EVANSTON/SKOKIE
SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

FACILITY CONDITION ASSESSMENT



FOR EVANSTON/ SKOKIE SCHOOL DISTRICT NO. 65

PREPARED BY:

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FEBRUARY 14, 2022

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EXECUTIVE SUMMARY

TASK

This report was prepared by Cordogan Clark for Evanston/ Skokie School District No. 65 Board of Education for the purpose of determining the life-cycle status of the School facilities listed. The data collected will be used to develop a long-range capital plan. The data contained within are estimates as of 3rd Quarter 2021; the overall conditions of Evanston/ Skokie School District No. 65 facilities are ever-changing due to many factors including newly occurring deficiencies, new building construction, repairs, renovations, and construction market conditions in general. The following data are for use only by Evanston/ Skokie School District No. 65 to assess and prioritize facility capital construction needs throughout the district, review and prioritize facilities for improvements, and make recommendations to the Board of Education regarding appropriate allocation of financial outlays for capital renewal and deferred maintenance issues.

ASSESSMENT DESCRIPTION

Cordogan Clark conducted the building assessments of seventeen instructional facilities owned by Evanston/ Skokie School District No. 65 which total 1,228,640 GSF over a period of one week. The Rice Childhood Center building is not included in this report. The CCA team was accompanied through each building by the Buildings and Grounds Director and/or Custodial Staff. The CCA team were able to walk through most instructional spaces, including mechanical rooms, electrical rooms, sprinkler rooms, and storage rooms. The findings in this report are based on CCA's proven facility condition assessment approaches, methods and techniques and best standards used to evaluate and assess the physical condition of instructional and support facilities. The assessment includes estimated needs forecasted beginning in 2021 through 2030. For each facility Cordogan Clark prepared field observations and photographic reports as well as noting as-built drawings to document the state of building components, electrical components, and mechanical components.

PURPOSE OF THE FACILITY ASSESSMENT

In July of 2021, the Evanston/ Skokie School District No. 65 commissioned Cordogan Clark to conduct a system-level condition assessment of the facility for the purpose of:

1. Developing current facility condition data that can be used by the Evanston/ Skokie School District No. 65 staff to support timely funding decisions to reduce deferred maintenance backlog that will lead to lower relative overall facility recapitalization program costs.

2. Identifying facility deficiency correction cost budgets that can be prioritized and categorized to maximize repair and replacement efficiencies.

3. Establishing Facility Condition Index (FCI) and other industry standard benchmarks as prioritization tools to quantify each building's current condition and future funding requirements.

4. Developing facility system renewal cost forecasts for site infrastructure and building systems through facility's component life-cycle analysis and predictions for a forecast period beginning in 2021 through 2030.

ASSESSMENT BENEFITS

The Evanston/ Skokie School District No. 65 condition assessment process provides significant benefits to the Evanston/ Skokie School District No. 65 facility administrators:

1. Increased credibility - Facility operators and administrators must have their budgets approved by the Board. Cordogan Clark assessment data base and process are based on experienced design and construction professionals using state of the art cost data from previous project, subcontractors and RS Means combined with the best practices of owner associations such as BOMA, CEFPI and NA-CUBO. The data accurately reports conditions and facility renewal capital reinvestment requirements. The assessment software technology documents improvements through the reduction of deferred maintenance and the application of proactive capital renewal.

2. Procurement savings - Facility system renewal data provides Evanston/ Skokie School District No. 65 with statistically derived future funding requirements to proactively plan projects. By grouping deficient conditions into a single contract, Evanston/ Skokie School District No. 65 can receive economies of scale from the construction markets and reduced internal soft costs.

3. Leveled procurement - Procurement leveling is the strategic timing of purchases. The database's project definition capability identifies horizontal procurement opportunities (grouping contracts by trade) or bundling deficiencies vertically (grouping contracts by building). Forward procurement of near-term building systems that will expire is another possibility to level out work load and funding needs.

4. Ranked funding needs - The database reports the relative condition of buildings using a ratio of needed repairs (Needs) over current replacement value (CRV) to develop the facility condition index (FCI). This ratio index provides a ranking of facilities into a potential list of "worst first." The Extended FCI evaluates facility condition index at any point in the future to reflect the future value of renewal and repair funding. These and other database ranking tools provide an objective determination of future funding needed across Evanston/ Skokie School District No. 65's entire facilities.

5. Automated budget and schedule tools - The database cost data is derived directly from the most current cost database, that can be updated each year if needed or have projected potential construction escalation (which is variable based on economic factors) for each forecast years suggested allocations. These features enhance the determination on when repair and renovation work should be scheduled to be done in a multi-year renovation program. Or, priorities are set to determine which projects will be done within limited funding and which projects will be deferred.

PROPERTY DISPOSITION RECOMMENDATION

As a result of the assessment study, the Cordogan Clark team has analyzed the full spectrum of facility infrastructure needs and deficiencies and the costs to implement these modifications in relationship with the actual Current Replacement Value (CRV) of the building. This is known industry-wide as the Facilities Cost Index (FCI). Simply put, the FCI is the current Deferred Maintenance Backlog (DMB) divided by the CRV. The resulting number is compared against nationally accepted standards and used to determine the condition of the building. It is a national Facilities Standard from numerous facilities organizations which recommends that the FCI for any given building should not exceed 15% FCI for the building to be considered in “Good” condition. The rating of “Fair” (between 15% to 30% FCI) indicates that the building requires some attention to bring it up to standard, with some problems areas potentially requiring immediate attention. The rating of “Poor” (between 30% to 100% FCI) indicates that the building needs urgent attention to prevent the existing problems from affecting other building systems and compounding future repair costs or should be considered as a candidate for full building replacement or demolition.

BUILDING CODES OVERVIEW

Cordogan Clark worked under the assumption that the building passed all appropriate building codes at the time of construction, initial occupancy, and at all renovations. The Cordogan Clark team did not assess whether the building met all required building codes. At times where a violation was obvious, notes were taken and have been added to this report. It is Cordogan Clark recommendation that the Evanston/ Skokie School District No. 65 refer to the current ISBE Decennial HLS Surveys for any existing deficiencies and work with the Cordogan Clark to identify a path forward as part of any renovation or alteration to these facilities in the future.

ROOF ASSESSMENTS

Cordogan Clark team assessed the roof at the facility and noted obvious issues. However, Cordogan Clark recommends that the Evanston/ Skokie School District No. 65 allow our independent roofing expert to prepare a detailed facilities roof report describing existing conditions, recommended repairs and / or replacement and detailed costs as we move forward.

DOOR & DOOR HARDWARE

Cordogan Clark team assessed the doors and door hardware at the facility. A door, door hardware and re-keying replacement program should be considered. Cordogan Clark recommends that the Evanston/ Skokie School District No. 65 allows our independent hardware expert to prepare a detailed facilities report describing existing conditions,recommended repairs and / or replacement and detailed costs as we move forward.

COST ESTIMATING

Capital improvement need cost estimate for the building are only to serve as a guideline for budgetary purposes. The estimates were derived from known costs for similar types of work, reference books, area cost analyses, and professional judgment. Cordogan Clark & does not assume responsibility for the accurateness of the estimates. The estimates do not consider any inflation rate for upcoming years as it is impossible to forecast. It is up to the user of this information to include percentage increases in material and labor costs for the next ten years. A projected percentage from the base price has been given at the bottom of the overall Capital Needs Summary for reference. Editable spreadsheets have been submitted to the Evanston/ Skokie School District No. 65 so that they can be manipulated as needed for years to come.

GENERAL NOTES

Each building has its own ongoing maintenance and renovations that may have been happening during the time this report was created. For that reason, the date of visit for the building is listed on each assessment to acknowledge which moment in time the building was assessed. Cordogan Clark and the Evanston/ Skokie School District No. 65 administrators worked closely together at the beginning of this process to obtain the most relevant and up-to-date building plans in order to help the Cordogan Clark team prepare prior to the visits.

MECHANICAL SYSTEM REPLACEMENTS VERSUS IMPROVEMENTS

Mechanical system replacement projects typically involve the like-for-like replacement of a component or piece of equipment, such as the replacement of an existing fan with a new fan. Unless the existing component was not functioning, these projects usually do not result in a perceived increase in comfort for the building occupants. If fundamental HVAC issues exist in the facility prior to the replacement project, such as overheating in a facility with steam radiators, they will be present after the replacement project is complete.

Mechanical system improvement projects involve adding more functionality to a facility's HVAC system, such as adding cooling to a building currently served by heating-only unit ventilators or replacing a steam-based heating system with a more controllable hot waterbased system. Providing this additional functionality typically results in increased project costs as compared to a mechanical system improvement project.

DEFINITIONS & ABBREVIATIONS

ADA - American with Disabilities Act
BICSI - Building Industry Consulting Service International, Inc
Bldg. - Building
BMS - Building Management System
BUR - Built Up Roof
CBM - Condition-Based Maintenance - a maintenance strategy that uses the actual condition of the asset to decide what maintenance needs to be done.
CHW - Chilled Water
CIP - Cast in Place
CMU - Concrete Masonry Unit
Conc. - Concrete
Cont. - Continuous
Corrective Maintenance - A maintenance task performed to identify, isolate, and rectify a fault so that the failed equipment, machine, or system can be restored to an operational condition within the tolerances or limits established for in-service operations.
Demo - Demolish
EIFS - Exterior Insulation Finishing System
Elev - Elevation
EM - Emergency
EPM - Electric Preventive Maintenance Program
Exist. - Existing
Ext - Exterior
Fnd. - Foundation
HM - Hollow Metal
HID - High-Intensity Discharge Lamp
HVAC - Heating / Ventilating / Air Conditioning
HW - Hot Water
HWC - Hot Water Heater
IECC - International Energy Conservation Code
Lav - Lavatory
LED - Light-Emitting Diode
Mfr - Manufacturer
Misc - Miscellaneous
NEC - National Electric Code
NFPA - National Fire Protection Association
NTS - Not to Scale
P Lam - Plastic Laminate
PPM - **Planned Preventive Maintenance -** a scheduled service visit carried out by a competent and suitable agent, to ensure that an item of equipment is operating correctly and to therefore avoid any unscheduled breakdown and downtime.
Typ - Typical
VCT - Vinyl Composition Tile

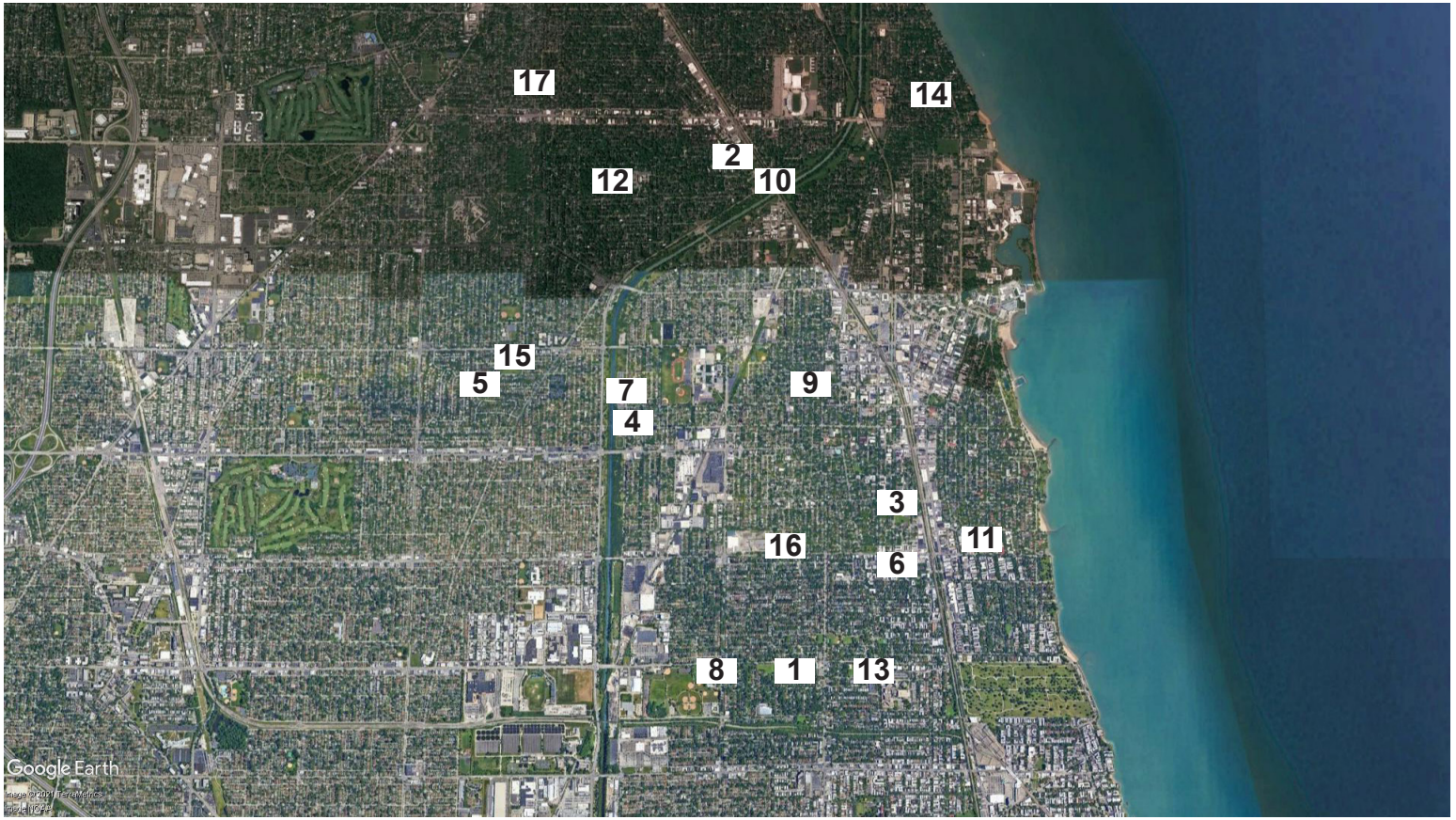
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BUILDING PROPERTY INFORMATION

AERIAL OF BUILDING LOCATIONS

EVANSTON/SKOKIE SCHOOL DISTRICT 65
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NORTH

1. CHUTE MIDDLE SCHOOL
2. HAVEN MIDDLE SCHOOL
3. NICHOLS MIDDLE SCHOOL
4. DR. KING JR. LITERARY & FINE ARTS SCHOOL
5. DR. BESSIE RHODES SCHOOL OF GLOBAL STUDIES
6. PARK SCHOOL
7. JOSEPH HILL ADMINISTRATION BUILDING
8. DAWES ELEMENTARY SCHOOL
9. DEWEY ELEMENTARY SCHOOL
10. KINGSLEY ELEMENTARY SCHOOL
11. LINCOLN ELEMENTARY SCHOOL
12. LINCOLNWOOD ELEMENTARY SCHOOL
13. OAKTON ELEMENTARY SCHOOL
14. ORRINGTON ELEMENTARY SCHOOL
15. WALKER ELEMENTARY SCHOOL
16. WASHINGTON ELEMENTARY SCHOOL
17. WILLARD ELEMENTARY SCHOOL

BUILDING PROPERTY INFORMATION

EVANSTON SKOKIE SCHOOL DISTRICT 65
Evanston, IL

#	DEPARTMENT / BUILDING	ADDRESS	CITY ZIP	SQ FT	VISIT DATE	DATE BUILT	TOTAL FLOORS	FND TYPE	FRAME CONSTR.	EXT WALLS	ROOF CONSTR.	ROOF COVER	HVAC	PARKING STALLS
A	Chute Middle School	1400 Oakton Street	Evanston 60202	112,898	7/29/2021	1966	3	Concrete	Concrete	4" Face Brick	Steel	EPDM/ Ballast	RTU's, Boilers	2 ADA/ 56 Non ADA
B	Haven Middle School	2417 Prairie Avenue	Evanston 60201	142,114	7/16/2021	1926	4	Concrete/ Stone	Concrete	4" Face Brick/Stone	Wood	EPDM	RTU's, ERV's, Boilers	3 ADA/75 Non ADA
C	Nichols Middle School	800 Greenleaf Street	Evanston 60202	97,880	7/29/2021	1928	4 + basement	Concrete/ Stone	Concrete	4" Face Brick/ Stone	Steel	EPDM	AHU's, Boilers	2 ADA/ 65 Non ADA
D	King Arts Magnet School	2424 Lake Street	Evanston 60201	100,022	7/29/2021	1956	2	Concrete	Concrete/ Steel	4" Face Brick/ 1X1 Mosaic	Steel/ Wood	EPDM/ Ballast	RTU's, ERV's, Boilers	3 ADA/63 Non ADA
E	Bessie Rhodes Magnet School	3701 Davis Street	Skokie 60076	50,661	7/15/2021	1957	2 + basement	Concrete	Concrete/ Wall Bearing	4" Face Brick	Steel	EPDM/ Ballast	AHU, Chiller, Boilers	2 ADA/ 26 Non ADA
F	Park School	828 Main Street	Evanston 60202	35,367	7/30/2021	1959	2	Concrete	Concrete/ Wall Bearing	4" Brick/Cement Bd.	Steel	EPDM/ Ballast	RTU's, AHU, Boilers	Street Parking only
G	Hill Early Childhood & Admin.	1500 McDaniel Avenue	Evanston 60201	50,000	7/29/2021	2002	2	Concrete	Steel	4" Face Brick/ ACM	Steel	EPDM	RTU's, AHU, Boilers	5 ADA/ 174 Non ADA
H	Dawes Elementary	440 Dodge Avenue	Evanston 60202	57,700	7/29/2021	1954	1 + annex	Concrete	Wood/ Wall Bearing	Stone/4" Face Brick	Wood	Asphalt Shingles/ EPDM	RTU's, ERV's, Boilers	1 ADA/ 33 Non ADA
I	Dewey Elementary	1551 Wesley Avenue	Evanston 60201	62,690	7/15/2021	1940	3 + basement	Concrete	Concrete/ Wall Bearing	4" Face Brick/ ACM/ Slate	Steel	EPDM/ Ballast	RTU's, AHU, Boilers	Street Parking only
J	Kingsley Elementary	2300 Green Bay Road	Evanston 60201	63,427	7/16/2021	1967	2	Concrete	Concrete/ Wall Bearing	4" Face Brick	Steel	EPDM/ Ballast	Cooling Tower, AHU, Boiler	2 ADA/ 38 Non ADA
K	Lincoln Elementary	910 Forest Avenue	Evanston 60202	67,360	7/30/2021	1953	2	Concrete	Steel	4" Face Brick	Steel	EPDM/ Ballast/ TPO	RTU's, ERV, Chiller, Boilers	1 ADA/ 24 Non ADA
L	Lincolnwood Elementary	2600 Colfax Street	Evanston 60201	61,039	7/30/2021	1949	2 + basement	Concrete	Concrete/ Wall Bearing	4" Face Brick	Wood	Asphalt Shingles/EPDM	ERV, Chiller, Boilers	2 ADA/ 35 Non ADA
M	Oakton Elementary	436 Ridge Avenue	Evanston 60202	95,470	7/30/2021	1914	3 + basement	Concrete/ Stone	Concrete/ Wall Bearing	4" Face Brick	Steel	EPDM/ EPDM with Ballast	RTU's, AHU's, Boilers	2 ADA/ 32 Non ADA
N	Orrington Elementary	2636 Orrington Avenue	Evanston 60201	46,933	7/30/2021	1911	2 + basement	Concrete/ Stone	Steel/ Concrete	4" Face Brick/ Stucco	Steel	EPDM/ Ballast	RTU's, AHU, Boilers	Street Parking only
O	Walker Elementary	3601 Church Street	Evanston 60203	51,425	7/15/2021	1962	2	Concrete	Steel	4" Face Brick	Steel	EPDM/ Ballast	RTU's, Boilers	2 ADA/ 54 Non ADA
P	Washington Elementary	914 Ashland Avenue	Evanston 60202	76,798	7/30/2021	1901	3 + basement	Concrete/ Stone	Concrete Wall Bearing/ Steel/ Wood	4" Face Brick/Ashlar Stone	Wood/ Steel	Asphalt Shingles/EPDM	RTU's, ERV's, AHU, Chiller, Boilers	2 ADA/ 37 Non ADA
Q	Willard Elementary	2700 Hurd Avenue	Evanston 60201	56,856	7/30/2021	1922	2 + basement	Concrete/ Stone	Concrete	4" Face Brick	Steel	EPDM/ Ballast	RTU's, ERV, Boilers	Street Parking only

BUILDING ASSESSMENT - EVANSTON/ SKOKIE SCHOOL DISTRICT NO. 65

CAPITAL NEEDS SUMMARY

	Building Name	Gross SF	CRV (Current Replacement Value) $350-$400 per SF	2021 FCI % (Facilities Cost Index)	2021-2030 Total Deficiency Needs	Capital Needs 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
A	Chute Middle School	112,898	$42,336,750	41.25%	$17,464,130	$312,212	$514,712	$54,212	$390,712	$285,912	$278,712	$3,359,682	$447,212	$10,377,532	$283,912
B	Haven Middle School	142,114	$53,292,750	35.64%	$18,993,370	$37,690	$441,190	$257,890	$555,490	$322,790	$647,690	$2,222,400	$127,690	$197,690	$12,906,950
C	Nichols Middle School	97,880	$36,705,000	35.78%	$13,134,800	$347,850	$189,850	$100,850	$18,850	$218,350	$507,850	$1,583,350	$8,458,150	$752,250	$131,350
D	King Arts Magnet School	100,022	$37,508,250	40.39%	$15,150,830	$0	$117,000	$2,803,440	$9,215,220	$405,740	$237,740	$1,716,070	$127,740	$15,740	$15,740
E	Bessie Rhodes Magnet School	50,661	$18,997,875	50.28%	$9,551,715	$221,080	$522,960	$232,960	$334,750	$161,380	$583,960	$910,015	$131,050	$398,055	$4,388,665
F	Park School	35,367	$13,262,625	52.40%	$6,949,735	$171,100	$136,538	$94,100	$785,088	$148,100	$245,588	$703,895	$177,088	$292,275	$122,428
G	Hill Early Childhood & Admin.	50,000	$18,750,000	18.16%	$3,404,840	$83,500	$595,784	$204,500	$27,884	$14,500	$100,284	$338,500	$57,884	$282,500	$34,784
H	Dawes Elementary	57,700	$21,637,500	44.55%	$9,639,100	$277,730	$308,750	$5,069,080	$128,250	$88,730	$157,500	$1,140,330	$78,000	$361,280	$148,500
I	Dewey Elementary	62,690	$23,508,750	41.98%	$9,869,750	$162,990	$939,990	$255,990	$5,349,140	$211,490	$152,490	$957,840	$87,990	$341,440	$27,990
J	Kingsley Elementary	63,427	$23,785,125	44.25%	$10,524,435	$12,624	$185,464	$77,374	$174,714	$1,383,624	$327,964	$1,170,119	$205,984	$623,099	$198,304
K	Lincoln Elementary	67,360	$25,260,000	42.96%	$10,850,900	$150,450	$222,450	$212,350	$183,950	$104,850	$285,850	$1,200,850	$156,850	$1,666,650	$269,850
L	Lincolnwood Elementary	61,039	$22,889,625	43.22%	$9,892,785	$24,080	$489,250	$81,180	$649,080	$27,080	$186,580	$1,059,335	$127,080	$317,275	$131,590
M	Oakton Elementary	95,470	$35,801,250	39.06%	$13,984,940	$250,590	$340,770	$282,910	$568,470	$150,940	$398,090	$1,446,140	$14,090	$583,120	$135,940
N	Orrington Elementary	46,933	$17,599,875	44.68%	$7,864,060	$147,710	$254,010	$246,810	$112,610	$59,810	$395,610	$809,705	$141,310	$446,275	$200,510
O	Walker Elementary	51,425	$19,284,375	46.47%	$8,960,920	$151,400	$285,140	$193,140	$1,201,300	$234,800	$327,740	$920,275	$239,400	$415,425	$197,800
P	Washington Elementary	76,798	$28,799,250	46.98%	$13,530,180	$424,450	$159,450	$127,550	$1,200,950	$106,450	$1,476,050	$1,479,780	$316,810	$724,940	$310,550
Q	Willard Elementary	56,856	$21,321,000	42.24%	$9,005,960	$62,990	$362,990	$375,490	$294,530	$223,510	$420,990	$940,830	$32,990	$330,610	$918,510
	TOTALS:	**1,228,640**	**$460,740,000**	**40.97%**	**$188,772,450**	**$2,838,446**	**$6,066,298**	**$10,669,826**	**$21,190,988**	**$4,148,056**	**$6,730,688**	**$21,959,116**	**$10,927,318**	**$18,126,156**	**$20,423,373**
							5%	10%	15%	20%	25%	30%	35%	40%	45%
					Inflation Adjustment:		**$6,369,613**	**$11,736,809**	**$24,369,636**	**$4,977,667**	**$8,413,360**	**$28,546,851**	**$14,751,879**	**$25,376,618**	**$29,613,891**

	Building Name	Capital Needs 2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
A	Chute Middle School	$40,212	$45,212	$20,212	$382,212	$248,912	$20,212	$20,212	$20,212	$341,712	$20,212
B	Haven Middle School	$62,690	$22,690	$22,690	$97,690	$956,690	$22,690	$22,690	$22,690	$22,690	$22,690
C	Nichols Middle School	$74,350	$105,150	$252,350	$18,850	$33,850	$222,850	$105,150	$18,850	$18,850	$23,850
D	King Arts Magnet School	$15,740	$90,740	$77,740	$15,740	$15,740	$15,740	$15,740	$77,740	$15,740	$15,740
E	Bessie Rhodes Magnet	$82,080	$7,080	$88,430	$1,211,080	$7,080	$144,750	$23,750	$7,080	$7,080	$88,430
F	Park School	$3,115,295	$228,538	$29,100	$127,088	$29,100	$247,588	$75,050	$11,588	$35,100	$175,088
G	Early Childhood & Admin.	$7,500	$47,884	$12,500	$16,284	$27,500	$27,884	$7,500	$36,284	$203,500	$1,277,884
H	Dawes Elementary	$1,333,080	$83,750	$37,480	$76,800	$119,080	$23,500	$110,480	$7,500	$154,380	$7,500
I	Dewey Elementary	$106,740	$12,990	$87,990	$12,990	$12,990	$106,740	$12,990	$87,990	$927,990	$12,990
J	Kingsley Elementary	$17,624	$5,403,919	$12,624	$119,624	$298,984	$32,624	$28,874	$12,624	$225,644	$12,624
K	Lincoln Elementary	$14,950	$221,850	$5,756,050	$14,450	$89,450	$156,250	$14,450	$25,450	$14,450	$89,450
L	Lincolnwood Elementary	$87,080	$12,080	$188,750	$5,297,405	$87,080	$12,080	$12,080	$109,090	$12,080	$982,530
M	Oakton Elementary	$14,090	$1,146,590	$89,090	$14,090	$8,220,720	$195,940	$14,090	$14,090	$14,090	$89,090
N	Orrington Elementary	$12,810	$78,310	$518,210	$155,610	$30,310	$4,012,810	$87,810	$12,810	$32,810	$108,210
O	Walker Elementary	$11,900	$11,900	$11,900	$11,900	$161,900	$166,200	$4,383,100	$11,900	$11,900	$11,900
P	Washington Elementary	$14,450	$14,450	$27,050	$14,450	$18,450	$224,050	$239,950	$6,617,450	$14,450	$18,450
Q	Willard Elementary	$12,990	$12,990	$12,990	$46,330	$59,510	$12,990	$12,990	$12,990	$4,845,750	$12,990
	TOTALS:	**$5,023,581**	**$7,546,123**	**$7,245,156**	**$7,632,593**	**$10,417,346**	**$5,644,898**	**$5,186,906**	**$7,106,338**	**$6,898,216**	**$2,969,628**
			45%	50%	55%	60%	65%	70%	75%	80%	85%
	Inflation Adjustment:		#########	**$10,867,734**	**$11,830,519**	**$16,667,754**	**$9,314,082**	**$8,817,740**	**$12,436,092**	**$12,416,789**	**$5,493,812**

FACILITY CONDITION INDEX KEY:

FCI = 0% to 15%	GOOD CONDITION
FCI = 15% to 30%	FAIR CONDITION
FCI = 30% to 100%	POOR CONDITION

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CHUTE MIDDLE SCHOOL

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FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Chute Middle School**

Gross SF: 112,898

Date of Visit: 7/29/2021

Year Built: 1966

Facility Function:

Middle school with classrooms, cafetorium, gymnasium, auditorium, and a Library. Additionally there are administrative offices, music spaces, special education rooms, and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																												
1	Foundations	Concrete	100	Not visible for evaluation at time of visit			$0																					
2	Slabs on Grade	Concrete	100	No visible cracking/ displacement			$0																					
3	Superstructure - 3rd Floor	Concrete Slab		VCT flooring is bowing in some areas	93049	Replace as needed.	$25,000		$25,000																			
4	Superstructure - Ext. Wall	Multi-whythe		grout joint missing in some areas. CMU spalling on interior side of wall	90647	tuckpointing and wall repair as needed	$2,000			$2,000																			
Exterior Envelope																												
5	Exterior Doors	Hollow Metal	80	Moderate wear	83837	Repaint as needed.	$18,000			$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
6	Exterior Windows	Aluminum Frame	40	screens are missing in some locations	83338	Replace as needed.	$6,000			$2,000		$2,000		$2,000														
7	Exterior Walls/Cladding	Brick	100	Grout joint missing in some areas.		Replace as neededd.	$2,000	$2,000																				
8	Exterior Walls/Cladding	Aluminum	50	Fascia show fair condition			$1,000	$1,000																				
9	Exterior Walls/Cladding						$12,500				$12,500																	
10	Canopies			High wear, cracking, moisture damage		Repair and paint as needed.	$25,000			$25,000																		
11	Roofing			East low roof show minor puddling around roof drains	84740	Replace as needed.	$6,000		$6,000																			
12	Roofing			Reroof	84741	Replace end of warranty	$1,624,000							$1,624,000														
13	Envelope Improvements			Insulate walls, windows		Green Initiatives	$1,693,470							$1,693,470														
Exterior Miscellaneous																												
14	NA																											
Interior Construction																												
15	Interior Partitions	Metal Stud/ Gyp Board	100	gyp board missing at wall base		Replace as needed.	$2,000	$2,000																				
16	Interior Partitions	CMU	100	patch up wall		Repair as needed.	$3,000		$3,000																			
17	Interior Partitions	Brick		minor tuckpointing		Repair as needed.	$61,000						$61,000															
18	Interior Doors	Metal Frame Wood Doors	80	Moderate wear, scratches on wood doors, a few door need to be realigned		Replace as needed.	$90,000				$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000									
19	Interior Door Hardware	Metal	25	transition strips show high wear. Kickplate show moderate wear	83737, 080218	Capital List	$85,000	$85,000																				
20	Handrails/ Guardrails	Wood	35	Moderate wear, stain tarnished	84451	Restain as needed.	$5,000				$5,000																	
21	Handrails/ Guardrails	Metal	60	railings at North main entrance show high wear		Replace as needed.	$5,000				$5,000																	
22	Handrails/ Guardrails		60	Replace w/ code compliant rail		Capital List	$155,000	$75,000	$80,000																			

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Chute Middle School**
Gross SF: 112,898
Date of Visit: 7/29/2021
Year Built: 1966

Facility Function:
Middle school with classrooms, cafetorium, gymnasium, auditorium, and a Library. Additionally there are administrative offices, music spaces, special education rooms, and service rooms.

	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
23	ACM				Asbestos containing materials in ACM thoughout		Asbestos treatment, remove ACM and replace with new.	$0																					
Interior Finishes																													
24	Floor Finish	Vinyl Comp Tile	12	Moderate wear, minor staining, cracking tile		Replace as needed.	$90,000				$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000										
25	Floor Finish	Carpet (Tile)	6	Fair condition			$0																						
26	Floor Finish	Concrete	50	minor hairline cracks		Replace as needed.	$16,000				$16,000																		
27	Floor Finish	Rubber Base		High wear, scratches, color fading, loose, missing		Replace as needed.	$20,000			$5,000			$5,000				$5,000			$5,000								
28	Floor Finish	Ceramic Tile	20	Moderate wear. Visible patch work in a previous repair. Grout discoloration	84058	Replace as needed.	$37,500						$37,500																
29	Floor Finish	Carpet (Roll)	6	Fair condition			$0																						
30	Ceiling Finish	ACT (1x1)	20	High wear, mix match tiles, broken, missing tiles. Moisture damage along ceiling wall edge in corridor	91807, 090024, 082835	Replace as needed.	$30,000	$30,000																					
31	Ceiling Finish	ACT	25	Fair condition. minor moisture damage on tiles	75545	Replace tiles as needed.	$56,500										$56,500												
32	Ceiling Finish	Gyp Board	30	North Entry corridor shows high wear, cracking. Moderate wear in other location	81003	Repair and paint tiles as needed.	$16,000	$16,000																					
33	Wall Finish	Paint	5	Moderate wear, peeling paint, paint touch up needed.		Paint as neededd.	$234,240	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712	$11,712
34	Wall Finish	Wood Panels	15	Auditorium: fair condition			$0																						
35	Casework	Wood		High wear, peeling finish, scratches	91710	Replace as needed.	$32,000	$32,000																					
36		Metal		Moderate wear. Dented end panels in Locker corridor	084641, 084948	Replace as needed.	$10,000		$10,000																				
Plumbing																													
37	Plumbing Fixtures	Water Closet	30	Replace in kind: 45 +/- Count		corrective maintenance	$112,500					$37,500					$37,500					$37,500						
38	Plumbing Fixtures	Lavatories	30	Replace in kind: 37 +/- Count		corrective maintenance	$75,000					$25,000					$25,000					$25,000						
39	Plumbing Fixtures	Urinals	30	Replace in kind: 24 +/- Count		corrective maintenance	$60,000					$20,000					$20,000					$20,000						
40	Plumbing Fixtures	Flush Valves	12	Replace in kind: 69 +/- Count		corrective maintenance	$123,000					$41,000					$41,000					$41,000						
41	Plumbing Fixtures	Faucets	10	Replace in kind: 37 +/- Count		corrective maintenance	$18,600					$6,200					$6,200					$6,200						
42	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 18 +/- Count		corrective maintenance	$72,000					$24,000					$24,000					$24,000						

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Chute Middle School**
Gross SF: 112,898
Date of Visit: 7/29/2021
Year Built: 1966

Facility Function:
Middle school with classrooms, cafetorium, gymnasium, auditorium, and a Library. Additionally there are administrative offices, music spaces, special education rooms, and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																		
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
43	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
44	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based replacement	$225,000					$75,000					$75,000					$75,000					
45	Water Heater	Domestic water heater	10	Replace in kind		planned maintenance	$15,000									$15,000											
HVAC																											
46	Rooftop unit - 1	Roof	15	Replace in kind		planned maintenance	$20,000									$20,000											
47	Rooftop unit - 2	Roof	15	Replace in kind		planned maintenance	$40,000									$40,000											
48	Rooftop unit - 3	Roof	15	Replace in kind		planned maintenance	$20,000									$20,000											
49	Condensing Unit - 1	Roof	15	Replace in kind		planned maintenance	$5,000									$5,000											
50	Condensing Unit - 2	Roof	15	Replace in kind		planned maintenance	$7,500									$7,500											
51	Condensing Unit - 3	Roof	15	Replace in kind		planned maintenance	$7,500									$7,500											
52	Boiler 1, 2, & 3	Boiler Room	25	Service life exceeds 2030		planned maintenance	$0																				
53	Pumps	Boiler Room	15	Replace in kind		corrective maintenance	$45,000								$45,000												
54	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000					$15,000										
55	Cooling	Throughout		Add air conditioning			$9,596,330									$9,596,330											
Electrical																											
56	General electrical		30	Upgrade Service		Green Intiative	$564,490									$564,490											
57	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls	2112	planned maintenance	$1,056,000		$50,000		$302,000				$352,000						$352,000						
58	Lighting: Exterior		20	Upgrade to LED fixtures	40	planned maintenance	$30,000				$10,000				$10,000						$10,000						
59	Branch Wiring			Replace in kind		corrective maintenance	$0																				
60	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000														
61	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000														
62	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000														
63	Information Technology						$0																				
Equipment																											
64	Kitchen / Commercial Equipment					Capital List	$50,000	$50,000																			
65	Fixed Furnishings						$0																				
Site																											
66	Driveways and Parking lot	Asphalt	20	cracking in the parking lot	73825	Replace as needed	$568,000		$284,000																	$284,000	
67	Pedestrian Paving	Concrete	40	craking in the sidewalk, weeds growing between joints	74629, 074920	Replace as needed	$75,000		$37,500																	$37,500	
68	Pedestrian Ramp			High wear shown on plywood ramp	74014	Replace as needed.	$0																				
69	Drainage						$0																				
70	Landscaping						$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Chute Middle School**

Gross SF: 112,898

Date of Visit: 7/29/2021

Year Built: 1966

Facility Function: Middle school with classrooms, cafetorium, gymnasium, auditorium, and a Library. Additionally there are administrative offices, music spaces, special education rooms, and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																			
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Site Utilities																											
71	Storm Sewer						$0																				
72	Sanitary Sewer						$0																				
73	Site Fuel Distribution - Gas						$0																				
74	Site Electrical Distribution						$0																				
						TOTAL COSTS:	**$17,464,130**	**$312,212**	**$514,712**	**$54,212**	**$390,712**	**$285,912**	**$278,712**	**$3,359,682**	**$447,212**	**$10,377,532**	**$283,912**	**$40,212**	**$45,212**	**$20,212**	**$382,212**	**$248,912**	**$20,212**	**$20,212**	**$20,212**	**$341,712**	**$20,212**

CORDOGAN CLARK
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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

A - Server Room
B - Reintegration Room: 136 SF
C - Social Work Office: 137 SF
D - Social Work Office: 75 SF
E - Academic Coach Office: 81 SF
F - Psychologist Office: 99 SF
G - Health Clerk Office & Treatment areas: 309 SF

N

1 FIRST FLOOR PLAN
1/32" = 1'-0"

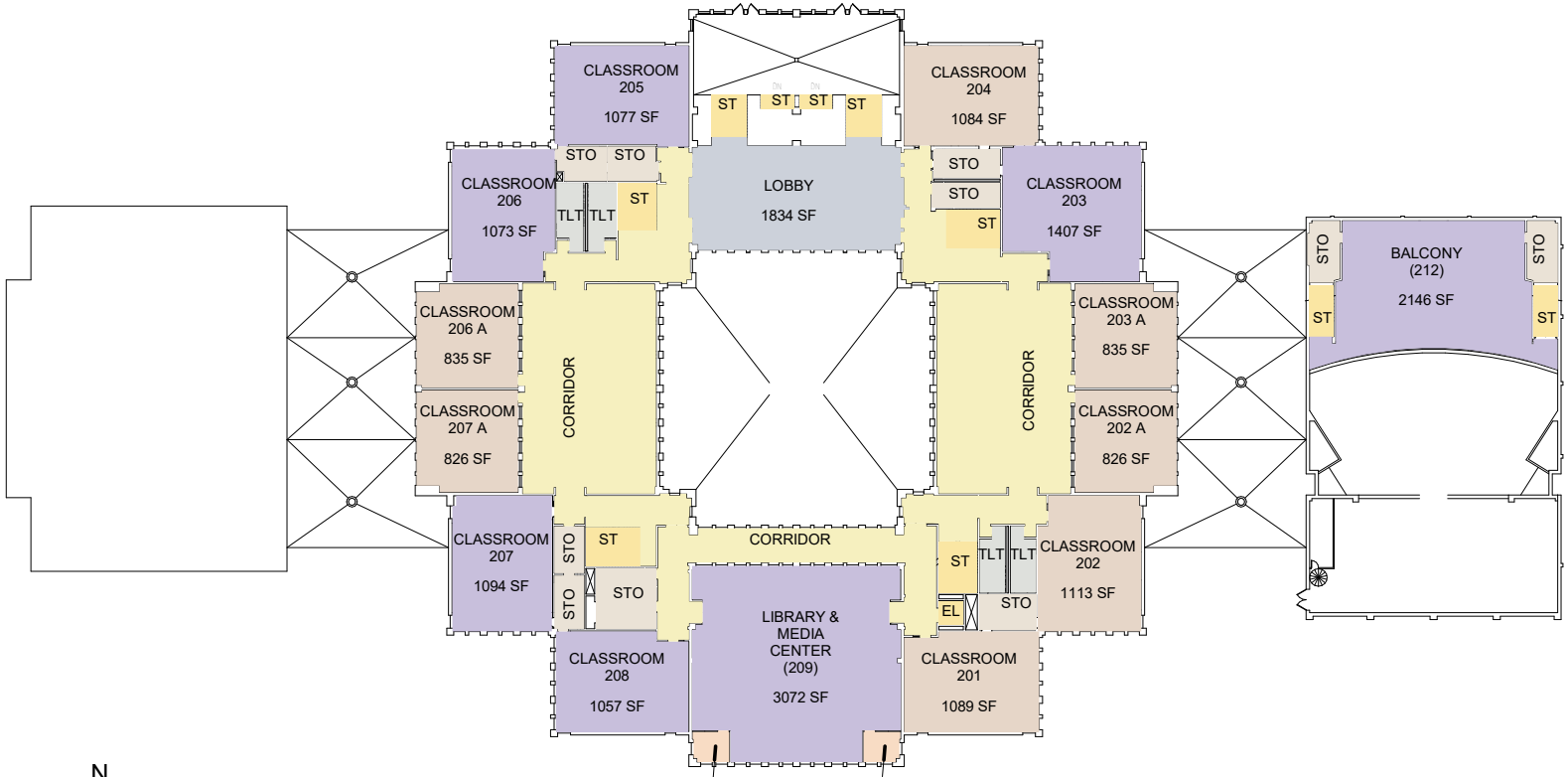
CHUTE MIDDLE SCHOOL

CHUTE 01

CORDOGAN CLARK
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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

N

1 SECOND FLOOR PLAN
1/32" = 1'-0"

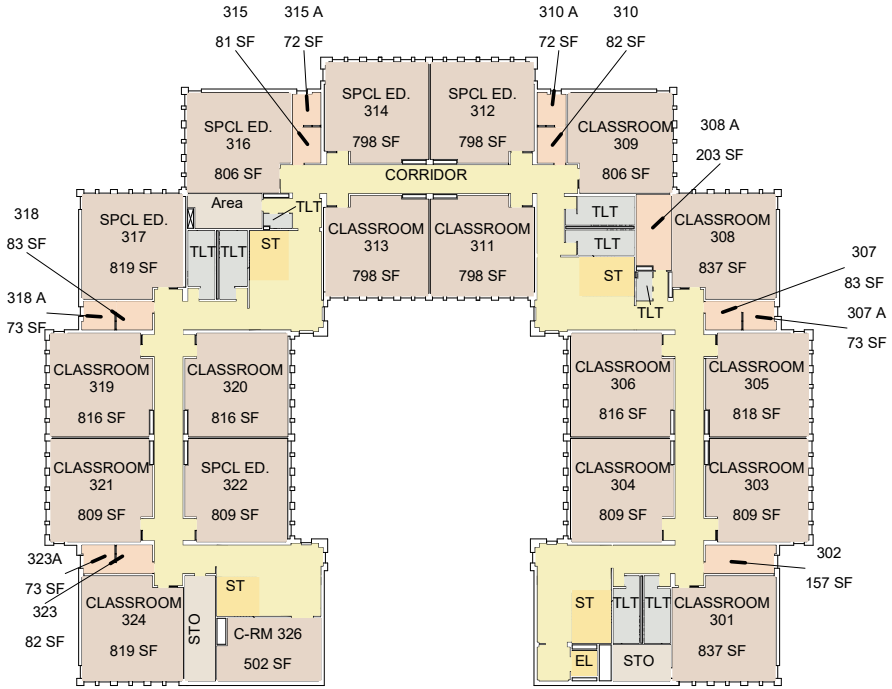
CHUTE MIDDLE SCHOOL

CHUTE 02

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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



N

1 THIRD FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

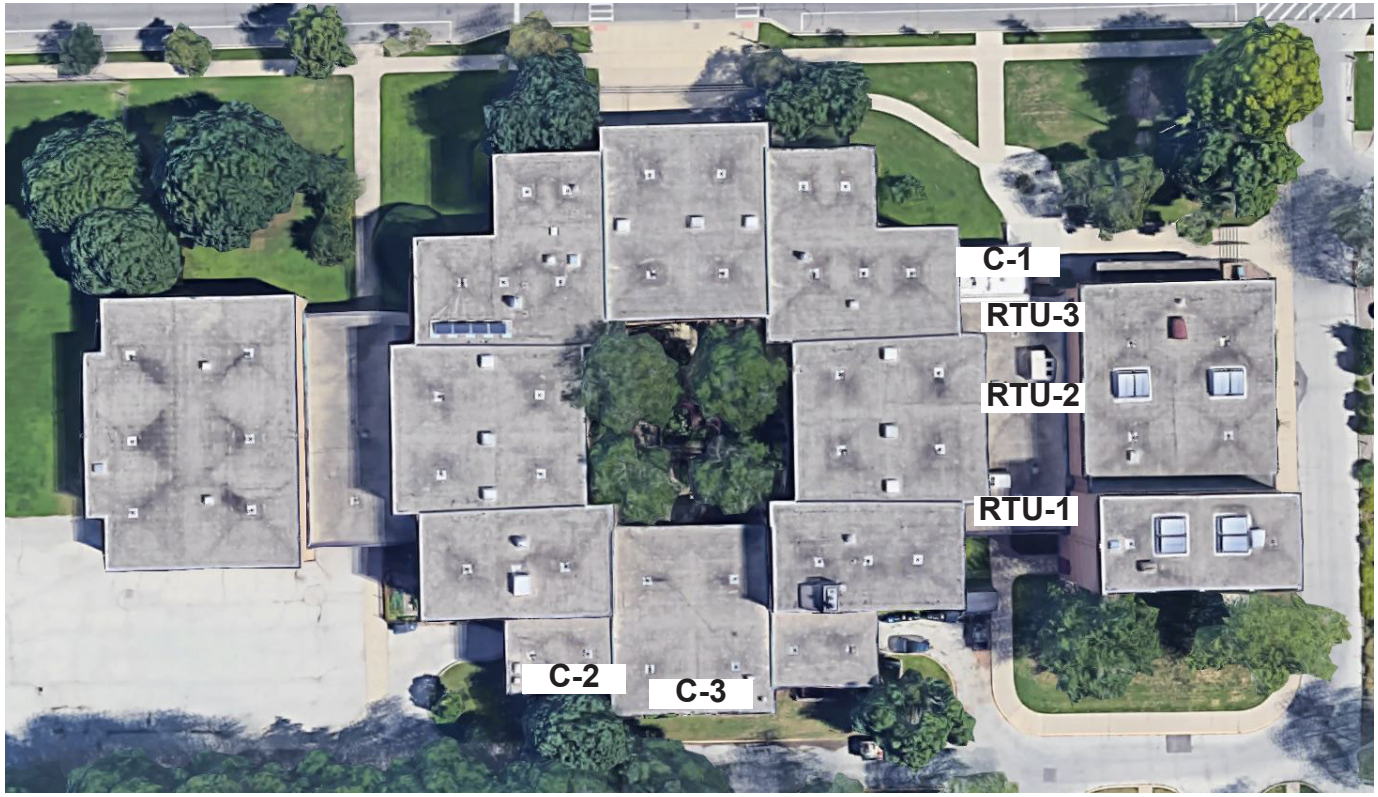
CHUTE MIDDLE SCHOOL

CHUTE 03

CORDOGAN CLARK
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MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



CHUTE MIDDLE SCHOOL
1400 OAKTON ST.
EVANSTON, IL

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FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Chute Middle School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	RTU-1	MANUFACTURER	DAIKIN	COOLING CAPACITIES (TONS)	5	YEAR MANUFACTURED	2014
EQUIPMENT	RTU	MODEL NUMBER	MPSA06BYCM	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	F261400229	REFRIGERATION TYPE	R410A	QUANTITY	1
TAG	RTU-2	MANUFACTURER	DAIKIN	COOLING CAPACITIES (TONS)	15	YEAR MANUFACTURED	2014
EQUIPMENT	RTU	MODEL NUMBER	DPS015AHMY2DV	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	FBOU140500497	REFRIGERATION TYPE	R410A	QUANTITY	1
TAG	RTU-3	MANUFACTURER	DAIKIN	COOLING CAPACITIES (TONS)	5	YEAR MANUFACTURED	2014
EQUIPMENT	RTU	MODEL NUMBER	MPSA06BYCM	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	F261400230	REFRIGERATION TYPE	R410A	QUANTITY	1
TAG	CU-1	MANUFACTURER	CARRIER	COOLING CAPACITIES (TONS)	1.5	YEAR MANUFACTURED	2014
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	38HDF018-301	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	1714X93173	REFRIGERATION TYPE	R410A	QUANTITY	1
TAG	C-2	MANUFACTURER	TBD	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	TBD
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	TBD	HEATING CAPACITIES (MBH)	NA	PRIORITY	TBD
LOCATION	ROOF	SERIAL NUMBER	TBD	REFRIGERATION TYPE	TBD	QUANTITY	1
TAG	C-3	MANUFACTURER	TBD	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	TBD
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	TBD	HEATING CAPACITIES (MBH)	NA	PRIORITY	TBD
LOCATION	ROOF	SERIAL NUMBER	TBD	REFRIGERATION TYPE	TBD	QUANTITY	1
TAG	B-1	MANUFACTURER	AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2008
EQUIPMENT	BOILER	MODEL NUMBER	BMK2.0	HEATING CAPACITIES (MBH)	2,000	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-08-1239	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2008
EQUIPMENT	BOILER	MODEL NUMBER	BMK2.0	HEATING CAPACITIES (MBH)	2,000	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-08-1037	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-3	MANUFACTURER	AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2008
EQUIPMENT	BOILER	MODEL NUMBER	BMK2.0	HEATING CAPACITIES (MBH)	2,000	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-08-1238	REFRIGERATION TYPE	NA	QUANTITY	1

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Chute Middle School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	P-1	MANUFACTURER	BELL AND GOSSETT	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	TBD
EQUIPMENT	PUMP	MODEL NUMBER	6207-2Z	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	TBD	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-1	MANUFACTURER	A. O. SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2019
EQUIPMENT	WATER HEATER	MODEL NUMBER	BTR-197118	HEATING CAPACITIES (MBH)	199	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	1912114230927	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

EVANSTON/SKOKIE
SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

HAVEN MIDDLE SCHOOL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



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FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Haven Middle School**
Gross SF: 142,114
Date of Visit: 7/16/2021
Year Built: 1926

