

# **What is the Real Condition of Our Facilities? A Look Behind the Curtain**

---

**November 6, 2020 - 10:20am**



ILLINOIS ASBO  
**CONNECTED**  
2020 VIRTUAL CONFERENCE

# Introductions



**Ronald C. Anderson, MBA, MPM, (MODERATOR, SPEAKER)**

- *Executive Director of Operations*
- *Oak Park and River Forest High School*



**Aleksas Kirkus, (SPEAKER)**

- *Assistant Superintendent for Business*
- *Homer Community Consolidated School District 33C*



**Keith O'Higgins, PE., (SPEAKER)**

- *Principal*
- *O'Higgins & Arnold Sustainability, LLC (OAS)*
- *Mechanical, Electrical and Plumbing Engineer*



**James A. Petrakos, AIA, LEED AP, (SPEAKER)**

- *Principal Architect*
- *TRIA Architecture, Inc.*



# Mission

**Take an in-depth look at common facility needs, maintenance issues and security deficiencies. Learn the ins and outs of facility and security assessments and how to identify concerns, develop a solution, budget the work, complete the corrections and maintain the solution.**



# The Logical Progression...

- 
- Identify Concerns
  - Develop a Solution
  - Budget and Prioritize
  - Complete the Work
  - Maintain the Solution



***Make the Right Moves***

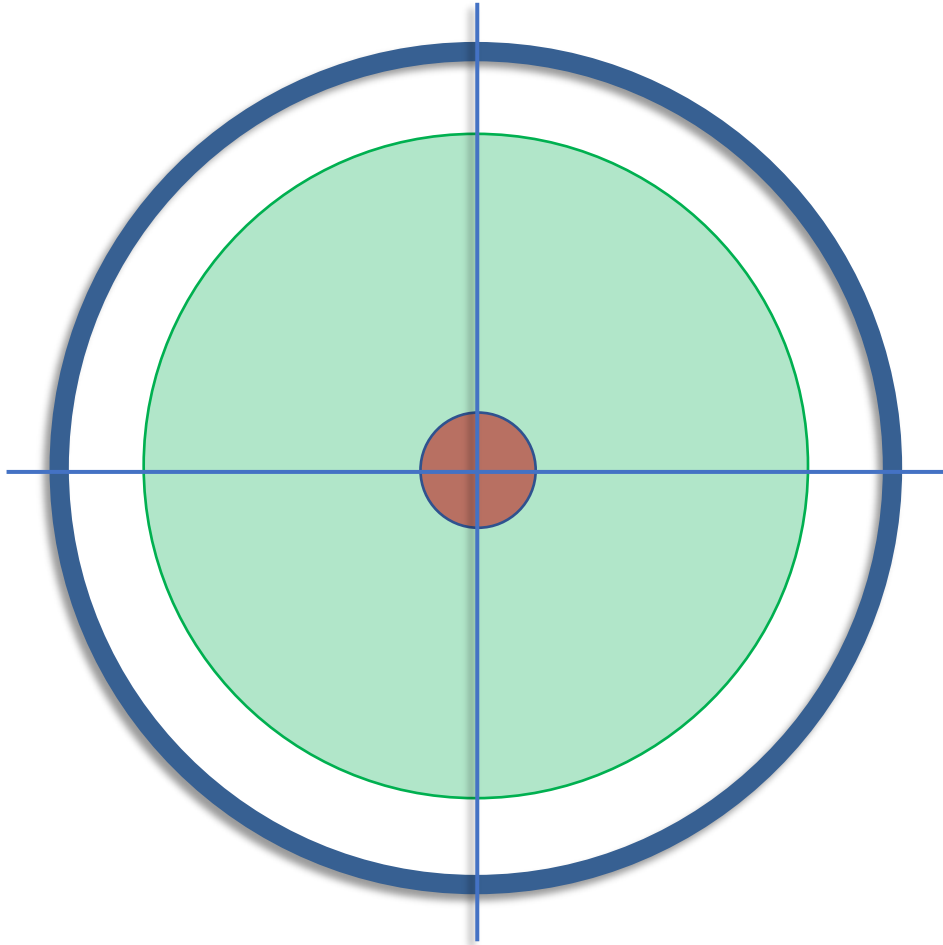


***“IDENTIFY CONCERNS”***

 #iasboVC20

ILLINOIS ASBO  
**CONNECTED**  
2020 VIRTUAL CONFERENCE

# “Dig In”



**Board of Education and Community -**  
*“We Want...”*

**Administration and Staff –**  
*“We Need...”*

**Architect and Consultants –**  
*“You Really Should...”*



# Information Gathering

## ***BOARD OF EDUCATION and COMMUNITY***

- ***Community Wants***
- ***Board Wants***
- ***Hot Topics***

***We Want...***

***“Better Teachers”***

***“Better Athletics”***

***“Cleaner Buildings”***

***“Safer Buildings”***

# Information Gathering

## ***ADMINISTRATION and STAFF***

- ***Curriculum Needs***
- ***Staff Needs***
- ***Overall Space Needs***
- ***Historical Facility Needs***

***We Need...***

***“Flexible Learning Spaces”***

***“Better Technology”***

***“Comfortable Environments”***



# Information Gathering

## ***Architect and Consultants***

- ***Life Safety Surveys***
- ***Facility Needs Assessment***
- ***Security Needs Assessment***

