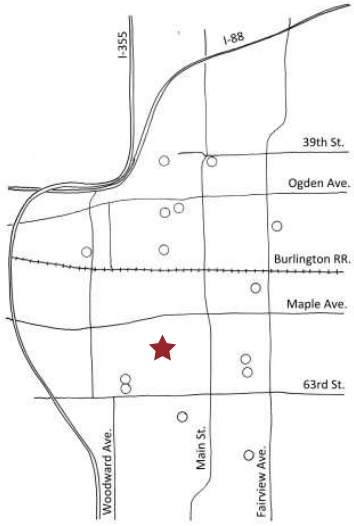
Primary Use: **K-6**

Enrollment: **382**

Approx. Site Area: **9.9 acres**

Automatic Fire Suppression: **1993 Addition**

Location Map



Space Utilization

Gross area per student: 119 S.F.

Class area per student: 57 S.F.

Main Entrance

Playground

Parking

Typical Elevation

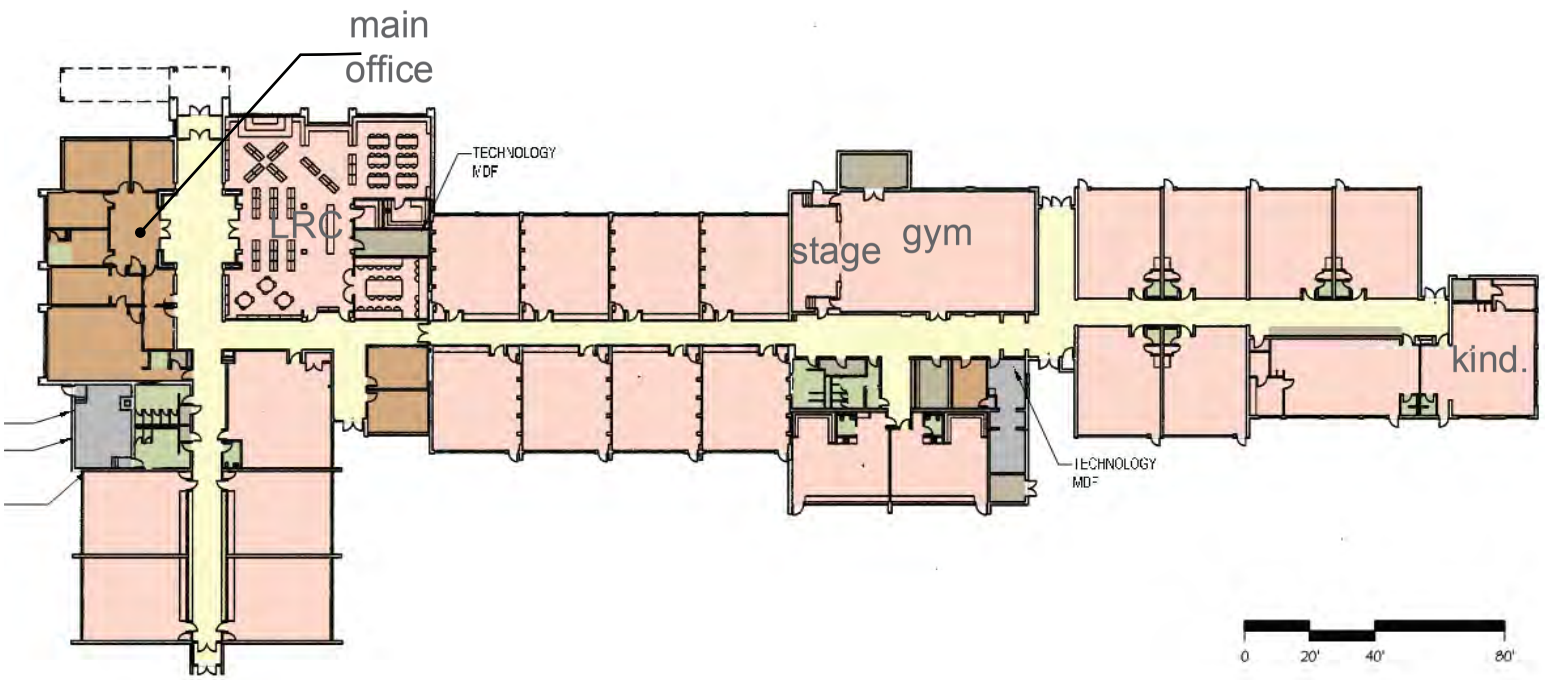
SITE PLAN

Wight

01-03-2012

Downers Grove School District 58

Hillcrest Elementary



Educational
Administrative
Circulation
Toilet
Storage
Utility

Main Entry

Classroom

Kindergarten

LRC

FLOOR PLAN

HILLCREST ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HILLCREST	AREA (SF)	45,580	YEAR BUILT	1952		DATE : 11/14/11
ADDRESS	1435 JEFFERSON AVE. DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS		GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST ($)	COMMENTS
						1 Poor	2 Fair	3 Good	4 Maintain		
1. SITE										**$435,113**	
1.1	**SITE**									**$425,113**	
1.1a	BARRIER CURB	concrete							■		
1.1b	ASPHALT PAVEMENT	asphalt	555 SF		2	■				$3,330	
1.1c	ASPHALT PAVEMENT	asphalt	23077 SF		5		■			$126,923	
1.1d	ASPHALT PAVEMENT	asphalt	37150 SF		10			■		$185,750	
1.1e	BALL FIELDS								■		
1.1f	LANDSCAPING								■		
1.1g	PARKING SPACES (QTY.)							■		$40,000	add 16 spaces
1.1h	PLAYGROUND EQUIPT.		3				■			$17,400	Replace aged swingsets
1.1j	SITE DRAINAGE								■		
1.1k	CONCRETE WALK	concrete	4294 SF		2	■				$21,470	
1.1l	CONCRETE WALK				5				■		N.A.
1.1m	SIDEWALK REMOVAL										N.A.
1.1n	DETENTION CLEARING										N.A.
1.1o	FENCE REPLACEMENT		630 LF			■				$30,240	west site fence replace
1.2	**SITE ACCESSIBILITY**									**$10,000**	
1.2a	ADA PARKING PAVEMENT	asphalt							■		
1.2b	PATH TO MAIN ENTRY								■		
1.2c	ACCESS TO PLAY EQUIP								■		
1.2d	ACCESS FROM EXITS							■		$10,000	Some landings too small
2. BUILDING ENVELOPE										**$10,000**	
2.1a	WALLS	facebrick							■		
2.1b	CANOPIES	metal							■		
2.1c	ENTRANCES	aluminum	2 LEAFS				■			$4,000	Replace exits from 1962
2.1d	WINDOWS	aluminum							■		Dual glazed
2.1e	ROOF	built up							■		New
2.1f	STRUCTURAL FRAME								■		No apparent problems
2.1g	FOUNDATION	concrete							■		
2.1h	DOORS	metal	4 LEAFS				■			$6,000	Replace 1955 doors

HILLCREST ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HILLCREST	AREA (SF)	45,580	YEAR BUILT	1952		DATE : 11/14/11
ADDRESS	1435 JEFFERSON AVE. DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$563,445**	
3.1 CLASSROOMS									**$163,700**	
3.1a FLOORING	carpet	15300 SF				■			$53,700	17 rooms - replace with VCT
3.1b WALLS	masonry							■		
3.1c CEILINGS	act + exp							■		
3.1d LIGHTING	fluor							■		recent replacement
3.1e STORAGE	various	200 LF				■			$80,000	8 rooms -replace original cases
3.1f DOORS	wood	20 LEAFS				■			$30,000	
3.1g DOOR HARDWARE						■				replace with doors
3.1h NATURAL LIGHT								■		
3.1j TECHNOLOGY								■		
3.1k POWER	various							■		
3.1l DISPLAY BOARDS							■			
3.2 CORRIDORS									**$53,045**	
3.2a FLOORING	vct							■		
3.2b WALLS	masonry		X		■				$47,045	storage room fire proofing
3.2c CEILINGS	act							■		
3.2d LIGHTING	fluor							■		recent replacement
3.2e LOCKERS	open							■		
3.2f DOORS	wood	4 LEAFS				■			$6,000	Replace 1952 original doors
3.2g DOOR HARDWARE							■			replace with doors
3.3 ADMINISTRATIVE OFFICES									**$11,000**	
3.3a FLOORING	carpet	2200 SF					■		$11,000	
3.3b WALLS	masonry							■		
3.3c CEILINGS	act							■		
3.3d LIGHTING	flour							■		
3.3e STORAGE	laminate							■		
3.3f DOORS	wood							■		
3.3g DOOR HARDWARE	various							■		
3.3h POWER								■		
3.3j NATURAL LIGHT								■		

HILLCREST ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	HILLCREST	AREA (SF)	45,580	YEAR BUILT	1952		DATE : 11/14/11
ADDRESS	1435 JEFFERSON AVE. DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/MULTI PURPOSE									**$0**	
3.4a FLOORING	vct							■		
3.4b WALLS	masonry							■		
3.4c CEILINGS	exp/act									
3.4d LIGHTING	fluor									
3.4e STORAGE										
3.4f DOORS	metal									
3.4g DOOR HARDWARE										
3.4h GYM EQUIPMENT										
3.4j NATURAL LIGHT										
3.5 TOILET ROOMS									**$215,700**	
3.5a SINGLE TOILET RENOV		270 SF				■			$94,500	9 rooms including wet wall
3.5b MULTI TOILET RENOV		400 SF				■			$120,000	4 rooms including j.c. & wet wall
3.5e FIXTURES								■		Replace with renovation
3.5f DOORS	wood	5				■				Replace with renovation
3.5g DOOR HARDWARE		3				■			$1,200	Add beyond replaced doors
3.5h TOILET COMPARTMENTS	plastic							■		With renovation

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$5,000**	
3.6a MAIN ENTRY							■			
3.6b CORRIDOR ACCESS							■			
3.6c VERTICAL ACCESS	N/A									
3.6d TOILET FACILITES						■				Update with renovation
3.6e SIGNAGE					■				$5,000	allowance
3.6f STAIR RAILINGS	N/A									
3.7 ENVIRONMENTAL									**$115,000**	
3.7d FLOOR TILE ABATEMENT		7500 SF				■			$75,000	
3.7g INSULATION ABATEMENT						■			$40,000	address with toilet renovations
3.7h										
3.8 EDUCATIONAL ALIGNMENT									**$0**	
3.8a										
3.8b										
3.8c										
3.8d										
									$0	

HILLCREST ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Hillcrest	AREA (SF)	45,580	YEAR BUILT	1952		DATE: 11/15/11
ADDRESS	1435 Jefferson Ave						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$996,165**	
4.1 MECHANICAL SYSTEMS									**$740,740**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	460	20	20+	0	■				$2,760	Liebert Unit Serving Computer Rm
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	N/A	30								
HW BOILERS	2	30	23	7			■		$91,160	(2) 2400 MBH Input Bryan Flextube
HEAT EXCHANGER	N/A	30								
RADIANT/UNIT HEATERS	4	20	20+	0	■				$10,000	in Bathrooms, Vestibules
FIN TUBE RADIATORS	540 LF	30	30+	0	■				$21,600	in 1952,1955,1962 additions
PUMPS	4	25	23	2		■			$13,675	NOTE 2
STEAM/HW PIPING		30	23	7			■		$34,185	Fair condition
INSULATION		15-20	20+	0	■				$22,790	
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	2800 LF	20	20+	0	■				$70,000	1 Admin Office Trane RTU & 1 PTACs
AIR HANDLING UNITS	6750 LF	25	25+	0	■				$74,250	Library Gas Heating Only Trane RTU
EXHAUST FANS	10-12 EFs	20	20+	0	■				$18,000	Original to Building/Additions
FAN COILS	N/A	30								
UNIT VENT (EXISTG)	4	30	18	12				■		in 1993 Addition areas
UNIT VENT (NEW)	20				■				$200,000	Provide in classrooms without
TERMINAL DEVICES		20	18	2		■				
DUCTWORK		40	20	20		■				include in RTU replacement
INSULATION		15-20	18+	0		■				Lined Ductwork - incl in RTU replace
4. TEMPERATURE CONTROLS									$182,320	
DDC SYSTEM		20	18	2		■				Alerton DDC, Siemens Pump Controls
PNEUMATIC SYSTEM		20	20+	0		■				Powers Pneumatics
GUI		20	18	2		■				Alerton GUI
4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$17,000**	
WATER HEATERS		15-20	5	10+				■		Gas - provide expansion tank
PLUMBING FIXTURES		30	30+	0		■				Note 1
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP		20	5	15				■		
DOM. WATER PIPING		30	5	15		■			$17,000	Est 25% galvanized, no RPZ.
SUMP/SEWAGE PUMP	N/A	10-15								
SPRINKLERS		30	18	12				■		In 1993 addition
FIRE PUMP	N/A	25								

HILLCREST ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Hillcrest	AREA (SF)	45,580	YEAR BUILT	1952		DATE: 11/15/11
ADDRESS	1435 Jefferson Ave						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4.3 ELECTRICAL SYSTEMS									**$238,425**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	15	0	■				$91,160	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	15	0		■				Needs to be on generator
GENERATOR	N/A									80kW should be added
DISTRIBUTION PANELS		30	30+	0	■				$7,500	Computer Panels have been updated
BRANCH PANELBOARDS		30	10/20+	10				■	$10,000	
SURGE PROTECTION		10	5	5				■		
2. LIGHTING										
INTERIOR		15	5	10				■		
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0				■		replace with new LED
SITE EXTERIOR		20	20+	0				■		replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0				■		add to new BAS
EXIT		20	10+	10			■			already LED and CFL, replace CFL
EMERGENCY		10	5+	5				■		
3. BRANCH POWER (RECEPT)										
CLASSROOMS								■		
4. Fire Alarm									$79,765	
MAIN PANEL		20	10+	10				■		Need new addressable
ANNUNCIATOR		20	10+	10			■			Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10				■		
5. INTERCOM/PA									$0	
HEAD END		10	20+	0			■			
DEVICES		10	20+	0			■			
6. CLOCK									$20,000	
HEAD END		20	20+	0	■					need new wireles system
DEVICES	40	20	20+	0	■					need new linked clocks
7. SECURITY									$30,000	
HEAD END		15	15+	0	■					
DEVICES		15	15+	0	■					
8. VOICE/DATA										
MDF		10	5-10+					■		recommend CAT6 upgrade
IDF'S		10	5-10+					■		
CABLING/JACKS		10	5-10+					■		

1 Fixtures to be replaced in toilet renovation project. No thermostatic mixing valves or insulation on lavatories. No floor drains in bathrooms.

2 Primary/Secondary Configuration w/ one backup for each

3

HILLCREST ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Hillcrest	**AREA (SF)**	45,580	**ENROLLMENT :**	382	**YEAR BUILT:** 1952	**DATE OF WALKTHRU:** 9/30/11
ADDRESS	1435 Jefferson					**SF/STUDENT:** 119	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

On a gross square foot / student basis, this school is right at capacity.
A larger gym and a large-group activity space / multipurpose would serve the students and staff well.

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context				4			Surrounding area positive school environment	
2 Adjacent transportation			3				Minimal noise, good walks/bike paths	
3 Site size/context				4			Room for green and play areas / loading zones*	
4 Play areas				4			Quality of equipment and fields	
5 Safety/security issues				4			Good visibility/lights, no hiding spaces	
6 Vehicular logistics		2					Separation cars/busses; clear routes	
7 Pedestrian access				4			Clear walkways, good separation	
8 Visibility of main entry				4			Clearly identifiable	
9 Building image				4			Excites the student, symbolize importance	
Subtotals :	0	2	3	28	0	0		
Average Score :	4							

* 5acres + 1 acre per 100 students suggested

Specific Notes | regarding Campus Context elements

Ample playfields and play ground equipment. Good access to the same.

Location of bus drop -off right outside of classrooms is problematic for noise and air-quality especially since windows must be opened as there is no air-conditioning available.

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Configuration Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality								
Perceptual Qualities								
1 Community connection		2					Personalized / cultural acknowledgment	handprint and book shelf murals
2 General appearance/upkeep			3				Building & grounds condition	
Security & Circulation Characteristics								
3 Entry/exiting visibility			3				Door location/ illumination around perimeter	
4 Main entrance security	1						Locked vestibule / audio-visual devices	
5 Circulation routes			3				Defined and easy to understand	
6 Public/Private Separation			3				Defined and easy to understand	
7 Way finding		2					Signage clear and visible	
Relational Characteristics								
8 Logical adjacencies			3				Commons spaces in relation to gen instruction	
9 Grade level organization/groupings			3				Logical arrangement /adjacency other groupings	
10 High noise area separation			3				Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1						Availability of individualized activity zones	breakout areas for informal/social interaction
12 Outdoor learning spaces	1						Designated areas for academic pursuits	
Subtotals :	3	4	21	0	0	0		
Average Score :	2							

Specific Notes | regarding Facility Configuration components

Location of the LRC and gymnasium should be reversed.

Lobby feels over-sized and is not personalized to the extent of other facilities in the District.

