EVANSTON/SKOKIE
SCHOOL DISTRICT 65

Every Child Every Day Whatever It Takes

STUDIO GC

Evanston/Skokie School District 65 Facility Master Plan

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Revised July 10th, 2026

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1.0

PREFACE

1.0 | PREFACE

1.1 | PURPOSE AND SCOPE OF THE STUDY

The purpose of this Facility Master Plan report is to provide Evanston Skokie Community School District No. 65 with a comprehensive understanding of its current facilities, by evaluating the current condition, performance, and long-term viability of District facilities while identifying prioritized capital improvement needs over the next ten years. The scope of the study includes a comprehensive review of building conditions, health and life safety requirements, educational adequacy, sustainability objectives, and projected enrollment trends across all District sites. The findings are intended to inform a strategic, fiscally responsible facilities improvement plan that supports high-quality learning environments, responsible resource allocation, regulatory compliance, and the District's long-term operational and sustainability goals.

1.2 | OVERVIEW OF EVANSTON/SKOKIE SCHOOL DISTRICT 65

Evanston/Skokie School District 65 is a diverse Pre-K through 8th grade public school system serving students from the City of Evanston and a portion of the Village of Skokie. The district enrolls thousands of students across ten elementary schools, three middle schools, two magnet schools, an early childhood center, a special education school, and a therapeutic day school, supported by over 1,400 educators, administrators, and staff committed to fostering academic achievement, personal growth, and social-emotional wellbeing. District 65 emphasizes inclusive education and community partnership, offering programs that support English learners, students with diverse needs, and a wide array of curricular and enrichment opportunities designed to serve the "whole child."

Guiding the district's efforts is a mission to "inspire creativity and prepare each student to achieve academically, grow personally, and contribute positively to a global society," framed by the motto: "Every Child, Every Day, Whatever it Takes." This mission and the accompanying strategic plan reflect a commitment to equity, accountability, strong curriculum, and fiscal stewardship. While District 65 enjoys deep community engagement and a long tradition of public education support, it also faces demographic and fiscal challenges, including declining student enrollment trends that impact facility utilization and long-term planning. This study reflects the district's planning approach, ensuring that its facilities continue to support student success now and in the future.


Class Stars
Steps in voti
Learn about fish candidates
Think about which fish you would choose











2.0 |

EXECUTIVE SUMMARY

2.0 | EXECUTIVE SUMMARY

2.1 | KEY FINDINGS AND INSIGHTS

Based on a thorough assessment of Evanston/Skokie School District 65's facilities, we identified several key findings:

- **Facility Conditions:** Many District 65 facilities reflect the natural aging of building systems, with several buildings operating equipment that is approaching or past typical life cycles. While the buildings continue to function and support daily operations, opportunities exist to improve learning environments, ventilation, cooling, energy performance, and overall system reliability. Plumbing, electrical, and life-safety systems generally function but require modernization to meet building code and reliability expectations. Collectively, the buildings need comprehensive upgrades to improve student and staff experiences, energy efficiency, indoor air quality, and long-term operational resilience.

- **Demographic Trends:** Based on the November 2024 District 65 Demography Study prepared by McKibben Demographic Research, several consistent long-term trends emerge that have important implications for facilities planning.

  The demographic analysis indicates that Evanston/Skokie School District 65 is experiencing sustained enrollment decline driven primarily by falling birth rates, reduced in-migration of families with young children, and changing housing patterns that limit family household growth. While some neighborhoods show pockets of stabilization or modest growth tied to multi-family development, these gains are not sufficient to offset broader districtwide declines. Enrollment projections forecast continued decreases over both the five- and ten-year horizons, resulting in increasing levels of underutilized instructional space at several school sites. These trends suggest the need for proactive, enrollment-responsive facilities planning, including careful consideration of building utilization, consolidation and boundary-adjustment strategies, and long-term capital investments aligned with a smaller and more spatially uneven student population.

2.2 | SUMMARY OF RECOMMENDATIONS

To address the identified challenges and prepare Evanston/Skokie School District 65 for future data-driven decision-making, this study recommends:

- **Short-Term Actions:** Immediate health, life safety, and infrastructure updates to ensure safe and functional buildings are being addressed by the District and in accordance with timelines for violation remediation required by the Illinois State Board of Education for the Safety Survey Report.
- **Long-Term Planning:** Developing a phased, capital improvement strategy that prioritizes health and life-safety compliance, critical building systems, and deferred maintenance while being responsive to projected enrollment trends. Effective sequencing of projects to maximize cost-avoidance opportunities and funding capacities will ensure that limited resources are directed to the most critical needs first.
- **Community Engagement:** Continuing transparent communication and collaboration with stakeholders to align future decisions and projects with community expectations based on feedback from the community.



2.3 NEXT STEPS

The next steps involve prioritizing the recommended actions based on cost estimates and available funding. The district leadership is encouraged to:

1. **Review the findings and recommendations presented in this report during upcoming board meetings.**
2. **Engage community stakeholders to refine the proposed plans.**
3. **Develop a funding strategy to support immediate updates and long-term growth initiatives.**
4. **Establish timelines and responsible parties for implementation.**

This approach will allow the district to address critical needs promptly while laying a solid foundation for the future of the district.



3.0 |

FACILITY ASSESSMENTS

3.0 | FACILITY ASSESSMENTS



The facility assessment section of this master plan provides an extensive analysis of the facilities within Evanston/Skokie School District 65. This comprehensive evaluation is designed to support informed decision-making and strategic planning for the future. By addressing critical aspects of building performance and compliance, this section establishes a roadmap for prioritizing improvements, mitigating risks, and ensuring the facilities continue to meet the growing needs of students, staff, and the Community. The focus spans all district buildings, including academic spaces, administrative areas, and shared community areas.

The facility assessments provide a snapshot of the overall condition and functionality of each building. This section sheds light on both strengths and areas requiring attention, ensuring a balanced and forward-thinking approach to facility management. Each facility has been assessed to identify aspects that need intervention versus those that may require long-term planning. Key areas of focus include structural integrity, space utilization, and alignment with modern educational requirements.

The assessments are based on site observations conducted between October of 2025 and January of 2026. Completed existing drawings were not available for our team to confirm items which are concealed within walls, above ceilings or within roof structures. Studio GC has made assumptions based on our site observations and what would be considered standard construction practices for the estimated age of the building. Verification will be required prior to any projects to confirm items which are concealed.

The following assessment areas are outlined to deliver actionable insights:

3.1 | OVERVIEW OF ALL FACILITIES

This master plan covers a diverse range of facilities serving varying educational purposes for students ranging from early childhood through eight grade, and beyond through age 22 at Park School specifically.

Across these properties, the assessment examines each building's size, layout, and overall suitability for its intended role. Specific distinctions are made where facilities like the Early Childhood Center require unique design features such as smaller student classroom sizes and dedicated large motor play areas, compared to middle school, which need flexible spaces for science labs and technology hubs. This section ensures that planning aligns with the diverse functions and roles of each property.

3.2 | HEALTH AND LIFE SAFETY REVIEWS SUMMARY

Maintaining safe and secure environments for all occupants is a core concern of the assessments. The Health and Life Safety (HLS) reviews offer a summary of potential risks and weaknesses that need attention. Examples include the identification of aged fire alarm systems. Additionally, emergency exit routes and signage are examined for compliance with current safety regulations across all schools.

Special attention is given to mitigating risks such as outdated HVAC systems that could affect ambient temperature. These reviews ensure that health and safety remain a top priority, with recommendations aimed at fostering a secure, resilient environment across all properties.

3.3 | INFRASTRUCTURE CONDITION REPORTS

The infrastructure condition reports provide an in-depth analysis of each building's core systems, encompassing structural components, mechanical systems, plumbing, and electrical systems. For instance, the report identifies where a facility like Walker Elementary School may require upgrades to its mechanical systems to support better indoor air quality and meet current code requirements.

Electrical system evaluations also focus on whether wiring and capacity can accommodate increased reliance on technology where classrooms are quickly evolving to host interactive and digital learning tools. These data points allow for targeted resource allocation to critical areas, ensuring that infrastructure across the district supports educational goals for years to come.

3.4 | BUILDING CODE COMPLIANCE

The evaluation of building code compliance ensures that all properties adhere to all Illinois State Board of Education building regulations. Older buildings are compared against administrative and current codes to identify gaps, such as accessibility requirements or energy efficiency standards.

The focus on regulatory compliance not only identifies areas that require immediate upgrades but also proactively addresses potential risks that could hinder future district operations. This process ensures that all facilities meet modern performance and safety expectations, enabling a consistent and equitable standard of care across the district.

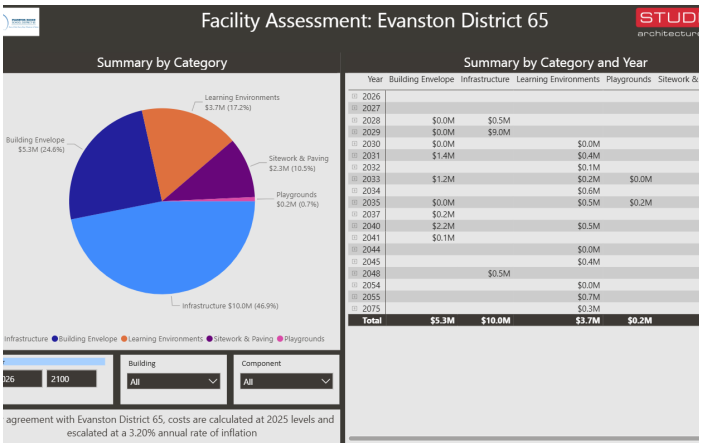


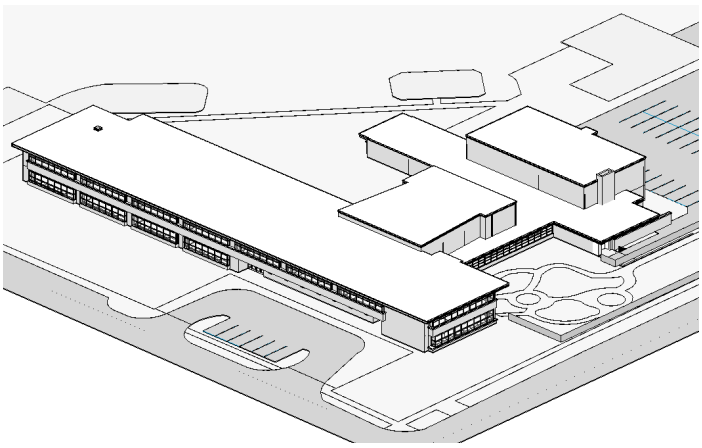
3.5 | MAINTENANCE AND OPERATIONAL EFFICIENCIES

Operational efficiencies are critical for ensuring the long-term sustainability of district facilities. This portion of the assessment analyzes maintenance practices and resource utilization to identify cost-saving opportunities without sacrificing quality. For example, adopting centrally managed HVAC systems could significantly reduce energy expenses while improving climate control and indoor air quality.

ESTABLISHING A CLEAR PATH FORWARD

This expanded introduction underscores the importance of a district-wide evaluation of facilities designed to address present challenges and build toward future successes. By thoroughly analyzing the performance, safety, and compliance of Evanston/Skokie School District 65 properties, the Master Plan serves as a comprehensive guide for decision-making. Ultimately, these assessments aim to allocate resources effectively while fostering an environment that supports academic excellence and community well-being.



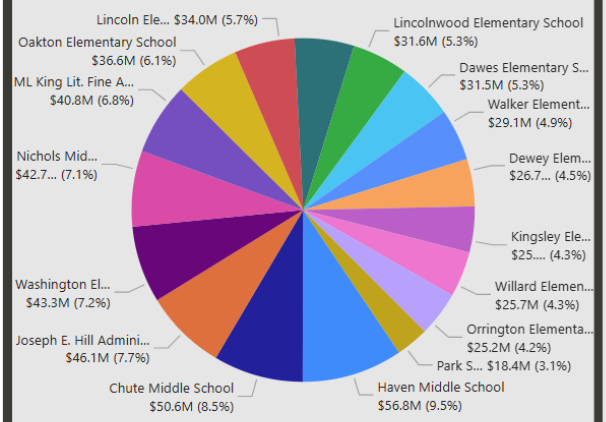




Facility Assessment: Evanston/Skokie District 65

STUDIO GC architecture + interiors

Summary by Building



Year: 2026 – 2100

Building: All

Component: All

Per agreement with Evanston/Skokie District 65, costs are calculated at 2025 levels and escalated at a 4.50% annual rate of inflation

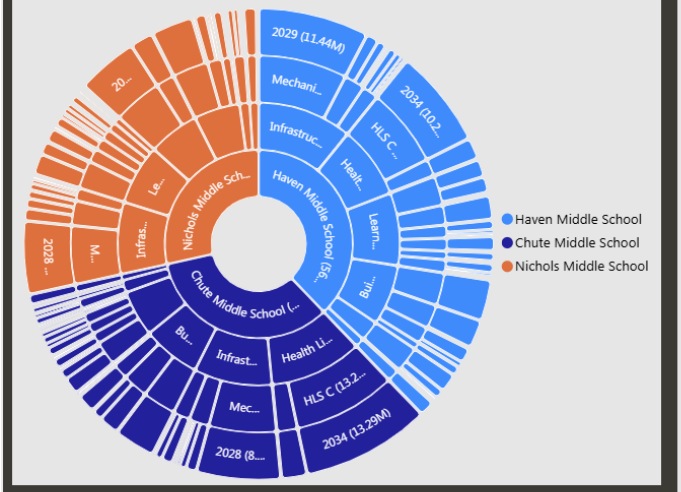
Summary by Building and Year

Year	od y	ML King Lit. Fine Arts School	Nichols Middle School	Oakton Elementary School	Orrington Elementary School	Park School	Walker Elementary School	Washington Elementary School	Willard Elementary School	Total
2026		$0.0M								$0.0M
2027	4M	$1.3M	$1.5M	$0.4M	$1.1M	$3.4M	$1.2M	$10.3M	$1.3M	$40.6M
2028			$7.9M	$7.7M		$0.7M	$0.0M			$35.0M
2029	2M	$0.5M	$1.8M	$0.1M	$0.2M	$3.0M	$6.3M	$0.3M	$0.2M	$35.5M
2030	0M	$3.7M	$0.1M	$0.8M	$3.6M	$0.3M	$0.3M	$3.2M	$3.0M	$24.8M
2031	3M	$1.6M	$3.4M	$1.6M	$1.1M	$1.5M	$2.4M	$1.5M	$8.7M	$47.2M
2032	7M	$0.8M	$1.7M	$0.8M	$0.7M		$0.6M	$1.7M	$1.2M	$17.9M
2033	9M	$1.9M	$3.9M	$2.3M	$0.9M	$0.3M	$0.8M	$1.8M	$0.6M	$28.4M
2034	5M	$6.9M	$7.8M	$9.7M	$6.2M	$4.7M	$6.0M	$11.5M	$4.6M	$131.7M
2035	0M	$0.7M	$3.3M	$3.2M	$0.7M	$1.0M	$1.9M	$1.0M	$0.1M	$22.8M
2036	9M	$1.4M	$1.5M	$1.2M	$1.5M	$0.7M	$0.8M	$2.2M	$0.9M	$25.6M
2037	4M	$14.2M	$0.3M	$5.0M	$6.8M	$1.9M	$1.0M	$3.5M	$0.9M	$64.1M
2039			$0.7M		$0.0M		$0.0M		$0.3M	$1.0M
2040	1M	$4.9M	$6.0M	$2.6M	$0.7M	$0.9M	$1.8M	$2.9M	$2.6M	$55.6M
2041		$0.0M		$0.9M	$0.0M			$0.1M	$0.8M	$3.3M
2045	1M	$0.2M	$1.3M	$0.0M	$0.1M		$0.3M	$0.2M	$0.2M	$7.4M
2046										$8.6M
2049			$0.1M							$0.1M
2050		$0.7M	$0.9M	$0.1M	$0.3M		$5.8M	$0.7M	$0.1M	$17.2M
2052										$0.7M
2054										$1.1M
2055	1M	$2.0M	$0.3M	$0.2M	$1.3M			$2.4M	$0.2M	$24.8M
2065		$0.0M			$0.0M			$0.0M	$0.0M	$0.2M
2074										$0.1M
2075	0M									$4.3M
Total	**6M**	**$40.8M**	**$42.7M**	**$36.6M**	**$25.2M**	**$18.4M**	**$29.1M**	**$43.3M**	**$25.7M**	**$598.2M**

Facility Assessment: Evanston/Skokie District 65

STUDIO GC architecture + interiors

Detail By Building - Middle Schools



Year: 2025 – 2100

Building: All

Component: All

Per agreement with Evanston/Skokie District 65, costs are calculated at 2025 levels and escalated at a 4.50% annual rate of inflation

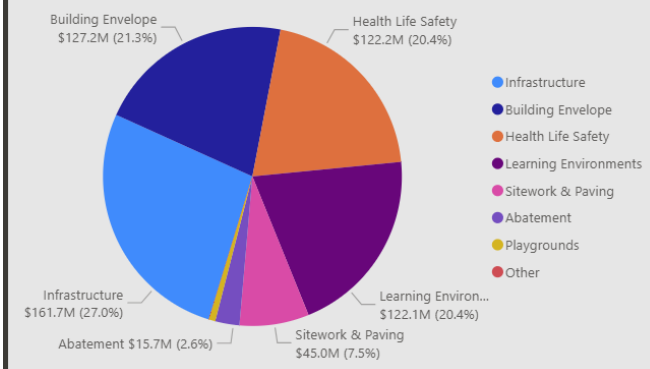
Detail by Building and Year

Year	Building	Category	Component	New Element	Task	Task Detail	Sum of Budget
2027	Chute Middle School	Building Envelope	Exterior Wall	Masonry	Replace	Ext	$142K
2027	Chute Middle School	Building Envelope	Roofing	TPO - Membrane	Replace		$2,075K
2027	Chute Middle School	Health Life Safety	HLS A	HLS Architectural	Replace		$30K
2027	Chute Middle School	Health Life Safety	HLS A	HLS MEP	Replace		$35K
2027	Chute Middle School	Infrastructure	Electrical	Electrical Panel	Replace	Throughout Building	$223K
2027	Chute Middle School	Infrastructure	Plumbing	Water Supply Piping	Replace	Throughout Building	$740K
2027	Chute Middle School	Learning Environments	Ceiling Systems	Spline	Replace	Replace in its entirety	$511K
2027	Chute Middle School	Sitework & Paving	Hardscape	Asphalt Paving - Standard	Maintain/ Repair		$140K
2027	Haven Middle School	Building Envelope	Exterior Wall	Masonry	Maintain/ Repair		$578K
2027	Haven Middle School	Building Envelope	Roofing	Built Up Roof	Replace		$87K
2027	Haven Middle School	Health Life Safety	HLS A	HLS Architectural	Maintain/ Repair		$87K
2027	Haven Middle School	Health Life Safety	HLS A	HLS MEP	Maintain/ Repair		$7K
2027	Haven Middle	Infrastructure	Electrical	Emergency	Replace	Throughout	$130K
Total							**$150,068K**

Facility Assessment: Evanston/Skokie District 65

STUDIO GC architecture + interiors

Summary by Category



Year: 2026 – 2100

Building: All

Component: All

Per agreement with Evanston/Skokie District 65, costs are calculated at 2025 levels and escalated at a 4.50% annual rate of inflation

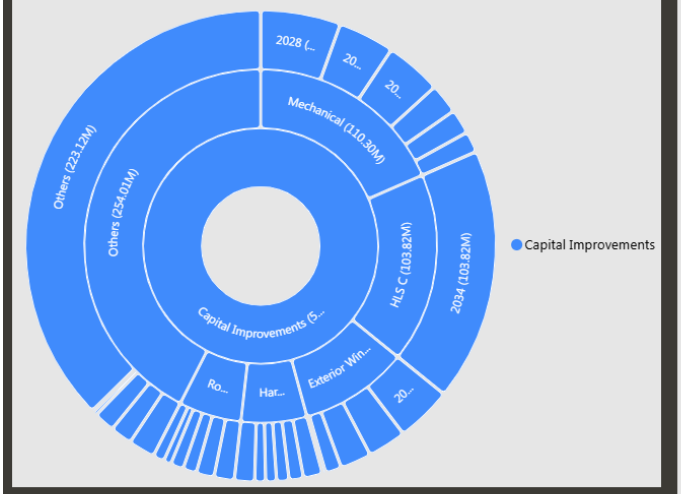
Summary by Category and Year

Year	Abatement	Building Envelope	Health Life Safety	Infrastructure	Learning Environments	Other	Pl
2026				$0.0M			
2027		$10.5M	$0.8M	$21.0M	$5.5M	$0.1M	
2028	$0.5M	$0.1M	$0.0M	$34.1M			
2029		$5.8M		$28.3M	$1.0M		
2030		$6.1M		$0.1M	$17.4M		
2031		$0.7M	$17.5M	$19.4M	$3.1M		
2032	$15.2M	$0.7M		$0.2M	$1.7M		
2033		$0.9M			$18.2M		
2034		$17.4M	$103.8M		$10.5M		
2035		$1.1M			$19.6M		
2036		$3.1M		$22.4M	$0.2M		
2037		$23.9M		$23.5M	$3.6M		
2039					$1.0M		
2040		$22.5M		$0.4M	$27.8M		
2041		$1.0M		$1.6M	$0.1M		
2045		$1.4M		$0.2M	$3.2M		
2046				$8.6M			
2049					$0.1M		
2050		$12.8M			$3.5M		
2052				$0.7M			
2054				$1.1M			
2055		$19.1M			$1.3M		
2065							
2074					$0.1M		
2075					$4.3M		
Total	**$15.7M**	**$127.2M**	**$122.2M**	**$161.7M**	**$122.1M**	**$0.1M**	

Facility Assessment: Evanston/Skokie District 65

STUDIO GC architecture + interiors

Detail by Funding Source



2026 – 2100

Building: All

Component: All

Per agreement with Evanston/Skokie District 65, costs are calculated at 2025 levels and escalated at a 4.50% annual rate of inflation

Detail by Building and Year

Year	Funding Source	Category	Component	New Element	Task	Task Detail	Building
2041	Capital Improvements	Building Envelope	Exterior Windows	Aluminum Storefront	Replace	Window System	Kingsley Elementary School
2036	Capital Improvements	Infrastructure	Plumbing	Toilet Room Fixtures	Replace	Water Closet	Kingsley Elementary School
2029	Capital Improvements	Infrastructure	Plumbing	Plumbing Fixtures	Improve	Wash basins located at entrance to toilet rooms, locate lavs within toilet room	Nichols Middle School
2032	Capital Improvements	Abatement	Asbestos Abatement	Asbestos Abatement	Remove	Vestibule	Oakton Elementary School
2036	Capital Improvements	Infrastructure	Plumbing	Toilet Room Fixtures	Replace	Urinal	Kingsley Elementary School
2029	Capital Improvements	Infrastructure	Plumbing	Domestic Service Distribution	Improve	Upsize water service.	Lincolnwood Elementary School
2028	Capital Improvements	Infrastructure	Electrical	Electrical Service	Replace	Upgrade electrical service to accommodate whole-building air conditioning / Electrical	Dawes Elementary School
Total							

OVERALL SUMMARY BY BUILDING AND YEAR

Year	Bessie Rhodes ES	Chute MS	Dawes ES	Dewey ES	Haven MS	Joseph E. Hill Admin	Kingsley ES	Lincoln ES	Lincolnwood ES
2027	$3.0M	$3.9M	$1.0M	$1.3M	$2.3M	$1.3M	$0.4M	$0.3M	$6.4M
2028		$9.1M	$4.8M	$4.8M			$0.0M	$0.1M	
2029	$0.4M	$0.3M	$1.9M	$0.7M	$12.1M	$0.4M	$0.1M	$6.1M	$1.2M
2030	$1.5M	$1.2M	$0.4M	$0.1M	$4.6M		$0.4M	$0.6M	$1.0M
2031	$1.4M	$4.9M	$2.2M	$1.4M	$3.0M	$2.7M	$7.1M	$0.4M	$2.3M
2032	$1.1M	$1.0M	$1.7M	$1.2M	$1.9M		$1.1M	$1.7M	$0.7M
2033	$1.8M	$2.8M	$0.7M	$1.4M	$3.1M	$0.1M	$2.9M	$2.2M	$0.9M
2034	$5.2M	$16.3M	$9.0M	$6.7M	$13.0M	$2.4M	$6.5M	$4.8M	$10.5M
2035	$0.4M	$1.0M	$1.7M	$2.4M	$1.8M	$0.5M	$0.7M	$1.3M	$1.0M
2036	$1.1M	$2.4M	$0.7M	$1.4M	$2.1M	$1.7M	$2.2M	$2.0M	$1.9M
2037	$2.4M	$5.4M	$0.6M	$0.6M	$4.5M	$13.5M	$1.3M	$1.2M	$1.4M
2039	$0.0M		$0.0M		$0.0M				
2040	$5.7M	$1.1M	$1.4M	$1.1M	$5.5M	$11.7M		$2.7M	$4.1M
2041	$0.0M				$0.1M		$1.0M	$0.3M	
2045	$0.1M		$0.2M	$1.3M	$2.0M	$0.1M	$0.1M	$1.2M	$0.1M
2046	$8.6M								
2049									
2050	$0.5M		$5.1M	$2.2M	$0.0M	$0.7M			
2052								$0.7M	
2054		$1.1M							
2055	$0.2M	$0.1M		$0.1M	$1.0M	$8.6M	$0.1M	$8.4M	$0.1M
2065									
2074							$0.1M		
2075		$0.0M				$2.3M	$2.0M		$0.0M
Total	**$33.5M**	**$50.6M**	**$31.5M**	**$26.7M**	**$56.8M**	**$46.1M**	**$25.8M**	**$34.0M**	**$31.6M**

ML King Lit. Fine Arts School	Nichols MS	Oakton ES	Orrington ES	Park School	Walker ES	Washington ES	Willard ES	**Total**
$1.3M	$1.5M	$0.4M	$1.1M	$3.5M	$1.2M	$10.3M	$1.3M	**$40.7M**
	$7.9M	$7.7M		$0.1M	$0.0M			**$34.4M**
$0.5M	$1.8M	$0.1M	$0.2M	$3.0M	$6.3M	$0.3M	$0.2M	**$35.5M**
$3.7M	$0.1M	$0.8M	$3.6M	$0.3M	$0.3M	$3.2M	$3.0M	**$24.8M**
$1.6M	$3.4M	$1.6M	$1.1M	$1.5M	$2.4M	$1.5M	$8.7M	**$47.2M**
$0.8M	$1.7M	$0.8M	$0.7M	$0.6M	$0.6M	$1.7M	$1.2M	**$18.5M**
$1.9M	$3.9M	$2.3M	$0.9M	$0.3M	$0.8M	$1.8M	$0.6M	**$28.4M**
$6.9M	$7.8M	$9.7M	$6.2M	$4.7M	$6.0M	$11.5M	$4.6M	**$131.7M**
$0.7M	$3.3M	$3.2M	$0.7M	$1.0M	$1.9M	$1.0M	$0.1M	**$22.8M**
$1.4M	$1.5M	$1.2M	$1.5M	$0.7M	$0.8M	$2.2M	$0.9M	**$25.6M**
$14.2M	$0.3M	$5.0M	$6.8M	$1.9M	$1.0M	$3.5M	$0.9M	**$64.1M**
	$0.7M		$0.0M		$0.0M		$0.3M	**$1.0M**
$4.9M	$6.0M	$2.6M	$0.7M	$0.9M	$1.8M	$2.9M	$2.6M	**$55.6M**
$0.0M		$0.9M	$0.0M			$0.1M	$0.8M	**$3.3M**
$0.2M	$1.3M	$0.0M	$0.1M		$0.3M	$0.2M	$0.2M	**$7.4M**
								$8.6M
	$0.1M							**$0.1M**
$0.7M	$0.9M	$0.1M	$0.3M		$5.8M	$0.7M	$0.1M	**$17.2M**
								$0.7M
								$1.1M
$2.0M	$0.3M	$0.2M	$1.3M			$2.4M	$0.2M	**$24.8M**
$0.0M			$0.0M			$0.0M	$0.0M	**$0.2M**
								$0.1M
								$4.3M
$40.8M	**$42.7M**	**$36.6M**	**$25.2M**	**$18.5M**	**$29.1M**	**$43.3M**	**$25.7M**	**$598.2M**

Per agreement with Evanston/Skokie District 65, costs are calculated at 2025 levels and escalated at a 4.50% annual rate of inflation

SD 65 | 5-YEAR SUMMARY OF BUILDING PROJECTS

Below is a summary of total spending on facility improvements for the District over the past five fiscal years. This summary includes yearly totals and highlights of major projects or categories.

YEAR | 2021

- **Total Spending on Facility Improvements: $-**
- **Highlights: Administration roof replacement; wood shop conversion at Haven MS.**

YEAR | 2022

- **Total Spending on Facility Improvements: $1,083,028**
- **Highlights: District-wide LED lighting replacement; Willard ES auditorium lighting replacement; Dawes ES gym roof replacement.**

YEAR | 2023

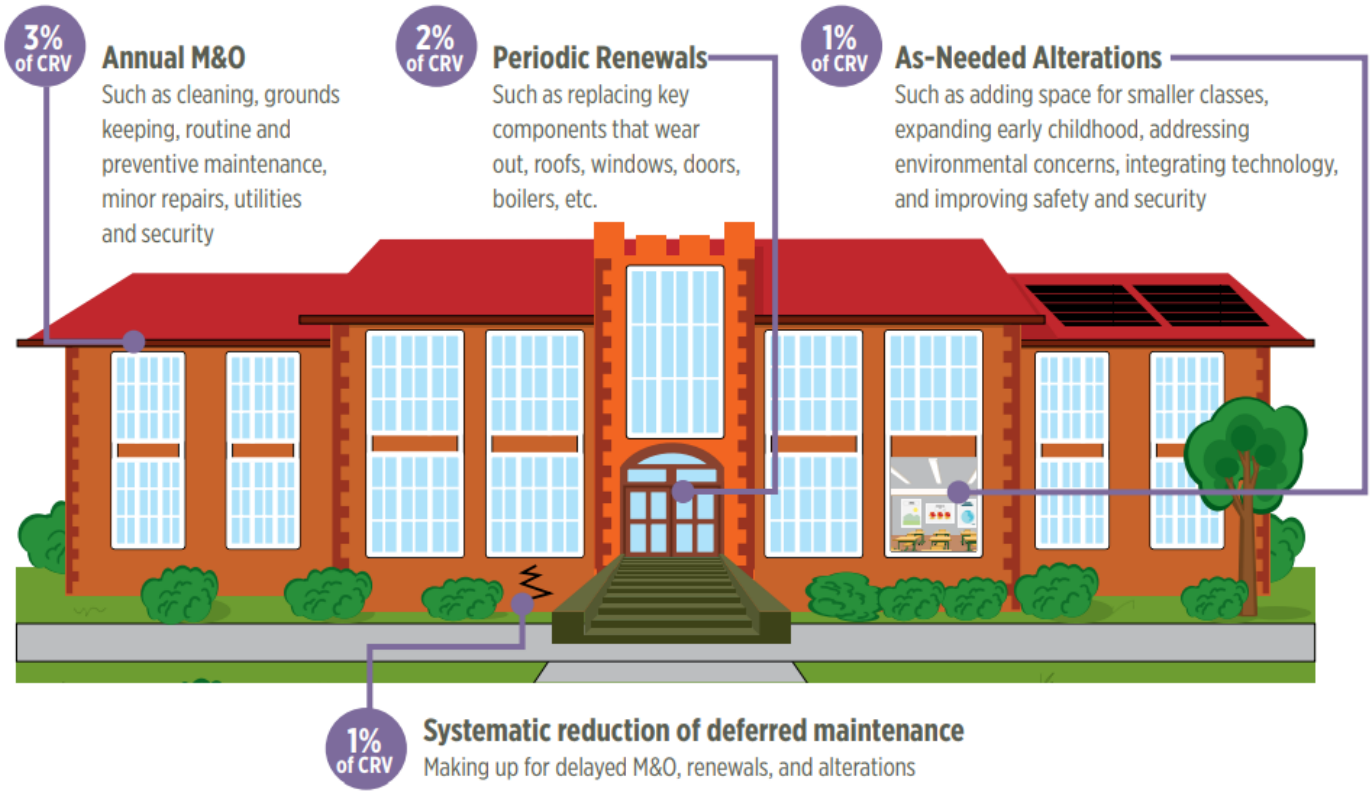
- **Total Spending on Facility Improvements: $3,100,015**
- **Highlights: Haven MS window and frame 90% replacement and limestone replacement; flooring replacement at Dawes ES, King Arts, and Chute MS; Fire panel replacement at Walker and Washington; HR suite renovations; Orrington pump.**

YEAR | 2024

- **Total Spending on Facility Improvements: $310,750**
- **Highlights: Boiler installation at Dawes ES and Washington ES; Walker ES flooring abatement and replacement; stage curtains; Nichols MS waterproofing; parking lot sealcoating.**

YEAR | 2025

- **Total Spending on Facility Improvements: $1,175,911**
- **Highlights: Parking lot renovations; Washington ES flooring abatement and replacement; District-wide parking lot sealcoating; Administration bu8idling doors and canopy; Dawes ES and JEH boiler installation.**



Source: 2025 State of Our Schools: America's K-12 Facilities

MAINTENANCE OF EXISTING BUILDING INFRASTRUCTURE

According to the 2025 State of Our Schools report that evaluates data nationwide from K-12 schools, an annual budget of 4% of the current replacement value (CRV) is recommended for ongoing maintenance of buildings. The 4% total includes 2% allocated for periodic renewals (note that this is not a capital improvement outlay), plus 1% for as needed alterations, plus 1% for catch-up of deferred maintenance items and backlog.