***You Should...***

***“Replace That Old RTU”***

***“Fix That Cracked Tile”***

***“Conform to Current Codes”***

# Life Safety Surveys

## ***You are Looking For:***

- *Fire Separations*
- *Obstruction of Egress*
- *Dead-end Corridors*
- *Doors/Door Closers*
- *Environmental Concerns*
- *Safety Glass*
- *Fire Alarm*
- *Communications*
- *Emergency Lighting*
- *Security lighting*
- *Access Portals/Check-ins*
- *Building and Room Numbering*








# Facility Assessments

## ***You are Looking For:***

- *End of Life Cycle Items...*
  - *Finishes*
  - *Flooring*
  - *Paint*
  - *Cabinetry*
  - *HVAC Units*
  - *Electrical*
    - *Panels*
    - *Lights*
- *Plumbing*
  - *Piping*
  - *Fixtures*
- *Fire Protection Equipment*
- *Gymnasium*
- *Flooring/Equipment*
- *Site (Optional)*
  - *Playground Equipment*
  - *Parking Lot*





 #iasboVC20

ILLINOIS ASBO  
**CONNECTED**  
2020 VIRTUAL CONFERENCE



# Facility Assessments

## *You are Looking For:*

- Energy Saving Upgrades...
  - Tuckpointing
  - Roofs
  - Windows
  - Doors
  - MEP






***That's Not Snow on a  
Black Roof...***





 #iasboVC20

ILLINOIS ASBO  
**CONNECTED**  
2020 VIRTUAL CONFERENCE





 #iasboVC20

ILLINOIS ASBO  
**CONNECTED**  
2020 VIRTUAL CONFERENCE




# Facility Assessments

## *You are Looking For:*

- Owner Requested Items...
  - *Parking Lot Re-Striping / Reconfiguration*
  - *Office Remodeling*
  - *Generator Backup*
  - *Food Prep Relocation*



 #iasboVC20



ILLINOIS ASBO  
**CONNECTED**  
2020 VIRTUAL CONFERENCE









# Security Assessments

## ***You are Looking For:***

- *Building Perimeter and Locking Mechanisms...*
  - *Site Access*
  - *Separation of Buses Vs. Cars?*
  - *Building / Playfield Crash Barriers?*
  - *Public Access?*
- *Areas of Concern? Nearby Tree Line, Commercial Parking Lot?*







 #iasboVC20

ILLINOIS ASBO  
**CONNECTED**  
2020 VIRTUAL CONFERENCE



# Security Assessments

## ***You are Looking For:***

- *Building Access...*
  - *Main*
    - *Parent / Visitor Entrance (Secured Vestibule)*
    - *Deliveries (Small and Large)*
    - *Day-Care, Kindergarten, etc.*
  - *Secondary*
    - *Student Entrance*
    - *Employee Entrance*
  - *Tertiary*
    - *PE Class*
    - *Exit Only Vestibules*
  - *Keys/Key Cards (Grand Master, Master, Storage, etc.)*
  - *Who's got what access?*



# Secure Vestibule - \$



# Secure Vestibule - \$\$\$





# Security Assessments

## *You are Looking For:*

- Strength of Doors / Windows...
  - Durability? Repairs?
  - Fix / Adjust
  - Ballistic
  - Film?
  - Working Locks? Exterior AND Interior?
  - Make sure Doors Self-Close

**POLICIES, POLICIES, POLICIES...**

- Self-Close, Self-Lock, Self-Latching, Self-Latching Kick Stops on all Exterior Doors
- Remove all Rubber Door Stops Near all Exterior Doors
- Hinges - Five Knuckle Vs. Continuous?

# Security Assessments

## *You are Looking For:*

- After-Hours Use...
  - Building Access
  - Use of Different Rooms (e.g., Classroom vs. 1 wing)
  - Limit and Contain
    - Careful of Egress Paths in Case of Fire
- External
  - Scouts, HOA's, Athletic Clubs, Park District
- Internal
  - Child Care, Athletics, Teacher Meetings, etc.