Facility Function:
Middle School with classrooms, an auditorium, library, cafetaria, physical education space, computer lab, administrative offices, and storage/mechanical rooms. There have been total of five (5) additions to the building between year 1931 thru 2013.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																												
1	Foundations	Concrete	100	Addition 1 & 2: cleaning needed at foundation wall below penetrations			$2,000			$2,000																		
2	Slabs on Grade	Concrete	100	No visible cracking/ displacement																								
3	Superstructure - 2nd Floor	Slab	100	All observable slabs had no visible cracking/ displacement/ sagging																								
4	Superstructure - 2nd Floor	Framing		No visible rusting, fractures, or displacement																								
5	Superstructure - 3rd Floor	Slab	100	All observable slabs had no visible cracking/ displacement/ sagging																								
6	Superstructure - 3rd Floor	Framing		No visible rusting, fractures, or displacement																								
7	Superstructure - 4th Floor	Slab	100	All observable slabs had no visible cracking/ displacement/ sagging																								
8	Superstructure - 4th Floor	Framing		No visible rusting, fractures, or displacement																								
9	Superstructure - Roof			Not visible for evaluation at time of visit																								
10	Superstructure - Roof	Plywood/Shingles		All observable roof had no visible signs of moisture damage plywood or missing shingles																								
11	Superstructure - Roof	Wood trusses		No visible cracking/ displacement/ sagging																								
12	Superstructure - Roof	Steel Framing		Not visible for evaluation at time of visit, visible moisture stains in ceiling tiles from One Story parts of the building suggest futher investigation of supporting steel.																								
13	Superstructure - Int. Wall	CMU	50	Cracked mortar joints present in South Multi-Purpose Room		Tuckpointing	$10,000			$10,000																		
14	Superstructure - Ext. Wall	Multi-whythe	50	Minor cracking or deteriorating grout joints shown at Original Building and North East Addition		Tuckpointing	$110,000			$110,000																		

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Haven Middle School**
Gross SF: 142,114
Date of Visit: 7/16/2021
Year Built: 1926

Facility Function:
Middle School with classrooms, an auditorium, library, cafetaria, physical education space, computer lab, administrative offices, and storage/mechanical rooms. There have been total of five (5) additions to the building between year 1931 thru 2013.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Exterior Envelope																												
15	Exterior Doors	Hollow Metal	80	High wear, rusting door and frame		Replace as needed.	$24,000					$24,000																
16	Exterior Door Seals		15	High wear, peeling, rusting, missing		Replace as needed.	$8,000					$8,000																
17	Exterior Door Thresholds	Steel	30	rusting, residue from frame rusting		Replace as needed.	$8,000					$8,000																
18	Exterior Walls/Cladding	Brick	100	Addition brick at Entry 7 show high wear from weather related damage. Addition ramp half wall show grout deterioration		Replace as needed.	$10,000					$10,000																
19	Exterior Walls/Cladding	Glazed CMU		Fair condition																								
20	Exterior Walls/Cladding	Soffit		cleaning/ painting needed		Replace as needed.	$10,000					$10,000																
21	Exterior Walls/Cladding	Wood	35	paint peeling at wood transom panel		Repair and repaint as needed.	$2,000					$2,000																
22	Exterior Walls/Cladding	Cast Stone	100	Cleaning needed at location under ac units on Original building and at cast stone sill and cornice on Addition		Powerwash as needed.	$1,000					$1,000																
23	Caulking at Openings		14	Addition 1 & 2: recaulk window at sills, caulk joints show some deteriorating		Replace as needed.	$15,000					$15,000																
24	Lintel at Openings	Steel		Addition 1 & 2: lintels show high wear, rusting		Refurbish and paint as needed.	$15,000					$15,000																
25	Flashing at Openings			Original Building: Flashing at thru wall louvers show deteriorating		Replace as needed.	$10,000					$10,000																
26	Canopies	Metal	50	Cleaning needed at canopy covering Entry 7		Replace as needed.	$100					$100																
27	Roofing			Ponding visible in some areas of flat roof on Original Building			$10,000					$10,000																
28	Roofing		20	Partial reroof		Replace end of warranty	$840,000															$840,000						
29	Envelope Improvements			Insulate walls, windows		Green Initiatives	$2,131,710							$2,131,710														
Exterior Miscellaneous																												
29	Stairs	Concrete	100	concrete discoloration and rust from metal railings		Powerwash as needed.	$500				$500																	
30	Handrails/ Guardrails	Metal	60	High wear, rusting, color fading		Replace as needed.	$10,000				$10,000																	
Interior Construction																												
31	Interior Partitions	CMU	100	cracking at grout joints		Tuckpoint as needed.	$10,000			$10,000																		
32	Interior Partitions	Brick	100	Gymnasium base wall show grout deteriation/discolor ation in some areas		Powerwash and tuckpoint as needed.	$20,000			$20,000																		

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Haven Middle School**
Gross SF: 142,114
Date of Visit: 7/16/2021
Year Built: 1926

Facility Function:
Middle School with classrooms, an auditorium, library, cafetaria, physical education space, computer lab, administrative offices, and storage/mechanical rooms. There have been total of five (5) additions to the building between year 1931 thru 2013.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																		
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
33	Interior Doors	Wood	60	Moderate wear, tarnished finish		Refinish as needed.	$28,000			$28,000																	
34	Interior Doors	Hollow Metal Frame Wood Door	80	Moderate wear, paint touch up at frame		Repaint as needed.	$8,400			$8,400																	
35	Interior Door Hardware	Metal	25	tarnished kickplate (on interior side of exterior door), replace closer, push weight heavy on some doors, tarnished transition strip		Replace as needed.	$2,800			$2,800																	
36	Handrails/ Guardrails	Metal		Paint touch up needed		Paint as needed.	$4,000			$4,000																	
37	Handrails/ Guardrails	Wood		Railing show moderate wear		Refinish as needed.	$4,000			$4,000																	
38	ACM			Asbestos containing materials in ACM thoughout	10 yr. L&S	Asbestos treatment, remove ACM and replace with new.	$50,000					$50,000															
Interior Finishes																										
39	Floor Finish	Vinyl Comp Tile	12	First floor show some cracking, stained, and mix match floor tiles. Classrooms and corridors on Second and Third floor are in fair condition. Restrooms on Second Floor show high wear. Fourth Floor corridor show high wear, staining. Fourth Floor classrooms are in fair condition		Replace as needed	$120,000							$40,000		$40,000		$40,000									
40	Floor Finish	Wood	15	Moderate wear, stain tarnished in some areas, scratches		Refinish/ Replace as needed.	$40,000								$40,000												
41	Floor Finish	Carpet (Tile)	6	stained tiles		Replace as needed.	$40,000								$40,000												
42	Floor Finish	Concrete	50	Moderate wear. Locker rooms show high wear		Refinish flooring as needed.	$16,000						$16,000														
43	Floor Finish	Rubber Base		High wear shown in corridor areas of Original Building		Replace as needed.	$20,000						$20,000														
44	Floor Finish	Wood Base	15	Classrooms wood base show high wear, tarnished stain/ chipped, peeling paint		Refinish as needed.	$80,000						$80,000														
45	Floor Finish	Carpet (Roll)	6	High wear, bubbling in some classrooms		Replace as needed.	$144,000						$144,000														

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Haven Middle School**
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								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
46	Floor Finish	Terazzo	50	Fair condition, cracking in some areas, cleaning needed		Replace as needed.	$80,000						$80,000															
47	Ceiling Finish	ACT	25	Original Building: First floor corridors show high wear, moisture damage, cracking, punctured, missing tiles. Moderate wear in rooms throughout building, with minor tile damage. One story areas show potential roof/equipment leaks above moisture damage tiles, damage tiles typically in one location of room.		Replace as needed	$71,000				$71,000																	
48	Ceiling Finish	ACT 1x1	20	High wear, discolored, mix match tiles, entire ceilings in some locations.		Replace	$35,500				$35,500																	
49	Ceiling Finish	Gyp Board/ Plaster	30	Moderate wear		Patch and paint as needed	$340,800				$340,800																	
50	Wall Finish	Paint	5	chipping, peeling paint on walls. High wear at original building		Replaster and paint as needed.	$303,800	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190	$15,190
51	Wall Finish	Vinyl Cover	10	Gymnsaium base wall cover show moderate wear		Replace as needed.	$8,000			$8,000																		
52	Casework	Wood		Classrooms: High wear, peeling, tarnished finish		Refinish casework as needed.	$84,000			$28,000		$28,000		$28,000														
Plumbing																												
53	Plumbing Fixtures	Water Closet	30	Replace in kind: 31 +/- Count		corrective maintenance	$78,000					$26,000					$26,000					$26,000						
54	Plumbing Fixtures	Lavatories	30	Replace in kind: 24 +/- Count		corrective maintenance	$48,000					$16,000					$16,000					$16,000						
55	Plumbing Fixtures	Urinals	30	Replace in kind: 20 +/- Count		corrective maintenance	$51,000					$17,000					$17,000					$17,000						
56	Plumbing Fixtures	Flush Valves	12	Replace in kind: 51 +/- Count		corrective maintenance	$76,500					$25,500					$25,500					$25,500						
57	Plumbing Fixtures	Faucets	10	Replace in kind:24 +/- Count		corrective maintenance	$12,000					$4,000					$4,000					$4,000						
58	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 4 +/- Count		corrective maintenance	$16,500					$5,500					$5,500					$5,500						
59	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
60	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based maintenance	$225,000				$75,000					$75,000					$75,000							
61	Water Heater-1	Domestic water heater	10	Replace in kind		planned maintenance	$15,000		$15,000																			
62	Water Heater-2	Domestic water heater	10	Replace in kind		planned maintenance	$15,000		$15,000																			

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

Building: **Haven Middle School**
Gross SF: 142,114
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Year Built: 1926

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								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
HVAC																												
63	Condensing Unit - 1	Roof	15	Replace in kind		planned maintenance	$5,500		$5,500																			
64	Energy Recovery Unit-1	Roof	20	Replace in kind		planned maintenance	$20,000		$20,000																			
65	Energy Recovery Unit-2	Roof	20	Replace in kind		planned maintenance	$20,000		$20,000																			
66	Rooftop unit - 1	Roof	15	Replace in kind		planned maintenance	$25,000								$25,000													
67	Condensing Unit - 2	Roof	15	Service life exceeds 2030		planned maintenance	$0																					
68	Unit Ventilator (s)	Building	25	Replace in kind		planned maintenance	$0																					
69	Boiler 1 to 6	Boiler Room	25	Service life exceeds 2030		planned maintenance	$0																					
70	Pumps 1 to 5	Boiler Room	15	Replace in kind		corrective maintenance	$45,000									$45,000												
71	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000				$15,000												
72	Cooling	Throughout		Add air conditionng			$12,079,690										$12,079,690											
73	Exhaust fans	Toilet Room		Add exhaust		Capital List	$15,000	$15,000																				
Electrical																												
74	General electrical		30	Upgrade Service		Green Intiative	$710,570										$710,570											
75	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls		planned maintenance / Capital List	$36,000		$36,000																			
76	Lighting: Exterior		20	Upgrade to LED fixtures		planned maintenance	$0																					
77	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000															
78	Branch Wiring			Replace old wiring		corrective maintenance - (Allowance)	$150,000						$150,000															
79	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000															
80	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000															
81	Information Technology						$0																					
Equipment																												
82	Kitchen / Commercial Equipment																											
83	Fixed Furnishings																											
Site																												
84	Driveways and Parking lot		20				$232,000		$232,000																			
85	Pedestrian Paving	Concrete	40	water ponding in some area, entry stoops show some cracking		Replace as needed.	$75,000		$75,000																			
86	Drainage						$0																					
87	Landscaping						$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Site Utilities																												
88	Storm Sewer																											
89	Sanitary Sewer																											
90	Site Fuel Distribution - Gas																											
91	Site Electrical Distribution																											
						TOTAL COSTS:	**$18,993,370**	**$37,690**	**$441,190**	**$257,890**	**$555,490**	**$322,790**	**$647,690**	**$2,222,400**	**$127,690**	**$197,690**	**$12,906,950**	**$62,690**	**$22,690**	**$22,690**	**$97,690**	**$956,690**	**$22,690**	**$22,690**	**$22,690**	**$22,690**	**$22,690**

CORDOGAN CLARK
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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

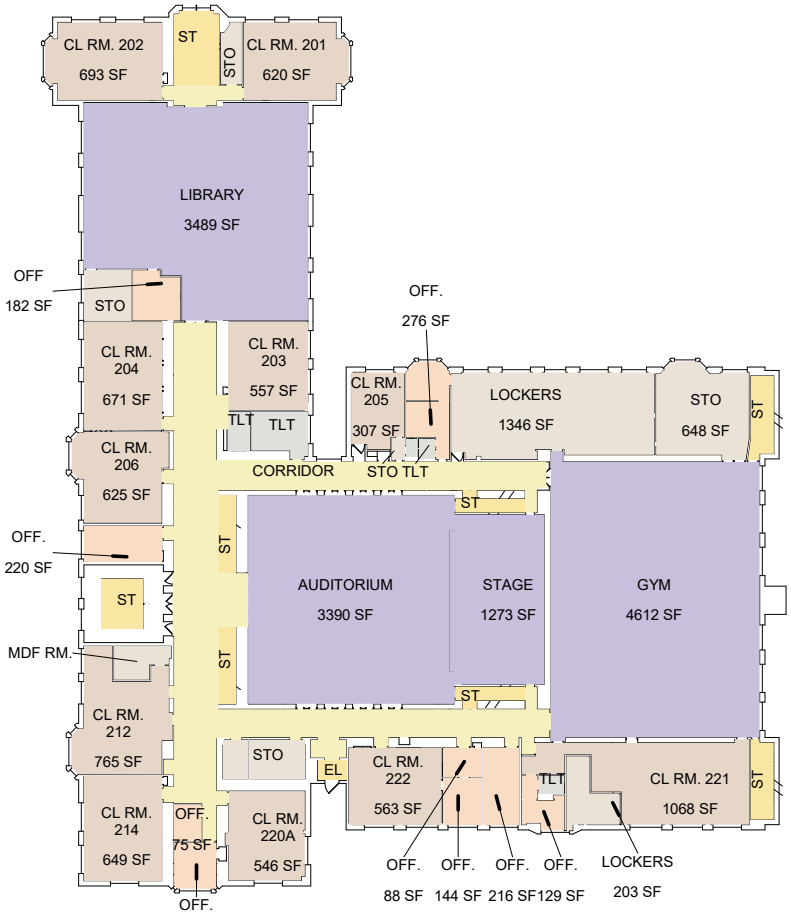
HAVEN MIDDLE SCHOOL

HAVEN 01

CORDOGAN CLARK
ARCHITECTURE • ENGINEERING • CONSTRUCTION

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



1 SECOND FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

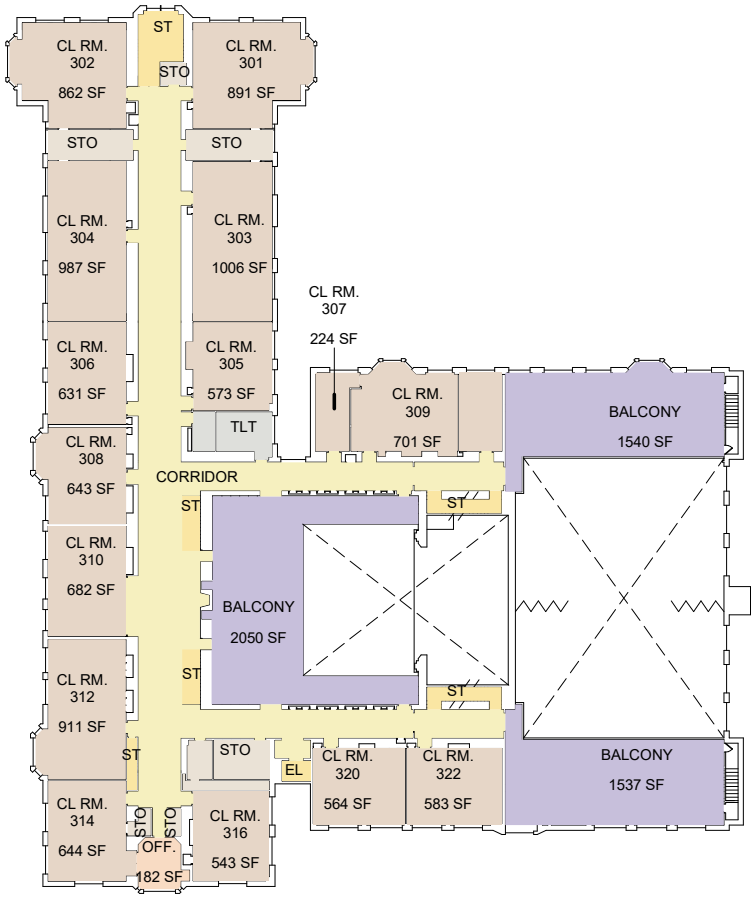
HAVEN MIDDLE SCHOOL

HAVEN 02

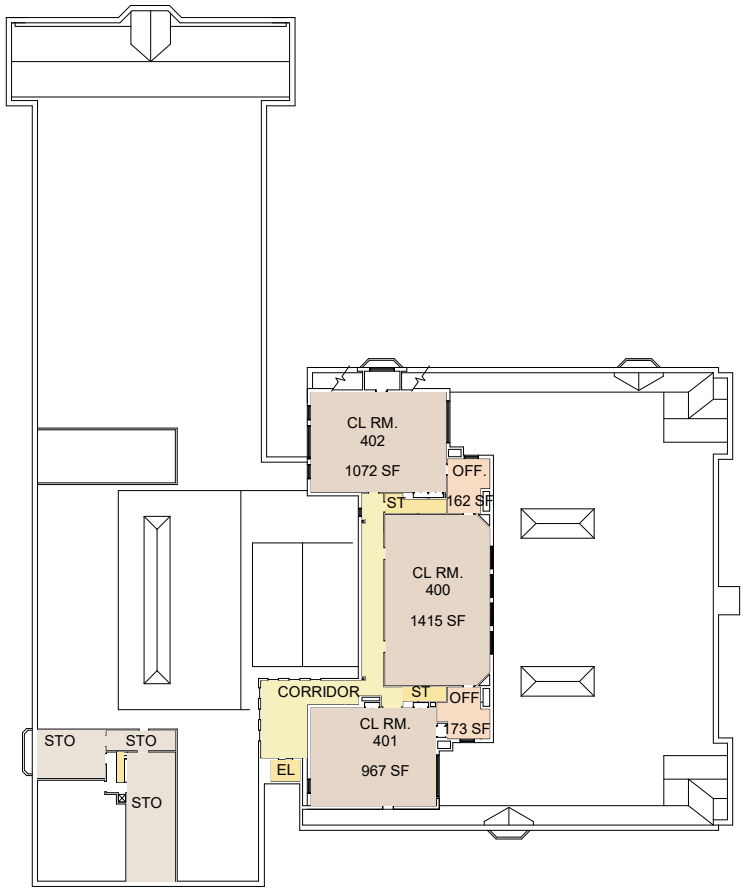
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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



1 THIRD FLOOR PLAN
1/32" = 1'-0"



2 FOURTH FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

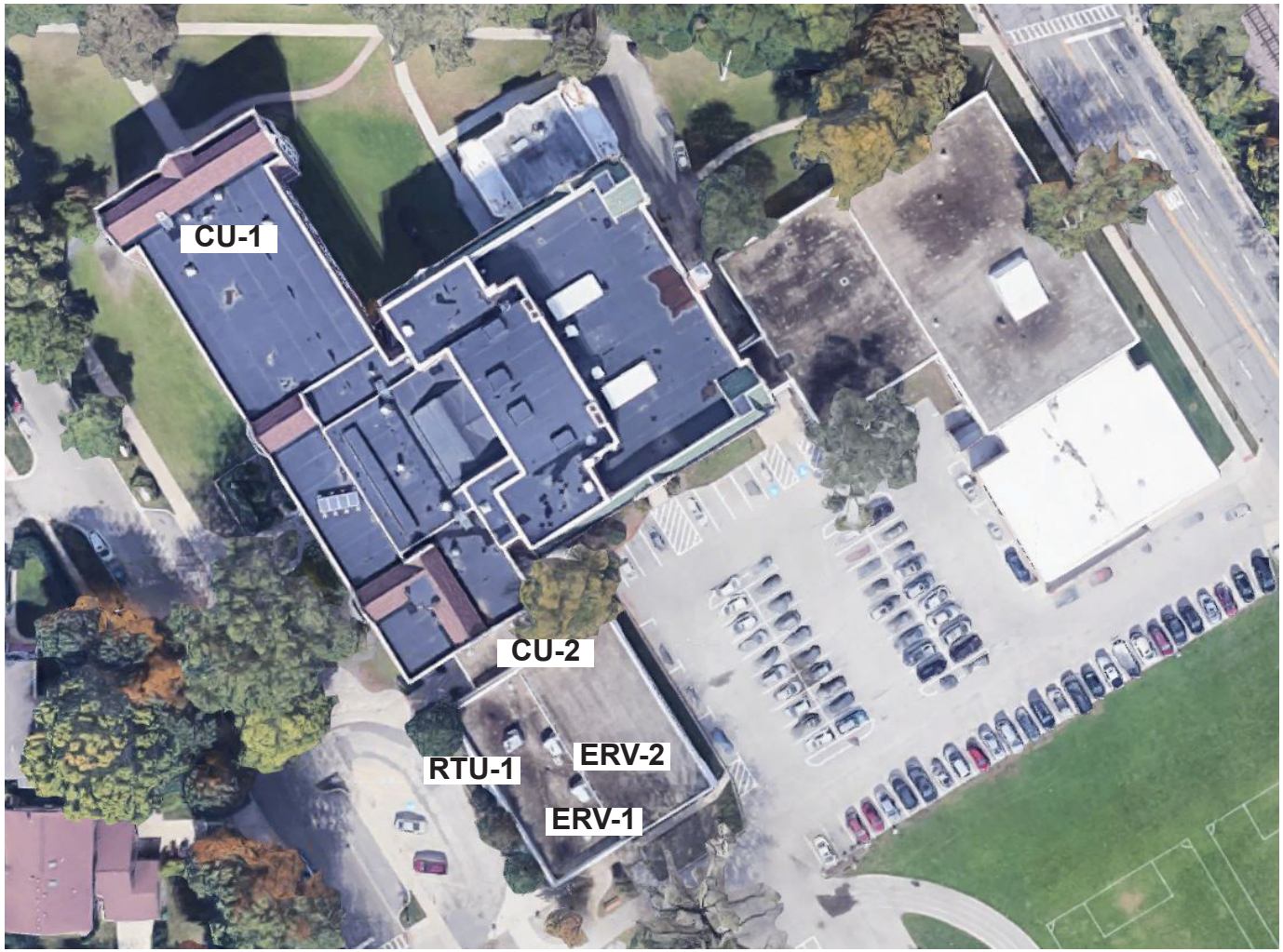
HAVEN MIDDLE SCHOOL

HAVEN 03

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MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



HAVEN MIDDLE SCHOOL
2417 PRAIRIE AVE.
EVANSTON, IL

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FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Haven Middle School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	CU-1	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	1.5	YEAR MANUFACTURED	1989
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	38HDF018-301	HEATING CAPACITIES (MBH)	NA	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	1889X91077	REFRIGERATION TYPE		QUANTITY	1
TAG	ERV-1	MANUFACTURER	VENMAR CES	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2002
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	ERV3000e DN1WG33	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	00275412-005420-20090702	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	ERV-2	MANUFACTURER	VENMAR CES	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2002
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	ERV3000e DN1WG33	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	00275412-005420-20090702	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	RTU-1	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	8.5	YEAR MANUFACTURED	2013
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	50TC-D09A2M5A2B1A	HEATING CAPACITIES (MBH)	29 KW	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	2113G50198	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	CU-2	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	1.5	YEAR MANUFACTURED	2018
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	24AHA418A0030010	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	1718X32640	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	UV	MANUFACTURER	AIRTHERM	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	UNIT VENTILATOR	MODEL NUMBER	CEFA2439	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	08-09	REFRIGERATION TYPE	UNKNOWN	QUANTITY	UNKNOWN
TAG	AC	MANUFACTURER	FRIGIDAIRE	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	WINDOW UNIT	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	UNKNOWN	QUANTITY	UNKNOWN

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Haven Middle School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	B-1	MANUFACTURER	BENCHMARK / AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	GAS FIRED BOILER	MODEL NUMBER	ASSEMBLY #AS-370141	HEATING CAPACITIES (MBH)		PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-09-0390	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	BENCHMARK / AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	GAS FIRED BOILER	MODEL NUMBER	ASSEMBLY #AS-370172	HEATING CAPACITIES (MBH)		PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-09-0395	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-3	MANUFACTURER	BENCHMARK / AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	GAS FIRED BOILER	MODEL NUMBER	ASSEMBLY # AS-370144	HEATING CAPACITIES (MBH)		PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-09-0392	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-4	MANUFACTURER	BENCHMARK / AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	GAS FIRED BOILER	MODEL NUMBER	ASSEMBLY #AS-370159	HEATING CAPACITIES (MBH)		PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-09-0393	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-5	MANUFACTURER	BENCHMARK / AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	GAS FIRED BOILER	MODEL NUMBER	ASSEMBLY #AS-370147	HEATING CAPACITIES (MBH)		PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-09-0391	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-6	MANUFACTURER	BENCHMARK / AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	GAS FIRED BOILER	MODEL NUMBER	ASSEMBLY #AS-370176	HEATING CAPACITIES (MBH)		PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-09-0394	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-1	MANUFACTURER	A.O.SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	DOMESTIC HOT WATER BOILER	MODEL NUMBER	VW-1000-100	HEATING CAPACITIES (MBH)	1000	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	0927M000321	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-2	MANUFACTURER	A.O.SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	DOMESTIC HOT WATER BOILER	MODEL NUMBER	VW-1000-100	HEATING CAPACITIES (MBH)	1000	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	0927M000322	REFRIGERATION TYPE	NA	QUANTITY	1

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Haven Middle School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	P-1	MANUFACTURER	BELL AND GOSSETT	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	IDENTITY #MB0082	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	1A61	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	P-2	MANUFACTURER	MARATHON ELECTRICS	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	215TTDC6026AA	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	P-3	MANUFACTURER	MARATHON ELECTRICS	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	215TTDC60266AA	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	HOT WATER PUMP - 1	MANUFACTURER	MARATHON ELECTRICS	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	V213TTDBA4028AA	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	HOT WATER PUMP - 2	MANUFACTURER	MARATHON ELECTRICS	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	V213TTDBA4028AA	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	UNIT 30	MANUFACTURER	UNKNOWN	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	COMPRESSOR UNIT	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

EVANSTON/SKOKIE
SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

NICHOLS MIDDLE SCHOOL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Nichols Middle School**
Gross SF: 97,880
Date of Visit 7/29/2021
Year Built: 1928

Facility Function:
Middle school with classroom, a cafeteria, a gymnasium, an auditorium, and a library. Additionally there are administrative offices, special education rooms, and service rooms.

	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																													
1	Foundations		Concrete	100	Water in basement		Determine source, epoxy cracks, add trench drains, sump pumps	$48,000					$48,000																
2	Foundations		Concrete	100	Some deteriotation on northeast side. Cracks on north side			$7,500					$7,500																
3	Slabs on Grade		Concrete	100	No visible cracking/ displacement			$0																					
4	Superstructure - Int. Wall		Brick	100	Fair condition - Cracks and marks in some rooms		Repair as needed	$64,000		$64,000																			
5	Superstructure - Ext. Wall		Multi-wythe	50	Deteriorating motar joints in some locations. Stone spalling at base and chipping at band above First Floor windows. General cleaning of bricks and stone. **Completed in 2021**		Powerwash and tuckpointing as needed.	$0																				
Exterior Envelope																													
6	Exterior Doors		Hollow metal	80	Moderate wear, scratches and discoloration		Repaint as needed	$14,000			$7,000										$7,000								
7	Exterior Windows				Good condition. General cleaning		Cleaning as needed	$3,000								$3,000													
8	Exterior Walls/Cladding		Brick	100	Deteriorating motar joints in some locations.		Powerwash and tuckpointing as needed.	See line 20																					
9	Exterior Walls/Cladding		Stone	100	Stone spalling at base and chipping at band above First Floor windows		Powerwash and tuckpointing as needed.	See line 20																					
10	Roofing			20	Completed 2021		Replace end of warranty	$0																					
11	Envelope Improvements				Insulate walls, windows		Green Initiatives	$1,468,200							$1,468,200														
Exterior Miscellaneous																													
11	NA																												
Interior Construction																													
12	Interior Doors		Wood	60	Moderate condition. Scratched/ delaminated wood finish on door and frame. Doors need to be realigned in some areas		Replace as needed.	$185,000	$185,000																				
13	Interior Doors		Hollow metal	80	Fair condition. Scratches and marks		Repaint as needed	$55,500											$55,500										
14	Handrails/ Guardrails			60	Replace w/ code compliant rail		Capital List	$120,000	$120,000																				
15	Wire Glass				Replace w/ code compliant glass		Capital List	$15,000		$15,000																			
16	ACM				Asbestos containing materials in ACM thoughout	10 yr. L&S	Asbestos treatment, remove ACM and replace with new.	$50,000		$50,000																			

CORDOGAN CLARK
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								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Interior Finishes																											
17	Floor Finish	Vinyl Comp Tile	12	Classrooms and corridors - fair condition. Moderate wear. Some marks in classrooms		Replace as needed	$112,500					$45,000								$67,500							
18	Floor Finish	Concrete	50	High wear shown in Janitors closets and auditorium. Concrete flooring on Fourth Floor shows high wear		Replace as needed in Janitors Closet & Auditorium. Fourth Floor can be protected with wax seal as currently done, however replacement of flooring recommended.	$30,000		$30,000																		
19	Floor Finish	Ceramic Tile	20	Restrooms - moderate condition. Few tiles missing in some places and needs cleaning		Replace as needed	$37,500										$37,500										
20	Floor Finish	Wood	15	Small office on second floor - Refinish		Replace as needed	$4,000	$4,000																			
21	Floor Finish	Rubber		Stairs - Moderate wear		Replace as needed																					
22	Floor Finish	Rubber Base																									
23	Floor Finish																										
24	Ceiling Finish	Acoustical Ceiling	25	Moderate wear. Cracks, stains, and small holes		Replace as needed / Capital List	$50,000	$20,000									$30,000										
25	Ceiling Finish	Gyp Board Ceiling	30	Bathrooms - Good condition																							
26	Wall Finish	Brick		Lower part of wall in classrooms - Moderate wear. General Cleaning. Repair some of the mortar and bricks especially in the staircase west of auditorium		Repair and Tuckpointing	$40,000									$40,000											
27	Wall Finish	Paint	5	Repaint and fix cracks. Peeling in some rooms		Repaint as needed	$227,000	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350	$11,350
28	Casework	Wood		Classrooms - Moderate wear. Could use repainting. Wood under whiteboards in slightly worse condition		Replace as needed	Item 41																				
29	Casework	Metal		Corridor - lockers show moderate wear and tear		Repaint as needed	$10,000										$5,000										$5,000
30	Window Sills	Wood. Solid surface		Repaint. Several marks		Repaint as needed	$12,000		$12,000																		
Plumbing																											
31	Plumbing Fixtures	Water Closet	30	Replace in kind: 27 +/- Count		corrective maintenance	$67,500							$22,500					$22,500					$22,500			
32	Plumbing Fixtures	Lavatories	30	Replace in kind: 35 +/- Count		corrective maintenance	$70,200							$23,400					$23,400					$23,400			
33	Plumbing Fixtures	Urinals	30	Replace in kind: 8 +/- Count		corrective maintenance	$20,100							$6,700					$6,700					$6,700			

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EVANSTON SKOKIE SCHOOL DISTRICT 65
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								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
34	Plumbing Fixtures	Flush Valves	12	Replace in kind: 43 +/- Count		corrective maintenance	$64,500							$21,500					$21,500					$21,500			
35	Plumbing Fixtures	Faucets	10	Replace in kind: 33 +/- Count		corrective maintenance	$16,500							$5,500					$5,500					$5,500			
36	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 5 +/- Count		corrective maintenance	$20,100							$6,700					$6,700					$6,700			
37	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
38	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based maintenance	$225,000			$75,000					$75,000					$75,000								
39	Water Heater	Domestic water heater	10	Replace in kind		planned maintenance	$10,000							$10,000														
HVAC																												
40	Condensing Unit 1	Roof	15	Replace in kind		planned maintenance	$6,500								$6,500													
41	Boiler 1	Boiler Room	25	Service life exceeds 2030		planned maintenance	$0																					
42	Boiler 2	Boiler Room	25	Service life exceeds 2030		planned maintenance	$0																					
43	Boiler 3	Boiler Room	25	Service life exceeds 2030		planned maintenance	$0																					
44	Pumps 1	Boiler Room	15	Replace in kind		corrective maintenance	$30,000								$30,000													
45	Condensing Unit 2	Basement	15	Replace in kind		planned maintenance	$5,000								$5,000													
46	Unit Ventilator	Building	25	Replace in kind		planned maintenance	$0																					
47	Ceiling UV	Building	25	Replace in kind		planned maintenance	$0																					
48	Floor-to-ceiling UV	Building	25	Replace in kind		planned maintenance	$0																					
49	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000											$15,000					
50	Cooling	Throughout		Add air conditionng			$8,319,800								$8,319,800													
Electrical																												
51	General electrical		30	Upgrade Service		Green Intiative	$489,400									$489,400												
52	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls	1194	planned maintenance	$597,000						$199,000			$199,000							$199,000					
53	Lighting: Exterior		20	Upgrade to LED fixtures	30	planned maintenance	$15,000						$5,000			$5,000							$5,000					
54	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000															
55	Branch Wiring			Replace old wiring		corrective maintenance - (Allowance)	$150,000						$150,000															
56	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000															
57	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000															
58	Information Technology																											
Equipment																												
59	Kitchen / Commercial Equipment																											
60	Fixed Furnishings																											

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

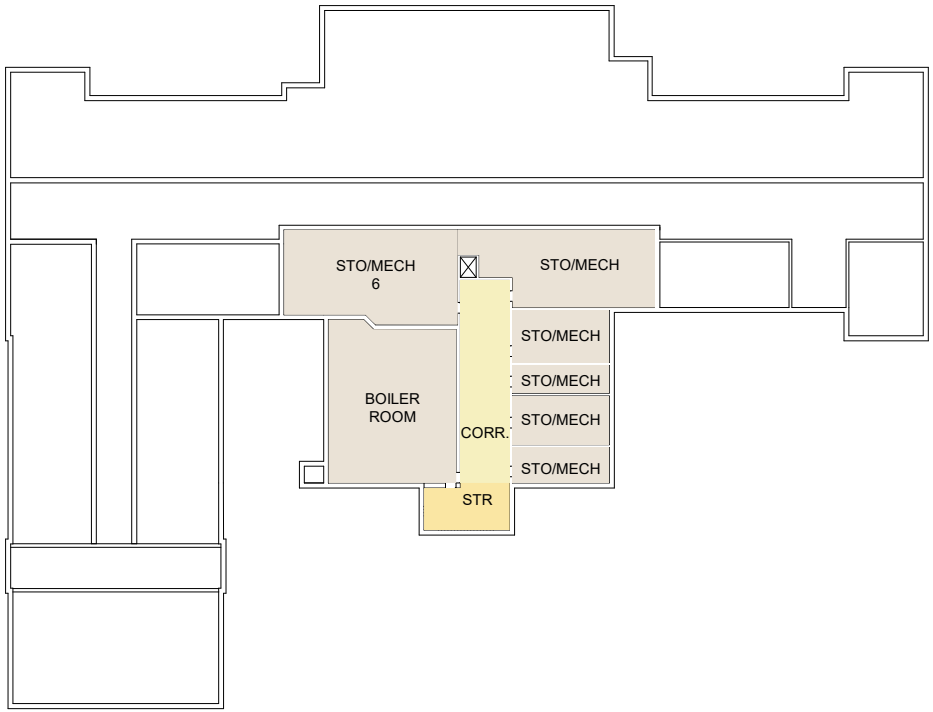
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								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Site																											
61	Driveways and Parking lot		20	High wear, cracks in asphalt pavement of South Parking Lot		Replace as needed	$168,000					$84,000								$84,000							
62	Pedestrian Paving		40				$40,000										$40,000										
63	Drainage																										
64	Landscaping						$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Site Utilities																											
65	Storm Sewer																										
66	Sanitary Sewer																										
67	Site Fuel Distribution - Gas																										
68	Site Electrical Distribution																										
						TOTAL COSTS:	**$13,134,800**	**$347,850**	**$189,850**	**$100,850**	**$18,850**	**$218,350**	**$507,850**	**$1,583,350**	**$8,458,150**	**$752,250**	**$131,350**	**$74,350**	**$105,150**	**$252,350**	**$18,850**	**$33,850**	**$222,850**	**$105,150**	**$18,850**	**$18,850**	**$23,850**

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



N

1 BASEMENT FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

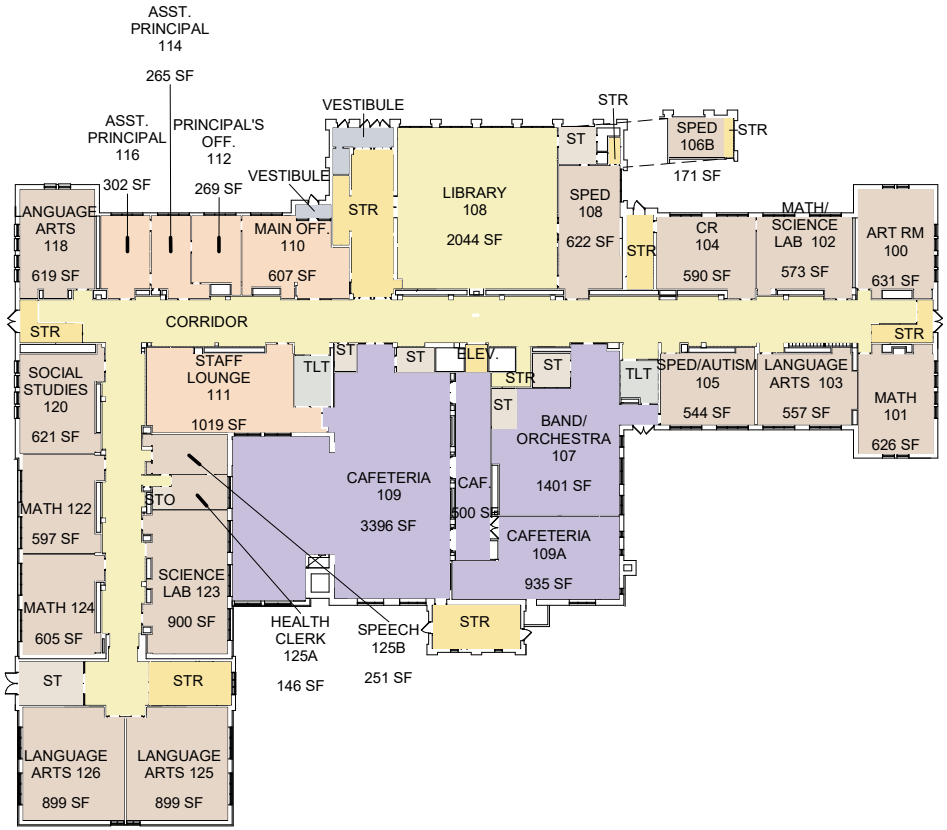
NICHOLS MIDDLE SCHOOL

NICHOLS 00

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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



N

1 FIRST FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

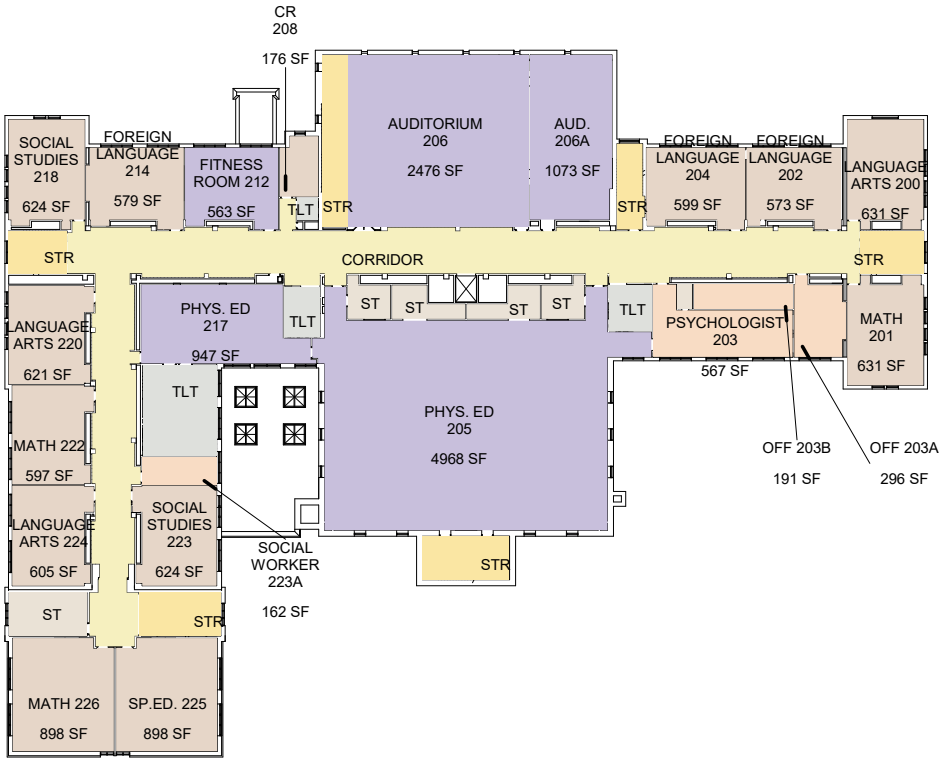
NICHOLS MIDDLE SCHOOL

NICHOLS 01

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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



N

2 SECOND FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

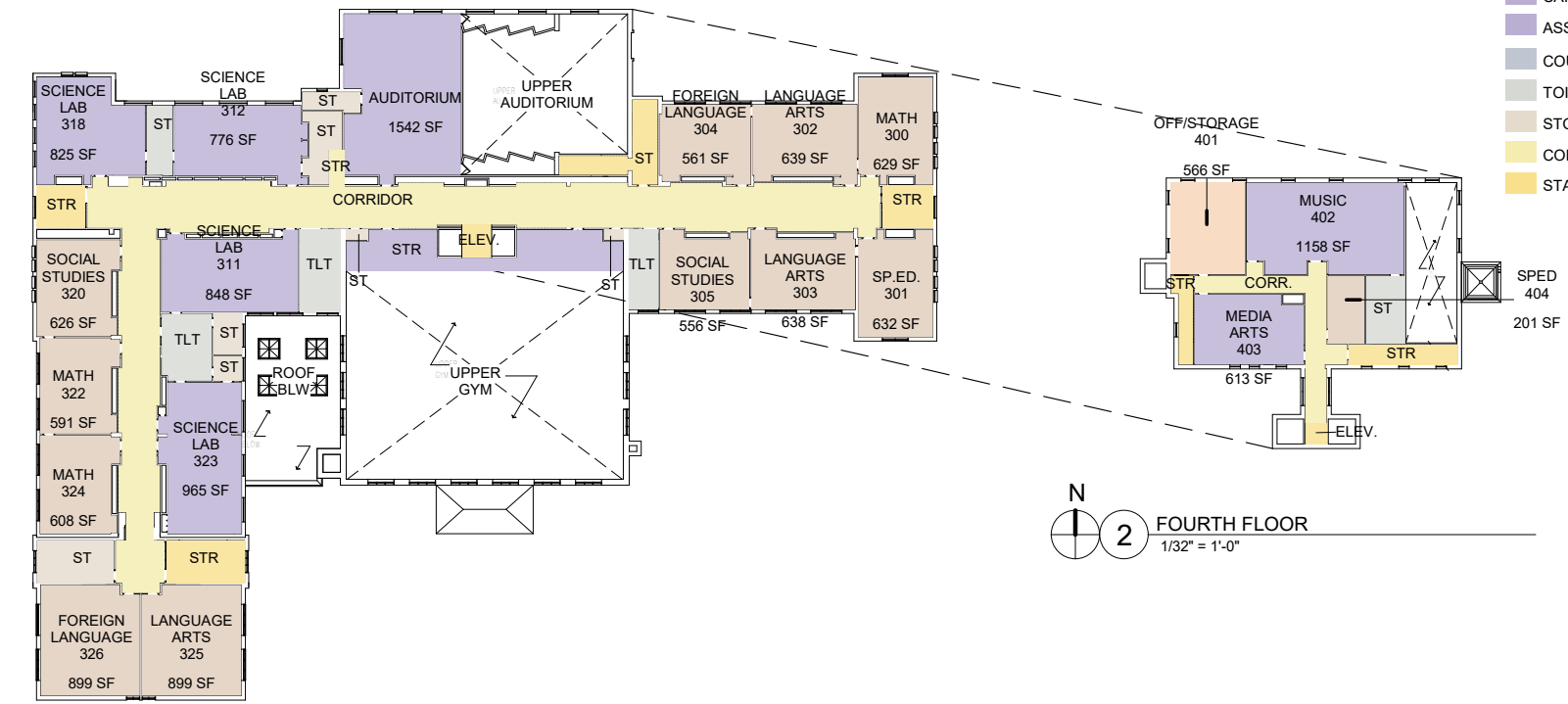
NICHOLS MIDDLE SCHOOL

NICHOLS 02

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

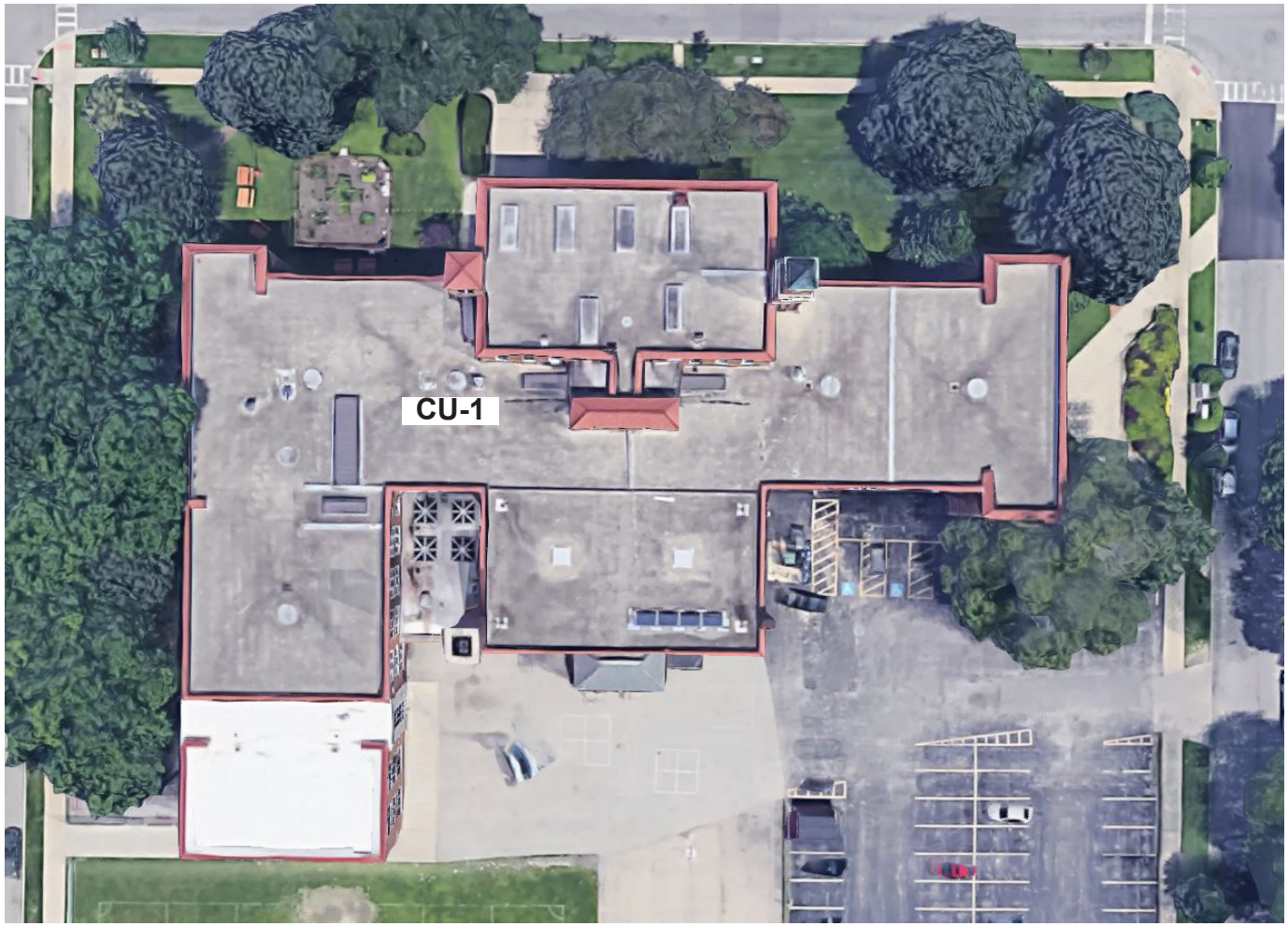
NICHOLS MIDDLE SCHOOL

NICHOLS 03

CORDOGAN CLARK
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MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF

EVANSTON/SKOKIE
SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



NICHOLS MIDDLE SCHOOL
800 GREENLEAF ST.
EVANSTON, IL

CORDOGAN CLARK
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FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Nichols Middle School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	CU-1	MANUFACTURER	CARRIER	COOLING CAPACITIES (TONS)	4	YEAR MANUFACTURED	2013
EQUIPMENT	CONDENSING UNITS	MODEL NUMBER	24ACB748A310	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	0513E07919	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	P-1	MANUFACTURER	BELL AND GOSSET	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMPS	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	BASEMENT	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-1	MANUFACTURER	BENCHMARK	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2008
EQUIPMENT	BOILER 1	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	2,000 EST	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	7-08-1208	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	BENCHMARK	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2008
EQUIPMENT	BOILER 2	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	2,000 EST	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	G-08-1209	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-3	MANUFACTURER	BENCHMARK	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2008
EQUIPMENT	BOILER 3	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	2,000 EST	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	CU-2	MANUFACTURER	CARRIER	COOLING CAPACITIES (TONS)	1	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	CONDENSING UNITS	MODEL NUMBER	NA	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	BASEMENT	SERIAL NUMBER	NA	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	EF-1	MANUFACTURER	UNKNOWN	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	EXHAUST	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	BASEMENT	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	UNKNOWN
TAG	UV-1	MANUFACTURER	AAF	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	UNIT VENTILATOR	MODEL NUMBER	AV006B11	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	75F0592400	REFRIGERATION TYPE	NA	QUANTITY	UNKNOWN

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Nichols Middle School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	AHU-3	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	AIR HANDLING UNIT	MODEL NUMBER	MCCA010HBC	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	THIRD FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	NA	QUANTITY	UNKNOWN
TAG	UV-2	MANUFACTURER	AIREDALE	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	CEILING UNIT VENTILATOR	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	THIRD FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	2
TAG	UV-3	MANUFACTURER	AIREDALE	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	FLOOR-TO-CEILING UV	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	THIRD FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	2
TAG	WH-1	MANUFACTURER	STATE	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2017
EQUIPMENT	WATER HEATER	MODEL NUMBER	GS6-75-XRRS400	HEATING CAPACITIES (MBH)	75.1	PRIORITY	
LOCATION	BASEMENT	SERIAL NUMBER	1715105728972	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