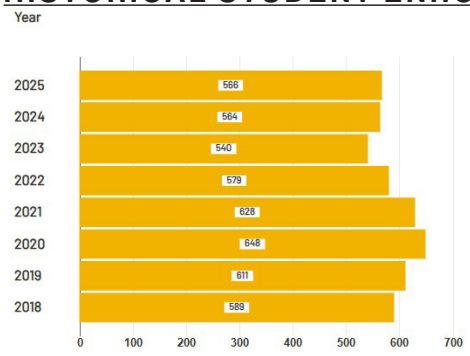
CHUTE MIDDLE SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1966
Grade Levels	|	6-8
Total Gross SF	|	149,776

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Chute Middle School

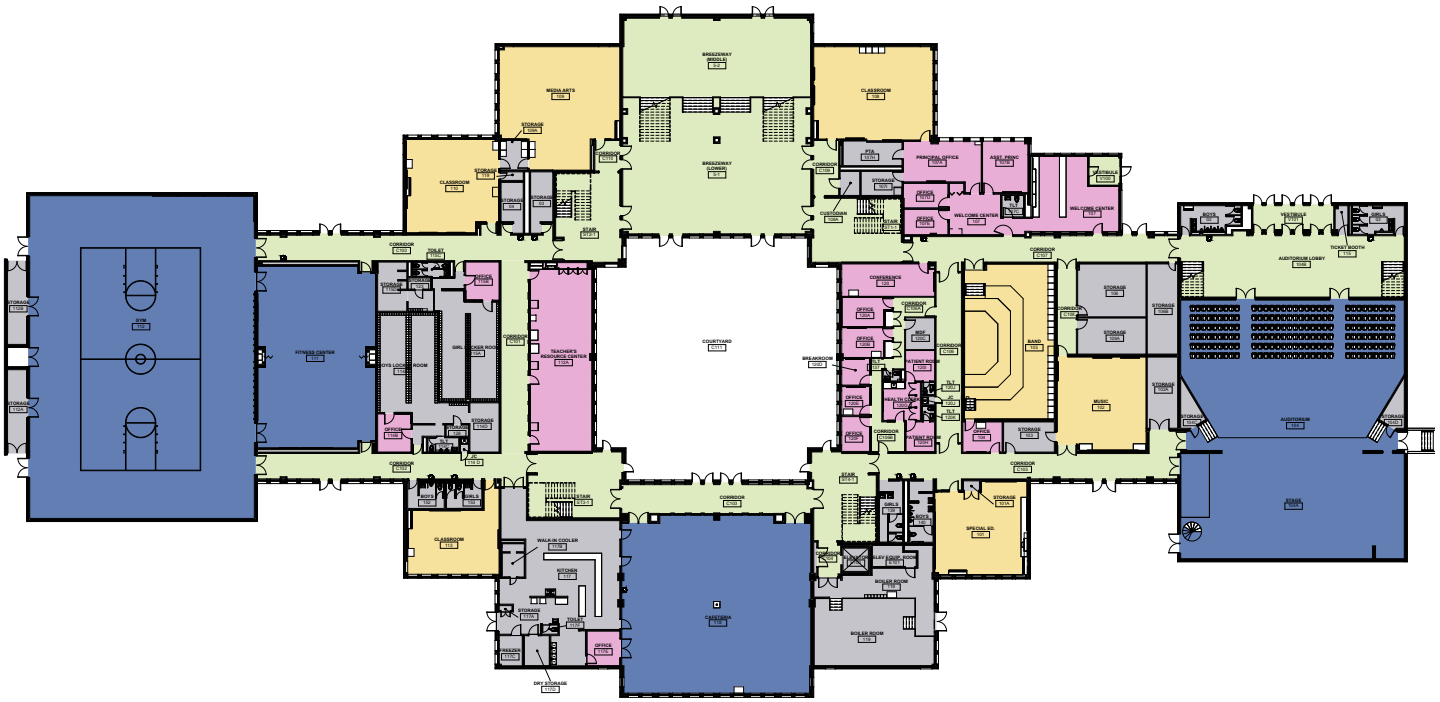
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-24	2034-35
6	246	239	226	208	246	220	226	204	197	235	198	180	203	201	200	196
7	267	247	240	230	205	241	218	224	203	196	234	200	178	201	199	198
8	238	259	239	234	229	209	239	216	222	201	194	232	198	177	200	198
Total: 6-8	**751**	**745**	**705**	**672**	**680**	**670**	**683**	**644**	**622**	**632**	**626**	**612**	**579**	**579**	**599**	**592**

Total: 6-8	**751**	**745**	**705**	**672**	**680**	**670**	**683**	**644**	**622**	**632**	**626**	**612**	**579**	**579**	**599**	**592**
Change		-6	-40	-33	8	-10	13	-39	-22	10	-6	-14	-33	0	20	-7
Percent Change		-0.8%	-5.4%	-4.7%	1.2%	-1.5%	1.9%	-5.7%	-3.4%	1.6%	-0.9%	-2.2%	-5.4%	0.0%	3.5%	-1.2%

Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

CHUTE MIDDLE SCHOOL

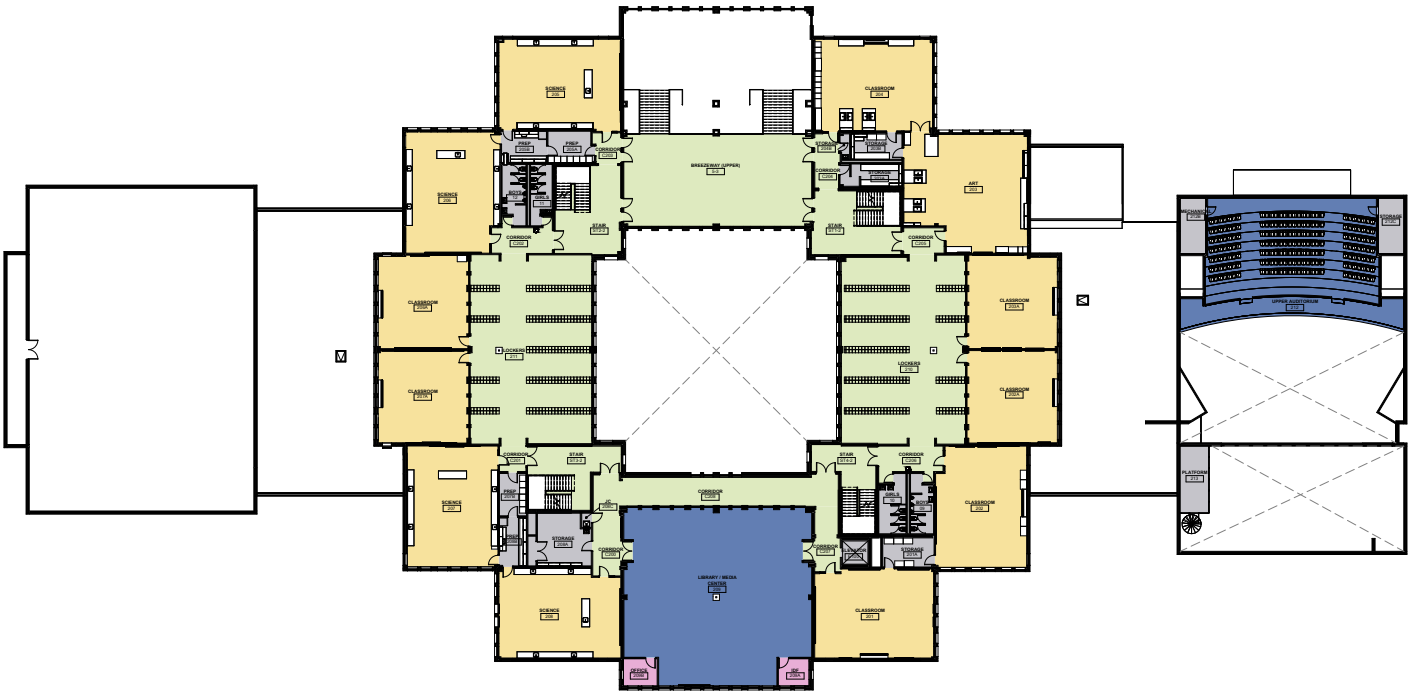


FIRST FLOOR PLAN - DEPARTMENT PLAN
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

CHUTE MIDDLE SCHOOL



SECOND FLOOR PLAN - DEPARTMENT PLAN
N.T.S.



1 THIRD FLOOR PLAN - DEPARTMENT PLAN
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

CHUTE MIDDLE SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
104	OFFICE	118 SF	STAFF/OFFICE
107	WELCOME CENTER	830 SF	STAFF/OFFICE
107A	PRINCIPAL OFFICE	332 SF	STAFF/OFFICE
107B	ASST. PRINC	232 SF	STAFF/OFFICE
107D	OFFICE	109 SF	STAFF/OFFICE
107E	OFFICE	110 SF	STAFF/OFFICE
112A	TEACHER'S RESOURCE CENTER	1,178 SF	STAFF/OFFICE
114B	OFFICE	128 SF	STAFF/OFFICE
115B	OFFICE	127 SF	STAFF/OFFICE
117E	OFFICE	114 SF	STAFF/OFFICE
120	CONFERENCE	297 SF	STAFF/OFFICE
120A	OFFICE	135 SF	STAFF/OFFICE
120B	OFFICE	136 SF	STAFF/OFFICE
120D	BREAKROOM	75 SF	STAFF/OFFICE
120E	OFFICE	81 SF	STAFF/OFFICE
120F	OFFICE	99 SF	STAFF/OFFICE
120G	HEALTH CLERK	141 SF	STAFF/OFFICE
120H	PATIENT ROOM	85 SF	STAFF/OFFICE
120I	PATIENT ROOM	88 SF	STAFF/OFFICE
209A	IDF	86 SF	STAFF/OFFICE
209B	OFFICE	93 SF	STAFF/OFFICE
307B	OFFICE	81 SF	STAFF/OFFICE
308A	OFFICE	220 SF	STAFF/OFFICE
310A	OFFICE	82 SF	STAFF/OFFICE
315A	OFFICE	82 SF	STAFF/OFFICE
318A	OFFICE	82 SF	STAFF/OFFICE
323	OFFICE	81 SF	STAFF/OFFICE
323A	OFFICE	84 SF	STAFF/OFFICE
325	OFFICE	240 SF	STAFF/OFFICE
29		5,545 SF	
SMALL GROUP SPACES			
302	SMALL GROUP	171 SF	SMALL GROUP SPACES
307	SMALL GROUP	76 SF	SMALL GROUP SPACES
310	SMALL GROUP	95 SF	SMALL GROUP SPACES
315	SMALL GROUP	95 SF	SMALL GROUP SPACES
318	SMALL GROUP	78 SF	SMALL GROUP SPACES
326	SMALL GROUP	468 SF	SMALL GROUP SPACES

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
6		984 SF	
SHARED INSTRUCTIONAL SPACES/SPECIALS			
104	AUDITORIUM	3,191 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
104A	STAGE	2,367 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
111	FITNESS CENTER	2,094 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
112	GYM	7,243 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
118	CAFETERIA	3,283 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
209	LIBRARY / MEDIA CENTER	3,082 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
212	UPPER AUDITORIUM	2,213 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
7		23,473 SF	
CORE CURRICULUM			
101	SPECIAL ED.	818 SF	CORE CURRICULUM
102	MUSIC	813 SF	CORE CURRICULUM
105	BAND	1,377 SF	CORE CURRICULUM
108	CLASSROOM	1,107 SF	CORE CURRICULUM
109	MEDIA ARTS	1,298 SF	CORE CURRICULUM
110	CLASSROOM	846 SF	CORE CURRICULUM
113	CLASSROOM	623 SF	CORE CURRICULUM
201	CLASSROOM	1,050 SF	CORE CURRICULUM
202	CLASSROOM	1,080 SF	CORE CURRICULUM
202A	CLASSROOM	827 SF	CORE CURRICULUM
203	ART	1,354 SF	CORE CURRICULUM
203A	CLASSROOM	830 SF	CORE CURRICULUM
204	CLASSROOM	1,075 SF	CORE CURRICULUM
205	SCIENCE	1,098 SF	CORE CURRICULUM
206	SCIENCE	1,113 SF	CORE CURRICULUM
206A	CLASSROOM	835 SF	CORE CURRICULUM
207	SCIENCE	1,095 SF	CORE CURRICULUM
207A	CLASSROOM	830 SF	CORE CURRICULUM
208	SCIENCE	1,074 SF	CORE CURRICULUM
301	CLASSROOM	848 SF	CORE CURRICULUM
303	CLASSROOM	832 SF	CORE CURRICULUM
304	CLASSROOM	815 SF	CORE CURRICULUM

CHUTE MIDDLE SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
305	CLASSROOM	837 SF	CORE CURRICULUM
306	CLASSROOM	821 SF	CORE CURRICULUM
308	CLASSROOM	830 SF	CORE CURRICULUM
309	CLASSROOM	835 SF	CORE CURRICULUM
311	CLASSROOM	849 SF	CORE CURRICULUM
312	CLASSROOM	817 SF	CORE CURRICULUM
313	CLASSROOM	849 SF	CORE CURRICULUM
314	CLASSROOM	815 SF	CORE CURRICULUM
316	CLASSROOM	847 SF	CORE CURRICULUM
317	CLASSROOM	845 SF	CORE CURRICULUM
319	CLASSROOM	808 SF	CORE CURRICULUM
320	CLASSROOM	815 SF	CORE CURRICULUM
321	CLASSROOM	804 SF	CORE CURRICULUM
322	SPECIAL EDU	819 SF	CORE CURRICULUM
324	CLASSROOM	830 SF	CORE CURRICULUM
37		34,061 SF	
CIRCULATION			
5-1	BREEZEWAY (LOWER)	2,556 SF	CIRCULATION
5-2	BREEZEWAY (MIDDLE)	1,459 SF	CIRCULATION
5-3	BREEZEWAY (UPPER)	1,752 SF	CIRCULATION
104B	AUDITORIUM LOBBY	1,386 SF	CIRCULATION
210	LOCKERS	2,317 SF	CIRCULATION
211	LOCKERS	2,292 SF	CIRCULATION
C100	CORRIDOR	831 SF	CIRCULATION
C101	CORRIDOR	528 SF	CIRCULATION
C102	CORRIDOR	743 SF	CIRCULATION
C103	CORRIDOR	581 SF	CIRCULATION
C104	CORRIDOR	76 SF	CIRCULATION
C105	CORRIDOR	921 SF	CIRCULATION
C106	CORRIDOR	429 SF	CIRCULATION
C106A	CORRIDOR	150 SF	CIRCULATION
C106B	CORRIDOR	167 SF	CIRCULATION
C107	CORRIDOR	747 SF	CIRCULATION
C108	CORRIDOR	159 SF	CIRCULATION
C109	CORRIDOR	137 SF	CIRCULATION
C110	CORRIDOR	76 SF	CIRCULATION
C200	CORRIDOR	197 SF	CIRCULATION
C201	CORRIDOR	67 SF	CIRCULATION
C202	CORRIDOR	177 SF	CIRCULATION

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
C203	CORRIDOR	80 SF	CIRCULATION
C204	CORRIDOR	130 SF	CIRCULATION
C205	CORRIDOR	106 SF	CIRCULATION
C206	CORRIDOR	190 SF	CIRCULATION
C207	CORRIDOR	182 SF	CIRCULATION
C208	CORRIDOR	750 SF	CIRCULATION
C300	CORRIDOR	159 SF	CIRCULATION
C301	CORRIDOR	565 SF	CIRCULATION
C302	CORRIDOR	259 SF	CIRCULATION
C303	CORRIDOR	199 SF	CIRCULATION
C304	CORRIDOR	559 SF	CIRCULATION
C305	CORRIDOR	273 SF	CIRCULATION
C306	CORRIDOR	202 SF	CIRCULATION
C307	CORRIDOR	556 SF	CIRCULATION
C308	CORRIDOR	263 SF	CIRCULATION
ST1-1	STAIR	562 SF	CIRCULATION
ST1-2	STAIR	557 SF	CIRCULATION
ST1-3	STAIR	570 SF	CIRCULATION
ST2-1	STAIR	549 SF	CIRCULATION
ST2-2	STAIR	579 SF	CIRCULATION
ST2-3	STAIR	591 SF	CIRCULATION
ST3-1	STAIR	578 SF	CIRCULATION
ST3-2	STAIR	485 SF	CIRCULATION
ST3-3	STAIR	603 SF	CIRCULATION
ST4-1	STAIR	542 SF	CIRCULATION
ST4-2	STAIR	390 SF	CIRCULATION
ST4-3	STAIR	660 SF	CIRCULATION
V100	VESTIBULE	90 SF	CIRCULATION
V101	VESTIBULE	210 SF	CIRCULATION
51		29,189 SF	
BUILDING SUPPORT			
02	BOYS	144 SF	BUILDING SUPPORT
03	STORAGE	122 SF	BUILDING SUPPORT
03	GIRLS	140 SF	BUILDING SUPPORT
04	STORAGE	99 SF	BUILDING SUPPORT
09	BOYS	124 SF	BUILDING SUPPORT
10	GIRLS	146 SF	BUILDING SUPPORT
11	GIRLS	120 SF	BUILDING SUPPORT
12	BOYS	132 SF	BUILDING SUPPORT

CHUTE MIDDLE SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
13	GIRLS	138 SF	BUILDING SUPPORT
14	BOYS	134 SF	BUILDING SUPPORT
15	BOYS	123 SF	BUILDING SUPPORT
16	GIRLS	124 SF	BUILDING SUPPORT
17	GIRLS	124 SF	BUILDING SUPPORT
18	BOYS	125 SF	BUILDING SUPPORT
101A	STORAGE	15 SF	BUILDING SUPPORT
102A	STORAGE	216 SF	BUILDING SUPPORT
103	STORAGE	152 SF	BUILDING SUPPORT
104C	STORAGE	68 SF	BUILDING SUPPORT
104D	STORAGE	69 SF	BUILDING SUPPORT
106	STORAGE	359 SF	BUILDING SUPPORT
106A	STORAGE	245 SF	BUILDING SUPPORT
106B	STORAGE	273 SF	BUILDING SUPPORT
107C	TLT	46 SF	BUILDING SUPPORT
107H	PTA	141 SF	BUILDING SUPPORT
107I	STORAGE	98 SF	BUILDING SUPPORT
108A	CUSTODIAN	47 SF	BUILDING SUPPORT
109A	STORAGE	87 SF	BUILDING SUPPORT
112A	STORAGE	156 SF	BUILDING SUPPORT
112B	STORAGE	156 SF	BUILDING SUPPORT
114 D	JC	11 SF	BUILDING SUPPORT
114A	BOYS LOCKER ROOM	736 SF	BUILDING SUPPORT
114C	TLT	46 SF	BUILDING SUPPORT
114D	STORAGE	144 SF	BUILDING SUPPORT
115	TICKET BOOTH	34 SF	BUILDING SUPPORT
115A	GIRL LOCKER ROOM	735 SF	BUILDING SUPPORT
115C	TOILET	54 SF	BUILDING SUPPORT
115D	STORAGE	139 SF	BUILDING SUPPORT
117	KITCHEN	1,392 SF	BUILDING SUPPORT
117A	STORAGE	6 SF	BUILDING SUPPORT
117B	WALK-IN COOLER	72 SF	BUILDING SUPPORT
117C	FREEZER	69 SF	BUILDING SUPPORT
117D	DRY STORAGE	76 SF	BUILDING SUPPORT
117F	TOILET	14 SF	BUILDING SUPPORT
119	STORAGE	19 SF	BUILDING SUPPORT
119	BOILER ROOM	1,173 SF	BUILDING SUPPORT
120C	MDF	92 SF	BUILDING SUPPORT
120J	TLT	16 SF	BUILDING SUPPORT

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
120J	JC	11 SF	BUILDING SUPPORT
120K	TLT	18 SF	BUILDING SUPPORT
123	STORAGE	25 SF	BUILDING SUPPORT
128	STORAGE	25 SF	BUILDING SUPPORT
137	TLT	18 SF	BUILDING SUPPORT
139	GIRLS	144 SF	BUILDING SUPPORT
140	BOYS	143 SF	BUILDING SUPPORT
152	BOYS	93 SF	BUILDING SUPPORT
153	GIRLS	93 SF	BUILDING SUPPORT
201A	STORAGE	149 SF	BUILDING SUPPORT
203A	STORAGE	134 SF	BUILDING SUPPORT
203B	STORAGE	130 SF	BUILDING SUPPORT
204B	STORAGE	23 SF	BUILDING SUPPORT
205A	PREP	140 SF	BUILDING SUPPORT
205B	PREP	134 SF	BUILDING SUPPORT
207B	PREP	112 SF	BUILDING SUPPORT
208A	STORAGE	315 SF	BUILDING SUPPORT
208B	PREP	130 SF	BUILDING SUPPORT
208C	JC	14 SF	BUILDING SUPPORT
212B	MECHANICAL	140 SF	BUILDING SUPPORT
212C	STORAGE	140 SF	BUILDING SUPPORT
213	PLATFORM	192 SF	BUILDING SUPPORT
301A	STORAGE	148 SF	BUILDING SUPPORT
308B	TLT	16 SF	BUILDING SUPPORT
308C	JC	14 SF	BUILDING SUPPORT
316A	STORAGE	181 SF	BUILDING SUPPORT
316B	TLT	17 SF	BUILDING SUPPORT
316C	JC	13 SF	BUILDING SUPPORT
E100	ELEVATOR	68 SF	BUILDING SUPPORT
E101	ELEV EQUIP. ROOM	85 SF	BUILDING SUPPORT
77		11,613 SF	
C111	COURTYARD	5,462 SF	
1		5,462 SF	
Grand total: 208		110,328 SF	

CHUTE MIDDLE SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 1400 Oakton St, Evanston, IL 60202

Building Construction Date: 1966, with Addition in 2014

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Middle School (Allowed as a Special Use)

Parcel PIN Number: 10-25-203-013-0000

Site Acreage: Approximately 8.5 Acres

Level: 3 Levels above Grade

Building Height: 36’

Building Perimeter: Approximately 1,400’

Total Square Footage: 149,776 GSF (Ground Floor: 61,332 GSF, Upper Floor: 62,154 GSF, Third Floor: 26,290 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 610’

Flood Plain: Per FEMA Flood Map Service Center, Chute School is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System:The building utilizes an internal roof drainage system with roof drains and internal storm leaders.

Landscaping: There is edging surrounding majority of the building with planting within the edging. There is a garden located on the southern side if the school.

Items to Be Addressed:

- Replace all plantings in poor condition within the existing edging.
- Replace the wooden fence around garden area and back of house area.
- Monitor the metal chainlink fence for holes, or deterioration.
- Replant grass in select areas throughout site.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water: A 4” water service main enters the building on the south side of the building in the boiler room. This water main serves only domestic water for the building. The domestic water service is equipped with (2) local municipal 2” water meters with (2) 2” reduced pressure zone backflow preventers, Beeco model FRP. There is a second separate 6” water main routed to the southeast corner of the stage and serves a 4” fire protection service.

Natural Gas: Gas for the facility is provided by a gas service located on the South side of the building located off the alley. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed underground from a pad mounted utility transformer located outside Boiler Room. The electrical service is located in Boiler Room. The 208/120V-3Ph-4W, 2500 amperes rated switchboard is manufactured by Eaton and installed around 2014. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– None to be addressed.

Parking Lot Components

Parking Lot: 100 parking stalls located on the East Side of the building.

Area (SF) Parking: Approximately 48,000 sqft

Accessible Stalls: 5 Accessible

Curbs: Concrete

Items to Be Addressed:

– Monitor pavement for deterioration and repainting.

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Chute Middle School from Church Street: Concrete

Exterior Stairs: (2) concrete stairs

Exterior Ramps: N/A

3.0 | FACILITY ASSESSMENTS

Area (SF) Paving: 55,750 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface (s): N/A

Chain Link Fencing: (808 l.f.) of aluminum rail fence. 4' height along the front of the building by Church St. and (692 lf) of 8' tall, galvanized fencing around perimeter of the athletic fields on the South side of the building.

Site Furnishings: (2) basketball hoops, miscellaneous benches/picnic tables located throughout the athletic fields and playground area, (1) galvanized flagpole mounted onto concrete pier.

Items to Be Addressed:

– None.

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: Face brick with CMU backup

varying in thickness with windows and aluminum storefront and curtain

wall systems scattered throughout

First floor: Slab-on-grade Second Floor: Concrete topping on fire-proofed steel structure (where required).

Roof Structure: Single-ply (TPO+EDPM) roofing systems and built-up roofing systems over gypsum concrete or metal deck on steel joints.

Items to Be Addressed:

– There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Brick

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:

– Continue to monitor masonry for cracking and mortar deterioration.

– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:

– Refer to appendix for full masonry assessment completed.

Doors

Types:

– Wood Doors in Hollow Metal Frames

– Hollow Metal Doors in Hollow Metal Frames with Narrow Lite, Transoms, Vision Panels, Sidelights

– Wood Doors in Wood Frames

– Wood Doors in Hollow Metal Frames with Narrow Lite, Transoms, Vision Panels, Sidelights

– Hollow Metal Doors in Hollow Metal Frames

– Aluminum Storefront

Items To Be Addressed:

– Minor Scuffs at base of doors

– Update Hardware

– Rusting at base of door

Fenestration

Types:

– Aluminum, with horizontal blinds

– Storefront

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– Singly-ply roofing systems (EDPM and TPO)

– Ballasted built-up roofing systems over remainder of roof areas, over insulation over gypsum concrete over steel joints.

Items To Be Addressed:

– The building should continue to be monitored for potential leaks.

– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Plaster, Gypsum, CMU, Ceramic Tile, Masonry

Floor Surfaces: VCT, vinyl asbestos tile, Epoxy, Carpet Tiles, Rubber Flooring Ceramic Tile, Concrete, terrazzo, LVT and wood sports flooring in the gymnasium.

Ceiling Surfaces: 2x2 ACT and gyp board and gyp. Board ceilings and open to above.

Casework: PLAM casework, Wood Veener Casework

Specialty Equipment: TV's, Projectors, Tackboards, Markerboards

Vertical Circulation Components: Stairs

Stairs/Railings: Metal Railings

Elevators: One.

Items To Be Addressed:

– Wall base peeling at corners and splitting

– Water damage in ceiling

– Minor damage to drywall

– Splitting in VCT

– Peeling on corners of VCT

– Rust at bottom of doors

ADA Compliance

Compliance Items to Be Addressed:

– Modify device height for ADA compliance
– Provide accessible signage
– Modify for ADA mounted heights for wall and toilet accessories
– Modify furniture layout to allow for ADA clearances
– Modify hardware to be ADA compliant
– Modify toilet room to have an accessible stall
– Modify drinking fountains to be ADA Complaint

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:

– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Chute Middle School
1400 Oakton St
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of three (3) gas fired forced draft high efficiency hot water boilers. The boilers were manufactured by Aerco in 2008 and (1) is a model Benchmark 2.0 with an input of 2000 mbh and (2) are model Benchmark 3.0 with an input of 3000 mbh. The boilers share a common vent stack that utilize a modulating Hays-Cleveland draft control damper to maintain required stack pressures. The system is configured for primary only variable flow and two (2) base mounted system pumps are modulated by associated VFDs in a lead/lag sequence.

There is no central cooling plant.

The Gymnasiums are heated and ventilated by (2) hot water heating Air Handling Units located on a mezzanine above the gym storage area. The units are manufactured by American Standard and are approximately 60 years old.

The Auditorium is heated and ventilated by a 2-zone Air Handling Unit manufactured by American Standard that is approximately 60 years old. One of the zones serves the Stage area and the other serves the Auditorium area.

The Cafeteria is heated, cooled, and ventilated by (4) hot water heating, DX cooling self contained vertical unit ventilators manufactured by Tempspec and installed 2014. The units are configured with integral building relief dampers and are designed to provide make up air to the adjacent kitchen exhaust hood.

The Main Office is heated, cooled, and ventilated by a single zone 6 ton rooftop unit manufactured by Daikin and installed in 2014. The unit utilizes a duct mounted hot water coil for heating. The system serves a mixture of interior and perimeter spaces and the unit thermostat is located in the Principals

Office. Each perimeter space served by the unit is provided with supplemental heating finned tube element controlled independently from the rooftop. The Principal's Office is also cooled by a window air conditioning unit, with may be limiting the call for cooling to the rooftop unit.

The Offices east of the courtyard are heated, cooled, and ventilated by a 6 ton rooftop unit manufactured by Daikin and installed in 2014. The system is configured for constant volume hot water reheat with (2) duct mounted hot water coils, one controlled by the perimeter offices and one controlled by the interior offices.

The Band Area is heated, cooled, and ventilated by a 15 ton Variable Air Volume (VAV) rooftop unit manufactured by Daikin and installed in 2014. The system consists of (4) VAV boxes with hot water reheat coils. (2) boxes serve the Band Room, (1) box serves the Music Room, and (1) box serves the Special Education room.

The Classrooms, Fitness Center, Library, and Locker Rooms are heated and ventilated by hot water unit ventilators that were installed between 1995 and 1997, with the exception of the Art Room that is served by a unit ventilator installed in 2014. There is not adequate building relief for an economizer operation. The units serving Classroom 108 and 109 are located on the wall between the classroom and the Lobby. It appears that at one time the Lobby was open to the exterior, but is now enclosed, preventing outdoor air from being provided to these two rooms. Each space is cooled by 1 or 2 window air conditioning units. It is likely that after the heating season is over, the unit ventilators do not operate to provide adequate ventilation when the window air conditioning units are in operation.

Small offices are provided with heating elements and window air conditioners but are not mechanically ventilated.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system manufactured by Mitsubishi and installed in 2018.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The system utilizes obsolete building and equipment controllers that are no longer serviceable.

Revision Recommendations

In general, the existing system is in fair condition and should be maintained for the next 5-10 years.

When the system is scheduled for improvement, a comprehensive cooling system should be installed that will provide ventilation to all occupied spaces during operation. The following systems should be considered:

Recommended System Option 1 - Self-Contained Units:
New hot water boilers will be provided and the existing hot water piping will be reused to serve new system heating elements.

The Gymnasium and Auditorium will each be provided with (2) new packaged rooftop units with hot water heating coils.

The self contained vertical unit ventilators serving the Cafeteria will be replaced in kind.

The Main Office rooftop unit will be replaced with a new VAV rooftop unit and each space served by the system will be provided with a new fan powered or VAV box to control space temperature.

The rooftop unit serving the Offices east of the courtyard will be replaced with a new VAV rooftop unit and each space served by the system will be provided with a new fan powered or VAV box to control space temperature.

The Band Area rooftop unit will be replaced in kind.

The floor mounted unit ventilators serving the Classrooms will be replaced with self-contained unit ventilators with hot water coils. Floor mounted units will be provided with larger outdoor air louvers to accommodate the new condenser section airflow requirements. New suspended units with hot water coils and DX coils will be provided for rooms that cannot support a floor mounted unit. Each suspended unit will be coupled with a roof mounted condensing unit. A new economizer relief system will be provided throughout the building.

Small offices should be provided with DX fan coil units coupled with new condensing units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode.

Recommended System Option 2 - 4 Pipe Hot Water/Chilled Water System:
The hot water boiler replacement, the Main Office, Gym, Auditorium, Offices east of the courtyard, and Band Area should be replaced as described in Option 1.

A new chiller will be installed with new chilled water piping to all new chilled water equipment. The system should be configured for constant volume primary and variable speed secondary pumping.

The self contained vertical unit ventilators serving the Cafeteria will be replaced with new hot water/chilled water vertical unit ventilators.

The unit ventilators serving Classrooms, Fitness Center, Library, and Locker Rooms will be replaced with hot water/chilled water unit ventilators. A new economizer relief system will be provided throughout the building.

Small offices shall be provided with hot water/chilled water fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode and central system pumping energy.

Recommended System Option 3 - Geothermal System:
A new geothermal borefield will be installed in the play fields west of the school and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield, if the building is found to be heating dominant.

The Gymnasium and Auditorium will each be provided with (2) new packaged geothermal rooftop units.

The self contained vertical unit ventilators serving the Cafeteria will be replaced with new vertical geothermal unit ventilators.

The rooftop units serving the Main Office and the Offices east of the courtyard will be replaced with new heat pump units serving each space. The new heat pump units will be suspended above the ceiling and ducted to the space it serves. Perimeter spaces can be provided with console type heat pumps where possible. Where similar small spaces can be combined, a VVT system will be utilized to serve multiple spaces from one heat pump system.

The Band Area rooftop unit will be replaced with (4) geothermal rooftop units, each serving a space currently served by a VAV box.

The unit ventilators serving the Classrooms, Fitness Center, Library, and Locker Rooms will be replaced with new geothermal heat pumps that suit the configuration of the space it serves. A new outdoor air relief system will be provided throughout.

Small offices shall be provided with suspended or console geothermal heat pumps with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

A 4" water service main enters the building on the south side of the building in the boiler room. This water main serves only domestic water for the building. The domestic water service is equipped with (2) local municipal 2" water meters with (2) 2" reduced pressure zone backflow preventers, Beeco model FRP. There is a second separate 4" water main routed to the southeast corner of the stage and serves a 4" fire protection service.

Domestic water is distributed with galvanized piping throughout the building. Existing water filters are located throughout the building at various plumbing fixtures to reduce lead in the water.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water for the building is provided by a single gas fired high efficiency vertical storage type water heater, AO Smith model BTR-197, 100 gallon, 199,000 btuh, installed in 2019, SN. 1912114230927. The water heater is located in the boiler room on the south side of the building. The water heater system is equipped with an expansion tank and (2) in-line all bronze recirculation pumps. There is a master High/Low thermostatic mixing valve to allow for 140 degree water to the kitchen and a lower temperature water the reminder of the building.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

The triple compartment sink and prep sink in kitchen have a direct connection to sanitary. Grease trap serving this kitchen could not be located at the time of survey. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provide a proper indirect waste receptor at triple compartment sink and prep sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste.

The toilet room in the kitchen has a hand sink located outside of the toilet room, the space should be revised to accommodate a lavatory located within the toilet room.

Multiple urinals are served by a single flush valve on timer utilizing an excessive amount of water, replace fixtures and provide individual flush valves for water savings.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

The Art Room sinks do not have a solids trap to protect waste piping from paint, clay, etc. Add a solids trap at each sink.

Science room sinks have no means of acid dilution, provide point-of-use acid dilution trap at each lab sink.

Science room faucets at instructors tables have hose connections with no vacuum breaker, provide new faucets with vacuum breaker.

Science rooms do not have an emergency eye wash supplied by potable water. Provide eye wash station in each science room.

Abandoned showers in locker rooms create dead end in water supply piping. Remove unused showers and associated piping, disconnect piping from main and cap branch piping at main.

FIRE PROTECTION

Existing Conditions

The stage on the southeast corner of the building is protected by a NFPA-13 compliant wet sprinkler system complete with fire department connection and post indicating valve on water main just outside the building. The remainder of the building is not sprinklered.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from a pad mounted utility transformer located at the south end of building. Service entrance conductors are routed underground to a service entrance rated switchboard in boiler room. The switchboard is rated 2500 amperes at 208/120V-3Ph-4W and manufactured by Eaton. It appears to be installed around 2014 and in good condition.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (39) panels located in building of various manufacturers and age, (24) of which are manufactured by Federal Pacific. Federal Pacific panels have exceeded its serviceable life with no replacement parts available, but other panels are in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in boiler room. The 'NFS-3030' addressable panel is manufactured by Notifier and appears in good condition, however, this panel has been phased out by manufacturer so support will become more limited as time goes on.

Revision Recommendations

Consider replacing (24) electrical panels manufactured by Federal Pacific that have exceeded its serviceable life with current generation of electrical panels.

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

Consider replacing emergency battery light units to newer energy efficient type.

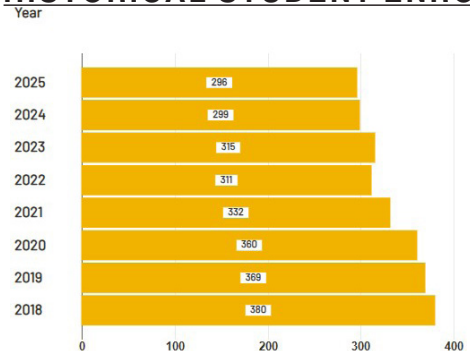
DAWES ELEMENTARY SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1954
Grade Levels	|	K-5
Total Gross SF	|	58,125

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Dawes Elementary

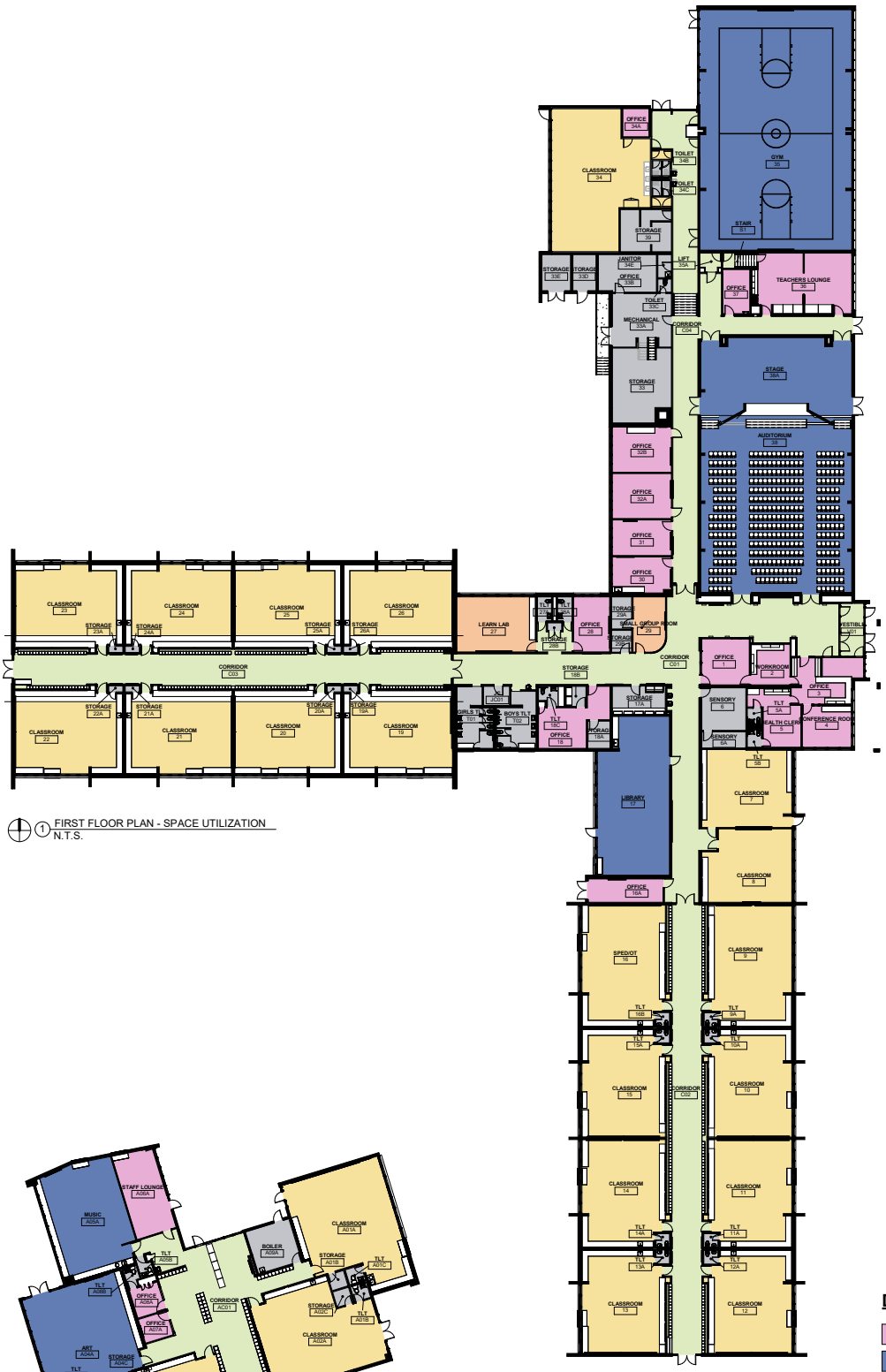
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	59	41	43	60	43	47	47	47	47	46	46	48	49	50	51	52
1	49	59	45	42	67	46	50	50	49	49	48	48	49	50	51	52
2	66	45	62	51	45	63	47	51	51	50	50	49	50	51	52	53
3	64	63	47	63	50	48	64	48	52	52	51	51	50	51	52	53
4	71	65	61	45	66	51	49	65	49	53	53	52	52	51	52	53
5	64	70	62	60	49	64	50	48	64	48	52	52	51	51	50	51
Total: K-5	373	343	320	321	320	319	307	309	312	298	300	300	301	304	308	314

Total: K-5	373	343	320	321	320	319	307	309	312	298	300	300	301	304	308	314
Change		-30	-23	1	-1	-1	-12	2	3	-14	2	0	1	3	4	6
Percent Change		-8.0%	-6.7%	0.3%	-0.3%	-0.3%	-3.8%	0.7%	1.0%	-4.5%	0.7%	0.0%	0.3%	1.0%	1.3%	1.9%

Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

DAWES ELEMENTARY SCHOOL



DAWES ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
1	OFFICE	243 SF	STAFF/OFFICE
2	WORKROOM	179 SF	STAFF/OFFICE
3	OFFICE	335 SF	STAFF/OFFICE
4	CONFERENCE ROOM	231 SF	STAFF/OFFICE
5	HEALTH CLERK	258 SF	STAFF/OFFICE
16A	OFFICE	193 SF	STAFF/OFFICE
18	OFFICE	301 SF	STAFF/OFFICE
28	OFFICE	220 SF	STAFF/OFFICE
30	OFFICE	233 SF	STAFF/OFFICE
31	OFFICE	233 SF	STAFF/OFFICE
32A	OFFICE	295 SF	STAFF/OFFICE
32B	OFFICE	297 SF	STAFF/OFFICE
34A	OFFICE	81 SF	STAFF/OFFICE
36	TEACHERS LOUNGE	650 SF	STAFF/OFFICE
37	OFFICE	132 SF	STAFF/OFFICE
A06A	STAFF LOUNGE	387 SF	STAFF/OFFICE
A07A	OFFICE	80 SF	STAFF/OFFICE
A08A	OFFICE	94 SF	STAFF/OFFICE
18		4,442 SF	
SMALL GROUP SPACES			
27	LEARN LAB	482 SF	SMALL GROUP SPACES
29	SMALL GROUP ROOM	194 SF	SMALL GROUP SPACES
2		676 SF	
SHARED INSTITUTIONAL SPACES/SPECIALS			
17	LIBRARY	1,211 SF	SHARED INSTITUTIONAL SPACES/SPECIALS
35	GYM	4,057 SF	SHARED INSTITUTIONAL SPACES/SPECIALS
38	AUDITORIUM	2,941 SF	SHARED INSTITUTIONAL SPACES/SPECIALS
38A	STAGE	1,180 SF	SHARED INSTITUTIONAL SPACES/SPECIALS
A04A	ART	1,268 SF	SHARED INSTITUTIONAL SPACES/SPECIALS
A05A	MUSIC	965 SF	SHARED INSTITUTIONAL SPACES/SPECIALS
6		11,622 SF	
CORE CURRICULUM			
7	CLASSROOM	775 SF	CORE CURRICULUM
8	CLASSROOM	693 SF	CORE CURRICULUM
9	CLASSROOM	1,103 SF	CORE CURRICULUM
10	CLASSROOM	978 SF	CORE CURRICULUM
11	CLASSROOM	986 SF	CORE CURRICULUM
12	CLASSROOM	936 SF	CORE CURRICULUM
13	CLASSROOM	937 SF	CORE CURRICULUM
14	CLASSROOM	978 SF	CORE CURRICULUM
15	CLASSROOM	978 SF	CORE CURRICULUM
16	SPED/OT	1,104 SF	CORE CURRICULUM
19	CLASSROOM	867 SF	CORE CURRICULUM
20	CLASSROOM	854 SF	CORE CURRICULUM
21	CLASSROOM	854 SF	CORE CURRICULUM
22	CLASSROOM	864 SF	CORE CURRICULUM
23	CLASSROOM	854 SF	CORE CURRICULUM
24	CLASSROOM	844 SF	CORE CURRICULUM
25	CLASSROOM	844 SF	CORE CURRICULUM
26	CLASSROOM	862 SF	CORE CURRICULUM
34	CLASSROOM	1,369 SF	CORE CURRICULUM
A01A	CLASSROOM	1,228 SF	CORE CURRICULUM
A02A	CLASSROOM	1,128 SF	CORE CURRICULUM
A03A	CLASSROOM	1,170 SF	CORE CURRICULUM
22		21,208 SF	

DAWES ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
CIRCULATION			
35A	LIFT	41 SF	CIRCULATION
AC01	CORRIDOR	1,566 SF	CIRCULATION
C01	CORRIDOR	2,619 SF	CIRCULATION
C02	CORRIDOR	1,911 SF	CIRCULATION
C03	CORRIDOR	1,825 SF	CIRCULATION
C04	CORRIDOR	1,814 SF	CIRCULATION
S1	STAIR	57 SF	CIRCULATION
V01	VESTIBLE	149 SF	CIRCULATION
8		9,982 SF	
BUILDING SUPPORT			
5A	TLT	24 SF	BUILDING SUPPORT
5B	TLT	27 SF	BUILDING SUPPORT
6	SENSORY	209 SF	BUILDING SUPPORT
6A	SENSORY	80 SF	BUILDING SUPPORT
9A	TLT	20 SF	BUILDING SUPPORT
10A	TLT	20 SF	BUILDING SUPPORT
11A	TLT	22 SF	BUILDING SUPPORT
12A	TLT	22 SF	BUILDING SUPPORT
13A	TLT	20 SF	BUILDING SUPPORT
14A	TLT	20 SF	BUILDING SUPPORT
15A	TLT	20 SF	BUILDING SUPPORT
16B	TLT	20 SF	BUILDING SUPPORT
17A	STORAGE	165 SF	BUILDING SUPPORT
18A	STORAGE	68 SF	BUILDING SUPPORT
18B	STORAGE	44 SF	BUILDING SUPPORT
18C	TLT	51 SF	BUILDING SUPPORT
19A	STORAGE	9 SF	BUILDING SUPPORT
20A	STORAGE	9 SF	BUILDING SUPPORT
21A	STORAGE	9 SF	BUILDING SUPPORT
22A	STORAGE	9 SF	BUILDING SUPPORT
23A	STORAGE	9 SF	BUILDING SUPPORT
24A	STORAGE	9 SF	BUILDING SUPPORT
25A	STORAGE	9 SF	BUILDING SUPPORT
26A	STORAGE	9 SF	BUILDING SUPPORT
27A	TLT	38 SF	BUILDING SUPPORT
28A	TLT	38 SF	BUILDING SUPPORT
28B	STORAGE	12 SF	BUILDING SUPPORT
29A	STORAGE	71 SF	BUILDING SUPPORT
29B	STORAGE	49 SF	BUILDING SUPPORT
33	STORAGE	464 SF	BUILDING SUPPORT
33A	MECHANICAL	347 SF	BUILDING SUPPORT
33B	OFFICE	240 SF	BUILDING SUPPORT
33C	TOILET	20 SF	BUILDING SUPPORT
33D	STORAGE	92 SF	BUILDING SUPPORT
33E	STORAGE	114 SF	BUILDING SUPPORT
34B	TOILET	34 SF	BUILDING SUPPORT
34C	TOILET	34 SF	BUILDING SUPPORT
34E	JANITOR	35 SF	BUILDING SUPPORT
39	STORAGE	229 SF	BUILDING SUPPORT
A01B	TLT	28 SF	BUILDING SUPPORT
A01B	STORAGE	29 SF	BUILDING SUPPORT
A01C	TLT	28 SF	BUILDING SUPPORT
A02C	STORAGE	29 SF	BUILDING SUPPORT
A03B	STORAGE	30 SF	BUILDING SUPPORT
A03C	TLT	28 SF	BUILDING SUPPORT
A04B	TLT	29 SF	BUILDING SUPPORT
A04C	STORAGE	30 SF	BUILDING SUPPORT
A05B	TLT	28 SF	BUILDING SUPPORT
A08B	TLT	27 SF	BUILDING SUPPORT
A09A	BOILER	221 SF	BUILDING SUPPORT
JC01	JC	55 SF	BUILDING SUPPORT
T01	GIRLS TLT	215 SF	BUILDING SUPPORT
T02	BOYS TLT	215 SF	BUILDING SUPPORT
53		3,716 SF	
Grand total: 109		51,646 SF	

DAWES ELEMENTARY SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 440 Dodge Ave, Evanston, IL 60201

Building Construction Date: 1954 Original Building, 1959 Addition.

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Elementary School (Allowed as a Special Use)

Parcel PIN Numbers: 10-25-101-001, 10-25-102-021 and numbers between 10-25-102-001 to 10-25-102-020.

Site Acreage: Approximately 9.64 Acres

Level: 1 Level above Grade and 1 Basement below.

Building Height: 19’ 5”

Building Perimeter: 1599’

Total Square Footage: 58,125 sf (Main Building: 48,931 GSF, Basement: 445 GSF, Annex Building: 9,194 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 597’ at the northen protion of the site, and 598’ surrounding the Annex Building.

Flood Plain: Per FEMA Flood Map Service Center, Dawes School is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System: The building utilizes an internal roof drainage system with roof drains and internal storm leaders. The Annex building uses splash on grade and surface draining.

Landscaping: A continuous planting bed is located along Dodge Avenue and intermittently extends around the school in select areas.

Items to Be Addressed:

– Monitor grass in select areas, reseed as needed.

– Fill in barren landscaping areas with new plantings.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water: The main building is served by a 3” watermain. This watermain enters the building on the west side in the boiler room. This watermain serves only domestic water for the building and is equipped with a local municipal 3” water meter and has a 3” Reduced Pressure Zone backflow preventer, Beeco Model FRP-SS.

The annex building is served by a 2” water main, this water service is equipped with a 2” water meter and a 2” reduced pressure zone backflow preventer, Zurn Wilkins model 975XL.

Natural Gas: Main Building’s gas for the facility is provided by a gas service located on the West side of the building outside of the boiler room. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service. Annex Building’s gas for the facility is provided by a gas service located on the West side of the building outside of the boiler room. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed from utility transformer located in an electrical vault. The electrical service is located in Storage 33B. The 208/120V-3Ph-4W, 800 amperes rated switchboard contains a main fusible disconnect switch section and a fusible switch distribution section. Both sections appear original to building and have exceeded its serviceable life. Electrical system is distributed throughout the building to local panelboards. 2/27/2026 A generator is located on roof above cafeteria that provides back-up power to an exterior pump system. Generator is manufactured by Generac and is rated 25kW.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot:42 parking stalls located on the North side of the building (+ 1 accessible)

Area (SF) Parking: 1,138 sqft

Accessible Stalls: 1 Accessible

Drop-Off: Located on East side of the building; parents/guardians enter drop-off area off of Dodge Avenue

Curbs: Concrete

Items to Be Addressed:

– Monitor storm structures and maintain asphalt areas regularly with seal coating and maintenance

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Dodge Ave Entrance: Concrete

Exterior Stairs: N/A

Exterior Ramps: N/A

Area (SF) Paving: 18,150 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: Playground Mulch (22,290 sf)

Chain link Fencing: aluminum rail fence. 12' height around Southwest side of the school by the playground area (721' lf).

Site Furnishings: (4) various groupings of playground equipment, miscellaneous wooden benches/picnic tables located throughout garden and playground area, (2) basketball hoops, (1) galvanized flagpole mounted onto concrete pier

Monument Sign: Sign on wood posts at northeast corner

Misc. Exterior Storage Structures: N/A

Items to Be Addressed:

– None.

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: Typical (unless noted otherwise below): Face brick with CMU backup varying in thickness with windows scattered throughout. Aluminum storefront and curtain wall systems are present in the original 1954 and after.

First floor: The first floor level in areas without a basement is a concrete slab-on-grade.

Items to Be Addressed:

– There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick with CMU, aluminum storefront, and curtain wall systems
– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Continue to monitor masonry for cracking and mortar deterioration.
– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Refer to appendix for full masonry assessment completed.

Doors

Types:
– Aluminum Doors in Aluminum Frames
– Hollow Metal Door in Hollow Metal Frames
– Hollow Metal Doors in Hollow Metal Frames with Sidelite and Transoms
– Wood Doors in Hollow Metal Frames
– Wood Doors in Hollow Metal Frames with Sidelite
– Wood Doors in Hollow Metals Frames with Narrow Lite
– Wood Doors in Hollow Metal Frames with Sidelite and Transoms
– Wood Doors in Hollow Frames with Narrow Lite and Transoms

Items To Be Addressed:

– Minor Scuffs at base of doors

Fenetration

Types:

– Aluminum, with horizontal blinds

– Storefront

– Operable awning and hopper type, some fixed. Not used as means of egress.

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– Single-ply roofing system (EPDM) on the majority of rooms with asphalt shingle roof at roof area 2 only, over insulation on gypsum concrete deck on steel framing. Annex has sloped roof with granule-surfaced modified bitumen membrane

– Fascia/Soffit: Metal and Stucco or Plaster

– Gutter & Downspouts: Metal, downspout termination to grade (and other roofs).

Items To Be Addressed:

– Consider budgeting for roofing removal and replacement of roofs over the annex.

– Continue cleaning out debris in roof drain domes as well as sealant removal and replacement when needed.

– The building should continue to be monitored for potential leaks.

– Refer to roof report appendix.

Interior Environment

Wall Surfaces: The interior partitions are typically CMU, plaster on metal framing, aluminum storefront glass, or ceramic tiling.

Floor Surfaces: Floors in the corridor are either luxury vinyl tile or vinyl composition tile. Classrooms and offices are typically vinyl asbestos tile (Annex), vinyl composition tile or luxury vinyl tile. The main lobby has vinyl composition tile. Stairs has terrazzo. Toilet rooms have ceramic tile. The gymnasium has wood flooring. The auditorium is vinyl asbestos tile and wood flooring at the stage. The library is carpeted.

Ceiling Surfaces: Ceiling vary throughout the building. Some areas are exposed construction to metal deck or concrete plank, where others are gypsum board and acoustic lay-in tile.

Casework: PLAM casework, Wood Veneer Casework

Specialty Equipment: TV's, Projectors, Tackboards, Markerboards

Vertical Circulation Components: Stairs

Stairs/Railings: Metal Railings

Elevators: none

Items To Be Addressed:

– Wall base peeling at corners and splitting
– Minor damage to drywall
– Splitting in VCT
– Peeling on corners of VCT
– Rust at bottom of doors

ADA Compliance

Compliance Items to Be Addressed:

– Replace/remount plumbing fixture to meet code
– Investigate options to provide access
– Provide accessible signage
– Provide a compliant Hi-Lo drinking fountain
– Provide lower portion of countertop: min. 36" in length, ADA height
– Replace knob/recessed handles with levers
– Move furniture to allow door swing clearances
– Consider reconstructing entries to meet code

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:

– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Dawes Elementary School
440 Dodge Ave
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of two (2) gas fired forced draft standard efficiency hot water boilers. The boilers were manufactured by Bryan in 1996 and are fitted with Gordon-Piatt burners that have an input of 2500 mbh. The system is configured for primary only constant flow with two (2) base mounted system pumps. System flow is maintained with "wild" unit ventilator coils and by 3-way valves at the heating equipment. The hot water piping is routed in tunnels at the perimeter walls and is difficult to service. The tunnel piping utilizes dielectric unions between copper and steel piping, which have begun to fail and are difficult to replace.

The annex building has a separate, dedicated, heating plant that consists of two (2) gas fired forced draft high efficiency hot water boilers. The boilers were manufactured by Lochinvar, installed in 2022, and have an input capacity of 500 mbh. The system is configured for constant primary flow and variable speed secondary flow. The boilers are each provided with inline pumps to maintain flow through the boilers during operation. The inline building pumps are operated in a lead-lag sequence and modulated by VFDs.

There is no central cooling plant at either building.

The Gymnasium is heated and ventilated by a roof mounted energy recovery unit that operates with 100% outdoor air during occupied mode and utilizes a hot water coil in the ductwork for heating of the space. During unoccupied modes, the unit utilizes a recirculation damper for 100% return air. The unit is manufactured by Venmar and was installed in 2009. During the visit, the space was occupied and the unit was operating in 100% recirculation mode, suggesting that the energy wheel does not work and space temperatures cannot be maintained when operating in it's designed occupied mode.

The Auditorium is heated, cooled, and ventilated by a packaged rooftop unit manufactured by Aaon that was installed in 2008. The unit utilizes an indoor hot water coil for space heating.

The Cafeteria is heated by finned element on the exterior wall and cooled by window air conditioning units. The Cafeteria is not properly ventilated.

The Main Office is heated, cooled, and ventilated by a single zone 7.5 ton rooftop unit manufactured by Carrier that was installed in 2010. The unit utilizes a duct mounted hot water coil for heating. The system serves a mixture of interior and perimeter spaces and the unit thermostat is located in the Principals Office. Each perimeter space served by the unit is provided with supplemental heating finned tube element controlled independently from the rooftop.

The Classrooms and library are heated and ventilated by hot water unit ventilators that were manufactured by McQuay and installed in 2009. There is not adequate building relief for an economizer operation. Each space served by a unit ventilator is cooled by 1 or 2 window air conditioning units. It is likely that after the heating season is over, the unit ventilators do not operate to provide adequate ventilation when the window air conditioning units are in operation.

Small offices are provided with heating elements and window air conditioners but are not mechanically ventilated.

Lobbies, vestibules, corridors, storage rooms, etc. are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system manufactured by Mitsubishi and installed in 2010.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The system utilizes obsolete building and equipment controllers that are no longer serviceable.

Revision Recommendations

In general, the existing system is in fair condition and can be maintained for the next 5-10 years.

The existing Bryan boilers are 30 years old. The boiler burners can be replaced and the boiler refractories can be rebuilt to extend the life of the boilers for another 20 years of continued use for the building hot water system. Consideration should be given to replacing the boilers with new high efficiency boilers, if the boiler improvements are deferred until major system improvements are implemented.

When the system is scheduled for improvement, a comprehensive cooling system should be installed that will provide ventilation to all occupied spaces during operation. The following systems should be considered:

Recommended System Option 1 - Self-Contained Units:
The existing hot water boilers shall be refurbished or new hot water boilers shall be provided in the main building and the existing annex boilers should be maintained. New overhead hot water piping should be provided to serve all new heating elements in the main building.

The Gymnasium and Auditorium shall each be provided with a new packaged rooftop units that maintain the use of the existing hot water heating coils.

The Main Office rooftop unit shall be replaced with a new VAV rooftop unit and each space served by the system shall be provided with a new fan powered or VAV box to control space temperature. The system shall be extended to serve additional offices and corridors that are adjacent to main office.

The floor mounted unit ventilators serving the Classrooms will be replaced with self-contained unit ventilators with hot water coils. Floor mounted units will be provided with larger outdoor air louvers to accommodate the new condenser section airflow requirements. New Suspended units with hot water coils and DX coils will be provided for rooms that cannot support a floor mounted unit. Each suspended unit shall be coupled with a roof mounted condensing unit. A new economizer relief system will be provided throughout the building.

Small offices should be provided with DX fan coil units coupled with new condensing units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode.

Recommended System Option 2 - 4 Pipe Hot Water/Chilled Water System:
The hot water boiler and piping replacement, the Gymnasium, the Auditorium, and the Main Office area will be replaced as described in Option 1.

A new chiller shall be installed with new chilled water piping to all new chilled water equipment. The system shall be configured for constant volume primary and variable speed secondary pumping.

The unit ventilators serving the Classrooms and Library will be replaced with new hot water/chilled water unit ventilators. A new economizer relief systems should be provided throughout the building.

Small offices shall be provided with hot water/chilled water fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode and central system pumping energy.

Recommended System Option 3 - Geothermal System:
A new geothermal borefield will be installed in the play fields west of the school and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating a parallel sequence and be modulated by associated VFDs. The existing Annex building high efficiency hot water boilers will be maintained to reduce installation cost of the new borefield, if the building is found to be heating dominant.

The Gymnasium and Auditorium shall each be provided with a new packaged geothermal rooftop units.

The Main Office rooftop unit should be replaced with a new heat pump units serving each space. New heat pump units to be suspended above the ceiling and ducted to serve each space. Perimeter spaces can be provided with console type heat pumps where possible. Where similar small spaces can be combined, a VVT system will be utilized to serve multiple spaces from one heat pump system.

The unit ventilators serving the Classrooms and Library will be replaced with new geothermal heat pumps that suit the configuration of the space it serves. A new outdoor air relief system will be provided throughout.

Small offices shall be provided with suspended or console geothermal heat pumps with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

The main building is served by a 3" watermain. This watermain enters the building on the west side in the boiler room. This watermain serves only domestic water for the building and is equipped with a local municipal 3" water meter and has a 3" Reduced Pressure Zone backflow preventer, Beeco Model FRP-SS. The annex building is served by a 2" water main, this water service is equipped with a 2" water meter and a 2" reduced pressure zone backflow preventer, Zurn Wilkins model 975XL.

Domestic water is distributed with galvanized piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water for the building is provided by a single gas fired high efficiency vertical storage tank type water heater located in the boiler room, water heater is an AO Smith Model BTH-199, 100 gallon, 199,000 btuh, installed in 2009, SN. 0927M000151. The water heater is equipped with an expansion tank and recirc pump. The annex building is served by a single gas fired vertical storage tank type water heater located in the boiler room, water heater is an AO Smith Model FCG-75, 74 gallon, 75,100 btuh, installed in 2021, SN. 2124124849430. The water heater is equipped with a recirc pump.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Water heater (100 Gal.) is 19 years old and past its typical life cycle. Replace water heater.

The triple compartment sink and prep sink in kitchen have a direct connection to sanitary. Grease trap serving this kitchen could not be located at the time of survey. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provide a proper indirect waste receptor at triple compartment sink and prep sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste.

Multiple urinals are served by a single flush valve on timer utilizing an excessive amount of water, replace fixtures and provide individual flush valves for water savings.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

Water heater does not have a proper expansion tank. Provide expansion tank at water heater.

The Art Room sinks do not have a solids trap to protect waste piping from paint, clay, etc. Add a solids trap at each sink.

FIRE PROTECTION

Existing Conditions

No sprinklers in the buildings.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from an electrical vault located near the receiving area. Service entrance conductors are routed to a service entrance rated switchboard in Storage 33B. The switchboard is rated 800 amperes at 208/120V-3Ph-4W. It appears to be original to building and in fair condition but have exceeded its serviceable life.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (14) panels located in main building of various manufacturers and age. (2) are manufactured by Federal Pacific, (2) are manufactured by Wurdack Electric, (1) is manufactured by Trumbull Electric, (2) are manufactured by Heinemann/Magnette. There are (3) panels located in the annex building, (1) manufactured by Siemens, (1) manufactured by Challenger, (1) manufactured by Federal Pacific. Federal Pacific, Wurdack Electric, Trumbull Electric, and Heinemann/Magnette panels have exceeded its serviceable life with no replacement parts available, but other panels are in fair condition.

An outdoor, natural-gas generator is installed on roof above cafeteria. It feeds an automatic transfer switch in cafeteria via a dry-type transformer. The generator provide backup power to an exterior pump system. The generator is rated 25kW and manufactured by Generac. It appears to be functional and in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in a storage room near main office. The '#4100ES' addressable panel is manufactured by JCI-Simplex and appears in good condition. The control panel is a product supported by the manufacturer with replacement and expansion components still readily available.

Revision Recommendations

Consider replacing main switchboard that have exceeded its serviceable life with current generation product.

Consider replacing (8) electrical panels that have exceeded its serviceable life with current generation of electrical panels.

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

Consider replacing emergency battery light units to newer energy efficient type.

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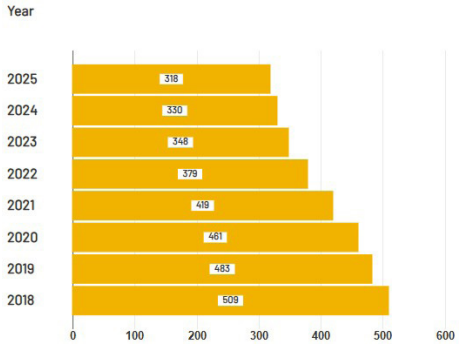
DEWEY ELEMENTARY SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1940
Grade Levels	|	K-5
Total Gross SF	|	65,605

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Dewey Elementary

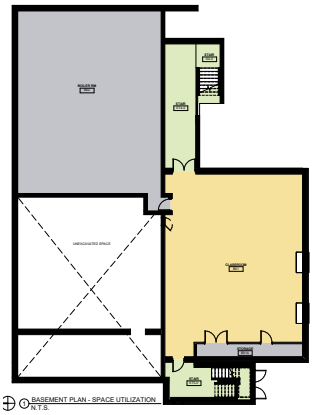
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	96	82	71	63	77	63	69	68	68	67	67	66	65	64	64	66
1	85	92	72	71	71	74	63	68	67	67	66	66	65	64	63	63
2	81	65	79	71	74	72	75	64	69	68	68	67	67	66	65	64
3	88	70	59	79	68	67	66	71	60	65	64	64	64	64	63	62
4	81	76	66	63	78	72	66	65	70	59	64	63	63	63	63	62
5	93	76	67	68	60	69	68	62	61	66	55	60	60	60	60	60
Total: K-5	524	461	414	415	428	417	407	398	395	392	384	386	384	381	378	377

Total: K-5	524	461	414	415	428	417	407	398	395	392	384	386	384	381	378	377
Change		-63	-47	1	13	-11	-10	-9	-3	-3	-8	2	-2	-3	-3	-1
Percent Change		-12.0%	-10.2%	0.2%	3.1%	-2.6%	-2.4%	-2.2%	-0.8%	-0.8%	-2.0%	0.5%	-0.5%	-0.8%	-0.8%	-0.3%

Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

DEWEY ELEMENTARY SCHOOL



BASEMENT PLAN - SPACE UTILIZATION
N.T.S.

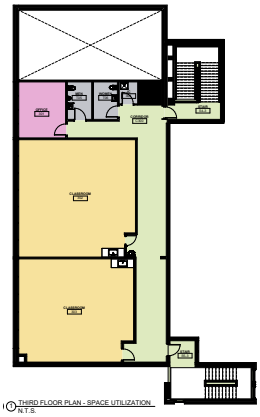


FIRST FLOOR PLAN - SPACE UTILIZATION
N.T.S.

DEWEY ELEMENTARY SCHOOL



SECOND FLOOR PLAN - SPACE UTILIZATION
N.T.S.



THIRD FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

DEWEY ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
111	OFFICE	180 SF	STAFF/OFFICE
117D	OFFICE	131 SF	STAFF/OFFICE
204	OFFICE	212 SF	STAFF/OFFICE
210	OFFICE	253 SF	STAFF/OFFICE
213	OFFICE	267 SF	STAFF/OFFICE
301	OFFICE	189 SF	STAFF/OFFICE
1001	MAIN OFFICE	569 SF	STAFF/OFFICE
1004	CONFERENCE	414 SF	STAFF/OFFICE
1005	OFFICE	285 SF	STAFF/OFFICE
1006	OFFICE	56 SF	STAFF/OFFICE
1007	WORK RM	48 SF	STAFF/OFFICE
1008	WORK RM	100 SF	STAFF/OFFICE
1013	HEALTH CLINIC	324 SF	STAFF/OFFICE
13		3,029 SF	
SMALL GROUP SPACES			
117B	SENSORY	142 SF	SMALL GROUP SPACES
117C	READING	135 SF	SMALL GROUP SPACES
206	CLASSROOM	333 SF	SMALL GROUP SPACES
207	CLASSROOM	284 SF	SMALL GROUP SPACES
4		893 SF	
SHARED INSTRUCTIONAL SPACES/SPECIALS			
118	MULTIPURPOSE RM	1,323 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
118B	MULTIPURPOSE RM	1,069 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
119	STAGE	721 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
121	GYM	3,542 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
2001	LIBRARY	2,748 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
5		9,402 SF	
CORE CURRICULUM			
101	CLASSROOM	998 SF	CORE CURRICULUM
102	CLASSROOM	796 SF	CORE CURRICULUM
103	CLASSROOM	783 SF	CORE CURRICULUM
104	CLASSROOM	796 SF	CORE CURRICULUM
105	CLASSROOM	857 SF	CORE CURRICULUM
106	CLASSROOM	870 SF	CORE CURRICULUM
107	CLASSROOM	807 SF	CORE CURRICULUM
108	CLASSROOM	794 SF	CORE CURRICULUM
109	CLASSROOM	807 SF	CORE CURRICULUM
110	CLASSROOM	1,033 SF	CORE CURRICULUM
112	CLASSROOM	881 SF	CORE CURRICULUM
113	CLASSROOM	884 SF	CORE CURRICULUM
114	CLASSROOM	891 SF	CORE CURRICULUM
115	CLASSROOM	896 SF	CORE CURRICULUM
200	CLASSROOM	807 SF	CORE CURRICULUM
201	CLASSROOM	788 SF	CORE CURRICULUM
202	CLASSROOM	794 SF	CORE CURRICULUM
203	CLASSROOM	797 SF	CORE CURRICULUM
205	CLASSROOM	885 SF	CORE CURRICULUM
208	CLASSROOM	790 SF	CORE CURRICULUM
209	CLASSROOM	799 SF	CORE CURRICULUM
211	CLASSROOM	799 SF	CORE CURRICULUM
212	CLASSROOM	802 SF	CORE CURRICULUM
302	CLASSROOM	968 SF	CORE CURRICULUM
303	CLASSROOM	830 SF	CORE CURRICULUM
B01	CLASSROOM	1,689 SF	CORE CURRICULUM
26		22,840 SF	
CIRCULATION			
117K	STORAGE	210 SF	CIRCULATION
C100	CORRIDOR	457 SF	CIRCULATION
C101	CORRIDOR	1,354 SF	CIRCULATION
C102	CORRIDOR	325 SF	CIRCULATION
C103	CORRIDOR	890 SF	CIRCULATION
C104	CORRIDOR	1,231 SF	CIRCULATION
C105	CORRIDOR	807 SF	CIRCULATION

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
C106	CORRIDOR	386 SF	CIRCULATION
C107	CORRIDOR	118 SF	CIRCULATION
C108	CORRIDOR	130 SF	CIRCULATION
C109	CORRIDOR	171 SF	CIRCULATION
C200	CORRIDOR	175 SF	CIRCULATION
C201	CORRIDOR	1,428 SF	CIRCULATION
C202	CORRIDOR	293 SF	CIRCULATION
C203	CORRIDOR	658 SF	CIRCULATION
C300	CORRIDOR	678 SF	CIRCULATION
S3-1	STAIR	234 SF	CIRCULATION
S4-0	STAIR	99 SF	CIRCULATION
S4-2	STAIR	744 SF	CIRCULATION
S4-2	STAIR	71 SF	CIRCULATION
S4-3	STAIR	245 SF	CIRCULATION
S5-3	STAIR	242 SF	CIRCULATION
ST1-1	STAIR	194 SF	CIRCULATION
ST1-2	STAIR	194 SF	CIRCULATION
ST2-1	STAIR	402 SF	CIRCULATION
ST2-2	STAIR	354 SF	CIRCULATION
ST3-2	STAIR	535 SF	CIRCULATION
ST4-0	STAIR	279 SF	CIRCULATION
ST4-1	STAIR	237 SF	CIRCULATION
ST5-0	STAIR	186 SF	CIRCULATION
ST5-1	STAIR	214 SF	CIRCULATION
V01	VESTIBULE	191 SF	CIRCULATION
32		13,730 SF	
BUILDING SUPPORT			
100	JAN	89 SF	BUILDING SUPPORT
100B	STORAGE	78 SF	BUILDING SUPPORT
101A	TOILET	31 SF	BUILDING SUPPORT
105A	TOILET	38 SF	BUILDING SUPPORT
106A	TOILET	36 SF	BUILDING SUPPORT
110A	TOILET	45 SF	BUILDING SUPPORT
112A	TOILET	58 SF	BUILDING SUPPORT
116	TEACHER LOUNGE	325 SF	BUILDING SUPPORT
117	KITCHEN	160 SF	BUILDING SUPPORT
117E	STORAGE	87 SF	BUILDING SUPPORT
117G	STORAGE	17 SF	BUILDING SUPPORT
117H	IDF	30 SF	BUILDING SUPPORT
118C	STORAGE	232 SF	BUILDING SUPPORT
118D	STORAGE	25 SF	BUILDING SUPPORT
118E	KITCHENETTE	170 SF	BUILDING SUPPORT
119A	ELEC	46 SF	BUILDING SUPPORT
120	JC	69 SF	BUILDING SUPPORT
204A	IDF	36 SF	BUILDING SUPPORT
205A	JC	33 SF	BUILDING SUPPORT
214	STORAGE	107 SF	BUILDING SUPPORT
214	JANITOR	89 SF	BUILDING SUPPORT
304	JC	29 SF	BUILDING SUPPORT
1010	STORAGE	96 SF	BUILDING SUPPORT
1011	TLT	61 SF	BUILDING SUPPORT
1012	TLT	49 SF	BUILDING SUPPORT
1014	STORAGE	71 SF	BUILDING SUPPORT
1014A	STORAGE	28 SF	BUILDING SUPPORT
1017	FIRE PUMP ROOM	120 SF	BUILDING SUPPORT
1018	ELEVATOR EQUIP. ROOM	58 SF	BUILDING SUPPORT
2002	KITCHEN	192 SF	BUILDING SUPPORT
B01A	STORAGE	98 SF	BUILDING SUPPORT
B02	BOILER RM	1,911 SF	BUILDING SUPPORT
E-1	ELEVATOR	49 SF	BUILDING SUPPORT
E-2	ELEVATOR	49 SF	BUILDING SUPPORT
T01	TOILET	229 SF	BUILDING SUPPORT
T02	TOILET	260 SF	BUILDING SUPPORT
T03	WOMEN	148 SF	BUILDING SUPPORT
T04	MEN	146 SF	BUILDING SUPPORT
T05	MEN	65 SF	BUILDING SUPPORT
T06	WOMEN	64 SF	BUILDING SUPPORT
T07	TOILET	256 SF	BUILDING SUPPORT
T08	TOILET	350 SF	BUILDING SUPPORT
42		6,129 SF	
Grand total: 122		56,024 SF	

DEWEY ELEMENTARY SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 1551 Wesley Avenue Evanston IL60201

Building Construction Date: 1940, with Addition in 2009 and 2011

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Elementary School (Allowed as a Special Use)

Parcel PIN Number: 10-13-412-010-0000

Site Acreage: Approximately 3.5 Acres

Level: 3 Levels above Grade

Building Height: Approximately 30’

Building Perimeter: Approximately 1,310’

Total Square Footage: 65,605 GSF (Basement: 6891 GSF, Ground Floor: 35,389 GSF, Second Floor: 18,420 GSF, Third Floor: 4,905 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 611’

Flood Plain: Per FEMA Flood Map Service Center, Dewey School is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System: The building utilizes an internal roof drainage system with roof drains and internal storm leaders.

Landscaping: Plantings primarly on the southern side of building, surround the playground and building.

Items to Be Addressed:

– Monitor patches of grass, reseed as needed.

– Monitor decking off of addition.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water: The building is served by two separate water service mains. A 3” domestic water only water main enters the lower level mechanical roomon the west side, this service is equipped with (2) 1 1/2” water meters in parallel and has a 3” Reduced Pressure Zone backflow preventer, Watts Model 909.

The second 4” water main enters the building on the north side and supplies a combined service of domestic water and fire protection. The domestic service is equipped with a 1 1/2” meter and 2” reduced pressure zone backflow preventer, Watts Model 919. The fire protection service is equipped with a 4” reduced pressure zone backflow preventer, Ames model C400.

Natural Gas: Gas for the facility is provided by a gas service located in the lower level boiler room. Gas piping runs into the building to serve the boiler room and over to serve a rooftop unit at the new addition. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed overhead from pole mounted utility transformers located on north end of building. The electrical service is located in Electrical 1028D. The 208/120V-3Ph-4W, 1200 amperes rated switchboard is manufactured by a custom fabricator ‘Chicago Switchboard’ with ‘Siemens’ components. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: Small parking lot at northwest corner of site.

Area (SF) asphalt: Approximately 7,800 sqft

Accessible Stalls: Street parking only

Curbs: Concrete

Items to Be Addressed:

– Paving is generally in bad condition

– Concrete and Asphalt needs to be resealed and painted to show parking lines.

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Dewey Elementary School from Wesley Street: Concrete

Exterior Stairs: (2) concrete stairs

3.0 | FACILITY ASSESSMENTS

Exterior Ramps: 1 (By Parking lot)

Area (SF) Paving: 17,047 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface (s): (3) Mulch and Asphalt Surfaces

Chain Link Fencing: (1735 l.f.) of aluminum rail fence. 4' height along the front of the building

Site Furnishings: Miscellaneous benches/picnic tables located throughout the athletic fields and playground area, (1) galvanized flagpole mounted onto concrete pier.

Items to Be Addressed:

– None.

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: Face brick with CMU backup

varying in thickness with windows and aluminum storefront and curtain

wall systems scattered throughout

First floor: Concrete Slab-on-grade Second, Third Floor: Concrete topping on fire-proofed steel structure (where required).

Roof Structure: Ballasted built-up roofing systems; single-ply (EPDM) roofing systems

(Roof areas 1, 2, 8, 9, 10); and standing seam metal roofing system

(Roof area 12A) over insulation on gypsum concrete and metal deck on

steel joists.

Items to Be Addressed:

– There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:

– Continue to monitor masonry for cracking and mortar deterioration.

– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:

– Refer to appendix for full masonry assessment completed.

Doors

Types:

– Wood Doors in Hollow Metal Frames

– Hollow Metal Doors in Hollow Metal Frames with Narrow Lite, Transoms, Vision Panels, Sidelights

– Wood Doors in Wood Frames

– Wood Doors in Hollow Metal Frames with Narrow Lite, Transoms, Vision Panels, Sidelights

– Hollow Metal Doors in Hollow Metal Frames

– Aluminum Storefront

Items To Be Addressed:

– Minor Scuffs at base of doors

– Update Hardware

– Rusting at base of door

Fenetration

Types:

– Aluminum, with horizontal blinds

– Storefront

– Operable awning and hopper type, some fixed. Not used as means of egress.

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– Single-ply (EPDM) roofing systems

– Ballasted built-up roofing systems over remainder of roof areas, over insulation over gypsum concrete over steel joints.

Items To Be Addressed:

– The building should continue to be monitored for potential leaks.

– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Plaster, Gypsum, Painted CMU, Ceramic Tile, Masonry

Floor Surfaces: VCT, Vinyl Asbestos Tile, Carpet, Ceramic Tile, Concrete, Terrazzo, LVT and wood sports flooring in the gymnasium.

Ceiling Surfaces: 2x2, 2x4 ACT, Gypsum board and Open to above.

Casework: PLAM casework, Wood Veener Casework

Specialty Equipment: TV's, Projectors, Tackboards, Markerboards

Vertical Circulation Components: Stairs

Stairs/Railings: Metal Railings

Elevators: One.