**I BUILDING PERIMETER    II AFTER-HOUR USE    III SECURITY CAMERAS    IV DURESS & OTHER SECURITY ITEMS**



## SECURITY FEATURES



## SITE FEATURES



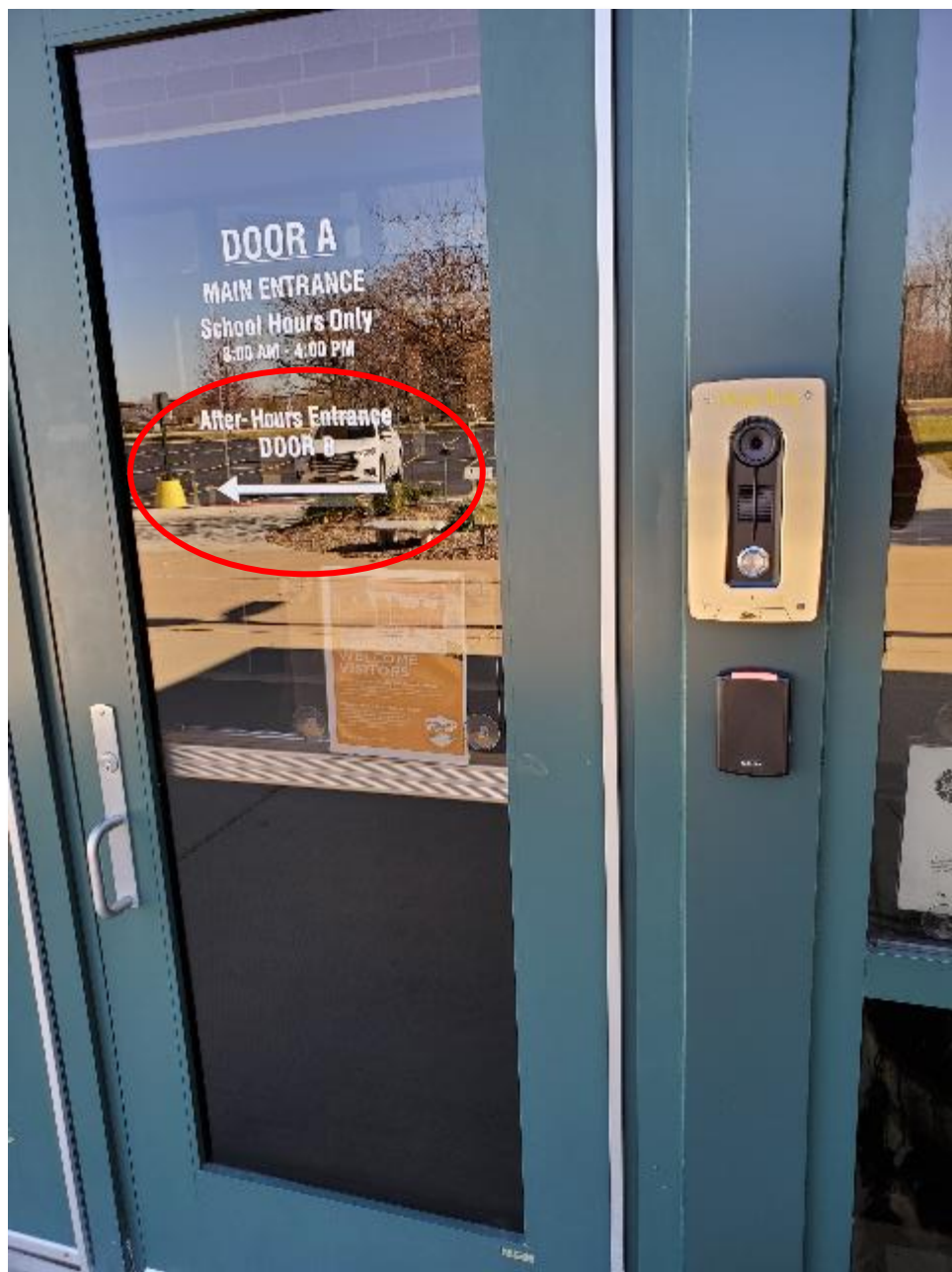
### MISC. FEATURES



AFTER HOURS AREA

## EXISTING FEATURES LEGEND

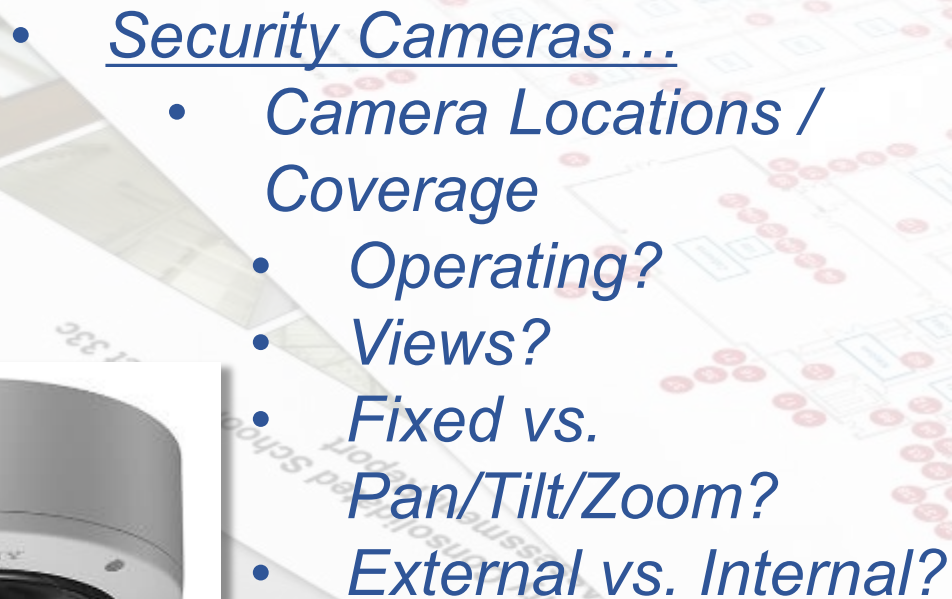


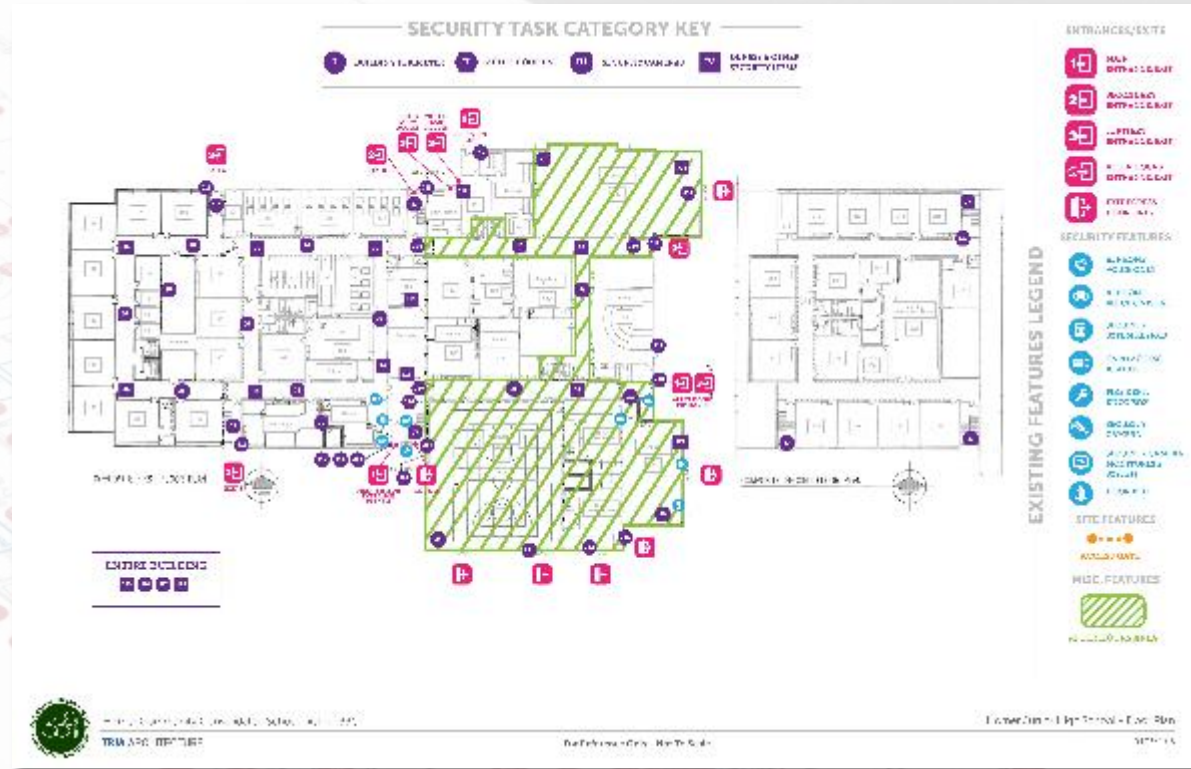




# Security Assessments

## You are Looking For:

- 
- Security Cameras...
    - Camera Locations / Coverage
    - Operating?
    - Views?
    - Fixed vs. Pan/Tilt/Zoom?
    - External vs. Internal?



# Security Assessments

## ***You are Looking For:***

- *Duress and other Security Items...*
  - *Building Security / Duress Alarm*
  - *Who's has code? Do you use it?*
  - *Who's Monitoring? Is your Elevator Call Switch Monitored?*
  - *Fixed Panic Alarm vs. Lanyard/Remote Panic Alarm?*
  - *Shot Detection?*





 #iasboVC20

ILLINOIS ASBO  
**CONNECTED**  
2020 VIRTUAL CONFERENCE

A stage with red curtains and spotlights. The curtains are pulled back, revealing a stage floor. Several spotlights are shining from above, creating a bright area on the floor. The text "DEVELOP A SOLUTION" is written in a bold, blue, italicized font across the center of the image.

***“DEVELOP A SOLUTION”***

 #iasboVC20

ILLINOIS ASBO  
**CONNECTED**  
2020 VIRTUAL CONFERENCE



# Life Safety

1. COUNCIL CODE: 016, Cook  
2. DISTRICT CODE NAME: 1590, ESD 169