HILLCREST ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Hillcrest	**AREA (SF)**	45,580	**ENROLLMENT :**	382	**YEAR BUILT:** 1952	**DATE OF WALKTHRU:** 9/30/11
ADDRESS	1435 Jefferson					**SF/STUDENT:** 119	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	**Facility Characteristics Scoring Matrix**				**Alternate Points**			
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Major Deficiency	**DESCRIPTION**	**COMMENTS**
	Confusing, unsafe, not supportive	**Problematic, school works around issue**	**Acceptable, but deficient in areas**	**Well aligned, supportive environment**				
III. Facility Characteristics - a micro-level snapshot of where students learn								
Physical Characteristics	Scoring: 1-poor, 2-workable, 3-good, 4-great							
1 Size, shape and volume	2	2	3	1			Conducive to collaborative activities	
2 Flexibility, adaptability	2	2	3	1			Moveable walls and other amenities	
3 Transparency	3	3	1	1			Openness / visual connection between spaces	clerestory from classroom to corridor
Sensory Characteristics								
4 Temperature / Humidity	2	2	2	2			Consistent and comfortable	
5 Ventilation	2	2	2	2			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	
8 Quality of natural light	4	4	3	1			Clear views to the outside	
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	
Emotional Characteristics								
10 Acoustical qualities	3	3	2	3			Hard surface / echo / reverberation	
11 Color	2	2	2	2			Variety / contrast in various materials	
12 Connection to outdoors	3	3	3	1			Direct access / operable windows / visual queues	ample windows and classroom doors
13 Noise distractors	2	2	2	2			MEP systems / external items	
Supportive Characteristics								
14 Furniture	2	2	2	2			Flexible and ergonomic	
15 Technology access	3	3	3	3			Wireless or Hard-wired	
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	2	2	1	1			Accessible - white boards	
19 Overall functionality	2	2	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	
Subtotals :	47	47	44	36	0	0		
Average Score :	2	2	2	2	0	0		

Specific Notes | regarding Facility Characteristics

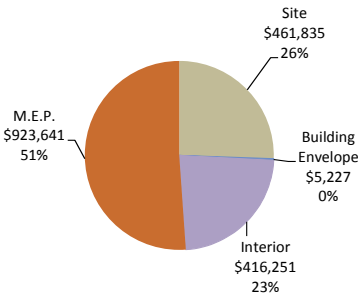
Great visibility from the LRC to the outside.

Indian Trail Elementary

Building System

	1	2	3	4
Site				●
Building Envelope				●
Interior			●	
Mechanical, Electrical, Plumbing			●	

Budget Distribution
1.81 MILLION



6235 Stonewall

Built: **1967**

Additions: **1989, 1993**

Square Footage: **50,105**

Primary Use: **Pre-K, K-6**

Enrollment: **433**

Approx. Site Area: **8.3 acres**

Automatic Fire Suppression: **1993 Addition**

Building Descriptions

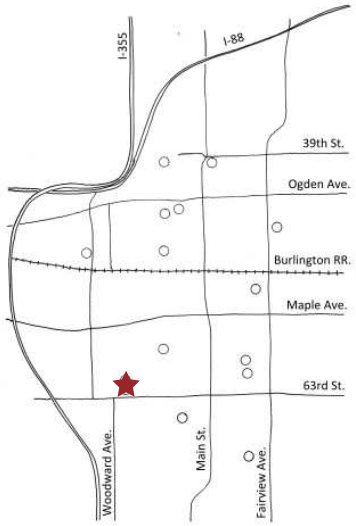
Site: The site is surface drained with no detention. The majority of the roof area drains to the site via downspouts to grade. Parking and playground surfaces are paved. Bus traffic and automobile traffic are separated. Pavement is in good condition. The parking lot lighting is limited. The playground equipment is new with the exception of swings.

Building Envelope: The structure is primarily load bearing masonry with brick facing. Windows are thermally insulated and in good condition. The roof and metal fascias have been recently replaced. The primary entrances and exits are aluminum and in good condition.

Interior: Classroom and corridor floors are primarily VCT. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Classroom doors are wood. Coat hooks and shelves are provided for student storage in the corridors. Some of classroom storage casework replaced plastic laminate, some is is original wood. Display surfaces are primarily chalk and tack boards. Classroom technology includes student computers and projectors with interactive boards in some rooms.

Mechanical, Electrical, Plumbing, Fire Protection: Mechanical ventilation is provided to classrooms via unit ventilators. Heating is provided via fin tube radiators and a hot water boilers. Domestic water is provided by a municipal system. A majority of the domestic water piping is copper but some galvanized piping remains. The 1993 addition has an automatic wet sprinkler system. The building has one electrical service. One switchboard is original. The majority of the lighting is fluorescent with T8 lamps. The intercom system utilizes the phone system to make pages. The master clock system is not fully operational The fire alarm system is a zoned type. Security is limited to intrusion alarm.

Location Map



Educational Alignment

	1	2	3	4
Campus Context			●	
Facility Configuration		●		

Learning Spaces	1	2	3	4
Instruction Rooms		●		
Collaboration Studios		●		
Large Group Assembly		●		
Individualized instruction		●		

Space Utilization

Gross area per student: 116 S.F.

Class area per student: 53 S.F.

Main Entrance

Playground

Paved Play

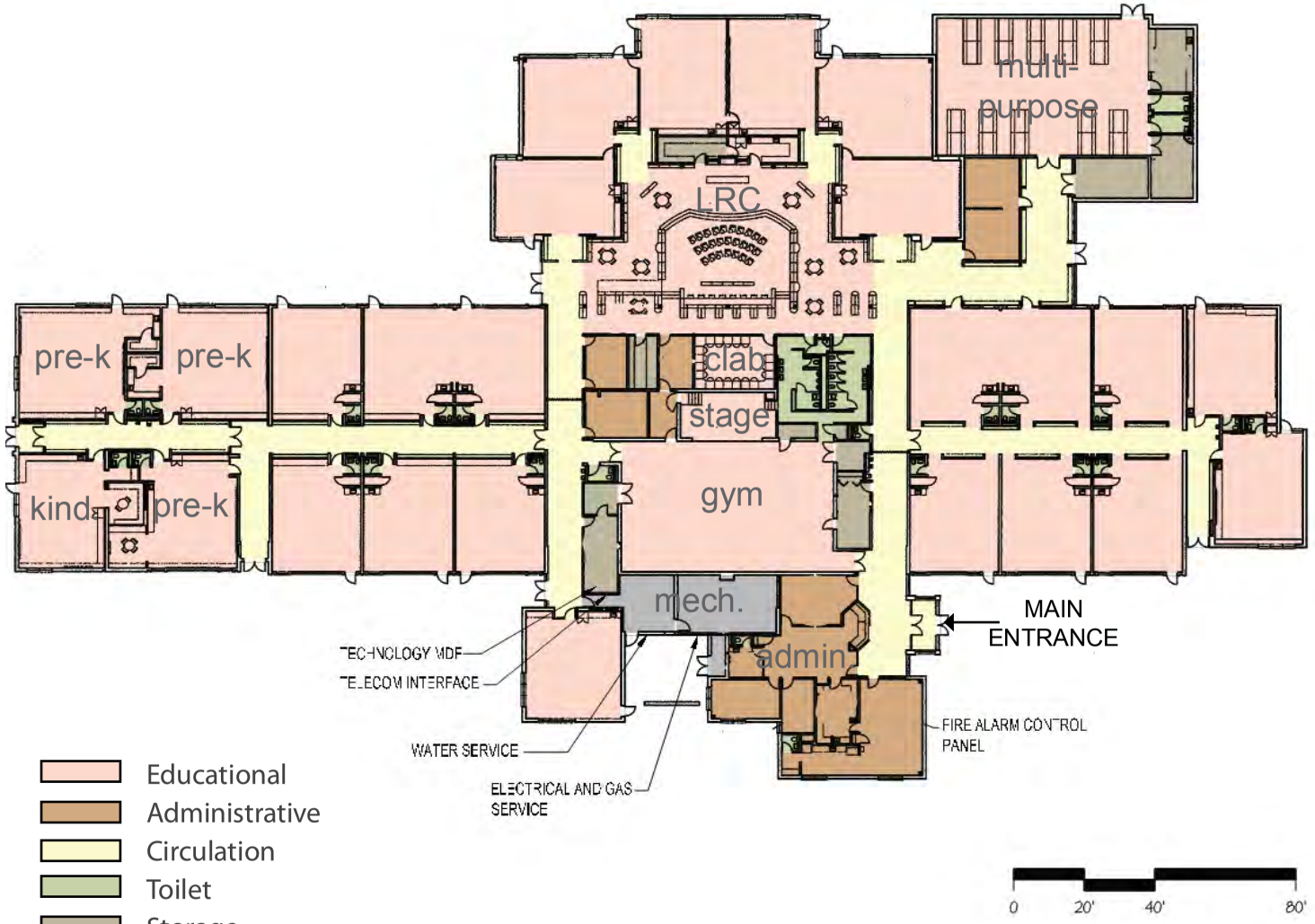
Typical Elevation

SITE PLAN

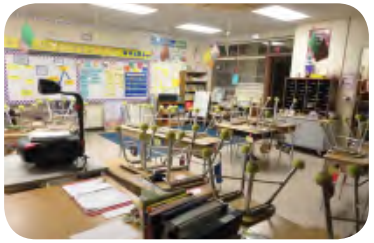
Wight

Downers Grove School District 58

Indian Trail Elementary



Main Entry



Classroom

Kindergarten

LRC

FLOOR PLAN

INDIAN TRAIL ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	INDIAN TRAIL	AREA (SF)	50,105	YEAR BUILT	1967		DATE : 11/17/11
ADDRESS	6235 STONEWALL DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS		GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition				CONCEPTUAL BUDGET COST ($)	COMMENTS
						1 Poor	2 Fair	3 Good	4 Maintain		
1. SITE										**$461,835**	
1.1	**SITE**									**$459,835**	
1.1a	BARRIER CURB	concrete									
1.1b	APSHALT PAVEMENT	asphalt	29642 SF		2					$177,852	
1.1c	ASPHALT PAVEMENT	asphalt	20255 SF		5					$111,402	
1.1d	ASPHALT PAVEMENT	asphalt	24785 SF		10					$136,317	
1.1e	BALL FIELDS										
1.1f	LANDSCAPING										
1.1g	PARKING SPACES										
1.1h	PLAYGROUND EQUIPT.	swingsets	3							$17,400	Replace aged swingsets
1.1j	SITE DRAINAGE		5547 SF							$11,094	
1.1k	CONCRETE WALK		1154 SF		2					$5,770	
1.1l	CONCRETE WALK				5						
1.1m	DETENTION CLEARING										
1.2	**SITE ACCESSIBILITY**									**$2,000**	
1.2a	ADA PARKING PAVEMENT	asphalt									
1.2b	PATH TO MAIN ENTRY										
1.2c	ACCESS TO PLAY EQUIP									$2,000	
1.2d	ACCESS FROM EXITS										
2. BUILDING ENVELOPE										**$5,227**	
2.1a	WALLS	facebrick		X						$5,227	Add control joints
2.1b	CANOPIES	metal									
2.1c	ENTRANCES	aluminum									
2.1d	WINDOWS	aluminum									
2.1e	ROOF	built up									New
2.1f	STRUCTURAL FRAME										No apparent problems
2.1g	FOUNDATION	concrete									
2.1h	DOORS	steel									

INDIAN TRAIL ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	INDIAN TRAIL	AREA (SF)	50,105	YEAR BUILT	1967		DATE : 11/17/11
ADDRESS	6235 STONEWALL DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$416,251**	
3.1 CLASSROOMS									**$159,000**	
3.1a FLOORING	VCT							■		
3.1b WALLS	masonry							■		
3.1c CEILINGS	act + exp							■		
3.1d LIGHTING	fluor							■		
3.1e STORAGE	various	375 LF				■			$150,000	15 rooms replace original cases
3.1f DOORS	wood	6 LEAFS					■		$9,000	
3.1g DOOR HARDWARE							■			replace with doors
3.1h NATURAL LIGHT								■		
3.1j TECHNOLOGY								■		
3.1k POWER	various							■		
3.1l DISPLAY BOARDS							■			
3.2 CORRIDORS									**$27,000**	
3.2a FLOORING	carpet+vct							■		
3.2b WALLS	masonry							■		
3.2c CEILINGS	act							■		
3.2d LIGHTING	fluor							■		recent replacement
3.2e LOCKERS	open	160 LF				■			$24,000	Provide in north wing
3.2f DOORS	metal	2 LEAFS			■				$3,000	Replace in north wing (dead end?)
3.2g DOOR HARDWARE							■			Replace with doors
3.3 ADMINISTRATIVE OFFICES									**$20,000**	
3.3a FLOORING	carpet							■		
3.3b WALLS	masonry							■		
3.3c CEILINGS	act							■		
3.3d LIGHTING	flour							■		
3.3e STORAGE	laminate	50 LF					■		$20,000	reception, workroom, lounge
3.3f DOORS	wood							■		
3.3g DOOR HARDWARE	various							■		
3.3h POWER								■		
3.3j NATURAL LIGHT								■		

INDIAN TRAIL ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	INDIAN TRAIL	AREA (SF)	50,105	YEAR BUILT	1967		DATE : 11/17/11
ADDRESS	6235 STONEWALL DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/MULTI PURPOSE/STAGE									**$6,660**	
3.4a FLOORING	vct							■		
3.4b WALLS	masonry							■		
3.4c CEILINGS	exposed							■		
3.4d LIGHTING	fluor							■		
3.4e STORAGE								■		
3.4f DOORS	wood	3 LEAFS				■			$4,500	replace gym south pair + stage
3.4g DOOR HARDWARE							■			Replace with doors
3.4h GYM EQUIPMENT	wall pads					■			$2,160	Provide wall pads in gym
3.4j NATURAL LIGHT							■			
3.5 TOILET ROOMS									**$112,318**	
3.5a SINGLE TOILET RENOV		300 SF				■			$105,000	10 rooms plus wet wall
3.5b MULTI-TOILET RENOV								■		
3.5c FIXTURES								■		Replace with renovations
3.5d DOORS	wood	8					■			Replace with renovations
3.5e DOOR HARDWARE							■			
3.5f TOILET COMPARTMENTS	metal		X		■				$7,318	Replace metal

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$5,000**	
3.6a MAIN ENTRY								■		
3.6b CORRIDOR ACCESS								■		
3.6c VERTICAL ACCESS	N/A									
3.6d TOILET FACILITES						■				Update with renovations
3.6e SIGNAGE					■				$5,000	Allowance
3.6f STAIR RAILINGS	N/A									
3.6h STAGE ACCESS								■		Provided at MP room stage
3.7 ENVIRONMENTAL									**$57,000**	
3.7d FLOOR TILE ABATEMENT		3200 SF				■			$32,000	prep for vct floor
3.7g INSULATION ABATEMENT						■			$25,000	adress in toilet renovations
3.7h										
3.8 EDUCATIONAL ALIGNMENT									**$29,273**	
3.8a										
3.8b DOORS AT OPEN CLASSROOMS			X		■				$29,273	Install wing walls and doors
3.8c										
3.8d										
									$0	

INDIAN TRAIL ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Indian Trail	AREA (SF)	50,105	YEAR BUILT	1967		DATE: 11/18/11
ADDRESS	6235 Stonewall						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$923,641**	
4.1 MECHANICAL SYSTEMS									**$588,091**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	362 SF	20	5/20+	0-15	■			■	$2,170	NOTE 2
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	N/A	30								
HW BOILERS	2	30	22	8				■	$100,210	(2) 2900 MBH Boilers
HEAT EXCHANGER	N/A	30								
RADIANT/UNIT HEATERS	3	20	20+	0	■				$7,500	Serves Vestibules, Bathrooms
FIN TUBE RADIATORS	100 LF	30	20	10				■	$4,000	Serves Admin Office
PUMPS	4	25	22	3		■			$15,031	Primary/Standby pumps
STEAM/HW PIPING		30	22	8			■		$37,578	
INSULATION		15-20	20+	0	■				$25,052	
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	N/A	20								
AIR HANDLING UNITS	2830 SF	25	22	3		■			$31,130	Indoor AHU serving multipurpose rm
EXHAUST FANS	15-18 Efs	20	20+	0	■				$27,000	Fans original to each addition
FAN COILS	N/A	30								
UNIT VENTILATORS	23 UV's	30	20-44	0-10				■	$138,000	
TERMINAL DEVICES	N/A	20								
DUCTWORK		40	20	20				■		
INSULATION		15-20	20+	0		■				Lined ductwork for Ceiling UV's
4. TEMPERATURE CONTROLS									$200,420	
DDC SYSTEM		20	18	2		■				Alerton DDC (6 Efs, 5 Uvs, AHU, Boiler)
PNEUMATIC SYSTEM		20	20+	0		■				Johnson Controls/Powers Pneumatics
GUI		20	18	2		■				Alerton GUI

4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$75,157**	
WATER HEATERS		15-20	2	13+				■		Gas, no expansion tank.
PLUMBING FIXTURES		30				■				Note 1
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP		20	2	18				■		
DOM. WATER PIPING		30	30+	0	■				$75,157	Galvanized, no RPZ.
SUMP/SEWAGE PUMP	N/A	10-15						■		
SPRINKLERS		30						■		In 1993 addition
FIRE PUMP	N/A	25								

INDIAN TRAIL ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Indian Trail	AREA (SF)	50,105	YEAR BUILT	1967		DATE: 11/18/11
ADDRESS	6235 Stonewall						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST ($)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
4.3 ELECTRICAL SYSTEMS									**$260,393**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	15	0	■				$100,210	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	15	0		■				Needs to be on generator
GENERATOR	N/A									80kW should be added
DISTRIBUTION PANELS		30	30+	0	■				$7,500	Computer Panels have been updated
BRANCH PANELBOARDS		30	10/20+	10				■	$10,000	
SURGE PROTECTION		10	5	5				■		
2. LIGHTING										
INTERIOR		15	5	10				■		
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0				■		replace with new LED
SITE EXTERIOR		20	20+	0				■		replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0				■		add to new BAS
EXIT		20	10+	10			■			already LED and CFL, replace CFL
EMERGENCY		10	5+	5				■		
3. BRANCH POWER (RECEPT)										
CLASSROOMS								■		
4. Fire Alarm									$87,683	
MAIN PANEL		20	10+	10				■		Need new addressable
ANNUNCIATOR		20	10+	10			■			Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10				■		
5. INTERCOM/PA										
HEAD END		10	20+	0			■			
DEVICES		10	20+	0			■			
6. CLOCK									$25,000	
HEAD END		20	20+	0	■					need new wireles system
DEVICES	50	20	20+	0	■					need new linked clocks
7. SECURITY									$30,000	
HEAD END		15	15+	0	■					
DEVICES		15	15+	0	■					
8. VOICE/DATA										
MDF		10	5-10+					■		recommend CAT6 upgrade
IDF'S		10	5-10+					■		
CABLING/JACKS		10	5-10+					■		

1 Replace with toilet renovation project. Fixtures old, no insulation or mixing valves for ADA lavatories, no vacuum breakers on all wall hydrants.