Items To Be Addressed:

– Water damage in ceiling

– Minor damage to drywall

– Peeling on corners of VCT

– Rust at bottom of doors

ADA Compliance

Compliance Items to Be Addressed:

– Modify device height for ADA compliance
– Provide accessible signage
– Modify for ADA mounted heights for wall and toilet accessories
– Modify furniture layout to allow for ADA clearances
– Modify hardware to be ADA compliant
– Modify toilet room to have an accessible stall
– Modify drinking fountains to be ADA Complaint
– Modify for ADA countertop heights

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:

– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Dewey Elementary School
1551 Wesley Ave
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of two (2) gas fired forced draft standard efficiency hot water boilers. The boilers were manufactured by Bryan in 1996 and are fitted with Gordon-Piatt burners that have an input of 3000 mbh. Each boiler is provided with a base mounted circulation pump to provide constant flow in the primary loop. The secondary (building) loop is pumped by (2) base mounted constant flow pumps that maintain flow with 3-way valves at the heating elements. Secondary hot water temperature is reset by means of a 3-way mixing valve at the connection between the primary and secondary loops.

There is no central cooling plant.

The south half of the Multipurpose Room is heated, cooled, and ventilated by a hot water heating, DX cooling air handling unit located above the ceiling of the storage room. The unit is coupled with a 12 1/2 condensing unit. The air handling unit was manufactured by McQuay and condensing unit was manufactured by ICP and both were installed in 2008. The north half is heated, cooled, and ventilated by a packaged rooftop unit manufactured by Carrier that was installed in 2010 and utilizes two indoor hot water coil for space heating, one for the stage and one for the seating area. The rooftop unit is coupled with an energy recovery unit ducted into the return system to provide high outdoor air capacity.

The two story south addition that was constructed in 2008 is heated, cooled, and ventilated by a 30 ton Variable Air Volume (VAV) rooftop unit manufactured by Daikin and original to the addition. Each space in the addition is served by a VAV box with hot water reheat to maintain space temperature.

The two story classroom wing in the original building is heated and ventilated by a dual duct air handling system located in the attic above the toilet rooms. The dual duct air handling unit was manufactured by McQuay in 2008 and has a chilled water coil for future connection to a chilled water system. Each classroom temperature is maintained by a dual duct box located above the inaccessible ceiling and return air is through light troffer grilles. Cooling of classrooms in this area is by 1 or 2 portable cooling units ducted to the room windows.

The Classrooms in the 2011 addition are heated and ventilated by unit ventilators that were manufactured by MagicAire and are original to the building addition. Each Classroom is cooled by a window air conditioning unit. It is likely that after the heating season is over, the unit ventilators do not operate to provide adequate ventilation when the window air conditioning units are in operation.

The Classrooms in the original building (that are not served by the dual duct system) and the Cafeteria are heated and ventilated by unit ventilators that were manufactured by McQuay and where installed between 2008 and 2009. The unit ventilators are configured for use in a future dual temperature system. Each of these spaces are cooled by a window air conditioning unit. It is likely that after the heating season is over, the unit ventilators do not operate to provide adequate ventilation when the window air conditioning units are in operation.

The Gymnasium is heated and ventilated by two unit ventilators that are near the ceiling and difficult to service. It is assumed that the units were installed in 2009 when the other unit ventilators were installed.

The teachers lounge is heated, cooled, and ventilated by a fan coil unit coupled with a roof mounted 1 1/2 condensing unit. The equipment is manufactured by Carrier and was installed in 2009.

Offices 117B, C, and D are heated, cooled, and ventilated by self contained packaged fan coil units manufactured by McQuay. It is assumed that the units were installed in 2009 when the other equipment adjacent to these spaces were installed.

Other small offices are provided with heating elements and window air conditioners but are not mechanically ventilated.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system manufactured by Carrier and installed in 2012.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The system utilizes obsolete building and equipment controllers that are no longer serviceable.

Revision Recommendations

The many of existing systems are at the end of their expected service life and/or do not operate in a code compliant manner during cooling season and should be replaced in the next few years.

The following replacements should be considered:

Recommended System Revisions - Option 1:

The boilers are 30 years old and are in fair condition. The burners can be replaced and the refractories can be rebuilt to maintain operation of the boilers for the next 20 years. Consideration should be given to replacing the boilers with new high efficiency boilers that will operate for approximately the same length of time with reduced EUI. The system 3-way control valves should be replaced with 2 way valves and the secondary hot water pumps should be provided with VFDs to modulate flow based on system demand.

A new chiller system will be installed to provide cooling to the existing air handling units serving the original two story classroom area and the new chilled water equipment. The existing hot water piping is not sized for dual temperature operation and a 4-pipe system will be installed to provide the opportunity for the building to heat and cool year round.

The dual duct air handling system serving the two story classroom area is 18 years old and in good condition. This unit should be converted to a traditional VAV system and the classroom dual duct boxes should be replaced with new fan powered or VAV boxes with hot water coils.

The Multipurpose Room air cooled condensing unit is 18 years old and should be scheduled for replacement in the next 2 years. At the time of this report, the air handling unit serving the south half of the space will need to be replaced if the condensing unit is replaced. However, the air handling unit should operate properly for the next 22 years with continued maintenance if the DX coil is replaced with a chilled water coil when a chiller is added to the building to serve the chilled water equipment. The north half packaged rooftop unit is 16 years old and should be scheduled for replacement in the next 4 years. When the rooftop unit is replaced, the energy recovery unit should be removed and the outdoor air should be controlled by a CO2 sensor.

The two story south addition VAV rooftop unit is 18 years old and should be scheduled for replacement in the next 2 years.

The unit ventilators in the 2011 addition are 15 years old and not configured for cooling. These units should be replaced when a chiller is added to the building.

The unit ventilators in the original building classroom and cafeteria are 17-18 years old and not configured for 4-pipe heating and cooling. When a chiller is added to the building, they will be replaced with new unit ventilators configured for a 4-pipe system.

The Gymnasium will be provided with a new packaged rooftop unit for heating, cooling, and ventilation.

The teachers lounge and adjacent office fan coils units are 17 years old and should be replaced in kind or with new 4-pipe hot water/chilled water units in the next 3 years. Other small offices and occupied spaces should be provided with 4-pipe hot water/chilled water units at this time.

Lobbies, vestibules, corridors, storage rooms, etc should be provided with new hot water heating only elements.

The MDF room unit is 14 years old and should be replaced in the next 1-6 years.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode.

Recommended System Option 2 - Geothermal System:
A new geothermal borefield will be installed in the play fields south of the school and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield, if the building is found to be heating dominant.

The Classrooms, Teacher's Lounge, and Small offices will be provided with new geothermal heat pumps that suit the configuration of the space it serves. Preference will be given to vertical unit ventilator style or floor mounted cabinet style units located in a closet. Where floor mounted units are not possible, cabinet style units will be suspended above the ceilings in the area it serves. A new outdoor air relief system will be provided throughout.

The Multipurpose Room will be provided with multiple "twinned" units in the storage rooms that tie into the existing ductwork.

The two story south addition VAV rooftop unit will be replaced with a new geothermal DOAS unit to provide outdoor air to each space that it currently serves. Each space will be provided with a suspended cabinet style heat pump near the existing VAV box that will utilize the existing zone ductwork.

The Gymnasium will be provided with a new geothermal rooftop unit for heating, cooling, and ventilation.

The MDF room will be provided with a new heat pump unit and the DFSS will remain for redundant cooling.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

The building is served by two separate water service mains. A 3" domestic water only water main enters the lower level mechanical room on the west side, this service is equipped with (2) 1 1/2" water meters in parallel and has a 3" Reduced Pressure Zone backflow preventer, Watts Model 909. The second 4" water main enters the building on the north side and supplies a combined service of domestic water and fire protection. The domestic service is equipped with a 1 1/2" meter and 2" reduced pressure zone backflow preventer, Watts Model 919. The fire protection service is equipped with a 4" reduced pressure zone backflow preventer, Ames model C400.

Domestic water is distributed with galvanized piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water is provided by two separate water heater systems. The first water heater system consists of a gas fired water heater, AO Smith model FCG-75, rated at 75,100 btuh, 74 gallons, installed in 2022, SN. 2150127554373 and supplies hot water to the main building. The water heater is equipped with a master thermostatic mixing valve, expansion tank and recirc pump. The second water heater system consists of a commercial type water heater, AO Smith Model EJCS-20, 20 gallon, 2.5 KW, installed in 2019, SN. 1917114612107. This water heater serves the east 2011 addition. The water heater is equipped with a master thermostatic mixing valve, expansion tank and recirc pump.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Two separate areas in the building with Kitchens. - The triple compartment sink and prep sink in kitchen have a direct connection to sanitary. Grease trap serving this kitchen could not be located at the time of survey. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provide a proper indirect waste receptor at triple compartment sink and prep sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste.

Multiple urinals are served by a single flush valve on timer utilizing an excessive amount of water, replace fixtures and provide individual flush valves for water savings.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

The Art Room sinks do not have a solids trap to protect waste piping from paint, clay, etc. Add a solids trap at each sink.

FIRE PROTECTION

Existing Conditions

The east 2011 addition, first and second floor, is protected by a NFPA-13 compliant wet sprinkler system complete with fire department connection. The remainder of the building is not sprinklered.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from pole mounted utility transformers located in alley on north end of building. Service entrance conductors are routed overhead to a service entrance rated switchboard in Electrical 1028D. The switchboard is rated 1200 amperes at 208/120V-3Ph-4W with a main bolted pressure fusible disconnect switch. It is manufactured by a custom fabricator 'Chicago Switchboard' with Siemens components and appears to be in good condition.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There is (1) older switchboard back-fed from newer switchboard located in lower level boiler room. It is manufactured by Federal Pacific with fusible switches and appears to be in fair condition. There are (22) panels located in building of various manufacturers and age. (9) are manufactured by Federal Pacific, and (2) are manufactured by Heinemann/Magnette . Federal Pacific and Heinemann/Magnette panels have exceeded its serviceable life with no replacement parts available, but other panels are in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in Janitor 120. The '#4100ES' addressable panel is manufactured by JCI-Simplex and appears in good condition. The control panel is a product supported by the manufacturer with replacement and expansion components still readily available.

Revision Recommendations

Consider replacing (11) electrical panels that have exceeded its serviceable life with current generation of electrical panels.

Consider replacing emergency battery light units to newer energy efficient type.

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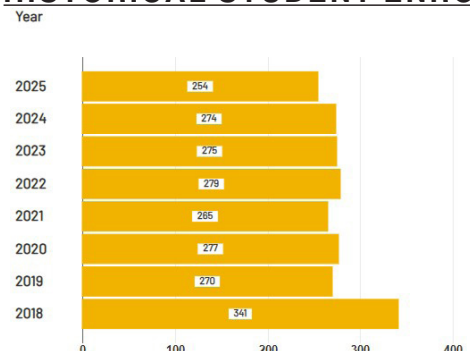
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EXISTING BUILDING DATA

Years Constructed	|	1957
Grade Levels	|	K-8
Total Gross SF	|	51,323

HISTORICAL STUDENT ENROLLMENT



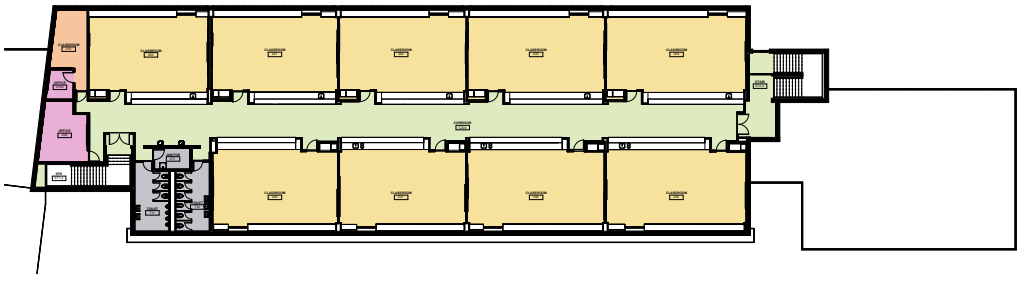
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FIRST FLOOR - SPACE UTILIZATION
N.T.S.

BASEMENT - SPACE UTILIZATION
N.T.S.



SECOND FLOOR - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

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ROOM DEPARTMENT SCHEDULE

Number	Name	Area	Department
STAFF/OFFICE			
110A	STORAGE/OFFICE	185 SF	STAFF/OFFICE
114	OFFICE	153 SF	STAFF/OFFICE
114A	OFFICE/STORAGE	99 SF	STAFF/OFFICE
115	OFFICE	205 SF	STAFF/OFFICE
116	OFFICE	193 SF	STAFF/OFFICE
117	OFFICE	156 SF	STAFF/OFFICE
118	NURSE	217 SF	STAFF/OFFICE
119	STAFF LOUNGE	370 SF	STAFF/OFFICE
121	OFFICE	160 SF	STAFF/OFFICE
122	MAIN OFFICE	260 SF	STAFF/OFFICE
209	OFFICE	227 SF	STAFF/OFFICE
210A	OFFICE	67 SF	STAFF/OFFICE
12		2,292 SF	
SMALL GROUP SPACES			
114	ART	587 SF	SMALL GROUP SPACES
210	CLASSROOM	199 SF	SMALL GROUP SPACES
2		786 SF	
SHARED INSTRUCTIONAL SPACES/SPECIALS			
100	LIBRARY	1,154 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
110	CAFETERIA	1,722 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
111	GYM	3,812 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
112	AUDITORIUM	2,811 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
112C	STAGE	1,057 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
5		10,555 SF	
CORE CURRICULUM			
101	CLASSROOM	962 SF	CORE CURRICULUM
102	CLASSROOM	970 SF	CORE CURRICULUM
103	CLASSROOM	1,018 SF	CORE CURRICULUM
104	CLASSROOM	1,047 SF	CORE CURRICULUM
105	CLASSROOM	1,460 SF	CORE CURRICULUM
106	CLASSROOM	1,042 SF	CORE CURRICULUM
107	CLASSROOM	1,010 SF	CORE CURRICULUM
108	CLASSROOM	959 SF	CORE CURRICULUM
109	CLASSROOM	947 SF	CORE CURRICULUM
200	CLASSROOM	919 SF	CORE CURRICULUM
201	CLASSROOM	965 SF	CORE CURRICULUM
202	CLASSROOM	978 SF	CORE CURRICULUM
203	CLASSROOM	1,055 SF	CORE CURRICULUM
204	CLASSROOM	1,081 SF	CORE CURRICULUM
205	CLASSROOM	1,071 SF	CORE CURRICULUM
206	CLASSROOM	1,046 SF	CORE CURRICULUM

ROOM DEPARTMENT SCHEDULE

Number	Name	Area	Department
207	CLASSROOM	968 SF	CORE CURRICULUM
208	CLASSROOM	951 SF	CORE CURRICULUM
18		18,452 SF	
CIRCULATION			
C100	CORRIDOR	1,046 SF	CIRCULATION
C101	CORRIDOR	1,542 SF	CIRCULATION
C102	CORRIDOR	515 SF	CIRCULATION
C103	CORRIDOR	389 SF	CIRCULATION
C104	CORRIDOR	399 SF	CIRCULATION
C105	CORRIDOR	2,584 SF	CIRCULATION
C200	CORRIDOR	2,460 SF	CIRCULATION
ST1-1	STAIR	215 SF	CIRCULATION
ST1-2	STR	262 SF	CIRCULATION
ST2-1	STAIRS	148 SF	CIRCULATION
ST2-2	STAIR	405 SF	CIRCULATION
STB-1	BOILER ACCESS	85 SF	CIRCULATION
STB-B	BOILER ACCESS	81 SF	CIRCULATION
V01	VESTIBULE	122 SF	CIRCULATION
14		10,251 SF	
BUILDING SUPPORT			
100A	JANITOR	64 SF	BUILDING SUPPORT
100A	MDF	70 SF	BUILDING SUPPORT
103A	TOILET	24 SF	BUILDING SUPPORT
104A	STO	99 SF	BUILDING SUPPORT
104B	TOILET	24 SF	BUILDING SUPPORT
106A	TOILET	25 SF	BUILDING SUPPORT
107A	TOILET	24 SF	BUILDING SUPPORT
110B	TECH STORAGE	65 SF	BUILDING SUPPORT
110C	JANITOR	41 SF	BUILDING SUPPORT
111A	STORAGE	144 SF	BUILDING SUPPORT
111B	STORAGE	107 SF	BUILDING SUPPORT
112A	BOYS LOCKER ROOM	403 SF	BUILDING SUPPORT
112B	GIRLS LOCKER	306 SF	BUILDING SUPPORT
114.5	OFFICE/STORAGE	157 SF	BUILDING SUPPORT
117A	STORAGE	13 SF	BUILDING SUPPORT
122A	STORAGE	49 SF	BUILDING SUPPORT
142A	STOR	36 SF	BUILDING SUPPORT
211	JANITOR	66 SF	BUILDING SUPPORT
M01	BOILER	1,362 SF	BUILDING SUPPORT
T01	TOILET	31 SF	BUILDING SUPPORT
T02	TOILET	27 SF	BUILDING SUPPORT
T03	TOILET	32 SF	BUILDING SUPPORT
T04	TLT	186 SF	BUILDING SUPPORT
T05	TLT	192 SF	BUILDING SUPPORT
T10	TOILET	93 SF	BUILDING SUPPORT
T11	TOILET	191 SF	BUILDING SUPPORT
T12	TOILET	188 SF	BUILDING SUPPORT
27		4,020 SF	
Grand total: 78		46,356 SF	

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OVERVIEW AND BUILDING HISTORY

Location: 3701 Davis St, Skokie, IL 60076

Building Construction Date: 1957

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Elementary School (Allowed as a Special Use)

Parcel PIN Numbers: 10-14-302-051-0000

Site Acreage: Approximately 3.4 Acres

Level: 2 Levels above Grade

Building Height: 27’

Building Perimeter: 1264’

Total Square Footage: 51,323 sf (Basement: 1,710 GSF, Ground Floor: 34,974 GSF, Upper Floor: 14,640 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 606’

Flood Plain: Per FEMA Flood Map Service Center, Dr, Bessie Rhodes School is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System: The building utilizes an internal roof drainage system with roof drains and internal storm leaders.

Landscaping: A continuous planting bed is located along Davis Street and intermittently extends around the school in select areas.

Items to Be Addressed:

– Minitor plantings for overgrowth especially along Davis Steet.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water: The building is served by a 3” watermain. This watermain enters the building on the southwest corner in a lower level mechanical room. This watermain serves domestic water for the building and a 2” limited use fire protection service. The domestic service is equipped with (2) 2” water meters and no backflow protection.

Natural Gas: Gas for the facility is provided by a gas service located on the west side of the building. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed underground from a pad mounted utility transformer located on west side of building. It feeds a meter/ct cabinet mounted outside before entering the building to feed a 208/120V- 3Ph-4W, 1200 amperes rated main distribution panel located in boiler room. The distribution panel is manufactured by Square-D. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: 14 parking stalls located on the North Side of the building (+ 2 accessible); an additional 12 spaces are located on the South side of the building(+ 1 accessible)

Area (SF) Parking: 26,708 sqft

Accessible Stalls: 3 Accessible

Drop-Off: Located on Northwest side of the building; parents/guardians enter drop-off area off of Davis Steet

Curbs: Concrete

Items to Be Addressed:

– Some cracks are starting to form in the asphalt. Monitor storm structures and maintain asphalt areas regularly with seal coating and maintenance

–Monitor the concrete curb. Many areas seems to be deteriorating.

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Davis Street: Concrete

Exterior Stairs: (2) concrete stairs

3.0 | FACILITY ASSESSMENTS

Exterior Ramps: N/A

Area (SF) Paving: 18,125 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: Playground Mulch (18,332 sf)

Chain Link Fencing: aluminum rail fence. 4' height around the perimeter of playground (500 lf)

Site Furnishings: (3) various groupings of playground equipment, miscellaneous wooden benches/picnic tables located throughout playground area, (1) galvanized flagpole mounted onto concrete pier

Monument Sign: Painted wood sign on wood posts at North side

Misc. Exterior Storage Structures: Low custom-built storage unit with swinging doors on concrete sidewalk located near parking lot on west side of building, along with a large storage area with garage doors.

Items to Be Addressed:

– Landscape edging should be installed/re-installed in playground area to reduce mulch spill into walkways

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: CMU Bearing Wall / Structural Steel Frame

First floor: Slab-on-grade Second Floor: Concrete topping on fire-proofed steel structure.

Roof Structure: Ballasted built-up roof, over gypsum concrete on steel joists.

Items to Be Addressed:

– There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Continue to monitor masonry for cracking and mortar deterioration.
– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Refer to appendix for full masonry assessment completed.

Doors

Types:
– Wood Doors in Hollow Metal Frames
– Wood Doors in Wood Frames
– Wood Doors in Hollow Metal Frames with Narrow Lite
– Hollow Metal Doors in Hollow Metal Frames
– Aluminum Storefront Doors

Items To Be Addressed:
– Minor Scuffs at base of doors
– Update Hardware

Fenetration

Types:
– Storefront

Items To Be Addressed:
– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– Ballasted built-up roof, over gypsum concrete on steel joists.
– Coping: Metal with Stone
– Fascia/Soffit: Metal and Stucco or Plaster
– Gutter & Downspouts: Metal, downspout termination to grade (and other roofs).

Items To Be Addressed:

– The building should continue to be monitored for potential leaks.
– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Gypsum, CMU
Floor Surfaces: VCT, VAT, Rolled Sheet Good, Carpet, Tile, Concrete, Wood, Terrazzo,
Ceiling Surfaces: 2x2 ACT, 2x4 ACT, Spline, Open to Deck
Casework: PLAM casework, Wood Veneer Casework
Specialty Equipment: TV's, Projectors, Tackboards, Markerboards
Vertical Circulation Components: Stairs
Stairs/Railings: Wood Railing
Elevators: None

Items To Be Addressed:

– Wall base peeling at corners and splitting
– Water damage in ceiling
– Minor damage to drywall
– Splitting in VAT
– Peeling on corners of VAT
– Rust at bottom of doors

ADA Compliance

Compliance Items to Be Addressed:

– Modify toilet rooms for ADA stalls and ADA access requirements
– Provide accessible signage
– Modify for ADA height countertops at service points
– Modify for ADA mounted heights for wall and toilet accessories
– Modify furniture layout to allow for ADA clearances
– Modify hardware to be ADA compliant
– Modify water fountain heights to be ADA compliant

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:

– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Bessie Rhodes School of Global Studies
3701 Davis St
Skokie, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of two (2) gas fired forced draft high efficiency hot water boilers. The boilers were manufactured by Aerco in 2008 and are model Benchmark 2.0 with an input of 2000 mbh. The boilers are independently vented up through the existing masonry chimney. The system is configured for primary only variable flow and two (2) base mounted system pumps are modulated by associated VFDs in a lead/lag sequence.

The central cooling plant for the building consists of an air cooled chiller manufactured by Trane and circulated by constant volume chilled water pumps operating in a lead/lag sequence. The chiller name plate is not legible and the size of the chiller is not known. It is assumed that the chiller was installed at the same time as the unit ventilators in 1995. The system utilizes ethylene glycol which is toxic and no longer recommended as a freeze protection solution.

The Auditorium and Gymnasium are each heated and ventilated by a hot water air handling unit that is of unknown age manufactured by Kennard. Based on the cabinet construction, the unit is approximately 60 years old. Both of the units are pneumatically controlled. The units do not cool the spaces they serve. The gym utilizes pneumatically controlled exhaust fans and dampers to relieve air introduced by the air handling unit system. It does not appear that the Auditorium has the same relief system.

The Main Office Area spaces are heated, cooled, and ventilated by a dual temperature fan coil units located in each space.

The Classrooms, Library, and Cafeteria are heated, cooled, and ventilated by dual temperature unit ventilators that were installed in 1995. The unit ventilators are drained to the exterior with PVC condensate drains. Many of the PVC elbows have been damaged or are missing. There is not adequate building relief for an economizer operation.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system manufactured by Mitsubishi and installed in 2010.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The system utilizes obsolete building and equipment controllers that are no longer serviceable.

Revision Recommendations

In general, the existing HVAC equipment is nearing the end of it's service life and should be scheduled for replacement in the next 5 years.

The following system replacement strategies should be considered:

Recommended System Option 1 - Minimum Improvements:
New hot water boilers and a new chiller shall be provided and the existing dual temperature piping will be reused to serve new system heating elements. The chilled water system will be flushed and cleaned and re-filled with propylene glycol for freeze protection.

The Gymnasium and Auditorium should each be provided with a new packaged rooftop unit with a duct mounted hot water heating coil. The location of the existing air handling unit makes replacement in kind cost prohibitive.

All existing unit ventilators and fan coil units will be provided with new controls. Each unit should be assessed by a service technician and re-furbished as required to be utilized for the next 20 years.

A new code compliant economizer relief system should be provided throughout.

All existing pneumatic controls will be removed and replaced with DDC controls at the time of renovation. The existing building and field controllers will be replaced with the current generation at the time of renovation.

System EUI will be higher due air conditioning of the Gym and Auditorium.

Recommended System Option 2 - 4 Pipe Hot Water/Chilled Water System:
The hot water boiler replacement, chiller replacement, Gymnasium, and Auditorium will be replaced as described in Option 1.

The dual temperature piping system will be revised to become chilled water only and a new hot water piping system will be installed and connected to the new boilers for service only to the hot water system. Heating only branch piping will be removed from the dual temperature system and connected to the new hot water piping system.

The unit ventilators serving the Classrooms, Library, and Cafeteria will be replaced with 4-pipe hot water/chilled water unit ventilators. A new code compliant economizer relief system will be provided throughout.

Small offices shall be provided with hot water/chilled water fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher due the conditioning of the Gym and Auditorium and the ability of each space to be heated or cooled at any time.

Recommended System Option 4 - Geothermal System:
A new geothermal borefield will be installed in the play fields south of the school and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield if the building is found to be heating dominant.

The Gymnasium and Auditorium will each be provided with a new packaged geothermal rooftop unit.

The unit ventilators serving the Classrooms, Library, and Cafeteria will be replaced with new geothermal heat pumps that suit the configuration of the space it serves. A new outdoor air relief system will be provided throughout.

Small offices shall be provided with suspended or console geothermal heat pumps with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

The building is served by a 3" watermain. This watermain enters the building on the southwest corner in a lower level mechanical room. This watermain serves domestic water for the building and a 2" limited use fire protection service. The domestic service is equipped with (2)2" water meters and no backflow protection.

Domestic water is distributed with galvanized piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water is provided by (2) gas fired water heaters, Bradford White, model RG27H6N, 76,000 btuh, 75 gallons, installed in 2018. SN. SA40715427 & SA40777126. The water heater system is equipped with (2) in-line all bronze recirculation pumps. The water heater is equipped with a master mixing valve and recirc pump.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Water heater (75 Gal.) is 8 years old and may require replacement within the next 5 years.

The triple compartment sink and prep sink in kitchen have a direct connection to sanitary. Grease trap serving this kitchen could not be located at the time of survey. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provide a proper indirect waste receptor at triple compartment sink and prep sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste.

Domestic water service does not have a RPZ backflow preventer per local requirements. Provide RPZ backflow preventer at water service.

Water heater does not have a proper expansion tank. Provide expansion tank at water heater.

Service sink faucets with hose connection do not have backflow protection. Replace faucets. Provide faucet with integral vacuum breaker.

Multiple urinals are served by a single flush valve on timer utilizing an excessive amount of water, replace fixtures and provide individual flush valves for water savings.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

The Art Room sinks do not have a solids trap to protect waste piping from paint, clay, etc. Add a solids trap at each sink.

Abandoned p-trap serving outdoor drinking fountain. Remove abandoned piping and patch wall.

Backflow preventer serving limited sprinkler service is a double check type, a RPZ type is required when there is a fire department connection connected to pipe system. Replace double check backflow preventer with a RPZ backflow preventer.

FIRE PROTECTION

Existing Conditions

The stage on the west side of the building is protected by a wet sprinkler system. Fire protection service and riser is 2" and located in the lower level boiler room. Storage rooms below staircases have sprinkler heads served by domestic water. The remainder of the building is not sprinklered.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from a pad-mounted utility transformer located at the west end of building. Service entrance conductors are routed underground to a meter/ct cabinet mounted on exterior wall before entering building to a distribution board in Boiler M1. The distribution board is rated 1200 amperes at 208/120V-3Ph-4W. It is manufactured by SquareD and appears to be in fair condition.

Electrical Power Distribution
Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (14) panels located in building of various manufacturers and age, (4) of which is manufactured by Federal Pacific, and (2) of which are unknown but assumed to be original to building. Federal Pacific and original panels have exceeded its serviceable life with no replacement parts available, but other panels are in fair condition.

Lighting
Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System
There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in Boiler M1. The '#4100ES' addressable panel is manufactured by JCI-Simplex and appears in good condition. The control panel is a product supported by the manufacturer with replacement and expansion components still readily available.

Revision Recommendations

Consider replacing (6) electrical panels that have exceeded its serviceable life with current generation of electrical panels.

Consider replacing emergency battery light units to newer energy efficient type.

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

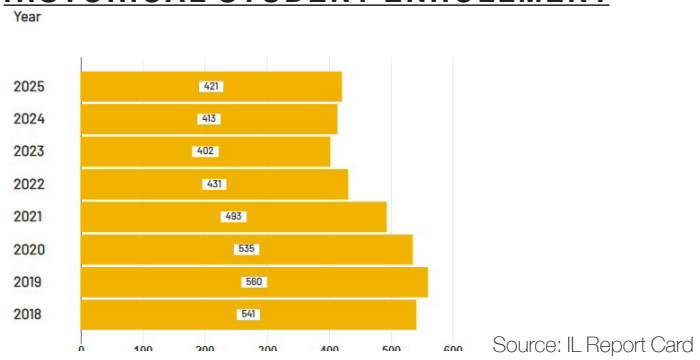
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EXISTING BUILDING DATA

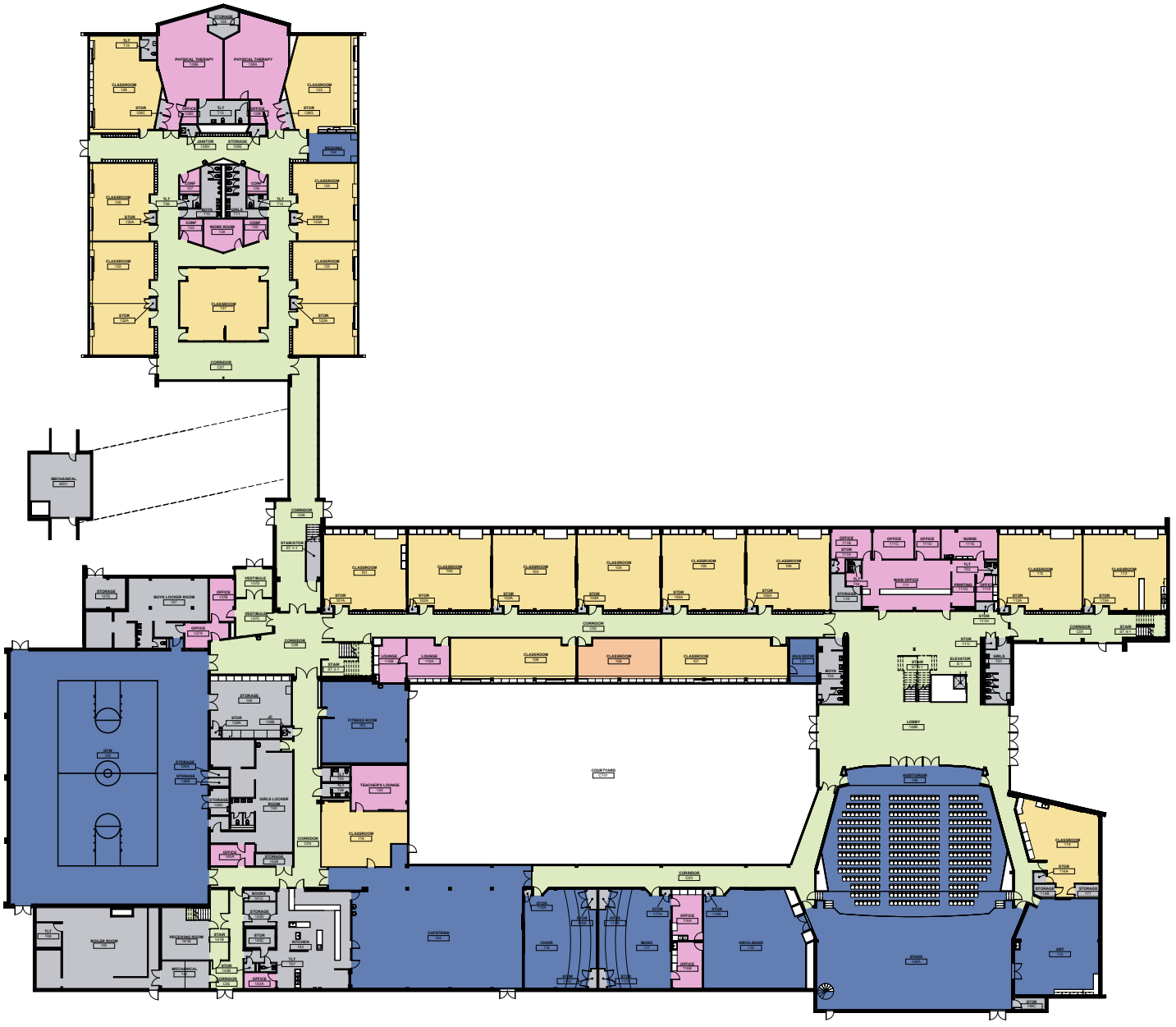
Years Constructed	|	1956
Grade Levels	|	K-8
Total Gross SF	|	103,374

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

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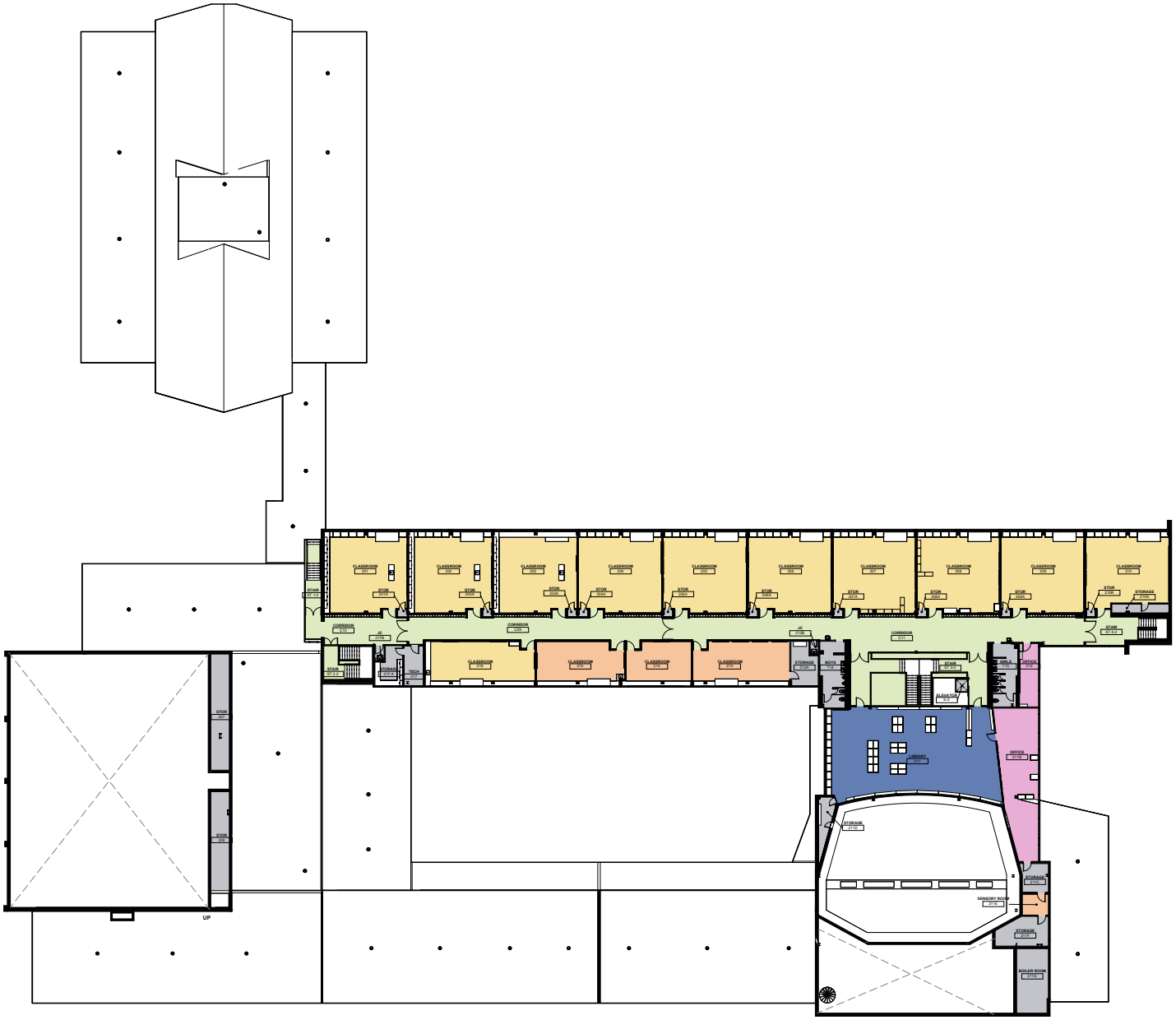


1 FIRST FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

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① SECOND FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