Item	Location(s) (Room No.)	Rule Violated	Description of the violation	Recommendation to correct violation	Action	Priority	Estimated Cost
------	---------------------------	---------------	------------------------------	-------------------------------------	--------	----------	----------------

1	Mechanical Room		Exhaust fan above roof				
---	-----------------	--	------------------------	--	--	--	--

2	Hallway C-3						
---	-------------	--	--	--	--	--	--

3	Site						
---	------	--	--	--	--	--	--

4	Site						
---	------	--	--	--	--	--	--

5	Site						
---	------	--	--	--	--	--	--

6	Site						
---	------	--	--	--	--	--	--

7	Site						
---	------	--	--	--	--	--	--

8	Site						
---	------	--	--	--	--	--	--

9	Site						
---	------	--	--	--	--	--	--

10	Site						
----	------	--	--	--	--	--	--

11	Site						
----	------	--	--	--	--	--	--

12	Site						
----	------	--	--	--	--	--	--

13	Site						
----	------	--	--	--	--	--	--

14	Site						
----	------	--	--	--	--	--	--

15	Site						
----	------	--	--	--	--	--	--

16	Site						
----	------	--	--	--	--	--	--

17	Site						
----	------	--	--	--	--	--	--

1. COUNCIL CODE: 016, Cook  
2. DISTRICT CODE NAME: 1590, ESD 169

Item	Location(s) (Room No.)	Rule Violated	Description of the violation	Recommendation to correct violation	Action	Priority	Estimated Cost
------	---------------------------	---------------	------------------------------	-------------------------------------	--------	----------	----------------