2 20+ yr old CU serves the Computer Rm CUV-Replace; 5 yr old CU serves the Admin Office AHU-Maintain

INDIAN TRAIL ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Indian Trail	AREA (SF)	50,105	ENROLLMENT : 333	YEAR BUILT: 1967	DATE OF WALKTHRU: 10/03/11
ADDRESS	6235 Stonewall				SF/STUDENT: 150	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

The facility is under-utilized on gross square foot / student basis.
Generous play fields and pleasing building image tend to mask deficiencies in the entry sequence to the school.
Overall, the rooms are arranged in a logical manner. Still some functions double-up in certain areas (orchestra/social worker share a small space)

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context			3				Surrounding area positive school environment	
2 Adjacent transportation				4			Minimal noise, good walks/bike paths	
3 Site size/context			3				Room for green and play areas / loading zones*	
4 Play areas				4			Quality of equipment and fields	
5 Safety/security issues				4			Good visibility/lights, no hiding spaces	
6 Vehicular logistics		2					Separation cars/busses; clear routes	some congestion w/ the pre-k program
7 Pedestrian access			3				Clear walkways, good separation	
8 Visibility of main entry			3				Clearly identifiable	
9 Building image			3				Excites the student, symbolize importance	
Subtotals :	0	2	15	12	0	0		
Average Score :	3							

* 5acres + 1 acre per 100 students suggested

Specific Notes | regarding context elements

Parking and drop-off area on the south end of the school is confusing and cramped. The asphalt at the entry plaza makes the entry school feel more like a back door entry - a great deal of potential exists here to personalize the school.

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Configuration Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality								
Perceptual Qualities								
1 Community connection		2					Personalized / cultural acknowledgment	
2 General appearance/upkeep				4			Building & grounds condition	
Security & Circulation Characteristics								
3 Entry/exiting visibility			3				Door location/ illumination around perimeter	
4 Main entrance security	1						Locked vestibule / audio-visual devices	
5 Circulation routes		2					Defined and easy to understand	
6 Public/Private Separation			3				Defined and easy to understand	
7 Way finding		2					Signage clear and visible	
Relational Characteristics								
8 Logical adjacencies			3				Commons spaces in relation to gen instruction	gym location a problem
9 Grade level organization/groupings				4			Logical arrangement /adjacency other groupings	
10 High noise area separation		2					Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1						Availability of individualized activity zones	need more private spaces
12 Outdoor learning spaces	1						Designated areas for academic pursuits	
Subtotals :	3	8	9	8	0	0		
Average Score :	2							

Specific Notes | regarding organizational components

Circulation is straight forward.

LRC is a diamond in the rough with a great accessible location. LRC and the classrooms around this area are cozy/welcoming when compared to the rest of the school.

The main office is well located but suffers from a lack of personality. The lobby feels more like a medical office building than a school.

INDIAN TRAIL ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Indian Trail	**AREA (SF)**	50,105	**ENROLLMENT :**	333	**YEAR BUILT:** 1967	**DATE OF WALKTHRU:** 10/03/11
ADDRESS	6235 Stonewall					**SF/STUDENT:** 150	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	**Facility Characteristics Scoring Matrix**				**Alternate Points**			
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Major Deficiency	**DESCRIPTION**	**COMMENTS**
	Confusing, unsafe, not supportive	**Problematic, school works around issue**	**Acceptable, but deficient in areas**	**Well aligned, supportive environment**				
III. Facility Characteristics - a micro-level snapshot of where students learn								
Physical Characteristics	Scoring: 1-poor, 2-workable, 3-good, 4-great							
1 Size, shape and volume	2	2	3	1			Conducive to collaborative activities	
2 Flexibility, adaptability	1	2	3	1			Moveable walls and other amenities	
3 Transparency	3	3	1	2			Openness / visual connection between spaces	
Sensory Characteristics								
4 Temperature / Humidity	2	2	2	2			Consistent and comfortable	
5 Ventilation	2	2	2	2			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	
8 Quality of natural light	4	4	4	1			Clear views to the outside	
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	
Emotional Characteristics								
10 Acoustical qualities	2	2	2	2			Hard surface / echo / reverberation	
11 Color	2	2	2	2			Variety / contrast in various materials	
12 Connection to outdoors	4	4	3	1			Direct access / operable windows / visual queues	
13 Noise distractors	2	2	2	2			MEP systems / external items	
Supportive Characteristics								
14 Furniture	2	2	2	2			Flexible and ergonomic	
15 Technology access	3	3	3	3			Wireless or Hard-wired	
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	2	2	1	1			Accessible - white boards	chalkboards in some locations
19 Overall functionality	2	2	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	
Subtotals :	46	47	45	36	0	0		
Average Score :	2	2	2	2	0	0		

Specific Notes | regarding performance items

Central location of the gymnasium, the use of hard surface flooring and the curious absence of doors in several classrooms combine to provide poor acoustics and noise distraction throughout the school.

Additional windows in the classrooms would make these spaces a bit more inviting and provide additional ventilation in the rooms as there is no air-conditioning.

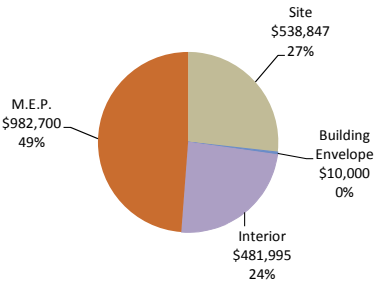
Power access and deficiency in the classrooms.

Kingsley Elementary

Building System

	1	2	3	4
Site				●
Building Envelope				●
Interior			●	
Mechanical, Electrical, Plumbing			●	

Budget Distribution
2.01 MILLION



Building Descriptions

Site: The site is surface drained with no detention. The majority of the roof area drains to the site via downspouts to grade. Parking and playground surfaces are paved. Bus traffic and automobile traffic share circulation routes. Pavement is in good condition. The parking lot lighting is limited. The playground equipment is new with the exception of swings.

Building Envelope: The structure is primarily load bearing masonry with brick facing. Windows are thermally insulated and in good condition. The roof and metal fascias have been recently replaced. The primary entrances and exits are aluminum and in good condition.

Interior: Classroom and corridor floors are primarily carpeted with some classrooms and one corridor with VCT. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Classroom doors are wood. Coat hooks and shelves are provided for student storage in the corridors. Some of classroom storage casework has been replaced with plastic laminate, some is is original wood. Display surfaces are primarily chalk and tack boards with some marker boards. Classroom technology includes student computers and projectors with interactive boards..

Mechanical, Electrical, Plumbing, Fire Protection: Mechanical ventilation is provided to most classrooms via unit ventilators. Some classrooms do not have mechanical ventilation. Heating is provided via finned tube radiators from hot water boilers. Cooling is provided to selected ares. Domestic hot water is provided via gas fire water heater. There is an automatic sprinkler system serving the 1993 addition. The building has one electrical service. The majority of the lighting is fluorescent with T8 lamps. The intercom system utilizes the phone system to make pages. The master clock system is not fully operational The fire alarm system is a zoned type. Security is limited to intrusion alarm.

Educational Alignment

	1	2	3	4
Campus Context			●	
Facility Configuration		●		

Learning Spaces	1	2	3	4
Instruction Rooms		●		
Collaboration Studios		●		
Large Group Assembly		●		
Individualized instruction		●		

6509 Powell

Built: **1963**

Additions: **1988, 1993**

Square Footage: **59,685**

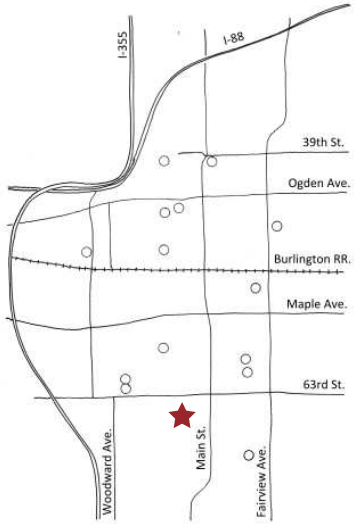
Primary Use: **K-6**

Enrollment: **359**

Approx. Site Area: **10.3 acres**

Automatic Fire Suppression: **1993 Addition**

Location Map



Space Utilization

Gross area per student: 166 S.F.

Class area per student: 74 S.F.

Main Entrance

Playground

Parking Lot

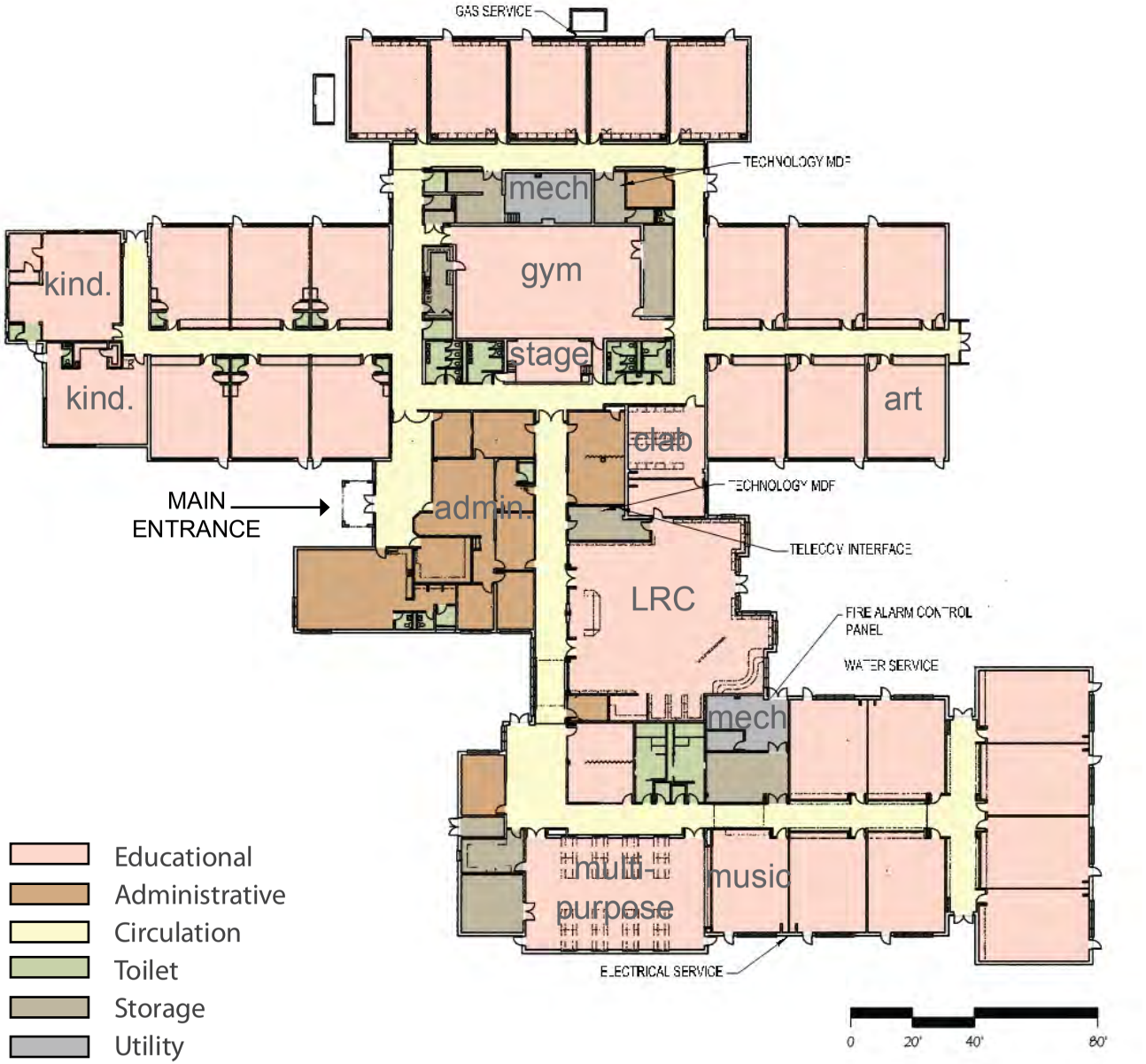
Typical Elevation

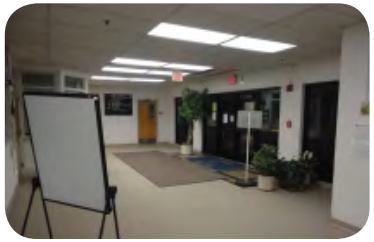
SITE PLAN

Wight

Downers Grove School District 58

Kingsley Elementary





Main Entry

Classroom

Kindergarten

LRC

FLOOR PLAN

KINGSLEY ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	KINGSLEY	AREA (SF)	59,685	YEAR BUILT	1963		DATE : 11/15/11
ADDRESS	6509 POWELL DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS		GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$538,847**	
1.1	**SITE**									**$525,847**	
1.1a	BARRIER CURB	concrete							■		
1.1b	ASPHALT PAVEMENT	asphalt			2						N.A.
1.1c	ASPHALT PAVEMENT	asphalt	845 SF		5		■			$4,647	
1.1e	ASPHALT PAVEMENT	asphalt	88335 SF		10			■		$441,675	
1.1f	PLAY FIELDS								■		
1.1g	LANDSCAPING								■		
1.1h	PARKING SPACES								■		
1.1j	PLAYGROUND EQUIPT.		3				■			$17,400	Replace aged swingsets
1.1k	SITE DRAINAGE										N.A.
1.1l	CONCRETE WALK		1654 SF		2	■				$8,270	
1.1m	CONCRETE WALK		5071 SF		5		■			$25,355	
1.1n	SIDEWALK REMOVAL										N.A.
1.1p	PLAYGROUND SURFACE	wood chips					■			$20,000	replace gravel
1.1q	DETENTION CLEARING		8500 SF			■				$8,500	
1.2	**SITE ACCESSIBILITY**									**$13,000**	
1.2a	ADA PARKING PAVEMENT	asphalt							■		
1.2b	PATH TO MAIN ENTRY								■		
1.2c	ACCESS TO PLAY EQUIP						■			$2,000	
1.2d	ACCESS FROM EXITS		11 LOC				■			$11,000	Provide ramp at classroom exits
2. BUILDING ENVELOPE										**$10,000**	
2.1a	WALLS	facebrick					■			$10,000	Effluorescence -Minor restoration
2.1b	CANOPIES	metal							■		
2.1c	ENTRANCES	aluminum							■		
2.1d	WINDOWS	aluminum							■		Dual glazed
2.1e	ROOF	built up							■		New
2.1f	STRUCTURAL FRAME								■		No apparent problems
2.1g	FOUNDATION	concrete							■		
2.1h	DOORS - EXIT	various							■		