DR. MARTIN LUTHER KING JR. LITERARY AND FINE ARTS SCHOOL

EVANSTON/SKOKIE
SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **King Arts Magnet School**
Gross SF: 100,022
Date of Visit: 7/29/2021
Year Built: 1956

Facility Function:
K-8 Literary and Fine Arts school with classrooms, auditorium, cafeteria, gymnasium, and a Library. Additionally there are music and art rooms, administrative offices, and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																												
1	Foundations	Concrete	100	pieces of foundation wall crumbling/ missing under brick wall in some areas	075703, 080118	Replace as needed.																						
2	Slabs on Grade	Concrete	100	slab unleveled/ settling issues visible in Newest Addition	085705, 102558	Replace as needed.																						
3	Superstructure - Int. Wall	CMU	50	Original: moderate wear, cracking in some areas Addition: High wear, a lot of cracking at grout joints, deteriorating grout joints	102833, 102407	tuckpointing	$20,000				$20,000																	
4	Superstructure - Ext. Wall	Multi-whythe	50	cracking, deteriorating grout joints in some areas. Minor damage to brick surface	80100, 075517	powerwash and tuckpointing	$195,000			$195,000																		
Exterior Envelope																												
5	Exterior Doors	Aluminum	40																									
6	Exterior Doors	Hollow Metal	80	High wear, scratches, color fade	80333, 074855	Replace as needed.	$21,000			$21,000																		
7	Exterior Door Thresholds	Aluminum	15	rusting		Replace as needed.	$2,700			$2,700																		
8	Exterior Windows	Aluminum Frame	40	missing screens in some areas	74605	Replace as needed.	$6,000			$6,000																		
9	Exterior Windows	Hollow Metal	80	Moderate wear, paint touch up	95337	Paint as needed.	$20,000			$20,000																		
10	Exterior Walls/Cladding	Mosaic Tile		Fascia: missing tiles and caulk joint at expansion joint. discolored grout	80522, 080533, 074933	Replace as needed.	$10,000			$10,000																		
11	Exterior Walls/Cladding	Cast Stone	100	Moderate wear at sill, repair chipped areas. Cleaning needed	81015	Clean and repair as needed.	$20,000			$20,000																		
12	Exterior Walls/Cladding	Soffit		High wear, cracking, potential water leaks at lintel edge. Cleaning needed	074115, 075939	Replace as needed.	$15,000			$15,000																		
13	Caulking at Openings		14	Caulk missing around openings and penetrations in some areas	75935, 075903, 080009	Caulk as needed.	$15,000				$15,000																	
14	Canopies																											
15	Roofing			metal coping missing in some areas	74446	Replace as needed	$7,500				$7,500																	
16	Roofing		20	Phase 2 - Phase 1 complete		Replace end of warranty	$1,503,000			$1,503,000																		
17	Envelope Improvements			Insulate walls, windows		Green Initiatives	$1,500,330							$1,500,330														
Exterior Miscellaneous																												
17	Thru-wall vents	Metal		High wear, rusting, and discoloration	74310	Replace as needed.	$10,000			$10,000																		
Interior Construction																												
18	Interior Partitions	CMU	100	cracking, deteriorating grout joints	102833, 102407	tuckpointing	$30,000			$30,000																		

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EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

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	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																		
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
19	Interior Partitions	Metal Stud/ Gyp	100	cracking at structure	100750		$20,000			$20,000																
20	Interior Doors	Hollow Metal Frames Wood Doors	80	Moderate wear, touch up paint		Paint as needed.	$17,500			$17,500																
21	Interior Doors	Wood	60	High wear	92022	Replace as needed.	$35,000			$35,000																
22	Interior Doors	Hollow Metal	80	Moderate wear, touch up paint at door and frame	95454	Paint as needed.	$5,250			$5,250																
23	Interior Door Hardware		25	Moderate wear			$8,750			$8,750																
24	ACM			Asbestos containing materials in ACM thoughout	10 yr. L&S	Asbestos treatment, remove ACM and replace with new.	$50,000			$50,000																
Interior Finishes																										
25	Floor Finish	Vinyl Comp Tile	12	High wear, staining, cracking, mix match tile	102558, 102627, 093256	Replace as needed.	$375,000				$125,000			$125,000			$125,000									
26	Floor Finish	Wood	15	High wear, scratches	83418	Replace as needed.	$100,000					$100,000														
27	Floor Finish	Carpet (Roll)	6	Corridor show moderate wear, deep cleaning needed. Music classroom and Auditorium show high wear, bubbling, and frayed edges	095014, 095211, 093542, 091557	Replace as needed.	$240,000					$240,000														
28	Floor Finish	Carpet (Tile)	6	Fair condition	84003		$0																			
29	Floor Finish	Rubber Base		missing rubber base at locker room lockers	93135	Replace as needed.	$20,000					$20,000														
30	Ceiling Finish	1x1 ACT	20	High wear, mix match, moisture damage, loose, missing tiles		Replace as needed.	$275,000			$275,000																
31	Ceiling Finish	2x4 ACT	25	High wear, moisture damage	95749, 093454, 085127		$30,000			$30,000																
32	Ceiling Finish	Tectum	20	High wear, grid system rusting, moisture damaged tiles.	100405, 100134	Replace as needed.	$42,000			$42,000																
33	Ceiling Finish	Wood	30	Fair condition.			$0																			
34	Ceiling Finish	Gypsum Board	30	Auditorium ceiling is showing some bubbling and damage throughout	082726, 082905	Replace as needed.	$40,000			$40,000																
35	Wall Finish	Wood	15	Original: Auditorium - damaged wood panels at stage Classrooms - stain on wood trim at chalk/ bulletin board is tarnished Addition: High wear, peeling off framing	082034, 101920, 085403	Restain/ Replace as needed.	$40,000			$40,000																

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **King Arts Magnet School**
Gross SF: 100,022
Date of Visit: 7/29/2021
Year Built: 1956

Facility Function:
K-8 Literary and Fine Arts school with classrooms, auditorium, cafeteria, gymnasium, and a Library. Additionally there are music and art rooms, administrative offices, and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																					
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
36	Wall Finish	Paint	5	High wear		Repair/ Patch damage and repaint.	$165,320		$17,000	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240	$8,240
37	Wall Finish						$0																						
38	Casework	Wood		High wear. Stain/ paint is tarnished		Replace as needed.	$90,000		$45,000	$45,000																			
Plumbing																													
39	Plumbing Fixtures	Water Closet	30	Replace in kind:23 +/- Count		corrective maintenance	$58,500								$19,500					$19,500					$19,500			
40	Plumbing Fixtures	Lavatories	30	Replace in kind: 21 +/- Count		corrective maintenance	$42,000								$14,000					$14,000					$14,000			
41	Plumbing Fixtures	Urinals	30	Replace in kind: 7 +/- Count		corrective maintenance	$18,000								$6,000					$6,000					$6,000			
42	Plumbing Fixtures	Flush Valves	12	Replace in kind: 30 +/- Count		corrective maintenance	$45,000								$15,000					$15,000					$15,000			
43	Plumbing Fixtures	Faucets	10	Replace in kind: 21 +/- Count		corrective maintenance	$10,500								$3,500					$3,500					$3,500			
44	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 3 +/- Count		corrective maintenance	$12,000								$4,000					$4,000					$4,000			
45	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000			$7,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
46	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based maintenance	$225,000			$75,000				$75,000					$75,000										
47	Water Heater	Domestic water heater	10	Replace in kind		planned maintenance	$15,000					$15,000																	
HVAC																													
48	Rooftop unit - 1	Roof	15	Replace in kind		planned maintenance	$72,000						$72,000																
49	Rooftop unit - 2 & 3	Roof	15	Replace in kind		planned maintenance	$0																						
50	Condensing Unit 1	Roof	15	Replace in kind		planned maintenance	$15,000						$15,000																
51	Condensing Unit 2	Roof	15	Service life exceeds 2030		planned maintenance	$0																						
52	Energy Recovery Unit-1	Roof	20	Service life exceeds 2030		planned maintenance	$0																						
53	Energy Recovery Unit-2	Roof	20	Service life exceeds 2030		planned maintenance	$0																						
54	Unit Ventilator (s)	Building	25	Replace in kind		planned maintenance	$0																						
55	Boiler 1	Boiler Room	25	Service life exceeds 2030		planned maintenance	$0																						
56	Boiler 2	Boiler Room	25	Service life exceeds 2030		planned maintenance	$0																						
57	Boiler 3	Boiler Room	25	Service life exceeds 2030		planned maintenance	$0																						
58	Pumps	Boiler Room	15	Replace in kind		corrective maintenance	$50,000								$50,000														
59	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000					$15,000												
60	Cooling	Throughout		Add air conditioning			$8,501,870				$8,501,870																		
61	Weight Room HVAC					Capital List	$15,000				$15,000																		
62	Exhaust fans	Kiln		Exhaust outside		Capital List	$15,000			$15,000																			
Electrical																													
63	General electrical		30	Upgrade Service		Green Intiative	$500,110				$500,110																		
64	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls		planned maintenance / Capital List	$55,000		$55,000																				
65	Lighting: Exterior		20	Upgrade to LED fixtures		planned maintenance	$0																						
66	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000																
67	Branch Wiring			Replace in kind		corrective maintenance	$0																						

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **King Arts Magnet School**
Gross SF: 100,022
Date of Visit 7/29/2021
Year Built: 1956

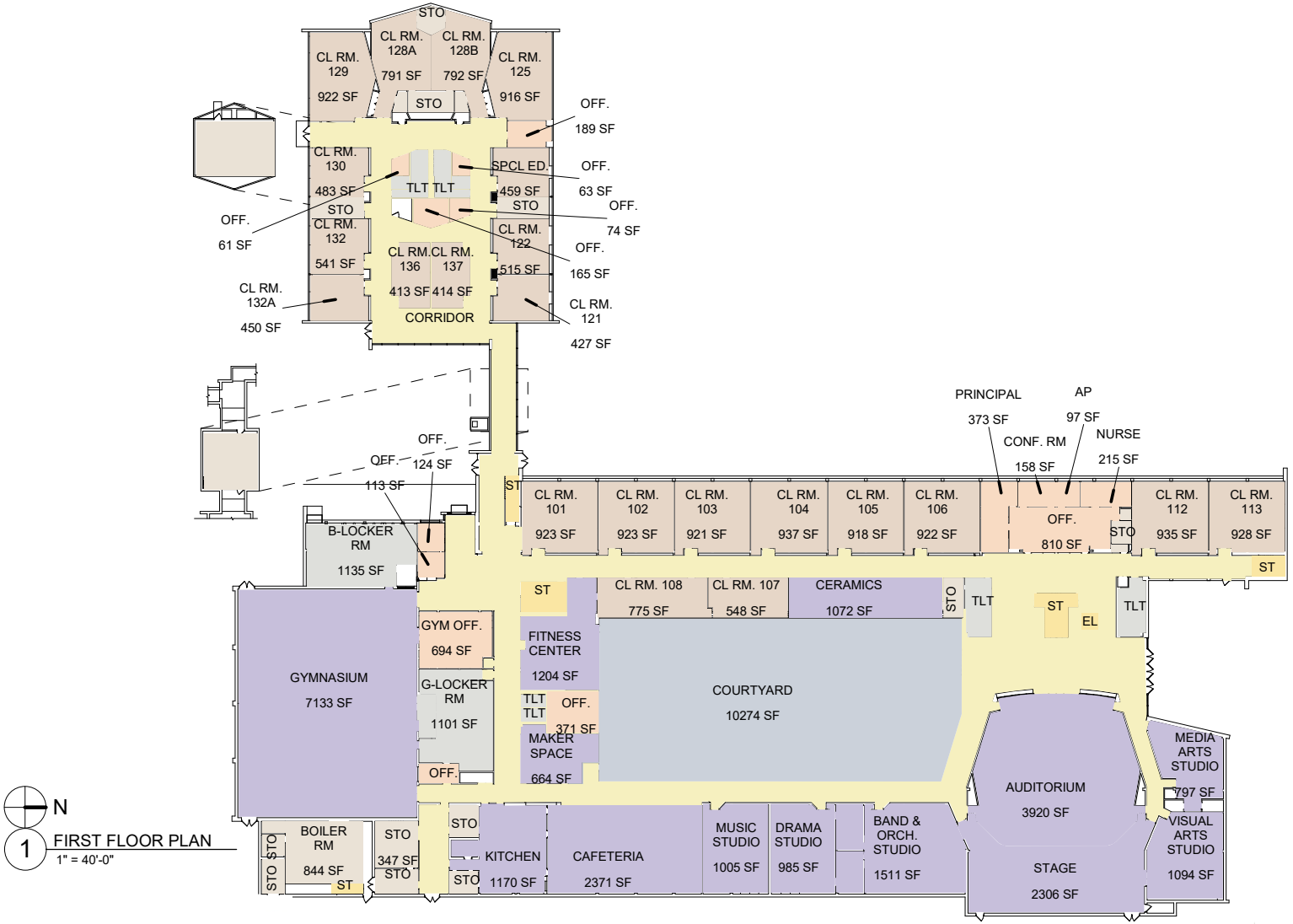
Facility Function:
K-8 Literary and Fine Arts school with classrooms, auditorium, cafeteria, gymnasium, and a Library. Additionally there are music and art rooms, administrative offices, and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																			
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
68	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000														
69	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000														
70	Information Technology						$0																				
Equipment																											
71	Kitchen / Commercial Equipment						$50,000			$50,000																	
72	Fixed Furnishings																										
Site																											
73	Driveways and Parking lot	Asphalt	20	cracking	75418	Replace as needed	$164,000			$164,000																	
74	Pedestrian Paving	Concrete	40	weeds growing in between joints	74857	Replace as needed.	$37,500			$37,500																	
75	Drainage						$0																				
76	Landscaping						$105,000			$5,000	$20,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Site Utilities																											
77	Storm Sewer																										
78	Sanitary Sewer																										
79	Site Fuel Distribution - Gas																										
80	Site Electrical Distribution																										
						TOTAL COSTS:	**$15,150,830**	**$0**	**$117,000**	**$2,803,440**	**$9,215,220**	**$405,740**	**$237,740**	**$1,716,070**	**$127,740**	**$15,740**	**$155,740**	**$15,740**	**$90,740**	**$77,740**	**$15,740**	**$15,740**	**$15,740**	**$15,740**	**$77,740**	**$15,740**	**$15,740**

CORDOGAN CLARK
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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



1 FIRST FLOOR PLAN
1" = 40'-0"

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

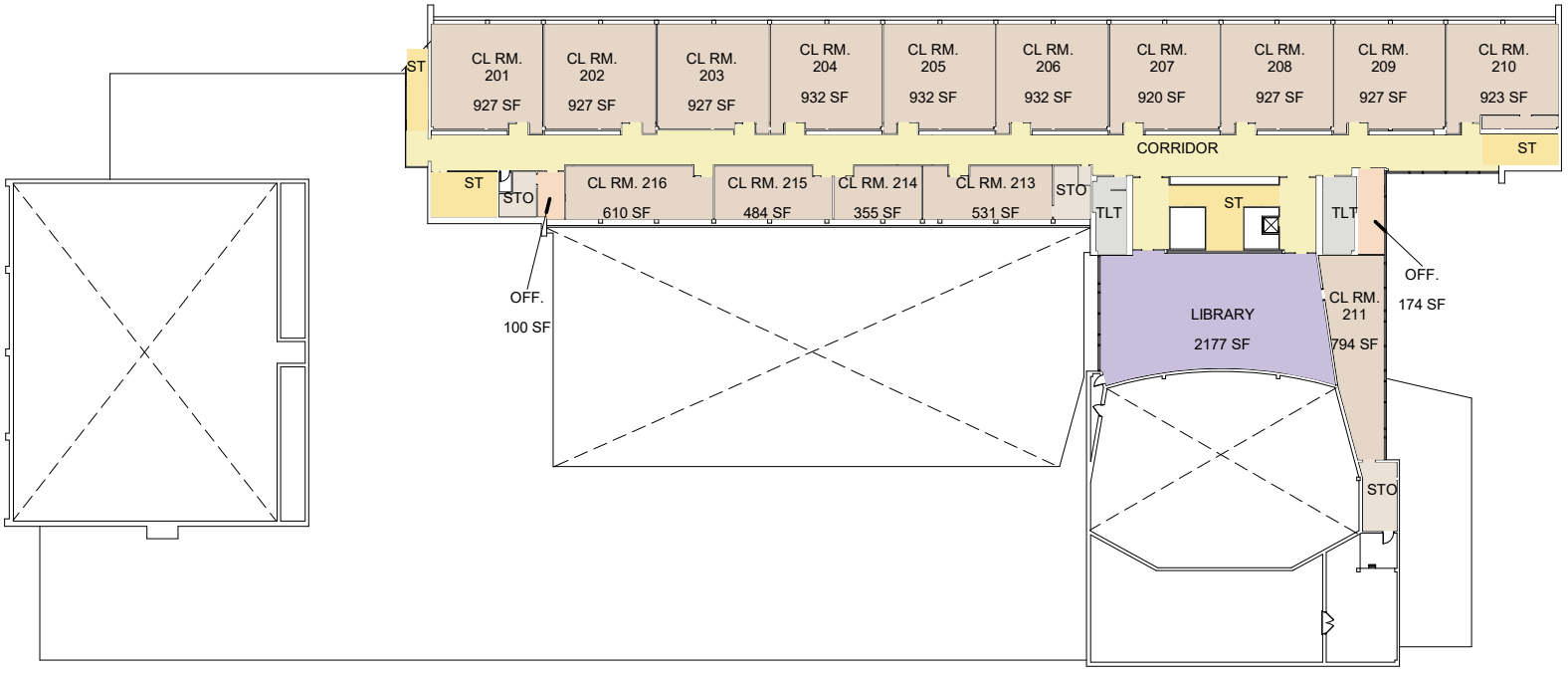
DR. MARTIN LUTHER KING JR. LITERARY AND FINE ARTS SCHOOL

KING 01

CORDOGAN CLARK
ARCHITECTURE • ENGINEERING • CONSTRUCTION

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

N 1 SECOND FLOOR PLAN
1/32" = 1'-0"

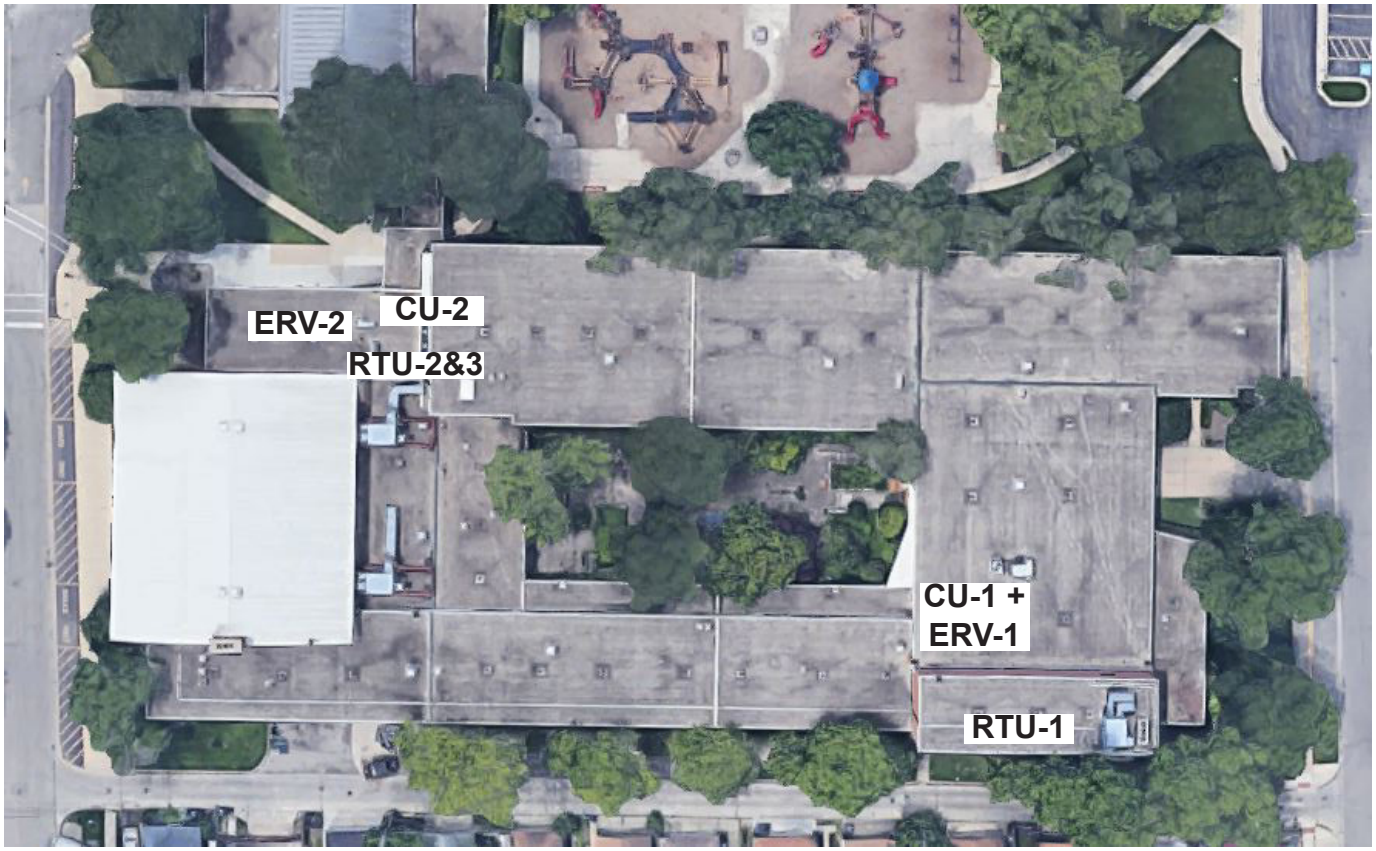
DR. MARTIN LUTHER KING JR. LITERARY AND FINE ARTS SCHOOL

KING 02

CORDOGAN CLARK
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MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



DR. MARTIN LUTHER KING JR. LITERARY & FINE ARTS SCHOOL
2424 LAKE ST.
EVANSTON, IL

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FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Dr. Martin Luther King Jr. Literary & Fine Arts School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	RTU-1	MANUFACTURER	MCQUAY	COOLING CAPACITIES (TONS)	33	YEAR MANUFACTURED	2008
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	ACZ033BSS12-ER10	HEATING CAPACITIES (MBH)	NA	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	STNJ080900033	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	RTU-2 & 3	MANUFACTURER	UNKNOWN	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	ROOF	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	UNKNOWN	QUANTITY	2
TAG	CU-1	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	8.3	YEAR MANUFACTURED	2011
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	38AUDA12A0A5A0A0	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	1611G20055	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	ERV-1	MANUFACTURER	VENMAR	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2018
EQUIPMENT	ENERGY RECOVERY UNIT	MODEL NUMBER	ERV3000e DN1WG	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	00401861-007556	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	CU-2	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	3	YEAR MANUFACTURED	2018
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	38MGRQ36D-301	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	0618V14543	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	ERV-2	MANUFACTURER	VENMAR	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2018
EQUIPMENT	ENERGY RECOVERY UNIT	MODEL NUMBER	HE1XRT	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	G189773C	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	AC	MANUFACTURER	ELECTROLUX HOME PRODUCTS	COOLING CAPACITIES (TONS)	1	YEAR MANUFACTURED	2018
EQUIPMENT	WINDOW AC UNIT	MODEL NUMBER	FFPA1022U1	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	XK84203908	REFRIGERATION TYPE	TBD	QUANTITY	TBD
TAG	UV	MANUFACTURER	AFF	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	1997
EQUIPMENT	UNIT VENTILATOR	MODEL NUMBER	AV003C11	HEATING CAPACITIES (MBH)	TBD	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	77F1309500	REFRIGERATION TYPE	NA	QUANTITY	TBD
TAG	UV	MANUFACTURER	MCQUAY	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	1997
EQUIPMENT	UNIT VENTILATOR	MODEL NUMBER	AV004C11	HEATING CAPACITIES (MBH)	TBD	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	77F13158-00	REFRIGERATION TYPE	NA	QUANTITY	TBD

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Dr. Martin Luther King Jr. Literary & Fine Arts School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	P	MANUFACTURER	BELL & GOSSET ITT INDUSTRIES	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	JVB48T17D173BK	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	2
TAG	B-1	MANUFACTURER	BENCHMARK	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2007
EQUIPMENT	BOILER 1	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	2,000 EST	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-07-0920	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	BENCHMARK	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2007
EQUIPMENT	BOILER 2	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	2,000 EST	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-3	MANUFACTURER	BENCHMARK	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2007
EQUIPMENT	BOILER 3	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	2,000 EST	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-1	MANUFACTURER	AO SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2015
EQUIPMENT	WATER HEATER	MODEL NUMBER	BTR197118	HEATING CAPACITIES (MBH)	199	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	1513M002243	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

DR. BESSIE RHODES SCHOOL OF GLOBAL STUDIES

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Bessie Rhodes Magnet School**
Gross SF: 50,661
Date of Visit 7/15/2021
Year Built: 1957

Facility Function:
K-8 school with classrooms, auditorium, cafeteria, gymnasium, and a Library. Additionally there are administrative offices and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																												
1	Foundations	Concrete	100	missing grout joints and crumbling exposed foundation wall	103222, 102234	tuckpointing	$10,000		$10,000																			
2	Superstructure - Ext. Wall	Multi-whythe	50	Mortar joint deteriorating and cracking in some areas	102828, 102735	tuckpointing	$120,000						$120,000															
Exterior Envelope																												
3	Exterior Doors	Hollow Metal	80	Moderate wear, paint touch up, rusting in some areas	103354	Replace as needed.	$5,600										$5,600											
4	Exterior Walls/Cladding	Cast Stone	100	Cleaning needed at stone band/ fascia, grout deteriorating in some areas at lintel/stone joint	102408	Powerwash as needed.	$5,000						$5,000															
5	Exterior Walls/Cladding	Soffit		cracking at soffit	102155, 102339	Repair as needed.	$10,000						$10,000															
6	Exterior Walls/Cladding																											
7	Caulking at Openings						$20,000				$10,000				$10,000													
8	Lintels	Steel		High wear, rusting	102348	Refurbish and paint as needed.	$15,000						$15,000															
9	Canopies	Column		corners of brick column show high wear at steel trim	104403	Repaint as needed.	$6,000						$6,000															
10	Roofing																											
11	Roofing		20	Reroof		Replace end of warranty	$1,204,000														$1,204,000							
12	Envelope Improvements			Insulate walls, windows		Green Initiatives	$759,915							$759,915														
Exterior Miscellaneous																												
12	NA																											
Interior Construction																												
13	Interior Partitions	CMU	100	Fair condition																								
14	Interior Partitions	Metal Stud/ Gyp	100	Fair condition																								
15	Interior Doors	Wood	60	High wear, stain tarnish, hardware residue, door realignment.		Replace as needed.	$40,000			$15,000	$25,000																	
16	Interior Doors			Modify door for landing clearance		Capital List	$21,000	$7,000						$7,000			$7,000											
17	Interior Door Hardware		25	High wear, push weight, closer, rusting kickplates		Replace hardwear on doors as needed.	$25,000				$25,000																	
18	ACM			Asbestos containing materials in ACM thoughout	10 yr. L&S	Asbestos treatment, remove ACM and replace with new.	$80,000	$50,000			$30,000																	
19	Security Vestibule			Reconfigure main entry		Capital List	$280,000		$280,000																			
Interior Finishes																												
20	Floor Finish	Vinyl Comp Tile	12	High wear, mix match tile	91503, 090032	Replace as needed.	$562,500		$187,500	$187,500			$187,500															
21	Floor Finish	Concrete	50	High wear.		Repaint/ Refinish as needed.																						
22	Floor Finish	Wood	15	High wear, cleaning needed, stain tarnish.	091743, 091934	Replace as needed.	$100,000				$100,000																	
23	Floor Finish	Rubber Base		Classroom: missing or loose at some corners. High wear is visible at wood benches	100656, 100556	Replace as needed	$20,100		$6,700	$6,700			$6,700															
24	Floor Finish	Carpet (Tile)		Fair condition																								
25	Floor Finish	Carpet (Roll)		Fair condition																								

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Bessie Rhodes Magnet School**

Facility Function: K-8 school with classrooms, auditorium, cafeteria, gymnasium, and a Library. Additionally there are administrative offices and service rooms.

Gross SF: 50,661
Date of Visit 7/15/2021
Year Built: 1957

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																					
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
26	Ceiling Finish	1x1 ACT	20	High wear, mix match, loose, missing, moisture damage tiles		Replace as needed.	$164,600	$20,000				$62,300			$82,300														
27	Ceiling Finish	ACT	25	Moderate wear. Moisture damage show on a few tiles	90002, 085245	Replace as needed.	$15,000										$15,000												
28	Ceiling Finish	Tectum	20	Gymnasium and Cafeteria - Moderate wear, moisture damage in some location		Replace as needed.	$17,800										$17,800												
29	Wall Finish	Paint	5	Moderate wear		Repair/ Patch damage and repaint.	$91,600	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580
30	Casework	Wood		Classroom: base cabinets show high wear, finish tarnished or peeling. Bench need paint touch up	85503, 085342	Replace as needed.	$25,020		$8,340	$8,340			$8,340																
31	Casework	Plastic Laminate	20	Moderate wear at countertop	101404	Replace as needed.	$25,020		$8,340	$8,340			$8,340																
32	Window Sills																												
Plumbing																													
33	Plumbing Fixtures	Water Closet	30	Replace in kind: 26 +/- Count		corrective maintenance	$65,010							$21,670						$21,670								$21,670	
34	Plumbing Fixtures	Lavatories	30	Replace in kind: 40 +/- Count		corrective maintenance	$80,010							$26,670						$26,670								$26,670	
35	Plumbing Fixtures	Urinals	30	Replace in kind: 6 +/- Count		corrective maintenance	$15,000							$5,000						$5,000								$5,000	
36	Plumbing Fixtures	Flush Valves	12	Replace in kind: 32 +/- Count		corrective maintenance	$48,000							$16,000						$16,000								$16,000	
37	Plumbing Fixtures	Faucets	10	Replace in kind: 40 +/- Count		corrective maintenance	$20,010							$6,670						$6,670								$6,670	
38	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 4 +/- Count		corrective maintenance	$16,020							$5,340						$5,340								$5,340	
39	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
40	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based maintenance	$225,000	$75,000					$75,000					$75,000											
41	Water Heater	Domestic water heater	10	Replace in kind		planned maintenance	$10,000							$10,000															
42	Water Heater	Domestic water heater	10	Replace in kind		planned maintenance	$10,000							$10,000															
HVAC																													
43	Unit Ventilator (s)	Building	25	Replace in kind		planned maintenance	$0																						
44	Air Handling Unit	Building	30	Replace in kind		planned maintenance	$0																						
45	Boiler 1	Building	25	Service life exceeds 2030		planned maintenance	$0																						
46	Boiler 2	Building	25	Service life exceeds 2030		planned maintenance	$0																						
47	Pumps	Boiler Room	20	Replace in kind		corrective maintenance	$30,000					$15,000					$15,000												
48	Air Cooled Chiller	Building	25	Service life exceeds 2030		planned maintenance	$0																						
49	Heating Pumps	Building	15	Replace in kind		corrective maintenance	$0																						
50	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000					$15,000												
51	Cooling	Throughout		Add air conditioning			$4,306,185										$4,306,185												
52	Exhaust fans	Kiln		Exhaust outside		Capital List	$15,000		$15,000																				
Electrical																													
53	General electrical		30	Upgrade Service		Green Intiative	$253,305									$253,305													
54	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls	802	planned maintenance	$401,010				$133,670					$133,670							$133,670						
55	Lighting: Exterior		20	Upgrade to LED fixtures	24	planned maintenance	$12,000				$4,000					$4,000							$4,000						
56	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000																
57	Branch Wiring			Replace in kind		corrective maintenance	$0																						

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Bessie Rhodes Magnet School**

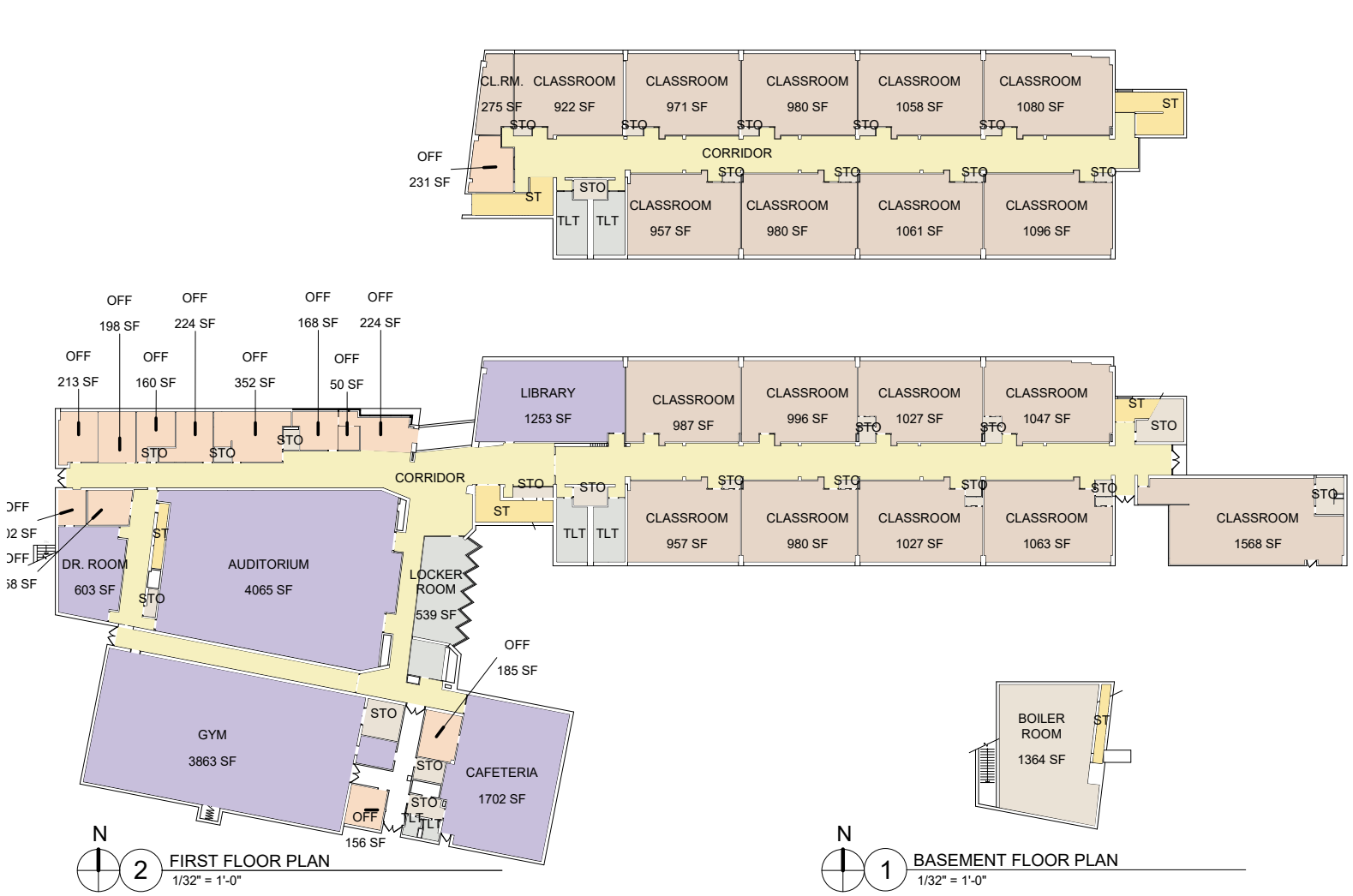
Facility Function: K-8 school with classrooms, auditorium, cafeteria, gymnasium, and a Library. Additionally there are administrative offices and service rooms.

Gross SF: 50,661
Date of Visit 7/15/2021
Year Built: 1957

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																					
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
58	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000															
59	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000															
60	Information Technology																											
Equipment																												
61	Kitchen / Commercial Equipment																											
62	Fixed Furnishings																											
Site																												
63	Driveways and Parking lot	Asphalt	20	Parking lot show high wear, cracking		Replace as needed.	$124,000	$62,000				$62,000																
64	Pedestrian Paving	Concrete	40	hairline cracks in sidewalk, need saw cut joints	103024	Replace as needed.	$30,000							$15,000	$15,000													
65	Drainage																											
66	Landscaping						$50,010							$16,670	$16,670									$16,670				
67	Planter Wall	Brick		deteriorating mortar joints, cleaning needed	103531, 103543	powerwash & tuckpointing	$3,000							$3,000														
Site Utilities																												
68	Storm Sewer																											
69	Sanitary Sewer																											
70	Site Fuel Distribution - Gas																											
71	Site Electrical Distribution																											
						TOTAL COSTS:	**$9,551,715**	**$221,080**	**$522,960**	**$232,960**	**$334,750**	**$161,380**	**$583,960**	**$910,015**	**$131,050**	**$398,055**	**$4,388,665**	**$82,080**	**$7,080**	**$88,430**	**$1,211,080**	**$7,080**	**$144,750**	**$23,750**	**$7,080**	**$7,080**	**$88,430**

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

DR. BESSIE RHODES SCHOOL OF GLOBAL STUDIES
RHODES 01

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



DR. BESSIE RHODES SCHOOL OF GLOBAL STUDIES
3701 DAVIS ST.
SKOKIE, IL

CORDOGAN CLARK
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FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Dr. Bessie Rhodes School of Global Studies

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	UV-1	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	TBD
EQUIPMENT	UNIT VENTILATOR	MODEL NUMBER	VAIRES	HEATING CAPACITIES (MBH)	TBD	PRIORITY	3
LOCATION	SECOND FLOOR	SERIAL NUMBER	VAIRES	REFRIGERATION TYPE	NA	QUANTITY	20
TAG	UV-1	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	TBD
EQUIPMENT	CONTROLS	MODEL NUMBER	VAIRES	HEATING CAPACITIES (MBH)	TBD	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	VAIRES	REFRIGERATION TYPE	NA	QUANTITY	10
TAG	AHU-1	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	TBD
EQUIPMENT	AIR HANDLER	MODEL NUMBER	TBD	HEATING CAPACITIES (MBH)	TBD	PRIORITY	TBD
LOCATION	FIRST FLOOR	SERIAL NUMBER	TBD	REFRIGERATION TYPE	TBD	QUANTITY	1
TAG	AIR-1	MANUFACTURER	SPX HANKISON	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2010
EQUIPMENT	AIR COMPRESSOR	MODEL NUMBER	HPR5-10-115	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	BASEMENT	SERIAL NUMBER	H510A1150701034	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-1	MANUFACTURER	AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	TBD
EQUIPMENT	BOILER	MODEL NUMBER	BENCHMARK 2.0	HEATING CAPACITIES (MBH)	2,000	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	TBD	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	TBD
EQUIPMENT	BOILER	MODEL NUMBER	BENCHMARK 2.0	HEATING CAPACITIES (MBH)	2,000	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	TBD	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	CH-1	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	ILLEGIBLE	YEAR MANUFACTURED	TBD
EQUIPMENT	AIR COOLED CHILLER	MODEL NUMBER	ILLEGIBLE	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	GRADE	SERIAL NUMBER	ILLEGIBLE	REFRIGERATION TYPE	ILLEGIBLE	QUANTITY	1

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Dr. Bessie Rhodes School of Global Studies

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	P-1	MANUFACTURER	MARATHON	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	TBD
EQUIPMENT	PUMP	MODEL NUMBER	CVH184TTDR6031	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-2	MANUFACTURER	U.S. ELECTRICAL MOTORS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	TBD
EQUIPMENT	PUMP	MODEL NUMBER	E658A	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-1	MANUFACTURER	A. O. SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2007
EQUIPMENT	WATER HEATER	MODEL NUMBER	RG275H6N	HEATING CAPACITIES (MBH)	76,000	PRIORITY	1
LOCATION	BASEMENT	SERIAL NUMBER	SA40777126	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-2	MANUFACTURER	AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2007
EQUIPMENT	WATER HEATER	MODEL NUMBER	RG275H6N	HEATING CAPACITIES (MBH)	76,000	PRIORITY	1
LOCATION	BASEMENT	SERIAL NUMBER	SA40715427	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

PARK SCHOOL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



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FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65 13

Facilities Condition Assessment

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

Building:	**Park School**
Gross SF:	35,367
Date of Visit	7/30/2021
Year Built:	1959

Facility Function:

Special education school with classrooms and gymnasium. Additionally there are administrative offices and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																			
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																											
1	Foundations	Concrete	100	not visible for evaluation at time of visit			$7,500	$2,500									2,500										2,500
2	Slabs on Grade	Concrete	100	stoop show visible settling		Replace as needed.	$10,000		$10,000																		
Exterior Envelope																											
3	Exterior Doors	Aluminum	40	Fair condition																							
4	Exterior Doors	Hollow Metal	80	High wear, rusting, color fading	160438	Replace as needed.	$45,000		$11,250					$11,250					$11,250					$11,250			
5	Exterior Windows			Fair condition																							
6	Exterior Window Glazing	Glazing	20	Wire glass throughout builidng, tempered stamp not present	10 yr. L&S	Remove existing wire glass and replace with fire and/or temper resistant glass.	$40,000		$10,000					$10,000					$10,000					$10,000			
7	Exterior Walls/Cladding	Cast Stone	100	Panels show high wear from vegetation and moiture	155957, 155249, 155355	Powerwash and tuckpoint as needed.	$15,000						$15,000														
8	Exterior Walls/Cladding	Masonry		Masonry cracking, and deteriorating joints	10 yr. L&S	Replace joint and masonry as needed. Capital List	$85,000	$85,000																			
9	Exterior Walls/Cladding	Soffit		Cracks visible on soffit, cleaning needed	153753, 153716	Replace as needed.	$10,000	$1,000		$1,000		$1,000		$1,000		$1,000		$1,000		$1,000		$1,000		$1,000		$1,000		
10	Canopies	Lintel		High wear, rusting	154703	Refurbish and repaint as needed.	$30,000		$10,000					$10,000					$10,000					$10,000			
11	Roofing			Reroof		Replace, end of warranty	$600,000				$600,000																
12	Envelope Improvements			Insulate walls, windows		Green Initiatives	$530,505							$530,505													
Exterior Miscellaneous																											
12	NA																										
Interior Construction																											
13	Interior Partitions	CMU	100	Grout discoloration at glazed block in restrooms		Clean as needed.	$5,000				$2,500										$2,500						
14	Interior Doors	Hollow Metal Frames Wood Doors	80	Paint touch up at frames. Base of wood door show high wear	162827	Replace as needed.	$76,000		$19,000					$19,000					$19,000					$19,000			
15	Interior Doors	Hollow Metal Frames Wood Doors	80	Second floor door assembly at stairway is not fire-rated	10 yr. L&S	Replace with fire-rated door assembly.	$10,000		$10,000																		
16	Interior Doors	Hollow Metal	80	Moderate wear, paint touch up		Paint as needed.	$22,800		$5,700					$5,700					$5,700					$5,700			
17	Wire Glass			Replace w/ code compliant glass		Capital List	$40,000		$40,000																		
18	ACM			Asbestos containing materials in ACM thoughout	10 yr. L&S	Asbestos treatment, remove ACM and replace with new.	$50,000	$50,000																			
Interior Finishes																											
19	Floor Finish	Vinyl Comp Tile	12	Corridors show high wear. Classrooms show moderate wear	160701, 160801	Replace as needed.	$255,000				$51,000				$51,000				$51,000				$51,000				$51,000

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65 13

Facilities Condition Assessment

Building: **Park School**
Gross SF: 35,367
Date of Visit: 7/30/2021
Year Built: 1959

Facility Function:

Special education school with classrooms and gymnasium. Additionally there are administrative offices and service rooms.

	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
20	Floor Finish	Ceramic Tile	20	Moderate wear, discolored grout, mix match tile paterns in some restrooms	161458, 154255	Replace as needed.	$50,000				$10,000				$10,000				$10,000				$10,000				$10,000
21	Floor Finish	Carpet (roll)	6	Corridors and classrooms show moderate wear		Replace as needed.	$340,000				$68,000				$68,000				$68,000				$68,000				$68,000
22	Floor Finish	Rubber Base		Moderate wear, loose or missing in some areas		Reattach/ replace as needed.	$120,000				$24,000				$24,000				$24,000				$24,000				$24,000
23	Floor Finish	Carpet (walkoff mat)	6	Walkoff mat not leveled or securely attached	153518	Replace as needed.	$10,000				$10,000																
24	Floor Finish	Carpet (tile)	6	Offices flooring in fair condition																							
25	Floor Finish	Wood	15	fair condition, cleaning needed		Clean as needed.	$40,000				$8,000				$8,000				$8,000				$8,000				$8,000
26	Ceiling Finish	ACT	25	Moderate wear	160931	Replace as needed.	$20,000	$2,000		$2,000		$2,000		$2,000		$2,000		$2,000		$2,000		$2,000		$2,000		$2,000	
27	Ceiling Finish	1x1 ACT	20	Moderate wear, loose, moisture damage, cracking tiles	160756	Replace as needed.	$90,000	$9,000		$9,000		$9,000		$9,000		$9,000		$9,000		$9,000		$9,000		$9,000		$9,000	
28	Ceiling Finish	Wood	30	Wood soffits at first floor classroom doors show fair condition		Replace as needed.	$40,000	$4,000		$4,000		$4,000		$4,000		$4,000		$4,000		$4,000		$4,000		$4,000		$4,000	
29	Ceiling Finish	Gypsum Board	30	Gypsum board soffit at second floor classroom doors show fair condition			$16,000	$1,600		$1,600		$1,600		$1,600		$1,600		$1,600		$1,600		$1,600		$1,600		$1,600	
30	Wall Finish	Paint	30	Moderate wear	154937	Paint as needed.	$65,880		$6,588		$6,588		$6,588		$6,588		$6,588		$6,588		$6,588		$6,588		$6,588		$6,588
31	Casework	Wood		Countertops are in fair condition. Classroom casework show moderate wear		Replace as needed.	$18,000		$4,500				$4,500				$4,500				$4,500						
32	Casework	Plastic Laminate	20	Moderate wear.		Replace as needed.	$18,000		$4,500				$4,500				$4,500				$4,500						
Plumbing																											
33	Plumbing Fixtures	Water Closet	30	Replace in kind: 18 +/- Count		corrective maintenance	$15,000	$1,500		$1,500		$1,500		$1,500		$1,500		$1,500		$1,500		$1,500		$1,500		$1,500	
34	Plumbing Fixtures	Lavatories	30	Replace in kind: 36 +/- Count		corrective maintenance	$15,000	$1,500		$1,500		$1,500		$1,500		$1,500		$1,500		$1,500		$1,500		$1,500		$1,500	
35	Plumbing Fixtures	Urinals	30	Replace in kind: 2 +/- Count		corrective maintenance	$4,000									$2,000										$2,000	
36	Plumbing Fixtures	Flush Valves	12	Replace in kind: 20 +/- Count		corrective maintenance	$5,000	$500		$500		$500		$500		$500		$500		$500		$500		$500		$500	
37	Plumbing Fixtures	Faucets	10	Replace in kind: 36 +/- Count		corrective maintenance	$5,000	$500		$500		$500		$500		$500		$500		$500		$500		$500		$500	
38	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 2 +/- Count		corrective maintenance	$8,000							$4,000												$4,000	
39	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$25,000	$2,500		$2,500		$2,500		$2,500		$2,500		$2,500		$2,500		$2,500		$2,500		$2,500	
40	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based maintenance	$225,000						$75,000						$75,000					$75,000			
41	Water Heater	Domestic water heater	10	Service life exceeds 2030		planned maintenance	$0																				
HVAC																											
42	Condenser Unit 1	Roof	15	Service life exceeds 2030		planned maintenance	$0																				
43	Condenser Unit 2	Roof	15	Replace in kind		planned maintenance	$4,500									$4,500											

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65 13

Facilities Condition Assessment

Building: **Park School**
Gross SF: 35,367
Date of Visit: 7/30/2021
Year Built: 1959

Facility Function:

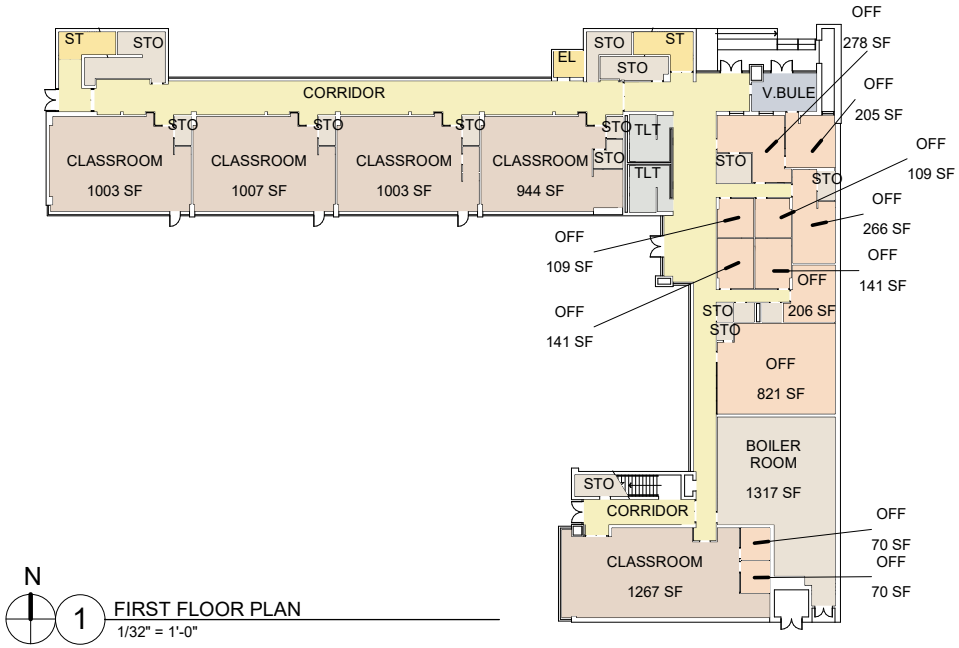
Special education school with classrooms and gymnasium. Additionally there are administrative offices and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																		
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
44	Condenser Unit 3	Roof	15	Replace in kind		planned maintenance	$30,000			$30,000																	
45	Condenser Unit 4	Roof	15	Replace in kind		planned maintenance	$4,500	$4,500																			
46	Rooftop Unit 1	Roof	15	Replace in kind		planned maintenance	$35,000			$35,000																	
47	Unit Ventilator	First Floor	25	Replace in kind		planned maintenance	$0																				
48	Air Handling Unit 1	First Floor	30	Service life exceeds 2030		planned maintenance	$0																				
49	Boiler 1	First Floor	25	Service life exceeds 2030		planned maintenance	$0																				
50	Boiler 2	First Floor	25	Service life exceeds 2030		planned maintenance	$0																				
51	Pumps 1 to 2	First Floor	15	Service life exceeds 2030		corrective maintenance	$0																				
52	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000					$15,000										
53	Cooling	Throughout		Add air conditioning			$3,011,195											$3,011,195									
Electrical																											
54	General electrical		30	Upgrade Service		Green Intiative	$176,835									$176,835											
55	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls	464	planned maintenance	$232,020							$77,340		$77,340	$77,340										
56	Lighting: Exterior		20	Upgrade to LED fixtures	14	planned maintenance	$21,000							$7,000		$7,000	$7,000										
57	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000														
58	Branch Wiring			Replace in kind		corrective maintenance	$0																				
59	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000														
60	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000														
61	Information Technology																										
Equipment																											
62	Kitchen / Commercial Equipment																										
63	Fixed Furnishings																										
Site																											
64	Driveways and Parking lot						$68,000					$34,000									$34,000						
65	Pedestrian Paving			Worn		Repair as needed.	$15,000					$7,500									$7,500						
66	Drainage						$0																				
67	Landscaping						$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
68	Playground			Worn equipment	10 yr. L&S	Replace/ repair rubber, components, and safety surfaces as needed.	$125,000					$62,500									$62,500						$0
Site Utilities																											
69	Storm Sewer																										
70	Sanitary Sewer																										
71	Site Fuel Distribution - Gas																										
72	Site Electrical Distribution																										
						TOTAL COSTS:	**$6,949,735**	**$171,100**	**$136,538**	**$94,100**	**$785,088**	**$148,100**	**$245,588**	**$703,895**	**$177,088**	**$292,275**	**$122,428**	**$3,115,295**	**$228,538**	**$29,100**	**$127,088**	**$29,100**	**$247,588**	**$75,050**	**$11,588**	**$35,100**	**$175,088**

CORDOGAN CLARK
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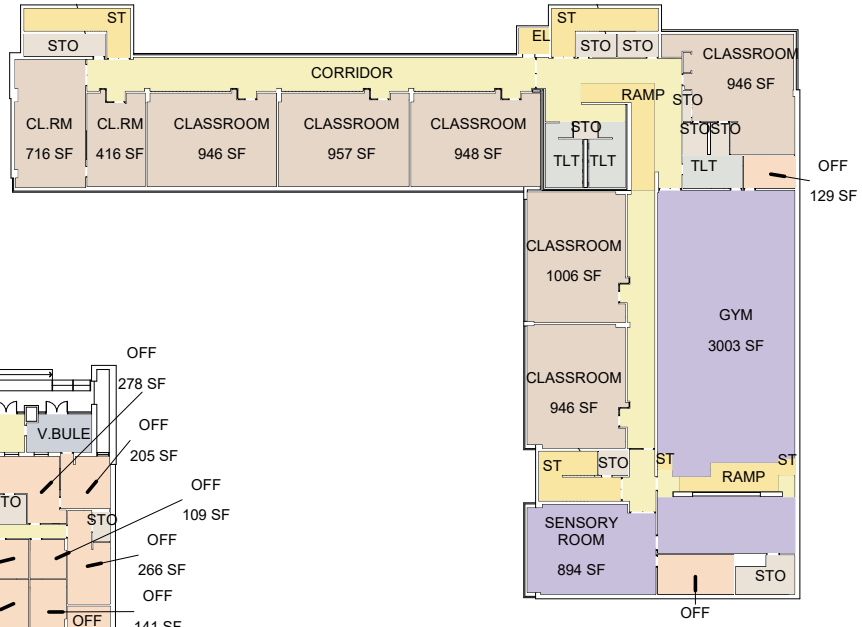
FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



N

1 FIRST FLOOR PLAN
1/32" = 1'-0"



2 SECOND FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

PARK SCHOOL

PARK 01

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF



PARK SCHOOL
828 MAIN ST.
EVANSTON, IL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Park School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	CU-1	MANUFACTURER	MITSUBISHI ELECTRIC	COOLING CAPACITIES (TONS)	1	YEAR MANUFACTURED	2020
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	PUY-A12NKA7	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	93U21168B	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	CU-2	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	2	YEAR MANUFACTURED	2013
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	38MVC024	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	3313V02961	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	CU-3	MANUFACTURER	INTERNATIONAL COMFORT PRODUCTS	COOLING CAPACITIES (TONS)	15	YEAR MANUFACTURED	2008
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	CAE15UHAA	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	2808G20079	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	RTU-1	MANUFACTURER	MCQUAY INTERNATIONAL	COOLING CAPACITIES (TONS)	12	YEAR MANUFACTURED	2008
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	MP012AGCM25E	HEATING CAPACITIES (MBH)	252	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	2D6722ADBAF3608060	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	CU-4	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	1.5	YEAR MANUFACTURED	2006
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	2TTB3018A1000AA	HEATING CAPACITIES (MBH)	NA	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	6395NL35F	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	UV-1	MANUFACTURER	ADIRONDACKAAIRE	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	TBD
EQUIPMENT	UNIT VENTILATOR	MODEL NUMBER	CEC130B0C40A	HEATING CAPACITIES (MBH)	TBD	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	09050472	REFRIGERATION TYPE	TBD	QUANTITY	1
TAG	AHU-1	MANUFACTURER	MCQUAY INTERNATIONAL	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	2008
EQUIPMENT	AIR HANDLING UNIT	MODEL NUMBER	LAH007ADV	HEATING CAPACITIES (MBH)	TBD	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	TLNU080800454	REFRIGERATION TYPE	TBD	QUANTITY	1
TAG	B-1	MANUFACTURER	AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2008
EQUIPMENT	BOILER 1	MODEL NUMBER	AS-287082	HEATING CAPACITIES (MBH)	TBD	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-08-1031	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2008
EQUIPMENT	BOILER 2	MODEL NUMBER	AS-287083	HEATING CAPACITIES (MBH)	TBD	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-08-1030	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-1 & P-2	MANUFACTURER	EMERSON MOTOR CO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	TBD
EQUIPMENT	PUMP	MODEL NUMBER	NA	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	NA	REFRIGERATION TYPE	NA	QUANTITY	2
TAG	WH-1	MANUFACTURER	AO SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2017
EQUIPMENT	HOT WATER HEATER	MODEL NUMBER	BTR-197118	HEATING CAPACITIES (MBH)	199	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	1709105176678	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

EVANSTON/SKOKIE
SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

JOSEPH E. HILL EARLY CHILDHOOD CENTER & ADMINISTRATION BUILDING



FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Joseph Hill Admin Building**
Gross SF: 50,000
Date of Visit: 7/29/2021
Year Built: 2002

Facility Function:
Administration & early childhood building with offices, classrooms, board room, and cubicles. Additionally there is a fenced-in playground.