1	Recreation Main Office	150.400	Broken double safety trap for roof top unit	Replace double safety trap for roof top unit			
---	------------------------	---------	---	--	--	--	--

2	Playground	CPSC	Inadequate amount of wood chips for required full protection	Provide additional wood chips			
---	------------	------	--	-------------------------------	--	--	--

3	Playground (Basketball Court)	170.90(a)	Loose and protruding nails in concrete baseboards to be removed and replaced	Remove and replace baseboards and nails			
---	-------------------------------	-----------	--	---	--	--	--

4	Site	170.90(a)	Unknown electrical conduits exposed on exterior wall	Remove and/or enclose conduits			
---	------	-----------	--	--------------------------------	--	--	--

5	Multiple locations	605	Flammable liquids stored in flammable storage cabinets	Remove flammable liquids			
---	--------------------	-----	--	--------------------------	--	--	--

6	Storage 150.7	150.90(a)	Collapsing work bench	Replace work bench			
---	---------------	-----------	-----------------------	--------------------	--	--	--

7	Science Lab 115, 111 Lab 122 and Art Storage 111	170.90(a) / 150.400	Open electrical conduits	Remove and/or enclose conduits			
---	--	---------------------	--------------------------	--------------------------------	--	--	--

8	Art Lab 122	150.90(a)	Open electrical conduits	Remove and/or enclose conduits			
---	-------------	-----------	--------------------------	--------------------------------	--	--	--

9	Art Lab 122	150.90(a)	Open electrical conduits	Remove and/or enclose conduits			
---	-------------	-----------	--------------------------	--------------------------------	--	--	--

10	Art Lab 122	150.90(a)	Open electrical conduits	Remove and/or enclose conduits			
----	-------------	-----------	--------------------------	--------------------------------	--	--	--

11	Art Lab 122	150.90(a)	Open electrical conduits	Remove and/or enclose conduits			
----	-------------	-----------	--------------------------	--------------------------------	--	--	--

12	Art Lab 122	150.90(a)	Open electrical conduits	Remove and/or enclose conduits			
----	-------------	-----------	--------------------------	--------------------------------	--	--	--

13	Art Lab 122	150.90(a)	Open electrical conduits	Remove and/or enclose conduits			
----	-------------	-----------	--------------------------	--------------------------------	--	--	--

14	Art Lab 122	150.90(a)	Open electrical conduits	Remove and/or enclose conduits			
----	-------------	-----------	--------------------------	--------------------------------	--	--	--

15	Art Lab 122	150.90(a)	Open electrical conduits	Remove and/or enclose conduits			
----	-------------	-----------	--------------------------	--------------------------------	--	--	--

16	Art Lab 122	150.90(a)	Open electrical conduits	Remove and/or enclose conduits			
----	-------------	-----------	--------------------------	--------------------------------	--	--	--

1. COUNCIL CODE: 016, Cook  
2. DISTRICT CODE NAME: 1590, ESD 169  
3. HOUSING CODE NAME: WOODGATE ELEM SCHOOL

Item	Location(s) (Room No.)	Rule Violated	Description of the violation	Recommendation to correct violation	Action	Priority	Estimated Cost	ISBE Agreement	Estimated Completion Date	Funding Type
------	---------------------------	---------------	------------------------------	-------------------------------------	--------	----------	----------------	----------------	---------------------------	--------------

1	Hallway outside of Room 114	170.480	Exhaust fan is not working properly	Fix or replace exhaust fan					12/31/2018	F
---	-----------------------------	---------	-------------------------------------	----------------------------	--	--	--	--	------------	---

2	Unim. building	170.90	Excessive wood chips (pile) on deck	Remove wood chips					12/31/2018	F
---	----------------	--------	-------------------------------------	-------------------	--	--	--	--	------------	---

3	All classrooms	170.90(a)	Excessive combined storage on open shelving	Remove storage					12/31/2018	F
---	----------------	-----------	---	----------------	--	--	--	--	------------	---

4	Storage 115 and Electrical 120	150.7 / 170.580	Flammable and/or explosive storage	Remove and/or provide fire rated cabinet					12/31/2018	F
---	--------------------------------	-----------------	------------------------------------	--	--	--	--	--	------------	---

5	Classroom 15B and 15C	900	Storage in locked fire escape path	Remove storage					12/31/2018	F
---	-----------------------	-----	------------------------------------	----------------	--	--	--	--	------------	---

6	Classroom 15B and 15C	170.90	Excessives electrical wiring and conduit	Remove outlets					12/31/2018	F
---	-----------------------	--------	--	----------------	--	--	--	--	------------	---

7	Corridor	170.90	Excessives electrical wiring and conduit	Remove outlets					12/31/2018	F
---	----------	--------	--	----------------	--	--	--	--	------------	---

8	All classrooms and Office 107	310.0	Extension cords and/or multiple plug adapters are present	Remove					12/31/2018	F
---	-------------------------------	-------	---	--------	--	--	--	--	------------	---

9	Site	CPSC	Inadequate amount of wood chips for required full protection	Provide additional wood chips					12/31/2018	F
---	------	------	--	-------------------------------	--	--	--	--	------------	---