KINGSLEY ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	KINGSLEY	AREA (SF)	59,685	YEAR BUILT	1963		DATE : 11/15/11
ADDRESS	6509 POWELL DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$481,995**	
3.1 CLASSROOMS									**$183,900**	
3.1a FLOORING	carpet	10800 SF				■			$43,200	12 rooms replace with vct
3.1b WALLS	masonry							■		
3.1c CEILINGS	act + exp							■		
3.1d LIGHTING	fluor							■		
3.1e STORAGE	various	300 LF				■			$120,000	12 rooms replace original cases
3.1f DOORS	wood	13				■			$19,500	
3.1g DOOR HARDWARE		3				■			$1,200	replace with lever trim
3.1h NATURAL LIGHT								■		
3.1j TECHNOLOGY								■		
3.1k POWER	various							■		
3.1l DISPLAY BOARDS							■			
3.2 CORRIDORS									**$20,800**	
3.2a FLOORING	carpet+vct	5200 SF				■			$20,800	Replace carpet with VCT
3.2b WALLS	masonry							■		
3.2c CEILINGS	act							■		
3.2d LIGHTING	fluor							■		
3.2e LOCKERS	open							■		
3.2f DOORS	wood	2 sets						■		
3.2g DOOR HARDWARE								■		
3.3 ADMINISTRATIVE OFFICES									**$15,000**	
3.3a FLOORING	carpet+vct	600 SF				■			$3,000	Replace at admin counter
3.3b WALLS	masonry							■		
3.3c CEILINGS	act							■		
3.3d LIGHTING	flour							■		
3.3e STORAGE	laminate	30 LF					■		$12,000	workroom, lounge
3.3f DOORS	wood							■		
3.3g DOOR HARDWARE	various							■		
3.3h POWER								■		
3.3j NATURAL LIGHT								■		

KINGSLEY ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	KINGSLEY	AREA (SF)	59,685	YEAR BUILT	1963		DATE : 11/15/11
ADDRESS	6509 POWELL DOWNERS GROVE, IL 60516						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/MULTI PURPOSE/STAGE									**$22,000**	
3.4a FLOORING	vct							■		
3.4b WALLS	masonry							■		
3.4c CEILINGS	exposed							■		
3.4d LIGHTING	fluor							■		
3.4e STORAGE								■		
3.4f DOORS	wood	4 LEAFS				■			$6,000	Replace main gym doors
3.4g DOOR HARDWARE		1 LEAFS					■		$400	Stage door
3.4h GYM EQUIPMENT		6				■			$15,600	Aged basketball goals
3.4j NATURAL LIGHT							■			
3.5 TOILET ROOMS									**$200,295**	
3.5a SINGLE TOILET RENOV.		240 SF				■			$84,000	8 rooms including wet wall
3.5b MULTI TOILET RENOV.		305 SF				■			$91,500	2 rooms 1963 - east wing
3.5c FIXTURES						■				Replace with renovations
3.5d DOORS	wood	12 LEAFS					■		$18,000	Replace 1963
3.5e DOOR HARDWARE					■					Replace with doors
3.5f TOILET COMPARTMENTS	plastic	6 rooms	X		■				$6,795	Replace 1963, 1998, 1993

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$5,000**	
3.6a MAIN ENTRY								■		
3.6b CORRIDOR ACCESS								■		
3.6c VERTICAL ACCESS	N/A									
3.6d TOILET FACILITES							■			Provided in 1988 and 1993 toilets
3.6e SIGNAGE					■				$5,000	allowance
3.6f STAIR RAILINGS	N/A									
3.6h STAGE ACCESS								■		Provided at multi-purpose stage
3.7 ENVIRONMENTAL									**$35,000**	
3.7d FLOOR TILE ABATEMENT										N.A. none on record
3.7g INSULATION ABATEMENT						■			$35,000	adress with plumbing renov
3.7h										
3.8 EDUCATIONAL ALIGNMENT									**$0**	
3.8a										
3.8b										
3.8c										
3.8d										
									$0	

KINGSLEY ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Kingsley	AREA (SF)	59,685	YEAR BUILT	1963		DATE: 11-22-11
ADDRESS	6509 Powell St						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$982,700**	
4.1 MECHANICAL SYSTEMS									**$777,552**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	950 SF	20	23	0	■				$700	Serving Computer Rm
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	N/A	30								
HW BOILERS	2	30	18	12				■	$119,370	(2) 1280 MBH Boilers
HEAT EXCHANGER	N/A	30								
RADIANT/UNIT HEATERS	2	20	20+	0	■				$5,000	Serves Vestibules, Bathrooms
FIN TUBE RADIATORS	400 LF	30	30+	0		■			$16,000	Serves FTRs in 1963 Addition
PUMPS	8	25	18	7	■				$17,900	Pumps (Primary/Secondary)
STEAM/HW PIPING		30	18	12				■		
INSULATION		15-20	18	0	■				$29,842	
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	4160 SF	20	23+	0	■				$104,000	RTU Serving Admin/PTACs
AIR HANDLING UNITS	7000	25	18	7			■		$77,000	Indoor AHU serving multipurpose rm
EXHAUST FANS	6	20	18+	2	■				$9,000	Fans original to each addition
FAN COILS	N/A	30						■		
UNIT VENT (EXISTG)	8	30	18-23	7-12+		■		■	$30,000	Serving 1988 additions
UNIT VENT (NEW)	13				■				$130,000	Provide in classrooms without
TERMINAL DEVICES	4	20	23	0		■				
DUCTWORK		40	23	17		■				Lined ductwork for Ceiling UV's
INSULATION		15-20	20+	0		■				replace Lined ductwork with RTU
4. TEMPERATURE CONTROLS									$238,740	
DDC SYSTEM		20	18	2		■				Alerton DDC
PNEUMATIC SYSTEM		20	20+	0		■				Johnson Controls/Powers Pneumatics
GUI		20	18	2		■				Alerton GUI

4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$35,700**	
WATER HEATERS		15-20	2	13+				■		Gas, no expansion tank
PLUMBING FIXTURES		30	30+	0		■				Note 1
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP		20	2	18				■		
DOM. WATER PIPING	23800	30	30	0	■				$35,700	Galvanized in 1963
SUMP/SEWAGE PUMP	N/A	10-15								
SPRINKLERS		30	18	12				■		In 1993 addition
FIRE PUMP	N/A	25								

KINGSLEY ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Kingsley	AREA (SF)	59,685	YEAR BUILT	1963		DATE: 11-22-11
ADDRESS	6509 Powell St						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST ($)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
4.3 ELECTRICAL SYSTEMS									**$169,448**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	30+	0				■		
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	25	0			■			Needs to be on generator
GENERATOR	N/A									100kW should be added
DISTRIBUTION PANELS		30	10+	0			■			
BRANCH PANELBOARDS		30	10+	10				■	$10,000	Computer Panels have been updated
SURGE PROTECTION		10	5	5				■		
2. LIGHTING										
INTERIOR		15	5	10				■		
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0				■		replace with new LED
SITE EXTERIOR		20	20+	0				■		replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0				■		add to new BAS
EXIT		20	10+	10			■			already LED and CFL, replace CFL
EMERGENCY		10	5+	5				■		
3. BRANCH POWER (RECEPT)										
CLASSROOMS								■		
4. Fire Alarm									$104,448	
MAIN PANEL		20	10+	10				■		Need new addressable
ANNUNCIATOR		20	10+	10			■			Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10				■		
5. INTERCOM/PA										
HEAD END		10	20+	0			■			
DEVICES		10	20+	0			■			
6. CLOCK									$25,000	
HEAD END	50	20	20+	0	■					need new wireles system
DEVICES		20	20+	0	■					need new linked clocks
7. SECURITY									$30,000	
HEAD END		15	15+	0	■					
DEVICES		15	15+	0	■					
8. VOICE/DATA										recommend CAT6 upgrade
MDF		10	5-10+					■		
IDF'S		10	5-10+					■		
CABLING/JACKS		10	5-10+					■		

1 Fixtures replaced with toilet renovation project. No thermostatic mixing valves or insulation on lavatories.
2
3

KINGSLEY ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Kingsley	**AREA (SF)**	59,685	**ENROLLMENT :**	359	**YEAR BUILT:** 1963	**DATE OF WALKTHRU:** 10/18/11
ADDRESS	6509 Powell					**SF/STUDENT:** 166	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

On a gross square foot / student basis, this school is a little over-sized for the students attending.
Hidden entrance and sterile lobby contribute to make this school feel a bit closed off from the community.
This facility would benefit from having the relationship of its common spaces re-accessed.

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context				4			Surrounding area positive school environment	
2 Adjacent transportation				4			Minimal noise, good walks/bike paths	
3 Site size/context				4			Room for green and play areas / loading zones	
4 Play areas			3				Quality of equipment and fields	
5 Safety/security issues			3				Good visibility/lights, no hiding spaces	
6 Vehicular logistics			3				Separation cars/busses; clear routes	
7 Pedestrian access				4			Clear walkways, good separation	
8 Visibility of main entry		2					Clearly identifiable	hidden
9 Building image			3				Excites the student, symbolize importance	
Subtotals :	0	2	12	16	0	0		
Average Score :	3							

* 5acres + 1 acre per 100 students suggested

Specific Notes | regarding Campus Context elements

Good relationship of kindergarten play area to the classrooms but on the site it is not the best or safest (even with a fence) location.

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Characteristics Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Major Deficiency		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality								
Perceptual Qualities	Scoring: 1-poor, 2-workable, 3-good, 4-great							
1 Community connection		2					Personalized / cultural acknowledgment	
2 General appearance/upkeep		2					Building & grounds condition	
Security & Circulation Characteristics								
3 Entry/exiting visibility		2					Door location/ illumination around perimeter	
4 Main entrance security	1						Locked vestibule / audio-visual devices	
5 Circulation routes		2					Defined and easy to understand	
6 Public/Private Separation		2					Defined and easy to understand	
7 Way finding		2					Signage clear and visible	confusing circulation
Relational Characteristics								
8 Logical adjacencies			3				Commons spaces in relation to gen instruction	
9 Grade level organization/groupings			3				Logical arrangement /adjacency other groupings	
10 High noise area separation			3				Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1						Availability of individualized activity zones	
12 Outdoor learning spaces		2					Designated areas for academic pursuits	2 outdoor council circles for reading
Subtotals :	2	14	9	0	0	0		
Average Score :	2							

Specific Notes | regarding Facility Configuration components

LRC is a diamond in the rough.

Location and adjacency of main office to the entry vestibule is challenged.

Central location of the gym is poorly conceived - especially with the abundance of hard surface flooring material present in the facility.

KINGSLEY ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Kingsley	**AREA (SF)**	59,685	**ENROLLMENT :**	359	**YEAR BUILT:** 1963	**DATE OF WALKTHRU:** 10/18/11
ADDRESS	6509 Powell					**SF/STUDENT:** 166	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	**Learning Spaces Scoring Matrix** 1-poor, 2-workable, 3-good, 4-great				**Alternate Points**			
	Grade Level Instruction Rooms	**Collaboration Studios/ Laboratories**	**Large Group Assembly Spaces**	**Individualized Instruction**	Exceptional Quality	Major Deficiency	**DESCRIPTION**	**COMMENTS**
III. Facility Characteristics - a micro-level snapshot of where students learn								
Physical Characteristics								
1 Size, shape and volume	2	2	3	1			Conducive to collaborative activities	
2 Flexibility, adaptability	2	2	3	1			Moveable walls and other amenities	
3 Transparency	1	1	1	2			Openness / visual connection between spaces	
Sensory Characteristics								
4 Temperature / Humidity	2	2	2	2			Consistent and comfortable	
5 Ventilation	2	2	2	2			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	
8 Quality of natural light	4	4	3	1			Clear views to the outside	abundance of natural light in cr.
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	
Emotional Characteristics								
10 Acoustical qualities	3	3	2	3			Hard surface / echo / reverberation	
11 Color	1	1	1	1			Variety / contrast in various materials	sterile appearance throughout
12 Connection to outdoors	2	2	3	1			Direct access / operable windows / visual queues	
13 Noise distractors	2	2	2	2			MEP systems / external items	
Supportive Characteristics								
14 Furniture	2	2	2	2			Flexible and ergonomic	
15 Technology access	3	3	3	3			Wireless or Hard-wired	
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	1	2	1	1			Accessible - white boards	chalkboards predominately used
19 Overall functionality	2	2	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	
Subtotals :	42	43	43	36	0	0		
Average Score :	2	2	2	2	0	0		

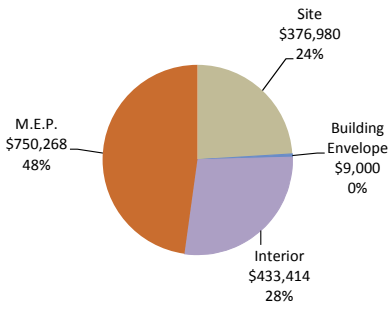
Specific Notes | regarding Facility Characteristics

Lester Elementary

Building System

	1	2	3	4
Site			●	
Building Envelope				●
Interior			●	
Mechanical, Electrical, Plumbing		●		

Budget Distribution
1.57 MILLION



Building Descriptions

Site: The site is surface drained and partial detention. The majority of the roof area drains to the site via downspouts to grade. Parking and playground surfaces are paved. Bus traffic and automobile traffic are separated. Parking and playground pavement needs to be replaced. The playground equipment is new with the exception of swings and basketball goals. The site lighting is limited.

Building Envelope: The structure is primarily load bearing masonry with brick facing. Windows are dual glazed. The roof and metal fascias have been recently replaced. Primary entrances are aluminum and in good condition.

Interior: The majority of classrooms and corridors are carpeted. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Classroom doors are wood. Coat hooks and shelves are provided for student storage in the corridors. Display surfaces are primarily chalk and tack boards. Classroom technology includes student computers and projectors.

Mechanical, Electrical, Plumbing, Fire Protection: Ventilation to classrooms is provided to most classrooms via unit ventilators. A few classrooms do not have mechanical ventilation. Heating is provided via fin tube radiators and steam boilers. Domestic water is provided by a municipal system. The domestic water piping in the 1990 and 1993 addition is copper. The majority of piping in the rest of the building is galvanized. The 1993 addition has an automatic wet sprinkler system. The building has one electrical service. Lighting has recently been retrofitted with energy saving fluorescent ballasts and lamps. The master clock and security systems are aged. The fire alarm system is aged.

Educational Alignment

	1	2	3	4
Campus Context			●	
Facility Configuration			●	

Learning Spaces	1	2	3	4
Instruction Rooms		●		
Collaboration Studios		●		
Large Group Assembly		●		
Individualized instruction		●		

236 Indianapolis Ave.

Built: **1956**

Additions: **1959, 1990, 1993**

Square Footage: **42,463**

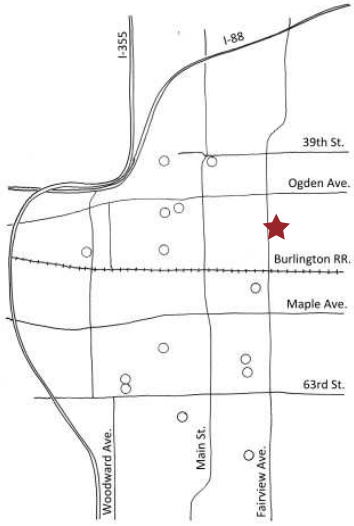
Primary Use: **K-6**

Enrollment: **496**

Approx. Site Area: **6.7 acres**

Automatic Fire Suppression: **1993 Addition**

Location Map



Space Utilization

Gross area per student: 86 S.F.

Class area per student: 41 S.F.