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ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
110A	LOUNGE	251 SF	STAFF/OFFICE
110B	LOUNGE	195 SF	STAFF/OFFICE
111	MAIN OFFICE	663 SF	STAFF/OFFICE
111B	OFFICE	188 SF	STAFF/OFFICE
111C	OFFICE	175 SF	STAFF/OFFICE
111D	OFFICE	108 SF	STAFF/OFFICE
111E	NURSE	241 SF	STAFF/OFFICE
111F	OFFICE	78 SF	STAFF/OFFICE
111G	PRINTING	173 SF	STAFF/OFFICE
116A	OFFICE	225 SF	STAFF/OFFICE
116B	OFFICE	203 SF	STAFF/OFFICE
120	TEACHER'S LOUNGE	369 SF	STAFF/OFFICE
126	CONF	64 SF	STAFF/OFFICE
127	CONF	64 SF	STAFF/OFFICE
128A	PHYSICAL THERAPY	766 SF	STAFF/OFFICE
128B	PHYSICAL THERAPY	765 SF	STAFF/OFFICE
128D	OFFICE	43 SF	STAFF/OFFICE
128F	OFFICE	43 SF	STAFF/OFFICE
133	CONF	74 SF	STAFF/OFFICE
134	WORK ROOM	168 SF	STAFF/OFFICE
135	CONF	74 SF	STAFF/OFFICE
137A	OFFICE	131 SF	STAFF/OFFICE
137B	OFFICE	152 SF	STAFF/OFFICE
140A	OFFICE	135 SF	STAFF/OFFICE
143A	OFFICE	71 SF	STAFF/OFFICE
211B	OFFICE	785 SF	STAFF/OFFICE
212	OFFICE	182 SF	STAFF/OFFICE
27		6,387 SF	
SMALL GROUP SPACES			
108	CLASSROOM	512 SF	SMALL GROUP SPACES
211E	SENSORY ROOM	77 SF	SMALL GROUP SPACES
213	CLASSROOM	593 SF	SMALL GROUP SPACES
214	CLASSROOM	398 SF	SMALL GROUP SPACES
215	CLASSROOM	537 SF	SMALL GROUP SPACES
5		2,117 SF	
SHARED INSTRUCTIONAL SPACES/SPECIALS			
100	FITNESS ROOM	989 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
115	ART	1,105 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
116	ORCH./BAND	1,378 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
117	MUSIC	954 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
118	CHOIR	969 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
121	KILN ROOM	174 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
124	READING	201 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
126	GYM	7,243 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
144	CAFETERIA	3,171 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
148	AUDITORIUM	3,612 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
148A	STAGE	2,752 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
211	LIBRARY	2,191 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
12		24,739 SF	
CORE CURRICULUM			
101	CLASSROOM	956 SF	CORE CURRICULUM
102	CLASSROOM	956 SF	CORE CURRICULUM
103	CLASSROOM	955 SF	CORE CURRICULUM
104	CLASSROOM	955 SF	CORE CURRICULUM
105	CLASSROOM	955 SF	CORE CURRICULUM
106	CLASSROOM	956 SF	CORE CURRICULUM
107	CLASSROOM	783 SF	CORE CURRICULUM
109	CLASSROOM	781 SF	CORE CURRICULUM
112	CLASSROOM	954 SF	CORE CURRICULUM
113	CLASSROOM	956 SF	CORE CURRICULUM
114	CLASSROOM	808 SF	CORE CURRICULUM
119	CLASSROOM	670 SF	CORE CURRICULUM
122	CLASSROOM	1,017 SF	CORE CURRICULUM
123	CLASSROOM	686 SF	CORE CURRICULUM
125	CLASSROOM	919 SF	CORE CURRICULUM
129	CLASSROOM	890 SF	CORE CURRICULUM
130	CLASSROOM	686 SF	CORE CURRICULUM
132	CLASSROOM	1,017 SF	CORE CURRICULUM
137	CLASSROOM	853 SF	CORE CURRICULUM
201	CLASSROOM	950 SF	CORE CURRICULUM
202	CLASSROOM	956 SF	CORE CURRICULUM
203	CLASSROOM	956 SF	CORE CURRICULUM
204	CLASSROOM	957 SF	CORE CURRICULUM
205	CLASSROOM	956 SF	CORE CURRICULUM
206	CLASSROOM	956 SF	CORE CURRICULUM
207	CLASSROOM	946 SF	CORE CURRICULUM
208	CLASSROOM	944 SF	CORE CURRICULUM
209	CLASSROOM	953 SF	CORE CURRICULUM
210	CLASSROOM	871 SF	CORE CURRICULUM
216	CLASSROOM	680 SF	CORE CURRICULUM
30		26,878 SF	
CIRCULATION			
137C	VESTIBULE	186 SF	CIRCULATION
137D	VESTIBULE	149 SF	CIRCULATION
141B	STAIR	228 SF	CIRCULATION
148B	LOBBY	3,779 SF	CIRCULATION
C01	CORRIDOR	512 SF	CIRCULATION
C02	CORRIDOR	1,914 SF	CIRCULATION
C03	CORRIDOR	1,230 SF	CIRCULATION
C04	CORRIDOR	1,043 SF	CIRCULATION
C05	CORRIDOR	264 SF	CIRCULATION
C06	CORRIDOR	1,161 SF	CIRCULATION

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

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
C07	CORRIDOR	3,304 SF	CIRCULATION
C08	CORRIDOR	800 SF	CIRCULATION
C09	CORRIDOR	1,038 SF	CIRCULATION
C10	CORRIDOR	434 SF	CIRCULATION
C11	CORRIDOR	1,842 SF	CIRCULATION
ST 1-2	STAIR	176 SF	CIRCULATION
ST 2-1	STAIR	242 SF	CIRCULATION
ST 2-2	STAIR	242 SF	CIRCULATION
ST 3-1	STAIR	207 SF	CIRCULATION
ST 3-2	STAIR	898 SF	CIRCULATION
ST 4-1	STAIR	131 SF	CIRCULATION
ST 4-2	STAIR	322 SF	CIRCULATION
22		20,099 SF	
BUILDING SUPPORT			
	GIRLS LOCKER ROOM	35 SF	BUILDING SUPPORT
101A	STOR	7 SF	BUILDING SUPPORT
102A	STOR	8 SF	BUILDING SUPPORT
103A	STOR	8 SF	BUILDING SUPPORT
104A	STOR	8 SF	BUILDING SUPPORT
105A	STOR	8 SF	BUILDING SUPPORT
106A	STOR	8 SF	BUILDING SUPPORT
110	STORAGE	127 SF	BUILDING SUPPORT
111A	STOR	9 SF	BUILDING SUPPORT
111H	STOR	22 SF	BUILDING SUPPORT
111I	STOR	16 SF	BUILDING SUPPORT
112A	STOR	8 SF	BUILDING SUPPORT
113A	STOR	9 SF	BUILDING SUPPORT
114A	STOR	18 SF	BUILDING SUPPORT
114B	STORAGE	38 SF	BUILDING SUPPORT
116A	STOR	8 SF	BUILDING SUPPORT
117A	STOR	7 SF	BUILDING SUPPORT
117B	STOR	24 SF	BUILDING SUPPORT
117C	STOR	19 SF	BUILDING SUPPORT
118A	STOR	5 SF	BUILDING SUPPORT
118B	STOR	23 SF	BUILDING SUPPORT
118C	STOR	19 SF	BUILDING SUPPORT
122A	STOR	9 SF	BUILDING SUPPORT
123A	STOR	9 SF	BUILDING SUPPORT
126A	STORAGE	22 SF	BUILDING SUPPORT
126B	STORAGE	22 SF	BUILDING SUPPORT
126C	STORAGE	69 SF	BUILDING SUPPORT
128	STORAGE	107 SF	BUILDING SUPPORT
128C	STOR	21 SF	BUILDING SUPPORT
128E	STORAGE	25 SF	BUILDING SUPPORT
128G	STOR	25 SF	BUILDING SUPPORT
128H	JANITOR	26 SF	BUILDING SUPPORT
130A	STOR	9 SF	BUILDING SUPPORT
132A	STOR	9 SF	BUILDING SUPPORT
137	BOYS LOCKER ROOM	885 SF	BUILDING SUPPORT
137E	STORAGE	173 SF	BUILDING SUPPORT
139	STORAGE	687 SF	BUILDING SUPPORT
139A	STOR	14 SF	BUILDING SUPPORT

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
139B	JC	16 SF	BUILDING SUPPORT
140	GIRLS LOCKER ROOM	1,010 SF	BUILDING SUPPORT
141B	RECEIVING ROOM	318 SF	BUILDING SUPPORT
141C	BOOKS	48 SF	BUILDING SUPPORT
142	BOILER ROOM	1,259 SF	BUILDING SUPPORT
142	MECHANICAL	186 SF	BUILDING SUPPORT
143	KITCHEN	1,077 SF	BUILDING SUPPORT
143B	STORAGE	63 SF	BUILDING SUPPORT
143B	STOR	12 SF	BUILDING SUPPORT
143C	STOR	77 SF	BUILDING SUPPORT
143D	STORAGE	108 SF	BUILDING SUPPORT
148C	STOR	50 SF	BUILDING SUPPORT
177	STORAGE	46 SF	BUILDING SUPPORT
201A	STOR	9 SF	BUILDING SUPPORT
202A	STOR	9 SF	BUILDING SUPPORT
203A	STOR	9 SF	BUILDING SUPPORT
204A	STOR	9 SF	BUILDING SUPPORT
205A	STOR	9 SF	BUILDING SUPPORT
206A	STOR	9 SF	BUILDING SUPPORT
207A	STOR	9 SF	BUILDING SUPPORT
208A	STOR	9 SF	BUILDING SUPPORT
209A	STOR	9 SF	BUILDING SUPPORT
210A	STORAGE	73 SF	BUILDING SUPPORT
210B	STOR	9 SF	BUILDING SUPPORT
211C	STORAGE	109 SF	BUILDING SUPPORT
211D	STORAGE	100 SF	BUILDING SUPPORT
211F	STORAGE	198 SF	BUILDING SUPPORT
211G	BOILER ROOM	291 SF	BUILDING SUPPORT
213A	STORAGE	154 SF	BUILDING SUPPORT
213B	JC	15 SF	BUILDING SUPPORT
217	TECH	114 SF	BUILDING SUPPORT
217 A	STORAGE	135 SF	BUILDING SUPPORT
217B	JC	20 SF	BUILDING SUPPORT
227	STOR	308 SF	BUILDING SUPPORT
228	STOR	263 SF	BUILDING SUPPORT
E-1	ELEVATOR	21 SF	BUILDING SUPPORT
E-2	ELEVATOR	21 SF	BUILDING SUPPORT
MD1	MECHANICAL	503 SF	BUILDING SUPPORT
ST 1-1	STAIR/STOR	114 SF	BUILDING SUPPORT
T01	GIRLS	212 SF	BUILDING SUPPORT
T02	BOYS	226 SF	BUILDING SUPPORT
T03	TLT	20 SF	BUILDING SUPPORT
T04	TLT	21 SF	BUILDING SUPPORT
T05	TLT	55 SF	BUILDING SUPPORT
T06	TLT	55 SF	BUILDING SUPPORT
T07	TLT	18 SF	BUILDING SUPPORT
T08	TLT	87 SF	BUILDING SUPPORT
T09	TLT	37 SF	BUILDING SUPPORT
T10	BOYS	174 SF	BUILDING SUPPORT
T11	GIRLS	172 SF	BUILDING SUPPORT
T12	TLT	37 SF	BUILDING SUPPORT
T13	TLT	169 SF	BUILDING SUPPORT
T14	BOYS	223 SF	BUILDING SUPPORT
T14	TLT	54 SF	BUILDING SUPPORT
T15	GIRLS	215 SF	BUILDING SUPPORT
93		11,125 SF	
Grand total: 189		91,345 SF	

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

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

OVERVIEW AND BUILDING HISTORY

Location: 2424 Lake St, Evanston, IL 60201

Building Construction Date: 1956, Addition in 1963

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Elementary School and Middle School

Parcel PIN Numbers: 10-13-313-023-0000

Site Acreage: Approximately 4 Acres

Level: 2 Levels above Grade

Building Height: 25’

Building Perimeter: 1792’

Total Square Footage: 103,374 sf (Ground Floor: 73,922 GSF, Upper Floor: 29,452 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 606’

Flood Plain: Per FEMA Flood Map Service Center, MLK Fine Arts School is in a minimal flood hazard zone(Zone X).

Delineated Wetland:N/A

Stormwater System: The building utilizes an internal roof drainage system with roof drains and internal

storm leaders, along with Splash on grade.

Landscaping: Plantings located on select areas of the perimeter of the building.

Items to Be Addressed:

– Replace planting in poor condition.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water:There are two separate watermains routed to this building. The watermains are adjacent to each other and enter the building on the west side of the building. A 4" water main serves the domestic water only. This domestic water service is equipped with a local municipal 3" water meter and has a 3" Reduced Pressure Zone backflow preventer, Watts model 909. A 6" watermain serves the fire protection sprinkler service only and has a 4" Reduced Pressure Zone Detector backflow preventer, Ames Model 5000SS RPDA.

Natural Gas: Gas for the facility is provided by a gas service located outside the boiler room on the east side of the building. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed from utility transformer located in an electrical vault. The electrical service is located in Electrical 142A. The 208/120V-3Ph-4W, 1600 amperes rated switchboard is manufactured by 'Square-D' that appears original to building. Electrical system is distributed throughout the building to local panelboards. General lighting has been replaced with newer LED source. Light levels appear adequate in all areas of the building

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: 62 parking stalls located on the South Side of the building (+ 3 accessible)

Area (SF) Parking: 42,093 sqft

Accessible Stalls: 3 Accessible

Drop-Off: Located on South side of the building; parents/guardians enter drop-off area off of Corner of Mcdaniel and Grennwood ST

Curbs: Concrete

Items to Be Addressed:

– Monitor asphalt and concrete curbs. Repatch as needed.

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway : Concrete

Exterior Stairs: (0) concrete stairs

Exterior Ramps: N/A

Area (SF) Paving: 29,977 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: Playground Mulch (11,228 sf)

Chain Link Fencing: aluminum rail fence. 4' height around perimeter of athletic fields (470 lf) and 4' around perimeter of the garden area located on the West side of the building (342' 6" lf).

Site Furnishings: (3) various groupings of playground equipment, (2) basketball hoops, miscellaneous wooden benches/picnic tables located throughout garden and playground area,

Monument Sign: (1) Painted wood sign on wood posts at north corner (1) west

Misc. Exterior Storage Structures: Low custom-built storage unit with swinging doors on concrete sidewalk located near parking lot on west side of building. Good condition.

Items to Be Addressed:

– Landscape edging should be installed/re-installed in playground area to reduce mulch spill into walkways

– Exterior stair railings are extremely rusted and should be replaced per latest building code requirements

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: CMU Bearing Wall / Structural Steel Frame

First floor: Slab-on-grade Second Floor: Concrete topping on fire-proofed steel structure.

Roof Structure: Built-up roofing systems, single-ply roofing systems, and standing seam metal roofing systems over insulation on gypsum concrete deck on steel joints.

Items to Be Addressed:

– At west side of school, the exterior wall outside Classrooms 125, 128A, 128B, and 129 exhibits high level of cracking in the masonry (interior CMU and exterior brick). Continuous cracking is also visible on the flooring in the interior of these rooms. Ground conditions need to be evaluated for groundwater or other unstable earth conditions, and exterior wall needs to be repaired and stabilized, or reconstructed.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Continue to monitor masonry for cracking and mortar deterioration.
– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Refer to appendix for full masonry assessment completed.

Doors

Types:
– Wood Doors in Hollow Metal Frames
– Wood Doors in Wood Frames
– Wood Doors in Hollow Metal Frames with Narrow Lite
– Hollow Metal Doors in Hollow Metal Frames
– Aluminum Storefront Doors

Items To Be Addressed:
– Minor Scuffs at base of doors
– Missing Lower Louvers on doors.

Fenetration

Types:
– Aluminum, with horizontal blinds

– Storefront

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– Ballasted EPDM over insulation on gypsum concrete over steel joists.
– Coping: Metal with Stone
– Fascia/Soffit: Metal and Stucco or Mosaic Tile
– Gutter & Downspouts: Metal, downspout termination to grade (and other roofs).

Items To Be Addressed:

– Built up roof is nearing its life expectancy.
– The building should continue to be monitored for potential leaks.
– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Gypsum, CMU, Ceramic Tile, Wood Paneling, Masonry
Floor Surfaces: VCT, Rolled Sheet Good, Carpet Tiles, Tile, Concrete, CT
Ceiling Surfaces: 2x2 ACT, Spline, Open to Deck
Casework: PLAM casework, Wood Veneer Casework
Specialty Equipment: TV's, Projectors, Tackboards, Markerboards
Vertical Circulation Components: Stairs
Stairs/Railings: Metal Railing
Elevators: 1

Items To Be Addressed:

– Wall base peeling at corners and splitting
– Water damage in ceiling
– Minor damage to drywall
– Splitting in VAT
– Peeling on corners of VAT
– Sinks leaking
– Rust at bottom of doors

ADA Compliance

Compliance Items to Be Addressed:

– Replace doorknobs for ADA requirements

– Relocate Furniture for ADA clearance at doors

– Modify for Sink and Countertop for ADA

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:

– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Dr. Martin Luther King Jr. Literary and Fine Arts School
2424 Lake St.
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of three (3) gas fired forced draft high efficiency hot water boilers. The boilers were manufactured by Aerco in 2007 are model Benchmark 3.0 with an input of 3000 mbh. The boilers are independently vented through the roof. The system is configured for primary only variable flow and two (2) base mounted system pumps are modulated by associated VFDs in a lead/lag parallel pumping sequence. At the time of visit, both pumps were on and the water velocity was causing objectionable noise at the pumps and at heating elements suggesting that the differential pressure setpoint is higher than required for efficient operation or that the differential pressure sensor is not located in an appropriate location for proper control.

There is no central cooling plant.

The Gymnasiums are heated and ventilated by two (2) energy recovery units manufactured by Venmar and installed in 2010. The units utilize indoor duct mounted hot water coils to heat the space.

The Auditorium is heated, cooled, and ventilated by an indoor Air Handling Unit manufactured by Trane and installed in 1997. The air handling unit is coupled with a 33 ton air cooled condensing unit manufactured by McQuay and installed in 2008. The system is coupled with an energy recovery unit manufactured by Venmar and that is approximately 20-25 years old. The unit exhausts air through the abandoned return fan, which still contains the fan wheel, and supplies air into the outdoor air section of the Trane air handling unit. This configuration appears to cause the energy recovery unit to overload it's fan motors which then trip on thermal limits. To solve this, the district operates the unit in 100% recirculation mode which operates the energy recovery unit supply fan in a similar manner to the former return fan, which is now abandoned inside the building, preventing the auditorium from being supplied with outdoor air.

The main office is cooled and ventilated by an indoor Air Handling Unit manufactured by Trane and installed in 1997. The unit is coupled with a grade mounted 5 ton condensing unit manufactured by Nordyne and installed in 2004. The perimeter offices are heated by finned tube element at the perimeter wall and are provided with supplemental window air conditioning units.

The Locker Room Offices are heated, cooled, and ventilated by a 3 ton two zone heat pump duct free split system manufactured by Carrier and installed in 2023 that is coupled with a Renewaire energy recovery unit installed in 2018. The perimeter office served by this system is heated with supplemental finned tube element.

The West Addition interior and far west classrooms are heated and ventilated by a roof mounted VAV air handling unit manufactured by McQuay and installed in 2016. The unit has a cooling coil for future connection to a chilled water system, but currently has no means of providing cooling to the area it serves. The system supplies a combination of "cooling only" VAV boxes and boxes with hot water reheat coils with coil booster pumps. The perimeter classrooms and corridors served by this space are heated by finned tube elements at the perimeter wall. The perimeter classrooms are cooled by a window air conditioning units.

The Library and adjacent classroom are served by an energy recovery unit manufactured by Venmar and coupled with a 10 ton air cooled condensing unit manufactured by Carrier. The equipment tag on the condensing unit indicates the unit was manufactured in 2011, and it is assumed that the energy recovery unit is the same age. The library and the classroom are each heated with a duct mounted hot water coil. Both the Library and the classroom are provided with supplemental window air conditioning units.

The remaining Classrooms and the Cafeteria are heated and ventilated by unit ventilators that were installed in 1997. There is not adequate building relief for an economizer operation. Each space served by a unit ventilator is cooled by 1 or 2 window air conditioning units. It is likely that after the heating season is over, the unit ventilators do not operate to provide adequate ventilation when the window air conditioning units are in operation. The unit ventilators appear to be designed for a dual temperature system and each unit has a condensate drain pipe to the exterior of the building, however, the hot water piping does not appear to be sized for the additional flow requirements a future chilled water system would require.

Small offices are provided with heating elements and window air conditioners but are not mechanically ventilated.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system manufactured by Carrier and installed in 2013.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The system utilizes obsolete building and equipment controllers that are no longer serviceable.

Revision Recommendations

In general, the existing system is in fair condition and should be maintained for the next 5-10 years.

The Auditorium energy recovery unit should be re-ducted to allow for the air handling unit to return air from space directly and the energy recovery should remove returned air and replace it with outdoor air and will be controlled by a new space CO2 sensor. This will allow the energy recovery unit fans to operate in a non-overloading condition.

When the system is scheduled for improvement, a comprehensive cooling system should be installed that will provide ventilation to all occupied spaces during operation. The following systems should be considered:

Recommended System Option 1 - Self-Contained Units:
New hot water boilers will be provided and the existing hot water piping will be reused to serve new system heating elements.

The Gymnasiums energy recovery units will be replaced with new packaged cooling only rooftop units. The units will utilize the existing indoor duct mounted hot water coils to heat the space.

The Auditorium system will be replaced with a packaged rooftop unit with an indoor duct mounted hot water coil.

The main office system will be replaced with a new VAV air handling unit coupled with a grade mounted condensing unit. Each space served by this unit will be provided with a VAV box with hot water reheat coil for individual space control.

The Locker Room Office equipment should be replaced in kind.

The West Addition air handling unit will be replaced with a new packaged VAV rooftop uni and new fan powered boxes will be provided to serve the perimeter spaces. New VAV boxes with reheat coils will be provided for the interior spaces.

The Library and adjacent classroom will each be provided with a new dedicated packaged rooftop unit. The existing duct mounted hot water coils may be utilized for space heating.

The floor mounted unit ventilators serving the Classrooms and the Cafeteria will be replaced with self-contained unit ventilators with hot water coils. Floor mounted units will be provided with larger outdoor air louvers to accommodate the new condenser section airflow requirements. New Suspended units with hot water coils and DX coils will be provided for rooms that cannot support a floor mounted unit. Each suspended unit shall be coupled with a roof mounted condensing unit. A new economizer relief system will be provided throughout the building.

Small offices should be provided with DX fan coil units coupled with new condensing units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode.

Recommended System Option 2 - 4 Pipe Hot Water/Chilled Water System:
The hot water boiler replacement and the Gym replacement will be as described in Option 1.

A new chiller shall be installed with new chilled water piping to all new chilled water equipment. The system shall be configured for constant volume primary and variable speed secondary pumping.

The Auditorium system will be replaced with a new indoor hot water/chilled water air handling unit at the same location as the existing air handling unit.

The main office system will be replaced with a new hot water/chilled water VAV air handling unit. Each space served by this unit will be provided with a VAV box with hot water reheat coil for individual space control.

The Locker Room Offices should be replaced with new hot water/chilled water fan coil units.

The West Addition air handling unit will be refurbished and provided with a chilled water coil. New fan powered boxes will be provided to serve the perimeter spaces. New VAV boxes with reheat coils will be provided for interior spaces.

The Library and adjacent classroom should each be provided with a new hot water/chilled water unit ventilator.

The unit ventilators serving the Classrooms and Cafeteria shall be replaced with new hot water/chilled water unit ventilators. A new economizer relief systems should be provided throughout the building.

Small offices shall be provided with hot water/chilled water fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode and central system pumping energy.

Recommended System Option 3 - Geothermal System:
A new geothermal borefield will be installed in the play fields south of the school and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield if the building is found to be heating dominant. At the owners discretion, the borefield can be sized to accommodate Hill ELC at a future date.

The Auditorium should be provided with (1) and the Gymnasium should be provided with (2) new packaged geothermal rooftop units.

The remaining occupied spaces will be provided with new geothermal heat pumps that suit the configuration of the space it serves. A new outdoor air relief system will be provided throughout.

Small offices shall be provided with suspended or console geothermal heat pumps with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

There are two separate watermains routed to this building. The watermains are adjacent to each other and enter the building on the west side of the building. A 4" watermain serves the domestic water only. This domestic water service is equipped with a local municipal 3" water meter and has a 3" Reduced Pressure Zone backflow preventer, Watts model 909. A 6" watermain serves the fire protection sprinkler service only and has a 4" Reduced Pressure Zone Detector backflow preventer, Ames Model 5000SS RPDA.

Domestic water is distributed with galvanized piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water is provided by a gas fired water heater, AO Smith BTR-197, 199,000 btuh, 100 gallons, installed in 2015, SN. 1513M0002253. The water heater system is equipped with (2) in-line all bronze recirculation pumps. There is a master High/Low thermostatic mixing valve to allow for 140 degree water to the kitchen and a lower temperature water to the reminder of the building. Art Room 115 on east side of the building is served by a 2.5 gallon, 1.4 KW, electric water heater, AO Smith model EMT-2.5. The sink in conference room 111E is served by a 2.5 gallon, 1.5 KW, electric water heater, AO Smith model EJC-2.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Water heater (100 Gal.) is 11 years old and near the end of its typical life cycle. Replace water heater.

The triple compartment sink and prep sink in kitchen have a direct connection to sanitary. Grease trap serving this kitchen could not be located at the time of survey. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provide a proper indirect waste receptor at triple compartment sink and prep sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste.

Water heater does not have a proper expansion tank. Provide expansion tank at water heater.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

The Art Room sinks do not have a solids trap to protect waste piping from paint, clay, etc. Add a solids trap at each sink.

Abandoned showers in locker rooms create dead end in water supply piping. Remove unused showers and associated piping, disconnect piping from main and cap branch piping at main.

Pressure relief from remote water heater is routed to adjacent classroom sink. Provide separate open site drain and reroute piping to open site drain.

Roof drain is clogged. Power Rod and camera associated storm piping.

FIRE PROTECTION

Existing Conditions

The stage on the east side of the building is protected by a NFPA-13 compliant wet sprinkler system complete with fire department connection. Fire protection water service is located in the boiler room on the west side, the wet sprinkler main is routed through a pipe tunnel with a water riser located on the stage. Storage rooms below staircases have sprinkler heads served by domestic water. The remainder of the building is not sprinklered.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from an electrical vault located near boiler room. Service entrance conductors are routed to a service entrance rated switchboard in electrical room 142A. The switchboard is rated 1600 amperes at 208/120V-3Ph-4W and manufactured by SquareD. It appears to be original to building and in fair condition but have exceeded its serviceable life.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (36) panels located in building of various manufacturers and age. (16) are manufactured by SquareD with older generation style circuit breakers, and (1) is manufactured by Federal Pacific. Older SquareD and Federal Pacific panels have exceeded its serviceable life with no replacement parts available, but other panels are in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in Electrical 142A. The 'AFP-400' addressable panel is manufactured by Notifier. This panel has exceeded its serviceable life with no replacement parts available. Additionally, fire alarm devices in building appear old and are beyond their service life.

Revision Recommendations

Consider replacing main switchboard that have exceeded its serviceable life with current generation product.

Consider replacing (17) electrical panels that have exceeded its serviceable life with current generation of electrical panels.

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

Consider replacing emergency battery light units to newer energy efficient type.

Consider replacing fire alarm control panel with a current generation product.

Consider replacing entire fire alarm system compliant to current code , including control panel, speaker/strobe notification devices, and initiating devices.

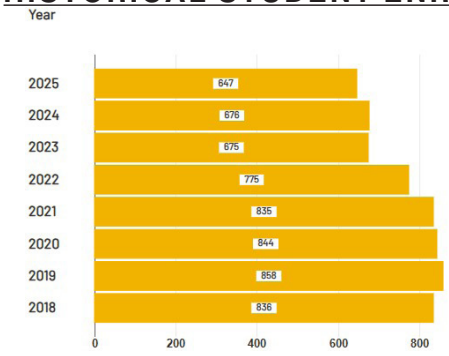
HAVEN MIDDLE SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1926
Grade Levels	|	6-8
Total Gross SF	|	140,835

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Haven Middle School

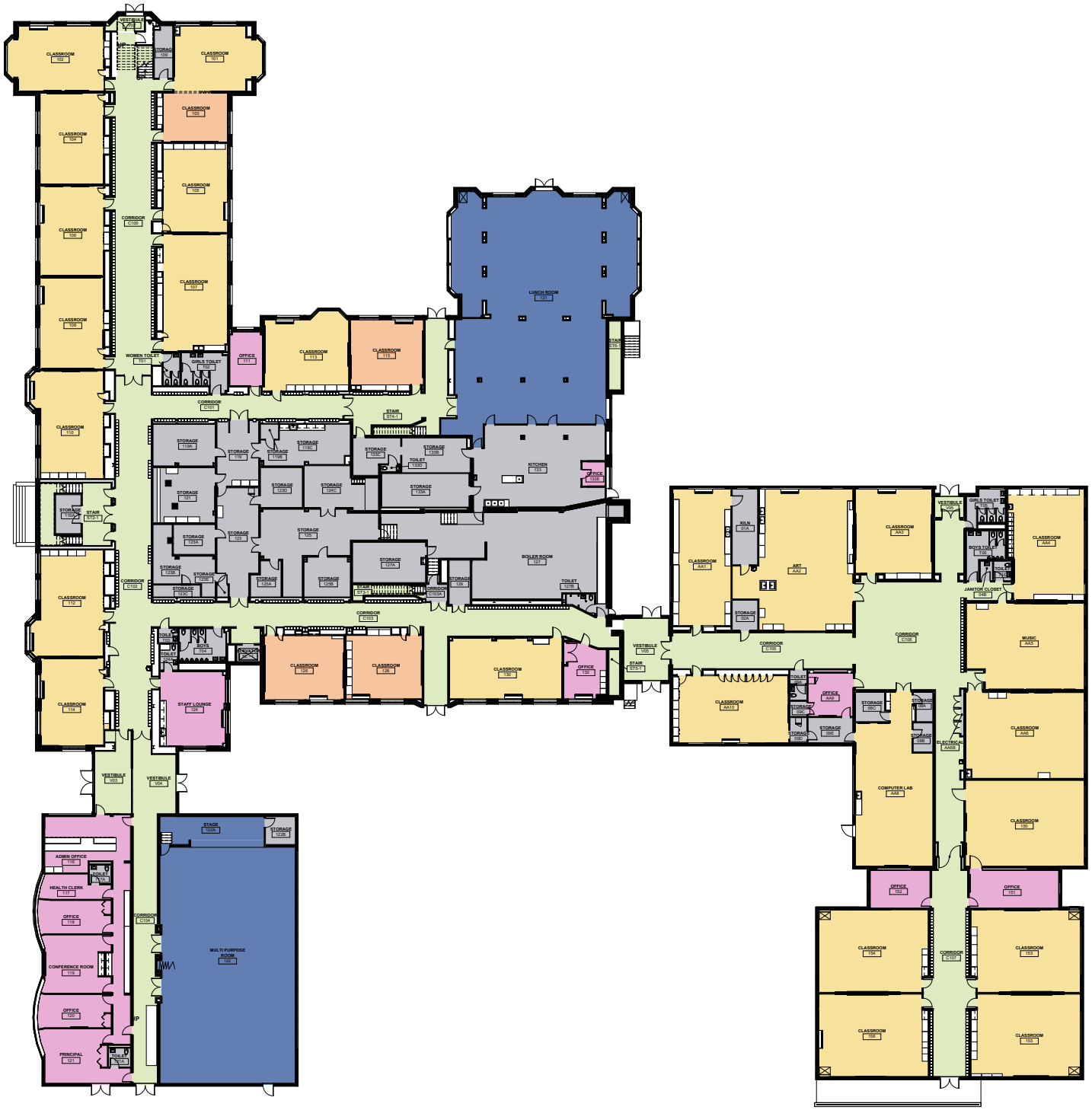
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6	284	294	282	234	243	229	224	205	252	204	224	209	213	215	213	214
7	332	277	278	264	234	252	227	222	204	251	203	226	208	212	214	212
8	307	329	260	254	261	233	247	222	218	200	246	197	219	206	210	212
Total: 6-8	923	900	820	752	738	714	698	649	674	655	673	632	640	633	637	638

Total: 6-8	923	900	820	752	738	714	698	649	674	655	673	632	640	633	637	638
Change		-23	-80	-68	-14	-24	-16	-49	25	-19	18	-41	8	-7	4	1
Percent Change		-2.5%	-8.9%	-8.3%	-1.9%	-3.3%	-2.2%	-7.0%	3.9%	-2.8%	2.7%	-6.1%	1.3%	-1.1%	0.6%	0.2%

Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

HAVEN MIDDLE SCHOOL



1 FIRST FLOOR - SPACE UTILIZATION
N.T.S.

HAVEN MIDDLE SCHOOL

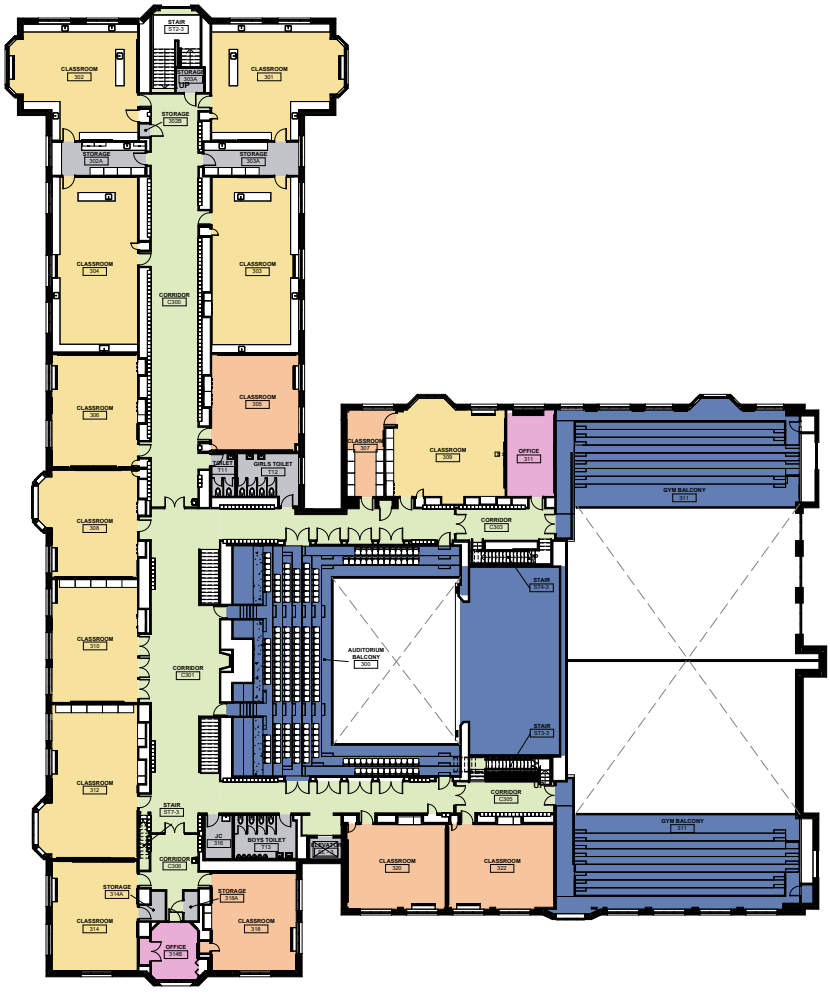


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N.T.S.

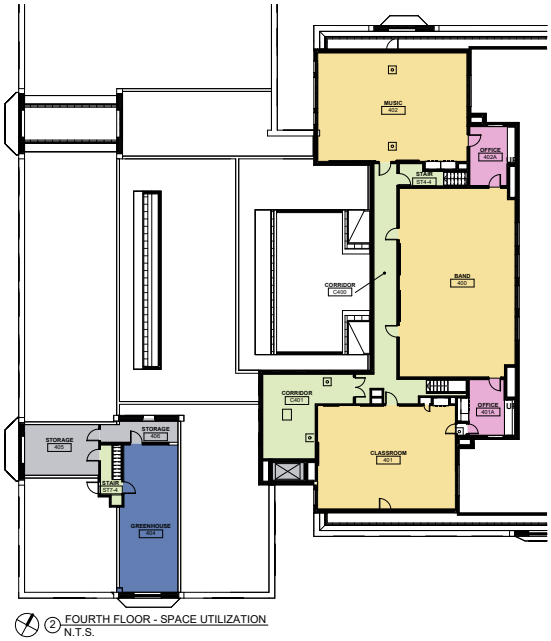
Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

HAVEN MIDDLE SCHOOL



① THIRD FLOOR - SPACE UTILIZATION
N.T.S.