	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																													
1	Foundations		Concrete	100	Not visible for evaluation at time of visit																								
2	Slabs on Grade		Concrete	100	minor cracking in shipping and delivery area																								
3	Superstructure - 2nd Floor		Concrete slab	100	all observable slabs had no visible cracking/ displacement/ sagging																								
4	Superstructure - 2nd Floor		Steel framing		not visible for evaluation at time of visit																								
5	Superstructure - Roof		Steel framing		not visible for evaluation at time of visit																								
6	Superstructure - Ext. Wall		Multi-whythe	100	cleaning needed at top of wall, residue from metal coping/ flashing		powerwash and tuckpointing / Capital List	$75,000		$75,000																			
Exterior Envelope																													
7	Exterior Doors		Hollow Metal	80	High wear, rusting at building and trash shoot		Repaint as needed	$5,000		$2,500				$2,500															
8	Exterior Doors		Hollow Metal	80	High wear, rusting at loading dock		Replace frame repaint	$3,000		$1,500				$1,500															
9	Exterior Door Seals			15	Not reviewed in detail																								
10	Exterior Door Thresholds		Steel	30	Moderate wear, rusting at hollow metal doors. Good condition at aluminum doors																								
11	Exterior Windows		Aluminum Frame	40	minor tears in some screens																								
12	Exterior Walls/Cladding		Cast Stone	100	Cap & sill show fair condition, cleaning needed in some areas		Powerwash as needed.	$1,000	$1,000																				
13	Exterior Walls/Cladding		Aluminum Panels	50	Moderate wear, cleaning needed, deteriorating joints and masonry cracking in some areas	10 yr L&S	Powerwash, replace joint sealant and repair masnory. Pointing of lintel joint restoration.	$20,000	$5,000				$5,000				$5,000				$5,000								
14	Exterior Walls/Cladding		Aluminum Curtain Wall	40	Good Condition			$0																					
15	Roofing				Reroof		Replace, end of warranty	$1,250,000																					$1,250,000
Exterior Miscellaneous																													
16	Pipe Bollards		Concrete Fill/ Metal Wrap	30	Good condition, minor touch up paint		Paint as needed																						
Interior Construction																													
17	Interior Partitions		Gypsum Board	100	Moderate wear, touch up frames		Repaint as needed	$2,000			$1,000				$1,000														
18	Interior Partitions		Brick	100	Lobby/atrium - good condition																								
19	Interior Doors		Wood	60	Good condition																								
20	Interior Doors		Hollow Metal Frame Wood Doors	80	Fair condition, touch up paint at frame		Paint as needed																						

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Joseph Hill Admin Building**
Gross SF: 50,000
Date of Visit: 7/29/2021
Year Built: 2002

Facility Function:
Administration & early childhood building with offices, classrooms, board room, and cubicles. Additionally there is a fenced-in playground.

	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
21	Interior Doors		Hollow Metal		Fair condition, touch up paint door and frame		Paint as needed																						
22	Interior Door Hardware			25	Good condition			$0																					
23	ACM				Asbestos containing materials in ACM thoughout	10 yr. L&S	Asbestos treatment, remove ACM and replace with new.																						
Interior Finishes																													
24	Floor Finish		Vinyl Comp Tile	12	Good condition - Light wear, tile joints deteriorating/ tiles separating		Replace as needed.	$37,500				$7,500				$7,500				$7,500				$7,500				$7,500
25	Floor Finish		Carpet (rolled)	6	Most offices & entire second floor - Good condition																								
26	Floor Finish		Ceramic Tile	20	Restrooms - Good condition																								
27	Floor Finish		Concrete	50	Cracking in shipping and receiving		Replace as needed	$8,000				$1,600				$1,600				$1,600				$1,600				$1,600
28	Floor Finish		Rubber Base		Fair condition, scuffs, unraveling edges																								
29	Floor Finish				Classroom Restroom - Good condition																								
30	Floor Finish		VCT (Roll)	12	Lobby & flooring - good condition																								
31	Ceiling Finish		ACT	25	Fair condition - minor moisture damage and missing tiles in some areas		Replace as needed	$12,500				$2,500				$2,500				$2,500				$2,500				$2,500
32	Ceiling Finish		Gypsum Board	30	Good condition																								
33	Wall Finish		Paint	30	Fair condition - Touch up paint & wall base		Repaint as needed	$87,840		$8,784		$8,784		$8,784		$8,784		$8,784		$8,784		$8,784		$8,784		$8,784		$8,784
34	Wall Finish		Ceramic Tile	20	Restrooms - good condition																								
35	Casework		Plastic laminate	20	Good condition																								
36	Window Sills		Wood	15	Good condition																								
Plumbing																													
37	Plumbing Fixtures		Water Closet	30	Replace in kind: 37 +/- Count		corrective maintenance	$0																					
38	Plumbing Fixtures		Lavatories	30	Replace in kind: 38+/- Count		corrective maintenance	$0																					
39	Plumbing Fixtures		Urinals	30	Replace in kind: 3 +/- Count		corrective maintenance	$0																					
40	Plumbing Fixtures		Flush Valves	12	Replace in kind: 40 +/- Count		corrective maintenance	$0																					
41	Plumbing Fixtures		Faucets	10	Replace in kind: 40 +/- Count		corrective maintenance	$0																					
42	Plumbing Fixtures		Electric Drinking Fountain	30	Replace in kind: 6 +/- Count		corrective maintenance	$0																					
43	Domestic Water Distribution		Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
44	Domestic Water Distribution		Piping	30	Replace aging galvanized piping		NA	$0																					

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Joseph Hill Admin Building**
Gross SF: 50,000
Date of Visit 7/29/2021
Year Built: 2002

Facility Function:
Administration & early childhood building with offices, classrooms, board room, and cubicles. Additionally there is a fenced-in playground.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
45	Water Heater	Domestic water heater	10	Replace in kind		planned maintenance	$15,000								$15,000													
46	Water Heater	Domestic water heater	10	Replace in kind		planned maintenance	$15,000								$15,000													
HVAC																												
47	Condenser Unit	Roof	15	Replace in kind		planned maintenance	$30,000						$30,000															
48	Condenser Unit	Roof	15	Replace in kind		planned maintenance	$30,000						$30,000															
49	Rooftop Unit 1	Roof	15	Service life exceeds 2030		planned maintenance	$0																					
50	Outdoor Air Handling Unit 1	Roof	20	Replace in kind		planned maintenance	$250,000		$250,000																			
51	Outdoor Air Handling Unit 2	Roof	20	Replace in kind		planned maintenance	$210,000		$210,000																			
52	Outdoor Heat Pump 1 & 2	Roof	15	Service life exceeds 2030		planned maintenance	$0																					
53	Boiler 1	First Floor	25	Replace in kind		planned maintenance	$75,000							$75,000														
54	Boiler 2	First Floor	25	Replace in kind		planned maintenance	$75,000							$75,000														
55	Boiler 3	First Floor	25	Replace in kind		planned maintenance	$75,000							$75,000														
56	Boiler 4	First Floor	25	Replace in kind		planned maintenance	$75,000							$75,000														
57	Pumps 1 to 2	First Floor	15	Replace in kind		corrective maintenance	$30,000							$30,000														
58	Exhaust fans	Roof	20	Replace in kind		corrective maintenance / Capital List	$33,000		$16,500								$16,500											
59	Cooling	Throughout		Add cooling		NA	$0																					
60	Refrigerant Piping	Roof		Piping for condensing units are not insulated		corrective maintenance	$4,000					$2,000					$2,000											
Electrical																												
61	General electrical		30	Upgrade Service		Green Intiative	$250,000									$250,000												
62	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls		planned maintenance / Capital List	$24,000		$24,000																			
63	Lighting: Exterior		20	Upgrade to LED fixtures		planned maintenance	$0																					
64	Hand Dryers			Replace in kind		NA	$0																					
65	Branch Wiring			Replace in kind		corrective maintenance	$0																					
66	Electrical Service/ Distribution		20	Replace in kind		planned maintenance	$0																					
67	Fire Alarm			Equipment replacement and upgrades		planned maintenance	$0																					
68	Information Technology																											
Equipment																												
69	Kitchen / Commercial Equipment																											
70	Fixed Furnishings																											

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

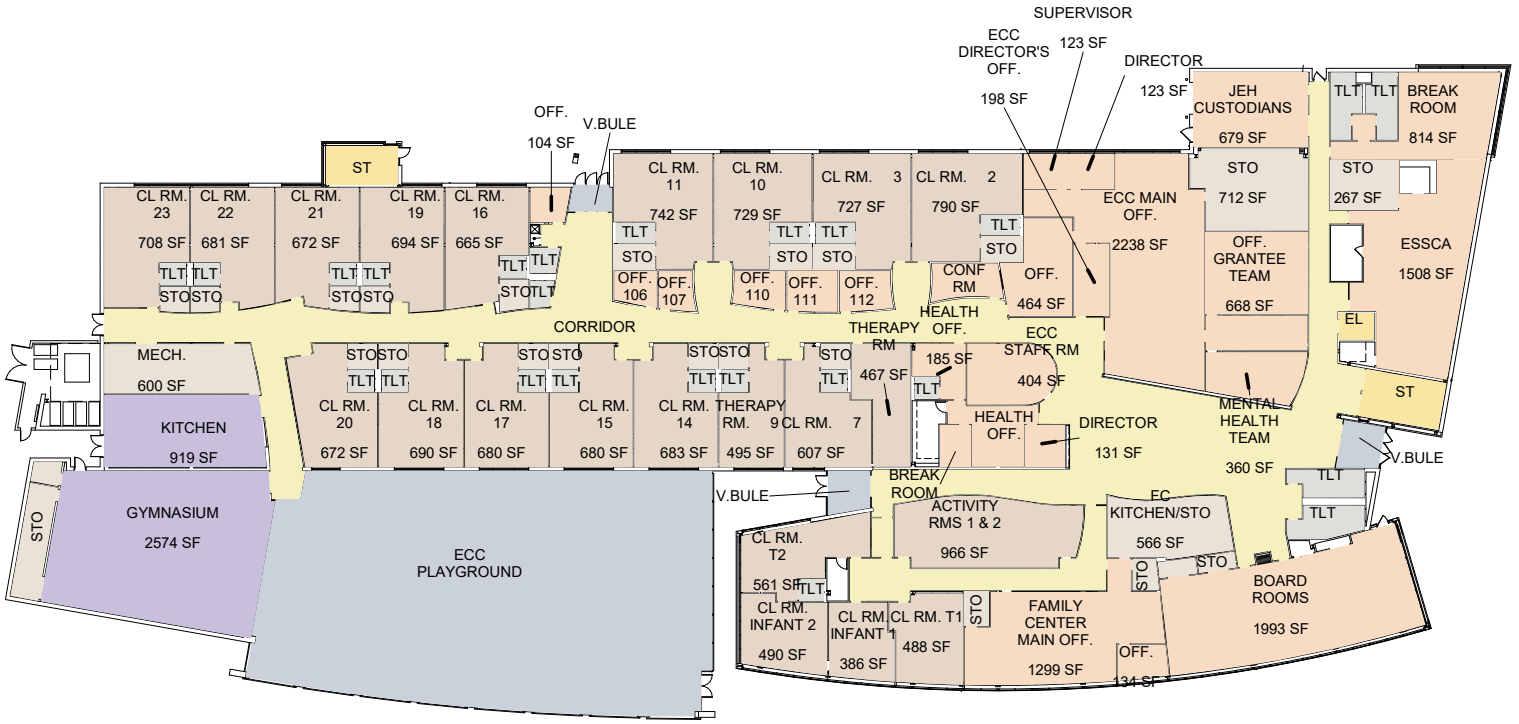
Building: **Joseph Hill Admin Building**
Gross SF: 50,000
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Administration & early childhood building with offices, classrooms, board room, and cubicles. Additionally there is a fenced-in playground.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																		
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Site																											
71	Driveways and Parking lot	Asphalt	20	High wear, cracking		Replace as needed	$392,000			$196,000																$196,000	
72	Pedestrian Paving	Concrete	40	Good condition, vegetation growiing in between curb and sidewalk slab in some areas			$100,000						$20,000			$20,000			$20,000			$20,000			$20,000		
73	Drainage			Poor drainage	10 yr L&S	Capital List	$70,000	$70,000																			
74	Landscaping			Well maintained			$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Site Utilities																											
75	Storm Sewer																										
76	Sanitary Sewer																										
77	Site Fuel Distribution - Gas																										
78	Site Electrical Distribution																										
						TOTAL COSTS:	**$3,404,840**	**$83,500**	**$595,784**	**$204,500**	**$27,884**	**$14,500**	**$100,284**	**$338,500**	**$57,884**	**$282,500**	**$34,784**	**$7,500**	**$47,884**	**$12,500**	**$16,284**	**$27,500**	**$27,884**	**$7,500**	**$36,284**	**$203,500**	**$1,277,884**

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

OFF 106: 114 SF
OFF 107: 108 SF
OFF 110: 148 SF
OFF 111: 166 SF
OFF 112: 162 SF
CONF RM. : 189 SF

N 1 FIRST FLOOR PLAN
1/32" = 1'-0"

JOSEPH HILL ADMINISTRATION BUILDING

HILL 01

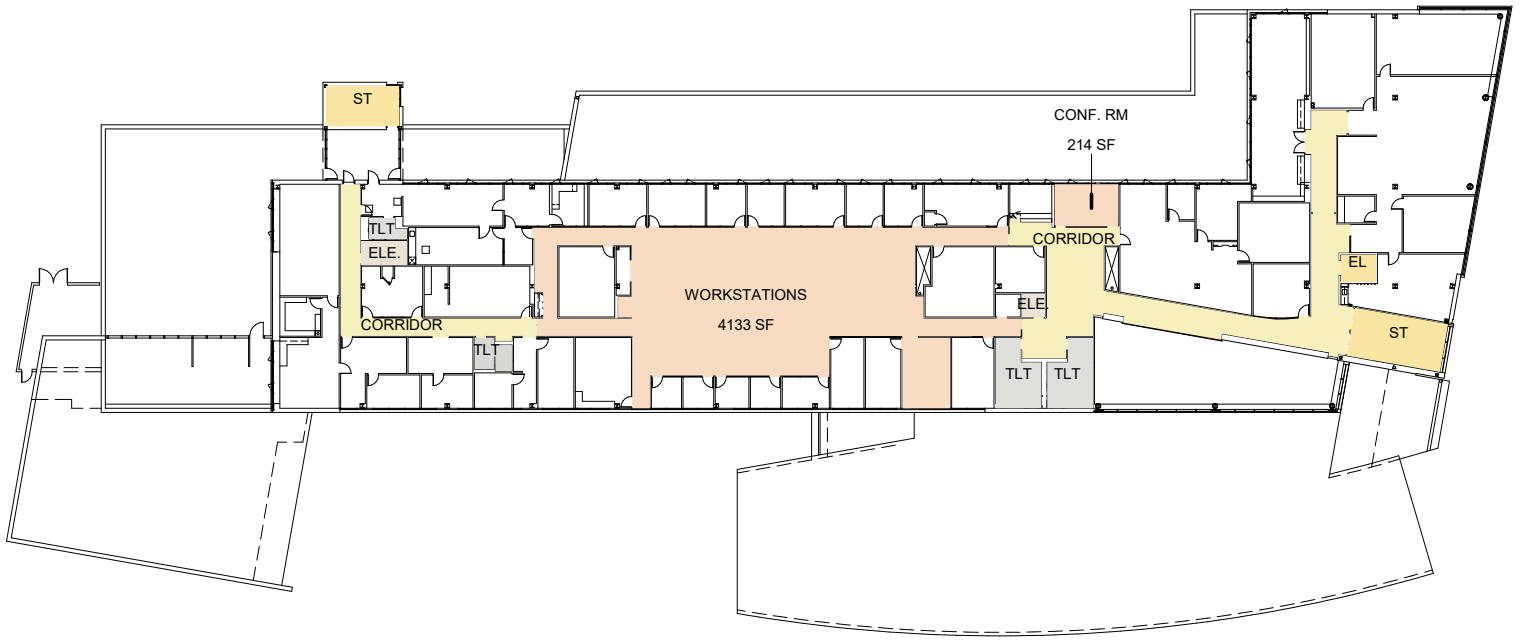
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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
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- STORAGE/MECHANICAL
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- STAIRS/ELEVATORS/RAMPS



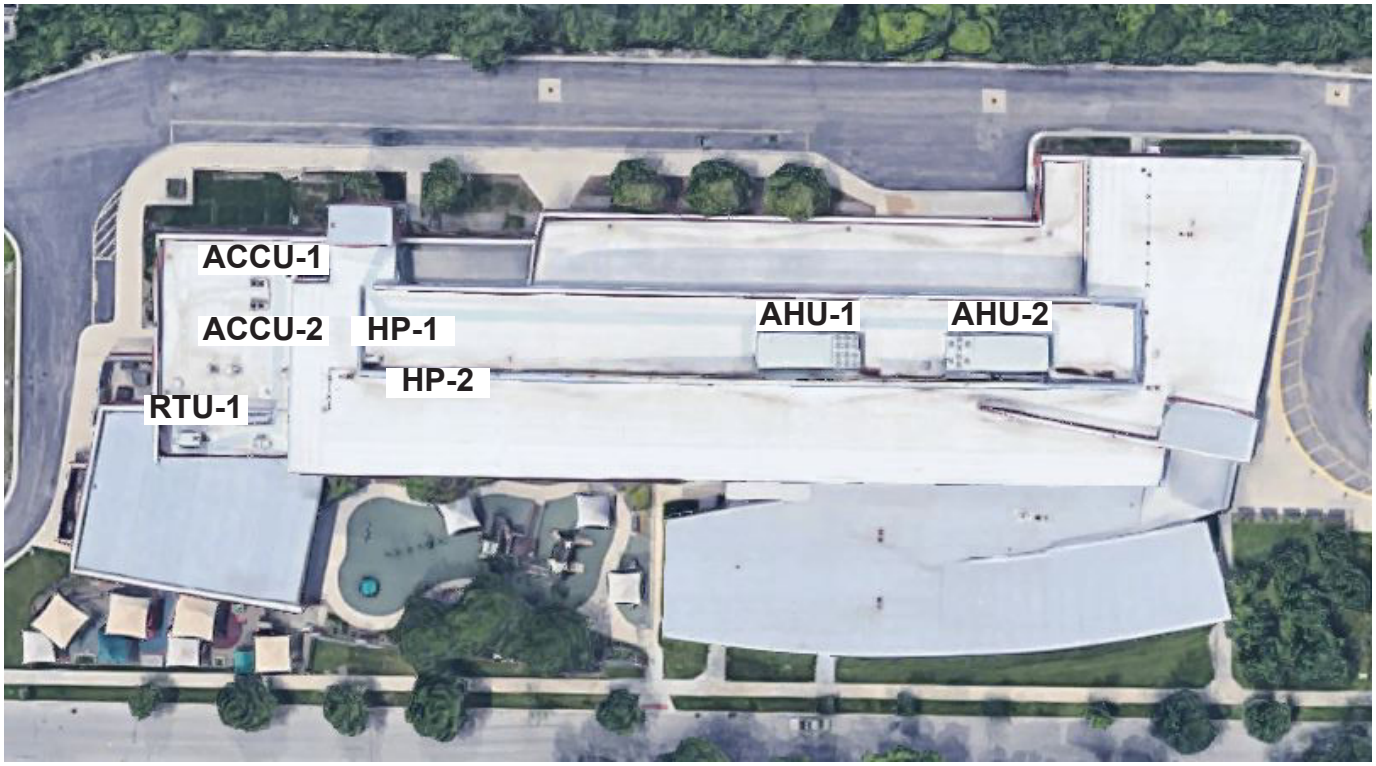
N 1 SECOND FLOOR PLAN
1/32" = 1'-0"

JOSEPH HILL
ADMINISTRATION
BUILDING

HILL 02

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MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF



JOSEPH E. HILL EARLY CHILDHOOD CENTER & ADMINISTRATION BUILDING

1500 MCDANIEL AVE.
EVANSTON, IL

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Joseph E. Hill Early Childhood Center & Administration Building

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	ACCU-1	MANUFACTURER	APC	COOLING CAPACITIES (TONS)	12	YEAR MANUFACTURED	2010
EQUIPMENT	AIR COOLED CONDENSER UNIT	MODEL NUMBER	SCS-120-SSA	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	5K1027L0005	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	ACCU-2	MANUFACTURER	APC	COOLING CAPACITIES (TONS)	12	YEAR MANUFACTURED	2010
EQUIPMENT	AIR COOLED CONDENSER UNIT	MODEL NUMBER	SCS-120-SSA	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	5K1027L0006	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	RTU-1	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	10	YEAR MANUFACTURED	2020
EQUIPMENT	PACKAGED ROOFOTP UNIT	MODEL NUMBER	YSC120H4RLAO4K7	HEATING CAPACITIES (MBH)	150	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	202615986L	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	AHU-1	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	130	YEAR MANUFACTURED	2001
EQUIPMENT	AIR HANDLER UNIT	MODEL NUMBER	SFHGD134PVJ8CGFD	HEATING CAPACITIES (MBH)	1000	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	C01M67765	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	AHU-2	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	90	YEAR MANUFACTURED	2001
EQUIPMENT	AIR HANDLER UNIT	MODEL NUMBER	SFHGC904PV97CFDD	HEATING CAPACITIES (MBH)	1000	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	C01M67766	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	HP-1	MANUFACTURER	MITSUBISHI ELECTRIC	COOLING CAPACITIES (TONS)	2.5	YEAR MANUFACTURED	2019
EQUIPMENT	OUTDOOR HEATPUMP	MODEL NUMBER	PUY-A30NHA7	HEATING CAPACITIES (MBH)	30	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	9YU05941A	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	HP-2	MANUFACTURER	MITSUBISHI ELECTRIC	COOLING CAPACITIES (TONS)	2.5	YEAR MANUFACTURED	2019
EQUIPMENT	OUTDOOR HEATPUMP	MODEL NUMBER	PUY-A30NHA7	HEATING CAPACITIES (MBH)	30	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	9ZU06278A	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	P-1	MANUFACTURER	WEG NEMA PREMIUM	COOLING CAPACITIES (TONS)	6	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	00718OT3E213T-S	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	P-2	MANUFACTURER	WEG NEMA PREMIUM	COOLING CAPACITIES (TONS)	6	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	00718OT3E213T-S	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	UNKNOWN	QUANTITY	UNKNOWN

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Joseph E. Hill Early Childhood Center & Administration Building

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	B-1	MANUFACTURER	LOCHINVAR	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2002
EQUIPMENT	BOILER	MODEL NUMBER	CHN0990	HEATING CAPACITIES (MBH)	990	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	A021102	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	LOCHINVAR	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2002
EQUIPMENT	BOILER	MODEL NUMBER	CHN0990	HEATING CAPACITIES (MBH)	990	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	A021102	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-3	MANUFACTURER	LOCHINVAR	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2002
EQUIPMENT	BOILER	MODEL NUMBER	CHN0990	HEATING CAPACITIES (MBH)	990	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	A021100	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-4	MANUFACTURER	LOCHINVAR	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2002
EQUIPMENT	BOILER	MODEL NUMBER	CHN0990	HEATING CAPACITIES (MBH)	990	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	A021099	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	FP-1	MANUFACTURER	PATTERSON	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	FIRE PUMP	MODEL NUMBER		HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	FP-C034369	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	FP-2	MANUFACTURER	NEMA PREMIUM	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PRESSURE BOOSTER PUMP	MODEL NUMBER	FN39	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-1	MANUFACTURER	BRADFORD WHITE	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2017
EQUIPMENT	HOT WATER HEATER	MODEL NUMBER	D80T1993N	HEATING CAPACITIES (MBH)	199	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	KC17950334	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-2	MANUFACTURER	BRADFORD WHITE	MAXIMUM WORKING PRESSURE	NA	YEAR MANUFACTURED	2017
EQUIPMENT	HOT WATER HEATER	MODEL NUMBER	BTR199118	MAXIMUM DESIGN	199	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	1604M000967	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

DAWES ELEMENTARY SCHOOL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



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FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Dawes Elementary**
Gross SF: 57,700
Date of Visit 7/29/2021
Year Built: 1954

Facility Function:
Elementary school with classrooms, cafeteria, gymnasium, and an auditorium. Additionally there are administrative offices, annex building, and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																			
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																											
1	Foundations	Concrete	100	top of foundation wall cracking and spalling in some areas. Grout joint between Brick and foundation wall show some deterioration		tuckpointing/ repair as needed.	$2,000			$2,000																		
2	Slabs on Grade	Concrete	100	Large cracks in parking lot on northwest side. General cleaning		Repair as needed	$7,500		$7,500																			
3	Superstructure - Int. Wall	CMU	100	minor cracking		tuckpointing.	$6,000											$6,000									
4	Superstructure - Ext. Wall	Brick	100	cracking from top to bottom of wall on Kitchen exterior wall	10 yr. L&S	tuckpointing / Capital List	$50,000	$30,000	$20,000																		
Exterior Envelope																											
5	Exterior Doors	Hollow metal	80	Moderate wear, rusting		Replace as needed.	$24,000		$4,800			$4,800			$4,800			$4,800			$4,800						
6	Exterior Doors	Aluminum	40	Fair condition - Cracks in transition on northwest side. Repaint doors on annex building		Repair as needed																					
7	Exterior Door Thresholds	Steel	40	High wear, transition strips rusting.		Replace as needed.	$8,000		$1,600			$1,600			$1,600			$1,600			$1,600						
8	Exterior Door Hadware	Metal	25	High wear, tarnished finish		Replace as needed.	$8,000		$1,600			$1,600			$1,600			$1,600			$1,600						
9	Exterior Windows	Aluminum Frame	40	Fair condition, missing screens at some loacations		Replace as needed																					
10	Exterior Walls/Cladding	Brick	100	Fair condition - Large crack on North side (kitchen wall)		Repair as needed	$6,000			$6,000																	
11	Exterior Walls/Cladding	Stone	100	Fair condition - Façade along front door																							
12	Exterior Walls/Cladding	Aluminum Fascia	50	Moderate wear, dented, paint touch up task. Denting is severe in some areas.		Replace as needed.	$7,500				$3,750			$3,750													
13	Exterior Walls/Cladding	Soffit (wood)		High wear, paint touch up needed, moisture damage in some areas		Replace as needed.	$2,000				$1,000			$1,000													
14	Exterior Walls/Cladding	Cast Stone		Window sills show moderate wear		Replace as needed.	$10,000			$5,000			$5,000														
15	Caulking at Openings			Sealant missing around penetrations	10 yr. L&S	Replace sealant around penetrations.	$2,000		$1,000			$1,000															
16	Canopies																										
17	Roofing			scupper and roof drains need to be cleaned, vegetation is visible		Clean as needed.	$2,500		$1,250										$1,250								
18	Roofing			25% completed 2021		Replace, end of warranty.	$1,200,000											$1,200,000									
19	Envelope Improvements			Insulate walls, windows		Green Initiatives	$865,500							$865,500													

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

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								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Exterior Miscellaneous																											
19	Handrails/ Guardrails	Metal	60	High wear, rusting, color fading		Replace as needed.	$5,000				$1,000			$1,000			1,000			$1,000			$1,000				
Interior Construction																											
20	Interior Partitions	Brick	100	Auditorium & Gymnasium - fair condition																							
21	Interior Partitions	Glazed CMU	100																								
22	Interior Partitions	CMU	100	mostly in fair condition, some minor cracking visible in a few locations		Tuckpoint as needed.	$6,000			$6,000																	
23	Interior Doors	Wood	60	Classrooms - Good condition																							
24	Interior Doors	Wood	60	Closets - Fair condition - Moderate wear. Needs to be refinished		Repair as needed	$40,000	$8,000				$8,000				$8,000				$8,000				$8,000			
25	Interior Doors	Hollow Metal Frames Wood Doors	80	Hollow metal frame needs touch up paint. Wood door show moderate wear, minor scratches.		Repair as needed.																					
26	Interior Doors	Hollow Metal	80	Moderate wear, paint touch up at door and frame		Paint as needed.	$1,500	$750				$750															
27	Interior Doors	Hollow Metal	80	Corridor doors do not swing in the direction of egress.	10 yr. L&S	Remove existing doors and hardware, prep existing frame. Reinstall existing doors and hardware in direction of egress.	$3,000	$3,000																			
28	Interior Door Hardware	Metal	25	Moderate wear, tarnished finish. Doors stick at some locations.		Replace as needed.	$5,000	$2,500				$2,500															
29	Interior Windows	Steel		South & West Classroom wing: Needs total replacement. Most windows are broken		Replace	$180,000				$90,000						$90,000										
30	Interior Storefronts	Aluminum	40	Fair condition at classroom entry.																							
31	ACM			Asbestos containing materials - done in 2020.	10 yr. L&S	Asbestos treatment, remove ACM and replace with new.	$0		$0																		
Interior Finishes																											
32	Floor Finish	Vinyl Comp Tile	12	Moderate wear, cracked, chipped tiles		Replace as needed.	$87,000			$17,400				$17,400				$17,400				$17,400				$17,400	
33	Floor Finish	Wood	15	Gymnasium - Fair condition, cleaning needed around perimeter edges		Clean as needed	$40,000			$20,000				$20,000													
34	Floor Finish	Ceramic Tile	20	Restrooms - Fair condition																							
35	Floor Finish	Terrazzo	50	Restrooms																							

CORDOGAN CLARK
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FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Dawes Elementary**

Gross SF: 57,700
Date of Visit: 7/29/2021
Year Built: 1954

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	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																		
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
36	Floor Finish		Carpet (Walkoff mat)																									
37	Floor Finish		Carpet (Rolls)	6	Moderate wear, staining.		Replace as needed	$116,000			$23,200				$23,200				$23,200				$23,200				$23,200	
38	Floor Finish		Rubber Base																									
39	Ceiling Finish		ACT 1X1	20	High wear, visible dirt, loose, moisture damaged, mix match, ceiling tiles		Replace as needed	$250,000			$50,000				$50,000				$50,000				$50,000				$50,000	
40	Ceiling Finish																											
41	Ceiling Finish																											
42	Wall Finish		Wood	15	Wood panels in classroom show moderate wear, tarnished finish		Refinish as needed.	$30,000	$3,000		$3,000		$3,000		$3,000		$3,000		$3,000		$3,000		$3,000		$3,000		$3,000	
43	Wall Finish						Paint as needed.	$109,800	$10,980		$10,980		$10,980		$10,980		$10,980		$10,980		$10,980		$10,980		$10,980		$10,980	
44	Wall Finish		Ceramic Tile	20	Restrooms, closests, & part of corridors - Fair condition																							
45	Casework		Wood		Moderate wear, tarnished finish		Refinish as needed.	$30,000	$3,000		$3,000		$3,000		$3,000		$3,000		$3,000		$3,000		$3,000		$3,000		$3,000	
46	Casework		Plastic Laminate	20	Cabinets and countertops show fair condition.		Replace as needed.	$30,000	$3,000		$3,000		$3,000		$3,000		$3,000		$3,000		$3,000		$3,000		$3,000		$3,000	
47	Casework		Metal		Lockers show moderate wear, paint touch up needed.		Repaint as needed.	$8,000	$1,000		$1,000		$1,000		$1,000		$1,000		$1,000		$1,000		$1,000					
Plumbing																												
48	Plumbing Fixtures		Water Closet	30	Replace in kind: 14 +/- Count		corrective maintenance	$12,000									$12,000					$12,000					$12,000	
49	Plumbing Fixtures		Lavatories	30	Replace in kind: 14 +/- Count		corrective maintenance	$9,500									$9,500					$9,500					$9,500	
50	Plumbing Fixtures		Urinals	30	Replace in kind: 2 +/- Count		corrective maintenance	$2,000									$2,000					$2,000					$2,000	
51	Plumbing Fixtures		Flush Valves	12	Replace in kind: 16 +/- Count		corrective maintenance	$6,000									$6,000					$6,000					$6,000	
52	Plumbing Fixtures		Faucets	10	Replace in kind: 16 +/- Count		corrective maintenance	$2,800									$2,800					$2,800					$2,800	
53	Plumbing Fixtures		Electric Drinking Fountain	30	Replace in kind: 3 +/- Count		corrective maintenance	$4,000									$4,000					$4,000					$4,000	
54	Domestic Water Distribution		Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
55	Domestic Water Distribution		Piping	30	Replace aging galvanized piping		condition-based maintenance	$225,000							$75,000					$75,000					$75,000			
56	Water Heater 1		Domestic water heater	10	Replace in kind		planned maintenance	$15,000		$15,000																		
57	Water Heater 2		Domestic water heater	10	Replace in kind		planned maintenance	$10,000						$10,000														
58	Ejector Pit		Pump and Seals	10	Replaced in 2020		Capital List	$0	$0																			
HVAC																												
59	Condensing Unit 1		Roof	15	Replace in kind		planned maintenance	$5,000	$5,000																			
60	Condensing Unit 2		Roof	15	Replace in kind		planned maintenance	$6,500			$6,500																	
61	Energy Recovery Unit-1		Roof	20	Replace in kind		planned maintenance	$35,000										$35,000										
62	Rooftop Unit 1		Roof	15	Replace in kind		planned maintenance	$25,000					$25,000															
63	Rooftop Unit 2		Roof	15	Replace in kind		planned maintenance	$55,000							$55,000													

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Dawes Elementary**
Gross SF: 57,700
Date of Visit 7/29/2021
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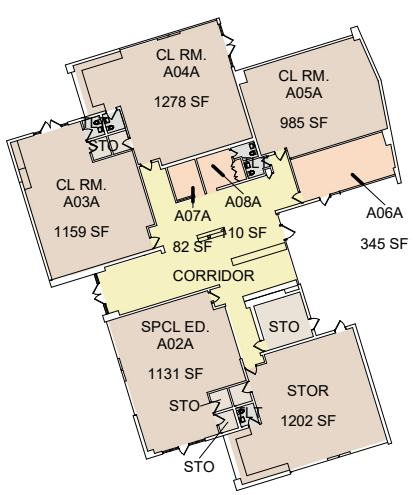
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	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
64	Boiler 1	Basement	25	Replace in kind		planned maintenance	$85,000	$85,000																				
65	Boiler 2	Basement	25	Replace in kind		planned maintenance	$85,000	$85,000																				
66	Boiler 3	Annex	25	Service life exceeds 2030		planned maintenance	$0																					
67	Pumps 1 to 2	Basement	15	Replace in kind		corrective maintenance	$30,000	$30,000																				
68	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000					$15,000											
69	Cooling	Throughout		Add air conditioning			$4,904,500			$4,904,500																		
Electrical																												
70	General electrical		30	Upgrade Service		Green Intiative	$288,500									$288,500												
71	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls		planned maintenance / Capital List	$36,000		$36,000																			
72	Lighting: Exterior		20	Upgrade to LED fixtures		planned maintenance	$0																					
73	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000															
74	Branch Wiring			Replace in kind		corrective maintenance	$0																					
75	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000															
76	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000															
77	Information Technology																											
Equipment																												
78	Kitchen / Commercial Equipment																											
79	Fixed Furnishings																											
Site																												
80	Driveways and Parking lot	Asphalt	20	North parking lot show high wear, cracking, and visible ponding. South parking lot is in fair condition. Appears to be recently paved	10 yr. L&S		$125,000		$62,500						$62,500												
81	Pedestrian Paving	Concrete	40	Fair condition			$50,000				$25,000											$25,000						
82	Pedestrian Paving	Asphalt	20	Playground blacktop area is in fair condition, appears to be recently paved																								
83	Drainage			Storm sewer and structure, detention and pump.	10 yr. L&S	Capital List	$150,000		$150,000																			
84	Landscaping			Fair condition			$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
85	Play Fields			Uneven surfaces	10 yr. L&S	Regrade and reseed.	$15,000																	$15,000				
Site Utilities																												
86	Storm Sewer																											
87	Sanitary Sewer																											
88	Site Fuel Distribution - Gas																											
89	Site Electrical Distribution																											
						TOTAL COSTS:	**$9,639,100**	**$277,730**	**$308,750**	**$5,069,080**	**$128,250**	**$88,730**	**$157,500**	**$1,140,330**	**$78,000**	**$361,280**	**$148,500**	**$1,333,080**	**$83,750**	**$37,480**	**$76,800**	**$119,080**	**$23,500**	**$110,480**	**$7,500**	**$154,380**	**$7,500**

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



2 ANNEX FLOOR PLAN
1/32" = 1'-0"

1 FIRST FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

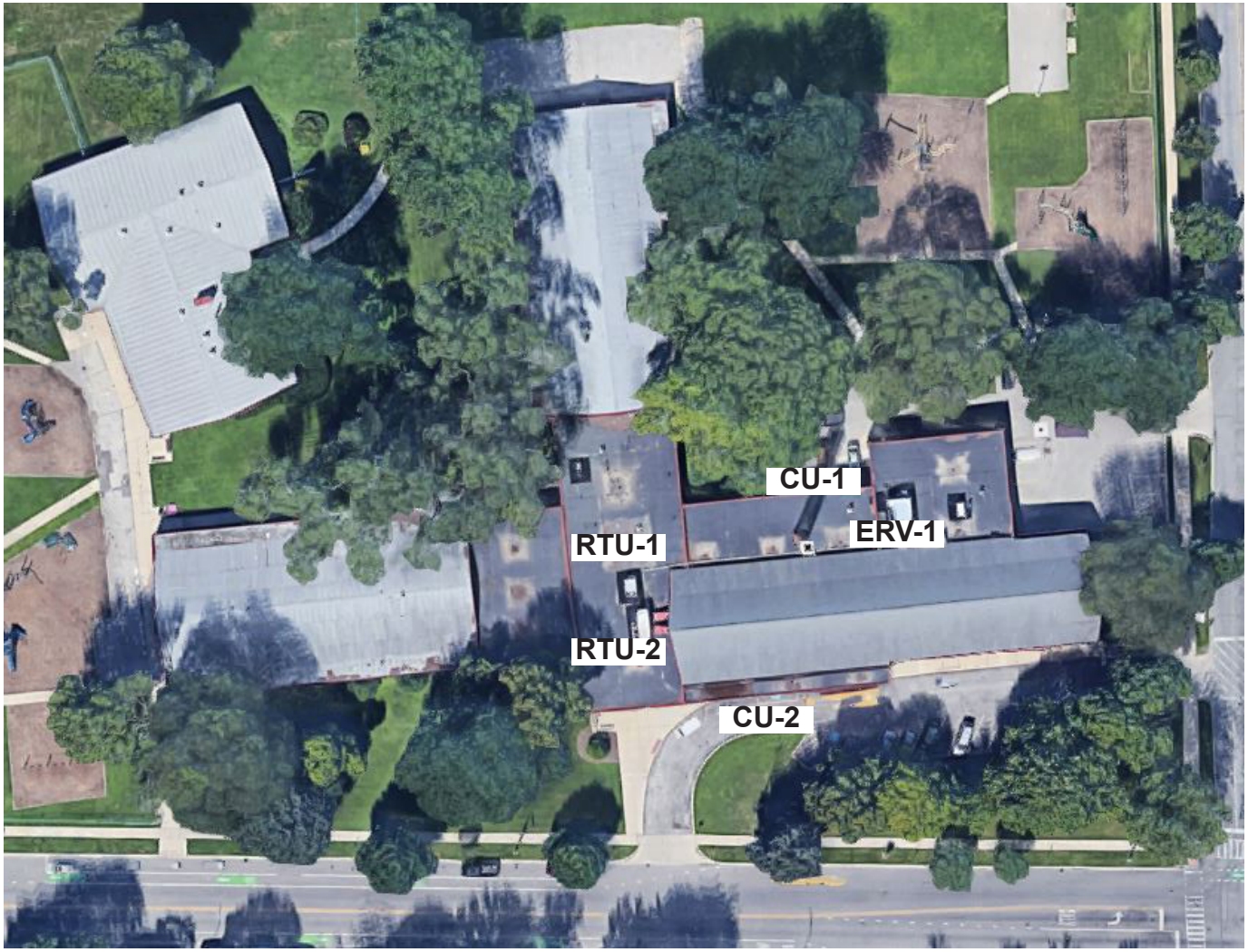
- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

DAWES ELEMENTARY SCHOOL

DAWES 01

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF



DAWES ELEMENTARY SCHOOL
440 DODGE AVE.
EVANSTON, IL

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Dawes Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	RTU-1	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	7.5	YEAR MANUFACTURED	2010
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	50PG-C08-A-50-BB	HEATING CAPACITIES (MBH)	TBD	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	2510G30029	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	RTU-2	MANUFACTURER	AAON INC	COOLING CAPACITIES (TONS)	25	YEAR MANUFACTURED	2008
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	RM-025-8-0-BB02-369	HEATING CAPACITIES (MBH)	390	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	200809-AMGR44768	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	CU-1	MANUFACTURER	MITSUBISHI	COOLING CAPACITIES (TONS)	1	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	CONDENSER UNIT	MODEL NUMBER	M012NN2	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	TDB	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	ERV-1	MANUFACTURER	VENMAR CES	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	2009
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	ERV-8000e	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	ROOF	SERIAL NUMBER	SO009299-01	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	B-1	MANUFACTURER	BRYAN BOILERS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	1996
EQUIPMENT	BOILER	MODEL NUMBER	RV250-W-FD-(B0)	HEATING CAPACITIES (MBH)	2500	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	78742	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	BRYAN BOILERS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	1996
EQUIPMENT	BOILER	MODEL NUMBER	RV250-W-FD-(B0)	HEATING CAPACITIES (MBH)	2500	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	73749	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	CU-2	MANUFACTURER	COMFORTMAKER	COOLING CAPACITIES (TONS)	3	YEAR MANUFACTURED	2008
EQUIPMENT	CONDENSER UNIT	MODEL NUMBER	N2A336AHB200	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	GRADE	SERIAL NUMBER	E084213028	REFRIGERATION TYPE		QUANTITY	1
TAG	B-3	MANUFACTURER	AERCO MODULEX UNICAL	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	BOILER	MODEL NUMBER	TDB	HEATING CAPACITIES (MBH)	TDB	PRIORITY	UNKNOWN
LOCATION	ANNEX	SERIAL NUMBER	TDB	REFRIGERATION TYPE	NA	QUANTITY	1

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Dawes Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	WH-1	MANUFACTURER	A.O. SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	HOT WATER HEATER	MODEL NUMBER	BTH199100	HEATING CAPACITIES (MBH)	199	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	0927M000151	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-1	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	3VB213TTDR4027APL	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-2	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	3VB213TTDR4027APL	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-2	MANUFACTURER	AO SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2016
EQUIPMENT	HOT WATER HEATER	MODEL NUMBER	FCG-75300	HEATING CAPACITIES (MBH)	75	PRIORITY	3
LOCATION	ANNEX	SERIAL NUMBER	1649104187607	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

EVANSTON/SKOKIE
SCHOOL DISTRICT 65
Every Child, Every Day, Whatever It Takes

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

DEWEY ELEMENTARY SCHOOL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Dewey Elementary**
Gross SF: 62,690
Date of Visit: 7/15/2021
Year Built: 1940