Main Entrance

Playground

Paved Play

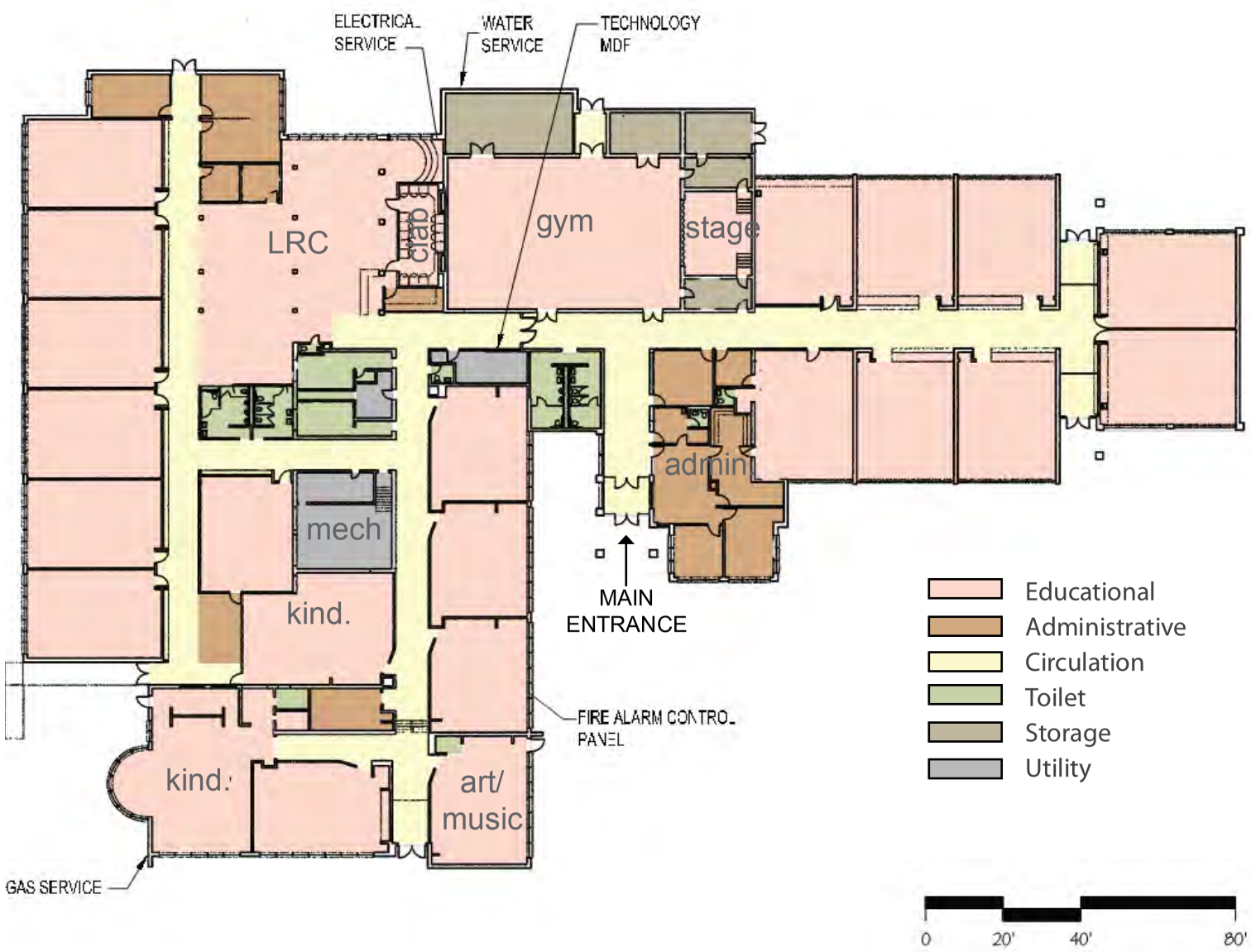
Typical Elevation

SITE PLAN

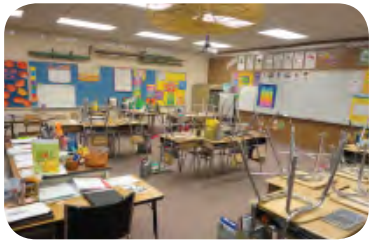
Wight

Downers Grove School District 58

Lester Elementary



Main Entry



Classroom

Kindergarten

LRC

FLOOR PLAN

LESTER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	LESTER	AREA (SF)	42,463	YEAR BUILT	1956		DATE : 10/18/11
ADDRESS	236 INDIANAPOLIS AVE. DOWNERS GROVE, IL 60515						

	ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$376,980**	
1.1	**SITE**									**$374,980**	
1.1a	BARRIER CURB	concrete							■		At bus and vehicle drop off
1.1b	ASPHALT PAVEMENT	asphalt	63931 SF	X	2	■				$319,655	Portion as 2012 life safety
1.1c	ASPHALT PAVEMENT	asphalt			5						N.A.
1.1d	ASPHALT PAVEMENT	asphalt			10						N.A.
1.1e	BALL FIELDS								■		
1.1f	LANDSCAPING								■		
1.1g	PARKING SPACES			X		■				$20,000	Add 8 spaces
1.1h	PLAYGROUND EQUIPT.	swingsets	2				■			$11,600	Replace aged swingsets
1.1j	SITE DRAINAGE										
1.1k	CONCRETE WALK	concrete	4145 SF		2	■				$20,725	
1.1l	CONCRETE WALK	concrete			5				■		
1.1m	SIDEWALK REMOVAL								■		
1.1n	DETENTION CLEARING		3000 SF			■				$3,000	Clear detention area overgrowth
1.2	**SITE ACCESSIBILITY**									**$2,000**	
1.2a	ADA PARKING PAVEMENT	asphalt							■		
1.2b	PATH TO MAIN ENTRY								■		
1.2c	ACCESS TO PLAY EQUIP						■			$2,000	
1.2d	ACCESS FROM EXITS								■		Steps at east addition
2. BUILDING ENVELOPE										**$9,000**	
2.1a	WALLS	facebrick							■		
2.1b	CANOPIES	metal							■		
2.1c	ENTRANCES	aluminum							■		
2.1d	WINDOWS	aluminum							■		
2.1e	ROOF	built up							■		New
2.1f	STRUCTURAL FRAME					■				$3,000	Correct crack at 1993 exit door
2.1g	FOUNDATION	concrete							■		
2.1h	EXIT DOORS	various	4 LEAFS				■			$6,000	

LESTER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	LESTER	AREA (SF)	42,463	YEAR BUILT	1956		DATE : 10/18/11
ADDRESS	236 INDIANAPOLIS AVE. DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$433,414**	
3.1 CLASSROOMS									**$154,700**	
3.1a FLOORING	carpet	11050 SF				■			$44,200	13 rooms replace with VCT
3.1b WALLS	masonry							■		
3.1c CEILINGS	act + exp							■		
3.1d LIGHTING	fluor							■		recent replacement
3.1e STORAGE	various	250 LF				■			$100,000	10 rooms replace original cases
3.1f DOORS	wood	7				■			$10,500	doors and hardware
3.1g DOOR HARDWARE								■		replace with lever trim
3.1h NATURAL LIGHT								■		
3.1j TECHNOLOGY								■		Limited smart boards
3.1k POWER	various							■		
3.1l DISPLAY BOARDS							■			
3.2 CORRIDORS									**$7,860**	
3.2a FLOORING	carpet+vct	1215 SF				■			$4,860	replace carpet with VCT
3.2b WALLS	masonry							■		
3.2c CEILINGS	act							■		recent replacement
3.2d LIGHTING	fluor							■		recent replacement
3.2e LOCKERS	open							■		open wood cases
3.2f DOORS	wood	2 LEAFS					■		$3,000	1956 addition
3.2g DOOR HARDWARE								■		
3.3 ADMINISTRATIVE OFFICES									**$0**	
3.3a FLOORING	carpet							■		
3.3b WALLS	masonry							■		
3.3c CEILINGS	act							■		recent replacement
3.3d LIGHTING	flour							■		recent replacement
3.3e STORAGE	laminate							■		
3.3f DOORS	wood							■		
3.3g DOOR HARDWARE	various							■		
3.3h POWER								■		
3.3j NATURAL LIGHT								■		

LESTER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	LESTER	AREA (SF)	42,463	YEAR BUILT	1956		DATE : 10/18/11
ADDRESS	236 INDIANAPOLIS AVE. DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/MULTI PURPOSE/STAGE									**$104,354**	
3.4a FLOORING	vct	2535 SF	X		■				$51,227	Replace VCT
3.4b WALLS	masonry							■		
3.4c CEILINGS	exp/act	2535 SF	X		■				$39,727	
3.4d LIGHTING	fluor							■		recent replacement
3.4e STORAGE								■		
3.4f DOORS	wood	2 LEAFS				■			$3,000	replace older wood doors
3.4g DOOR HARDWARE								■		
3.4h GYM EQUIPMENT		4 goals					■		$10,400	replace basketball goals
3.4j NATURAL LIGHT								■		
3.5 TOILET ROOMS									**$151,500**	
3.5a SINGLE TOILET RENOV		90 SF			■				$31,500	3 rooms including wet wall
3.5b MULTI TOILET RENOV		400 SF			■				$120,000	2 rooms including wet wall
3.5e FIXTURES								■		In non renovated
3.5f DOORS	wood	3 LEAFS					■			Replace with renovattions
3.5g DOOR HARDWARE								■		
3.5h TOILET COMPARTMENTS	plastic							■		In non renovated

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$5,000**	
3.6a MAIN ENTRY								■		
3.6b CORRIDOR ACCESS								■		
3.6c VERTICAL ACCESS	N/A									
3.6d TOILET FACILITES								■		
3.6e SIGNAGE					■				$5,000	
3.6f STAIR RAILINGS	N/A									
3.7 ENVIRONMENTAL									**$10,000**	
3.7d FLOOR TILE ABATEMENT										none on record
3.7g INSULATION ABATEMENT					■				$10,000	address with toilet renov
3.7h										
3.8 EDUCATIONAL ALIGNMENT									**$0**	
3.8a Secure entry vestibule										
3.8b										
3.8c										
3.8d										
									$0	

LESTER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Lester	AREA (SF)	42,463	YEAR BUILT	1956		DATE: 10/26/11
ADDRESS	236 Indianapolis St.						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$750,268**	
4.1 MECHANICAL SYSTEMS									**$462,838**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	1	20	4	16				■		Carrer CU serves Computer Rm CUV
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	2		30+	0	■				$84,926.00	1400 MBH each
HW BOILERS	N/A	30								
HEAT EXCHANGER	2	30	18	12				■	$36,000	Serves west & east loops
RADIANT/UNIT HEATERS		20	30+	0	■				$2,500.00	Serves original vestibules
FIN TUBE RADIATORS		30	30+	0		■			$13,120.00	Serves orignal 1951 &1959 addition
PUMPS		25	18	7			■		$12,740.00	Note 1
STEAM/HW PIPING		30	30/18	0/12			■		$20,000.00	Steam piping older/HW piping newer
INSULATION		15-20	18	0					$21,200.00	
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	1	20	4	16				■		Carrier RTU serving Office area
AIR HANDLING UNITS	N/A	25								
EXHAUST FANS	20	20	20+	0	■				$30,000	Original to the Bldg Addition
FAN COILS	N/A	30								
UNIT VENT (EXISTNG)		30	18	12				■		Serves 1990, 1993 Additions
UNIT VENT(NEW)	5				■				$50,000.00	
TERMINAL DEVICES		20	20	0	■				$15,000.00	5-7 Zone VVTs Serving RTU
DUCTWORK	1500 SF	40	20	20		■			$7,500.00	Dirty Lined Ductwork
INSULATION		15-20	20	0		■				
4. TEMPERATURE CONTROLS									$169,852	
DDC SYSTEM		20	18	2		■				Alerton DDC (EF, UV, RTU. VVT)
PNEUMATIC SYSTEM		20	20+	0		■				Boiler controls, original FTR'S, CUH'S
GUI		20	18	2		■				Alerton GUI
4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$65,694**	
WATER HEATERS		15-20	5	10				■		Gas - provide expansion tank
PLUMBING FIXTURES		30	30+	0		■				Note 2
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP		20	5	15				■		(2) pumps
DOM. WATER PIPING		30	30+	0	■				$63,694	Galvanized
SUMP/SEWAGE PUMP		10-15	15	0	■				$2,000	
SPRINKLERS		30	18	12				■		In 1993 addition
FIRE PUMP	N/Z	25								

LESTER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Lester	AREA (SF)	42,463	YEAR BUILT	1956		DATE: 10/26/11
ADDRESS	236 Indianapolis St.						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4.3 ELECTRICAL SYSTEMS									**$221,736**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	15	0					$84,926	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	15	0						Needs to be on generator
GENERATOR	N/A									80kW should be added
DISTRIBUTION PANELS		30	30+	0					$7,500	Computer Panels have been updated
BRANCH PANELBOARDS		30	10/20+	10					$10,000	
SURGE PROTECTION		10	5	5						
2. LIGHTING										
INTERIOR		15	5	10						
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0						replace with new LED
SITE EXTERIOR		20	20+	0						replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0						add to new BAS
EXIT		20	10+	10						already LED and CFL, replace CFL
EMERGENCY		10	5+	5						
3. BRANCH POWER (RECEPT)										
CLASSROOMS										
4. Fire Alarm									$74,310	
MAIN PANEL		20	10+	10						Need new addressable
ANNUNCIATOR		20	10+	10						Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10						
5. INTERCOM/PA										
HEAD END		10	20+	0						
DEVICES		10	20+	0						
6. CLOCK									$15,000	
HEAD END		20	20+	0						need new wireles system
DEVICES		20	20+	0						need new linked clocks
7. SECURITY									$30,000	allowance
HEAD END		15	15+	0						
DEVICES		15	15+	0						
8. VOICE/DATA										recommend CAT6 upgrade
MDF		10	5-10+							
IDF'S		10	5-10+							
CABLING/JACKS		10	5-10+							

1 (2) HW Pumps Per Heat Exchanger (w/ 1 Standby) 18 yrs old-Maintain; CR Pumps 30 yrs old-Replace

2 Fixture replacement included in extensive toilet renovation. No thermostatic mixing valves or insulation on lavatories.

LESTER ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Lester	AREA (SF)	42,463	ENROLLMENT : 496	YEAR BUILT: 1956	DATE OF WALKTHRU: 10/14/11
ADDRESS	236 Indianapolis Ave.				SF/STUDENT: 86	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

On a gross square foot / student basis, this school is under-sized. The staff has made great use of the space, however. Similar to other facilities in the District, a restacking exercise would help provide a more functional environment.

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context				4			Surrounding area positive school environment	
2 Adjacent transportation				4			Minimal noise, good walks/bike paths	
3 Site size/context				4			Room for green and play areas / loading zones*	
4 Play areas			3				Quality of equipment and fields	
5 Safety/security issues			3				Good visibility/lights, no hiding spaces	proximity to homes on west side is tight
6 Vehicular logistics			3				Separation cars/busses; clear routes	no buses
7 Pedestrian access				4			Clear walkways, good separation	
8 Visibility of main entry			3				Clearly identifiable	
9 Building image			3				Excites the student, symbolize importance	
Subtotals :	0	0	15	16	0	0		
Average Score :	3							

* 5acres + 1 acre per 100 students suggested

Specific Notes | regarding Campus Context elements

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Configuration Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality								
Perceptual Qualities								
1 Community connection				4			Personalized / cultural acknowledgment	quotes - murals on lobby walls/benches
2 General appearance/upkeep				4			Building & grounds condition	
Security & Circulation Characteristics								
3 Entry/exiting visibility			3				Door location/ illumination around perimeter	
4 Main entrance security	1						Locked vestibule / audio-visual devices	
5 Circulation routes		2					Defined and easy to understand	
6 Public/Private Separation			3				Defined and easy to understand	
7 Way finding		2					Signage clear and visible	
Relational Characteristics								
8 Logical adjacencies				4			Commons spaces in relation to gen instruction	
9 Grade level organization/groupings				4			Logical arrangement /adjacency other groupings	
10 High noise area separation				4			Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1						Availability of individualized activity zones	breakout areas for informal/social interaction
12 Outdoor learning spaces	1						Designated areas for academic pursuits	
Subtotals :	3	4	6	20	0	0		
Average Score :	3							

Specific Notes | regarding Facility Configuration components

Open LRC is great - lots of natural light/risers/feels like the active center of the school.
Would benefit from having a separate large-group activity area/multi-purpose room.

Main office is good size with great visibility to entry vestibule.
Mechanical room access is difficult at the center of the facility.

Kindergarten rooms are spacious and well organized.
Would be nice to have lower windows for the interior room.

LESTER ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Lester	**AREA (SF)**	42,463	**ENROLLMENT :**	496	**YEAR BUILT:** 1956	**DATE OF WALKTHRU:** 10/14/11
ADDRESS	236 Indianapolis Ave.					**SF/STUDENT:** 86	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	**Facility Characteristics Scoring Matrix**				**Alternate Points**			
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Major Deficiency	**DESCRIPTION**	**COMMENTS**
	Confusing, unsafe, not supportive	**Problematic, school works around issue**	**Acceptable, but deficient in areas**	**Well aligned, supportive environment**				
III. Facility Characteristics - a micro-level snapshot of where students learn								
Physical Characteristics	Scoring: 1-poor, 2-workable, 3-good, 4-great							
1 Size, shape and volume	3	2	3	1			Conducive to collaborative activities	
2 Flexibility, adaptability	2	2	3	1			Moveable walls and other amenities	
3 Transparency	3	2	1	1			Openness / visual connection between spaces	classroom clerestories
Sensory Characteristics								
4 Temperature / Humidity	2	2	2	2			Consistent and comfortable	
5 Ventilation	2	2	2	2			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	
8 Quality of natural light	4	4	3	1			Clear views to the outside	
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	
Emotional Characteristics								
10 Acoustical qualities	3	3	2	3			Hard surface / echo / reverberation	
11 Color	2	2	2	2			Variety / contrast in various materials	
12 Connection to outdoors	2	2	3	1			Direct access / operable windows / visual queues	
13 Noise distractors	3	2	2	2			MEP systems / external items	
Supportive Characteristics								
14 Furniture	2	2	2	2			Flexible and ergonomic	
15 Technology access	3	3	3	3			Wireless or Hard-wired	
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	2	2	1	1			Accessible - white boards	
19 Overall functionality	2	2	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	gym storage lacking
Subtotals :	48	45	44	36	0	0		
Average Score :	2	2	2	2	0	0		

Specific Notes | regarding Facility Characteristics

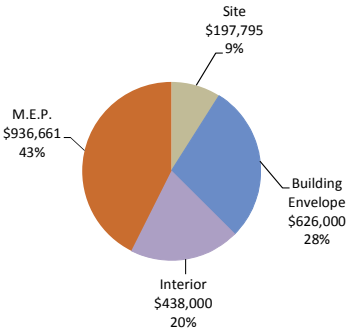
Lots of display surfaces but needs some organization.