② FOURTH FLOOR - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

HAVEN MIDDLE SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
111	OFFICE	202 SF	STAFF/OFFICE
116	ADMIN OFFICE	853 SF	STAFF/OFFICE
117	HEALTH CLERK	172 SF	STAFF/OFFICE
118	OFFICE	275 SF	STAFF/OFFICE
119	CONFERENCE ROOM	424 SF	STAFF/OFFICE
120	OFFICE	274 SF	STAFF/OFFICE
121	PRINCIPAL	441 SF	STAFF/OFFICE
124	STAFF LOUNGE	545 SF	STAFF/OFFICE
132	OFFICE	251 SF	STAFF/OFFICE
133E	OFFICE	61 SF	STAFF/OFFICE
151	OFFICE	379 SF	STAFF/OFFICE
152	OFFICE	254 SF	STAFF/OFFICE
200B	OFFICE	180 SF	STAFF/OFFICE
200C	OFFICE	217 SF	STAFF/OFFICE
200D	OFFICE	158 SF	STAFF/OFFICE
207A	OFFICE	151 SF	STAFF/OFFICE
207B	OFFICE	127 SF	STAFF/OFFICE
208	OFFICE	225 SF	STAFF/OFFICE
216	OFFICE	77 SF	STAFF/OFFICE
218	OFFICE	219 SF	STAFF/OFFICE
223	BOYS PE OFFICE	223 SF	STAFF/OFFICE
223A	OFFICE	129 SF	STAFF/OFFICE
224	OFFICE	147 SF	STAFF/OFFICE
224A	OFFICE	90 SF	STAFF/OFFICE
311	OFFICE	258 SF	STAFF/OFFICE
314B	OFFICE	194 SF	STAFF/OFFICE
401A	OFFICE	132 SF	STAFF/OFFICE
402A	OFFICE	168 SF	STAFF/OFFICE
AA9	OFFICE	231 SF	STAFF/OFFICE
29		7,056 SF	
SMALL GROUP SPACES			
103	CLASSROOM	361 SF	SMALL GROUP SPACES
115	CLASSROOM	578 SF	SMALL GROUP SPACES
126	CLASSROOM	576 SF	SMALL GROUP SPACES

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
128	CLASSROOM	545 SF	SMALL GROUP SPACES
203	CLASSROOM	555 SF	SMALL GROUP SPACES
205	CLASSROOM	315 SF	SMALL GROUP SPACES
220	CLASSROOM	556 SF	SMALL GROUP SPACES
222	CLASSROOM	553 SF	SMALL GROUP SPACES
305	CLASSROOM	566 SF	SMALL GROUP SPACES
307	CLASSROOM	223 SF	SMALL GROUP SPACES
318	CLASSROOM	571 SF	SMALL GROUP SPACES
320	CLASSROOM	547 SF	SMALL GROUP SPACES
322	CLASSROOM	584 SF	SMALL GROUP SPACES
13		6,530 SF	
SHARED INSTRUCTIONAL SPACES/SPECIALS			
122	MULTI PURPOSE ROOM	3,667 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
122A	STAGE	289 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
131	LUNCH ROOM	4,334 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
200	LIBRARY	3,085 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
215	GYM	4,594 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
217	AUDITORIUM	3,487 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
217A	STAGE	1,247 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
300	AUDITORIUM BALCONY	1,965 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
311	GYM BALCONY	1,615 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
311	GYM BALCONY	1,610 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
404	GREENHOUSE	549 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
11		26,443 SF	

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
101	CLASSROOM	613 SF	CORE CURRICULUM
102	CLASSROOM	682 SF	CORE CURRICULUM
104	CLASSROOM	661 SF	CORE CURRICULUM
105	CLASSROOM	656 SF	CORE CURRICULUM
106	CLASSROOM	650 SF	CORE CURRICULUM
107	CLASSROOM	861 SF	CORE CURRICULUM
108	CLASSROOM	662 SF	CORE CURRICULUM
110	CLASSROOM	824 SF	CORE CURRICULUM
112	CLASSROOM	817 SF	CORE CURRICULUM
113	CLASSROOM	707 SF	CORE CURRICULUM
114	CLASSROOM	638 SF	CORE CURRICULUM
130	CLASSROOM	774 SF	CORE CURRICULUM
150	CLASSROOM	1,154 SF	CORE CURRICULUM
153	CLASSROOM	1,010 SF	CORE CURRICULUM
154	CLASSROOM	1,010 SF	CORE CURRICULUM
155	CLASSROOM	1,012 SF	CORE CURRICULUM
156	CLASSROOM	1,012 SF	CORE CURRICULUM
201	CLASSROOM	622 SF	CORE CURRICULUM
202	CLASSROOM	699 SF	CORE CURRICULUM
204	CLASSROOM	697 SF	CORE CURRICULUM
206	CLASSROOM	646 SF	CORE CURRICULUM
212	CLASSROOM	715 SF	CORE CURRICULUM
214	CLASSROOM	665 SF	CORE CURRICULUM
301	CLASSROOM	893 SF	CORE CURRICULUM
302	CLASSROOM	869 SF	CORE CURRICULUM
303	CLASSROOM	1,019 SF	CORE CURRICULUM
304	CLASSROOM	989 SF	CORE CURRICULUM
306	CLASSROOM	653 SF	CORE CURRICULUM
308	CLASSROOM	664 SF	CORE CURRICULUM
309	CLASSROOM	712 SF	CORE CURRICULUM
310	CLASSROOM	705 SF	CORE CURRICULUM
312	CLASSROOM	932 SF	CORE CURRICULUM
314	CLASSROOM	620 SF	CORE CURRICULUM
400	BAND	1,424 SF	CORE CURRICULUM
401	CLASSROOM	938 SF	CORE CURRICULUM
402	MUSIC	1,081 SF	CORE CURRICULUM

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
AA1	CLASSROOM	898 SF	CORE CURRICULUM
AA2	ART	1,603 SF	CORE CURRICULUM
AA3	CLASSROOM	760 SF	CORE CURRICULUM
AA4	CLASSROOM	935 SF	CORE CURRICULUM
AA5	MUSIC	1,106 SF	CORE CURRICULUM
AA6	CLASSROOM	1,162 SF	CORE CURRICULUM
AA8	COMPUTER LAB	1,270 SF	CORE CURRICULUM
AA10	CLASSROOM	881 SF	CORE CURRICULUM
44		37,903 SF	
CIRCULATION			
C100	CORRIDOR	1,570 SF	CIRCULATION
C101	CORRIDOR	530 SF	CIRCULATION
C102	CORRIDOR	1,527 SF	CIRCULATION
C103	CORRIDOR	1,648 SF	CIRCULATION
C104	CORRIDOR	731 SF	CIRCULATION
C105	CORRIDOR	743 SF	CIRCULATION
C106	CORRIDOR	2,156 SF	CIRCULATION
C107	CORRIDOR	979 SF	CIRCULATION
C200	CORRIDOR	161 SF	CIRCULATION
C201	CORRIDOR	1,969 SF	CIRCULATION
C202	CORRIDOR	494 SF	CIRCULATION
C203	CORRIDOR	285 SF	CIRCULATION
C204	CORRIDOR	589 SF	CIRCULATION
C205	CORRIDOR	264 SF	CIRCULATION
C300	CORRIDOR	1,358 SF	CIRCULATION
C301	CORRIDOR	1,529 SF	CIRCULATION
C302	CORRIDOR	536 SF	CIRCULATION
C303	CORRIDOR	219 SF	CIRCULATION
C304	CORRIDOR	550 SF	CIRCULATION
C305	CORRIDOR	207 SF	CIRCULATION
C306	CORRIDOR	228 SF	CIRCULATION
C400	CORRIDOR	473 SF	CIRCULATION
C401	CORRIDOR	367 SF	CIRCULATION
ST1-1	STAIR	141 SF	CIRCULATION
ST1-2	STAIR	376 SF	CIRCULATION

HAVEN MIDDLE SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
ST2-1	STAIR	377 SF	CIRCULATION
ST2-2	STAIR	548 SF	CIRCULATION
ST2-3	STAIR	212 SF	CIRCULATION
ST3-1	STAIR	94 SF	CIRCULATION
ST3-2	STAIR	106 SF	CIRCULATION
ST3-3	STAIR	98 SF	CIRCULATION
ST4-1	STAIR	650 SF	CIRCULATION
ST4-2	STAIR	106 SF	CIRCULATION
ST4-3	STAIR	93 SF	CIRCULATION
ST4-4	STAIR	77 SF	CIRCULATION
ST5-1	STAIR	54 SF	CIRCULATION
ST5-2	STAIR	158 SF	CIRCULATION
ST6-1	STAIR	93 SF	CIRCULATION
ST6-2	STAIR	154 SF	CIRCULATION
ST7-3	STAIR	38 SF	CIRCULATION
ST7-4	STAIR	78 SF	CIRCULATION
V02	VESTIBULE	56 SF	CIRCULATION
V03	VESTIBULE	311 SF	CIRCULATION
V04	VESTIBULE	343 SF	CIRCULATION
V05	VESTIBULE	68 SF	CIRCULATION
V05	VESTIBULE	316 SF	CIRCULATION
46		23,663 SF	
BUILDING SUPPORT			
01A	KILN	217 SF	BUILDING SUPPORT
02A	STORAGE	86 SF	BUILDING SUPPORT
04B	JANITOR CLOSET	27 SF	BUILDING SUPPORT
08A	STORAGE	58 SF	BUILDING SUPPORT
08B	STORAGE	64 SF	BUILDING SUPPORT
08C	STORAGE	101 SF	BUILDING SUPPORT
09A	TOILET	58 SF	BUILDING SUPPORT
09C	STORAGE	29 SF	BUILDING SUPPORT
09D	STORAGE	48 SF	BUILDING SUPPORT
09E	STORAGE	128 SF	BUILDING SUPPORT
109	STORAGE	106 SF	BUILDING SUPPORT
110A	STORAGE	111 SF	BUILDING SUPPORT

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
117A	TOILET	46 SF	BUILDING SUPPORT
119	STORAGE	308 SF	BUILDING SUPPORT
119A	STORAGE	291 SF	BUILDING SUPPORT
119B	STORAGE	31 SF	BUILDING SUPPORT
119C	STORAGE	372 SF	BUILDING SUPPORT
121	STORAGE	378 SF	BUILDING SUPPORT
121A	TOILET	47 SF	BUILDING SUPPORT
122B	STORAGE	94 SF	BUILDING SUPPORT
123	STORAGE	469 SF	BUILDING SUPPORT
123A	STORAGE	140 SF	BUILDING SUPPORT
123B	STORAGE	276 SF	BUILDING SUPPORT
123C	STORAGE	63 SF	BUILDING SUPPORT
123D	STORAGE	188 SF	BUILDING SUPPORT
123E	STORAGE	15 SF	BUILDING SUPPORT
124A	TOILET	52 SF	BUILDING SUPPORT
124C	STORAGE	320 SF	BUILDING SUPPORT
125	STORAGE	650 SF	BUILDING SUPPORT
125A	STORAGE	108 SF	BUILDING SUPPORT
125B	STORAGE	204 SF	BUILDING SUPPORT
127	BOILER ROOM	1,771 SF	BUILDING SUPPORT
127A	STORAGE	328 SF	BUILDING SUPPORT
127B	TOILET	46 SF	BUILDING SUPPORT
129	STORAGE	105 SF	BUILDING SUPPORT
133	KITCHEN	1,106 SF	BUILDING SUPPORT
133A	STORAGE	332 SF	BUILDING SUPPORT
133B	STORAGE	265 SF	BUILDING SUPPORT
133C	STORAGE	173 SF	BUILDING SUPPORT
133D	TOILET	15 SF	BUILDING SUPPORT
200A	STORAGE	189 SF	BUILDING SUPPORT
201A	STORAGE	102 SF	BUILDING SUPPORT
205A	TOILET	39 SF	BUILDING SUPPORT
207C	TOILET	12 SF	BUILDING SUPPORT
207D	STORAGE	14 SF	BUILDING SUPPORT
209	GIRLS LOCKERS	826 SF	BUILDING SUPPORT
209	GIRLS SHOWERS	500 SF	BUILDING SUPPORT
210	MDF	140 SF	BUILDING SUPPORT

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
213	STORAGE	670 SF	BUILDING SUPPORT
221	BOYS LOCKER	1,256 SF	BUILDING SUPPORT
222A	STORAGE	7 SF	BUILDING SUPPORT
223B	TOILET	34 SF	BUILDING SUPPORT
302A	STORAGE	204 SF	BUILDING SUPPORT
302B	STORAGE	9 SF	BUILDING SUPPORT
303A	STORAGE	44 SF	BUILDING SUPPORT
303A	STORAGE	207 SF	BUILDING SUPPORT
314A	STORAGE	40 SF	BUILDING SUPPORT
316	JC	76 SF	BUILDING SUPPORT
318A	STORAGE	27 SF	BUILDING SUPPORT
405	STORAGE	247 SF	BUILDING SUPPORT
406	STORAGE	103 SF	BUILDING SUPPORT
AA6B	ELECTRICAL	14 SF	BUILDING SUPPORT
C103A	CORRIDOR	45 SF	BUILDING SUPPORT
EL - 1	ELEVATOR	43 SF	BUILDING SUPPORT
EL - 2	ELEVATOR	44 SF	BUILDING SUPPORT
EL - 3	ELEVATOR	42 SF	BUILDING SUPPORT
EL-4	ELEVATOR	36 SF	BUILDING SUPPORT
T01	WOMEN TOILET	62 SF	BUILDING SUPPORT
T02	GIRLS TOILET	186 SF	BUILDING SUPPORT
T03	TOILET	31 SF	BUILDING SUPPORT
T04	BOYS	173 SF	BUILDING SUPPORT
T05	GIRLS TOILET	140 SF	BUILDING SUPPORT
T06	BOYS TOILET	153 SF	BUILDING SUPPORT
T07	MEN TOILET	66 SF	BUILDING SUPPORT
T08	GIRLS TOILET	184 SF	BUILDING SUPPORT
T09	JC	76 SF	BUILDING SUPPORT
T10	BOYS TOILET	170 SF	BUILDING SUPPORT
T11	TOILET	65 SF	BUILDING SUPPORT
T12	GIRLS TOILET	183 SF	BUILDING SUPPORT
T13	BOYS TOILET	172 SF	BUILDING SUPPORT
T16	TOILET	38 SF	BUILDING SUPPORT
81		15,894 SF	
Grand total: 224		117,489 SF	

HAVEN MIDDLE SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 2417 Prairie Ave, Evanston, IL 60201

Building Construction Date: 1926 Original, Additions in 1931, 1949, 1954, 1967, 2013

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Middle School (Allowed as a Special Use)

Parcel PIN Numbers: 10-12-400-002-0000

Site Acreage: Approximately 6.8 Acres

Level: 4 Levels above Grade

Building Height: 45’

Building Perimeter: 1786’

Total Square Footage: 140,835 sf (Ground Floor: 67,008 GSF, Second Floor: 33,584 GSF, Third Floor: 33,638 GSF, Fourth Floor: 6,605 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 606’

Flood Plain: Per FEMA Flood Map Service Center, Haven Middle School is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System: The building utilizes an internal roof drainage system with roof drains and internal

storm leaders.

Landscaping: Bushes around the entrance of the buidling. Variety of tree placed around the site.

Items to Be Addressed:

– None to be addressed.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water:The building is served by a 4” watermain. This watermain enters the building in a central water service room located on the west side. This watermain serves only domestic water for the building and is equipped with a local municipal 3” water meter and has a 3” Reduced Pressure Zone backflow preventer, Watts model 909.

Natural Gas: Gas for the facility is provided by a gas service on the exterior of the building outside of the boiler room. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed from utility transformer located in an electrical vault. The electrical service is located in boiler/electrical room. The 208/120V-3Ph-4W, 1200 amperes rated switchboard contains a main fusible disconnect switch section and a circuit breaker distribution section that appeared to be retrofitted in 2001. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: 70 parking stalls located on the South Side of the building (3 accessible)

Area (SF) Parking: 73,000 sqft

Accessible Stalls: 2 Accessible

Drop-Off: Located on Southwest of the building; parents/guardians enter drop-off area off of Prairie Avenue

Curbs: Concrete

Items to Be Addressed:

– Some cracks are starting to form in the asphalt in the parking lot

– Monitor storm structures and maintain asphalt areas regularly with seal coating and maintenance

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Central Park Avenue: Concrete

Exterior Stairs: (4) concrete stairs

3.0 | FACILITY ASSESSMENTS

Exterior Ramps: Yes, In 2013 Addition area

Area (SF) Paving: 10,951 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: None

Chain Link Fencing: aluminum rail fence. 4' & 8' height around the perimeter of athletic fields (640 lf)

Site Furnishings:(3) basketball hoops, miscellaneous wooden benches/picnic tables located throughout garden and playground area, (2) galvanized flagpole mounted onto concrete pier

Monument Sign: Painted wood sign on wood posts at northeast corner

Misc. Exterior Storage Structures: Low custom-built storage unit with swinging doors on concrete sidewalk located near parking lot on south side of building. Good condition.

Items to Be Addressed:

– None.

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: CMU Bearing Wall / Structural Steel Frame

First floor: Slab-on-grade Second, Third, Fourth Floor: Concrete topping on fire-proof steel structure.

Roof Structure: Concrete deck, gypsum concrete deck, and bow trusses

Items to Be Addressed:

–There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick and Stone

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Continue to monitor masonry for cracking and mortar deterioration.
– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Refer to appendix for full masonry assessment completed.

Doors

Types:
– Wood Doors in Hollow Metal Frames
– Wood Doors in Wood Frames
– Wood Doors in Hollow Metal Frames with Narrow Lite
– Hollow Metal Doors in Hollow Metal Frames
– Aluminum Storefront Doors

Items To Be Addressed:
– Minor Scuffs at base of doors
– Update hardware throughout the building

Fenetration

Types:
– Storefront
– Operable awning and hopper type, fixed. Not used as a means of egress.

Items To Be Addressed:
– There are no immediate assessed issues with the building fenestrations.

3.0 | FACILITY ASSESSMENTS

Roofs

Types:

– Ballasted EPDM over insulation on gypsum concrete over steel joists.
– Coping: Metal with Stone
– Fascia/Soffit: Metal and Stucco or Plaster
– Gutter & Downspouts: Metal, downspout termination to grade (and other roofs).

Items To Be Addressed:

– The building should continue to be monitored for potential leaks.
– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Gypsum, CMU, Ceramic Tile
Floor Surfaces: VCT, Rolled Sheet Good, Carpet, Tile, Terrazzo, LVT, Epoxy, Wood
Ceiling Surfaces: 2x2 ACT, 2x4 ACT, Spline, Open to Deck
Casework: PLAM casework, Wood Veneer Casework
Specialty Equipment: TV's, Projectors, Tackboards, Markerboards, Chalkboards
Vertical Circulation Components: Stairs
Stairs/Railings: Wood Railing
Elevators: 1

Items To Be Addressed:

– Wall base peeling at corners and splitting
– Water damage in ceiling
– Minor damage to drywall
– Splitting in VAT
– Peeling on corners of VAT
– Sinks leaking
– Rust at bottom of doors

ADA Compliance

Compliance Items to Be Addressed:

– Modify toilet rooms for ADA stalls and ADA access requirements
– Modify ADA compliant furniture in classrooms
– Modify for ADA mounted heights for wall and toilet accessories
– Modify for ADA Complianct ramp slope
– Provide accessible signage
– Modify for ADA toe kick under sinks
– Modify for proper ADA Compliant funiture counts
– Modify hardware to be ADA compliant
– Modify furniture layout to allow for ADA clearances

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:

– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Haven Middle School
2417 Prairie Ave
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of six (6) gas fired forced draft high efficiency hot water boilers. The boilers were manufactured by Aerco in 2009 and are model Benchmark 3.0 with an input of 3000 mbh. The boilers are common vented through the existing chimney and there is evidence that system modification was required to provide reliable operation. The system is configured for primary only variable flow and two (2) base mounted system pumps are modulated by associated VFDs in a lead/lag sequence. The boilers are 17 years old and there are boiler parts in the room suggesting that the boiler components are beginning to fail.

There is no central cooling plant.

The Gymnasium is heated hot water Runtal radiators at the perimeter walls. There is no ventilation in the gym, other than two (2) exhaust fans that are operated by a wall switch and operable windows.

The Auditorium appears to have been ventilated at some point, but there was no active system found during the site visit. There appears to be two (2) active exhaust fans that are operated by a wall switch, however, there does not appear to be a source of relief for the fans.

The Cafeteria is heated, cooled, and ventilated by (4) self contained vertical unit ventilators manufactured by Change'Air and installed 2013.

The Main Office is heated, cooled, and ventilated by a single zone 7 1/2 ton rooftop unit manufactured by Carrier and installed in 2013. The unit is configured for constant volume reheat and each space served by the unit utilizes a duct mounted hot water coil for heating. Each space served by the unit is also heated with finned tube element controlled in conjunction with the zone reheat coil.

The Multi-Purpose Room is ventilated by two (2) energy recovery units with duct mounted hot water coils to heat the space that were installed in 2013. The space is provided with supplemental heating finned tube element controlled independently from the energy recovery units.

The four (4) Classrooms and one (1) Office space in the 2013 addition are each heated, cooled, and ventilated by a self contained vertical unit ventilators manufactured by Change'Air and original to the building construction.

The remaining Classrooms, Library, and Locker Rooms are heated and ventilated by unit ventilators that were installed in 1995. There is not adequate building relief for an economizer operation. Each space served by a unit ventilator is cooled by 1 or 2 window air conditioning units. It is likely that after the heating season is over, the unit ventilators do not operate to provide adequate ventilation when the window air conditioning units are in operation. Each unit ventilator has a drain pipe through the wall which suggests that each unit has been provided with a dual temperature coil for the addition of a future chiller.

Small offices are provided with heating elements and window air conditioners but are not mechanically ventilated.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system manufactured by Mitsubishi and installed in 2009.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The system utilizes the current model building controller to communicate with the district server, however, the existing equipment controls are obsolete and no longer serviceable.

Revision Recommendations

The boilers, packaged cooling units, and "field level" control system are nearing the end of their service life. The gymnasium and auditorium are not properly ventilated, and the classrooms are not adequately ventilated during the cooling season. The system should be upgraded to a code compliant system that can properly heat, cool, and ventilate each space in the next 5 years.

The following systems should be considered:

Recommended System Option 1 - Self-Contained Units:
New hot water boilers will be provided and the existing hot water piping will be reused to serve new system heating elements.

The Gymnasium, Auditorium, and Multi-Purpose room will each be provided with (2) new packaged rooftop units with gas fired or hot water heating coils.

The Cafeteria and 2013 addition self contained vertical unit ventilators will be replaced in kind.

The Main Office rooftop unit will be replaced with a new VAV rooftop unit and each space served by the system will be provided with a new fan powered or VAV box to control space temperature.

The floor mounted unit ventilators serving the Classrooms and Library will be replaced with self-contained unit ventilators with hot water coils. Floor mounted units will be provided with larger outdoor air louvers to accommodate the new condenser section airflow requirements. New suspended units with hot water coils and DX coils will be provided for rooms that cannot support a floor mounted unit. Each suspended unit will be coupled with a roof mounted condensing unit. A new economizer relief system will be provided throughout the building.

Small offices should be provided with DX fan coil units coupled with new condensing units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates of during cooling mode.

<u>Recommended System Option 2 - 2 Pipe Hot Water/Chilled Water System:</u>
The hot water boiler replacement, Main Office Area, Gymnasium, Auditorium, and Multi-Purpose should be replaced as described in Option 1. The existing unit ventilators will remain and be provided with new controls to operate in a dual temperature sequence. The units have approximately 9 years of service life remaining, however, will likely operate for the life of a new chilled water system with rigorous maintenance.

A new chiller will be installed and integrated into the existing piping system. The system should be configured for constant volume primary and variable speed secondary pumping. The existing piping system will be inspected and insulated as required to prevent condensation anywhere in the system. 2-position change over heating valves will be provided for any heating only equipment.

The Cafeteria and 2013 addition self contained vertical unit ventilators will be replaced with new dual temperature coil vertical unit ventilators.

The Classrooms, Library, and Locker Rooms will be served by existing unit ventilators with new controls. The existing drain pans will be flushed, fan shafts and bearings will be inspected and replaced as needed, and dampers will be inspected and replaced as needed. A new code compliant economizer relief systems will be provided throughout.

Small offices shall be provided with dual temperature fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode and central system pumping energy.

Recommended System Option 3 - 4 Pipe Hot Water/Chilled Water System:
The hot water boiler replacement, the Gymnasium, Auditorium, and Multi-Purpose should be replaced as described in Option 1.

A new chiller will be installed with new chilled water piping to all new chilled water equipment. The system should be configured for constant volume primary and variable speed secondary pumping.

The Cafeteria and 2013 addition self contained vertical unit ventilators should be replaced with new hot water/chilled water vertical unit ventilators.

The unit ventilators serving Classrooms, Library, and Locker Rooms will be replaced with hot water/chilled water unit ventilators. A new code compliant economizer relief systems will be provided throughout.

Small offices shall be provided with hot water/chilled water fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode and central system pumping energy.

Recommended System Option 4 - Geothermal System:
A new geothermal borefield will be installed in the play fields between Haven and Kingsley schools and be sized to serve both schools. The main pumping system will be installed in Haven Middle School and a new one-pipe condenser loop will be installed in each school to serve each new geothermal heat pumps. The Kingsley School system will not pump the borefield and will instead act as a "zone" from the Haven Middle School system. The Haven Middle School pumps will be configured as a lead/lag pump system operating a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield if the buildings are found to be heating dominant.

The Gymnasium, Auditorium, and Multi-Purpose Rooms will each be provided with (2) new packaged geothermal rooftop units.

The Cafeteria and 2013 addition self contained vertical unit ventilators will be replaced with new vertical geothermal unit ventilators.

The Main Office rooftop unit will be replaced with new individual heat pump units serving each space. New heat pump units will be suspended above the ceiling and ducted to each space it serves. Perimeter spaces can be provided with console type heat pumps where possible.

The unit ventilators serving the Classrooms, Library, Locker Rooms, and other occupied spaces should be will be replaced with new geothermal heat pumps that suit the configuration of the space it serves. A new outdoor air relief system will be provided throughout.

Small offices shall be provided with suspended or console geothermal heat pumps with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

The building is served by a 4" watermain. This watermain enters the building in a central water service room located on the west side. This watermain serves only domestic water for the building and is equipped with a local municipal 3" water meter and has a 3" Reduced Pressure Zone backflow preventer, Watts model 909.

Domestic water is distributed with galvanized piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water is provided by a (2) gas fired heater system with an approximate 250 gallon storage tank. Each water heater is an AO Smith model VWH1000N, rated at 1,000,000 btuh, installed in 2009. The water heater system is equipped with an expansion tank and (2) in-line all bronze recirculation pumps. There is a master High/Low thermostatic mixing valve to allow for 140 degree water to the kitchen and a lower temperature water to the reminder of the building.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Water heater system is 19 years old and is near the end of its typical life cycle.

The triple compartment sink and prep sink in kitchen have a direct connection to sanitary. Grease trap serving this kitchen could not be located at the time of survey. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provide a proper indirect waste receptor at triple compartment sink and prep sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste.

Multiple urinals are served by a single flush valve on timer utilizing an excessive amount of water, replace fixtures and provide individual flush valves for water savings.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

Science room sinks have no means of acid dilution, provide point-of-use acid dilution trap at each lab sink.

Science rooms do not have an emergency eye wash supplied by potable water. Provide eye wash station in each science room.

The Art Room sinks do not have a solids trap to protect waste piping from paint, clay, etc. Add a solids trap at each sink.

Abandoned showers in locker rooms create dead end in water supply piping. Remove unused showers and associated piping, disconnect piping from main and cap branch piping at main.

Condensation piping routed to workroom sink. Provide open site drain and reroute condensation piping.

Toilet Room (Office 207A) does not have a lavatory. Provide lavatory within toilet room.

FIRE PROTECTION

Existing Conditions

No sprinklers in the building.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from an electrical vault located near boiler room. Service entrance conductors are routed to a service entrance rated switchboard in mechanical/electrical room. The switchboard is rated 1600 amperes at 208/120V-3Ph-4W. It contains (2) sections; (1) bolted pressure main disconnect switch section that appears to be original building, and (1) distribution section that appears to be retrofitted with Siemens circuit breakers that was installed around 2001. The equipment appears to be in fair condition.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (49) panels located in building of various manufacturers and age. (5) are manufactured by Gus Berthold, (2) are manufactured by Federal Pacific, and (2) are unknown manufacturer but appear original to building . Gus Berthold, Federal Pacific, and original panels have exceeded its serviceable life with no replacement parts available, but other panels are in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in Storage 127. The '#4100ES' addressable panel is manufactured by JCI-Simplex and appears in good condition. The control panel is a product supported by the manufacturer with replacement and expansion components still readily available.

Revision Recommendations

Consider replacing (9) electrical panels that have exceeded its serviceable life with current generation of electrical panels.

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

Consider replacing emergency battery light units to newer energy efficient type.

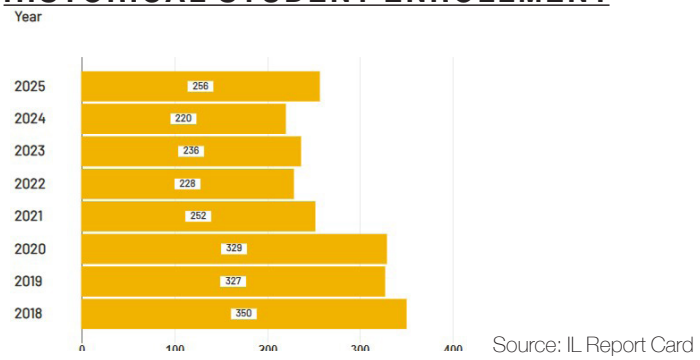
JOSEPH E. HILL EARLY CHILDHOOD CENTER



EXISTING BUILDING DATA

Years Constructed	|	2002
Grade Levels	|	PRE-K
Total Gross SF	|	75,900

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

JOSEPH E. HILL EARLY CHILDHOOD CENTER



① FIRST FLOOR PLAN - SPACE UTILIZATION
N.T.S.



① SECOND FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

JOSEPH E. HILL EARLY CHILDHOOD CENTER

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
4	THERAPY	491 SF	STAFF/OFFICE
5	OFFICE	166 SF	STAFF/OFFICE
6	OFFICE	168 SF	STAFF/OFFICE
8	OFFICE	151 SF	STAFF/OFFICE
9	THERAPY ROOM	500 SF	STAFF/OFFICE
12	OFFICE	109 SF	STAFF/OFFICE
13	OFFICE	116 SF	STAFF/OFFICE
36	CONFERENCE ROOM	215 SF	STAFF/OFFICE
37	OFFICE	686 SF	STAFF/OFFICE
38A	OFFICE	344 SF	STAFF/OFFICE
39	CONFERENCE ROOM	491 SF	STAFF/OFFICE
40	WORK STATIONS	1,034 SF	STAFF/OFFICE
41	CONFERENCE ROOM	889 SF	STAFF/OFFICE
42	OFFICE	288 SF	STAFF/OFFICE
43	AV STUDIO	296 SF	STAFF/OFFICE
44	WORK ROOM	82 SF	STAFF/OFFICE
108A	BOARD ROOM A	1,151 SF	STAFF/OFFICE
108B	BOARD ROOM B	883 SF	STAFF/OFFICE
A263	WORK STATIONS	3,360 SF	STAFF/OFFICE
AO 1	OFFICE	114 SF	STAFF/OFFICE
AO 2	OFFICE	190 SF	STAFF/OFFICE
AO 3	OFFICE	150 SF	STAFF/OFFICE
AO 4	OFFICE	111 SF	STAFF/OFFICE
AO 5	OFFICE	55 SF	STAFF/OFFICE
AO 6	OFFICE	66 SF	STAFF/OFFICE
AO 7	OFFICE	66 SF	STAFF/OFFICE
AO 8	OFFICE	63 SF	STAFF/OFFICE
AO 9	OFFICE	66 SF	STAFF/OFFICE
AO 10	OFFICE	83 SF	STAFF/OFFICE
AO 11	OFFICE	75 SF	STAFF/OFFICE
BC 12	CONFERENCE ROOM	285 SF	STAFF/OFFICE
BO 1	OFFICE	270 SF	STAFF/OFFICE
BO 2	OFFICE	128 SF	STAFF/OFFICE
BO 3	OFFICE	126 SF	STAFF/OFFICE
BO 4	OFFICE	200 SF	STAFF/OFFICE
BO 5	OFFICE	127 SF	STAFF/OFFICE
BO 6	OFFICE	131 SF	STAFF/OFFICE
BO 7	OFFICE	196 SF	STAFF/OFFICE
BO 8	OFFICE	195 SF	STAFF/OFFICE
BO 9	OFFICE	122 SF	STAFF/OFFICE
BO 10	OFFICE	152 SF	STAFF/OFFICE
BO 11	OFFICE	340 SF	STAFF/OFFICE
BO 13	OFFICE	67 SF	STAFF/OFFICE
BO 15	OFFICE	116 SF	STAFF/OFFICE
BO 16	OFFICE	129 SF	STAFF/OFFICE
BO 17	OFFICE	195 SF	STAFF/OFFICE
BO 17A	OFFICE	143 SF	STAFF/OFFICE
BO 17B	OFFICE	399 SF	STAFF/OFFICE
BO 17E	OFFICE	63 SF	STAFF/OFFICE
BO 18	OFFICE	191 SF	STAFF/OFFICE
BO 18A	OFFICE	137 SF	STAFF/OFFICE
BO 19	OFFICE	107 SF	STAFF/OFFICE
BO 20	OFFICE	208 SF	STAFF/OFFICE
BO 22	OFFICE	323 SF	STAFF/OFFICE
BO 23	OFFICE	77 SF	STAFF/OFFICE
BO 24	OFFICE	77 SF	STAFF/OFFICE
BO 25	OFFICE	84 SF	STAFF/OFFICE
BO 26	OFFICE	77 SF	STAFF/OFFICE
BO 27	OFFICE	117 SF	STAFF/OFFICE
BO 28	OFFICE	191 SF	STAFF/OFFICE

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
BO 29	OFFICE	208 SF	STAFF/OFFICE
BO 30	OFFICE	158 SF	STAFF/OFFICE
BO 31	OFFICE	110 SF	STAFF/OFFICE
BO 32	OFFICE	244 SF	STAFF/OFFICE
BO 34	OFFICE	185 SF	STAFF/OFFICE
E106	OFFICE	106 SF	STAFF/OFFICE
E126A	OFFICE	149 SF	STAFF/OFFICE
F111	OFFICE	140 SF	STAFF/OFFICE
F112	WORK STATIONS	1,337 SF	STAFF/OFFICE
J213	BREAK ROOM	147 SF	STAFF/OFFICE
P105	BREAK ROOM	495 SF	STAFF/OFFICE
P113	ESSCA	837 SF	STAFF/OFFICE
P113A	OFFICE	103 SF	STAFF/OFFICE
P114	OFFICE	147 SF	STAFF/OFFICE
P133	ECC STAFF RM	414 SF	STAFF/OFFICE
P134	OFFICE	321 SF	STAFF/OFFICE
P136	DIRECTOR OF HEALTH SERVICES	132 SF	STAFF/OFFICE
S112	OFFICE	192 SF	STAFF/OFFICE
S113	SUPERVISOR	126 SF	STAFF/OFFICE
S114	DIRECTOR	124 SF	STAFF/OFFICE
S116	CONFERENCE ROOM	480 SF	STAFF/OFFICE
S117	OFFICE	202 SF	STAFF/OFFICE
S118	ECC MAIN OFFICE	2,179 SF	STAFF/OFFICE
S121	OFFICE	420 SF	STAFF/OFFICE
S122	OFFICE	246 SF	STAFF/OFFICE
S123	OFFICE	89 SF	STAFF/OFFICE
S124	OFFICE	193 SF	STAFF/OFFICE
S125	OFFICE	193 SF	STAFF/OFFICE
88		27,107 SF	
SHARED INSTRUCTIONAL SPACES/SPECIALS			
E127	GYMNASIUM	2,622 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
F103	ACTIVITY ROOM 2	529 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
F103A	ACTIVITY ROOM 1	442 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
3		3,593 SF	
CORE CURRICULUM			
2	CLASSROOM	796 SF	CORE CURRICULUM
3	CLASSROOM	740 SF	CORE CURRICULUM
7	CLASSROOM	607 SF	CORE CURRICULUM
10	CLASSROOM	742 SF	CORE CURRICULUM
11	CLASSROOM	753 SF	CORE CURRICULUM
14	CLASSROOM	690 SF	CORE CURRICULUM
15	HEALTH	187 SF	CORE CURRICULUM
15	CLASSROOM	691 SF	CORE CURRICULUM
16	CLASSROOM	679 SF	CORE CURRICULUM
17	CLASSROOM	690 SF	CORE CURRICULUM
18	CLASSROOM	698 SF	CORE CURRICULUM
19	CLASSROOM	706 SF	CORE CURRICULUM
20	CLASSROOM	682 SF	CORE CURRICULUM
21	CLASSROOM	686 SF	CORE CURRICULUM
22	CLASSROOM	696 SF	CORE CURRICULUM
23	CLASSROOM	723 SF	CORE CURRICULUM
F101	CLASSROOM	546 SF	CORE CURRICULUM
F114	CLASSROOM	510 SF	CORE CURRICULUM
F115	CLASSROOM	403 SF	CORE CURRICULUM
F116	CLASSROOM	520 SF	CORE CURRICULUM
20		12,746 SF	