Facility Function:
Elementary school with classrooms, cafetorium, gymnasium, and a Library. Additionally there are administrative offices, special education rooms, and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																			
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																											
1	Foundations	Concrete	100	exposed foundation walls need cleaning.		Powerwash as needed	$2,500	$2,500																			
2	Superstructure - Int. Wall	CMU	100	cracking around aluminum column wrap on storefront window	150042	tuckpointing	$10,000		$10,000																		
3	Superstructure - Ext. Wall	Multi-whythe	100	deteriorating mortar	141601, 1411343	tuckpointing	$10,000		$10,000																		
Exterior Envelope																											
4	Exterior Doors	Aluminum		Moderate wear, removable mullion rusting at base	143425	Replace as needed	$7,500	$7,500																			
5	Exterior Doors	Hollow Metal		High wear, rusting, discoloration.	141752, 142249, 141851	Replace as needed	$5,000	$5,000																			
6	Exterior Windows	Aluminum		Moderate wear, rusting	141532	refurbish frames as needed	$20,000	$20,000																			
7	Exterior Windows	Metal/ Steel		Fair condition.																							
8	Exterior Walls/Cladding	ACM Panels		Fair condition. water & dirt residue shown on panels	141343, 142742	Clean as needed	$2,500	$2,500																			
9	Exterior Walls/Cladding	Slate Panels		Fair condition.																							
10	Exterior Walls/Cladding	Cast Stone		repair damage window sill. cleaning needed at sill/ water table	141641	Powerwash as needed	$2,500	$2,500																			
11	Roofing		20	Reroof		Replace end of warranty	$915,000																			$915,000	
12	Envelope Improvements			Insulate walls, windows		Green Initiatives	$940,350							$940,350													
Exterior Miscellaneous																											
12	Railings	Handrail/ Guardrail		High wear, rusting and discoloration.	142212	Replace as needed	$5,000		$5,000																		
Interior Construction																											
13	Interior Partitions	Metal Stud	100																								
14	Interior Partitions	CMU	100	Addition #1: glazed block in fair condition. Addition #2?: cracking around aluminum column wrap on storefront window	150042, 153655	tuckpointing	$10,000			$10,000																	
15	Interior Doors	Hollow Metal Frame Wood Door	80	Addition #2: fair condition.			$63,000			$63,000																	
16	Interior Doors	Hollow Metal	80	Moderate wear, rusting at frame base. Touch up paint at door and frame.		Replace as needed																					
17	Wire Glass			Replace w/ code compliant glass		Capital List	$40,000		$40,000																		
18	Railings	Handrail/ Guardrail		Moderate wear, rusting	154424	Refurbish and paint as needed	$5,000			$5,000																	
19	ACM			Asbestos containing materials in ACM thoughout.	10 yr. L&S	Asbestos treatment, remove ACM and replace with new	$50,000	$50,000																			

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

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								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Interior Finishes																													
20	Floor Finish	Vinyl Comp Tile	12	Addition #1: Corridor shows moderate wear. Classrooms show high wear.	151221, 150740, 151304	Replace as needed	$382,500		$382,500																				
21	Floor Finish	Rubber Base		Moderate wear, loose/missing in some areas, scratches.	160512	Replace as needed	$140,000		$140,000																				
22	Floor Finish	Ceramic Tile	20	Original/ Addition #1: Moderate, discolored grout. Addition #2: Fair condition.		Replace as needed	$37,500		$37,500																				
23	Floor Finish	Carpet	6	Addition #2: Fair condition.																									
24	Floor Finish	Wood	15	Stage: Fair condition.																									
25	Floor Finish	Concrete	50	Moderate wear.	153022, 153539	Refinish as needed	$16,000		$16,000																				
26	Ceiling Finish	ACT	25	Moderate wear at 1x1 tile, moisture damage tiles. 2x4 / 4x4 tiles are in fair condition.	153356	Replace as needed	$75,000			$75,000																			
27	Ceiling Finish	Tectum (steel panels?)	20	Moderate wear.	151614	Replace as needed																							
28	Wall Finish	Paint	5	Original: Moderate wear. Addition #1: Moderate wear. Addition #2: Fair condition.		Patch and paint as needed.	$109,800	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490
29	Casework	Wood		Addition #2: Fair condition.		Replace as needed	$30,000	$30,000																					
30	Casework	Plastic Laminate	20	Addition #1: missing countertop edging in some areas	155225, 155916	Replace as needed	$30,000	$30,000																					
Plumbing																													
31	Plumbing Fixtures	Water Closet	30	Replace in kind: 25 +/- Count		corrective maintenance	$21,000										$10,500					$10,500							
32	Plumbing Fixtures	Lavatories	30	Replace in kind: 24 +/- Count		corrective maintenance	$48,000										$24,000					$24,000							
33	Plumbing Fixtures	Urinals	30	Replace in kind: 11 +/- Count		corrective maintenance	$27,500										$13,750					$13,750							
34	Plumbing Fixtures	Flush Valves	12	Replace in kind: 36 +/- Count		corrective maintenance	$54,000										$27,000					$27,000							
35	Plumbing Fixtures	Faucets	10	Replace in kind: 28 +/- Count		corrective maintenance	$5,000										$2,500					$2,500							
36	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 8 +/- Count		corrective maintenance	$32,000										$16,000					$16,000							
37	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
38	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based maintenance	$225,000								$75,000				$75,000						$75,000				
39	Water Heater	Domestic water heater	10	Replace in kind		planned maintenance	$15,000									$15,000													
HVAC																													
40	Air Handling Unit 1 & 2	First Floor	30	Service life exceeds 2030		planned maintenance	$0																						
41	Rooftop Unit 1	Roof	15	Replace in kind		planned maintenance	$70,000			$70,000																			

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Dewey Elementary**

Gross SF: 62,690

Date of Visit: 7/15/2021

Year Built: 1940

Facility Function:

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	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
42	Rooftop Unit	Roof	15	Replace in kind		planned maintenance	$0																					
43	Condensing Unit 1	Roof	15	Replace in kind		planned maintenance	$7,500				$7,500																	
44	Condensing Unit 2	Roof	15	Replace in kind		planned maintenance	$4,500							$4,500														
45	Condensing Unit 3	Roof	15	Replace in kind		planned maintenance	$20,000			$20,000																		
46	Condensing Unit 4	Roof	15	Replace in kind		planned maintenance	$4,500						$4,500															
47	Boiler 1	Basement	25	Replace in kind		planned maintenance	$125,000		$125,000																			
48	Boiler 2	Basement	25	Replace in kind		planned maintenance	$125,000		$125,000																			
49	Pumps 1 to 2	Basement	15	Replace in kind		corrective maintenance	$0																					
50	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000					$15,000											
51	Cooling	Throughout		Add air conditioning			$5,328,650				$5,328,650																	
Electrical																												
52	General electrical		30	Upgrade Service		Green Intiative	$313,450									$313,450												
53	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls		planned maintenance / Capital List	$36,000		$36,000																			
54	Lighting: Exterior		20	Upgrade to LED fixtures		planned maintenance	$0																					
55	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000															
56	Branch Wiring			Replace in kind		corrective maintenance	$0																					
57	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000															
58	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000															
59	Information Technology						$0																					
Equipment																												
60	Kitchen / Commercial Equipment																											
61	Fixed Furnishings																											
Site																												
62	Driveways and Parking lot	Asphalt	20	High wear.	141624	Replace as needed	$148,000					$148,000																
63	Pedestrian Paving	Brick walk		clean up weeds growing in between joints	142313	Replace as needed	$3,000					$3,000																
64	Pedestrian Paving	Concrete	40	clean up weeds growing in between joints	141658, 141206	Replace as needed	$32,500					$32,500																
65	Drainage																											
66	Landscaping			clean up shrub area	142720	Clean up landscape edge as needed	$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Site Utilities																												
67	Storm Sewer																											
68	Sanitary Sewer																											
69	Site Fuel Distribution - Gas																											
70	Site Electrical Distribution																											
						TOTAL COSTS:	**$9,869,750**	**$162,990**	**$939,990**	**$255,990**	**$5,349,140**	**$211,490**	**$152,490**	**$957,840**	**$87,990**	**$341,440**	**$27,990**	**$106,740**	**$12,990**	**$87,990**	**$12,990**	**$12,990**	**$106,740**	**$12,990**	**$87,990**	**$927,990**	**$12,990**

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

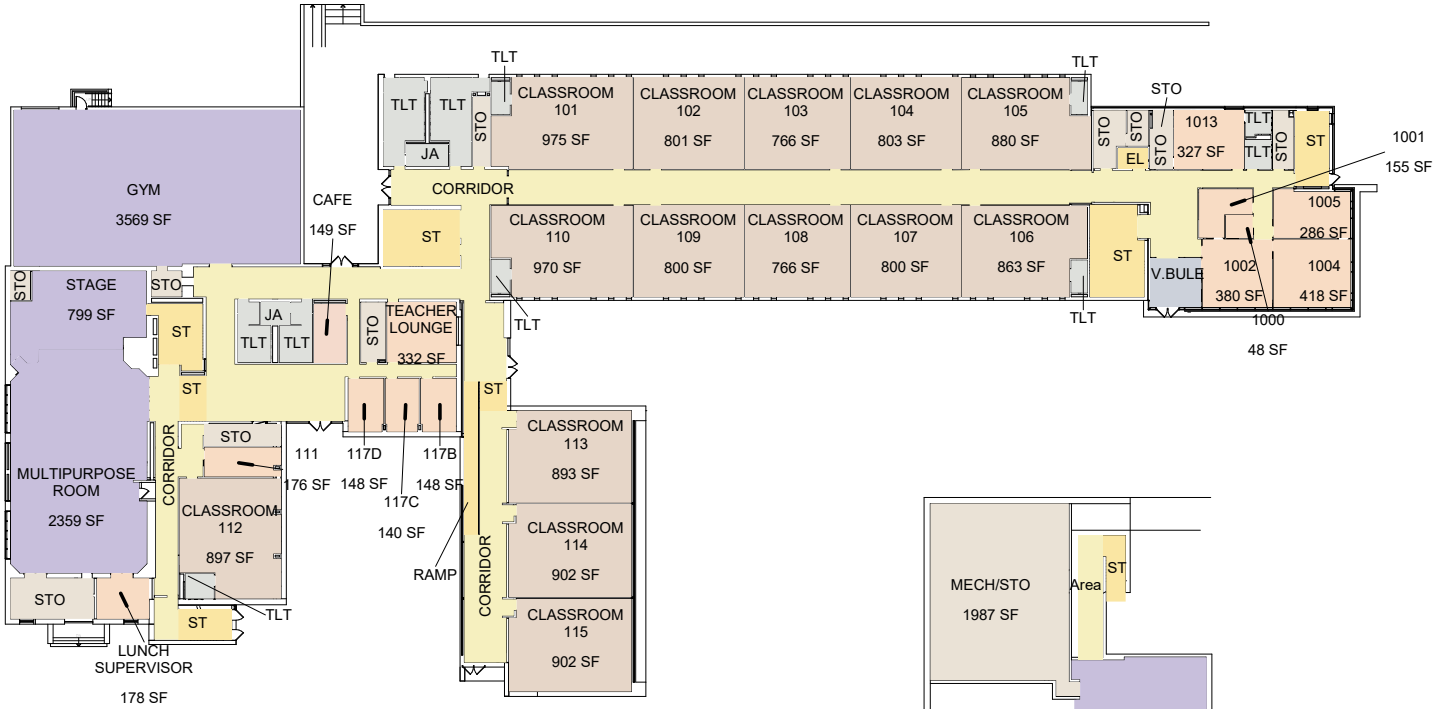
CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS



N 1 FIRST FLOOR PLAN
1/32" = 1'-0"

N 2 BASEMENT FLOOR PLAN
1/32" = 1'-0"

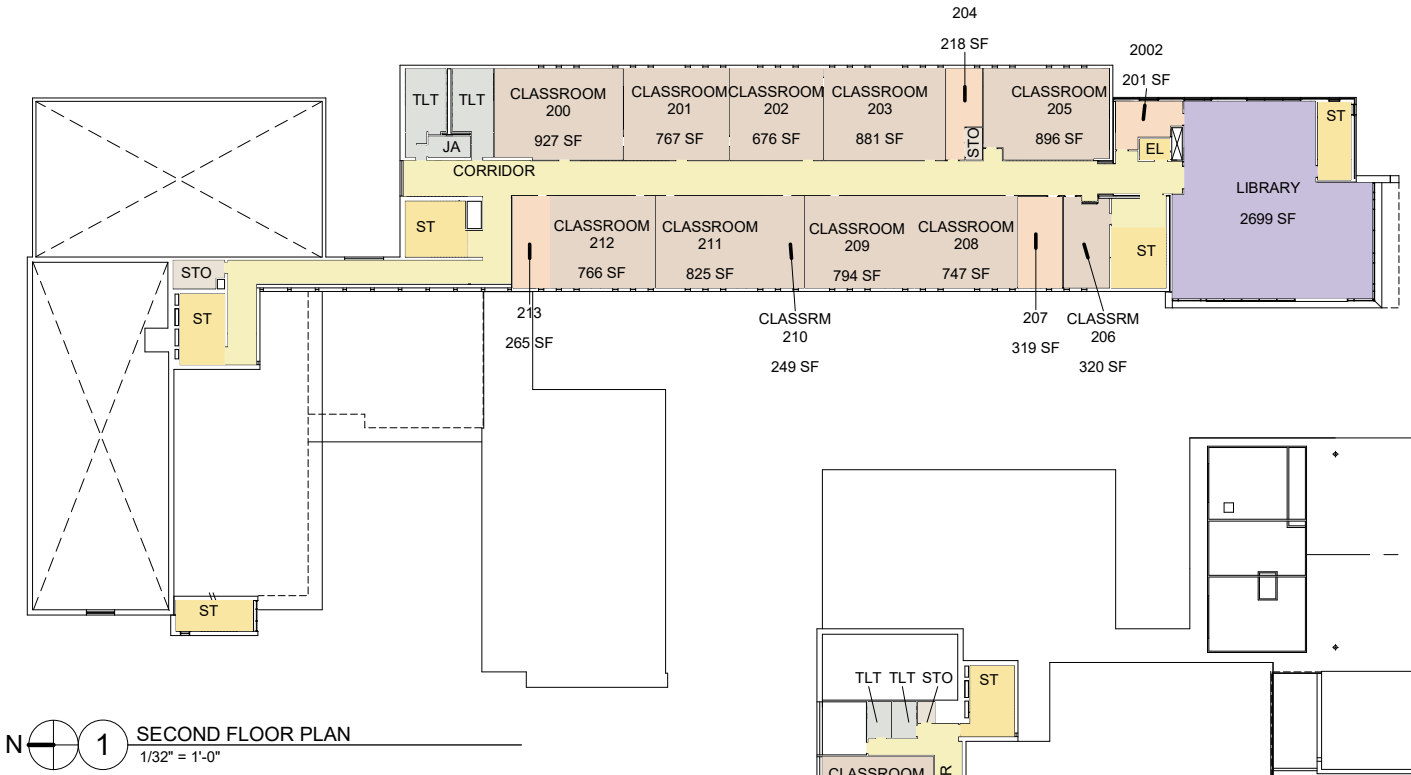
DEWEY ELEMENTARY SCHOOL

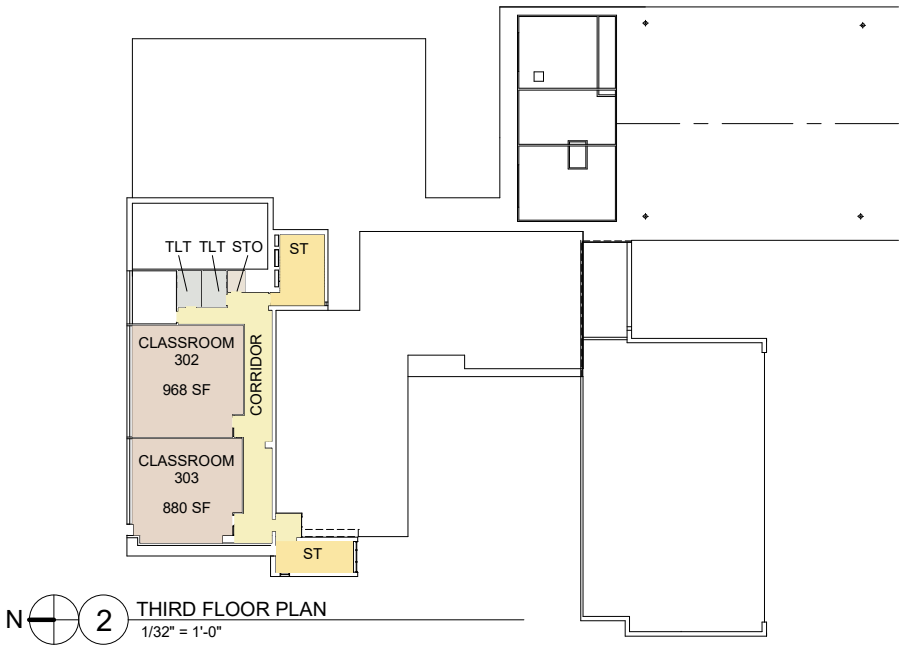
DEWEY 01

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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
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SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

DEWEY ELEMENTARY SCHOOL

DEWEY 02

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF



DEWEY ELEMENTARY SCHOOL
1551 WESLEY AVE.
EVANSTON, IL

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Dewey Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	AHU-1	MANUFACTURER	MCQUAY	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	2008
EQUIPMENT	AIR HANDLER	MODEL NUMBER	E835811060	HEATING CAPACITIES (MBH)	TBD	PRIORITY	NA
LOCATION	MEHCANICAL ROOM	SERIAL NUMBER	FBOU081000733	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	AHU-2	MANUFACTURER	MICROMETL	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	2011
EQUIPMENT	AIR HANDLER	MODEL NUMBER	EVDDCCH29XK00BJE	HEATING CAPACITIES (MBH)	TBD	PRIORITY	NA
LOCATION	ROOF	SERIAL NUMBER	310919	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	RTU	MANUFACTURER	ILLEGIBLE	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	ILLEGIBLE	HEATING CAPACITIES (MBH)	TBD	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	ILLEGIBLE	REFRIGERATION TYPE	TBD	QUANTITY	1
TAG	C-1	MANUFACTURER	CARRIER	COOLING CAPACITIES (TONS)	5	YEAR MANUFACTURED	2009
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	24APA518A310	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	2709E03381	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	C-2	MANUFACTURER	CARRIER	COOLING CAPACITIES (TONS)	.75	YEAR MANUFACTURED	2012
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	38MVC009	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	4912V16959	REFRIGERATION TYPE	R410A	QUANTITY	1
TAG	C-3	MANUFACTURER	ICP	COOLING CAPACITIES (TONS)	12.5	YEAR MANUFACTURED	2008
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	CAE150HAA	HEATING CAPACITIES (MBH)	NA	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	2808G20077	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	C-4	MANUFACTURER	CARRIER	COOLING CAPACITIES (TONS)	1	YEAR MANUFACTURED	2011
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	38MAQB12R--3	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	1117V16149	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	RTU-1	MANUFACTURER	MCQUAY	COOLING CAPACITIES (TONS)	30	YEAR MANUFACTURED	2008
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	MPS030AG2RV1CY	HEATING CAPACITIES (MBH)	165	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	FBOU080800909	REFRIGERATION TYPE	R410A	QUANTITY	1

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Dewey Elementary School

Mechanical Equipment			Manufacturer Information		Operational Capacity		Notes	
TAG	B-1		MANUFACTURER	BRYAN BOILERS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	1996
EQUIPMENT	BOILER		MODEL NUMBER	RV300-W-FD-BO	HEATING CAPACITIES (MBH)	3,000	PRIORITY	1
LOCATION	BASEMENT		SERIAL NUMBER	960385	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2		MANUFACTURER	BRYAN BOILERS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	1996
EQUIPMENT	BOILER		MODEL NUMBER	RV300-W-FD-BO	HEATING CAPACITIES (MBH)	3,000	PRIORITY	1
LOCATION	FIRST FLOOR		SERIAL NUMBER	UNKNONW	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-1		MANUFACTURER	A.O.SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2007
EQUIPMENT	WATER HEATER		MODEL NUMBER	BTR197118	HEATING CAPACITIES (MBH)	199	PRIORITY	1
LOCATION	BASEMENT		SERIAL NUMBER	9280987000	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

EVANSTON/SKOKIE
SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

KINGSLEY ELEMENTARY SCHOOL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Kingsley Elementary**
Gross SF: 63,427
Date of Visit: 7/16/2021
Year Built: 1967

Facility Function:
Elementary school with classrooms, auditorium, gymnasium, and a Library. Additionally there are administrative offices, special education rooms, and service rooms.

	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																													
1	Foundations		Concrete	100	minor cracking shown at top of foundation wall	81910		$7,500			$7,500																		
2	Superstructure - Ext. Wall		Multi-whythe	50	mortar deteriorating, cleaning needed at cast stone band and brick		Powerwash and tuckpointing	$10,000			$10,000																		
Exterior Envelope																													
3	Exterior Doors		Hollow Metal	80	discoloration, minor rusting at bottom of frame	083929, 081946	Replace as needed.	$5,000			$5,000																		
4	Exterior Doors		Aluminum	40	Moderate wear, rusting at removable mullion	85848, 085752	Replace as needed	$7,500										$7,500											
5	Exterior Door Thresholds		Steel	30	High wear. Rusting	85848	Replace as needed.	$4,500			$2,250							$2,250											
6	Exterior Windows		Aluminum Frame	40																									
7	Exterior Storefront		Aluminum Frame	40	Moderate wear, dented at base	83301	Replace as needed.	$20,000																	$20,000				
8	Exterior Walls/Cladding		Brick	100	mortar deteriorating in some areas	83812	Tuckpointing	$80,000						$80,000															
9	Exterior Walls/Cladding		Cast Stone	100	cleaning needed. Chipping in some areas at stone fascia. Mortar deteriating	83812, 083301	Powerwash and tuckpoint as needed.	$20,000			$20,000																		
10	Exterior Walls/Cladding		Soffit		cleaning needed.	81830	Powerwash as needed.	$5,000			$5,000																		
11	Lintels		Steel		Moderate wear	82857	Refurbish and repaint as needed.	$15,000			$15,000																		
12	Roofing				scupper washes onto façade	82136	Replace as needed.	$5,000											$5,000										
13	Roofing			20	Reroof		Replace end of warranty	$1,190,000					$1,190,000																
14	Envelope Improvements				Insulate walls, windows		Green Initiatives	$951,405							$951,405														
Exterior Miscellaneous																													
14	NA																												
Interior Construction																													
15	Interior Partitions		CMU	100	Fair condition																								
16	Interior Partitions		Brick	100	Fair condition																								
17	Interior Partitions		Metal studs/ track system	100	Moderate wear																								
18	Interior Doors		Hollow Metal	80	Moderate wear. Minor rusting at removable mullions. Paint touch up at door and frame. Realign doors in gymnasium	101914, 095259, 100854, 095057	Repaint and Replace as needed	$25,000				$12,500							$12,500										
19	Interior Doors																												
20	Interior Door Hardware				Moderate wear. damaged kick guard, transition strip	95632, 094004	Replace as needed.	$2,500				$1,250							$1,250										
21	ACM				Asbestos containing materials in ACM thoughout	10 yr. L&S	Completed? $50K																						

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Kingsley Elementary**
Gross SF: 63,427
Date of Visit: 7/16/2021
Year Built: 1967

Facility Function:
Elementary school with classrooms, auditorium, gymnasium, and a Library. Additionally there are administrative offices, special education rooms, and service rooms.

	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																			
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Interior Finishes																												
22	Floor Finish	Vinyl Comp Tile	12	High wear, cracking, staining	103741, 103236, 101301, 090826	Replace as needed.	$240,000		$80,000			$80,000		$80,000														
23	Floor Finish	Concrete	50	High wear shown in Service areas. Moderate wear shown in Auditorium	103512, 102146, 100231	Repair as needed.	$30,000					$15,000					$15,000											
24	Floor Finish	Rubber		High wear	102856	Replace as needed.	$5,000					$5,000																
25	Floor Finish	Carpet (Roll)	6	Offices - spot cleaning needed. Auditorium - High wear	102357	Replace as needed	$48,000										$48,000											
26	Floor Finish	Rubber base		Moderate wear, scuffs. missing wall base in some areas	101301, 092109	Replace as needed	$136,020		$45,340						$45,340			$45,340										
27	Floor Finish	Wood	15	Moderate wear. Gymnasium transition strip/edge shows high wear	94833	Replace as needed	$40,000										$40,000											
28	Floor Finish	Carpet (Tile)	6	staining on a few tiles	91819	Replace as needed	$64,000								$32,000							$32,000						
29	Floor Finish	Ceramic Tile		Moderate wear, discolored grout		Replace as needed	$50,000									$50,000												
30	Ceiling Finish	1x1 ACT	25	High wear. Loose, moisture damage tiles	092848, 103323, 101519		$97,500		$32,500			$32,500			$32,500													
31	Ceiling Finish	Tectum	20	rusting ceiling tiles	095440, 091439	Replace as needed	$95,000							$95,000														
32	Ceiling Finish	Gypsum Board	30	Moderate wear. Auditorium - Fair condition	094338, 101243	Replace and paint as needed.	$16,020							$5,340		$5,340		$5,340										
33	Wall Finish	Paint	5	Moderate wear.		Repaint as needed, walls, structural columns, exposed electrical conduit.	$102,480	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124	$5,124
Plumbing																												
34	Plumbing Fixtures	Water Closet	30	Replace in kind: 40 +/- Count		corrective maintenance	$100,020									$33,340							$33,340				$33,340	
35	Plumbing Fixtures	Lavatories	30	Replace in kind: 60 +/- Count		corrective maintenance	$120,000									$40,000							$40,000				$40,000	
36	Plumbing Fixtures	Urinals	30	Replace in kind: 16 +/- Count		corrective maintenance	$40,020									$13,340							$13,340				$13,340	
37	Plumbing Fixtures	Flush Valves	12	Replace in kind: 56 +/- Count		corrective maintenance	$84,000									$28,000							$28,000				$28,000	
38	Plumbing Fixtures	Faucets	10	Replace in kind: 60 +/- Count		corrective maintenance	$30,000									$10,000							$10,000				$10,000	
39	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 10 +/- Count		corrective maintenance	$40,020									$13,340							$13,340				$13,340	
40	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
41	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based maintenance	$225,000										$75,000					$75,000					$75,000	
42	Water Heater	Domestic water heater	10	Replace in kind		planned maintenance	$15,000		$15,000																			
HVAC																												
43	Cooling Tower 1	Roof	20	Replace in kind		planned maintenance	$0																					
44	Tower Pumps 1 to 2	Basement	20	Replace in kind		planned maintenance	$0																					

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Kingsley Elementary**
Gross SF: 63,427
Date of Visit: 7/16/2021
Year Built: 1967

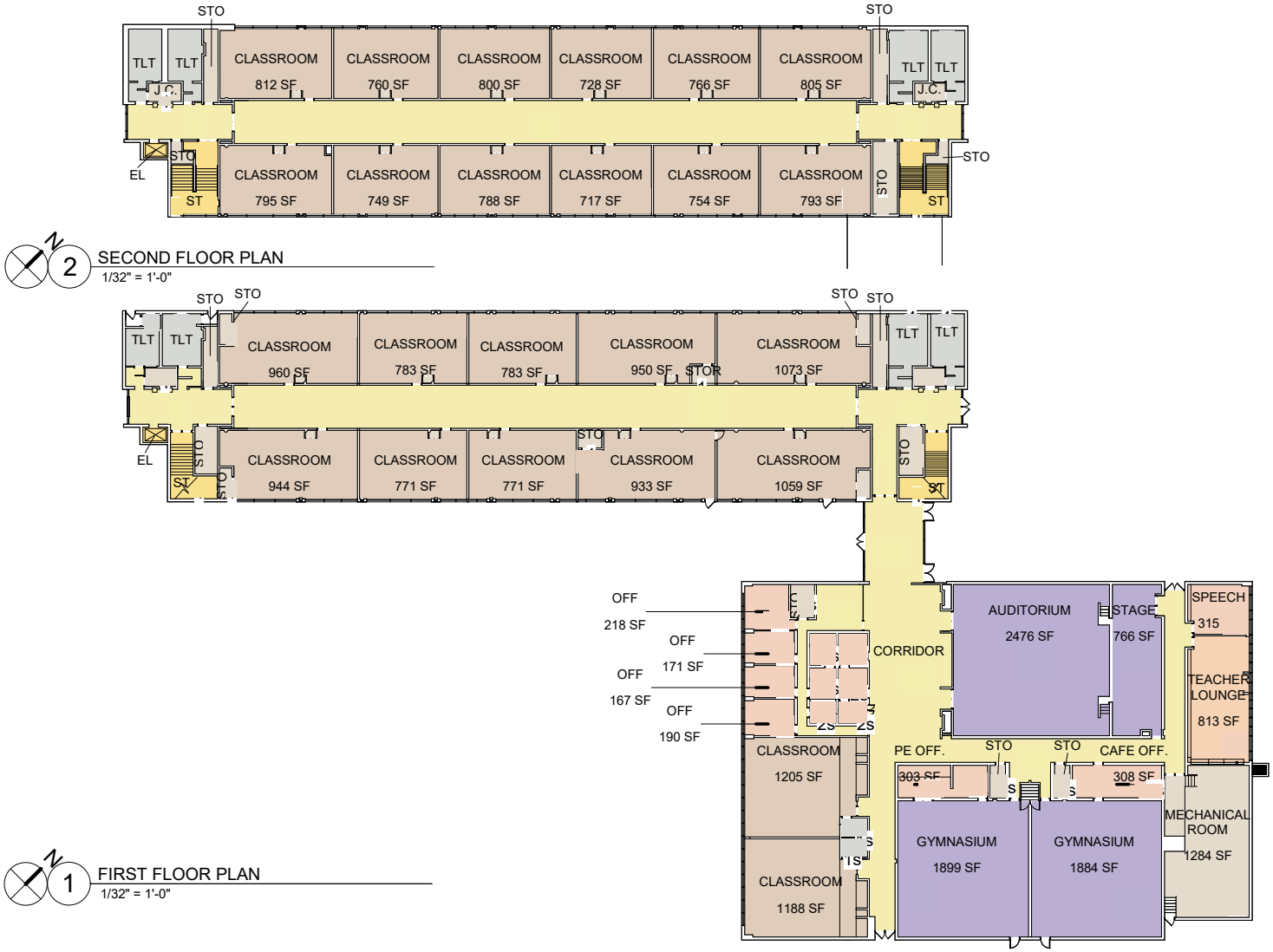
Facility Function:
Elementary school with classrooms, auditorium, gymnasium, and a Library. Additionally there are administrative offices, special education rooms, and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
45	Chiller Pumps 3 to 5	Basement	20	Replace in kind		planned maintenance	$0																					
46	Air Handling Unit 1	Second Floor	30	Replace in kind		planned maintenance	$0																					
47	Boiler 1 & 2	Basement	25	Service life exceeds 2030		planned maintenance	$0																					
48	Boiler Pumps 6 to 7	Basement	15	Replace in kind		corrective maintenance	$30,000									$30,000												
49	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$15,000					$7,500					$7,500											
50	Cooling	Throughout		Add air conditioning			$5,391,295												$5,391,295									
Electrical																												
51	General electrical		30	Upgrade Service		Green Intiative	$317,135									$317,135												
52	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls	875	planned maintenance	$437,520				$145,840					$145,840						$145,840						
53	Lighting: Exterior		20	Upgrade to LED fixtures	15	planned maintenance	$7,500				$2,500					$2,500						$2,500						
54	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000															
55	Branch Wiring			Replace in kind		corrective maintenance	$0																					
56	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000															
57	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000															
58	Information Technology																											
Equipment																												
59	Kitchen / Commercial Equipment																											
60	Fixed Furnishings																											
Site																												
61	Driveways and Parking lot	Asphalt	20	Moderate wear, cracking		Replace as needed.	$82,000					$41,000					$41,000											
62	Pedestrian Paving	Concrete/ Asphalt	40	pot holes and cracking in some areas of pedestrian walk	83002	Replace as needed.	$32,500							$16,250										$16,250				
63	Drainage																											
64	Landscaping						$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Site Utilities																												
65	Storm Sewer																											
66	Sanitary Sewer																											
67	Site Fuel Distribution - Gas																											
68	Site Electrical Distribution																											
						TOTAL COSTS:	**$10,524,435**	**$12,624**	**$185,464**	**$77,374**	**$174,714**	**$1,383,624**	**$327,964**	**$1,170,119**	**$205,984**	**$623,099**	**$198,304**	**$17,624**	**$5,403,919**	**$12,624**	**$119,624**	**$298,984**	**$32,624**	**$28,874**	**$12,624**	**$225,644**	**$12,624**

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

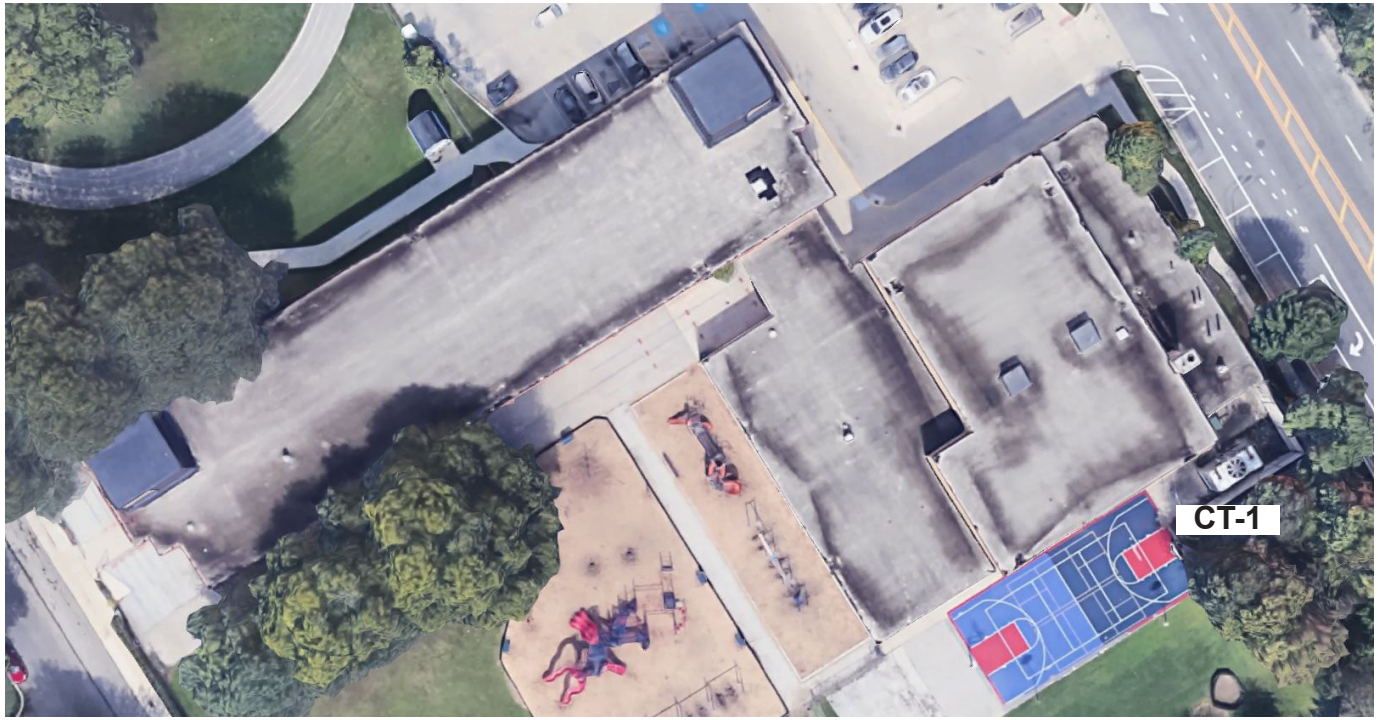
KINGSLEY ELEMENTARY SCHOOL

KINGSLEY 01

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



KINGSLEY ELEMENTARY SCHOOL
2300 GREEN BAY RD.
EVANSTON, IL

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Kingsley Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	CT-1	MANUFACTURER	BALTIMORE AIRCOIL COMPANY	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	
EQUIPMENT	COOLING TOWER	MODEL NUMBER	3547MC	HEATING CAPACITIES (MBH)	NA	PRIORITY	
LOCATION	ROOF	SERIAL NUMBER	91600404P	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-22	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	WVK182TTDR7026DG	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-23	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	WVK182TTDR7026DG	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-1	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	CHILLED WATER PUMP	MODEL NUMBER	DVE213TTDW7048AB	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-2	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	CHILLED WATER PUMP	MODEL NUMBER	XVB184TTDR7356BP	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-3	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	CHILLED WATER PUMP	MODEL NUMBER	XVA213TTDR7341BP	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-1	MANUFACTURER	AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	BOILER	MODEL NUMBER	BMK2.0	HEATING CAPACITIES (MBH)	2,000	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-09-0382	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	BOILER	MODEL NUMBER	BMK2.0	HEATING CAPACITIES (MBH)	2,000	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-09-0383	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-24	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	HVF213TTDW6026EEL	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-25	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	HVF213TTDW6026EEL	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	NA	QUANTITY	1

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Kingsley Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	UNIT 19	MANUFACTURER	UNTAGGED	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	ORIGINAL
EQUIPMENT	AIR HANDLER	MODEL NUMBER	NA	HEATING CAPACITIES (MBH)	NA	PRIORITY	1
LOCATION	SECOND FLOOR	SERIAL NUMBER	NA	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-9 & P-10	MANUFACTURER	BELL & GOSSETT PRODUCTS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	CHILLED WATER PUMPS	MODEL NUMBER	1EF047LF	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	SECOND FLOOR	SERIAL NUMBER	A91	REFRIGERATION TYPE	NA	QUANTITY	2
TAG	UNIT 23	MANUFACTURER	THERMAL	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	ORIGINAL
EQUIPMENT	PENTHOUSE FAN MOTOR	MODEL NUMBER	MHP-371-H	HEATING CAPACITIES (MBH)	NA	PRIORITY	1
LOCATION	SECOND FLOOR	SERIAL NUMBER	102-04012-04	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-1	MANUFACTURER	A. O. SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	HOT WATER HEATER	MODEL NUMBER	BTH199100	HEATING CAPACITIES (MBH)	199	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	0927M000148	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

LINCOLN ELEMENTARY SCHOOL



FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Lincoln Elementary**
Gross SF: 67,360
Date of Visit: 7/30/2021
Year Built: 1953

Facility Function:
Elementary school with classrooms, a cafetorium, gymnasium, and a Library. Additionally there are administrative offices, special education rooms, and service rooms. Addition #1:

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																												
1	Foundations	Concrete	100	cracking at columns on East side of building			$7,500		$7,500																			
2	Slabs on Grade	Concrete	100	Courtyard - hairline craking			$7,500		$7,500																			
3	Superstructure - Int. Wall	CMU				Tuckpointing	$10,000					$5,000					$5,000											
4	Superstructure - Ext. Wall	Multi-whythe	50	1967-70s Addition had visible cracking/ missing mortar joints. Grout deteriorating. Missing caulk at expansion joint.		Tuckpointing / Capital List	$100,000		$100,000																			
Exterior Envelope																												
5	Exterior Doors	Hollow Metal	80	Moderate wear, scraches and discoloration. Frame rusting at corners.		Refurbish and repaint as needed	$16,200					$5,400				$5,400							$5,400					
6	Exterior Door Seals			Moderate wear, rusting or missing in some doors		Replace as needed	$10,000		$10,000																			
7	Exterior Windows	Aluminum Frame	40	Fair condition. Residue on mullions		Cleaning as needed	$5,000		$5,000																			
8	Exterior Walls/Cladding	Brick	100	1967-70s Addition: Some deteriorating mortar in some areas. Brick cleaning around penetrations		power wash and spot tuckpointing	$20,000			$20,000																		
9	Exterior Walls/Cladding	Stone	100	Stone and grout appears to be discolored.		Power wash façade to clean brick and mortar	$1,500			$1,500																		
10	Exterior Walls/Cladding	Cast Stone	100	Sills appear to be discolored.		Power wash façade to clean cast stone sills and grout	$1,500			$1,500																		
11	Canopies	Aluminum	100	Dirt & water residue		Cleaning as needed	$2,000		$2,000																			
12	Roofing			Soffit - cracking (courtyard)																								
13	Roofing		20	Reroof		Replace end of warranty	$1,275,000									$1,275,000												
14	Skylight			Dirt trapped around edge/inset frame		Cleaning as needed	$500											$500										
15	Overhang			Cleaning needed at ceiling		Cleaning as needed	$1,000		$1,000																			
16	Lintel	Metal		1967-70 Addition: Moderate wear rusting		Refurbish and repaint as needed	$15,000		$15,000																			
17	Envelope Improvements			Insulate walls, windows		Green Initiatives	$1,010,400							$1,010,400														
Exterior Miscellaneous																												
17	NA																											
Interior Construction																												
18	Interior Partitions	CMU	100	Moderate wear. holes, cracking, missing grout Restroom - knicks in glazed finish.		Repair/ Patch damage, clean, and repaint.	$16,000													$16,000								

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

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	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
19	Interior Doors	Hollow Metal Frames	80	Moderate wear, Janitor's Closet Door - realign Corridor - caulking needed between frame and head condition		Repaint frames as needed	$22,000									$11,000									$11,000		
20	Interior Doors	Wood Doors	15			Refinish - incld. in 31																						
21	Interior Doors	Rated Doors	80	Add doors to stair		Capital List	$8,000	$8,000																				
22	Interior Door Hardware			Push weight (Janitor)																								
23	Interior Windows	Hollow Metal	80	Moderate wear at frames		Paint touch up at frames - incld. in 31																						
24	ACM			Asbestos containing materials in ACM thoughout.	10 yr. L&S	Asbestos treatment, remove ACM and replace with new.																						
25	Floor Finish	Concrete	50	Janitor's Closet & Custodial Office - regular wear and tear from use		Refinish - recoat or seal	$16,000				$16,000																	
26	Floor Finish	Vinyl Comp Tile	12	First Floor: Corridor - Moderate wear, missing, cracked, and stained tiles in some ares Classroom - Stained Second Floor: Corridor - Missing/ Damaged Tile		Replace as needed	$105,000				$52,500			$52,500														
27	Floor Finish	Wood	15	Gymnasium																								
28	Floor Finish	Rubber		South Stair - Moderate wear		Replace as needed	$9,000				$9,000																	
29	Floor Finish	Rubber Base		Classroom - Moderate Condition, adhesive in some areas.		Replace as needed	$184,000				$92,000			$92,000														
30	Floor Finish	Ceramic Tile	20	Restrooms - fair condition																								
31	Ceiling Finish	1x1 ACT	20	Stair Tower - Moderate wear, possible asbestos		Replace as needed / Capital List	$35,000		$20,000			$15,000																
32	Ceiling Finish	ACT	25	Moderate wear. Moisture damaged & cracked tiles.		Replace tile as needed	$65,000												$65,000									
33	Ceiling Finish	Gyp Board	30	Classrooms - Moderate/ High wear at soffits, cracking and pealing paint.		Patch and Paint as needed.	$16,000	$16,000																				
34	Ceiling Finish	Tectum	20	Gymnasium - High wear around mechanical vents & ductwork.		Replace as needed.	$42,000	$42,000																				
35	Wall Finish	Paint	5	Classroom Walls - moderate wear		Repair/ Patch damage and repaint	$139,000	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950
36	Casework	Plastic Laminate	20	Fair condition. Peeling in some areas.		Replace as needed	$19,000							$19,000														

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

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	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
37	Casework		Metal		Classrooms - Moderate wear at bookshelves. rusting, scraches. Corridors - Moderate wear at lockers		Replace bookshelves as needed. Repaint lockers.	$8,000							$8,000															
38	Window Sills		Solid Surface		Fair condition																								
Plumbing																													
39	Plumbing Fixtures		Water Closet	30	Replace in kind: 35 +/- Count		corrective maintenance	$87,600						$29,200				$29,200						$29,200				
40	Plumbing Fixtures		Lavatories	30	Replace in kind: 66 +/- Count		corrective maintenance	$132,000						$44,000				$44,000						$44,000				
41	Plumbing Fixtures		Urinals	30	Replace in kind: 14 +/- Count		corrective maintenance	$35,100						$11,700				$11,700						$11,700				
42	Plumbing Fixtures		Flush Valves	12	Replace in kind: 49 +/- Count		corrective maintenance	$73,500						$24,500				$24,500						$24,500				
43	Plumbing Fixtures		Faucets	10	Replace in kind: 66 +/- Count		corrective maintenance	$33,000						$11,000				$11,000						$11,000				
44	Plumbing Fixtures		Electric Drinking Fountain	30	Replace in kind: 12 +/- Count		corrective maintenance	$48,000						$16,000				$16,000						$16,000				
45	Domestic Water Distribution		Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
46	Domestic Water Distribution		Piping	30	Replace aging galvanized piping		condition-based replacement	$225,000										$75,000					$75,000						$75,000
47	Water Heater		Domestic water heater	10	Replace in kind		planned maintenance	$0																					
HVAC																													
48	Rooftop Unit 1		Roof	15	Replace in kind		planned maintenance	$20,000			$20,000																		
49	Rooftop Unit 2		Roof	15	Replace in kind		planned maintenance	$70,000	$70,000																				
50	Energy Recovery Unit-1		Roof	20	Replace in kind		planned maintenance	$20,000		$20,000																			
51	Energy Recovery Unit-2		Roof	20	Replace in kind		planned maintenance	$20,000		$20,000																			
52	Condensing Unit 1		Roof	15	Replace in kind		planned maintenance	$5,000			$5,000																		
53	Condensing Unit 2		Roof	15	Replace in kind		planned maintenance	$4,500							$4,500														
54	Condensing Unit 3		Roof	15	Replace in kind		planned maintenance	$7,500			$7,500																		
55	Air Cooled Chiller 1		Roof	25	Service life exceeds 2030		planned maintenance	$0																					
56	Boiler 1, 2, & 3		First Floor	25	Service life exceeds 2030		planned maintenance	$0																					
57	Fan Coil Unit		First Floor	20	Replace in kind		planned maintenance	$0																					
58	Pumps		First Floor	10	Replace in kind		corrective maintenance	$50,000					$50,000																
59	Exhaust fans		Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000					$15,000											
60	Cooling		Throughout		Add air conditioning			$5,725,600													$5,725,600								
Electrical																													
61	General electrical			30	Upgrade Service		Green Intiative	$336,800									$336,800												
62	Lighting: Interior			30	Upgrade to LED fixtures, exit signs & new controls	824	planned maintenance	$412,200			$137,400					$137,400				$137,400									
63	Lighting: Exterior			20	Upgrade to LED fixtures	30	planned maintenance	$15,000			$5,000					$5,000				$5,000									
64	Hand Dryers				Replace in kind		corrective maintenance	$5,000						$5,000															
65	Branch Wiring				Replace in kind		corrective maintenance	$0																					

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

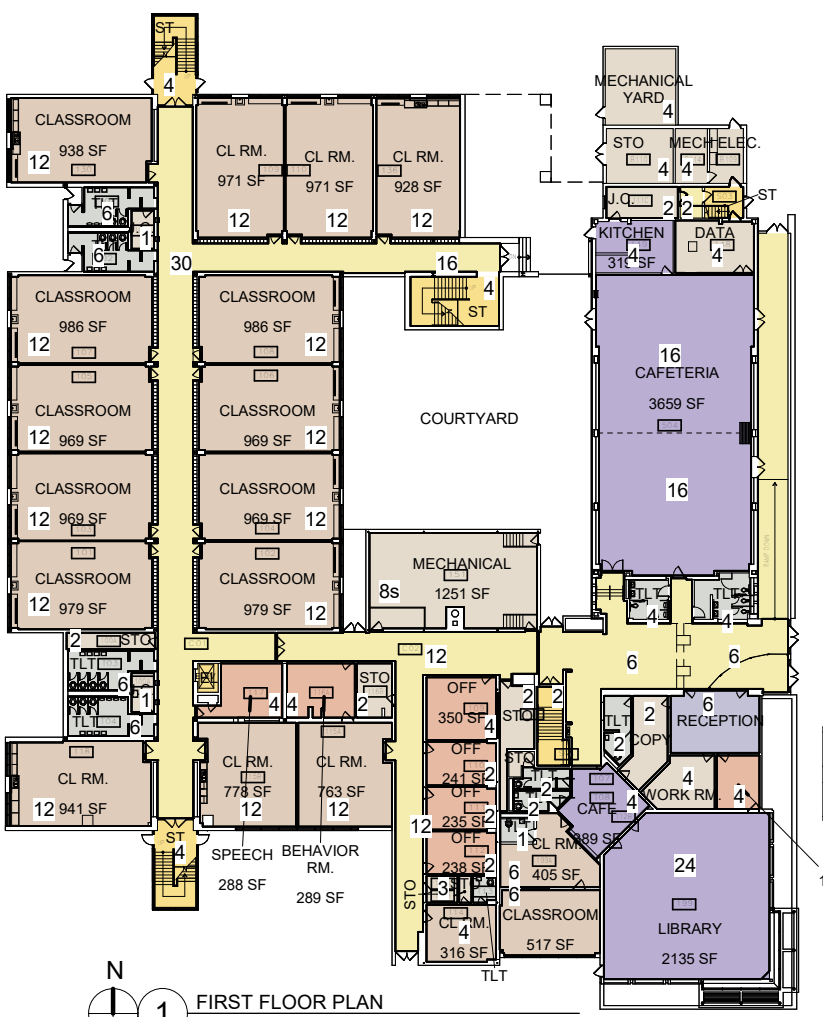
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	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
66	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000															
67	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000															
68	Information Technology																											
Equipment																												
69	Kitchen / Commercial Equipment																											
70	Fixed Furnishings																											
Site																												
71	Driveways and Parking lot		20				$24,000									$24,000												
72	Pedestrian Paving		40				$24,000										$24,000											
73	Drainage																											
74	Landscaping						$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Site Utilities																												
75	Storm Sewer																											
76	Sanitary Sewer																											
77	Site Fuel Distribution - Gas																											
78	Site Electrical Distribution																											
						TOTAL COSTS:	**$10,850,900**	**$150,450**	**$222,450**	**$212,350**	**$183,950**	**$104,850**	**$285,850**	**$1,200,850**	**$156,850**	**$1,666,650**	**$269,850**	**$14,950**	**$221,850**	**$5,756,050**	**$14,450**	**$89,450**	**$156,250**	**$14,450**	**$25,450**	**$14,450**	**$89,450**