Pierce Downer Elementary

Building System

	1	2	3	4
Site			●	
Building Envelope			●	
Interior			●	
Mechanical, Electrical, Plumbing		●		

Budget Distribution
2.20 MILLION



Building Descriptions

Site: The site is surface drained to the municipal storm system. There is no site detention. The majority of the roof area drains to the site via downspouts to grade. Parking and playground surfaces are paved. Bus traffic and automobile traffic share circulation routes. Playground pavement needs to be replaced. The playground equipment is new with the exception of swings.

Building Envelope: The structure is primarily load bearing masonry with brick facing. Windows are dual glazed. The roof is a single ply membrane and in good condition. Primary entrances are aluminum and in good condition.

Interior: The majority of classrooms are carpeted. Corridors are carpet and VCT. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Classroom doors are wood. Coat hooks and shelves are provided for student storage in the corridors. Display surfaces are primarily marker and tack boards. Classroom technology includes student computers and projectors. Classrooms also have interactive display boards.

Mechanical, Electrical, Plumbing, Fire Protection: Most classrooms do not have mechanical ventilation with the exception of the newer additions. Heating is provided via fin tube radiators with hot water boilers. Domestic water is provided by a municipal system. The domestic water piping in the 1990 and 1993 addition is copper. The majority of piping in the rest of the building is galvanized. The 1993 addition has an automatic wet sprinkler system. The building has one electrical service. Lighting has recently been retrofitted with energy saving fluorescent ballasts and lamps. The master clock and security systems are aged. The fire alarm system is aged.

Educational Alignment

	1	2	3	4
Campus Context				●
Facility Configuration			●	

Learning Spaces	1	2	3	4
Instruction Rooms		●		
Collaboration Studios		●		
Large Group Assembly		●		
Individualized instruction		●		

1436 Grant Ave.

Built: **1951**

Additions: **1959, 1968, 1985, 1990, 1993, 1997**

Square Footage: **31,908**

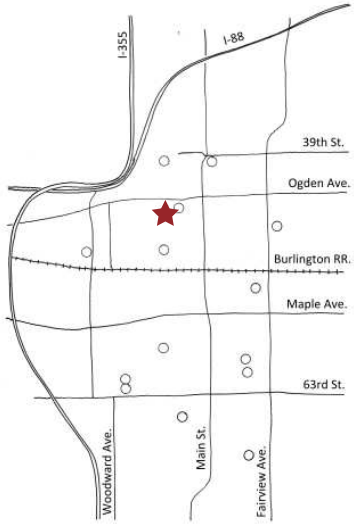
Primary Use: **K-6**

Enrollment: **402**

Approx. Site Area: **5.2 acres**

Automatic Fire Suppression: **1993 Addition**

Location Map



Space Utilization

Gross area per student: 79 S.F.

Class area per student: 38 S.F.

Main Entrance

Playground

Paved Play

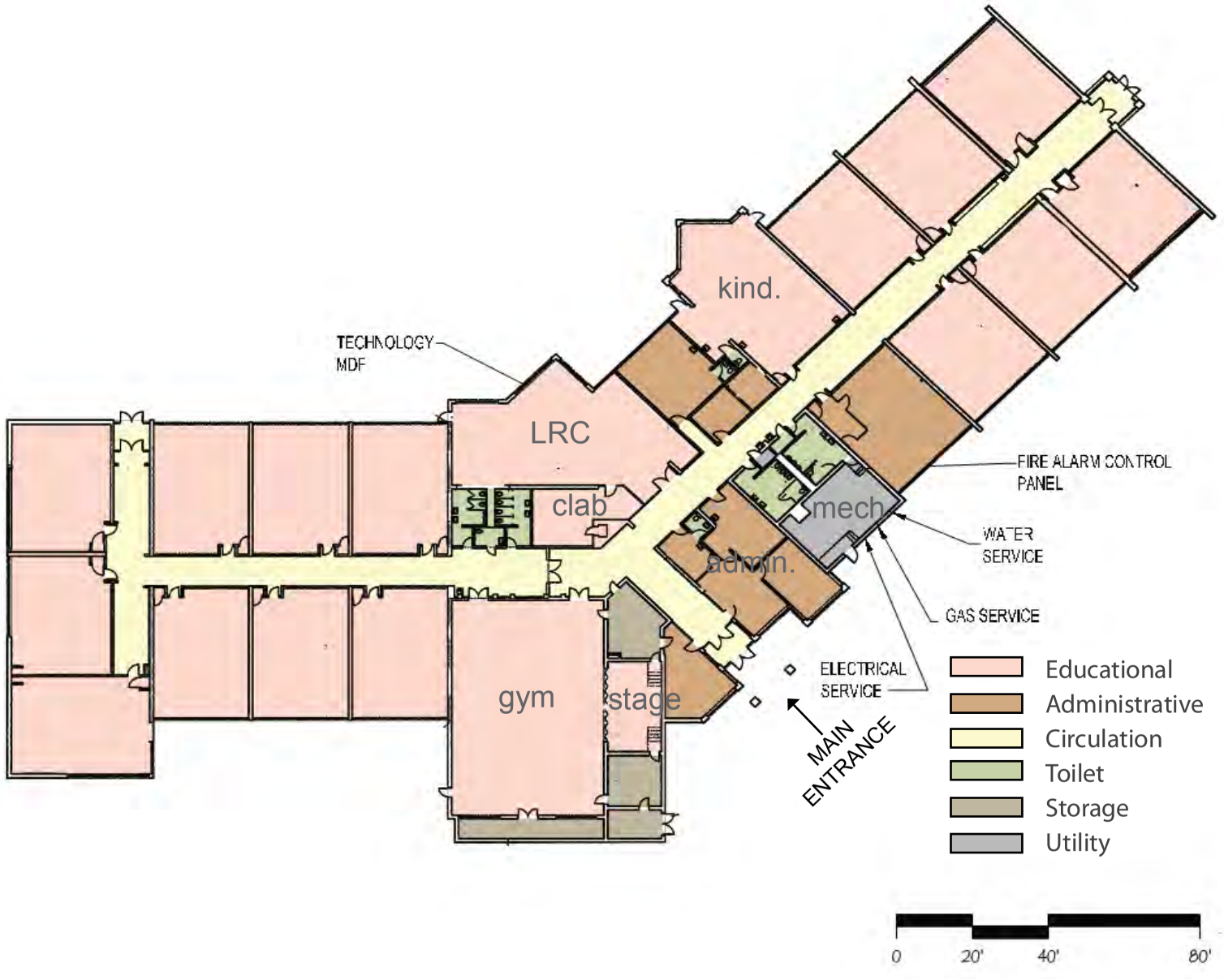
Typical Elevation

SITE PLAN

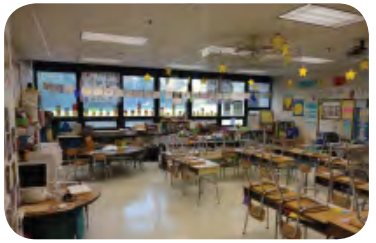
Wight

Downers Grove School District 58

Pierce Downer Elementary

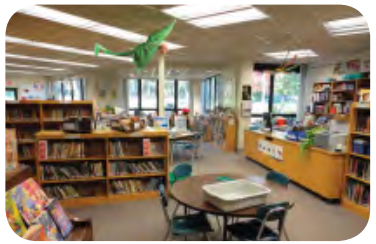


Main Entry



Classroom

Kindergarten



LRC

FLOOR PLAN

PIERCE DOWNER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	PIERCE DOWNER	AREA (SF)	31,908	YEAR BUILT	1951		DATE : 10/6/11
ADDRESS	1436 GRANT ST. DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS		GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$197,795**	
1.1	**SITE**									**$195,795**	
1.1a	BARRIER CURB	concrete									
1.1b	ASPHALT PAVEMENT	asphalt	3892 SF		2					$23,352	
1.1c	ASPHALT PAVEMENT	asphalt	21197 SF		5					$105,985	
1.1d	ASPHALT PAVEMENT	asphalt	5427 SF		10					$29,848	
1.1e	BALL FIELDS		1 INFIELD							$2,000	restore - remove grass
1.1f	LANDSCAPING										
1.1g	PARKING SPACES										
1.1h	PLAYGROUND EQUIPT.	swingsets	3							$17,400	Replace aged swingsets
1.1j	SITE DRAINAGE		3571 SF							$7,142	
1.1k	CONCRETE WALK		1654 SF		2					$8,270	
1.1l	CONCRETE WALK				5						N.A.
1.1m	SIDEWALK REMOVAL		899 sf							$1,798	
1.1n	DETENTION CLEARING										N.A.
1.2	**SITE ACCESSIBILITY**									**$2,000**	
1.2a	ADA PARKING PAVEMENT	asphalt									
1.2b	PATH TO MAIN ENTRY										
1.2c	ACCESS TO PLAY EQUIP									$2,000	
1.2d	ACCESS FROM EXITS										Correct with pavement replacement
2. BUILDING ENVELOPE										**$626,000**	
2.1a	WALLS	facebrick								$50,000	Allownace - minor tuckpointing
2.1b	CANOPIES	metal									
2.1c	ENTRANCES										Newer vestibules
2.1d	WINDOWS	aluminum									Dual glazed
2.1e	ROOF		32000 SF							$576,000	Replace single ply with built up
2.1f	STRUCTURAL FRAME										
2.1g	FOUNDATION	concrete									
2.1h	DOORS	various									

PIERCE DOWNER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	PIERCE DOWNER	AREA (SF)	31,908	YEAR BUILT	1951		DATE : 10/6/11
ADDRESS	1436 GRANT ST. DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$438,000**	
3.1 CLASSROOMS									**$135,000**	
3.1a FLOORING	carpet	11050 SF				■			$41,500	13 rooms replace with vct
3.1b WALLS	masonry							■		
3.1c CEILINGS	act + exp							■		
3.1d LIGHTING	fluor							■		recent replacement
3.1e STORAGE	various	200 LF				■			$80,000	8 rooms replace original cases
3.1f DOORS	wood	9				■			$13,500	selected replacement
3.1g DOOR HARDWARE						■				With door replacement
3.1h NATURAL LIGHT								■		
3.1j TECHNOLOGY								■		
3.1k POWER	various							■		
3.1l DISPLAY BOARDS							■			
3.2 CORRIDORS									**$27,500**	
3.2a FLOORING	carpet	4000 SF				■			$16,000	replace with VCT
3.2a FLOORING	ceramic		X		■				$11,500	change to non-skid
3.2b WALLS	masonry							■		
3.2c CEILINGS	act							■		recent replacement
3.2d LIGHTING	fluor							■		recent replacement
3.2e LOCKERS	open							■		
3.2f DOORS										N.A.
3.2g DOOR HARDWARE										N.A.
3.3 ADMINISTRATIVE OFFICES									**$7,500**	
3.3a FLOORING	carpet	1500 SF					■		$7,500	reception, nurse, lounge
3.3b WALLS	masonry							■		
3.3c CEILINGS	act							■		
3.3d LIGHTING	flour							■		
3.3e STORAGE	laminate							■		
3.3f DOORS	wood							■		
3.3g DOOR HARDWARE	various							■		
3.3h POWER								■		
3.3j NATURAL LIGHT								■		

PIERCE DOWNER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	PIERCE DOWNER	AREA (SF)	31,908	YEAR BUILT	1951		DATE : 10/6/11
ADDRESS	1436 GRANT ST. DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/MULTI PURPOSE/STAGE									**$6,000**	
3.4a FLOORING	vct							■		
3.4b WALLS	masonry							■		
3.4c CEILINGS	exposed							■		
3.4d LIGHTING	fluor							■		recent replacement
3.4e STORAGE								■		
3.4f DOORS	wood	4 LEAFS				■			$6,000	
3.4g DOOR HARDWARE						■				replace with doors
3.4h GYM EQUIPMENT								■		
3.4j NATURAL LIGHT							■			
3.5 TOILET ROOMS									**$210,000**	
3.5a SINGLE TOILET RENOV								■		
3.5b MULTI-TOILET RENOV		700 SF				■			$210,000	4 rooms including wet wall
3.5c FIXTURES						■				replace with renovations
3.5d DOORS	wood	4 LEAFS				■				replace with renovations
3.5e DOOR HARDWARE						■				With door replacement
3.5f TOILET COMPARTMENTS	plastic							■		

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$5,000**	
3.6a MAIN ENTRY							■			
3.6b CORRIDOR ACCESS							■			
3.6c VERTICAL ACCESS	N/A									
3.6d TOILET FACILITES							■			Correct with renovations
3.6e SIGNAGE					■				$5,000	allowance
3.6f STAIR RAILINGS	N/A								$0	N.A.
3.7 ENVIRONMENTAL									**$47,000**	
3.7d FLOOR TILE ABATEMENT		2700 SF				■			$27,000	prep for new vct
3.7g INSULATION ABATEMENT						■			$20,000	address with toilet renovations
3.7h										
3.8 EDUCATIONAL ALIGNMENT									**$0**	
3.8a										
3.8b										
3.8c										
3.8d										
									$0	

PIERCE DOWNER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	PIERCE	AREA (SF)	31,908	YEAR BUILT	1951		DATE: 10/20/11
ADDRESS	1436 Grant St., Downers Grove IL						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$936,661**	
4.1 MECHANICAL SYSTEMS									**$441,852**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	2025 SF	20	20+	0	■				$12,150	(1) Serving Learning/Server Room
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	N/A									Coal To Gas Burner Converted
HW BOILERS	2	30	60	0	■				$63,816	(2)-1860 MBH Pacific Steel Boilers
HEAT EXCHANGER	N/A	30								
RADIANT/UNIT HEATERS	3	20	20+	0	■				$7,500	Serves Bathroms/Vestibules
FIN TUBE RADIATORS	300 LF	30	30+	0	■				$12,000	Original to Additions
PUMPS	4	25	15	10				■		Taco -Primary/Secondary
STEAM/HW PIPING	HW	30	15	15				■		
INSULATION		15-20	15	0	■				$15,954	ACM maybe present
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	2000 SF	20	20+	0	■				$50,000	Trane (1)-Admin Office, (1)-Lounge
AIR HANDLING UNITS	2800 SF	25	25+	0	■				$44,800	Gym AHU w/ inline HW pump
EXHAUST FANS	12 Efs	20	20+	0	■				$18,000	Serves Bathrooms, copy rm, Gym, etc
FAN COILS	N/A	30								
UNIT VENT (EXISTG)	8 UV, 3 CUV	30	20	10				■		Combination of CUVs & UVs
UNIT VENT (NEW)	9				■				$90,000	Provide in classrooms without
TERMINAL DEVICES	N/A	20								
DUCTWORK		40	20	20		■		■		Note 3 - included with RTU replace
INSULATION		15-20	20	0		■				Lined for RTUs, None for CUVs
4. TEMPERATURE CONTROLS									$127,632	
DDC SYSTEM		20	20	0		■				Trane, Johnson Controls, Alerton
PNEUMATIC SYSTEM		20	20+	0		■				in boiler rm, newer air compress.
GUI		20	18	2		■				Alerton GUI
4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$312,653**	
WATER HEATERS		15-20	9	6			■		$3,200	Note 1
PLUMBING FIXTURES		30	30+	0		■				Note 2
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP		20	9	11				■		
DOM. WATER PIPING		30	30+	0	■				$309,453	in 2012 life safety
SUMP/SEWAGE PUMP	N/A	10-15								
SPRINKLERS		30	18	12				■		In new additions
FIRE PUMP	N/A	25								

PIERCE DOWNER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	PIERCE	AREA (SF)	31,908	YEAR BUILT	1951		DATE: 10/20/11
ADDRESS	1436 Grant St., Downers Grove IL						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition				BUDGET COST ($)	COMMENTS
					1 Poor	2 Fair	3 Good	4 Maintain		
4.3 ELECTRICAL SYSTEMS									**$182,156**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	30+	0	■				$63,816	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	30+	0		■				Needs to be a generator
GENERATOR	N/A									80kW should be added
DISTRIBUTION PANELS		30	30+	0					$7,500	
BRANCH PANELBOARDS		30	10/20+	10	■				$10,000	Needs ground bus and wiring (25%)
SURGE PROTECTION		10	5	5				■		
2. LIGHTING										
INTERIOR		15	5	10				■		
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0		■				replace with new LED
SITE EXTERIOR		20	20+	0		■				replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0		■				add to new BAS
EXIT		20	10+	10				■		already LED and CFL
EMERGENCY		10	5+	5				■		
3. BRANCH POWER (RECEPT)										
CLASSROOMS								■		
4. Fire Alarm									$55,840	
MAIN PANEL		20	10+	10				■		Need new addressable
ANNUNCIATOR		20	10+	10						Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10						
5. INTERCOM/PA										
HEAD END		10	20+	0			■			
DEVICES		10	20+	0			■			
6. CLOCK									$15,000	
HEAD END		20	20+	0	■					need new wireles system
DEVICES	30	20	20+	0	■					need new linked clocks
7. SECURITY									$30,000	allowance
HEAD END		15	15+	0	■					
DEVICES		15	15+	0	■					
8. VOICE/DATA										Recommend CAT6 upgrade
MDF		10	5-10+				■			
IDF'S		10	5-10+				■			
CABLING/JACKS		10	5-10+				■			

1 Both gas and electric, no P&T relief or exp tank on electric.

2 Fixtures to be replaced with toilet renovation project. Fixtures old, no insulation or mixing valves for ADA lavatories.