JOSEPH E. HILL EARLY CHILDHOOD CENTER

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
CIRCULATION			
19A	CORRIDOR	130 SF	CIRCULATION
C01	CORRIDOR	3,406 SF	CIRCULATION
C02	CORRIDOR	460 SF	CIRCULATION
C03	CORRIDOR	341 SF	CIRCULATION
C04	CORRIDOR	226 SF	CIRCULATION
C05	CORRIDOR	469 SF	CIRCULATION
C06	CORRIDOR	67 SF	CIRCULATION
C07	CORRIDOR	35 SF	CIRCULATION
C08	CORRIDOR	3,766 SF	CIRCULATION
C09	CORRIDOR	600 SF	CIRCULATION
C10	CORRIDOR	1,102 SF	CIRCULATION
C11	CORRIDOR	237 SF	CIRCULATION
C12	CORRIDOR	147 SF	CIRCULATION
C13	CORRIDOR	927 SF	CIRCULATION
C14	CORRIDOR	103 SF	CIRCULATION
ST 1-1	STAIR	219 SF	CIRCULATION
ST 1-2	STAIR	223 SF	CIRCULATION
ST 2-1	STAIR	324 SF	CIRCULATION
ST 2-2	STAIR	395 SF	CIRCULATION
V01	VESTIBULE	147 SF	CIRCULATION
V02	VESTIBULE	141 SF	CIRCULATION
V03	VESTIBULE	95 SF	CIRCULATION
V04	VESTIBULE	319 SF	CIRCULATION
23		13,881 SF	
BUILDING SUPPORT			
1A	STORAGE	12 SF	BUILDING SUPPORT
02A	TLT	60 SF	BUILDING SUPPORT
02B	STORAGE	81 SF	BUILDING SUPPORT
03A	TLT	61 SF	BUILDING SUPPORT
03B	STORAGE	82 SF	BUILDING SUPPORT
07A	TLT	45 SF	BUILDING SUPPORT
07B	STORAGE	58 SF	BUILDING SUPPORT
09A	TLT	45 SF	BUILDING SUPPORT
09B	STORAGE	59 SF	BUILDING SUPPORT
10A	TLT	61 SF	BUILDING SUPPORT
10B	STORAGE	82 SF	BUILDING SUPPORT
14A	TLT	46 SF	BUILDING SUPPORT
14B	STORAGE	58 SF	BUILDING SUPPORT
15A	TLT	45 SF	BUILDING SUPPORT
15B	STORAGE	58 SF	BUILDING SUPPORT
16A	TLT	44 SF	BUILDING SUPPORT
16B	STORAGE	72 SF	BUILDING SUPPORT
17A	TLT	45 SF	BUILDING SUPPORT
17B	STORAGE	59 SF	BUILDING SUPPORT
18A	TLT	45 SF	BUILDING SUPPORT
18B	STORAGE	58 SF	BUILDING SUPPORT
19A	TLT	44 SF	BUILDING SUPPORT
19B	STORAGE	61 SF	BUILDING SUPPORT
20A	TLT	45 SF	BUILDING SUPPORT
20B	STORAGE	57 SF	BUILDING SUPPORT
21A	TLT	44 SF	BUILDING SUPPORT
21B	STORAGE	56 SF	BUILDING SUPPORT
22A	TLT	45 SF	BUILDING SUPPORT
22B	STORAGE	60 SF	BUILDING SUPPORT
23A	TLT	45 SF	BUILDING SUPPORT
23B	STORAGE	60 SF	BUILDING SUPPORT
38	MAIL ROOM	415 SF	BUILDING SUPPORT
40A	STORAGE	177 SF	BUILDING SUPPORT

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
A108A	STORAGE	26 SF	BUILDING SUPPORT
A108B	STORAGE	24 SF	BUILDING SUPPORT
A204	ELECTRICAL ROOM	89 SF	BUILDING SUPPORT
A206A	TLT	53 SF	BUILDING SUPPORT
A230	MENS TLT	217 SF	BUILDING SUPPORT
A231	WOMENS TLT	216 SF	BUILDING SUPPORT
A232	ELEC. ROOM	41 SF	BUILDING SUPPORT
A233	IDF	46 SF	BUILDING SUPPORT
A251	TLT	51 SF	BUILDING SUPPORT
A252	CLOSET	36 SF	BUILDING SUPPORT
A262	STORAGE	12 SF	BUILDING SUPPORT
A264	STORAGE	52 SF	BUILDING SUPPORT
B108A	DATA	51 SF	BUILDING SUPPORT
B108B	STORAGE	50 SF	BUILDING SUPPORT
B 17D	MDF	541 SF	BUILDING SUPPORT
BS 14	STORAGE	434 SF	BUILDING SUPPORT
BS 17C	STORAGE	127 SF	BUILDING SUPPORT
BS 21	STORAGE	319 SF	BUILDING SUPPORT
BS 33	STORAGE	376 SF	BUILDING SUPPORT
E107	UTILITY ROOM	15 SF	BUILDING SUPPORT
E109	TLT	60 SF	BUILDING SUPPORT
E110	TLT	47 SF	BUILDING SUPPORT
E124	ELECTRICAL ROOM	132 SF	BUILDING SUPPORT
E125	MECH	475 SF	BUILDING SUPPORT
E126	KITCHEN	617 SF	BUILDING SUPPORT
E126B	FREEZER	80 SF	BUILDING SUPPORT
E126C	FREEZER	82 SF	BUILDING SUPPORT
E128	LAUNDRY	51 SF	BUILDING SUPPORT
E129	STORAGE	215 SF	BUILDING SUPPORT
E130	TLT	42 SF	BUILDING SUPPORT
E-1	ELEVATOR	78 SF	BUILDING SUPPORT
E-2	ELEVATOR	73 SF	BUILDING SUPPORT
F101A	TLT	40 SF	BUILDING SUPPORT
F101B	TLT	47 SF	BUILDING SUPPORT
F101C	STORAGE	17 SF	BUILDING SUPPORT
F103B	DATA	10 SF	BUILDING SUPPORT
F106	STORAGE	344 SF	BUILDING SUPPORT
F109	STOR	65 SF	BUILDING SUPPORT
F110	KITCHEN	219 SF	BUILDING SUPPORT
F113	PRINTING	70 SF	BUILDING SUPPORT
P101	CUSTODIAN	650 SF	BUILDING SUPPORT
P101A	LAUNDRY	32 SF	BUILDING SUPPORT
P102	TLT	135 SF	BUILDING SUPPORT
P104	TLT	133 SF	BUILDING SUPPORT
P106	STORAGE	303 SF	BUILDING SUPPORT
P107	STORAGE	496 SF	BUILDING SUPPORT
P108	STORAGE	273 SF	BUILDING SUPPORT
P109	STORAGE	106 SF	BUILDING SUPPORT
P119	ELEVATOR EQUIP	66 SF	BUILDING SUPPORT
P124	TLT	158 SF	BUILDING SUPPORT
P125	TLT	183 SF	BUILDING SUPPORT
P130	STORAGE	158 SF	BUILDING SUPPORT
P132	TLT	42 SF	BUILDING SUPPORT
P137	MOTHERS ROOM	100 SF	BUILDING SUPPORT
S101A	TLT	60 SF	BUILDING SUPPORT
S101B	STORAGE	80 SF	BUILDING SUPPORT
S120	STORAGE	730 SF	BUILDING SUPPORT
90		11,531 SF	
Grand total: 224		68,859 SF	

JOSEPH E. HILL EARLY CHILDHOOD CENTER

OVERVIEW AND BUILDING HISTORY

Location: 1500 McDaniel Ave, Evanston, IL 60201

Building Construction Date: 2001

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: School (Allowed as a Special Use)

Parcel PIN Numbers: 10-14-425-004-0000

Site Acreage: Approximately 5.11 Acres

Level: 2 Levels above Grade

Building Height: 32’

Building Perimeter: 1335’

Total Square Footage: 75,900 sf (Ground Floor: 51,235 GSF, Upper Floor: 24,665 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 597’

Flood Plain: Per FEMA Flood Map Service Center, J.E. Hill is in a minimal flood hazard zone(Zone X).

Delineated Wetland:N/A

Stormwater System: The building utilizes an internal roof drainage system with roof drains and internal

storm leaders.

Landscaping: Bushes located around the entrances of the building.

Items to Be Addressed:

– Monitor planting for overgrowth.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water:The building is served by a 6” water service main, the water main enters the building on the east side and serves a combined domestic and fire protection service. The domestic service is equipped with a 3” meter and has (2) reduced pressure zone backflow preventers in parallel, Watts model 009. The fire protection service is equipped with a 6” reduced pressure zone backflow preventer, Watts model 909.

Natural Gas: Gas for the facility is provided by a gas service located on the south side, exterior of the building. Gas piping runs into the building to serve the boiler room and over the roof to serve rooftop units. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed underground from a pad mounted utility transformer located on south side of building. The electrical service is located in Electrical E124. The 480/277V-3Ph-4W, 1200 amperes rated switchboard is manufactured by ‘Square-D’ and installed around 2002 with original building construction. Electrical system is distributed throughout the building to local panelboards.

Telecom:Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: 141 parking stalls located on the North side of the building (+ 4 accessible); an additional 19 (+1 accessible) spaces are located on the South side of the building

Area (SF) Parking: 47,616 sqft

Accessible Stalls:5 Accessible

Drop-Off: Located on North side of the building; parents/guardians enter drop-off area off of McDaniel Avenue

Curbs: Concrete

Items to Be Addressed:

– Some cracks are starting to form in the asphalt in both North and South parking lots. Monitor storm structures and maintain asphalt areas regularly with seal coating and maintenance

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Davis St Entrance: Concrete

Exterior Stairs: N/A

Exterior Ramps: N/A

3.0 | FACILITY ASSESSMENTS

Area (SF) Paving: 20,380 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: Playground Mulch (8,225 sf)

Fencing: aluminum rail fence. 4' height around Southwest side of the school (118' 2" lf) and 4' around the perimeter of the playground area located on the East side of the building (358' 9" lf).

Site Furnishings: (5) various groupings of playground equipment, miscellaneous wooden benches/picnic tables located throughout garden and playground area, (1) galvanized flagpole mounted onto concrete pier

Monument Sign: Sign on wood posts at northeast corner

Misc. Exterior Storage Structures: A couple of shed storage units with swinging doors on concrete sidewalk located by playground area on the East side of the building. Great condition.

Items to Be Addressed:

– None.

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: Typical (unless noted otherwise below): Face brick with CMU backup varying in thickness with windows and aluminum storefront and curtain wall systems scattered throughout

First floor: Concrete slab-on-grade Second Floor: Concrete topping on fire-proofed steel structure (where required)

Roof Structure: Single-ply roofing system (EPDM, and TPO only at roof 7), and standing seam metal roof (roof area 8) over concrete and metal deck

Items to Be Addressed:

–There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick with CMU, aluminum storefront, and curtain wall systems

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Continue to monitor masonry for cracking and mortar deterioration.
– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Refer to appendix for full masonry assessment completed.

Doors

Types:
– Curtain Wall Doors in Aluminum Frames
– Curtain Wall Doors in Hollow Metal Frames
– Full Glass Doors in Hollow Metal Frames
– Aluminum Storefront
– Aluminum Doors in Aluminum Frames
– Hollow Metal Doors in Hollow Metal Frames
– Hollow Metal Doors in Hollow Metal Frames with Transoms
– Hollow Metal Door in Hollow Metal Frames with Narrow Lite
– Wood Doors in Hollow Metal Frames
– Wood Doors in Hollow Metal Frames with Side Lite
– Wood Doors in Hollow Metal Frames with Narrow Light
– Wood Doors in Hollow Metal Frames with Narrow Lite and Side Lite
– Wood Door in Hollow Metal Frame with Transom
– Wood Door in Hollow Metal Frame with Glass and Transom
– Wood Door in Hollow Metal Frame with Narrow Lite and Transom

3.0 | FACILITY ASSESSMENTS

Items To Be Addressed:

– Minor Scuffs at base of doors

Fenetration

Types:

– Aluminum, with roll-down blinds

– Curtainwall

– Storefront

– Operable awning and hopper type, some fixed. Not used as means of egress.

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– Single-ply roofing system (EPDM, and TPO only at roof 7), and standing seam metal roof (roof area 8) over concrete and metal deck.

– Fascia/Soffit: Metal and Stucco or Plaster

– Gutter & Downspouts: Metal, downspout termination to grade (and other roofs).

Items To Be Addressed:

– Metal coping is approaching replacement date.

– Continue cleaning out debris in roof drain domes as well as sealant removal and replacement when needed.

– The building should continue to be monitored for potential leaks.

– Refer to roof report appendix.

Interior Environment

Wall Surfaces: painted CMU, painted gypsum board on metal framing, metal paneling, ceramic tile

Floor Surfaces: VCT, terazzo, carpet, ceramic tile, resinous epoxy

Ceiling Surfaces: Open to metal deck or concrete plank, gypsum board, 2x2 ACT

Casework: PLAM casework, Wood Veneer Casework

Specialty Equipment: TV's, Projectors, Vending Machines, Operable Partitions Tackboards, Markerboards

Vertical Circulation Components: Stairs

Stairs/Railings: Wood Railing

Elevators: 1 located North side of building by main entrance

Items To Be Addressed:

– Minor scuffing on casework and walls
– Cracking epoxy in a couple classroom bathrooms
– Custodial room has pipe leak
– Continue replacing any damaged ceiling tiles

ADA Compliance

Compliance Items to Be Addressed (to meet current accessibility codes):

– Replace/remount plumbing fixture to meet code
– Remount device and toilet room accessories at lower, compliant heights
– Investigate options to provide access
– Provide accessible signage and light switches.
– Provide a compliant Hi-Lo drinking fountain
– Provide lower portion of countertop: min. 36” in length, ADA height
– Replace knob/recessed handles with levers
– Move furniture to allow door swing clearances

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:

– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Hill ELC School and Admin Center
1500 McDaniel Ave
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of four (4) gas fired forced draft high efficiency hot water boilers. The boilers are Lochinvar Knight boilers with an input of 725 mbh that were manufactured in 2022 and installed in 2025. The boilers are independently vented through the roof with CPVC flues. Each boiler is provided with a circulation pump to provide constant primary flow and the secondary system flow is modulated by two (2) base mounted system pumps and their associated VFDs in a lead/lag sequence. At the time of visit, the system pump VFDs were operating at 60 Hz and there was audible water noise in many of the hydronic elements, signifying that either the differential pressure sensor is in a location not suitable for the control strategy or the setpoint is too high.

The gymnasium is heated, cooled, and ventilated by a single zone 10 ton packaged rooftop unit manufactured by Trane and installed in 2020.

The remaining building is served by two (2) large Variable Air Volume (VAV) packaged rooftop units manufactured by Trane and installed 2001. One unit has a capacity of 90 tons and the other has a capacity of 130 tons. Each space served by the units are provided with VAV boxes with hot water reheat coils that are assumed to be the same age as the rooftop units.

The main server room is conditioned by a combination of VAV boxes from the main VAV system and two (2) 2 1/2 ton duct free split systems installed in 2019.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The system utilizes obsolete building and equipment controllers that are no longer serviceable.

Revision Recommendations

The boilers are 1 year old and in excellent shape. The boilers should be suitable for use for the next 20 years.

The large tonnage VAV rooftop units are 25 years old and at the end of their service life. The units should be replaced in kind.

The gymnasium rooftop unit is 6 years old and should operate reliably for the next 10-15 years with continued maintenance.

The server room duct free split systems are 7 years old and should operate reliably for the next 8-13 years with continued maintenance.

The VAV boxes and main building controller(s) should be replaced at the time of rooftop unit replacement.

Consideration should be given to replacement of VAV boxes with new Fan Powered Boxes in classrooms and other perimeter spaces.

System EUI will not significancy change with any equipment replacements.

Geothermal Considerations: Geothermal can be accomplished at this site by installing a new borefield in the north parking lot, or by combining the geothermal borefield with Dr. King Science and Arts Academy to the south. The existing VAV rooftop units will be replaced with geothermal Dedicated Outdoor Air System (DOAS) units and each VAV box will be replaced with a re-circulating heat pump. Where possible, floor mounted vertical stack or cabinet style units will be utilized for ease of maintenance. Where not possible, units will be hung above the ceiling near the existing VAV box location. The existing high efficiency boilers will be maintained to reduce installation cost of the new borefield if the building is found to be heating dominant.

PLUMBING

Existing Conditions

The building is served by a 6" water service main, the water main enter the building on the east side and serves a combined domestic and fire protection service. The domes tic service is equipped with 3" meter and has (2) reduced pressure zone backflow preventers in parallel, Watts model 009. The fire protection service is equipped with a 6" reduced pressure zone backflow preventer, Watts model 909.

Domestic water is distributed with copper piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water is provided by (2) gas fired water heaters, AO Smith BTR-199, 199,000 btuh, 81 gallons, installed in 2021, SN. 2128125249003 & 2131125526509. The water heater system is equipped with (2) in-line all bronze recirculation pumps. There is a master High/Low thermostatic mixing valve to allow for 140 degree water to the kitchen and a lower temperature water to the reminder of the building. The kitchen on the west of the building is served by a 50 gallon, 4.5 KW, electric water heater, AO Smith model ENT-50, installed in 2016, SN. 1640103558994.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Two separate areas of the building with Kitchens - The triple compartment sink and prep sink in kitchen have a direct connection to sanitary. Grease trap serving this kitchen could not be located at the time of survey. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provide a proper indirect waste receptor at triple compartment sink and prep sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

Water heater does not have a proper expansion tank. Provide expansion tank at water heater.

Simplex booster system is not sufficient to maintain required pressure. Provide packaged duplex variable speed booster system sized to building demand.

FIRE PROTECTION

Existing Conditions

The entire building is protected by a NFPA-13 compliant wet sprinkler system complete with 500 gpm 30 HP fire pump and fire department connection. The fire protection service is equipped with a 6" reduced pressure zone backflow preventer, Watts model 909.

Revision Recommendations

Added wall has effected the existing sprinkler coverage in Storage P106 and Office 11. Relocate heads in this room for proper sprinkler coverage and add coverage in second floor closet.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from a pad mounted utility transformer located at the south end of building. Service entrance conductors are routed underground to a service entrance rated switchboard in Electrical E124. The switchboard is rated 1200 amperes at 480/277V-3Ph-4W and manufactured by SquareD. It appears to be installed around 2002 and in good condition.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (20) panels located in building of various manufacturers and age. All panels are in good condition with replacement parts still available.

An outdoor, natural-gas generator is installed outside near the utility transformer. It feeds an automatic transfer switch in Electrical E124. The generator provide backup power to UPS and HVAC equipment serving MDF 17E. The generator is rated 100kW and manufactured by Kohler. It appears to be functional and in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs and emergency lights appear original to building and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in Electrical E124. The 'NFS-320' addressable panel is manufactured by Notifier and appears in good condition, however, this panel has been phased out by manufacturer so support will become more limited as time goes on. Minimal fire alarm notification devices are observed in individual offices.

Revision Recommendations

Consider replacing exit signs to newer energy efficient type.

Consider replacing emergency battery light units to newer energy efficient type.

Consider adding fire alarm notification devices in private offices to meet current ADA code.

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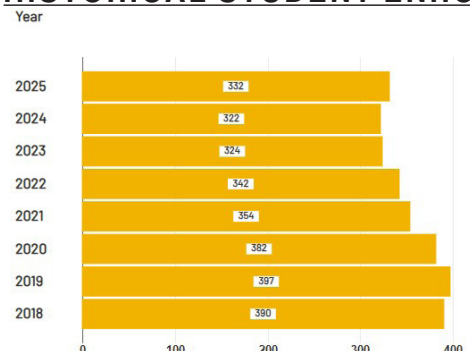
KINGSLEY ELEMENTARY SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1967
Grade Levels	|	K-5
Total Gross SF	|	53,949

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Kingsley Elementary

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	35	26	38	28	29	37	36	36	35	35	34	34	35	35	36	37
1	34	31	25	39	28	30	36	35	35	34	34	33	33	34	34	35
2	34	30	25	26	38	32	29	35	34	34	33	33	34	34	35	35
3	31	34	26	26	26	39	31	28	34	33	33	32	32	33	33	34
4	45	30	33	24	24	27	38	30	27	33	32	32	31	31	32	32
5	38	41	27	30	23	24	25	36	28	25	31	30	30	29	29	30
Total: K-5	217	192	174	173	168	189	195	200	193	194	197	194	195	196	199	203

Total: K-5	217	192	174	173	168	189	195	200	193	194	197	194	195	196	199	203
Change		-25	-18	-1	-5	21	6	5	-7	1	3	-3	1	1	3	4
Percent Change		-11.5%	-9.4%	-0.6%	-2.9%	12.5%	3.2%	2.6%	-3.5%	0.5%	1.5%	-1.5%	0.5%	0.5%	1.5%	2.0%

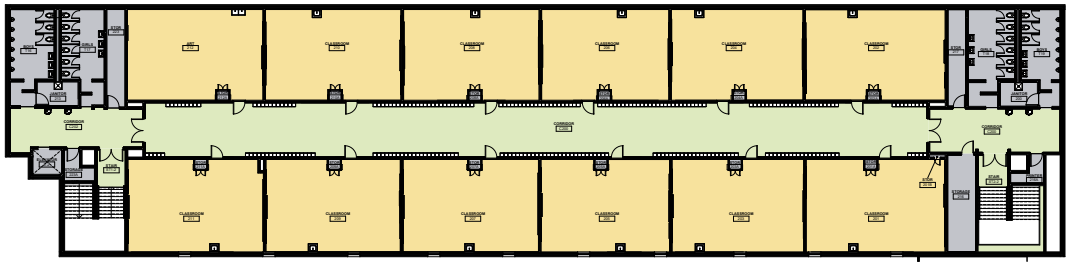
Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

KINGSLEY ELEMENTARY SCHOOL



1 FIRST FLOOR PLAN - SPACE UTILIZATION
N.T.S.



1 SECOND FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

KINGSLEY ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
112A	PRINTER	91 SF	STAFF/OFFICE
128	PRINTER	193 SF	STAFF/OFFICE
129	MAIN OFFICE	391 SF	STAFF/OFFICE
131	OFFICE	212 SF	STAFF/OFFICE
132	CONFERENCE	170 SF	STAFF/OFFICE
133	OFFICE	170 SF	STAFF/OFFICE
134	OFFICE	190 SF	STAFF/OFFICE
137	NURSE	204 SF	STAFF/OFFICE
143	PE OFFICE / STORAGE	322 SF	STAFF/OFFICE
153	TEACHER'S LOUNGE	801 SF	STAFF/OFFICE
10		2,744 SF	
SHARED INSTRUCTIONAL SPACES/SPECIALS			
140	LIBRARY	2,317 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
145	GYM	3,749 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
150	AUDITORIUM	2,458 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
150A	STAGE	764 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
4		9,288 SF	
CORE CURRICULUM			
101	CLASSROOM	1,114 SF	CORE CURRICULUM
102	CLASSROOM	1,124 SF	CORE CURRICULUM
103	CLASSROOM	1,000 SF	CORE CURRICULUM
104	CLASSROOM	908 SF	CORE CURRICULUM
105	CLASSROOM	822 SF	CORE CURRICULUM
106	CLASSROOM	817 SF	CORE CURRICULUM
107	CLASSROOM	821 SF	CORE CURRICULUM
108	CLASSROOM	815 SF	CORE CURRICULUM

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
109	CLASSROOM	959 SF	CORE CURRICULUM
110	CLASSROOM	995 SF	CORE CURRICULUM
154	CLASSROOM	311 SF	CORE CURRICULUM
201	CLASSROOM	845 SF	CORE CURRICULUM
202	CLASSROOM	835 SF	CORE CURRICULUM
203	CLASSROOM	801 SF	CORE CURRICULUM
204	CLASSROOM	786 SF	CORE CURRICULUM
205	CLASSROOM	782 SF	CORE CURRICULUM
206	CLASSROOM	759 SF	CORE CURRICULUM
207	CLASSROOM	824 SF	CORE CURRICULUM
208	CLASSROOM	810 SF	CORE CURRICULUM
209	CLASSROOM	818 SF	CORE CURRICULUM
210	CLASSROOM	810 SF	CORE CURRICULUM
211	CLASSROOM	820 SF	CORE CURRICULUM
212	ART	810 SF	CORE CURRICULUM
23		19,385 SF	
CIRCULATION			
C100	CORRIDOR	2,428 SF	CIRCULATION
C101	CORRIDOR	711 SF	CIRCULATION
C102	CORRIDOR	431 SF	CIRCULATION
C103	CORRIDOR	537 SF	CIRCULATION
C104	CORRIDOR	2,716 SF	CIRCULATION
C105	CORRIDOR	359 SF	CIRCULATION
C200	CORRIDOR	379 SF	CIRCULATION
C200	CORRIDOR	2,832 SF	CIRCULATION
C202	CORRIDOR	354 SF	CIRCULATION
ST1-1	STAIR	262 SF	CIRCULATION
ST1-2	STAIR	338 SF	CIRCULATION
ST2-1	STAIR	231 SF	CIRCULATION
ST2-2	STAIR	346 SF	CIRCULATION
V01	VESTIBULE	55 SF	CIRCULATION
V01	VESTIBULE	24 SF	CIRCULATION

KINGSLEY ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
V02	VESTIBULE	21 SF	CIRCULATION
16		12,024 SF	
BUILDING SUPPORT			
100	JANITOR	61 SF	BUILDING SUPPORT
100A	JANITOR	132 SF	BUILDING SUPPORT
101B	STOR	8 SF	BUILDING SUPPORT
102B	STOR	9 SF	BUILDING SUPPORT
103B	STOR	8 SF	BUILDING SUPPORT
104B	SENSORY	71 SF	BUILDING SUPPORT
104C	STOR	9 SF	BUILDING SUPPORT
105A	STOR	8 SF	BUILDING SUPPORT
106A	STOR	9 SF	BUILDING SUPPORT
107A	STOR	8 SF	BUILDING SUPPORT
108A	STOR	9 SF	BUILDING SUPPORT
109B	STOR	8 SF	BUILDING SUPPORT
110B	STOR	9 SF	BUILDING SUPPORT
111	JANITOR	59 SF	BUILDING SUPPORT
112B	STORAGE	122 SF	BUILDING SUPPORT
125	STORAGE	104 SF	BUILDING SUPPORT
130	STORAGE	81 SF	BUILDING SUPPORT
138	STORAGE	66 SF	BUILDING SUPPORT
139	STORAGE	20 SF	BUILDING SUPPORT
140A	STORAGE	50 SF	BUILDING SUPPORT
145A	STOR	25 SF	BUILDING SUPPORT
147	KITCHEN	329 SF	BUILDING SUPPORT
152	MECHANICAL	1,238 SF	BUILDING SUPPORT
200	JANITOR	66 SF	BUILDING SUPPORT
201A	STOR	8 SF	BUILDING SUPPORT
201B	STOR	2 SF	BUILDING SUPPORT
202A	STOR	7 SF	BUILDING SUPPORT
203A	STOR	8 SF	BUILDING SUPPORT
204A	STOR	7 SF	BUILDING SUPPORT

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
205A	STOR	8 SF	BUILDING SUPPORT
206A	STOR	7 SF	BUILDING SUPPORT
207A	STOR	8 SF	BUILDING SUPPORT
208A	STOR	7 SF	BUILDING SUPPORT
209A	STOR	8 SF	BUILDING SUPPORT
210A	STOR	7 SF	BUILDING SUPPORT
211A	STOR	8 SF	BUILDING SUPPORT
212A	STOR	7 SF	BUILDING SUPPORT
213	JANITOR	75 SF	BUILDING SUPPORT
216	STORAGE	182 SF	BUILDING SUPPORT
216A	PRINTER	40 SF	BUILDING SUPPORT
217	STOR	116 SF	BUILDING SUPPORT
223	STOR	118 SF	BUILDING SUPPORT
223A	STORAGE	46 SF	BUILDING SUPPORT
E-1	ELEVATOR	47 SF	BUILDING SUPPORT
E-2	ELEVATOR	47 SF	BUILDING SUPPORT
T01	BOYS	160 SF	BUILDING SUPPORT
T01A	BOYS	34 SF	BUILDING SUPPORT
T02	GIRLS	229 SF	BUILDING SUPPORT
T02A	GIRLS	42 SF	BUILDING SUPPORT
T03	TOILET	43 SF	BUILDING SUPPORT
T04	TOILET	45 SF	BUILDING SUPPORT
T05	TOILET	49 SF	BUILDING SUPPORT
T06	TOILET	45 SF	BUILDING SUPPORT
T07	TOILET	47 SF	BUILDING SUPPORT
T08	TOILET	43 SF	BUILDING SUPPORT
T09	GIRLS	267 SF	BUILDING SUPPORT
T10	BOYS	228 SF	BUILDING SUPPORT
T11	TOILET	46 SF	BUILDING SUPPORT
T12	TOILET	48 SF	BUILDING SUPPORT
T13	TOILET	49 SF	BUILDING SUPPORT
T14	TOILET	62 SF	BUILDING SUPPORT
T15	TOILET	61 SF	BUILDING SUPPORT
T16	BOYS	242 SF	BUILDING SUPPORT
T17	GIRLS	235 SF	BUILDING SUPPORT
T18	GIRLS	264 SF	BUILDING SUPPORT
T19	BOYS	215 SF	BUILDING SUPPORT
66		5,728 SF	
Grand total: 119		49,169 SF	

KINGSLEY ELEMENTARY SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 2300 Green Bay Rd, Evanston, IL 60201

Building Construction Date: 1967

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Elementary School (Allowed as a Special Use)

Parcel PIN Numbers: 10-12-400-033-0000

Site Acreage: Approximately 4.5 Acres

Level: 2 Levels above Grade

Building Height: 28'-6"

Building Perimeter: 1246'

Total Square Footage: 53,949 sf (Ground Floor: 36,458 GSF, Upper Floor: 17,490 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 601'

Flood Plain: Per FEMA Flood Map Service Center, Kingsley School is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System: The building utilizes an internal roof drainage system with roof drains and internal

storm leaders.

Landscaping: Trees spread out on site. Small garden on southern corner of property.

Items to Be Addressed:

– Reseed barren grass areas as needed.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water:The building is served by a 3” watermain. This watermain enters the building on the east side in the boiler room. This watermain serves only domestic water for the building and is equipped with a local municipal 2” water meter and has a 2” Reduced Pressure Zone backflow preventer, Watts model 009.

Natural Gas: Gas for the facility is provided by a gas service located on the east side of the building outside of the boiler room. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed underground from a pad mounted utility transformer located outside Mechanical 152. The electrical service is located in Mechanical 152. The 208/120V-3Ph-4W, 1200 amperes rated switchboard is manufactured by ‘Federal Pacific’ with a newer circuit breaker section that was manufactured by a custom fabricator ‘Chicago Switchboard’. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: 37 parking stalls located on the North Side of the building (+ 2 accessible)

Area (SF) Parking: 10,960 sqft

Accessible Stalls: 2 Accessible

Drop-Off: Located on North side of the building; parents/guardians enter drop-off area off of Green Bay Rd

Curbs: Concrete

Items to Be Addressed:

– Some cracks are starting to form in the asphalt in the parking lot located on the West side of the building.

– Monitor storm structures and maintain asphalt areas regularly with seal coating and maintenance

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Green Bay Rd and Prairie Ave: Concrete

Exterior Stairs: (0) concrete stairs

3.0 | FACILITY ASSESSMENTS

Exterior Ramps: N/A

Area (SF) Paving: 7,156 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: Playground Mulch (9,154sf)

Chain Link Fencing: aluminum rail fence. 4' height around perimeter of whole site (1,490 lf)

Site Furnishings: (3) various groupings of playground equipment, (4) basketball hoops, miscellaneous wooden benches/picnic tables located throughout garden and playground area, (1) galvanized flagpole mounted onto concrete pier

Monument Sign: Painted wood sign on wood posts at northeast corner

Misc. Exterior Storage Structures: Low custom-built storage unit with swinging doors on concrete sidewalk located near parking lot on west side of building. Good condition.

Items to Be Addressed:

– Landscape edging should be installed/re-installed in playground area to reduce mulch spill into walkways

– Exterior stair railings are extremely rusted and should be replaced per latest building code requirements

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: CMU Bearing Wall / Structural Steel Frame

First floor: Slab-on-grade Second Floor: Concrete topping on fire-proofed steel structure.

Roof Structure: Steel joists, gypsum concrete deck

Items to Be Addressed:

–There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Continue to monitor masonry for cracking and mortar deterioration.
– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Refer to appendix for full masonry assessment completed.

Doors

Types:
– Wood Doors in Hollow Metal Frames
– Wood Doors in Wood Frames
– Wood Doors in Hollow Metal Frames with Narrow Lite
– Hollow Metal Doors in Hollow Metal Frames
– Aluminum Storefront Doors

Items To Be Addressed:
– Minor Scuffs at base of doors

Fenetration

Types:
– Aluminum, with horizontal blinds
– Storefront.

Items To Be Addressed:
– There are no immediate assessed issues with the building fenestrations.

3.0 | FACILITY ASSESSMENTS

Roofs

Types:

– Ballasted EPDM over insulation on gypsum concrete over steel joists. (Roof Area 1,2,3)

– Mod Built-up roofing system over insulation on gypsum concrete over steel joist. (Roof Are 4,5,6)

– Coping: Metal with Stone

– Fascia/Soffit: Metal and Stucco or Plaster

Items To Be Addressed:

– Built up roof is near its life expectancy.

– The building should continue to be monitored for potential leaks.

– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Gypsum, CMU, Ceramic Tile, Plaster Partitions, Masonry

Floor Surfaces: VCT, Rolled Sheet Good, Carpet Tiles, Tile, Concrete, CT, Wood (Gym and Auditorium Stage)

Ceiling Surfaces: 2x2 ACT, Spline, Open to Deck, Gyp

Casework: PLAM casework, Wood Veneer Casework

Specialty Equipment: TV's, Projectors, Tackboards, Markerboards

Vertical Circulation Components: Stairs

Stairs/Railings: Wood Railing

Elevators: None

Items To Be Addressed:

– Wall base peeling at corners and splitting

– Water damage in ceiling

– Minor damage to drywall

– Splitting in VCT

– Peeling on corners of VCT

– Sinks leaking

– Rust at bottom of doors

ADA Compliance

Compliance Items to Be Addressed:

– Need ADA toe kick under sink
– Need Elevator
– Replace or remount plumbing fixture as part of future project to meet current codes.
– Provide accessible signage
– Replace desk with new desk incorporating lower accessible portion
– Provide ADA compliant grab bars in restroom stalls
– Provide lower portion of countertops, min 36” in length at ADA in various locations
– Provide adequate quantities of ADA seating areas in auditorium
– Relocate furniture to allow for adequate push and/or pull access clearances at door
– Consider reconstructing entries as part of future project to meet current codes
– Provide accessible stall at all time of future toilet room renovations

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:

– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Kingsley Elementary School
2300 Green Bay Rd
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of two (2) gas fired forced draft high efficiency hot water boilers. The boilers were manufactured by Aerco in 2009 are model Benchmark 2.0 with an input of 2000 mbh. The boilers are independently vented through the roof. The system is configured for primary only variable flow and two (2) base mounted system pumps are modulated by associated VFDs in a lead/lag sequence.

The central cooling plant for the building consists of a 190 ton water cooled chiller manufactured by Trane and installed in 1991. The chiller is coupled with a BAC cooling tower that was installed at the same time as the chiller. The cooling tower water collection basin is located in and open to the boiler room. The chilled water system is circulated by two (2) chilled water pumps that operate in a lead/lag constant volume sequence. The chilled water cooling equipment utilizes 3-way control valves to maintain constant system flow. The condenser water is circulated by two (2) inline pumps that operate in a lead/lag sequence. The tower evaporator water is pumped by a single inline pump adjacent to the indoor water basin.

The two story classroom wing is heated, cooled, and ventilated by two (2) dual duct air handling systems located in the attic above the toilet rooms on each end. The dual duct air handling units where manufactured by Thermal Engineering and assumed to be from 1991. Each classroom maintains temperature by modulating dampers at a dual duct box located above the inaccessible ceiling. System return air is through light troffer grilles.

The Office Area, Teacher's lounge, and library are heated, cooled, and ventilated by a four (4) zone multizone air handling unit located in the mezzanine above the gym storage rooms. The air handling unit was manufactured by Thermal Engineering and is assumed to be from 1991.

The Gym and Auditorium are each heated, cooled, and ventilated by a single zone air handling unit located in the mezzanine above the gym storage rooms. The air handling units where manufactured by Thermal Engineering and assumed to be from 1991.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system. The room was locked at the time of visit and a model number and age was not determined.

The building has a combination of pneumatic and DDC controls. The existing air handling unit dampers and valves are pneumatically controlled and actuated by pneumatic-electronic switches. Most of the room thermostats are pneumatic. An Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. is utilized to control the pneumatic devices and main plants. Both systems utilize obsolete technology and controllers which are obsolete and no longer serviceable.

Revision Recommendations

The chiller system and air handling units are 35 years old, operating in energy inefficient control strategies, and utilize obsolete controls. These systems should be replaced in the next few years. The boilers are 17 years old and can be maintained for the next 3-8 years, however, any system replacement option should consider a system that does not need modification for the next 15-20 years and the boilers should be replaced at the time of system improvements.

The following systems should be considered:

Recommended System Option 1 - Chilled Water System:
A new outdoor grade mounted chiller will be installed in the same location as the existing cooling tower. The system will be provided with glycol to prevent drain down during the winter months.

New hot water high efficiency boilers will replace the existing high efficiency boilers.

The two story classroom wing air handling units and the Office Area multizone air handling unit will each be replaced with new Variable Air Volume (VAV) air handling units and each space served by the units will be provided with a new fan powered or VAV box with a hot water reheat coil to maintain room temperature.

The Gym and Auditorium will each be replaced with a new single zone VAV air handling unit.

The pneumatic controls will be removed throughout the building and new Direct Digital Controls will be provided on all new equipment.

System EUI will be lower than the current system due to the inefficiency of the existing system control strategies.

Recommended System Option 2 - Geothermal System:
A new geothermal borefield will be installed in the play fields between Haven and Kingsley schools and be sized to serve both schools. The main pumping system will be installed in Haven Middle School and a new one-pipe condenser loop will be installed in each school to serve each new geothermal heat pump. The Kingsley School system will not pump the borefield and will act as a "zone" from the Haven Middle School system. The Haven Middle School pumps will be configured as a lead/lag pump system operating in a parallel sequence and will be modulated by associated VFDs. The Kingsley "zone" pumping system will be configured as a lead/lag pump system operating a parallel sequence and will be modulated by associated VFDs.

Each space will be provided with a new geothermal heat pump unit that suits the configuration of the space.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be significantly lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

The building is served by a 3" watermain. This watermain enters the building on the east side in the boiler room. This watermain serves only domestic water for the building and is equipped with a local municipal 2" water meter and has a 2" Reduced Pressure Zone backflow preventer, Watts model 009.