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes





SPACE DESIGNATION

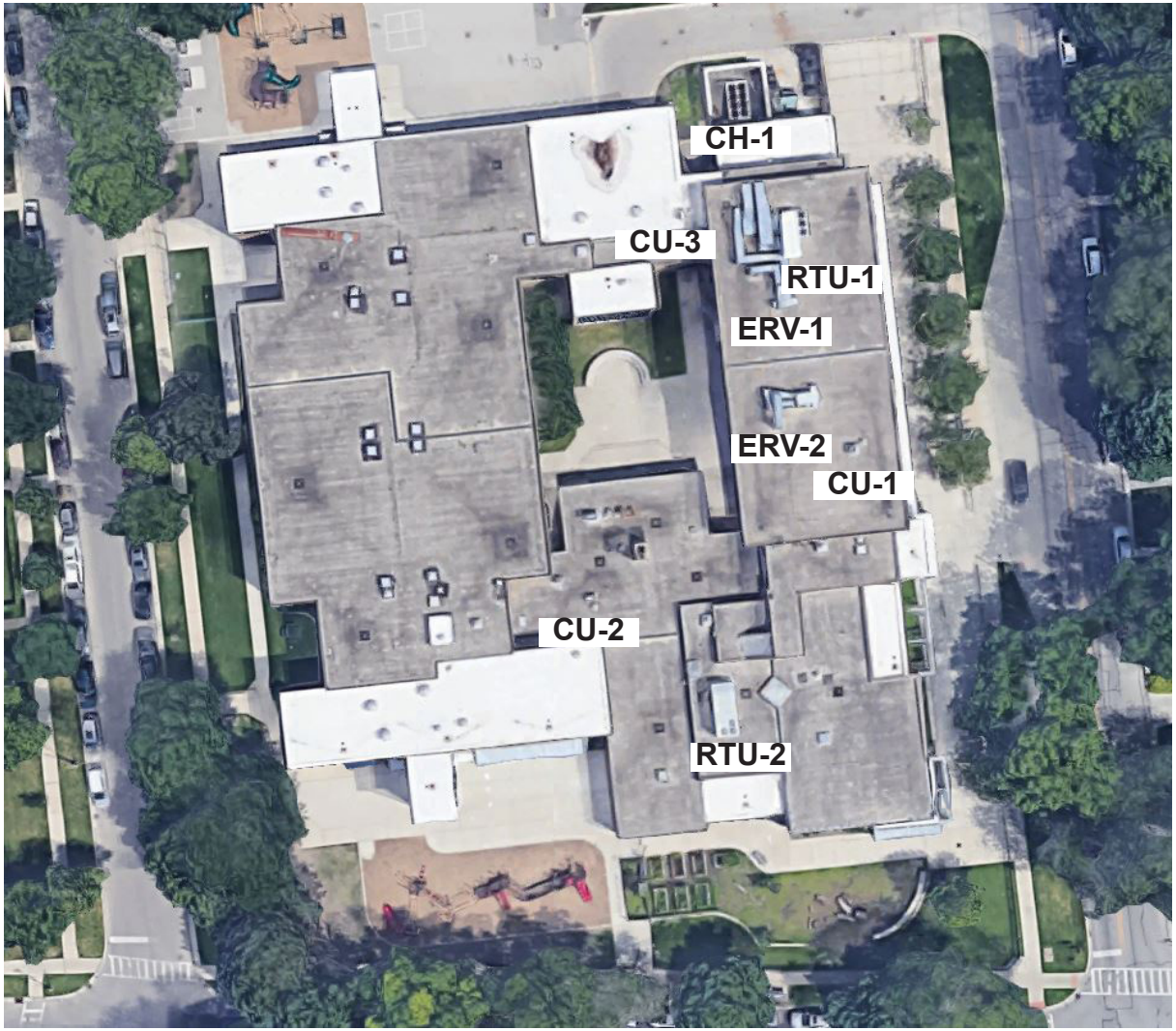
- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

LINCOLN ELEMENTARY SCHOOL

LINCOLN 01

CORDOGAN CLARK
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MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF



LINCOLN ELEMENTARY SCHOOL
910 FOREST AVE.
EVANSTON, IL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Lincoln Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	RTU-1	MANUFACTURER	AAON INC	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	2004
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	TBD	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	ERV-1	MANUFACTURER	VENMAR CES	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2004
EQUIPMENT	ENERGY RECOVERY	MODEL NUMBER	ERV3000e	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	0401862	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	ERV-2	MANUFACTURER	VENMAR CES	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2004
EQUIPMENT	ENERGY RECOVERY	MODEL NUMBER	ERV3000e	HEATING CAPACITIES (MBH)	NA	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	0401862	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	CU-1	MANUFACTURER	COMFORTMAKER	COOLING CAPACITIES (TONS)	3	YEAR MANUFACTURED	2008
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	H2A336AHB209	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	E084213016	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	RTU-2	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	30	YEAR MANUFACTURED	1988
EQUIPMENT	PACKAGED ROOF TOP UNIT	MODEL NUMBER	TCD360BE0J6B2EH5	HEATING CAPACITIES (MBH)	TBD	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	C12D02787	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	CU-2	MANUFACTURER	EMERSON	COOLING CAPACITIES (TONS)	2.25	YEAR MANUFACTURED	2012
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	PFH027A-PL7	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	Y12EG15367	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	CU-3	MANUFACTURER	EMERSON	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	2008
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	TBD	QUANTITY	1
TAG	CH-1	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	100	YEAR MANUFACTURED	2012
EQUIPMENT	AIR COOLED CHILLER	MODEL NUMBER	CGAM100A2F02AXD2	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	U12E29751	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	P-1	MANUFACTURER	CENTURY II NEMA PREMIUM MOTORS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMPS	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	EF-1	MANUFACTURER	UNKNOWN	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	EXHAUST	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	UVC052909	REFRIGERATION TYPE	NA	QUANTITY	1

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Lincoln Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	B-1	MANUFACTURER	THERMAL SOLUTIONS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2007
EQUIPMENT	BOILER 1	MODEL NUMBER	EVA20000BN1-UECM	HEATING CAPACITIES (MBH)	2000	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-07-0922	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	BENCHMARK	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2007
EQUIPMENT	BOILER 2	MODEL NUMBER	BMK2.0	HEATING CAPACITIES (MBH)	2,000	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-07-0923	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-3	MANUFACTURER	BENCHMARK	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2007
EQUIPMENT	BOILER 3	MODEL NUMBER	BMK2.0	HEATING CAPACITIES (MBH)	2,000	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-07-0924	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-1	MANUFACTURER	BALDOR RELIANCE	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	CHILLED WATER PUMP	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	FCU-1	MANUFACTURER	MCQUAY	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	2013
EQUIPMENT	FAN COIL	MODEL NUMBER	AV004C11	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	77F13158-00	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	FCU-2	MANUFACTURER	MCQUAY	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	2013 EST
EQUIPMENT	FAN COIL	MODEL NUMBER	U.AVS.6.S13.A.F.00.R.1 7.AN.22.G.W.B.1	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	3
LOCATION	SECOND FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	AC 1	MANUFACTURER	LIBERT PRECISION COOLING	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	
EQUIPMENT	FC - IT UNIT	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	
LOCATION	SECOND FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	WH-1	MANUFACTURER	AO SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2018
EQUIPMENT	DOMESTIC HOT WATER	MODEL NUMBER	BTH-120300	HEATING CAPACITIES (MBH)	120	PRIORITY	3
LOCATION	SECOND FLOOR	SERIAL NUMBER	1810109542915	REFRIGERATION TYPE	NA	QUANTITY	1

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EVANSTON/SKOKIE
SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

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LINCOLNWOOD ELEMENTARY SCHOOL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Lincolnwood Elementary**
Gross SF: 61,039
Date of Visit: 7/30/2021
Year Built: 1949

Facility Function:
Elementary school with classrooms, a cafeteria, gymnasium, and an auditorium. Additionally there are administrative offices and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2030
Substructure																												
1	Foundations	Concrete/ Stone	100	Fair condition. No visible cracking or deterioation																								
2	Slabs on Grade	Concrete	100	No visible cracking/ displacement																								
3	Superstructure - Int. Wall	CMU/ Brick	100	visible cracking at expansion joint between cmu and brick wall		Replace expansion joint/ tuckpointing	$3,000		$3,000																			
4	Superstructure - Ext. Wall	Multi-whythe	50	ivy growing, grout deterioration in some locations		Remove ivy. Powerwash and tuckpoint / Capital List.	$80,000		$80,000																			
Exterior Envelope																												
5	Exterior Doors			Fair condition. Touch up paint. Door sweep on north side is peeling off.		Repair and paint as needed.	$7,500										$7,500											
6	Exterior Door Seals		15	Seals and weather stripping is loose and rusting in some locations		Replace as needed.																						
7	Exterior Windows	Vinyl	50	Moderate wear. General cleaning. Damage mullions and broken glass at a few locations.		Replace as needed	$10,000						$10,000															
8	Exterior Walls/Cladding	Brick	100	Fair condition. Residue on building from water damage from gutters. Ivy growing on north side.		Powerwash and tuckpointing as needed.	$1,500						$1,500															
9	Exterior Walls/Cladding	Cast Stone	100	Moderate wear, cracking at door and window sills, cleaning needed at stone band and window sills		Powerwash and tuckpointing as needed.	$1,500						$1,500															
10	Exterior Walls/Cladding	Signage		High wear, rusting, color fading		Repair/ replace as needed	$10,000						$10,000															
11	Overhang	Aluminum Panel	50	Fair condition. Cleaning needed.		Clean as needed	$1,500						$1,500															
12	Roofing	Aluminum Fascia	50	Moderate wear. Rust and visible marks in some locations. Ivy growing on North side.		Replace as needed.																						
13	Roofing		20	Reroof		Replace end of warranty	$895,450																					$895,450
14	Gutters/ Downspout at Roof	Aluminum		High wear, dented, rusting, cleaning needed.		Replace as needed.	$5,000						$5,000															
15	Envelope Improvements			Insulate walls, windows		Green Initiatives	$915,585							$915,585														
Exterior Miscellaneous																												
15	Pipe Bollards	Steel	60	High wear, rusting, color fading		Replace as needed.	$2,000	$2,000																				
16	Handrail/ Guardrail	Steel	60	Moderate wear, rusting, cleaning needed, paint touch up.		Replace as needed.	$10,000	$10,000																				
Interior Construction																												
17	Interior Partitions	CMU	100	Gymnasium & JC closets - Fair condition																								

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Lincolnwood Elementary**

Gross SF: 61,039

Date of Visit: 7/30/2021

Year Built: 1949

Facility Function:

Elementary school with classrooms, a cafeteria, gymnasium, and an auditorium. Additionally there are administrative offices and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2030
18	Interior Partitions	Metal Stud/ Gyp Board or Plaster	100	Moderate wear at plaster/gyp board layer, hairline cracks		Repair as needed.	$20,000			$20,000																	
19	Interior Doors	Wood	60	Moderate condition, finish tarnished more visible at bottom of door and frame. Louvers in door show high wear, rusting, dented		Replace as needed.	$31,000			$31,000																	
20	Interior Doors	Hollow Metal Frame Wood Door	80	Office areas: Fair condition Gymnasium: Moderate wear, paint touch up		Replace as needed. Incld. in 28																					
21	Interior Door Hardware	Metal	25	Moderate wear, rusting kick & push plates at some door locations		Replace as needed.	$3,100			$3,100																	
22	Interior Storefronts	Hollow Metal Frame Wood Door	80	Fair condition																							
23	ACM			Asbestos containing materials in ACM thoughout.	10 yr. L&S	Completed? $50K	$0																				
24	Security Vestibule			Reconfigure main entry		Capital List	$200,000		$200,000																		
Interior Finishes																											
25	Floor Finish	Vinyl Comp Tile	12	Corridors & Stair areas show high wear. Classroom floor show high wear in the center of room		Replace as needed	$219,000				$219,000																
26	Floor Finish	Wood	15	Fair condition																							
27	Floor Finish	Carpet (Tile)	6	Offices on first floor - Good condition																							
28	Floor Finish	Carpet (Roll)	6																								
29	Floor Finish	Tile	20	Restrooms - fair condition. Missing pieces		Repair as needed	$37,500				$37,500																
30	Floor Finish	Rubber Base		Classroom and corridors - high wear, chipped, loose, scratched, discolored, missing. Office areas - fair condition		Repair as needed.	$122,000				$122,000																
31	Floor Finish	Ceramic Tile	20	Moderate wear		Replace as needed.	$37,500				$37,500																
32	Floor Finish	Wood Base	15	Moderate wear, stain tarnished		Refinish as needed.	$20,000				$20,000																
33	Floor Finish	Luxury Vinyl Tile		Fair condition																							
34	Ceiling Finish	ACT	25	Moderate wear, bowing, moisture damage tiles in some rooms		Repair as needed	$150,000				$150,000																
35	Ceiling Finish	ACT 1X1	20	High wear, loose, cracked, mix match tiles, splitting system		Replace as needed / Capital List	$35,000				$35,000																

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Lincolnwood Elementary**
Gross SF: 61,039
Date of Visit: 7/30/2021
Year Built: 1949

Facility Function:
Elementary school with classrooms, a cafeteria, gymnasium, and an auditorium. Additionally there are administrative offices and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																		
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2030
36	Ceiling Finish	Gyp Board/ Plaster	30	Moderate wear, peeling paint		Patch and paint as needed.	$16,000				$16,000																
37	Wall Finish	Paint	5	Moderate wear, peeling, chipped paint. Paint touch up needed.		Paint as needed.	$91,600	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580	$4,580
38	Wall Finish	Ceramic Tile	20	Restrooms - Fair condition.																							
39	Wall Finish	Wood	15	Wood panels/ base in gymnasium show moderate wear. Wood trim in corridors and classrooms show moderate wear, stain tarnished.		Replace as needed.	$10,000						$10,000														
40	Casework	Wood		High wear, tarnished, delaminated finish		Replace as needed.	$25,000		$25,000																		
41	Casework	Plastic Laminate	20	Moderate wear, edging is missing on countertops in some locations Main Office: Fair condition		Replace as needed.	$20,000		$20,000																		
42	Window Sills	Solid surface		Fair condition																							
43	Window Sills	Slate		cracking in some window sill locations		Replace as needed.	$17,500		$17,500																		
Plumbing																											
44	Plumbing Fixtures	Water Closet	30	Replace in kind: 35 +/- Count		corrective maintenance	$87,510										$29,170				$29,170				$29,170		
45	Plumbing Fixtures	Lavatories	30	Replace in kind: 54 +/- Count		corrective maintenance	$108,000										$36,000				$36,000				$36,000		
46	Plumbing Fixtures	Urinals	30	Replace in kind: 1 +/- Count		corrective maintenance	$2,520										$840				$840				$840		
47	Plumbing Fixtures	Flush Valves	12	Replace in kind: 36 +/- Count		corrective maintenance	$54,000										$18,000				$18,000				$18,000		
48	Plumbing Fixtures	Faucets	10	Replace in kind: 54 +/- Count		corrective maintenance	$27,000										$9,000				$9,000				$9,000		
49	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 3 +/- Count		corrective maintenance	$12,000										$4,000				$4,000				$4,000		
50	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
51	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based maintenance	$225,000											$75,000				$75,000					$75,000
52	Water Heater	Domestic water heater	10	Replace in kind		planned maintenance	$15,000			$15,000																	
HVAC																											
53	Air Cooled Chiller 1	Roof	25	Replace in kind		planned maintenance	$0																				
54	Energy Recovery Unit 1	Roof	20	Replace in kind		planned maintenance	$0																				
55	Outdoor Heat Pump	Roof	15	Service life exceeds 2030		planned maintenance	$0																				
56	Energy Recovery Unit 2	Roof	20	Replace in kind		planned maintenance	$0																				
57	Boiler 1, 2, & 3	Basement	25	Service life exceeds 2030		planned maintenance	$0																				
58	Pumps 1 to 3	Basement	20	Replace in kind		corrective maintenance	$45,000								$45,000												
59	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000					$15,000										
60	Cooling	Throughout		Add air conditioning			$5,188,315														$5,188,315						

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Lincolnwood Elementary**
Gross SF: 61,039
Date of Visit: 7/30/2021
Year Built: 1949

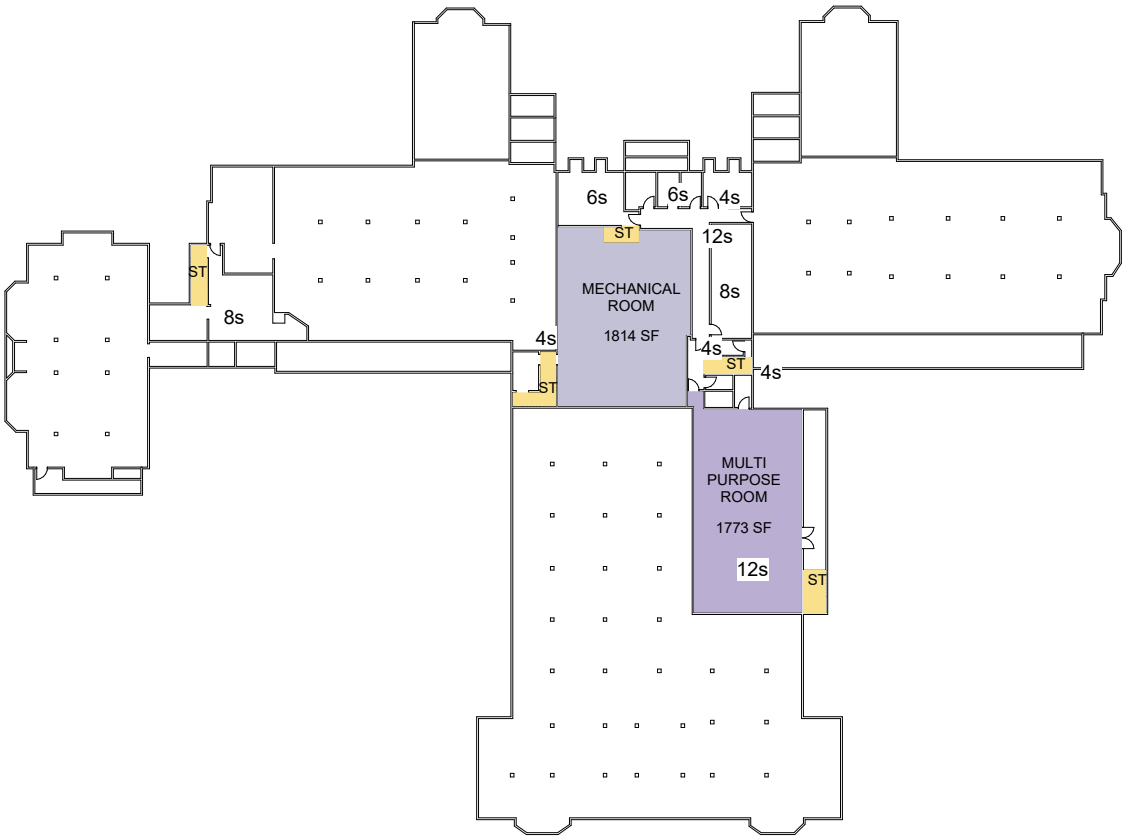
Facility Function:
Elementary school with classrooms, a cafeteria, gymnasium, and an auditorium. Additionally there are administrative offices and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2030
Electrical																												
61	General electrical		30	Upgrade Service		Green Intiative	$305,195									$305,195												
62	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls	700	planned maintenance	$350,010		$116,670					$116,670						$116,670								
63	Lighting: Exterior		20	Upgrade to LED fixtures	30	planned maintenance	$45,000		$15,000					$15,000						$15,000								
64	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000															
65	Branch Wiring			Replace in kind		corrective maintenance	$0																					
66	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000															
67	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000															
68	Information Technology																											
Equipment																												
69	Kitchen / Commercial Equipment																											
70	Fixed Furnishings																											
Site																												
71	Driveways and Parking lot	Asphalt	20	High wear, craking		Replace as needed.	$90,000								$45,000					$45,000								
72	Pedestrian Paving	Concrete	40	Moderate wear, cracking, rust residue at railing locations		Replace as needed.	$25,000								$25,000													
73	Drainage																											
74	Landscaping	trees/ vegetation		tree at North main entrance appears to be dead on certain branches		Tree removal as needed	$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Site Utilities																												
75	Storm Sewer																											
76	Sanitary Sewer																											
77	Site Fuel Distribution - Gas																											
78	Site Electrical Distribution																											
						TOTAL COSTS:	**$9,892,785**	**$24,080**	**$489,250**	**$81,180**	**$649,080**	**$27,080**	**$186,580**	**$1,059,335**	**$127,080**	**$317,275**	**$131,590**	**$87,080**	**$12,080**	**$188,750**	**$5,297,405**	**$87,080**	**$12,080**	**$12,080**	**$109,090**	**$12,080**	**$982,530**

CORDOGAN CLARK
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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

N

1 BASEMENT FLOOR PLAN
1/32" = 1'-0"

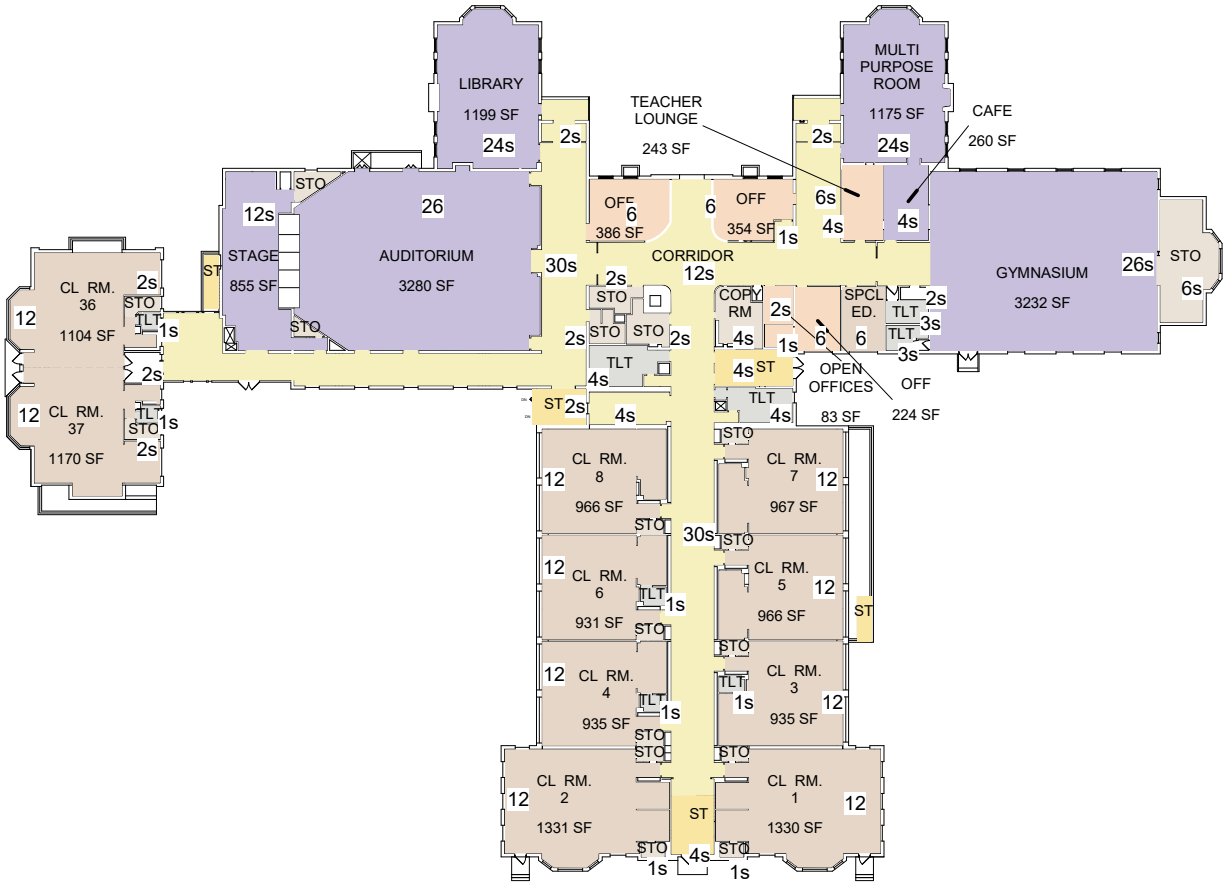
LINCOLNWOOD ELEMENTARY SCHOOL

LINCOLNWOOD 00

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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



N

1 FIRST FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

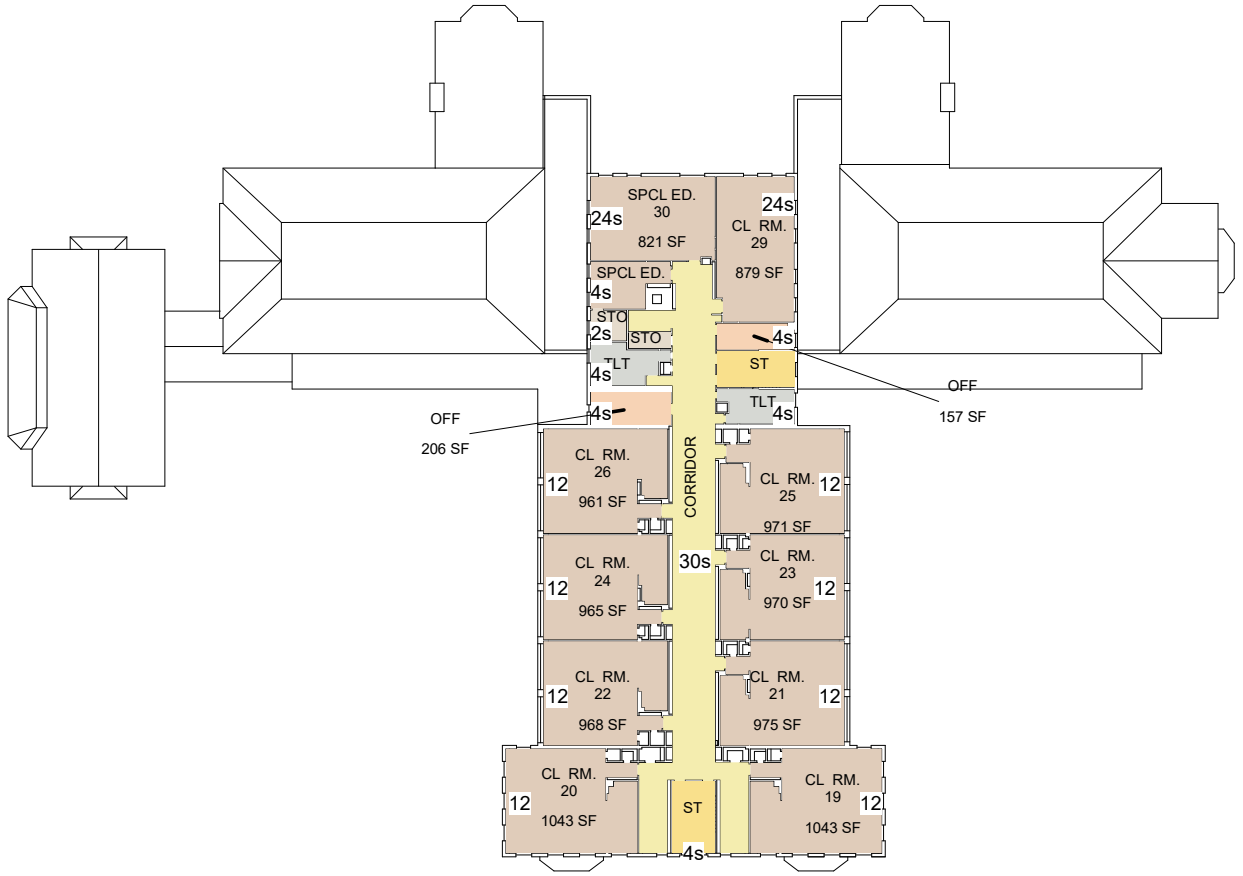
LINCOLNWOOD ELEMENTARY SCHOOL

LINCOLNWOOD 01

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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



N

1 SECOND FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

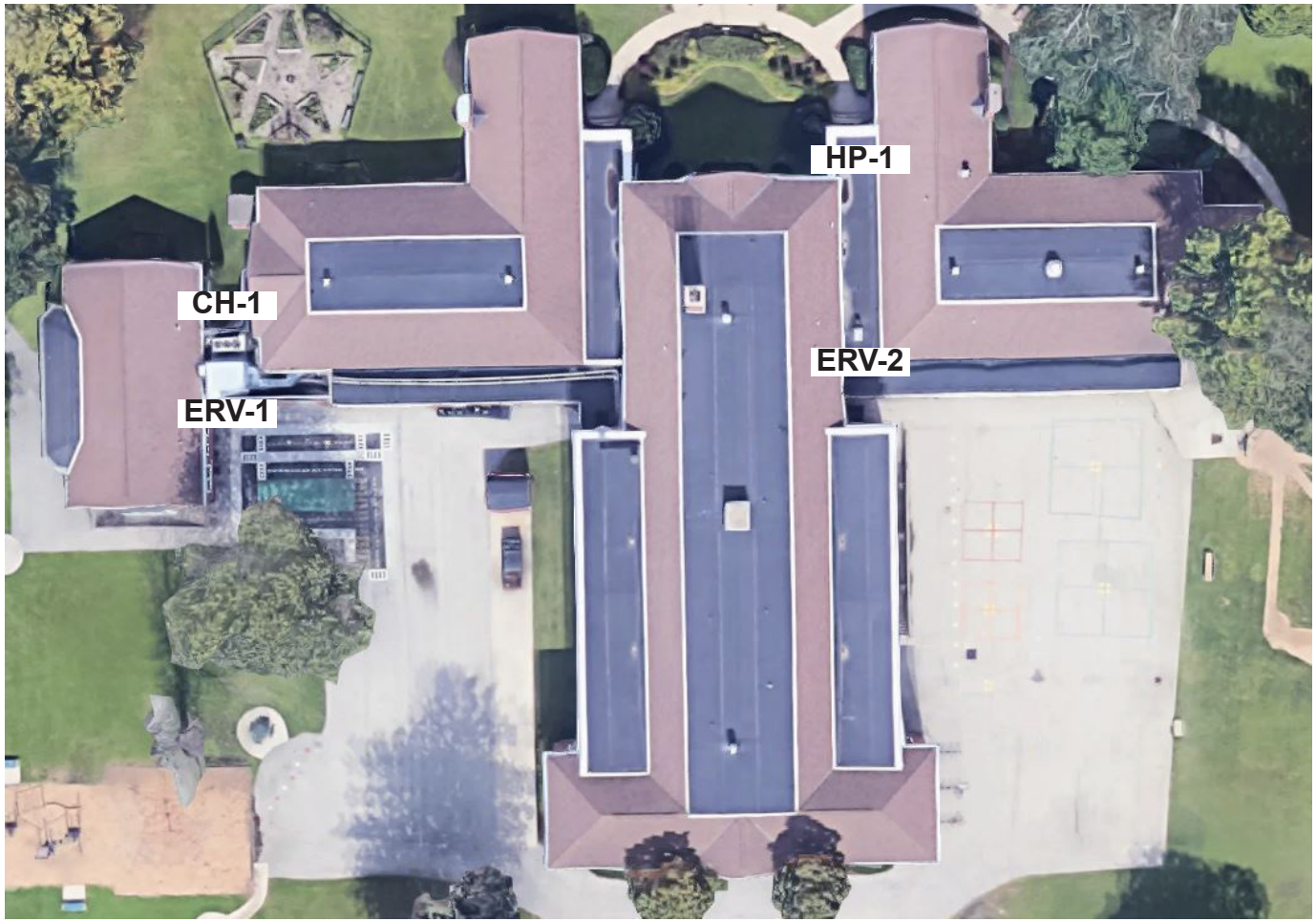
LINCOLNWOOD ELEMENTARY SCHOOL

LINCOLNWOOD 02

CORDOGAN CLARK
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MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



LINCOLNWOOD ELEMENTARY SCHOOL
2600 COLFAX ST.
EVANSTON, IL

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FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Lincolnwood Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	CH-1	MANUFACTURER	MCQUAY	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	
EQUIPMENT	AIR COOLED CHILLER	MODEL NUMBER	GFHFDGH	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	ROOF	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	ERV-1	MANUFACTURER	VENMAR	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	ENERGY RECOVERY	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	ROOF	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	HP-1	MANUFACTURER	CARRIER	COOLING CAPACITIES (TONS)	4	YEAR MANUFACTURED	2018
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	38MGRQ48E--3	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	1818V19806	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	ERV-2	MANUFACTURER	RENEWAIRE	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	ENERGY RECOVERY	MODEL NUMBER	HE1XRT	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	ROOF	SERIAL NUMBER	070646	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	B-1	MANUFACTURER	AERCO INTERNATIONAL INC.	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2007
EQUIPMENT	BOILER	MODEL NUMBER	AS-179029	HEATING CAPACITIES (MBH)		PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	G-07-1158	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	AERCO INTERNATIONAL INC.	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2007
EQUIPMENT	BOILER	MODEL NUMBER	AS-179026	HEATING CAPACITIES (MBH)		PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	G-07-1157	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-3	MANUFACTURER	AERO INTERNATIONAL INC.	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2007
EQUIPMENT	BOILER	MODEL NUMBER	AS-179031	HEATING CAPACITIES (MBH)		PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	G-07-1156	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-1	MANUFACTURER	A O SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2012
EQUIPMENT	HOT WATER HEATER	MODEL NUMBER	BTR 197 118	HEATING CAPACITIES (MBH)	199	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	1202M001775	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-1	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	HOT WATER PUMP	MODEL NUMBER	TBD	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	TBD	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-2	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	HOT WATER PUMP	MODEL NUMBER	DVE215TTDW4028BCL	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER		REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-3	MANUFACTURER	BALDOR RELIANCE	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	WATER PUMP	MODEL NUMBER	TBD	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	BASEMENT	SERIAL NUMBER	TBD	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

OAKTON ELEMENTARY SCHOOL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



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FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Oakton Elementary**
Gross SF: 95,470
Date of Visit 7/30/2021
Year Built: 1914

Facility Function:
Elementary school with classrooms, auditorium, and a gymnasium. Additionally there are administrative offices and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																					
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																													
1	Foundations	Concrete/ Stone	100	Good condition - No visible cracks, cleaning needed at exposed foundation																									
2	Slabs on Grade	Concrete	100	Large cracks on parking lot southwest of building. Courtyard has several cracks																									
3	Superstructure - Ext. Wall	Multi-whythe		Fair condition - **Tuck pointing complete 2021??** - General cleaning		powerwash and tuckpointing	$75,000	$75,000																					
Exterior Envelope																													
4	Exterior Doors	Hollow metal	80	High wear, rusting, ivy covered, discolored, hardware tarnished finish. A few doors have already been replaced in some locations.		Replace as needed.	$15,000		$15,000																				
5	Exterior Windows	Vinyl	50	Moderate wear, ivy/vegetation growing on and around windows. Cleaning needed		Replace as needed	$10,000	$10,000																					
6	Exterior Windows	Wood		Courtyard small window frames show high wear at finish		Replace as needed	$10,000	$10,000																					
7	Exterior Window Glazing																												
8	Exterior Walls/Cladding	Brick	100	Greenery growing along the side, unable to evaluate ivy covered areas. Cleaning needed on brick courses near stone cornice.		Replace as needed.	$60,000	$60,000																					
9	Exterior Walls/Cladding	Cast Stone		Cleaning needed at cornice, stone wall caps, stone band, sills, watertable		Powerwash as needed	$1,500	$1,500																					
10	Exterior Walls/Cladding	Wood		Courtyard - wood panels around windows show high wear, peeling		Replace as needed.	$10,000	$10,000																					
11	Roofing	Fascia		fascia finish is missing, loose, peeling. Plywood substructure is exposed and damaged. Cleaning needed.		Replace as needed.	$12,500												$12,500										
12	Roofing		20	Reroof		Replace end of warranty	$1,120,000												$1,120,000										
13	Envelope Improvements			Insulate walls, windows		Green Initiatives	$1,432,050							$1,432,050															
Exterior Miscellaneous																													
13	Pipe Bollards	Steel		High wear, rusting		Replace as needed.	$2,000																						

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Oakton Elementary**
Gross SF: 95,470
Date of Visit 7/30/2021
Year Built: 1914

Facility Function:
Elementary school with classrooms, auditorium, and a gymnasium. Additionally there are administrative offices and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																						
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Interior Construction																														
14	Interior Partitions	Brick	100	Moderate wear, missing masonry, deteriorating and missing mortar joints		Tuckpoint as needed.	$10,000			$10,000																				
15	Interior Doors	Wood	60	door and frame show moderate wear, scratches, broken wood, discolored finish		Replace as needed	$50,000			$50,000																				
16	Interior Doors	Wood frame	60	Fair condition - Needs touch up																										
17	Interior Door Hardware	Metal	25	Moderate wear, tarnished finish, scratches		Replace as needed.	$10,000			$10,000																				
18	Interior Stairs	Metal		Stairs show moderate wear, touch up paint		Replace as needed.	$3,660			$3,660																				
19	Interior Handrails/ Guardrails	Wood		Stain tarnished		Replace as needed.	$3,660			$3,660																				
20	Interior Handrails/ Guardrails			Replace w/ code compliant rail		Capital List	$30,000	$30,000																						
21	Wire Glass			Replace w/ code compliant glass		Capital List	$40,000	$40,000																						
22	ACM			Asbestos containing materials in ACM thoughout.	10 yr. L&S	Completed?? $50K	$0																							
Interior Finishes																														
23	Floor Finish	Vinyl Comp Tile	12	Moderate wear, tiles separated, mix match, staining, cracking.		Replace as needed.	$343,700				$343,700																			
24	Floor Finish	Carpet (rolled)	6	Fair condition - Light wear		Replace as needed.	$10,000				$10,000																			
25	Floor Finish	Wood	15	Both gyms & adjacent rooms - Fair condition - Moderate wear		Replace as needed																								
26	Floor Finish	Ceramic Tile	20	Restrooms - Fair condition, mix match tile		Replace as needed																								
27	Floor Finish	Rubber		Stairs - Moderate wear		Replace as needed.	$9,000				$9,000																			
28	Floor Finish	Rubber Base		Moderate wear, loose, peeling.		Replace as needed.	$175,680				$175,680																			
29	Floor Finish	Concrete		Moderate wear, tarnished finish		Replace as needed.	$16,000				$16,000																			
30	Floor Finish	Brick Base		Moderate wear,																										
31	Ceiling Finish	Plaster	30	Fair condition - Moderate wear																										
32	Ceiling Finish	ACT	25	Moderate wear - Water damage on south east corner of second floor		Replace as needed.	$120,000		$120,000																					
33	Ceiling Finish	ACT 1X1	20	Good condition - West side of first floor (possibly newest addition)		Capital List	$20,000		$20,000																					
34	Ceiling Finish	Gypsum Board/ Plaster		Moderate wear, pealing, cracking. Holes		Replace as needed.	$16,000		$16,000																					
35	Ceiling Finish			Gymnatorium ceiling show fair condition, a few tiles torn		Replace as needed	$24,000		$24,000																					

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: Oakton Elementary
Gross SF: 95,470
Date of Visit: 7/30/2021
Year Built: 1914

Facility Function:
Elementary school with classrooms, auditorium, and a gymnasium. Additionally there are administrative offices and service rooms.

	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																					
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
36	Wall Finish		Paint	30	Moderate wear - Cracks, peeling, some rooms need to be repainted in its entirety.		Paint as needed.	$131,800	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590	$6,590
37	Wall Finish		CMU	100	Fair condition																									
38	Wall Finish		Ceramic Tile	20	Restrooms - Fair condition - Cracks and missing tiles		Replace as needed.	$37,500			$37,500																			
39	Casework		Wood		Moderate wear.		Replace as needed.	$36,000			$36,000																			
Plumbing																														
40	Plumbing Fixtures		Water Closet	30	Replace in kind: 37 +/- Count		corrective maintenance	$92,520					$30,840					$30,840						$30,840						
41	Plumbing Fixtures		Lavatories	30	Replace in kind: 37 +/- Count		corrective maintenance	$74,010					$24,670					$24,670						$24,670						
42	Plumbing Fixtures		Urinals	30	Replace in kind: 14 +/- Count		corrective maintenance	$35,010					$11,670					$11,670						$11,670						
43	Plumbing Fixtures		Flush Valves	12	Replace in kind: 51 +/- Count		corrective maintenance	$76,500					$25,500					$25,500						$25,500						
44	Plumbing Fixtures		Faucets	10	Replace in kind: 37 +/- Count		corrective maintenance	$18,510					$6,170					$6,170						$6,170						
45	Plumbing Fixtures		Electric Drinking Fountain	30	Replace in kind: 6 +/- Count		corrective maintenance	$24,000					$8,000					$8,000						$8,000						
46	Domestic Water Distribution		Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
47	Domestic Water Distribution		Piping	30	Replace aging galvanized piping		condition-based maintenance	$225,000														$75,000			$75,000					$75,000
48	Water Heater		Domestic water heater	10	Replace in kind		planned maintenance	$15,000					$15,000																	
HVAC																														
49	Rooftop unit 1		Roof	15	Replace in kind		planned maintenance	$25,000						$25,000																
50	Rooftop unit 2		Roof	15	Replace in kind		planned maintenance	$65,000						$65,000																
51	Condensing Unit 1		Roof	15	Replace in kind		planned maintenance	$5,000						$5,000																
52	Outdoor Heat Pump 1		Roof	15	Replace in kind		planned maintenance	$4,000						$4,000																
53	Boiler 1, 2, & 3		Basement	25	Service life exceeds 2030		planned maintenance	$0																						
54	Air Handling Unit 1		Second Floor	30	Replace in kind		planned maintenance	$0																						
55	Unit ventilators		Basement	25	Replace in kind		planned maintenance	$0																						
56	Pumps 1 to 2		Basement	20	Replace in kind		corrective maintenance / Capital List	$40,000		$40,000																				
57	Exhaust fans		Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000					$15,000												
58	Cooling		Throughout		Add air conditioning			$8,114,950																$8,114,950						
Electrical																														
59	General electrical			30	Upgrade Service		Green Intiative	$477,350									$477,350													
60	Lighting: Interior			30	Upgrade to LED fixtures, exit signs & new controls	500	planned maintenance	$250,020		$83,340							$83,340						$83,340							
61	Lighting: Exterior			20	Upgrade to LED fixtures	50	planned maintenance	$25,020		$8,340							$8,340						$8,340							
62	Hand Dryers				Replace in kind		corrective maintenance	$5,000						$5,000																
63	Branch Wiring				Replace old wiring		corrective maintenance - (Allowance)	$150,000						$150,000																
64	Electrical Service/ Distribution				Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000																

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

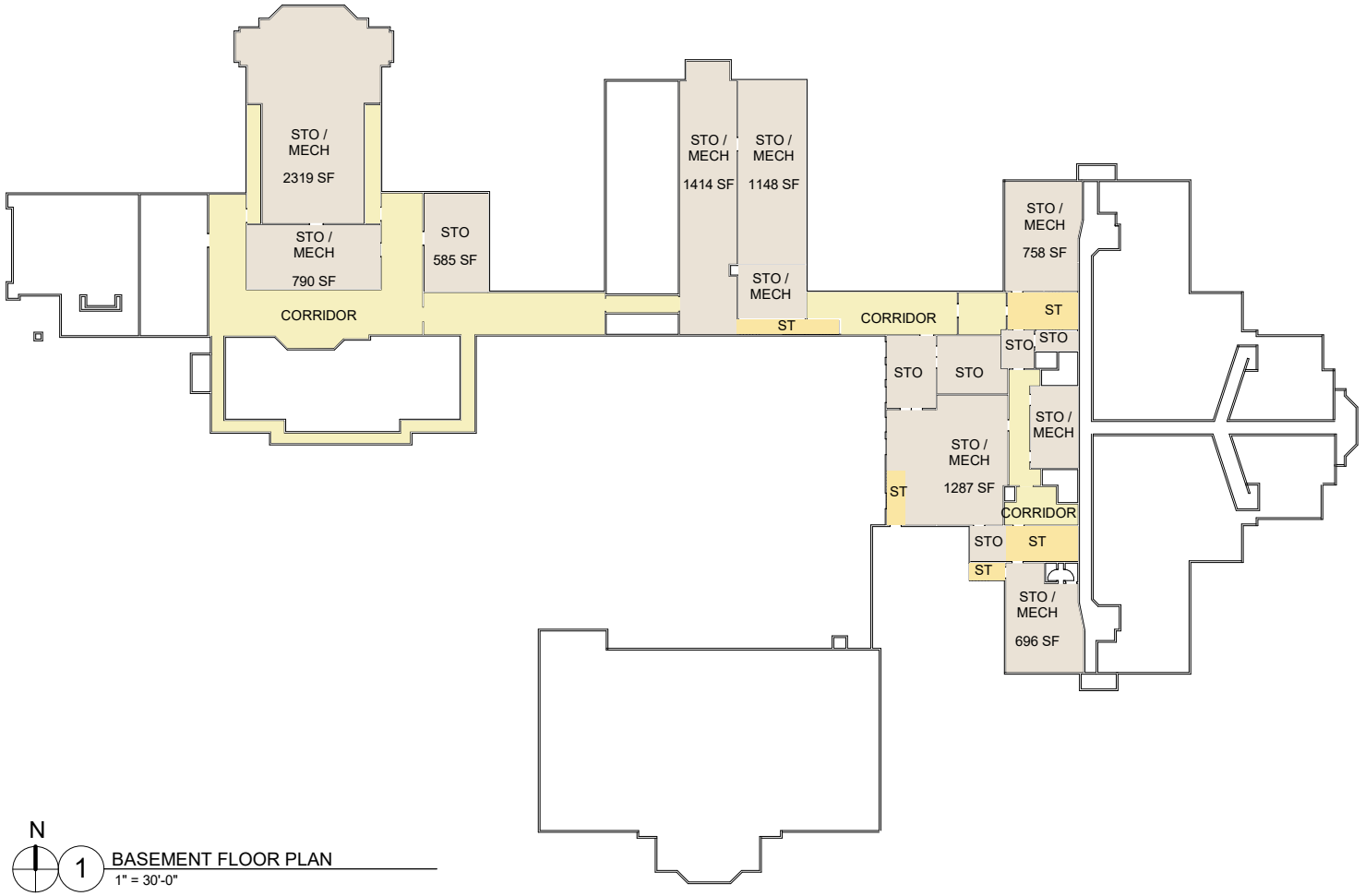
Building: **Oakton Elementary**
Gross SF: 95,470
Date of Visit: 7/30/2021
Year Built: 1914

Facility Function:
Elementary school with classrooms, auditorium, and a gymnasium. Additionally there are administrative offices and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
65	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000															
66	Information Technology																											
Equipment																												
67	Kitchen / Commercial Equipment																											
68	Fixed Furnishings																											
Site																												
69	Driveways and Parking lot	Asphalt	20	High wear, cracking		Replace as needed																						
70	Pedestrian Paving	Concrete	40	resedue from vegetation cleaning needed, vegetation growing between joints. High wear, cracking shown on sidewalk at entrance on North side of the building. Rust residue on concrete stairs from railing post.		Powerwash. Replace as needed	$28,000			$28,000																		
71	Pedestrian Paving	Brick		vegetation growing between grout joints		Replace as needed	$6,000			$6,000																		
72	Pedestrian Paving	Asphalt		Courtyard paving show high wear, cracking, vegetation growing in between cracks.		Replace as needed	$84,000			$84,000																		
73	Drainage																											
74	Landscaping	Vegetation		overgrown ivy on most of the building		Remove	$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Site Utilities																												
75	Storm Sewer																											
76	Sanitary Sewer																											
77	Site Fuel Distribution - Gas																											
78	Site Electrical Distribution																											
						TOTAL COSTS:	**$13,984,940**	**$250,590**	**$340,770**	**$282,910**	**$568,470**	**$150,940**	**$398,090**	**$1,446,140**	**$14,090**	**$583,120**	**$135,940**	**$14,090**	**$1,146,590**	**$89,090**	**$14,090**	**$8,220,720**	**$195,940**	**$14,090**	**$14,090**	**$14,090**	**$89,090**

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

N

1 BASEMENT FLOOR PLAN
1" = 30'-0"

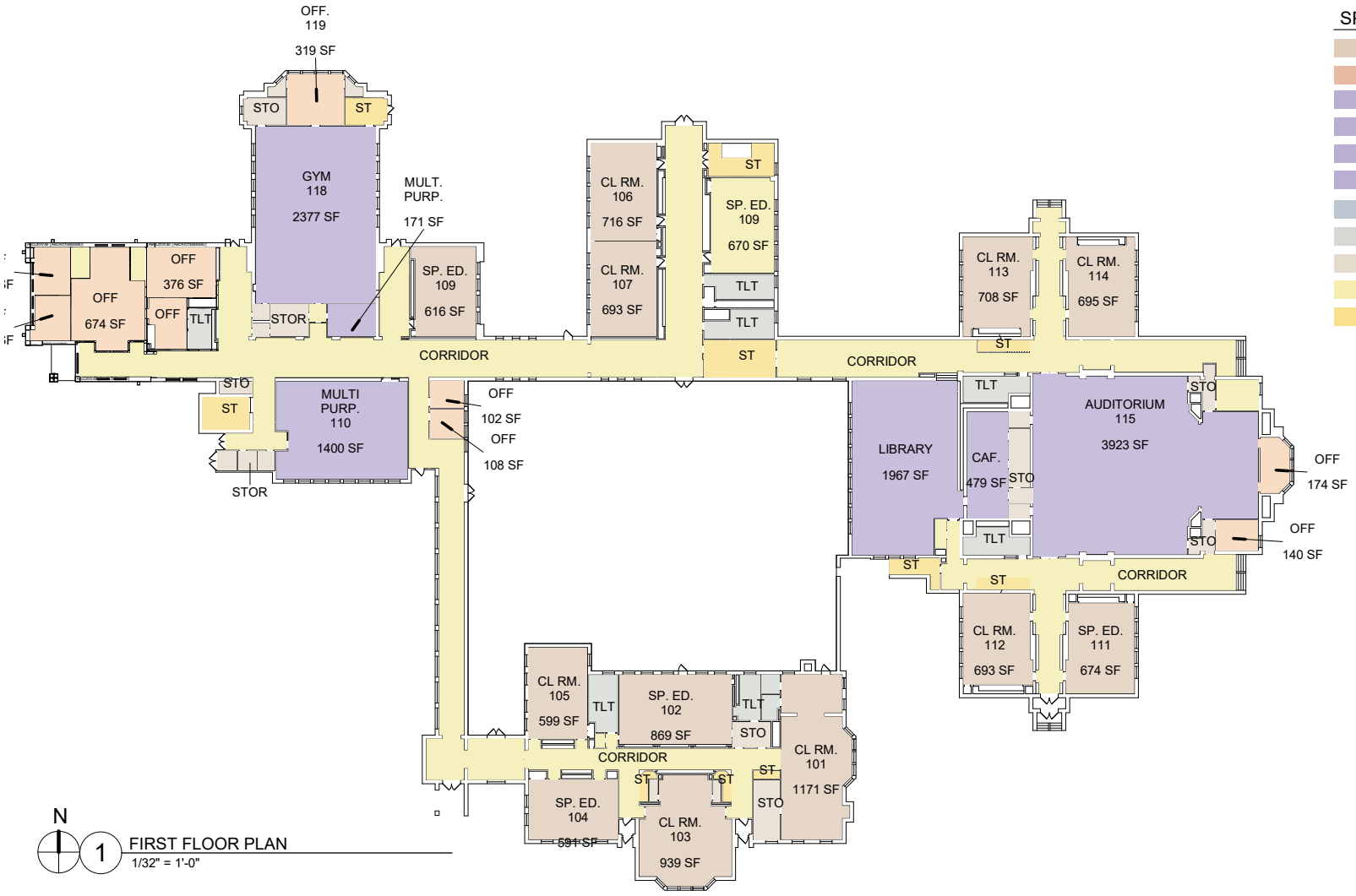
OAKTON ELEMENTARY SCHOOL

OAKTON 00

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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
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- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