10	Learning Resource Center 106	150	Open electrical conduits	Remove and replace					12/31/2018	F
----	------------------------------	-----	--------------------------	--------------------	--	--	--	--	------------	---

11		170.90	Open electrical conduits	Remove and replace					12/31/2018	F
----	--	--------	--------------------------	--------------------	--	--	--	--	------------	---

12		170.90	Open electrical conduits	Remove and replace					12/31/2018	F
----	--	--------	--------------------------	--------------------	--	--	--	--	------------	---

13		170.90	Open electrical conduits	Remove and replace					12/31/2018	F
----	--	--------	--------------------------	--------------------	--	--	--	--	------------	---

14		170.90	Open electrical conduits	Remove and replace					12/31/2018	F
----	--	--------	--------------------------	--------------------	--	--	--	--	------------	---

15		170.90	Open electrical conduits	Remove and replace					12/31/2018	F
----	--	--------	--------------------------	--------------------	--	--	--	--	------------	---

# Facility Assessment

Item/Picture ID		Photo (Y/N)	School	Location	Description	Priority Code (Urgent, Required, Recommended)	Priority (M, 1, 2, 3)	Recommendation to Correct
HJ	91	N	Homer Junior High School	Roof	Unsecure ladder	Required	1	Provide ladder guard
HJ	92	Y	Homer Junior High School	Roof	Roof drain dome loose	Required	1	Reinstall dome

Estimated Quantity	Estimated cost (in 2017 dollars)	Funding Type: (1-Life Safety; 2-Capital Improvements; 3-Maintenance)	Year to Complete by
1	\$2,500.00	3	2018
1	\$200.00	3	2018
1	\$0.00	3	2017
1	\$0.00	3	2017
4	\$85,900.00	2	2019
1	\$0.00	3	2017
1	\$5,750.00	2	2019
1	\$45.00	1	2018
1	\$75.00	3	2017

Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID (a-abandon in place, b-remove, c-repair, d-relocate, e-rebuild, f-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Paving Improvements g-Replacements h-Other Improvements)	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes
7	Architect	C	H	C	
7	Architect	C	H	H	
N/A	Architect	B	A	A	
10	Architect	D	C, G, H	I-Code required	This can be done in-house

Units of Measure	Estimated Quantity	Estimated cost (in 2017 dollars)	Funding Type: (1-Life Safety; 2-Capital Improvements; 3-Maintenance)	Year to Complete by
LS	1	\$2,500.00	3	2018
I	1	\$500.00	3	2018
LS	1	\$0.00	3	2017
LS	1	\$0.00	3	2017

HJ	62	*	Homer Junior High School	Women's Restroom	condition: floor and/or various accessibility issues	Recommended	2	Replaces the restrooms	Multiple	Architect	F	G	H-I-Code change	Refer to items #73 and #98	LS	1	\$125,000.00	2	2021
----	----	---	--------------------------	------------------	--	-------------	---	------------------------	----------	-----------	---	---	-----------------	----------------------------	----	---	--------------	---	------



# Security Assessment

Ms. Christi Tyler, Assistant Superintendent for Business  
Homer Community Consolidated School District 33c  
District-Wide Security Assessment  
Project Number: 17-072  
Security Report  
April 13, 2018  
Page 5 of 31

William J. Butler School



1900 Farrel Road  
Loomis, Illinois 60441  
Grades: 1<sup>st</sup> thru 4<sup>th</sup>  
Original Year built: 2001  
Addition built: 2008

Size: (1) Story with mechanical mezzanine,

## Observations:

### Task I – Building Perimeter and Locking Mechanisms

- All entrances are marked alpha numerically.
- At least one set of classroom windows are marked applied on the inside, and can be hard to read when to the window out.
- Exterior classroom windows have shading devices.
- Exterior classrooms have operable windows, however leaves very little openings, and is not likely a security concern.
- The main entrance is access controlled. However, doors remain open during school hours. There is no "pass-thru" cross access into the school.
- Visual confirmation at the main entrance relies on some secondary and tertiary entrances have some control.
- All vestibules have hold open device installed, and doors do not have locking hardware.
- Egress exit only doors have pulls on the exterior side.
- The perimeter doors and roof egress have no locks including audio devices.
- Typically, the interior doors are Schlegel Mortice.

## TRIA ARCHITECTURE

West Suburban Office: 101 W. 111th Ave., Suite 100, Oakbrook, IL 60171  
South Suburban Office: 1020 Ridge Road, Suite 200, Homewood, IL 60430  
Company: 630.422.4991 Fax: 630.422.4992  
www.triaarchitecture.com

Ms. Christi Tyler, Assistant Superintendent for Business  
Homer Community Consolidated School District 33c  
District-Wide Security Assessment  
Project Number: 17-072  
Security Report  
April 13, 2018  
Page 5 of 31

- The existing Santrol panel is communicating thru dedicated lines, and need to be upgraded to IP with cellular backup.

### Task II – After-Hours Use

- The after-hours entrance is Exit B.
- Typically, the gymnasium is used after hours by outside org.
- This area can be isolated from the rest of the building by the corridor doors adjacent to the main office.
- There is an after-hours drop box/mailbox at the front entrance homework drop-off, at the main entrance.

### Task III – Security Cameras

- There are no security cameras installed at this location.
- Staff had concerns about the wooded area behind the school.