3 Lined ductwork & ductwork serving RTUs & AHU need to be replaced, while ductwork serving the CUVs can remain.

PIERCE DOWNER ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Pierce Downer	AREA (SF)	31,908	ENROLLMENT : 402	YEAR BUILT: 1951	DATE OF WALKTHRU: 09/30/11
ADDRESS	1436 Grant				SF/STUDENT: 79	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

On a gross square foot / student basis, this school is the most under-sized in the District.
Great appearance and presence in the neighborhood.
Wonderful grounds and amenities.

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context				4			Surrounding area positive school environment	
2 Adjacent transportation				4			Minimal noise, good walks/bike paths	
3 Site size/context			3				Room for green and play areas / loading zones*	
4 Play areas			3				Quality of equipment and fields	
5 Safety/security issues				4			Good visibility/lights, no hiding spaces	
6 Vehicular logistics			3				Separation cars/busses; clear routes	
7 Pedestrian access				4			Clear walkways, good separation	
8 Visibility of main entry				4			Clearly identifiable	
9 Building image				4			Excites the student, symbolize importance	
Subtotals :	0	0	9	24	0	0		
Average Score :	4							

* 5acres + 1 acre per 100 students suggested

Specific Notes | regarding Campus Context elements

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Configuration Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality								
Perceptual Qualities								
1 Community connection				4			Personalized / cultural acknowledgment	
2 General appearance/upkeep			3				Building & grounds condition	
Security & Circulation Characteristics								
3 Entry/exiting visibility				4			Door location/ illumination around perimeter	
4 Main entrance security	1						Locked vestibule / audio-visual devices	
5 Circulation routes				4			Defined and easy to understand	
6 Public/Private Separation				4			Defined and easy to understand	
7 Way finding		2					Signage clear and visible	
Relational Characteristics								
8 Logical adjacencies				4			Commons spaces in relation to gen instruction	
9 Grade level organization/groupings				4			Logical arrangement /adjacency other groupings	
10 High noise area separation				4			Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1						Availability of individualized activity zones	breakout areas for informal/social interaction
12 Outdoor learning spaces		2					Designated areas for academic pursuits	
Subtotals :	2	4	3	28	0	0		
Average Score :	3							

Specific Notes | regarding Facility Configuration components

Space adjacencies are great.

Needs a large-group activity space / multi-propose room.

PIERCE DOWNER ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Pierce Downer	**AREA (SF)**	31,908	**ENROLLMENT :**	402	**YEAR BUILT:** 1951	**DATE OF WALKTHRU:** 09/30/11
ADDRESS	1436 Grant					**SF/STUDENT:** 79	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	**Facility Characteristics Scoring Matrix**				**Alternate Points**			
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Major Deficiency	**DESCRIPTION**	**COMMENTS**
	Confusing, unsafe, not supportive	**Problematic, school works around issue**	**Acceptable, but deficient in areas**	**Well aligned, supportive environment**				
III. Facility Characteristics - a micro-level snapshot of where students learn								
Physical Characteristics	Scoring: 1-poor, 2-workable, 3-good, 4-great							
1 Size, shape and volume	3	3	2	1			Conducive to collaborative activities	gym under-sized
2 Flexibility, adaptability	2	2	3	1			Moveable walls and other amenities	
3 Transparency	1	1	1	1			Openness / visual connection between spaces	
Sensory Characteristics								
4 Temperature / Humidity	2	2	2	2			Consistent and comfortable	asphalt outside cr. causes heat build-up
5 Ventilation	2	2	2	2			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	
8 Quality of natural light	4	4	3	1			Clear views to the outside	
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	
Emotional Characteristics								
10 Acoustical qualities	3	3	2	3			Hard surface / echo / reverberation	
11 Color	2	2	2	2			Variety / contrast in various materials	
12 Connection to outdoors	2	2	3	1			Direct access / operable windows / visual queues	
13 Noise distractors	2	2	2	2			MEP systems / external items	
Supportive Characteristics								
14 Furniture	2	2	2	2			Flexible and ergonomic	
15 Technology access	3	3	3	3			Wireless or Hard-wired	
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	2	2	1	1			Accessible - white boards	
19 Overall functionality	2	2	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	
Subtotals :	45	45	43	36	0	0		
Average Score :	2	2	2	2	0	0		

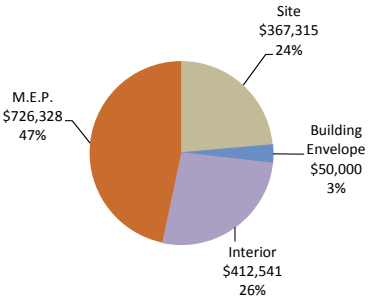
Specific Notes | regarding Facility Characteristics

Whittier Elementary

Building System

	1	2	3	4
Site			●	
Building Envelope			●	
Interior		●		
Mechanical, Electrical, Plumbing		●		

Budget Distribution
1.56 MILLION



Building Descriptions

Site: The site is surface drained. There is no site detention. The majority of the roof area drains to the site via internal downspouts with some areas having downspouts to grade. Parking and playground surfaces are paved. Bus traffic and automobile traffic are separated. Parking pavement needs to be replaced. The playground equipment is in good condition. Site lighting is limited.

Building Envelope: The structure is primarily load bearing masonry with brick facing. The majority of windows are dual glazed. The windows in the new additions have insulated glass. The roof has been recently replaced. Primary entrances and exits are aluminum and in good condition.

Interior: The majority of classrooms and corridors are carpeted. Ceilings are primarily suspended acoustical tile. Lighting is primarily fluorescent. Classroom doors are wood. Coat hooks and shelves are provided for student storage in the corridors, some need to be replaced. Display surfaces are primarily chalk and tack boards. Classroom technology includes student computers and projectors. Classrooms also have interactive display boards.

Mechanical, Electrical, Plumbing, Fire Protection: Most classrooms have mechanical ventilation via unit ventilators. A few classrooms do not have mechanical ventilation. Heating is provided via fin tube radiators with steam boilers. Domestic water is provided by a municipal system. The domestic water piping in the newer additions is copper. Some galvanized water piping remains . The 1993 addition has an automatic wet sprinkler system. The building has one electrical service. Lighting has recently been retrofitted with energy saving fluorescent ballasts and lamps. The master clock and security systems are aged. The fire alarm system is aged.

Educational Alignment

	1	2	3	4
Campus Context				●
Facility Configuration		●		

Learning Spaces	1	2	3	4
Instruction Rooms		●		
Collaboration Studios		●		
Large Group Assembly		●		
Individualized instruction		●		

536 Hill

Built: **1928**

Additions: **1959, 1968, 1985, 1990, 1993, 1997**

Square Footage: **37,435**

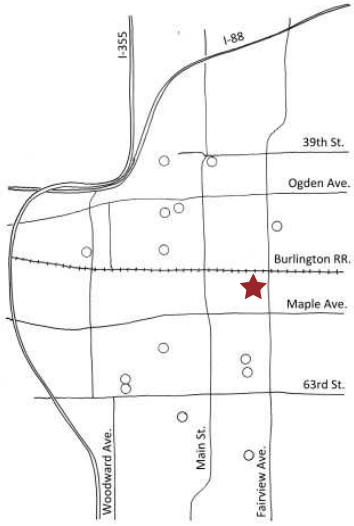
Primary Use: **K-6**

Enrollment: **298**

Approx. Site Area: **4.5 acres**

Automatic Fire Suppression: **1993 Addition**

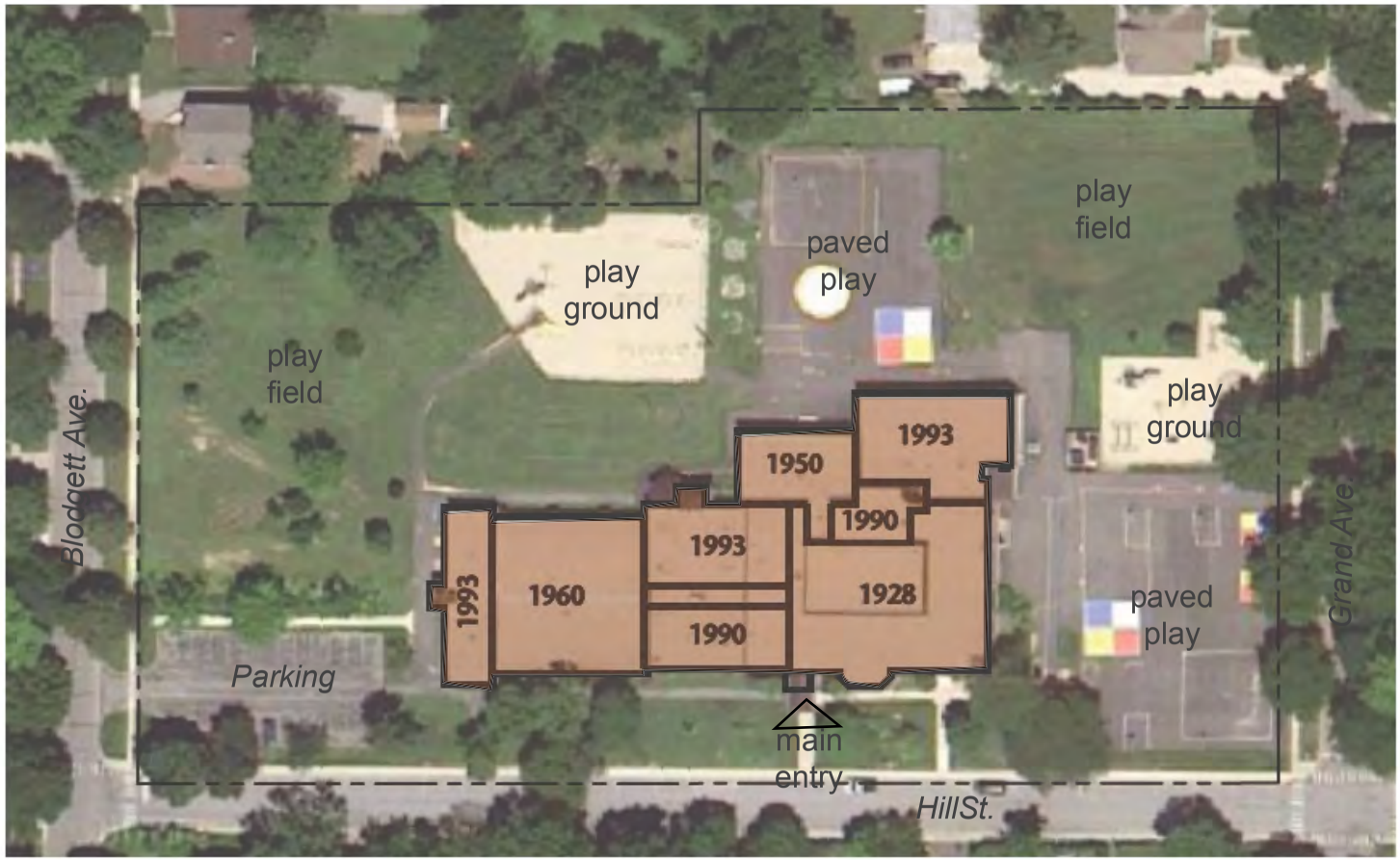
Location Map



Space Utilization

Gross area per student: 126 S.F.

Class area per student: 48 S.F.



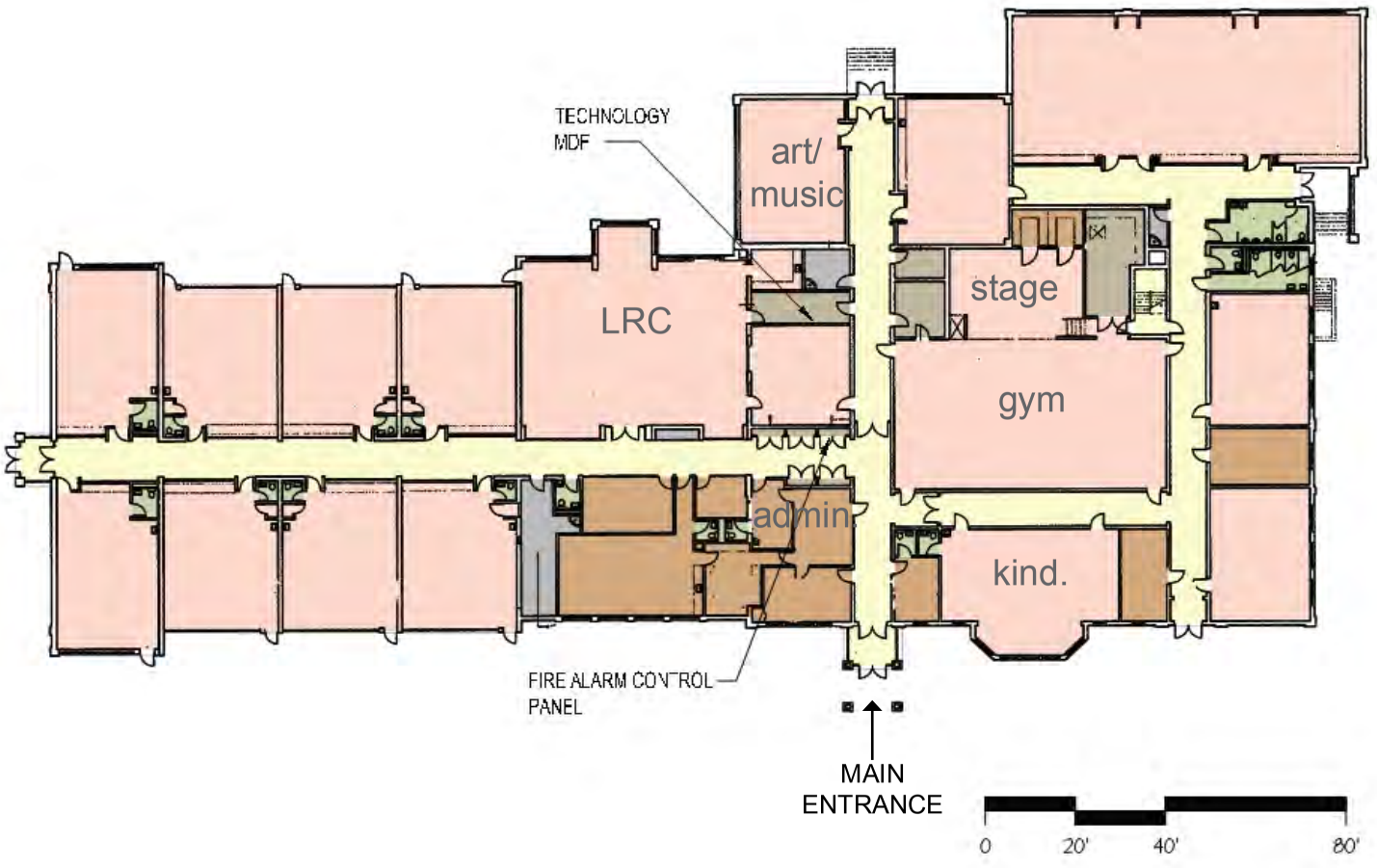
Main Entrance

Playground

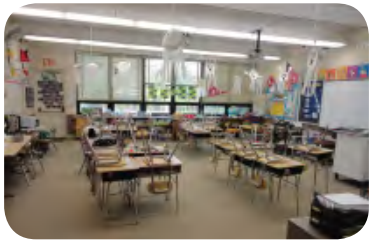
Paved Play

Typical Elevation

SITE PLAN



Main Entry



Classroom

Kindergarten

LRC

FIRST FLOOR PLAN

Storage Room

Storage Room

Boiler Room

- Educational
- Administrative
- Circulation
- Toilet
- Storage
- Utility

GROUND FLOOR PLAN

WHITTIER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	WHITTIER	AREA (SF)	37,435	YEAR BUILT	1928		DATE : 10/27/11
ADDRESS	536 HILL DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS		GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
1. SITE										**$367,315**	
1.1	**SITE**									**$337,315**	
1.1a	BARRIER CURB	concrete						■			
1.1b	ASPHALT PAVEMENT	asphalt	7666 SF		2 TO 5	■				$38,330	
1.1c	ASPHALT PAVEMENT	asphalt	1500 SF		6 TO 10		■			$8,250	
1.1e	ASPHALT PAVEMENT	asphaltc	39206 SF		11 TO 15			■		$196,030	
1.1f	BALL FIELDS								■		N.A. - none found
1.1g	LANDSCAPING								■		
1.1h	PARKING QUANTITY		16 SP					■		$40,000	
1.1j	PLAYGROUND EQUIPT.	swingsets	4				■			$23,200	Replace aged swingsets
1.1k	SITE DRAINAGE		4 gutters				■			$15,000	Correct drainage across sidewalk
1.1l	CONCRETE PAVEMENT	concrete	2961 SF			■				$14,805	
1.1m	CONCRETE PAVEMENT	concrete									N.A.
1.1n	SIDEWALK REMOVAL										N.A.
1.1n	DETENTION CLEARING		1697 SF				■			$1,700	
1.2	**SITE ACCESSIBILITY**									**$30,000**	
1.2a	ADA PARKING PAVEMENT	asphalt						■			parking lot is remote
1.2b	PATH TO MAIN ENTRY							■		$3,000	replace walk from parking lot
1.2c	ACCESS TO PLAY EQUIP						■			$2,000	replace concrete at ramp edge
1.2d	ACCESS FROM EXITS						■			$25,000	Add ramp to north exit and ramps to south classroom exits
2. BUILDING ENVELOPE										**$50,000**	
2.1a	WALLS	facebrick	3100 SF				■			$50,000	Tuckpointing of original walls
2.1b	CANOPIES	metal							■		
2.1c	ENTRANCES								■		Newer vestibules
2.1d	WINDOWS	aluminum							■		Dual glazed + insul units 1993
2.1e	ROOF	built up							■		New
2.1f	STRUCTURAL FRAME								■		No apparent problems
2.1g	FOUNDATION	concrete							■		No apparent problems
2.1h	DOORS	metal/alum						■			