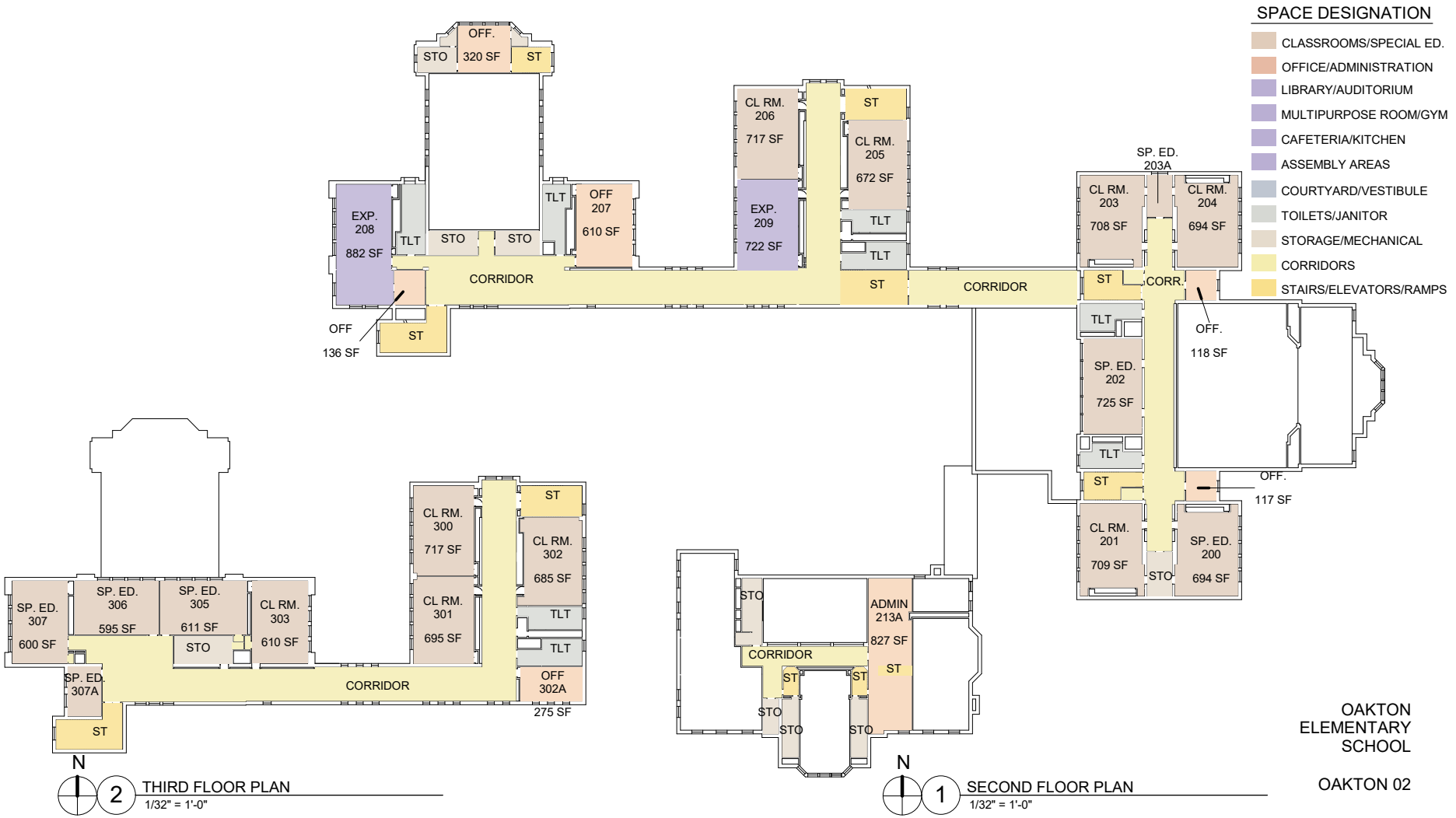
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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
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OAKTON 02

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MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



OAKTON ELEMENTARY SCHOOL
436 RIDGE AVE.
EVANSTON, IL

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FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Oakton Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	RTU-1	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	8.5	YEAR MANUFACTURED	2011
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	50PG-C09-A-50YMB	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	2411G20014	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	CU-1	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	1.5	YEAR MANUFACTURED	2011
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	38MVC018	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	1011V08559	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	HP-1	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	1	YEAR MANUFACTURED	2011
EQUIPMENT	OUTDOOR HEAT PUMP	MODEL NUMBER	38MAQB12R--3	HEATING CAPACITIES (MBH)	12000	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	0118V13312	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	RTU-2	MANUFACTURER	AAON INC	COOLING CAPACITIES (TONS)	20 TO 30 TONS (EST)	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	ILLEGIBLE	HEATING CAPACITIES (MBH)	ILLEGIBLE	PRIORITY	UNKNWON
LOCATION	ROOF	SERIAL NUMBER	ILLEGIBLE	REFRIGERATION TYPE	ILLEGIBLE	QUANTITY	1
TAG	B-1	MANUFACTURER	AERCO INTERNATIONAL INC.	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2008
EQUIPMENT	BOILER	MODEL NUMBER	BMK2.0	HEATING CAPACITIES (MBH)	2000	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	G-08-1039	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	AERCO INTERNATIONAL INC.	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2008
EQUIPMENT	BOILER	MODEL NUMBER	BMK2.0	HEATING CAPACITIES (MBH)	2000	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	G-08-1038	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-3	MANUFACTURER	AERCO INTERNATIONAL INC.	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2008
EQUIPMENT	BOILER	MODEL NUMBER	BMK2.0	HEATING CAPACITIES (MBH)	2000	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	G-08-1037	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	AC	MANUFACTURER	TBD	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	WINDOW AC UNIT	MODEL NUMBER	TBD	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	TBD	REFRIGERATION TYPE	TBD	QUANTITY	1
TAG	AHU-01	MANUFACTURER	MCQUAY	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	2007
EQUIPMENT	AIR HANDLING UNIT	MODEL NUMBER	CAH010GDAC	HEATING CAPACITIES (MBH)	TBD	PRIORITY	3
LOCATION	SECOND FLOOR	SERIAL NUMBER	FBOU100700170	REFRIGERATION TYPE	TBD	QUANTITY	1
TAG	UV	MANUFACTURER	DAIKIN	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	UNIT VENTILATOR	MODEL NUMBER	AV-006-11-F-MP2	HEATING CAPACITIES (MBH)	TBD	PRIORITY	UNKNWON
LOCATION	THIRD FLOOR	SERIAL NUMBER	75F0330400	REFRIGERATION TYPE	TBD	QUANTITY	

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Oakton Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	P-1	MANUFACTURER	U.S. ELECTRICAL MOTORS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	HOT WATER PUMP	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	BASEMENT	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-2	MANUFACTURER	U.S. ELECTRICAL MOTORS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	HOT WATER PUMP	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	BASEMENT	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	
TAG	WH-1	MANUFACTURER	A O SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2015
EQUIPMENT	HOT WATER HEATER	MODEL NUMBER	BTR197118	HEATING CAPACITIES (MBH)	199	PRIORITY	2
LOCATION	BASEMENT	SERIAL NUMBER	1546M000979	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-1	MANUFACTURER	BENCHMARK / AERCO	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	BOILER	MODEL NUMBER	#AS-370172	HEATING CAPACITIES (MBH)		PRIORITY	UNKNOWN
LOCATION	BASEMENT	SERIAL NUMBER	G-09-0395	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

EVANSTON/SKOKIE
SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

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ORRINGTON ELEMENTARY SCHOOL



FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Orrington Elementary**
Gross SF: 46,933
Date of Visit: 7/30/2021
Year Built: 1911

Facility Function:
Elementary school with classrooms, auditorium, gymnasium, and a Library. Additionally there are administrative offices, special education rooms, and service rooms. Addition #1: 1931

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																					
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																													
1	Stairs	Concrete	100	cracking at stairs and landing at South Entrance			$7,500	$7,500																					
2	Superstructure - Int. Wall	Brick	100	missing brick in Gymnasium		tuckpointing	$4,000		$4,000																				
3	Superstructure - Ext. Wall	Multi-whythe	50	deteriating/ missing mortar joints at masonry	111543, 111249	tuckpointing / Capital List	$70,000		$70,000																				
Exterior Envelope																													
4	Exterior Doors	Hollow Metal	80	High wear. Paint touch up at door and frame	111107, 111744	Paint as needed.	$16,200		$5,400								$5,400											$5,400	
5	Exterior Doors	Aluminum Frame	40	Fair condition	130744, 111534																								
6	Exterior Windows	Vinyl	50	Fair condition.																									
7	Exterior Walls/Cladding	Brick	100	Some deteriorating mortar in some areas at brick base		tuckpointing	$10,000		$10,000																				
8	Exterior Walls/Cladding	Cast Stone	100	cracked/damged sill and cornice, cleaning needed. West Entrance: Paint touch up at columns	111626, 111310, 11609	Patch/ Repair as needed. Powerwash cast stone and repaint as needed.	$1,500		$1,500																				
9	Exterior Walls/Cladding	Concrete	100	cleaning needed. Cracking at finish and window head.	111347, 110729	Powerwash as needed. Patch/ repair concrete wall and finish as needed.	$1,500		$1,500																				
10	Roofing		20	Reroof		Replace end of warranty	$500,000														$500,000								
11	Soffit	Concrete		cleaning	111724	Cleaning as needed	$1,500		$1,500																				
12	Envelope Improvements			Insulate walls, windows		Green Initiatives	$703,995							$703,995															
Exterior Miscellaneous																													
12	NA																												
Interior Construction																													
13	Interior Partitions	Brick	100	Gymnasium: high wear discolored brick and grout. Missing brick.	122551, 122623	Patch and powerwash as needed.	$20,000	See line 8	$20,000																				
14	Exposed Ceiling/ Structure	Steel		Exposed structure show moderate wear, rusting.	124550	Refurbish and repaint as needed.	$12,000				$12,000																		
15	Interior Handrails/Guardrails	Metal		High wear, paint touch up.	121925, 124847	Paint as needed.	$4,000			$2,000										$2,000									
16	Interior Handrails/Guardrails	Wood		High wear.	115430	Stain/ Paint as needed.	$4,000			$2,000										$2,000									
17	Interior Doors	Hollow Metal Frame Wood Door	80	Frames: Moderate wear, paint touch up. Door: Fair condition	125202	Repaint as needed	$25,000										$25,000												
18	Interior Doors	Wood Frame Wood Door	60	Moderate wear, paint touch up.	113908, 113611	Repaint as needed. Incld. in 28																							
19	Interior Door Threshold		40	High wear.	114159, 115311	Replace as needed. Incld. in 34																							
20	Interior Door Hardware		25	High wear, hardware finish tarnished.	125202, 124244	Replace as needed.	$2,500										$2,500												

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Orrington Elementary**
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Elementary school with classrooms, auditorium, gymnasium, and a Library. Additionally there are administrative offices, special education rooms, and service rooms. Addition #1: 1931

	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
21	Interior Storefronts		Hollow Metal Frame Wood Door	80	Frames: Moderate wear, paint touch up. Door: Fair condition		Repaint as needed.	$10,000										$10,000											
22	ACM				Asbestos containing materials - done in 2020	10 yr. L&S	Asbestos treatment, remove ACM and replace with new.	$0				$0																	
23	Security Vestibule				Reconfigure main entry done in 2020		Capital List	$0		$0																			
Interior Finishes																													
24	Floor Finish		Wood	15	Auditorium: moderate wear at stair. High wear at stage.		Repaint/ Refinish as needed.	$20,000	$20,000																				
25	Floor Finish		Concrete	50	Auditorium: moderate wear. Library Restroom: high wear. Service areas: moderate wear, damage at entry	124817, 113519, 114440	Refinish/ Repaint concrete flooring as needed.	$8,000	$8,000																				
26	Floor Finish		Vinyl Comp Tile	12	Corridors: Basement - high wear, stained. First Floor - fair condition. Second Floor - fair condition. Classrooms: moderate wear, stained, minor damage.	123607, 124452	Replace as needed.	$168,000									$84,000	$84,000											
27	Floor Finish		Carpet (Roll)	6	Auditorium: high wear, stained and warped Classrooms: moderate wear, minor stains. High wear, stained and warped flooring in some rooms.	124149, 124437, 121113, 115927	Replace as needed.	$94,000	$94,000																				
28	Floor Finish		Rubber		Stair: moderate wear, showing wear on risers.	115536	Replace as needed.	$9,000							$9,000														
29	Floor Finish		Rubber Base		Moderate wear. Loose in some areas	123107	Replace/ reapply adhesive as needed.																						
30	Floor Finish		Ceramic Tile	20	First Floor Restrooms: Fair condition.																								
31	Floor Finish		Terrazzo	50	Third floor Restroom: Moderate wear, cracking. Cleaning needs at wall base.	121509	Clean and repair as needed.	$94,000									$47,000	$47,000											
32	Floor Finish		Metal		Auditorium Stair Tower: high wear, rusting, and paint touch up.	125820	Refurbish and paint as needed.	$24,000							$24,000														

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Orrington Elementary**
Gross SF: 46,933
Date of Visit: 7/30/2021
Year Built: 1911

Facility Function:
Elementary school with classrooms, auditorium, gymnasium, and a Library. Additionally there are administrative offices, special education rooms, and service rooms. Addition #1: 1931

	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																		
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
33	Ceiling Finish	Acoustical Ceiling	20	Fair condition. minor damage or tiles missing. Moisture damage tiles in Storage Room 208, Corridor next to storage room, Classroom 207 & 210.	114838, 114820, 122428	Replace as needed.	$59,000		$29,500											$29,500								
34	Wall Finish	Plaster	30	Moderate wear. cracking, peeling, and minor knicks.	124600	Patch damage and repaint.	$16,200	$5,400							$5,400						$5,400							
35	Wall Finish	Wood	15	Moderate wear at wood base. Classroom: High wear at chalkboard trim. Auditorium: Moderate wear at wood panels and balcony railing short wall	124306, 121330, 120141	Paint as needed.	$40,000				$20,000														$20,000		
36	Wall Finish	Paint	5	Moderate wear.		Paint as needed.	$106,200	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310	$5,310
37	Casework	Wood		Moderate wear. Missing edging on plastic laminate countertops in some areas.	120621, 114229	Repair and paint/stain as needed.	$29,000								$29,000													
38	Casework	Metal		Corridor: lockers show moderate wear.	120907	Paint as needed.	$8,000								$8,000													
Plumbing																											
39	Plumbing Fixtures	Water Closet	30	Replace in kind: 22 +/- Count		corrective maintenance	$55,200				$18,400						$18,400					$18,400						
40	Plumbing Fixtures	Lavatories	30	Replace in kind: 30 +/- Count		corrective maintenance	$60,000				$20,000						$20,000					$20,000						
41	Plumbing Fixtures	Urinals	30	Replace in kind: 6 +/- Count		corrective maintenance	$15,000				$5,000						$5,000					$5,000						
42	Plumbing Fixtures	Flush Valves	12	Replace in kind: 28 +/- Count		corrective maintenance	$42,000				$14,000						$14,000					$14,000						
43	Plumbing Fixtures	Faucets	10	Replace in kind: 30 +/- Count		corrective maintenance	$15,000				$5,000						$5,000					$5,000						
44	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 4 +/- Count		corrective maintenance	$16,200				$5,400						$5,400					$5,400						
45	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
46	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based replacement	$225,000															$75,000			$75,000			$75,000
47	Water Heater	Domestic water heater	10	Service life exceeds 2030		planned maintenance	$0																					
HVAC																											
48	Air Handling Unit 1	Basement	30	Service life exceeds 2030		planned maintenance	$0																					
49	Air Handling Unit 2	Second Floor	30	Replace in kind		planned maintenance	$0																					
50	Air Handling Unit 3	Second Floor	30	Replace in kind		planned maintenance	$0																					
51	Condensing Unit 1	Roof	15	Replace in kind		planned maintenance	$4,500									$4,500												

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Orrington Elementary**
Gross SF: 46,933
Date of Visit: 7/30/2021
Year Built: 1911

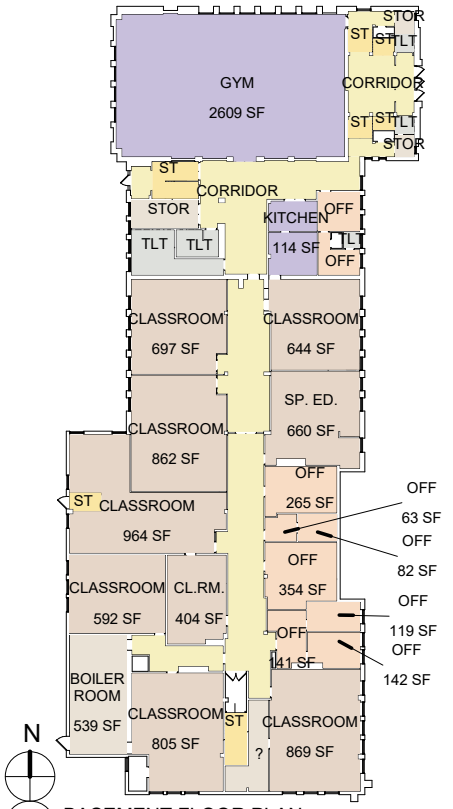
Facility Function:
Elementary school with classrooms, auditorium, gymnasium, and a Library. Additionally there are administrative offices, special education rooms, and service rooms. Addition #1: 1931

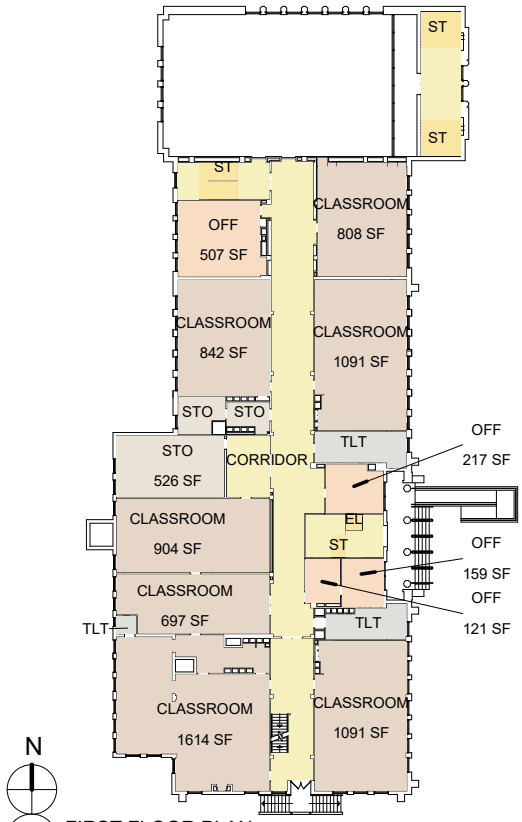
	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
52	Rooftop unit 1	Roof	15	Replace in kind		planned maintenance	$40,000								$40,000													
53	Boiler 1	Basement	25	Replace in kind		planned maintenance	$200,000			$200,000																		
54	Fan Coil	Building	25	Replace in kind		planned maintenance	$0																					
55	Pumps 1 to 2	Basement	20	Replace in kind		corrective maintenance	$30,000			$30,000																		
56	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000																$15,000
57	Cooling	Throughout		Add air conditioning			$4,000,000																$4,000,000				
Electrical																												
58	General electrical		30	Upgrade Service		Green Intiative	$234,665									$234,665												
59	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls	566	planned maintenance	$283,200		$94,400				$94,400				$94,400											
60	Lighting: Exterior		20	Upgrade to LED fixtures	20	planned maintenance	$10,200		$3,400				$3,400				$3,400											
61	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000															
62	Branch Wiring			Replace old wiring		corrective maintenance - (Allowance)	$150,000						$150,000															
63	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000															
64	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000															
65	Information Technology						$0																					
Equipment																												
66	Kitchen / Commercial Equipment																											
67	Fixed Furnishings																											
Site																												
68	Driveways and Parking lot						$64,000					$32,000							$32,000									
69	Pedestrian Paving						$35,000							$17,500								$17,500						
70	Drainage																											
71	Landscaping						$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Site Utilities																												
72	Storm Sewer																											
73	Sanitary Sewer																											
74	Site Fuel Distribution - Gas																											
75	Site Electrical Distribution																											
						TOTAL COSTS:	**$7,864,060**	**$147,710**	**$254,010**	**$246,810**	**$112,610**	**$59,810**	**$395,610**	**$809,705**	**$141,310**	**$446,275**	**$200,510**	**$12,810**	**$78,310**	**$518,210**	**$155,610**	**$30,310**	**$4,012,810**	**$87,810**	**$12,810**	**$32,810**	**$108,210**

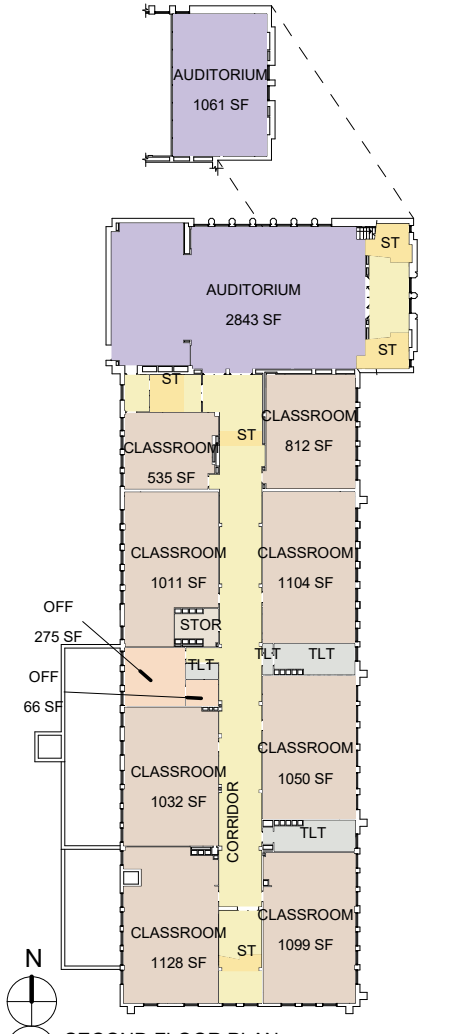
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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes







SPACE DESIGNATION

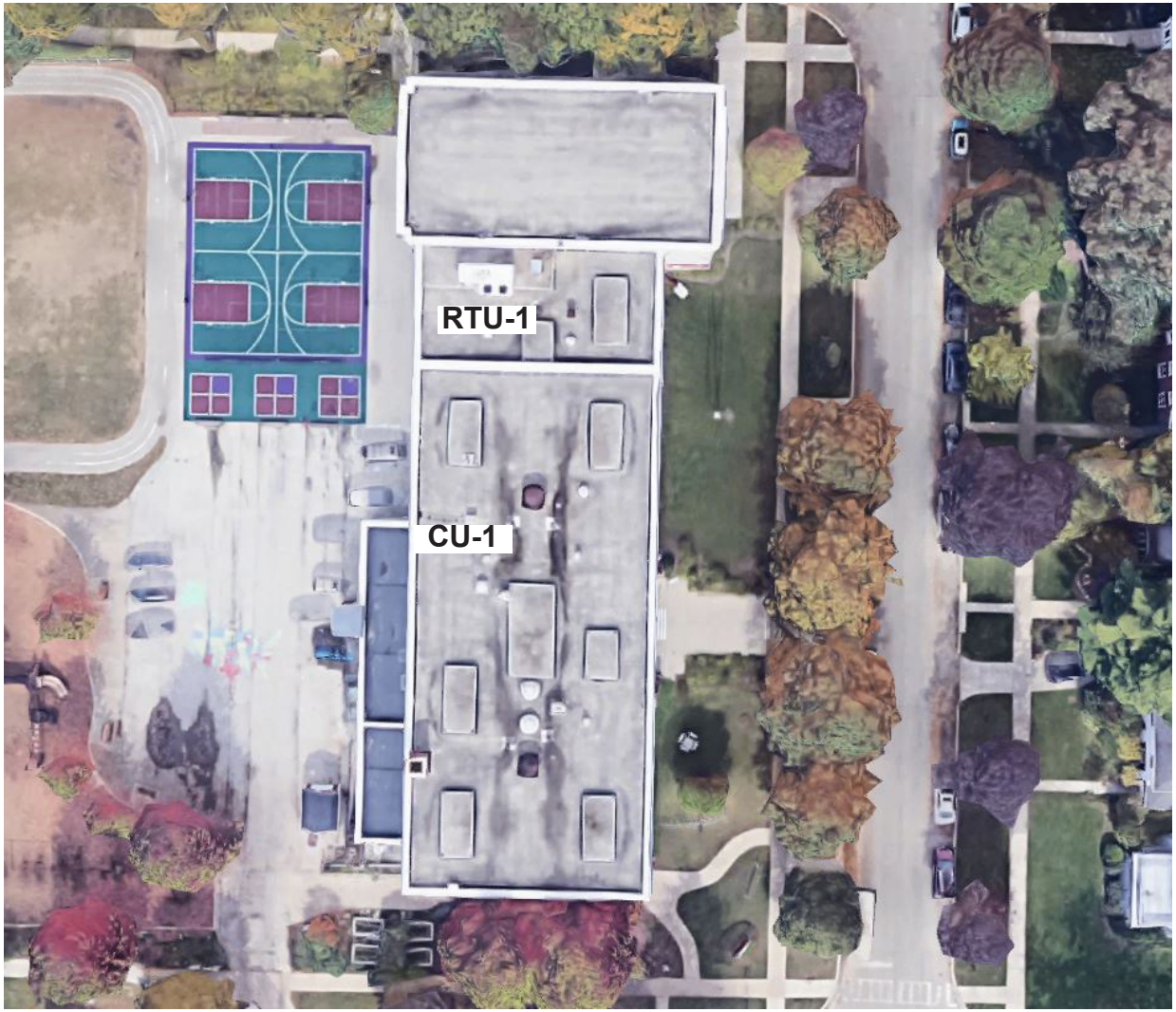
- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

ORRINGTON ELEMENTARY SCHOOL

ORRINGTON 01

CORDOGAN CLARK
ARCHITECTURE • ENGINEERING • CONSTRUCTION

MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF



ORRINGTON ELEMENTARY SCHOOL
2636 ORRINGTON AVE.
EVANSTON, IL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

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FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Orrington Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	CU-1	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	1	YEAR MANUFACTURED	2013
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	38MVC012---301--	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	3313V05318	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	RTU-1	MANUFACTURER	AAON INC	COOLING CAPACITIES (TONS)	15 EST	YEAR MANUFACTURED	2013 EST
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	TBD	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	WH-1	MANUFACTURER	BRADFORD WHITE	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2018
EQUIPMENT	WATER HEATER	MODEL NUMBER	RG275H6N	HEATING CAPACITIES (MBH)	76	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	SD41211624	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-1	MANUFACTURER	BRYAN BOILERS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	1997
EQUIPMENT	BOILER	MODEL NUMBER	RV300-W-FD-(B0)-KD5	HEATING CAPACITIES (MBH)	3,000	PRIORITY	2
LOCATION	BASEMENT	SERIAL NUMBER	970502	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-1	MANUFACTURER	BELL & GOSSETT	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	BASEMENT	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	AHU-1	MANUFACTURER	MCQUAY	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	2009
EQUIPMENT	AIR HANDLING UNIT	MODEL NUMBER	CAH010GHAC	HEATING CAPACITIES (MBH)	TBD	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	FBOU090601722	REFRIGERATION TYPE	TBD	QUANTITY	1
TAG	FCU-1	MANUFACTURER	MCQUAY	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	1997
EQUIPMENT	FAN COIL	MODEL NUMBER	AV005C11	HEATING CAPACITIES (MBH)	TBD	PRIORITY	1
LOCATION	FIRST FLOOR	SERIAL NUMBER	77F1327400	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	AC UNIT	MANUFACTURER	VARIES	COOLING CAPACITIES (TONS)	VARIES	YEAR MANUFACTURED	VARIES
EQUIPMENT	WINDOW AC UNIT	MODEL NUMBER	VARIES	HEATING CAPACITIES (MBH)	VARIES	PRIORITY	VARIES
LOCATION	BUILDING	SERIAL NUMBER	VARIES	REFRIGERATION TYPE	VARIES	QUANTITY	1
TAG	AHU-3	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	AIR HANDLING UNIT	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	TBD	PRIORITY	UNKNOWN
LOCATION	SECOND FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	AHU-2	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	AIR HANDLING UNIT	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	TBD	PRIORITY	UNKNOWN
LOCATION	SECOND FLOOR	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-2	MANUFACTURER	BELL & GOSSETT	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	NA
EQUIPMENT	PUMP	MODEL NUMBER	FQB56A17D5BFP	HEATING CAPACITIES (MBH)	NA	PRIORITY	NA
LOCATION	SECOND FLOOR	SERIAL NUMBER	NA	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

WALKER ELEMENTARY SCHOOL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



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FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Walker Elementary**
Gross SF: 51,425
Date of Visit 7/15/2021
Year Built: 1962

Facility Function:
Elementary school with classrooms, auditorium, gymnasium, and library. Additionally there are administrative offices and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																					
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																													
1	Foundations	Concrete	100	exposed foundation walls need cleaning at stair and brick wall	112102		$1,500						$1,500																
2	Superstructure - Ext. Wall	Multi-whythe	100	Moderate wear. mortar deteriorating in some areas, wall bowing at SE corner.	110528	Tuckpoint as needed (structural repairs?)	$95,000	$95,000																					
3	Superstructure - Ext. Wall	Brick	100	Moderate wear. Mortar deteriorating at wing walls for trash area.	111943	Tuckpoint as needed.	$10,000						$10,000																
Exterior Envelope																													
4	Exterior Walls/Cladding	Cast Stone	100	Window sill, caps, and fascia need cleaning. Mortar deteriating between stone and lintels at fascia.	110702, 110431, 112342, 110205	Powerwash and tuckpoint/ replace stone as needed.	$20,100						$20,100																
5	Exterior Walls/Cladding	Soffit		cracking, mortar deteriorating, cleaning needed.	110400, 110955	Powerwash and tuckpoint as needed	$16,000						$16,000																
6	Lintels			Rusting at roof soffit.	110400	Refurbish & repaint as needed	$21,000						$21,000																
7	Roofing		20	Reroof		Replace end of warranty	$1,078,000				$1,078,000																		
8	Envelope Improvements			Insulate walls, windows		Green Initiatives	$771,375							$771,375															
Exterior Miscellaneous																													
8	Railings	Handranils/ Guardrails	60	rusting		Replace as needed.	$4,000						$4,000																
Interior Construction																													
9	Interior Partitions	CMU	100	damaged glazed block, grout discoloration	120700	Repair and clean as needed.	$40,200				$13,400					$13,400							$13,400						
10	Interior Partitions	Brick	100																										
11	ACM			Asbestos containing materials in ACM thoughout.	10 yr. L&S	Asbestos treatment, remove ACM and replace with new.	$50,000							$25,000	$25,000															
Interior Finishes																													
12	Floor Finish	Vinyl Comp Tile	12	cracking, damaged tile. Mix match tile.		Replace as needed.	$183,600		$61,200	$61,200			$61,200																
13	Floor Finish	Wood	15	Fair condition.																									
14	Floor Finish	Concrete	50	Moderate wear.	122226	Repair as needed.	$8,000		$8,000																				
15	Floor Finish	Ceramic Tile	20	Fair condition.	120535																								
16	Floor Finish	Carpet (Roll)	6																										
17	Floor Finish	Carpet (Tile)	6	Fair condition.																									
18	Floor Finish	Rubber base		missing in some areas	115327	Replace as needed	$117,120		$39,040	$39,040			$39,040																
19	Ceiling Finish	Acoustical Ceiling	25	Moderate wear.	114818, 113113	Replace as needed / Capital List	$255,000	$20,000						$107,500	$127,500														
20	Ceiling Finish	Gypsum Board	30	Moderate wear.	121023	Patch and paint as needed.	$16,000									$16,000													
21	Ceiling Finish	Tectum	20	High wear. Rusting ceiling grid system.		Replace as needed.	$25,000									$25,000													

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Walker Elementary**

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Elementary school with classrooms, auditorium, gymnasium, and library. Additionally there are administrative offices and service rooms.

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																					
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
22	Wall Finish	Paint	5				$88,000	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400
23	Casework	Wood		Moderate wear.	120821, 120713, 115431, 113238, 123140	Replace as needed	$24,000		$8,000	$8,000			$8,000																
Plumbing																													
24	Plumbing Fixtures	Water Closet	30	Replace in kind: 27 +/- Count		corrective maintenance	$67,500		$22,500							$22,500						$22,500							
25	Plumbing Fixtures	Lavatories	30	Replace in kind: 38 +/- Count		corrective maintenance	$76,200		$25,400							$25,400						$25,400							
26	Plumbing Fixtures	Urinals	30	Replace in kind: 8 +/- Count		corrective maintenance	$20,100		6700							6700						6700							
27	Plumbing Fixtures	Flush Valves	12	Replace in kind: 35 +/- Count		corrective maintenance	$52,500		$17,500							$17,500						$17,500							
28	Plumbing Fixtures	Faucets	10	Replace in kind: 27 +/- Count		corrective maintenance	$13,500		$4,500							$4,500						$4,500							
29	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 4 +/- Count		corrective maintenance	$16,200		$5,400							$5,400						$5,400							
30	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
31	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based replacement	$225,000		$75,000			$75,000			$75,000														
32	Water Heater	Domestic water heater	10	Service life exceeds 2030		planned maintenance	$10,000									$10,000													
HVAC																													
33	Rooftop unit 1	Roof	15	Replace in kind		planned maintenance	$73,000			$73,000																			
34	Rooftop unit 2	Roof	15	Replace in kind		planned maintenance	$12,000					$12,000																	
35	Condensing Unit 1	Roof	15	Replace in kind		planned maintenance	$4,500							$4,500															
36	Condensing Unit 2	Roof	15	Replace in kind		planned maintenance	$4,500	$4,500																					
37	Unit ventilators	Basement	25	Replace in kind		planned maintenance	$0																						
38	Boiler 1 & 2	Basement	25	Service life exceeds 2030		planned maintenance	$0																						
39	Pumps 1 to 2	Basement	20	Replace in kind		corrective maintenance	$30,000										$30,000												
40	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000					$15,000												
41	Cooling	Throughout		Add air conditioning			$4,371,200																	$4,371,200				
Electrical																													
42	General electrical		30	Upgrade Service		Green Intiative	$257,125									$257,125													
43	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls	833	planned maintenance / Capital List	$407,700	$20,000				$115,900					$135,900						$135,900						
44	Lighting: Exterior		20	Upgrade to LED fixtures	30	planned maintenance	$15,000					$5,000					$5,000						$5,000						
45	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000																
46	Branch Wiring			Replace in kind		corrective maintenance	$0																						
47	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000																
48	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000																
49	Information Technology																												

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Walker Elementary**

Gross SF: 51,425

Date of Visit 7/15/2021

Year Built: 1962

Facility Function:

Elementary school with classrooms, auditorium, gymnasium, and library. Additionally there are administrative offices and service rooms.

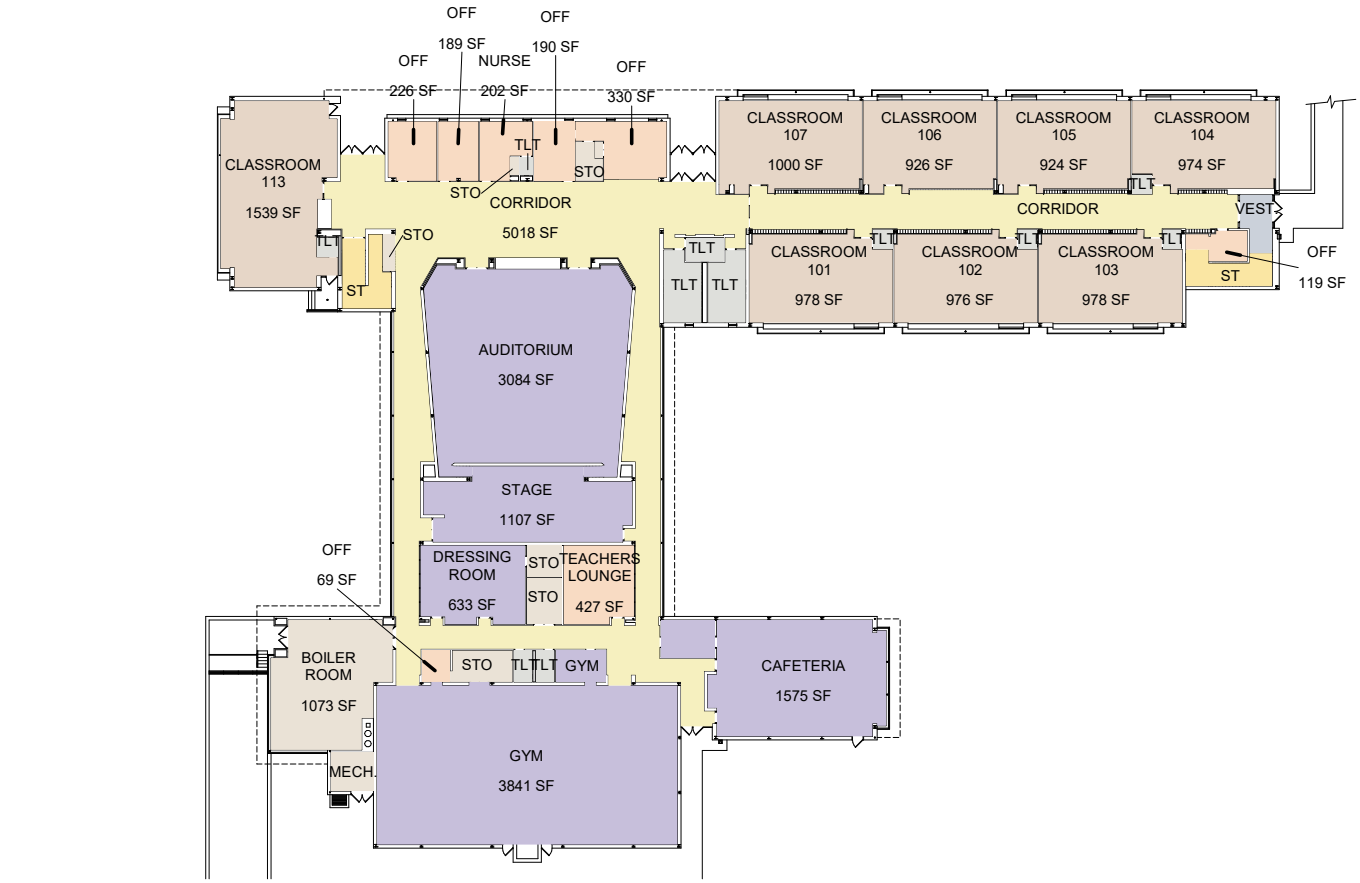
	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Equipment																												
50	Kitchen / Commercial Equipment																											
51	Fixed Furnishings																											
Site																												
52	Driveways and Parking lot		20	cracking in parking lot paving	110702		$136,000				$68,000											$68,000						
53	Pedestrian Paving		40	craking at playground sidewalk	110609	Replace as required	$0																					
54	Drainage						$0																					
55	Landscaping	Grass		groundcover growing thru paver joints. Groundcover (grass areas) are spotty in some areas.	112007, 112431	Clean up, re-seed and sod landscape areas as required.	$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
56	Landscaping	Gravel		Remove weeds out of the groundcover in playground.	110840, 110846	Clean up and add groundcover as needed.	$0																					
57	Retaining Wall	Multi-whythe	100	Cast stone caps are loose, motar deteriorating	111502, 111712	Reanchor cast stone caps as required. Tuckpoint.	$20,000				$20,000																	
58	Retaining Wall	Concrete	100	cleaing needed	111703	Powerwash as required.	$10,000				$10,000																	
Site Utilities																												
59	Storm Sewer																											
60	Sanitary Sewer																											
61	Site Fuel Distribution - Gas																											
62	Site Electrical Distribution																											
						TOTAL COSTS:	**$8,960,920**	**$151,400**	**$285,140**	**$193,140**	**$1,201,300**	**$234,800**	**$327,740**	**$920,275**	**$239,400**	**$415,425**	**$197,800**	**$11,900**	**$11,900**	**$11,900**	**$11,900**	**$161,900**	**$166,200**	**$4,383,100**	**$11,900**	**$11,900**	**$11,900**

CORDOGAN CLARK

ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



N 1 FIRST FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

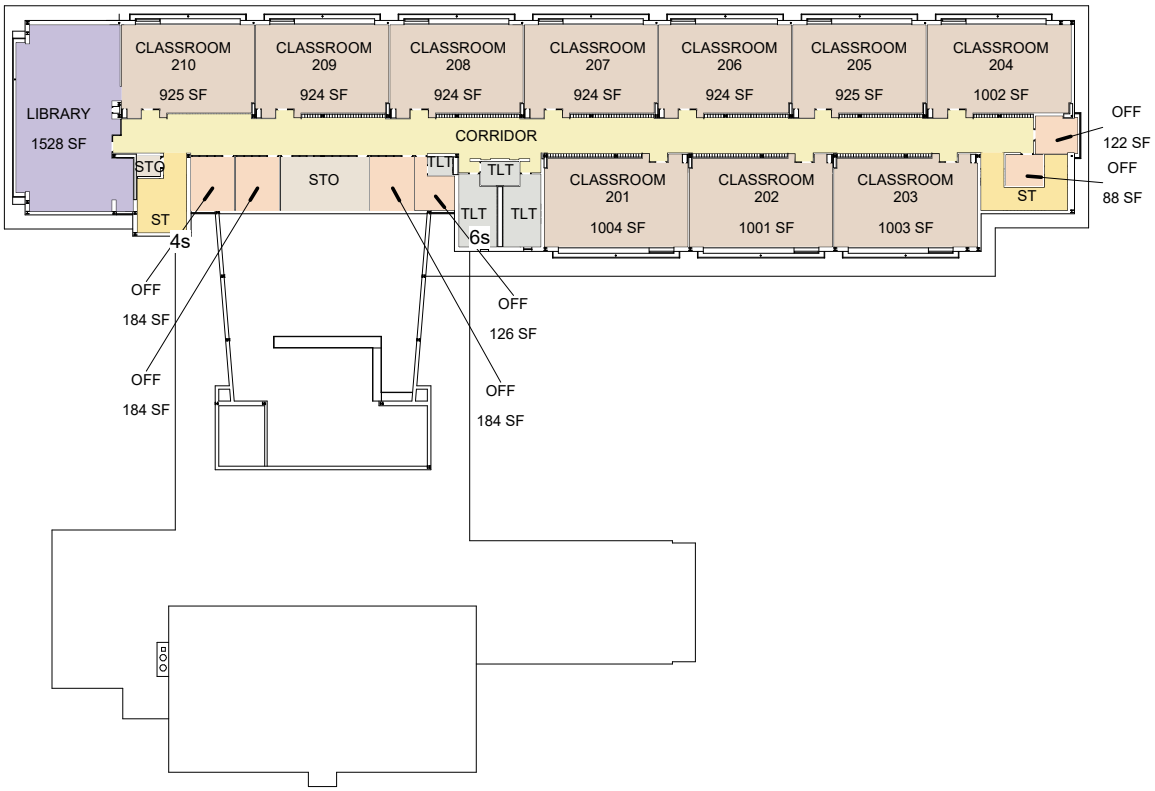
WALKER ELEMENTARY SCHOOL

WALKER 01

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



N 1 SECOND FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

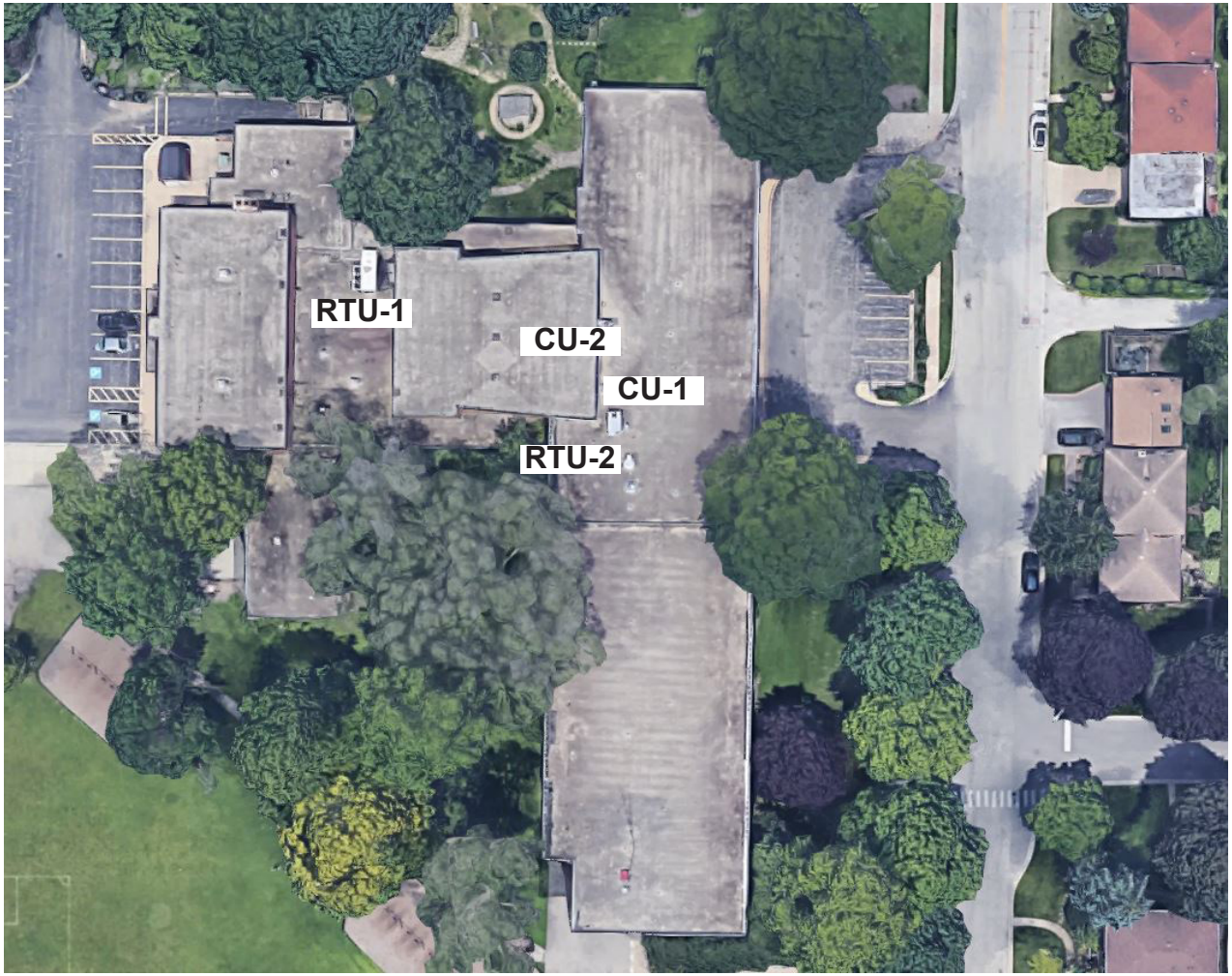
- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

WALKER ELEMENTARY SCHOOL

WALKER 02

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF



WALKER ELEMENTARY SCHOOL

3601 CHURCH ST.
EVANSTON, IL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Walker Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	RTU-1	MANUFACTURER	AAON INC	COOLING CAPACITIES (TONS)	30	YEAR MANUFACTURED	2008
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	RM-030-8-0-B602-38	HEATING CAPACITIES (MBH)	405	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	200809-AMGT44808	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	RTU-2	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	2	YEAR MANUFACTURED	2010
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	50PG-C03-D-30-BB	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	2510G30027	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	CU-1	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	1	YEAR MANUFACTURED	2012
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	38MVC012---301--	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	4912V23026	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	CU-2	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	2.5	YEAR MANUFACTURED	2002
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	50GS-030---501--	HEATING CAPACITIES (MBH)	NA	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	2902G50869	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	AC	MANUFACTURER	FRIGIDAIRE	COOLING CAPACITIES (TONS)	VARIES	YEAR MANUFACTURED	VARIES
EQUIPMENT	WINDOW AC UNIT	MODEL NUMBER	VARIES	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	VARIES	REFRIGERATION TYPE	VARIES	QUANTITY	1
TAG	UV-1	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	UNIT VENTILATOR	MODEL NUMBER	TBD	HEATING CAPACITIES (MBH)	TBD	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	TBD	REFRIGERATION TYPE	TBD	QUANTITY	1
TAG	B-1	MANUFACTURER	BENCHMARK	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	BOILER W-1	MODEL NUMBER	AS-370158	HEATING CAPACITIES (MBH)	2,000	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-09-0384	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	BENCHMARK	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	BOILER W-2	MODEL NUMBER	AS-370148	HEATING CAPACITIES (MBH)	2,000	PRIORITY	2
LOCATION	FIRST FLOOR	SERIAL NUMBER	G-09-0383	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-1	MANUFACTURER	AO SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2019
EQUIPMENT	WATER HEATER	MODEL NUMBER	BTH-199300	HEATING CAPACITIES (MBH)	78,000	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	1926115413483	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-1	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	BOILER PUMP - 1	MODEL NUMBER	HVF213TTDW6026EEL	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	TBD	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-2	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	BOILER PUMP - 1	MODEL NUMBER	HVF213TTDW6026EEL	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	FIRST FLOOR	SERIAL NUMBER	TBD	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

WASHINGTON ELEMENTARY SCHOOL



FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Washington Elementary**
Gross SF: 76,798
Date of Visit: 7/30/2021
Year Built: 1901

Facility Function:
Elementary school with classrooms, auditorium, gymnasium, cafeteria, and a library. Additionally there are administrative offices, special education rooms, and service rooms. Addition #1: 1953, Addition #2:

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																												
1	Foundations	Stone/Concrete	100	Original: Partially visible for elevation at the time of visit. Fair condition, cracking/ knicks at surface.	172651, 173815																							
2	Slabs on Grade	Concrete	100	No visible cracking/ displacement																								
3	Stairs/ Ramp	Concrete	100	Original: cracking/damage at entry and service stair Addition: high wear. Cracking on ramp.	174132, 171943, 173815	Repair as needed.	$15,000				$15,000																	
4	Superstructure - Int. Wall	CMU	100	Cracked mortar joints present in storage room 10		Tuckpointing	$10,000									$10,000												
5	Superstructure - Ext. Wall	Multi-whythe	50	Original: missing/deteriating mortar joints. Brick and stone heavily discolored in some areas. Stone base and columns are cracked/ damaged. Addition 1 & 2: Moderate wear. missing/deteriating mortar joints at wall and window sills.	175546, 174254, 174859, 172845, 172016	tuckpointing	$850,000						$850,000															
Exterior Envelope																												
6	Exterior Doors	Aluminum	40	Fair Condition	152819																							
7	Exterior Doors	Hollow Metal	80	Original: Moderate wear, rusting, and paint touch up. Hardwear tarnished. Addition: Moderate wear, paint touch up. Hardwear tarnished.	175314, 175145	Refurbish and repaint as needed.	$25,200			$12,600											$12,600							
8	Exterior Doors	Wood	35	Original: High wear. Refinish door.	174455, 174317	Repair as needed.	$6,000		$6,000																			
9	Exterior Door Seals			Not reviewed in detail																								
10	Exterior Door Thresholds			Not reviewed in detail																								
11	Exterior Windows	Vinyl	50	Fair condition. Screens are broken or missing in some areas.	172651	Replace as needed.	$10,000									$10,000												

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Washington Elementary**
Gross SF: 76,798
Date of Visit: 7/30/2021
Year Built: 1901