### Task IV – Egress and Other Security Items

- The main office has a wireless panic button.
- Staff had concerns about the cafeteria area. The only place lockdown situation is the back kitchen area. This area can occupy occupancy of this cafeteria (approximately 100-125 student size areas of glazing in this room, which make it difficult to lock).
- The building has a fire alarm system, however, it is not fully tested.
- Each classroom has a phone at the teacher's desk, and a office through the intercom/lock system.
- Building has concealed carry signs (universal Illinois symbols).
- There is no shot detection system in place.
- There is no ballistic protection in place.

## TRIA ARCHITECTURE

West Suburban Office: 101 W. 111th Ave., Suite 100, Oakbrook, IL 60171  
South Suburban Office: 1020 Ridge Road, Suite 200, Homewood, IL 60430  
Company: 630.422.4991 Fax: 630.422.4992  
www.triaarchitecture.com

Ms. Christi Tyler, Assistant Superintendent for Business  
Homer Community Consolidated School District 33c  
District-Wide Security Assessment  
Project Number: 17-072  
Security Report  
April 13, 2018  
Page 7 of 31

## Recommendations:

- B1 – Provide surveillance camera at main entrance. (Task I)
  - Suggested surveillance camera locations are a mini concern. The recommendation is to start with one system in place that is capable of future expansion.
- B2 – Provide surveillance camera at after-hours entrance (Task I)
- B3 – Provide surveillance camera at the building perimeter line (Task I)
- B4 – Provide surveillance camera at receiving area (Task II)
- B5 – Provide secure vestibule. Remove door hold open device and reader access control device to the rear set of vestibule.
- B6 – Remove exterior side pull to make door an egress exit.
- B7 – Provide access control / card reader device (Task I)
- B8 – Add a door and wall to prevent cross access (Task I)
- B9 – Rework existing door to control access back into school.
- B10 – Replace voice only iPhone with voice and camera.
- B11 – Upgrade the existing PA system to telephone base (Task I)
- B12 – Re-Key the existing exterior locks (Task I)
- B13 – Re-Key the existing interior locks (Task I)
- B14 – Add permanent signage for after-hours entrance (Task I)
- B15 – Add glass film to help block visual access into the school lock-down situation (Task IV)
- B16 – Repair locks that currently do not latch well (Task I)
- B17 – Procedural – Corridor doors to remain locked during individual rooms (for example classrooms) (Task I)
- B18 – Replace glazing in sidelights and doors in the main entrance to be better protection (Task I)
  - Recommendation is to replace glazing at the interior office doors/frames only, and at critical heights (11'-4" assumes that the existing frames can be modified if they cannot be modified, then a laminate film can be used. This recommendation is not for bulletproof or fire type of glazing can be cost prohibitive. Laminated glass level of protection up from standard float or tempered.
- B19 – Provide shot detection in building (Task IV)
  - One interior device at the main entrance, two in the cafeteria and one in the library.
  - Suggested shot detection device locations are a mini concern. The recommendation is to start with these locations, and place that is capable of future expansion.

## TRIA ARCHITECTURE

West Suburban Office: 101 W. 111th Ave., Suite 100, Oakbrook, IL 60171  
South Suburban Office: 1020 Ridge Road, Suite 200, Homewood, IL 60430  
Company: 630.422.4991 Fax: 630.422.4992  
www.triaarchitecture.com

Ms. Christi Tyler, Assistant Superintendent for Business  
Homer Community Consolidated School District 33c  
District-Wide Security Assessment  
Project Number: 17-072  
Security Report  
April 13, 2018  
Page 8 of 31

## Budget Cost Summary:

### Task I – Building Perimeter and Locking Mechanisms

- Upgrade existing Santrol Security panels - \$1,500.00
- Upgrade existing access control module - \$1,500.00
- Re-key existing door locks (Interior and Exterior) - \$18,500.00
  - Option to upgrade classroom locksets to higher security
    - Add \$1,800.00 each x 35 locksets - \$63,000.00
    - Add \$5,000-\$10,000.00 for communication hubs and additional network devices.
- Provide (6) secure secondary vestibules - \$33,000.00
- Remove pulls and hold-opens at egress only door - \$125.00
- Add card reader device and electric strike - \$650.00 each x 9 - \$5,850.00
- Main Office work to prevent cross access - \$6,250.00
- Upgrade iPhone - \$12,250.00
- Repair malfunctioning locksets - \$250.00
- Replace select glazing in the main entrance vestibules - \$9,500.00

### Task II – After-Hours Use

- Provide additional signage - \$500.00

### Task III – Security Cameras

- Basic 32 Camera NVR with 4TB of Storage, Sealion, Monitor and CCTV UPS - \$5,000.00
- 3 IRP Outdoor Camera \$1,500.00 each x 12 - \$18,000.00

### Task IV – Egress and Other Security Items

- Provide shot detection - \$11,250.00
- Upgrade existing PA system - \$69,750.00
- Provide a critical amount of glass film at cafeteria windows and doors - \$2,750.00

Total for Butler School: \$271,975.00

## TRIA ARCHITECTURE

West Suburban Office: 101 W. 111th Ave., Suite 100, Oakbrook, IL 60171  
South Suburban Office: 1020 Ridge Road, Suite 200, Homewood, IL 60430  
Company: 630.422.4991 Fax: 630.422.4992  
www.triaarchitecture.com

A stage with red curtains and spotlights. The curtains are drawn back, revealing a stage floor. Two spotlights are shining on the floor, creating a bright area. The background is a warm, orange-red color.