WHITTIER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	WHITTIER	AREA (SF)	37,435	YEAR BUILT	1928		DATE : 10/27/11
ADDRESS	536 HILL DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3. INTERIOR									**$412,541**	
3.1 CLASSROOMS									**$163,125**	
3.1a FLOORING	carpet	12000 SF				■			$43,625	15 rooms replace with vct
3.1b WALLS	masonry							■		
3.1c CEILINGS	act + exp							■		
3.1d LIGHTING	fluor							■		recent replacement
3.1e STORAGE	various	275 LF				■			$110,000	11 rooms replace original cases
3.1f DOORS	wood	5				■			$7,500	door and hardware
3.1g DOOR HARDWARE	lever trim	5				■			$2,000	replace with lever trim
3.1h NATURAL LIGHT								■		
3.1j TECHNOLOGY								■		
3.1k POWER	various							■		
3.1l DISPLAY BOARDS							■			
3.2 CORRIDORS									**$72,968**	
3.2a FLOORING	carpet+vct	4600 SF				■			$18,400	replace carpet with VCT
3.2b WALLS	masonry		X		■				$41,818	fireproofing
3.2c CEILINGS	act							■		recent replacement
3.2d LIGHTING	fluor							■		recent replacement
3.2e STUDENT STORAGE	open	65 LF				■			$9,750	replace aged shelf/hook/base
3.2f DOORS	wood	2 LEAFS					■		$3,000	1950 corridor
3.2g DOOR HARDWARE							■			replace with doors
3.3 ADMINISTRATIVE OFFICES									**$2,500**	
3.3a FLOORING	carpet	500 SF				■			$2,500	replace in lounge
3.3b WALLS	masonry							■		
3.3c CEILINGS	act							■		
3.3d LIGHTING	flour							■		
3.3e STORAGE	laminate							■		
3.3f DOORS	wood							■		
3.3g DOOR HARDWARE	various							■		
3.3h POWER								■		
3.3j NATURAL LIGHT								■		

WHITTIER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	WHITTIER	AREA (SF)	37,435	YEAR BUILT	1928		DATE : 10/27/11
ADDRESS	536 HILL DOWNERS GROVE, IL 60515						

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.4 GYMNASIUM/MULTI PURPOSE/STAGE/LRC									**$46,698**	
3.4a FLOORING	wood	2133 SF				■			$12,798	Refinish
3.4a LRC FLOORING	carpet				■				$19,000	
3.4b WALLS	masonry							■		
3.4c CEILINGS	exp/act							■		
3.4d LIGHTING	fluor							■		recent replacement
3.4e STORAGE							■			
3.4f DOORS	wood	3 LEAFS				■			$4,500	replace older wood doors
3.4g DOOR HARDWARE						■				replace with doors
3.4h GYM EQUIPMENT	goals	4				■			$10,400	replace b-ball goals
3.4j NATURAL LIGHT							■			
3.5 TOILET ROOMS									**$84,000**	
3.5a SINGLE TOILET RENOV.		210 SF					■		$73,500	7 rooms with wet wall
3.5b MULTI TOILET RENOV								■		
3.5c FIXTURES						■				Replace with renovations
3.5d DOORS	wood	7					■		$10,500	Replace with renovations
3.5e DOOR HARDWARE							■			replace with doors
3.5f TOILET COMPARTMENTS	plastic							■		

ARCHITECTURAL BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	2012 LIFE SAFETY PROJECT	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	CONCEPTUAL BUDGET COST ($)	COMMENTS
3.6 ADA ACCESSIBILITY									**$5,000**	
3.6a MAIN ENTRY								■		
3.6b CORRIDOR ACCESS								■		
3.6c VERTICAL ACCESS	N/A									
3.6d TOILET FACILITES								■		Available for students and staff
3.6e SIGNAGE					■				$5,000	allowance
3.6f STAIR RAILINGS	N/A									
3.7 ENVIRONMENTAL									**$38,250**	
3.7d FLOOR TILE ABATEMENT	4375 SF					■			$38,250	prep for vct
3.7g INSULATION ABATEMENT										none on record
3.7h										
3.8 EDUCATIONAL ALIGNMENT									**$0**	
3.8a										
3.8b										
3.8c										
3.8d										
									$0	

WHITTIER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Whittier	AREA (SF)	37,435	YEAR BUILT	1928		DATE: 10/27/11
ADDRESS	536 Hill St,						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS									**$726,328**	
4.1 MECHANICAL SYSTEMS									**$451,258**	
1. COOLING SYSTEMS										
CHILLERS	N/A	30								
COOLING TOWERS	N/A	25								
DX CONDENSING UNITS	515 SF	20	20+	0	■				$3,090	Serves Computer Rm by Library
PUMPS	N/A	25								
CHW/ CW PIPING	N/A	40								
INSULATION	N/A	15-20								
2. HEATING SYSTEMS										
STEAM BOILERS	2	30	20-30+	0-10	■			■	$37,435	(1)-2900 MBH, (1)-1750 MBH
HW BOILERS	N/A	30								
HEAT EXCHANGER	1	30	20	10				■		
RADIANT/UNIT HEATERS	2	20	20+	0					$5,000	Serves vestibules, bathrooms
FIN TUBE RADIATORS	160 LF	30	30+	0		■			$6,400	Serves 1960 West Classrooms
PUMPS		25	20	10				■		Serves Heat Exchanger
STEAM/HW PIPING		30	30+	0	■				$28,076	Steam-30+ yrs old, HW-18 years old
INSULATION		15-20	20+	0	■				$18,717	
3. AIR HANDLING SYSTEMS										
PACKAGED A/C	1980 SF	20	21	0	■				$49,500	RTU Serving Office Area
AIR HANDLING UNITS	4800 SF	25	25+	0	■				$52,800	Indoor Steam AHU serving Gym
EXHAUST FANS	15	20	20+	0	■				$22,500	
FAN COILS	N/A	30								
UNIT VENT (EXISTG)	3	30	18-30+	0-12			■		$18,000	Note 1
UNIT VENT (NEW)	6				■				$60,000	For non ventilated classrooms
TERMINAL DEVICES	N/A	20								
DUCTWORK		40	21	0		■				Lined Ductwork incl. in RTU replace
INSULATION		15-20	21	0		■				
4. TEMPERATURE CONTROLS									$149,740	
DDC SYSTEM		20	18	0						Alerton DDC-1993 UVS
PNEUMATIC SYSTEM		20	20	0						Powers Tstats serving FTRs, older Uvs
GUI		20	18	0						Alerton GUI

4.2 PLUMBING/ FIRE PROTECTION SYSTEMS									**$34,800**	
WATER HEATERS		15-20	11	4		■			$3,800	Gas, no expansion tank
PLUMBING FIXTURES		30	30+	0		■			$1,000	Note 2
DOM. BOOSTER PUMP	N/A	25								
HW CIRCULATING PUMP		20	11	9				■		
DOM. WATER PIPING		30	30+	0	■				$28,000	Some galvanized (est 50%)
SUMP/SEWAGE PUMP		10-15	15+	0	■				$2,000	Duplex
SPRINKLERS		30	18	12				■		In 1993 additions
FIRE PUMP	N/A	25								

WHITTIER ELEMENTARY SCHOOL
PHYSICAL CONDITION SUMMARY

NAME	Whittier	AREA (SF)	37,435	YEAR BUILT	1928		DATE: 10/27/11
ADDRESS	536 Hill St,						

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition 1 Poor	2 Fair	3 Good	4 Maintain	BUDGET COST ($)	COMMENTS
4.3 ELECTRICAL SYSTEMS									**$240,270**	
1. ELECTRICAL SERVICE(S)										
MAIN SERVICE #1		30	15	0	■				$74,870	208 Delta, needs updated power
MAIN SERVICE #2	N/A									
EM ELEC SERVICE		30	15	0		■				Needs to be on generator
GENERATOR	N/A									80kW should be added
DISTRIBUTION PANELS		30	30+	0	■				$7,500	Computer Panels have been updated
BRANCH PANELBOARDS		30	10/20+	10			■		$10,000	
SURGE PROTECTION		10	5	5				■		
2. LIGHTING										
INTERIOR		15	5	10				■		
INTERIOR CONTROLS	N/A									add occ-sensors to interior spaces
BUILDING EXTERIOR		20	20+	0				■		replace with new LED
SITE EXTERIOR		20	20+	0				■		replace and add more in parking lot
EXTERIOR CONTROLS		20	20+	0				■		add to new BAS
EXIT		20	10+	10			■			already LED and CFL, replace CFL
EMERGENCY		10	5+	5				■		
3. BRANCH POWER (RECEPT)										
CLASSROOMS								■		
4. Fire Alarm									$65,500	
MAIN PANEL		20	10+	10				■		Need new addressable
ANNUNCIATOR		20	10+	10			■			Need new at main entrance
INITIATE/ALARM DEVICES		20	10+	10				■		
5. INTERCOM/PA									$37,400	
HEAD END		10	20+	0	■					
DEVICES		10	20+	0	■					
6. CLOCK									$15,000	
HEAD END		20	20+	0	■					need new wireles system
DEVICES		20	20+	0	■					need new linked clocks
7. SECURITY									$30,000	
HEAD END		15	15+	0	■					
DEVICES		15	15+	0	■					
8. VOICE/DATA										
MDF		10	5-10+					■		recommend CAT6 upgrade
IDF'S		10	5-10+					■		
CABLING/JACKS		10	5-10+					■		

1 UVS serving 1993 & 1950 addition classrooms -Good condition; Uvs serving 1928 Addition Classrms-Replace

2 Add insulation & thermostatic mixing valves to ADA lav's and sinks. Combined drinking fountain/sink to be fixed.

3

WHITTIER ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Whittier	AREA (SF)	37,435	ENROLLMENT : 298	YEAR BUILT: 1928	DATE OF WALKTHRU: 10/14/11
ADDRESS	536 Hill				SF/STUDENT: 126	

GENERAL NOTES ON THE BUILDING'S ALIGNMENT WITH CURRENT CURRICULUM OFFERINGS AND INSTRUCTIONAL METHODS

On a gross square foot / student basis, this school is right at capacity - but there appears to be extra classroom space in the facility.
Wonderful character and presence along the street. Almost has a urban feel (in part because of its proximity to the property line).

The Observable Attributes of **Campus Context** are scored in relation to their ability to support student success, safety and provide inspiring qualities for learning	Campus Context Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Detractor or unsafe	Problematic, but workable	Acceptable, but less than ideal	Generally supportive and positive				
I. Campus Context - an outside view of the school's setting								
1 Neighborhood context				4			Surrounding area positive school environment	
2 Adjacent transportation				4			Minimal noise, good walks/bike paths	
3 Site size/context				4			Room for green and play areas / loading zones*	
4 Play areas			3				Quality of equipment and fields	
5 Safety/security issues			3				Good visibility/lights, no hiding spaces	
6 Vehicular logistics			3				Separation cars/busses; clear routes	
7 Pedestrian access				4			Clear walkways, good separation	
8 Visibility of main entry				4			Clearly identifiable	
9 Building image				4			Excites the student, symbolize importance	
Subtotals :	0	0	9	24	0	0		
Average Score :	4							

* 5acres + 1 acre per 100 students suggested

Specific Notes | regarding context elements

No buses - all walkers or dropped-off by parents.

Ample hard surface play space and playground area.
A little shy on parking spaces.

The Observable Attributes of **Facility Configuration** are scored in relation to their ability to support current programs and alignment with 21st Century best practices	Facility Configuration Scoring Matrix				Alternate Points		DESCRIPTION	COMMENTS
	1	2	3	4	Exceptional Quality	Major Deficiency		
	Confusing, unsafe, not supportive	Problematic, school works around issue	Acceptable, but deficient in areas	Well aligned, supportive environment				
II. Facility Configuration - a macro-level snapshot of the building organization & functionality								
Perceptual Qualities								
1 Community connection			3		1		Personalized / cultural acknowledgment	dedication benches at the front entry
2 General appearance/upkeep				4			Building & grounds condition	
Security & Circulation Characteristics								
3 Entry/exiting visibility			3				Door location/ illumination around perimeter	
4 Main entrance security	1						Locked vestibule / audio-visual devices	
5 Circulation routes		2					Defined and easy to understand	
6 Public/Private Separation		2					Defined and easy to understand	
7 Way finding		2					Signage clear and visible	
Relational Characteristics								
8 Logical adjacencies			3				Commons spaces in relation to gen instruction	
9 Grade level organization/groupings			3				Logical arrangement /adjacency other groupings	
10 High noise area separation			3				Public/shared spaces vs. Private/ classroom	
11 Breakout space areas	1						Availability of individualized activity zones	breakout areas for informal/social interaction
12 Outdoor learning spaces	1						Designated areas for academic pursuits	
Subtotals :	3	6	15	4	1	0		
Average Score :	2							

Specific Notes | regarding organizational components

Incredible LRC - great natural light and equipped through community donations with artifacts (including a operator stand used as a study carol and a phone booth used as a reading nook) for the students to use in a variety of ways.

WHITTIER ELEMENTARY SCHOOL
EDUCATIONAL ALIGNMENT SUMMARY

NAME	Whittier	**AREA (SF)**	37,435	**ENROLLMENT :**	298	**YEAR BUILT:** 1928	**DATE OF WALKTHRU:** 10/14/11
ADDRESS	536 Hill					**SF/STUDENT:** 126	

The Observable Attributes of **Facility Characteristics** are scored in relation to their ability to support varied instructional settings and provide supportive learning environments	**Facility Characteristics Scoring Matrix**				**Alternate Points**		**DESCRIPTION**	**COMMENTS**
	Category 1	Category 2	Category 3	Category 4	Exceptional Quality	Major Deficiency		
	Confusing, unsafe, not supportive	**Problematic, school works around issue**	**Acceptable, but deficient in areas**	**Well aligned, supportive environment**				
III. Facility Characteristics - a micro-level snapshot of where students learn								
Physical Characteristics	Scoring: 1-poor, 2-workable, 3-good, 4-great							
1 Size, shape and volume	2	2	3	1			Conducive to collaborative activities	
2 Flexibility, adaptability	1	2	3	1			Moveable walls and other amenities	
3 Transparency	1	1	1	1			Openness / visual connection between spaces	but compensated by the character
Sensory Characteristics								
4 Temperature / Humidity	2	2	2	2			Consistent and comfortable	
5 Ventilation	2	2	2	2			Adequate air-flow	
6 Ability to control	2	2	2	2			Occupant controlled	
7 Lighting levels	3	3	3	3			Task dependent and varied	
8 Quality of natural light	4	4	3	1			Clear views to the outside	Especially in the original building
9 Lighting control features	2	2	1	2			Occupancy sensors / zoned	No occupancy sensors
Emotional Characteristics								
10 Acoustical qualities	3	3	2	3			Hard surface / echo / reverberation	
11 Color	3	3	3	3			Variety / contrast in various materials	Good contrast
12 Connection to outdoors	3	3	2	1			Direct access / operable windows / visual queues	Direct access is limited
13 Noise distractors	2	2	2	2			MEP systems / external items	
Supportive Characteristics								
14 Furniture	2	2	2	2			Flexible and ergonomic	
15 Technology access	4	3	3	3			Wireless or Hard-wired	Smartboards in all classrooms
16 Data and Power Supply	2	2	2	2			Location and quantity	
17 Projection surfaces	2	2	2	1			Location and quantity	
18 Writing surfaces	2	2	1	1			Accessible - white boards	
19 Overall functionality	2	2	3	2			Conducive to group collaborative group activities	
20 Storage capacity	2	2	2	2			Accessibility and quantity	
Subtotals :	46	46	44	37	0	0		
Average Score :	2	2	2	2	0	0		

Specific Notes | regarding performance items

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