Facility Function:
Elementary school with classrooms, auditorium, gymnasium, cafeteria, and a library. Additionally there are administrative offices, special education rooms, and service rooms. Addition #1: 1953, Addition #2:

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
12	Exterior Walls/Cladding	Brick	100	Original: High wear, missing/deteriating mortar joints. Brick discolored in some areas. Addition: Moderate wear, minor missing/deteriating mortar joints.	175546, 174859, 172016	Repair as needed.	$40,000				$40,000																	
13	Exterior Walls/Cladding	Stone	100	Original: Moderate wear. Cleaning needed and repair damage at stone base.	174254, 173546	Powerwash and repair as needed	$8,000				$8,000																	
14	Exterior Walls/Cladding	Metal	50	Addition: Moderate wear. Re-align soffit panel/ wrap	175404, 175435	Replace as needed.	$20,000				$20,000																	
15	Exterior Walls/Cladding	Cast Stone/Clay	100	Original: High wear at cornice, discolored. Moderate wear, sill cracking at some window locations.	175242	Powerwash and replace as needed.	$8,000				$8,000																	
16	Lintels at Openings	Steel		Original: High wear.	174646	Refurbish and repaint as needed.	$30,000								$15,000									$15,000				
17	Roofing		20	Shingles Completed 2021		Replace end of warranty	$1,078,000				$1,078,000																	
18	Soffit	Gypsum Panels		Original: High wear.		Powerwash and repaint as needed.	$17,500				$17,500																	
19	Envelope Improvements			Insulate walls, windows		Green Initiatives	$1,151,970							$1,151,970														
Exterior Miscellaneous																												
19	Handrails/ Guardrails	Metal		Original: High wear, rusting and color fading Addition: High wear, paint touch up. Guardrail on West side of building is in fair condition.	175116, 172732, 172603	Refurbish and repaint as needed.	$10,000					$5,000												$5,000				
Interior Construction																												
20	Interior Partitions	CMU	100	Moderate wear, small hole, and hairline cracks	151821, 152454	Repair as needed.	$20,000							$20,000														
21	Interior Doors	Hollow Metal Frame Wood Door	80	Addition 1: Moderate wear, paint touch up at frames. Doors are showing high wear. Addition 2: Moderate wear, paint touch up at frames.	162550, 161710, 170756	Repaint frames and replace doors as needed	$76,500			$25,500							$25,500								$25,500			
22	Interior Doors	Wood Frame Wood Door	60	Addition 1: High wear. Refinish wood frame. Wood door in fair condition.	150340, 150528, 144835	Incld. in 28																						
23	Interior Door Hardware	Metal	25	Moderate wear. Tarnished in some areas.		included in line 37 and 38 for doors																						

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Washington Elementary**
Gross SF: 76,798
Date of Visit: 7/30/2021
Year Built: 1901

Facility Function:
Elementary school with classrooms, auditorium, gymnasium, cafeteria, and a library. Additionally there are administrative offices, special education rooms, and service rooms. Addition #1: 1953, Addition #2:

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
24	Handrails/ Guardrails		60	Replace w/ code compliant rail		Capital List	$5,000	$5,000																				
25	Wire Glass			Replace w/ code compliant glass		Capital List	$40,000		$40,000																			
26	ACM			Asbestos containing materials in ACM thoughout.	10 yr. L&S	Asbestos treatment, remove ACM and replace with new.	$50,000	$50,000																				
27	Second Exit Kindergarten			Asbestos containing materials in ACM thoughout.		Capital List	$25,000	$25,000																				
Interior Finishes																												
28	Floor Finish	Vinyl Comp Tile	12	Original: Fair condition Addition: Moderate wear, cracking, stained. Asbestos containing in some areas.	162518, 145942	Replace as needed.	$273,600							$136,800	$136,800													
29	Floor Finish	Carpet	6	Addition: Moderate wear, discolored grout.		Patch/ repair and repaint.	$152,000							$76,000		$76,000												
30	Floor Finish	Ceramic Tile	20	Original: Fair condition Addition: Moderate wear, discolored grout.	155425	Replace as needed.	$37,500									$37,500												
31	Floor Finish	Wood	15	Original: Fair condition. Addition: High wear.	164152, 164201, 161003	Replace as needed.	$60,000								$30,000									$30,000				
32	Floor Finish	Terrazzo	50	Addition: Moderate wear.		Clean as needed.	$80,000								$40,000									$40,000				
33	Floor Finish	Rubber base		Missing in some areas.	152335, 145346	Replace as needed.	$92,720							$46,360	$46,360													
34	Ceiling Finish	1x1 Acoustical Ceiling	20	Addition: High wear. Asbestos containing	161641, 154348, 152635, 150645	Replace as needed.	$95,000		$95,000																			
35	Ceiling Finish	Acoustical Ceiling	25	Addition: Moderate wear. Damaged tiles.	152044, 151609, 151555	Replace as needed.	$95,000	$20,000								$27,500									$47,500			
36	Ceiling Finish	Gypsum Board	30	Addition: Moderate wear, paint touch up.		Repaint as needed.	$16,000					$4,000					$4,000					$4,000						$4,000
37	Wall Finish	Paint	5	Moderate wear		Repaint as needed.	$139,000	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950	$6,950
38	Casework	Plastic Laminate	20	High wear at countertop edging.	145155, 145803	Replace as needed.	$30,400							$15,200	$15,200													
39	Casework	Wood		High wear at countertop edging.	162104, 162044, 151634, 160354	Replace as needed.	$38,000							$19,000	$19,000													
40	Casework	Metal		Addition: High wear, rusting at classroom hand sinks Lockers - Moderate wear, dents, rusting, paint touch up.	165131, 145721	Replace casework as needed. Repaint lockers as needed.	$8,000		$4,000							$4,000												
41	Window Sills	Solid Surface		Addition: High wear.	154948	Replace as needed	$19,000									$19,000												

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

Building: **Washington Elementary**

Gross SF: 76,798

Date of Visit: 7/30/2021

Year Built: 1901

Facility Function:

Elementary school with classrooms, auditorium, gymnasium, cafeteria, and a library. Additionally there are administrative offices, special education rooms, and service rooms. Addition #1: 1953, Addition #2:

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Plumbing																												
42	Plumbing Fixtures	Water Closet	30	Replace in kind: 37 +/- Count		corrective maintenance	$92,700						$30,900				$30,900						$30,900				
43	Plumbing Fixtures	Lavatories	30	Replace in kind: 69 +/- Count		corrective maintenance	$138,000						$46,000				$46,000						$46,000				
44	Plumbing Fixtures	Urinals	30	Replace in kind: 9 +/- Count		corrective maintenance	$22,500						$7,500				$7,500						$7,500				
45	Plumbing Fixtures	Flush Valves	12	Replace in kind: 46 +/- Count		corrective maintenance	$69,000						$23,000				$23,000						$23,000				
46	Plumbing Fixtures	Faucets	10	Replace in kind: 69 +/- Count		corrective maintenance	$34,500						$11,500				$11,500						$11,500				
47	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 2 +/- Count		corrective maintenance	$8,100						$2,700				$2,700						$2,700				
48	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
49	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based replacement	$225,000			$75,000			$75,000			$75,000												
50	Water Heater	Domestic water heater	10	Service life exceeds 2030		planned maintenance	$10,000	$10,000																				
HVAC																												
51	Rooftop unit 1	Roof	15	Replace in kind		planned maintenance	$0																					
52	Condensing Unit 1	Roof	15	Replace in kind		planned maintenance	$0																					
53	Energy Recovery Unit 1	Roof	20	Replace in kind		planned maintenance	$25,000									$25,000												
54	Boiler 1	Basement	25	Replace in kind		planned maintenance	$125,000	$125,000																				
55	Boiler 2	Basement	25	Replace in kind		planned maintenance	$125,000	$125,000																				
56	Pumps 1 to 2	Basement	20	Replace in kind		corrective maintenance	$30,000	$30,000																				
57	Fan Coil	Building	25	Replace in kind		planned maintenance	$0																					
58	Air Cooled Condenser 1	Roof		Replace in kind		planned maintenance	$0																					
59	Air Cooled Condenser 2	Roof		Replace in kind		planned maintenance	$0																					
60	Indoor Chiller 1	Mechanical room		Replace in kind		planned maintenance	$0																					
61	Indoor Chiller 2	Mechanical room		Replace in kind		planned maintenance	$0																					
62	Pumps 1 to 2	Basement	20	Replace in kind		corrective maintenance	$0																					
63	Air Hanlding Unit	Mechanical room	30	Replace in kind		planned maintenance	$0																					
64	Boiler 3	Basement	25	Service life exceeds 2030		planned maintenance	$0																					
65	Pumps 3	Basement	20	Replace in kind		corrective maintenance	$15,000									$15,000												
66	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$30,000					$15,000					$15,000											
67	Cooling	Throughout		Add air conditioning			$6,528,000																		$6,528,000			
68	Gas Fired Heater			Replace in kind		Capital List	$20,000	$20,000																				
Electrical																												
69	General electrical		30	Upgrade Service		Green Intiative	$383,990									$383,990												
70	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls	720	planned maintenance	$360,000						$120,000				$120,000							$120,000				
71	Lighting: Exterior		20	Upgrade to LED fixtures	60	planned maintenance	$30,000						$10,000				$10,000							$10,000				
72	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000															
73	Branch Wiring			Replace old wiring		corrective maintenance - (Allowance)	$150,000						$150,000															

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

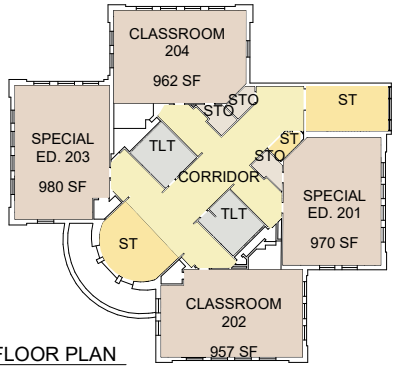
Building: **Washington Elementary**
Gross SF: 76,798
Date of Visit 7/30/2021
Year Built: 1901

Facility Function:
Elementary school with classrooms, auditorium, gymnasium, cafeteria, and a library. Additionally there are administrative offices, special education rooms, and service rooms. Addition #1: 1953, Addition #2:

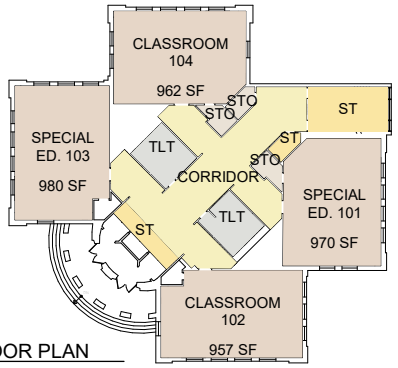
	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
74	Electrical Service/ Distribution			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000															
75	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000															
76	Information Technology																											
Equipment																												
77	Kitchen / Commercial Equipment																											
78	Fixed Furnishings																											
Site																												
79	Driveways and Parking lot		20				$136,000					$68,000											$68,000					
80	Pedestrian Paving		40				$55,000									$27,500									$27,500			
81	Drainage																											
82	Landscaping						$100,000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000
83	Retaining Wall	Stone	100	Original/Addition: High wear. Missing grout, deep cleaning at base. Addition: High wear. missing stone, deep cleaning needed.	172703	Powerwash and tuckpoint as needed. INCLD. Line #9	$0																					
Site Utilities																												
84	Storm Sewer																											
85	Sanitary Sewer																											
86	Site Fuel Distribution - Gas																											
87	Site Electrical Distribution																											
						TOTAL COSTS:	**$13,530,180**	**$424,450**	**$159,450**	**$127,550**	**$1,200,950**	**$106,450**	**$1,476,050**	**$1,479,780**	**$316,810**	**$724,940**	**$310,550**	**$14,450**	**$14,450**	**$27,050**	**$14,450**	**$18,450**	**$224,050**	**$239,950**	**$6,617,450**	**$14,450**	**$18,450**

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



N 2 SECOND FLOOR PLAN
1/32" = 1'-0"



N 1 FIRST FLOOR PLAN
1/32" = 1'-0"

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

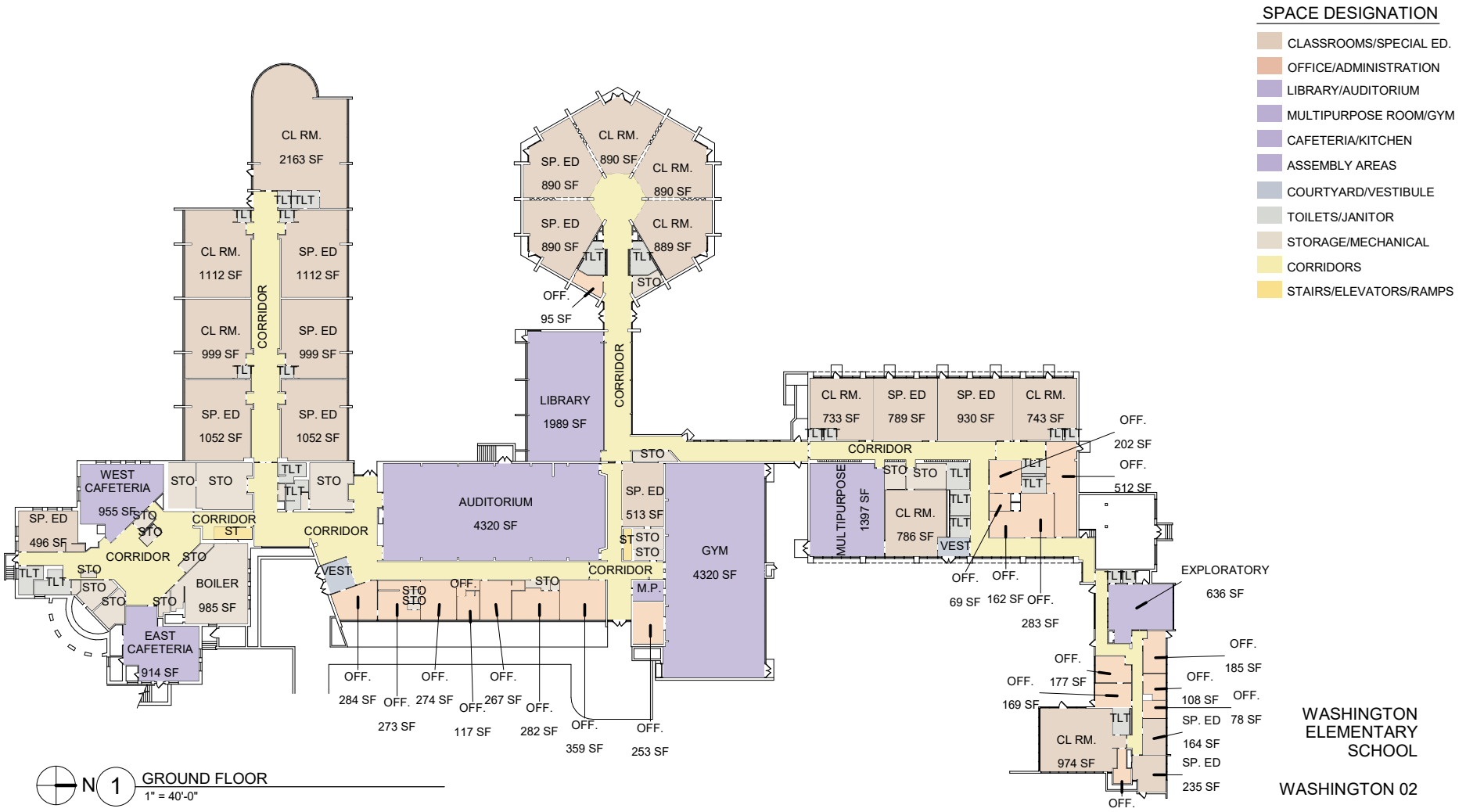
WASHINGTON
ELEMENTARY
SCHOOL

WASHINGTON 01

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

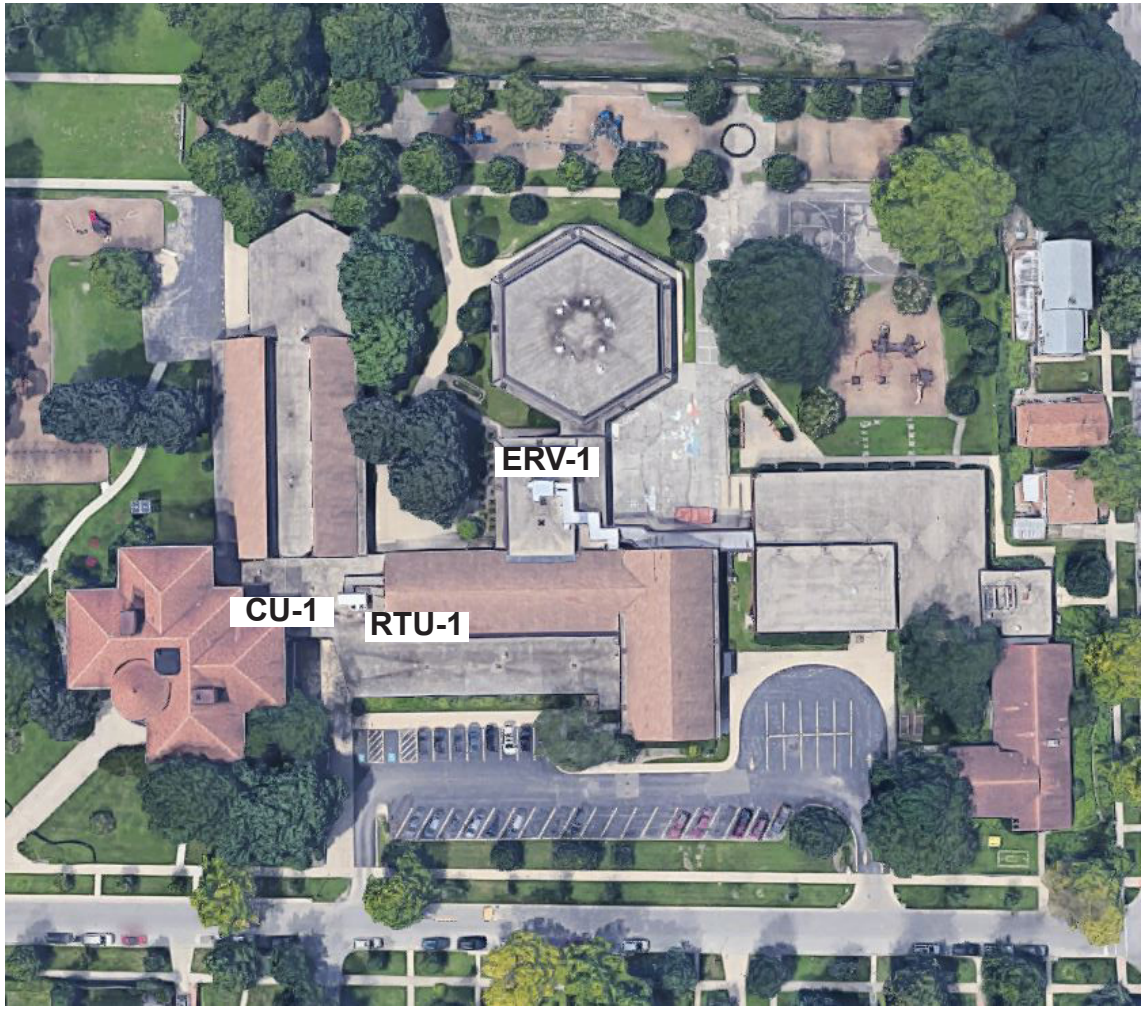


WASHINGTON ELEMENTARY SCHOOL

WASHINGTON 02

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF



WASHINGTON ELEMENTARY SCHOOL
914 ASHLAND AVE.
EVANSTON, IL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Washington Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	RTU-1	MANUFACTURER	AAON INC	COOLING CAPACITIES (TONS)	ILLEGIBLE	YEAR MANUFACTURED	ILLEGIBLE
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	ILLEGIBLE	HEATING CAPACITIES (MBH)	ILLEGIBLE	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	ILLEGIBLE	REFRIGERATION TYPE	ILLEGIBLE	QUANTITY	1
TAG	CU-1	MANUFACTURER	MITSUBISHI ELECTRIC	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	CONDENSING UNIT	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	ERV-1	MANUFACTURER	VENMAR	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2009
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	ERV-WA1	HEATING CAPACITIES (MBH)	NA	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	SO009301-01	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-1	MANUFACTURER	MARATHON ELECTRIC	COOLING CAPACITIES (TONS)		YEAR MANUFACTURED	
EQUIPMENT	BOILER PUMP	MODEL NUMBER	3VD215TTDR4027ANL	HEATING CAPACITIES (MBH)		PRIORITY	
LOCATION	GROUND FLOOR	SERIAL NUMBER		REFRIGERATION TYPE		QUANTITY	1
TAG	B-1	MANUFACTURER	BRYAN BOILERS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	1996
EQUIPMENT	BOILER	MODEL NUMBER	RV300-W-FD-(B0)-KD5-LH	HEATING CAPACITIES (MBH)	3,000	PRIORITY	2
LOCATION	GROUND FLOOR	SERIAL NUMBER	960228	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	BRYAN BOILERS	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	1996
EQUIPMENT	BOILER	MODEL NUMBER	RV300-W-FD-(B0)	HEATING CAPACITIES (MBH)	3,000	PRIORITY	2
LOCATION	GROUND FLOOR	SERIAL NUMBER	78757	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	FCU-1	MANUFACTURER	MCQUAY	COOLING CAPACITIES (TONS)	4	YEAR MANUFACTURED	1996
EQUIPMENT	FAN COIL	MODEL NUMBER	AV005B11	HEATING CAPACITIES (MBH)	TBD	PRIORITY	
LOCATION	GROUND FLOOR	SERIAL NUMBER	76F0996000	REFRIGERATION TYPE		QUANTITY	1
TAG	CP-1	MANUFACTURER	BELL & GOSSETT	COOLING CAPACITIES (TONS)		YEAR MANUFACTURED	
EQUIPMENT	CIRCULATION PUMP	MODEL NUMBER		HEATING CAPACITIES (MBH)		PRIORITY	
LOCATION	GROUND FLOOR	SERIAL NUMBER		REFRIGERATION TYPE		QUANTITY	1
TAG	P-2	MANUFACTURER	BELL & GOSSETT	COOLING CAPACITIES (TONS)		YEAR MANUFACTURED	
EQUIPMENT	CHILLER PUMPS	MODEL NUMBER	2AB6-1	HEATING CAPACITIES (MBH)		PRIORITY	
LOCATION	GROUND FLOOR	SERIAL NUMBER		REFRIGERATION TYPE		QUANTITY	1
TAG	ACCU-1	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	30	YEAR MANUFACTURED	2001
EQUIPMENT	AIR COOLED CONDENSER	MODEL NUMBER	CAUA-3006-0A	HEATING CAPACITIES (MBH)	NA	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	4B-20981	REFRIGERATION TYPE	R-22	QUANTITY	1
TAG	ACCU-2	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)	30	YEAR MANUFACTURED	2001
EQUIPMENT	AIR COOLED CONDENSER	MODEL NUMBER	CAUA-3006-0A	HEATING CAPACITIES (MBH)	NA	PRIORITY	1
LOCATION	ROOF	SERIAL NUMBER	4B-20980	REFRIGERATION TYPE	R-22	QUANTITY	1

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Washington Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	CH-1	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)		YEAR MANUFACTURED	
EQUIPMENT	INDOOR CHILLER	MODEL NUMBER	CCUA6006-11A	HEATING CAPACITIES (MBH)	NA	PRIORITY	
LOCATION	MECHANICAL ROOM	SERIAL NUMBER	L4F690745	REFRIGERATION TYPE	R-22	QUANTITY	
TAG	CH-2	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)		YEAR MANUFACTURED	
EQUIPMENT	INDOOR CHILLER	MODEL NUMBER	CCUA6006-11A	HEATING CAPACITIES (MBH)	NA	PRIORITY	
LOCATION	MECHANICAL ROOM	SERIAL NUMBER	L4F690743	REFRIGERATION TYPE	R-22	QUANTITY	
TAG	AHU-1	MANUFACTURER	TRANE	COOLING CAPACITIES (TONS)		YEAR MANUFACTURED	
EQUIPMENT	AIR HANDLING UNIT	MODEL NUMBER	MZ-25	HEATING CAPACITIES (MBH)		PRIORITY	
LOCATION	GROUND FLOOR	SERIAL NUMBER	K4B255082	REFRIGERATION TYPE		QUANTITY	1
TAG	P	MANUFACTURER	TBD	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	TBD
EQUIPMENT	PUMPS	MODEL NUMBER	TBD	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	3
LOCATION	GROUND FLOOR	SERIAL NUMBER	TBD	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	B-3	MANUFACTURER	MODULEX	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	2008
EQUIPMENT	BOILER	MODEL NUMBER	MLX1060H	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	2
LOCATION	GROUND FLOOR	SERIAL NUMBER	08H00825	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	P	MANUFACTURER	BELL & GOSSETT	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	TBD
EQUIPMENT	PUMPS	MODEL NUMBER	TBD	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	2
LOCATION	GROUND FLOOR	SERIAL NUMBER	TBD	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	WH-1	MANUFACTURER	AO SMITH	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2000
EQUIPMENT	WATER HEATER	MODEL NUMBER	FSG-75-J00N010S19	HEATING CAPACITIES (MBH)	75	PRIORITY	1
LOCATION	GROUND FLOOR	SERIAL NUMBER	ME00-0027973-S19	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

EVANSTON/SKOKIE
SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

WILLARD ELEMENTARY SCHOOL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

Building: **Willard Elementary**
Gross SF: 56,856
Date of Visit 7/30/2021
Year Built: 1922

Facility Function:
Elementary school with classrooms, a auditorium, a cafeteria/multi-purpose room and a Library. Additionally there are administrative offices, special education rooms, physical education space and service rooms. Addition #1: 1932, Addition #2: 1937,

	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Substructure																												
1	Foundations	Concrete	50	Foundation not visible for evaluation at time of visit. However minor chipping and cracking of concrete foundation wall noticed on the south end of the building	Photo #125033	Repair and patch spot damages such as to foundation	$7,500								$7,500													
2	Superstructure - 2nd Floor	Concrete	50	Crack in concrete column visible clearly on the west side in Room 211 along exterior wall and similar crack notice at the opposite end.	Photo #130613 and 130457	Further investigation is required to determine the cause and repairs for the crack.	$7,500								$7,500													
3	Superstructure - 2nd Floor	Steel Framing	50	Not visible for evaluation at time of visit																								
4	Superstructure - Roof	Steel Framing	50	Not visible for evaluation at time of visit. Visible moisture stains in ceiling on 2nd floor suggest further investigation of roof assembly	Photo #125833																								
5	Superstructure - Roof	Unknown		Not visible for evaluation at time of visit																								
Exterior Envelope																												
6	Exterior Doors	Hollow Metals	80	Door Astragal and door frame corrosion visible in the interiors	Photo #134157	Clean, repair and repaint - Multi-purpose room exit doors and entry vestibule	$9,000				$9,000																	
7	Exterior Doors	Steel Lintel		Minor paint damage at one exterior door on east side of multi-purpose room	Photo # 125548	Repaint required to protect steel angle from corroting.	$21,000				$21,000																	
8	Exterior Door Seals		15	Not reviewed in detail																								
9	Exterior Door Thresholds	Steel	30	No visible damage noticed																								
10	Exterior Walls/Cladding	Brick	100	Loose bricks	Photo #124758	Add mortar to loose brick and set them correctly / Capital List	$75,000		$75,000																			

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65
Facilities Condition Assessment

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes

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Gross SF: 56,856
Date of Visit 7/30/2021
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								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
11	Exterior Walls/Cladding	Brick	100	Cracking/spalling of brick veneer noticed on the north elevation @ 2nd floor.	Photo #141610	Further investigation is required for the craking to determine if it is occuring in the structure behind or is it just spalling and moisture issue. Possible cracking due to missing masonry joint at brick in-fill at the previous opening.	$10,000						$10,000															
12	Roofing		20	Reroof		Replace end of warranty	$784,000										$784,000										
13	Envelope Improvements			Insulate walls, windows		Green Initiatives	$852,840							$852,840													
Exterior Miscellaneous																											
13	NA																										
Interior Construction																											
14	Wire Glass			Replace w/ code compliant glass		Capital List	$20,000		$20,000																		
15	ACM			Asbestos containing materials in ACM thoughout.	10 yr. L&S	Asbestos treatment, remove ACM and replace with new.	$50,000	$50,000																			
Interior Finishes																											
16	Floor Finish	Vinyl	12	Mismatching and worn off vinyl tile found in many classrooms throught out the building.	Photo # 130147, 131207	Can be protected with wax seal as currently done, however replacement of flooring recommended.	$204,000			$204,000																	
17	Ceiling Finish	Gypsum Ceiling	30	Paint peeling off, cracks or chipped off at various locations throughout the building		Repaint as required but not urgent	$16,000			$16,000																	
18	Ceiling Finish	Acoustical Ceiling Tile	20	Broken, cracked, missing, loose and water damaged ceiling tiles observed throught various locations in the building.	Photo # 134404, 133554	Replace damages tiles as required. Overall ceiling grids are fairly good shape. Further investigation required for the water damaged tiles on all floors	$114,000			$114,000																	
19	Ceiling Finish	Acoustical Ceiling Tile	20	Some ACT in classrooms on the first floor had black stains from surrounding diffusers	Photo # 132908, 132550	Replace stained tiles. Further investigation require to inspect the RTU filters and find out the root cause for the stains.	$28,500			$28,500																	

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

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	Property Components		Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																				
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
20	Wall Finish	Paint	5	Paint peeling off, cracks or chipped off at various locations throughout the building		Repaint as required but not urgent	$109,800	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490	$5,490
21	Wall Finish	Rubber		Peeling and mismatching wall base found in some areas.		Not a major repair, but new wall base can be installed with new flooring.	$73,200				$73,200																		
22	Wall Finish	Wood	15	Some portion of the building has original wood base and appears in fairly good condition.	Photo # 130500, 130852	Clean, snad and Repaint existing wood wall base	$40,000				$40,000																		
23	Casework	Wood		Appears that the prelaminated casework has reached its life expectancy. Mixed of casework is found throughout the building with some painted wood cabinets in the same classroom as prelaminated casework that appears to be in fairly good condition. Laminated countertps have reached its life expectancy and is damaged in various classrooms.	Photo # 133453, 130726, 131458, 130852	Replace prelaminated wood casework/cabinets and countertops. Some classrooms on the first floor appears to have painted wood casework/cabinets that can possibly be repainted and salvaged.	$30,000				$30,000																		
Plumbing																													
24	Plumbing Fixtures	Water Closet	30	Replace in kind: 13 +/- Count		corrective maintenance	$32,520					$10,840					$10,840					$10,840						
25	Plumbing Fixtures	Lavatories	30	Replace in kind: 35 +/- Count		corrective maintenance	$70,020					$23,340					$23,340					$23,340						
26	Plumbing Fixtures	Urinals	30	Replace in kind: 0 +/- Count		corrective maintenance	$0																						
27	Plumbing Fixtures	Flush Valves	12	Replace in kind: 13 +/- Count		corrective maintenance	$19,500					$6,500					$6,500					$6,500						
28	Plumbing Fixtures	Faucets	10	Replace in kind: 35 +/- Count		corrective maintenance	$17,520					$5,840					$5,840					$5,840						
29	Plumbing Fixtures	Electric Drinking Fountain	30	Replace in kind: 0 +/- Count		corrective maintenance	$0																						
30	Domestic Water Distribution	Piping	30	Repair domestic water leaks		condition-based maintenance	$50,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
31	Domestic Water Distribution	Piping	30	Replace aging galvanized piping		condition-based replacement	$225,000				$75,000			$75,000			$75,000												
32	Water Heater	Domestic water heater	10	Replace in kind		planned maintenance	$10,000		$10,000																				
33	Water Heater	Domestic water heater	10	Replace in kind		planned maintenance	$5,000									$5,000													

CORDOGAN CLARK
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

FACILITY CONDITION ASSESSMENT

EVANSTON SKOKIE SCHOOL DISTRICT 65

Facilities Condition Assessment

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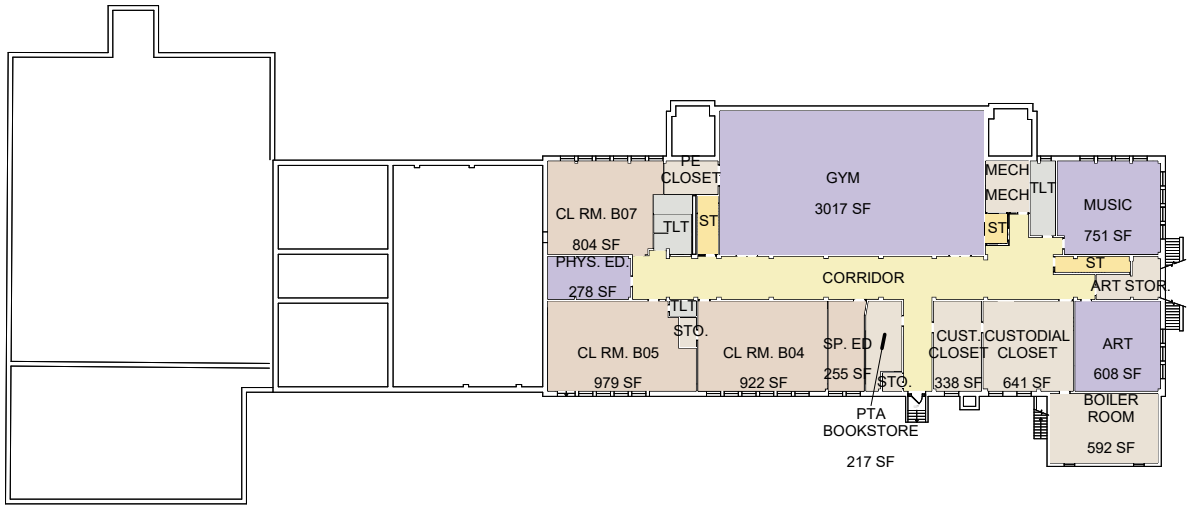
	Property Components	Area or Type	Life Exp.	Comments	Typical Condition	Improvement Type	Improv. Cost	Recommended Capital Allocation Year & Amount																			
								2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
HVAC																											
34	Rooftop unit - 1	Roof	15	Replace in kind		planned maintenance	$23,000						$23,000														
35	Rooftop unit - 2	Roof	15	Replace in kind		planned maintenance	$54,000					$54,000															
36	Rooftop unit - 3	Roof	15	Replace in kind		planned maintenance	$55,000						$55,000														
37	ERV-1	Roof	20	Replace in kind		planned maintenance	$35,000						$35,000														
38	Boiler 1	Basement	25	Replace in kind		planned maintenance	$75,000		$75,000																		
39	Boiler 2	Basement	25	Replace in kind		planned maintenance	$75,000		$75,000																		
40	Unit ventilators	Building	30	Replace in kind		planned maintenance	$20,000		$20,000	ea																	
41	Pumps 1 to 4	Basement	20	Replace in kind		corrective maintenance	$60,000		$60,000																		
42	Exhaust fans	Roof	20	Replace in kind		corrective maintenance	$15,000		$15,000																		
43	Cooling	Throughout		Add air conditioning			$4,832,760																			$4,832,760	
Electrical																											
44	General electrical		30	Upgrade Service		Green Intiative	$284,280									$284,280											
45	Lighting: Interior		30	Upgrade to LED fixtures, exit signs & new controls	185	planned maintenance	$92,520				$30,840					$30,840					$30,840						
46	Lighting: Exterior		20	Upgrade to LED fixtures	15	planned maintenance	$7,500				$2,500					$2,500					$2,500						
47	Hand Dryers			Replace in kind		corrective maintenance	$5,000						$5,000														
48	Branch Wiring			Replace old wiring		corrective maintenance - (Allowance)	$150,000						$150,000														
49	Electrical Service/Distributio n			Replace in kind panels and switch gear		planned maintenance	$30,000						$30,000														
50	Fire Alarm		20	Equipment replacement and upgrades		planned maintenance (Allowance)	$100,000						$100,000														
51	Information Technology						$0																				
Equipment																											
52	Kitchen / Commercial Equipment																										
53	Fixed Furnishings																										
Site																											
54	Driveways and Parking lot		20				$60,000					$60,000															
55	Pedestrian Paving	Concrete	40	Cracks in some concrete by the front entry	Photo #125331	Repair the spot cracks and seal	$50,000					$50,000															
56	Drainage						$0																				
57	Landscaping						$100,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Site Utilities																											
58	Storm Sewer																										
59	Sanitary Sewer																										
60	Site Fuel Distribution - Gas																										
61	Site Electrical Distribution																										
						TOTAL COSTS:	**$9,005,960**	**$62,990**	**$362,990**	**$375,490**	**$294,530**	**$223,510**	**$420,990**	**$940,830**	**$32,990**	**$330,610**	**$918,510**	**$12,990**	**$12,990**	**$12,990**	**$46,330**	**$59,510**	**$12,990**	**$12,990**	**$12,990**	**$4,845,750**	**$12,990**

FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS



N 1 BASEMENT FLOOR PLAN
1/32" = 1'-0"

WILLARD ELEMENTARY SCHOOL

WILLARD 00

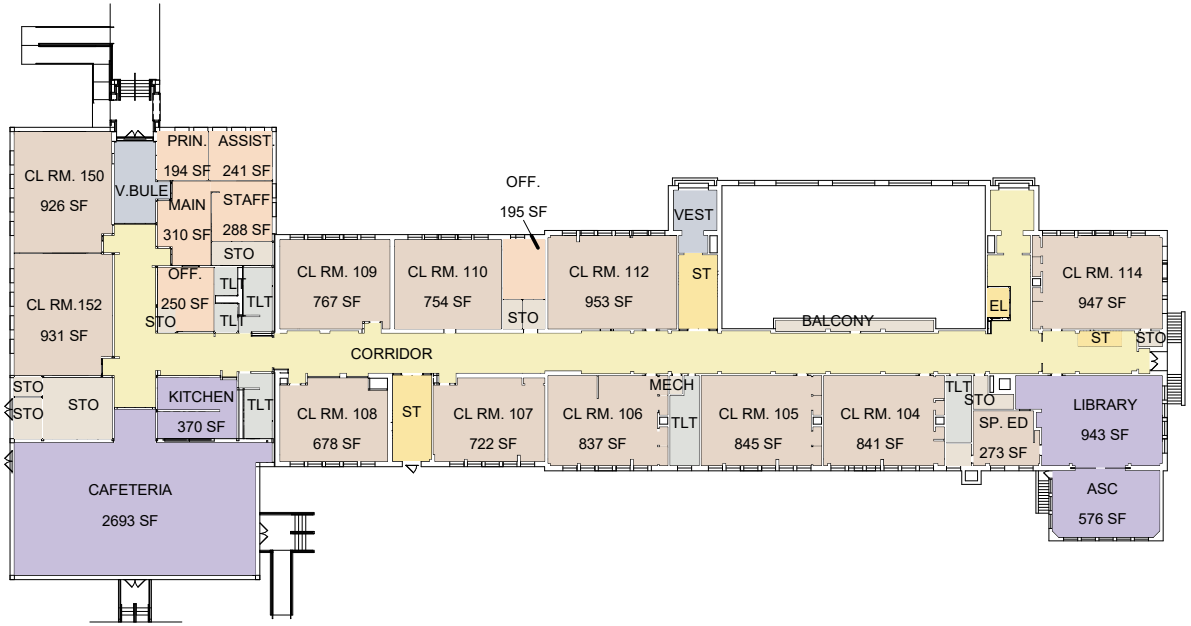
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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65

SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
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- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS



N 1 FIRST FLOOR PLAN
1/32" = 1'-0"

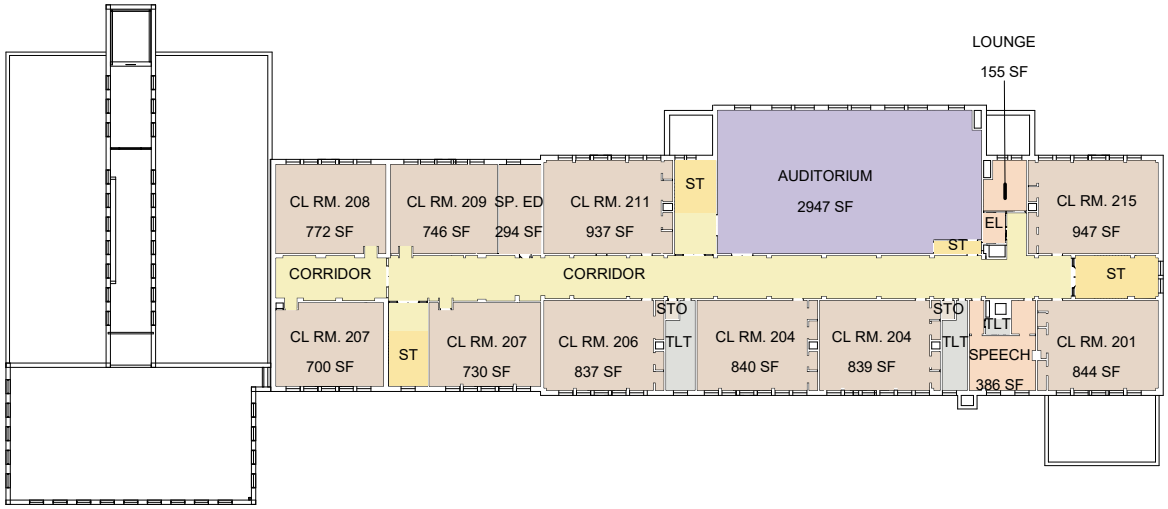
WILLARD ELEMENTARY SCHOOL

WILLARD 01

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FACILITY FLOOR PLAN

EVANSTON/SKOKIE SCHOOL DISTRICT 65
Every Child, Every Day, Whatever it Takes



SPACE DESIGNATION

- CLASSROOMS/SPECIAL ED.
- OFFICE/ADMINISTRATION
- LIBRARY/AUDITORIUM
- MULTIPURPOSE ROOM/GYM
- CAFETERIA/KITCHEN
- ASSEMBLY AREAS
- COURTYARD/VESTIBULE
- TOILETS/JANITOR
- STORAGE/MECHANICAL
- CORRIDORS
- STAIRS/ELEVATORS/RAMPS

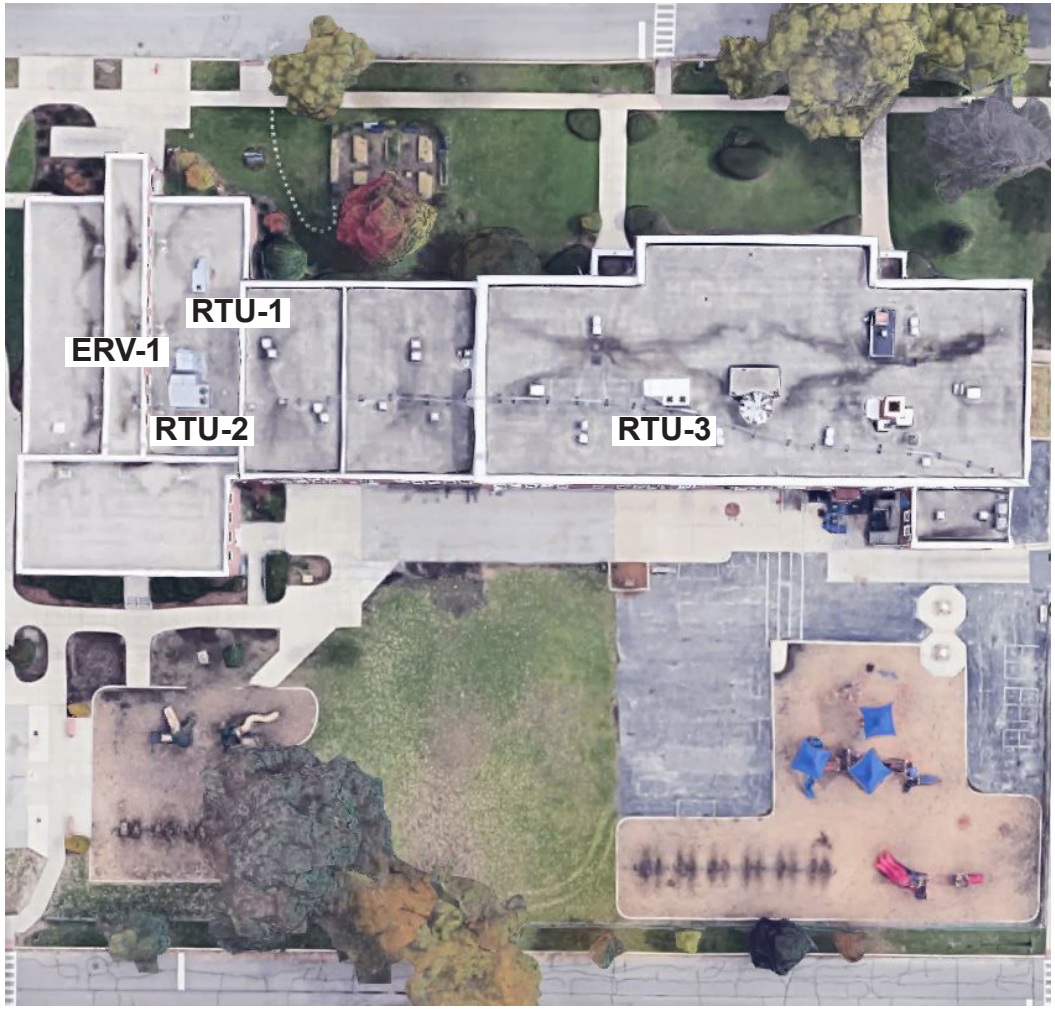
N 1 SECOND FLOOR PLAN
1/32" = 1'-0"

WILLARD
ELEMENTARY
SCHOOL

WILLARD 02

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MECHANICAL ROOFTOP EQUIPMENT LOCATIONS
AERIAL OF ROOF



WILLARD ELEMENTARY SCHOOL
2700 HURD AVE.
EVANSTON, IL

EVANSTON/SKOKIE SCHOOL DISTRICT 65
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FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Willard Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	RTU-1	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	6	YEAR MANUFACTURED	2011
EQUIPMENT	PACKAGED ROOFTOP UNIT	MODEL NUMBER	50PG-C07-A-50MBY	HEATING CAPACITIES (MBH)	20.2 KW	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	2411G20012	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	ERV-1	MANUFACTURER	MICROMETL	COOLING CAPACITIES (TONS)	TBD	YEAR MANUFACTURED	2010
EQUIPMENT	ENERGY RECOVERY UNIT	MODEL NUMBER	EVHFEED39YK00BJEFG-B	HEATING CAPACITIES (MBH)	TBD	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	310919	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	RTU-2	MANUFACTURER	CARRIER CORP	COOLING CAPACITIES (TONS)	25	YEAR MANUFACTURED	2011
EQUIPMENT	AIR HANDLER UNIT	MODEL NUMBER	50A3-025-X-51AHM	HEATING CAPACITIES (MBH)	NA	PRIORITY	3
LOCATION	ROOF	SERIAL NUMBER	2611U27267	REFRIGERATION TYPE	R-410A	QUANTITY	1
TAG	RTU-3	MANUFACTURER	AAON	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	RTU	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	2
LOCATION	ROOF	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	UNKNOWN	QUANTITY	1
TAG	B-1	MANUFACTURER	BRYAN	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	1995
EQUIPMENT	FLEXIBLE TUBE BOILER	MODEL NUMBER	RV300-W-ED (BO)-KD5	HEATING CAPACITIES (MBH)	3000	PRIORITY	2
LOCATION	BASEMENT	SERIAL NUMBER	77385	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	B-2	MANUFACTURER	BRYAN	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	1995
EQUIPMENT	BOILER	MODEL NUMBER	RV-380-W-FD-(BO)-KD5-LH	HEATING CAPACITIES (MBH)	3800	PRIORITY	2
LOCATION	FLEXIBLE TUBE BASEMENT	SERIAL NUMBER	77382	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	UV	MANUFACTURER	UNKNOWN	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	TYPICAL UNIT VENTILATOR	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	ALL CLASSROOMS	SERIAL NUMBER	UNKNOWN	REFRIGERATION TYPE	NA	QUANTITY	UNKNOWN

FACILITY EQUIPMENT LIST

EVANSTON SKOKIE SCHOOL DISTRICT 65

Master Facility Planning
Facility Equipment List - Mechanical
Building Willard Elementary School

Mechanical Equipment		Manufacturer Information		Operational Capacity		Notes	
TAG	P-1	MANUFACTURER	DAYTON	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	8KW37G	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	BASEMENT	SERIAL NUMBER	JO 3590140326	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-2	MANUFACTURER	DAYTON	COOLING CAPACITIES (TONS)	UNKNOWN	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	PUMP	MODEL NUMBER	9KW37C	HEATING CAPACITIES (MBH)	UNKNOWN	PRIORITY	UNKNOWN
LOCATION	BASEMENT	SERIAL NUMBER	TYPE:FD	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-3	MANUFACTURER	BELL & GOSSETT	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	INLINE PUMP	MODEL NUMBER	UNKNOWN	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	BASEMENT	SERIAL NUMBER	C126887-01E11	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	P-4	MANUFACTURER	BALDOR	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	UNKNOWN
EQUIPMENT	INLINE PUMP	MODEL NUMBER	VEJMM3211T-8	HEATING CAPACITIES (MBH)	NA	PRIORITY	UNKNOWN
LOCATION	BASEMENT	SERIAL NUMBER	36N072Y488E7	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	ET-1	MANUFACTURER	BELL & GOSSETT	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2011
EQUIPMENT	EXPANSION TANK	MODEL NUMBER	B200	HEATING CAPACITIES (MBH)	NA	PRIORITY	
LOCATION	BASEMENT	SERIAL NUMBER	225106	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-1	MANUFACTURER	BRADFORD WHITE CORPORATION	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2018
EQUIPMENT	HOT WATER HEATER	MODEL NUMBER	RG275H6N	HEATING CAPACITIES (MBH)	76	PRIORITY	3
LOCATION	BASEMENT	SERIAL NUMBER	SG41780424	REFRIGERATION TYPE	NA	QUANTITY	1
TAG	WH-2	MANUFACTURER	STATE INDUSTRIES, INC.	COOLING CAPACITIES (TONS)	NA	YEAR MANUFACTURED	2011
EQUIPMENT	HOT WATER HEATER	MODEL NUMBER	SUF60120NE 100	HEATING CAPACITIES (MBH)	120	PRIORITY	3
LOCATION	FIRST FLOOR	SERIAL NUMBER	1111M001529	REFRIGERATION TYPE	NA	QUANTITY	1

Priority Level 1 - Replace in 1 - 2 years (Systems that are well beyond their useful service life and on the verge of failure)
Priority Level 2 - Replace in 2 - 5 years (Systems that are nearing their useful service life)
Priority Level 3 - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)
*Note: EPA regulations require a ban on the production and import of R-22 refrigerant by January 1, 2020. Any system using R-22 that requires servicing will have to depend on R-22 stockpiles or reclaimed refrigerant.

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