***“BUDGET AND PRIORITIZE  
THE WORK”***

 #iasboVC20

ILLINOIS ASBO  
**CONNECTED**  
2020 VIRTUAL CONFERENCE



# BUDGET

## REQUEST FOR AUTHORIZATION To use Fire Prevention and Safety Funds

Revision Number: 0

### PART I. CERTIFICATION OF ESTIMATED COSTS

This is to certify that:

The **MARY W. GLENN ELEMENTARY SCHOOL**, located at **6111 Glenview Dr. (Mellrose)**, Chicago, and under the management and control of the Board of Education of District # **298**, Cook County, was surveyed by me on **11/11/2019**.

All of the portion necessary work as indicated on the attached Form 35-48, is necessary to obtain the violations of applicable code requirements and should result in effecting compliance with said requirements within prescribed time limits. No violation of applicable code requirements other than those stated in previously approved safety survey records or a non-compliance have been noted in this survey or assessment was noted.

All other work as indicated on the attached Form 35-48, though not required to obtain compliance of applicable code requirements of the building, fire, safety, health or other applicable codes, is necessary to ensure compliance, certified necessary by, and approved by, me as indicated on the attached Form 35-48, and is necessary to ensure compliance, certified necessary by, and approved by, me as indicated on the attached Form 35-48.

The certified estimated cost figures were prepared by me, and are the best estimate of the cost to execute the work as specified in **\$ 1,282,782.00**.

Name of Assessor/Engineer	Name of Project
Thomas Szurget	15711 Bell Road
Phone Number	Phone Number
580-465-4000	580-465-4000
Business Address	Business Address
2019-2020	2019-2020
Business Email	Business Email
tszurget@iasbo.com	

### PART II. CERTIFICATION OF NEED (Provided by district)

The Board of Education hereby certifies that because:

- Based upon the report of the assessor referred to above, the work is needed.
- The district has \$2,000 available in its operations and capital fund to finance the work.
- The district needs to raise \$2,282,782.00 in order to finance the work.
- The district has no other funds available to finance the work.
- The work is authorized by the Board of Education and the Board of Education is authorized to raise the required funds.
- The work is authorized by the Board of Education and the Board of Education is authorized to raise the required funds.
- The work is authorized by the Board of Education and the Board of Education is authorized to raise the required funds.
- The work is authorized by the Board of Education and the Board of Education is authorized to raise the required funds.



15711 Bell Road Homer Glen, Illinois 60491  
Original Year built: 1981  
Additions built: 2004  
Size: (2) Stories, 101,710 g.s.f. (est.)

## Facility Assessment Cost Summary

### Homer Junior High School Priority

- 2017-2019
- 2019-2021
- 2021-2026

### M Maintenance

\$25,850.00

### Total - Homer Junior High School

\$11,158,275.00

\*Above totals do not include items listed as an estimated quantity of (Per). These items require further investigation for a more accurate estimated cost. Refer to the Facility Assessment Matrix for further information.

Estimated building replacement cost / asset value: \$30,004,450.00  
(based on a cost of \$295.00 per s.f. and does not include land value)

## District Budget Cost Summary (by Task)

### Task I – Building Perimeter and Locking Mechanisms

- \$1,391,225.00

### Task II – After-Hours Use

- \$29,250.00

### Task III – Security Cameras

- \$160,500.00

### Task IV – Duress and other Security Items

- \$913,013.00

Sub-Total:	\$2,493,988.00
10% Design Contingency:	\$249,398.00
10% Construction Contingency:	\$249,398.00
10% GC OH&P:	\$249,398.00
<b>Grand Total:</b>	<b>\$3,242,182.00</b>

# Scope vs. Budget



## *Two Schools of Thought...*

*“We need this done... **what are the damages?**”*

*“We only have so much \$\$... **what can we get done?**”*

**Where does your Board lean to?**





# Budget and Prioritization





***“COMPLETE THE WORK –  
AND MAINTAIN THE  
SOLUTION”***







 #iasboVC20

ILLINOIS ASBO  
**CONNECTED**  
2020 VIRTUAL CONFERENCE



# Questions and Answers

*We thank you for your time!*

 #iasboVC20

ILLINOIS ASBO  
**CONNECTED**  
2020 VIRTUAL CONFERENCE

# Presenters:

**Ronald C. Anderson**, MBA, MPM; Executive Director of Operations; Oak Park and River Forest High School  
708-434-3220; [RCAnderson@oprfs.org](mailto:RCAnderson@oprfs.org)

**Aleksas Kirkus**, Assistant Superintendent for Business; Homer Community Consolidated School District 33C  
(708) 226-7605; [akirkus@homerschools.org](mailto:akirkus@homerschools.org)

**Keith O'Higgins, PE.**, Principal; O'Higgins & Arnold Sustainability, LLC (OAS)  
(224) 629-4444; [kohiggins@oasllc.net](mailto:kohiggins@oasllc.net)

**James A. Petrakos**, AIA, LEED AP, Principal Architect; TRIA Architecture, Inc.  
630.455.4500; [jpetrakos@tria-arch.com](mailto:jpetrakos@tria-arch.com)