Domestic water is distributed with copper piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water for the building is provided by a single gas fired high efficiency vertical storage tank type water heater located in the boiler room, water heater is an AO Smith Model BTH-199, 100 gallon, 199,000 btuh, installed in 2009, SN. 0927M000148. The water heater is equipped with an expansion tank and recirc pump.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Water heater (100 Gal.) is 17 years old and past its typical life cycle. Replace water heater.

The triple compartment sink and prep sink in kitchen have a direct connection to sanitary. Grease trap serving this kitchen could not be located at the time of survey. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provide a proper indirect waste receptor at triple compartment sink and prep sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

The Art Room sinks do not have a solids trap to protect waste piping from paint, clay, etc. Add a solids trap at each sink.

Valves are closed at (2) backflow preventers that serve limited use sprinkler heads in storage rooms. Repair or replace as needed and bring piping back into service.

FIRE PROTECTION

Existing Conditions

The stage on the east side of the building is protected by a wet sprinkler system. Fire protection service and riser is 2" and located in the boiler room. Storage rooms below staircases have sprinkler heads served by domestic water. The remainder of the building is not sprinklered.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from a pad-mounted utility transformer located at the south end of building. Service entrance conductors are routed to a service entrance rated switchboard in Mechanical 152. The switchboard is rated 1200 amperes at 208/120V-3Ph-4W and manufactured by Federal Pacific. The switchboard contains (3) sections; (1) bolted pressure main disconnect switch center section, (1) fusible switch distribution section, and (1) circuit breaker distribution section containing 'Siemens' components that is newer and manufactured by a custom fabricator 'Chicago Switchboard'. The equipment appears to be in fair condition.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (14) panels located in building of various manufacturers and age, (4) of which are manufactured by Federal Pacific. Federal Pacific panels have exceeded its serviceable life with no replacement parts available, but other panels are in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in Mechanical 142. The '#4100ES' addressable panel is manufactured by JCI-Simplex and appears in good condition. The control panel is a product supported by the manufacturer with replacement and expansion components still readily available. Minimal fire alarm notification devices are observed in classrooms.

Revision Recommendations

Consider replacing (4) electrical panels that have exceeded its serviceable life with current generation of electrical panels.

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

Consider replacing emergency battery light units to newer energy efficient type.

Consider adding fire alarm notification devices in classrooms to meet current ADA code.

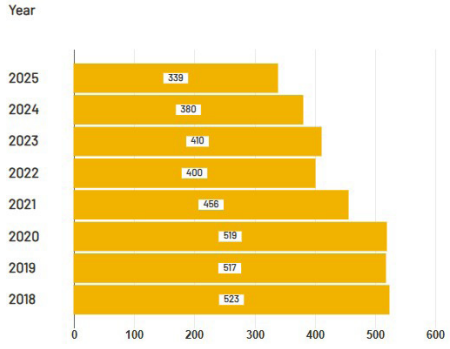
LINCOLN ELEMENTARY SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1953
Grade Levels	|	K-5
Total Gross SF	|	67,360

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Lincoln Elementary

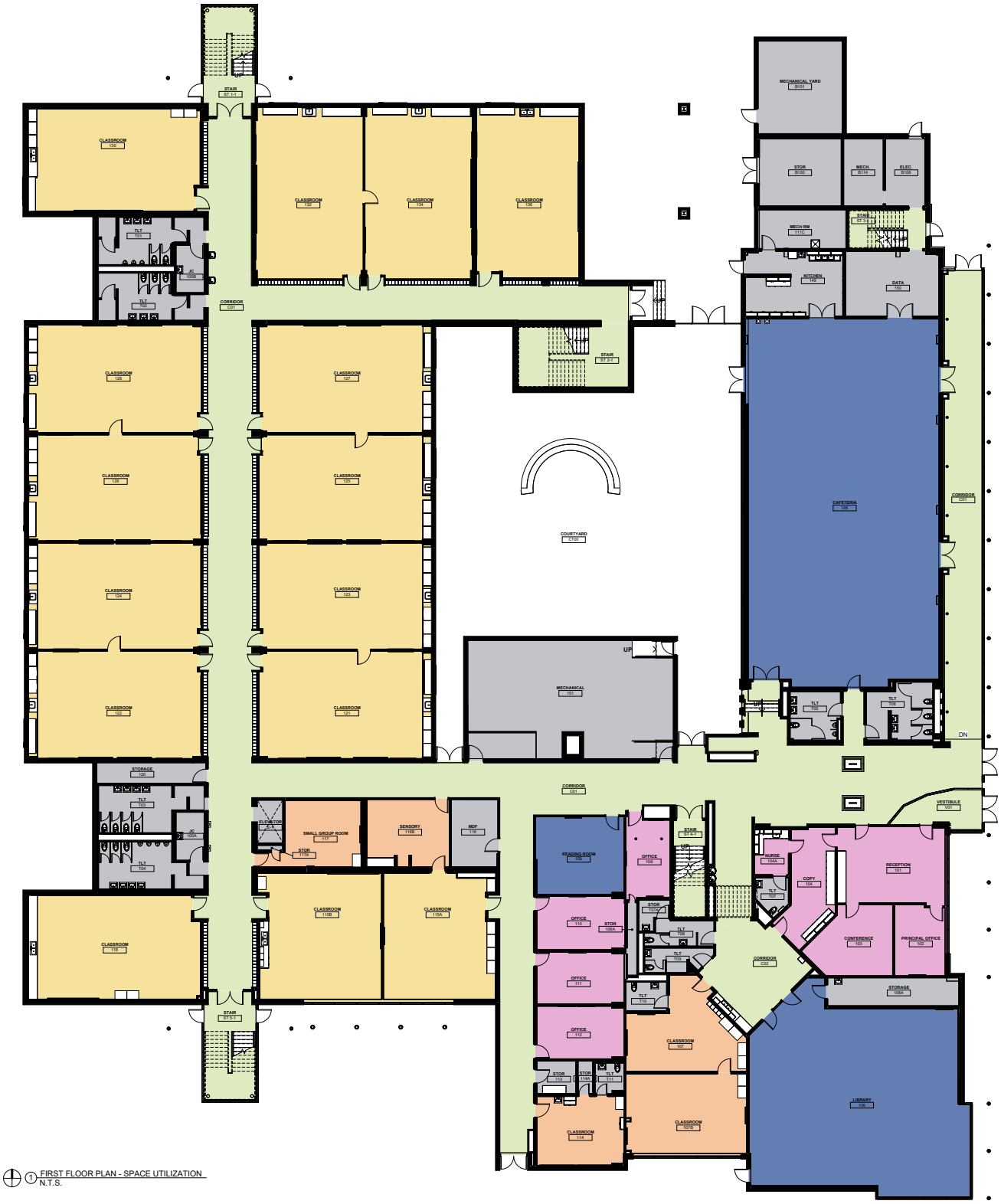
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	91	68	70	82	64	62	62	63	62	63	62	64	65	65	66	67
1	97	87	79	83	87	56	64	65	66	65	66	65	65	66	66	67
2	94	90	68	81	85	92	57	67	68	69	68	69	68	68	69	69
3	93	95	84	67	81	85	90	59	70	71	72	69	70	69	69	70
4	94	86	84	88	68	78	82	92	60	71	72	73	70	71	70	70
5	119	97	92	86	87	79	80	84	94	61	72	73	74	71	72	71
Total: K-5	588	523	477	487	472	452	435	430	420	400	412	413	412	410	412	414

Total: K-5	588	523	477	487	472	452	435	430	420	400	412	413	412	410	412	414
Change		-65	-46	10	-15	-20	-17	-5	-10	-20	12	1	-1	-2	2	2
Percent Change		-11.1%	-8.8%	2.1%	-3.1%	-4.2%	-3.8%	-1.1%	-2.3%	-4.8%	3.0%	0.2%	-0.2%	-0.5%	0.5%	0.5%

Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

LINCOLN ELEMENTARY SCHOOL



① FIRST FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

LINCOLN ELEMENTARY SCHOOL



① SECOND FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

LINCOLN ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
101	RECEPTION	443 SF	STAFF/OFFICE
102	PRINCIPAL OFFICE	189 SF	STAFF/OFFICE
103	CONFERENCE	279 SF	STAFF/OFFICE
104	COPY	270 SF	STAFF/OFFICE
104A	NURSE	82 SF	STAFF/OFFICE
108	OFFICE	189 SF	STAFF/OFFICE
110	OFFICE	247 SF	STAFF/OFFICE
111	OFFICE	240 SF	STAFF/OFFICE
112	OFFICE	243 SF	STAFF/OFFICE
238	LOUNGE	914 SF	STAFF/OFFICE
242	OFFICE	170 SF	STAFF/OFFICE
11		3,266 SF	
SMALL GROUP SPACES			
107	CLASSROOM	439 SF	SMALL GROUP SPACES
107B	CLASSROOM	510 SF	SMALL GROUP SPACES
114	CLASSROOM	322 SF	SMALL GROUP SPACES
116B	SENSORY	294 SF	SMALL GROUP SPACES
117	SPEACH	290 SF	SMALL GROUP SPACES
219	CLASSROOM	167 SF	SMALL GROUP SPACES
6		2,022 SF	
SHARED INSTRUCTIONAL SPACES/SPECIALS			
106	LIBRARY	2,133 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
109	READING ROOM	364 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
148	CAFETERIA	3,713 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
215	ART	733 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
216	KILN	106 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
250	GYMNASIUM	3,495 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
6		10,543 SF	
CORE CURRICULUM			
115A	CLASSROOM	729 SF	CORE CURRICULUM
115B	CLASSROOM	810 SF	CORE CURRICULUM
118	CLASSROOM	941 SF	CORE CURRICULUM
121	CLASSROOM	980 SF	CORE CURRICULUM
122	CLASSROOM	980 SF	CORE CURRICULUM
123	CLASSROOM	970 SF	CORE CURRICULUM

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
BUILDING SUPPORT			
100A	JC	71 SF	BUILDING SUPPORT
100B	JC	70 SF	BUILDING SUPPORT
106A	STORAGE	198 SF	BUILDING SUPPORT
108A	STOR	39 SF	BUILDING SUPPORT
111C	MECH RM	179 SF	BUILDING SUPPORT
113	STOR	68 SF	BUILDING SUPPORT
114A	STOR	26 SF	BUILDING SUPPORT
116	MDF	168 SF	BUILDING SUPPORT
117A	STOR	5 SF	BUILDING SUPPORT
120	STORAGE	117 SF	BUILDING SUPPORT
149	KITCHEN	331 SF	BUILDING SUPPORT
150	DATA	322 SF	BUILDING SUPPORT
151	MECHANICAL	1,261 SF	BUILDING SUPPORT
200A	STOR	14 SF	BUILDING SUPPORT
200B	STOR	14 SF	BUILDING SUPPORT
200C	STORAGE	131 SF	BUILDING SUPPORT
215A	STORAGE	142 SF	BUILDING SUPPORT
218A	JC	71 SF	BUILDING SUPPORT
220	BOOKSTORE	118 SF	BUILDING SUPPORT
240	STOR	92 SF	BUILDING SUPPORT
240A	STOR	13 SF	BUILDING SUPPORT
241	MDF	50 SF	BUILDING SUPPORT
B100	STOR	291 SF	BUILDING SUPPORT
B101	MECHANICAL YARD	412 SF	BUILDING SUPPORT
B109	ELEC.	139 SF	BUILDING SUPPORT
B114	MECH.	139 SF	BUILDING SUPPORT
E-1	ELEVATOR	60 SF	BUILDING SUPPORT
E-2	ELEVATOR	48 SF	BUILDING SUPPORT
T01	TLT	221 SF	BUILDING SUPPORT
T02	TLT	221 SF	BUILDING SUPPORT
T03	TLT	223 SF	BUILDING SUPPORT
T04	TLT	227 SF	BUILDING SUPPORT
T05	TLT	124 SF	BUILDING SUPPORT
T06	TLT	182 SF	BUILDING SUPPORT
T07	TLT	57 SF	BUILDING SUPPORT
T07A	STOR	40 SF	BUILDING SUPPORT
T08	TLT	85 SF	BUILDING SUPPORT
T09	TLT	78 SF	BUILDING SUPPORT
T10	TLT	62 SF	BUILDING SUPPORT
T11	TLT	44 SF	BUILDING SUPPORT
T12	TLT	224 SF	BUILDING SUPPORT
T13	TLT	223 SF	BUILDING SUPPORT
T13A	TLT	59 SF	BUILDING SUPPORT
T14	TLT	221 SF	BUILDING SUPPORT
T15	TLT	224 SF	BUILDING SUPPORT
T16	TLT	32 SF	BUILDING SUPPORT
46		7,138 SF	
Grand total: 115		65,410 SF	

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
124	CLASSROOM	970 SF	CORE CURRICULUM
125	CLASSROOM	970 SF	CORE CURRICULUM
126	CLASSROOM	970 SF	CORE CURRICULUM
127	CLASSROOM	986 SF	CORE CURRICULUM
128	CLASSROOM	986 SF	CORE CURRICULUM
130	CLASSROOM	933 SF	CORE CURRICULUM
132	CLASSROOM	972 SF	CORE CURRICULUM
134	CLASSROOM	971 SF	CORE CURRICULUM
136	CLASSROOM	922 SF	CORE CURRICULUM
200	CLASSROOM	667 SF	CORE CURRICULUM
217	CLASSROOM	878 SF	CORE CURRICULUM
218	CLASSROOM	940 SF	CORE CURRICULUM
221	CLASSROOM	968 SF	CORE CURRICULUM
222	CLASSROOM	968 SF	CORE CURRICULUM
223	CLASSROOM	958 SF	CORE CURRICULUM
224	CLASSROOM	958 SF	CORE CURRICULUM
225	CLASSROOM	958 SF	CORE CURRICULUM
226	CLASSROOM	958 SF	CORE CURRICULUM
227	CLASSROOM	974 SF	CORE CURRICULUM
228	CLASSROOM	974 SF	CORE CURRICULUM
230	CLASSROOM	933 SF	CORE CURRICULUM
232	CLASSROOM	941 SF	CORE CURRICULUM
234	CLASSROOM	955 SF	CORE CURRICULUM
236	CLASSROOM	904 SF	CORE CURRICULUM
30		28,028 SF	
CIRCULATION			
C01	CORRIDOR	7,130 SF	CIRCULATION
C02	CORRIDOR	391 SF	CIRCULATION
C03	CORRIDOR	1,036 SF	CIRCULATION
C04	CORRIDOR	2,494 SF	CIRCULATION
C05	CORRIDOR	442 SF	CIRCULATION
ST 1-1	STAIR	308 SF	CIRCULATION
ST 1-2	STAIR	282 SF	CIRCULATION
ST 2-1	STAIR	357 SF	CIRCULATION
ST 2-2	STAIR	357 SF	CIRCULATION
ST 3-1	STAIR	158 SF	CIRCULATION
ST 3-2	STAIR	158 SF	CIRCULATION
ST 4-1	STAIR	182 SF	CIRCULATION
ST 4-2	STAIR	378 SF	CIRCULATION
ST 5-1	STAIR	305 SF	CIRCULATION
ST 5-2	STAIR	285 SF	CIRCULATION
V01	VESTIBULE	151 SF	CIRCULATION
16		14,413 SF	

LINCOLN ELEMENTARY SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 910 Forest Ave, Evanston, IL 60201

Building Construction Date: 1953, with additions in 1968, 1970 and 2013.

Zoning District: R5 (General Residential)

Allowable Use: Elementary School (Allowed as a Special Use)

Parcel PIN Number: 11-19-222-010-0000

Site Acreage: Approximately 1.52 Acres

Level: 2 Levels above Grade

Building Height: 26’

Building Perimeter: 1,466’

Total Square Footage: 67,360 SF (Ground Floor: 40,099 SF, Upper Floor: 27,261 SF GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 595’

Flood Plain: Per FEMA Flood Map Service Center, Park school is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System: The building utilizes an internal roof drainage system with roof drains and internal

storm leaders.

Landscaping: Garden along Maint Street. Small planting along Judson Avenue. Various trees located on site.

Items to Be Addressed:

– Monitor sudden drops in elevation, infill with mulch or dirt.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water: The building is served by a 6” water service main, the water main enters the building on the north side and serves a combined domestic and fire protection service. The domestic service is equipped with (2) 2” meters in parallel and has a 4” reduced pressure zone backflow preventers, Watts model 909. The fire protection service is equipped with a 6” reduced pressure zone backflow preventer, Zurn Wilkins model 975XL.

Natural Gas: Gas for the facility is provided by a gas service located on the exterior North side of the boiler room, in the inner courtyard. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed from pad mounted utility transformer located at northeast corner of building. The electrical service is located in Electrical 144. The 208/120V-3Ph-4W, 2500 amperes rated switchboard is manufactured by Eaton and installed around 2012. Electrical system is distributed throughout the building to local panelboards

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: 28 parking stalls located on the North Side of the building.

Area (SF) Parking: 8,900 sqft

Accessible Stalls: 1 Accessible

Curbs: Concrete

Items to Be Addressed:

–Reseal and paint parking lot.

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Forest, Judson Avenues and Main Street: Concrete

Exterior Stairs: (0) concrete stairs

Exterior Ramps: N/A

Area (SF) Paving: 23,090 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Two (2) Play Surface (s): Playground Mulch (6,011 sf total)

Chain Link Fencing: (327 l.f.) of aluminum rail fence. 4' height along the front of the building by forest ave. 4' tall chain link fencing around both play surfaces, and (594 lf) of 8' tall galvanized fencing around perimeter of the athletic fields on the North side of the building.

Site Furnishings: (2) various groupings of playground equipment, (2) basketball hoops, miscellaneous benches/picnic tables located throughout the athletic fields and playground area, (1) galvanized flagpole mounted onto concrete pier.

Items to Be Addressed:

– Landscape edging should be installed/re-installed in playground area to reduce mulch spill into walkways

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: Face brick with CMU backup varying in thickness with windows and aluminum storefront and curtain wall systems scattered throughout

First floor: Slab-on-grade Second Floor: Concrete topping on fire-proofed steel structure (where required).

Roof Structure: Single-ply (TPO) roofing systems and built-up roofing systems over gypsum concrete or metal deck on steel joints.

Items to Be Addressed:

–There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: 2" rigid insulation air space and weeps in the 2013 additions, but unknown, assumed no thermal insulation in the 1953, 1967 and 1970 additions.refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Base flashing visible in the 2013 additions, but not visible in the 1953 building or, 1967 and 1970 additions.

Open Head Joints: Open head joints visible in the 2013 additions, but not visible at top or bottom of walls in the 1953 building or the 1967 and 1970 additions, likely indicating solid masonry wall construction typical of building construction era.

Items To Be Addressed:

– Continue to monitor masonry for cracking and mortar deterioration.

– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:

– Refer to appendix for full masonry assessment completed.

Doors

Types:

– Wood Doors in Hollow Metal Frames

– Wood Doors in Wood Frames

– Wood Doors in Hollow Metal Frames with Narrow Lite

– Hollow Metal Doors in Hollow Metal Frames

– Aluminum Storefront Doors

Items To Be Addressed:

– Minor Scuffs at base of doors

Fenetration

Types:

– Aluminum, with horizontal blinds

– Storefront.

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– Built up roof with gravel cover over insulation on steel deck and joists.
– Coping: Metal with Stone
– Fascia/Soffit: Metal and Stucco or Plaster
– Roof drainage: Interior roof drains down to interior storm and into the municipalities storm system.

Items To Be Addressed:

– Built up roof is near its life expectancy.
– The building should continue to be monitored for potential leaks.
– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Gypsum, CMU, Ceramic Tile, Masonry

Floor Surfaces: VCT, vinyl asbestos tile, Carpet Tiles, Ceramic Tile, Concrete, terrazzo and wood sports flooring in the gymnasium.

Ceiling Surfaces: 2x2 ACT and gyp board and gyp. Board ceilings and open to above.

Casework: PLAM casework.

Specialty Equipment: TV's, Projectors, Tackboards, Markerboards

Vertical Circulation Components: Stairs

Stairs/Railings: Metal Railings

Elevators: 1

Items To Be Addressed:

– Wall base peeling at corners and splitting
– Water damage in ceiling
– Minor damage to drywall
– Splitting in VAT
– Peeling on corners of VAT
– Sinks leaking
– Rust at bottom of doors

ADA Compliance

Compliance Items to Be Addressed:

– Modify for ADA toe kick under sinks
– Modify device height for ADA compliance
– Provide accessible signage
– Modify for ADA mounted heights for wall and toilet accessories
– Modify furniture layout to allow for ADA clearances
– Modify hardware to be ADA compliant

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:

– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Lincoln Elementary School
910 Forest Ave
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of three (3) gas fired forced draft high efficiency hot water boilers. Two of the boilers were manufactured by Aerco, are model Benchmark 2.0 with an input of 2000 mbh, and were installed in 2007. The 3rd boiler is manufactured by Thermal solutions, is a model EVA2000, and was installed in 2012. The boilers are independently vented through the roof. The system is configured for primary only variable flow and two (2) base mounted system pumps are modulated by associated VFDs in a lead/lag sequence through the Aerco boilers. The Thermal Solutions boiler is pumped with a boiler circulation pump in a primary-secondary configuration downstream of the Aerco boilers, which drastically limits its efficiency, which is driven by low inlet water temperatures. The main system pumps utilize a 3-way control valve and a series of manual isolation valves to switch between hot water heating and chilled water cooling in a dual temperature system configuration.

The central cooling plant for the building consists of a 100 ton air cooled chiller manufactured by Trane and installed in 2012. The chiller flow is maintained by use of a dedicated constant volume base mounted pump that is connected into the main building pump system in a primary-secondary configuration.

The two story classroom wing is heated, cooled, and ventilated by under the window or suspended dual temperature unit ventilators manufactured by AAF and installed in 2010, with the exception of one room that has a dual temperature under the window unit manufactured by Trane and installed 2004. The two story 2012 addition is heated, cooled, and ventilated by vertical unit ventilators manufactured by Airdale that are original the addition. The former art room has been reconfigured and is serve by two different unit ventilators that could potentially cause issues maintaining the room space temperatures.

There is a single classroom that utilizes a hot water heating, DX cooling, under the unit ventilator manufactured by AAF and installed in 2009 that is coupled with a 3-ton roof mounted air cooled condensing unit manufactured by ICP.

The Main Office Area is heated, cooled, and ventilated by a 30 ton Variable Air Volume (VAV) packaged rooftop unit manufactured by Trane and installed 2012. The unit utilizes a hot water heating coil in the duct for heating. Each space served by the unit utilizes a VAV boxes with hot water reheat coil for space heating. The VAV boxes are the same age as the rooftop unit. Perimeter spaces also utilize supplemental finned elements for heating.

The Gymnasium is heated and ventilated by (2) energy recovery units manufactured by Venmar and installed in 2012. The units utilize indoor duct mounted hot water coils to heat the space.

The Cafeteria is each heated, cooled, and ventilated by a 25 ton packaged rooftop unit manufactured by Aaon and installed in 2008. The unit utilizes an indoor duct mounted hot water coil to heat the space.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a floor mounted Liebert fan coil unit coupled with a roof mounted condensing unit that was installed in 2012.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The system utilizes obsolete building and equipment controllers that are no longer serviceable.

Revision Recommendations

In general, the existing system is in fair condition and should be maintained for the next 5-10 years.

When the system is scheduled for improvement, the following replacements should be considered:

Recommended Minimum Replacements:

The single DX cooled unit ventilator and its associated condensing unit should be replaced in the next 3 years and integrated into the existing dual temperature system with a new unit ventilator.

The chiller, rooftop units, energy recovery units, and Thermal Solutions boiler are all 14 years old and should be replaced in the next 6-10 years. The Aerco boilers are 19 years old, and if can be maintained, should be replaced at the same time. The energy recovery units should be replaced with new cooling only packaged rooftop units that utilize the existing hot water coil.

The existing dual temperature unit ventilators are 14 years old and should be suitable for use until the next replacement cycle in 36 years.

A new building controller should be installed to replace the obsolete building controller. The remaining building controls to be replaced on all equipment at time of system upgrade in 6-10 years.

System EUI will be not be impacted by these replacements.

Recommended System Improvements - 4 Pipe Hot Water/Chilled Water System:
In addition to the system replacements recommended above, a new hot water piping system will be installed throughout the building and the existing unit ventilators will be replaced with new unit ventilators that have both hot water and chilled water coils. The dual temperature piping system will be revised to become chilled water only and the new boilers will be installed with service to only the hot water system. Heating only branch piping will be removed from the dual temperature system and connected to the new hot water piping system.

System EUI will be slightly higher than current system because heating or cooling will not be prevented when the desired mode is not in operation.

Recommended System Improvements - Geothermal System:
A new geothermal borefield will be installed in the play fields north of the school and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating in a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield if the building is found to be heating dominant.

The two (2) Gymnasium energy recovery units and the Auditorium rooftop unit will each be replaced with a new geothermal rooftop heat pump unit.

The Main Office rooftop unit will be replaced with two (2) new geothermal rooftop unit heat pump units configured in a VVT sequence. One unit will serve perimeter spaces and one unit will serve interior spaces. The existing VAV boxes will be provided with new controls and utilized as VVT dampers in the new system.

The unit ventilators serving Classrooms, Library, and other occupied spaces will be replaced with new geothermal heat pump units that suit the configuration of the space it serves. A new outdoor air relief system will be provided throughout.

Small offices shall be provided with suspended or console geothermal heat pumps with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

The building is served by a 6" water service main, the water main enters the building on the north side and serves a combined domestic and fire protection service. The domestic service is equipped with (2) 2" meters in parallel and has a 4" reduced pressure zone backflow preventers, Watts model 909. The fire protection service is equipped with a 6" reduced pressure zone backflow preventer, Zurn wilkins model 975XL.

Domestic water is distributed with copper piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water for the building is provided by a single gas fired high efficiency vertical storage tank type water heater located in the boiler room, water heater is an AO Smith Model BTH-120, 60 gallon, 120,000 btuh, installed in 2018, SN. 1810109542915. The water heater is equipped with an expansion tank and recirc pump.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Water heater (100 Gal.) is 8 years old and may require replacement within 5 years.

Grease trap location and condition could not be verified. Current plumbing code requires a mop sink within kitchen with waste routed to grease trap. Add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste. Locate grease trap for proper servicing.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

The Art Room sinks do not have a solids trap to protect waste piping from paint, clay, etc. Add a solids trap at each sink.

FIRE PROTECTION

Existing Conditions

The entire building is protected by a NFPA-13 compliant wet sprinkler system complete with 250 gpm 25 HP fire pump and fire department connection. A dry pipe system is utilized to protect a portion of the building where vehicles can drive under and park. The fire protection service is equipped with a 6" reduced pressure zone backflow preventer, Zurn wilkins model 975XL.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from a pad mounted utility transformer located at the northeast corner of building. Service entrance conductors are routed underground to a service entrance rated switchboard in boiler room. The switchboard is rated 2500 amperes at 208/120V-3Ph-4W and manufactured by Eaton. It appears to be installed around 2012 and in good condition.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (16) panels located in building of various manufacturers and age. All panels are in good condition with replacement parts still available.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in Mechanical 151. The '4020' addressable panel is manufactured by JCI-Simplex. This panel has exceeded its serviceable life with no replacement parts available.

Revision Recommendations

Consider replacing emergency battery light units to newer energy efficient type.

Consider replacing fire alarm control panel with a current generation product.

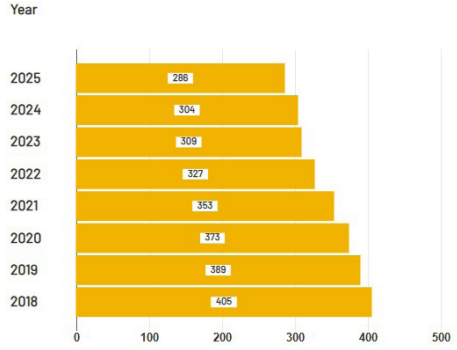
LINCOLNWOOD ELEMENTARY SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1949
Grade Levels	|	K-5
Total Gross SF	|	61,023

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Lincolnwood Elementary

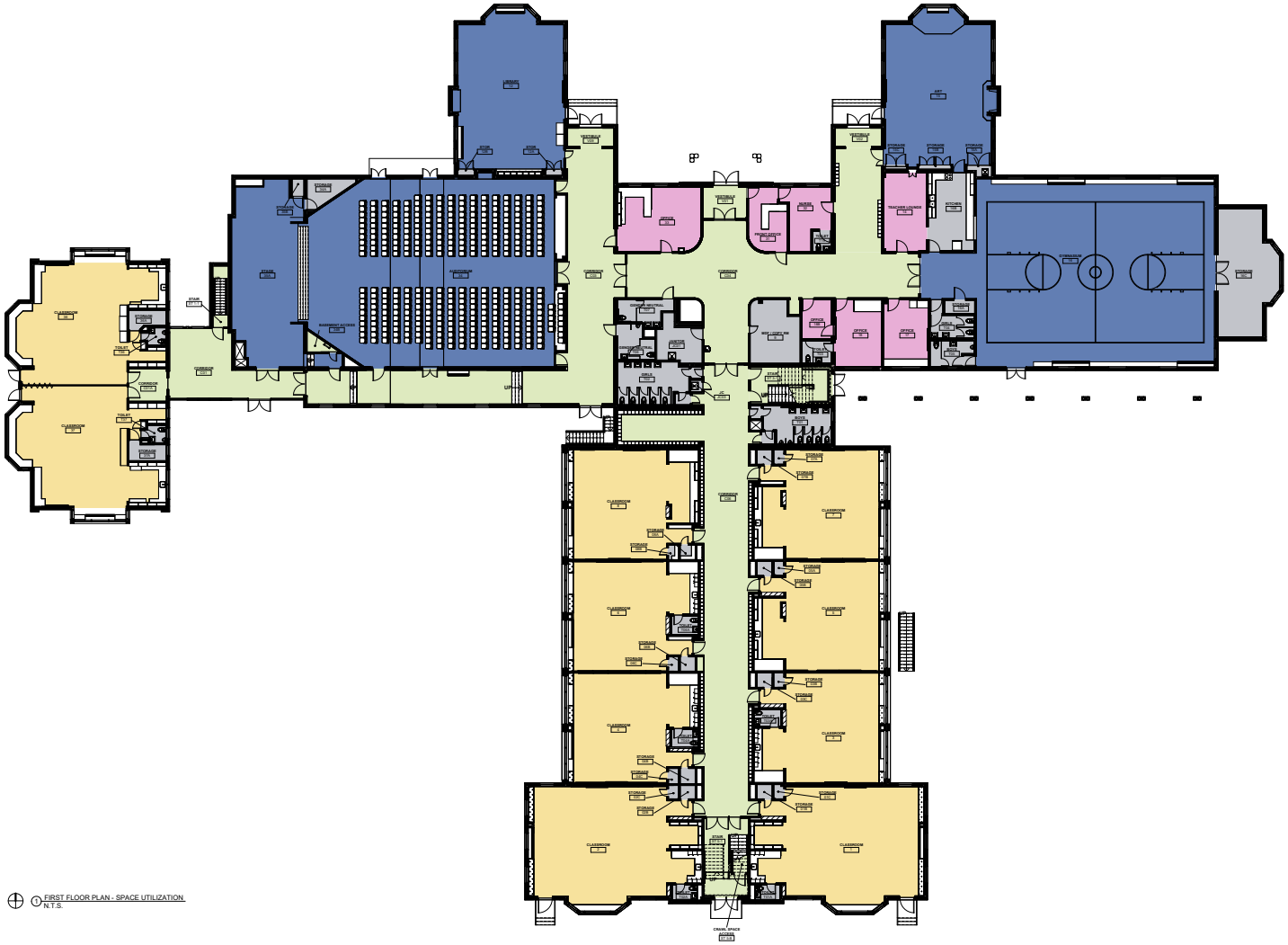
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	39	32	34	31	18	30	30	31	31	32	32	33	33	34	34	33
1	48	37	30	39	33	20	31	31	32	32	33	33	34	34	35	35
2	59	42	29	30	38	30	19	30	30	31	31	32	32	33	33	34
3	45	59	38	28	33	38	29	18	29	29	30	30	31	31	32	32
4	44	42	50	35	32	31	37	28	17	28	28	29	29	30	30	31
5	54	41	39	46	35	32	30	36	27	16	27	27	28	28	29	29
Total: K-5	289	253	220	209	189	181	176	174	166	168	181	184	187	190	193	194

Total: K-5	289	253	220	209	189	181	176	174	166	168	181	184	187	190	193	194
Change		-36	-33	-11	-20	-8	-5	-2	-8	2	13	3	3	3	3	1
Percent Change		-12.5%	-13.0%	-5.0%	-9.6%	-4.2%	-2.8%	-1.1%	-4.6%	1.2%	7.7%	1.7%	1.6%	1.6%	1.6%	0.5%

Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

LINCOLNWOOD ELEMENTARY SCHOOL

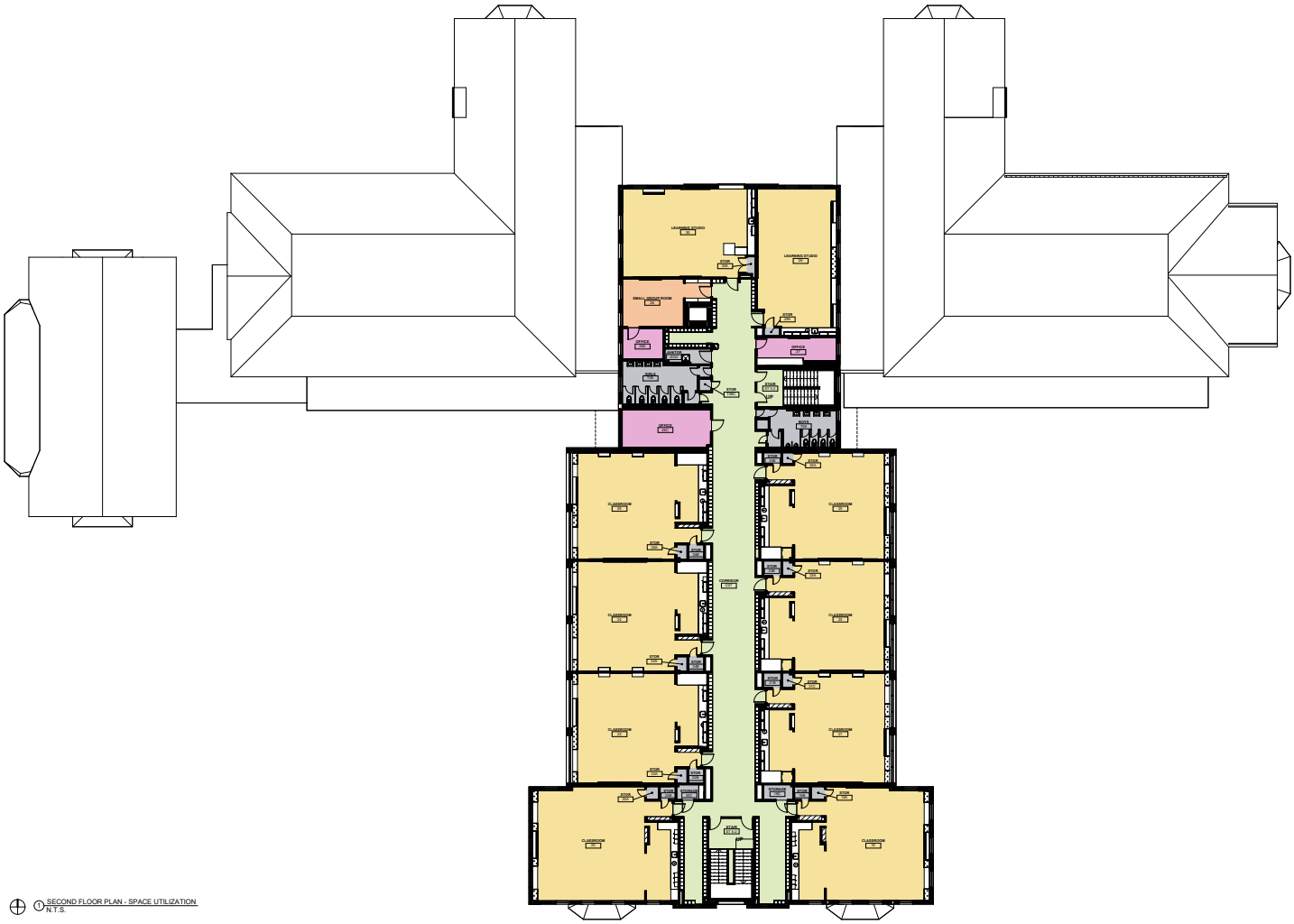


1 FIRST FLOOR PLAN - SPACE UTILIZATION
N.T.S.



1 BASEMENT FLOOR PLAN - SPACE UTILIZATION
N.T.S.

LINCOLNWOOD ELEMENTARY SCHOOL



1 SECOND FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

LINCOLNWOOD ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
14	TEACHER LOUNGE	243 SF	STAFF/OFFICE
17	OFFICE	215 SF	STAFF/OFFICE
18	OFFICE	225 SF	STAFF/OFFICE
18B	OFFICE	84 SF	STAFF/OFFICE
26C	OFFICE	238 SF	STAFF/OFFICE
27	OFFICE	150 SF	STAFF/OFFICE
28A	OFFICE	90 SF	STAFF/OFFICE
31	FRONT OFFICE	167 SF	STAFF/OFFICE
32	NURSE	174 SF	STAFF/OFFICE
33	OFFICE	382 SF	STAFF/OFFICE
B-9	OFFICE	137 SF	STAFF/OFFICE
B-10	OFFICE	54 SF	STAFF/OFFICE
B-11	OFFICE	54 SF	STAFF/OFFICE
B-12	JANITORIAL OFFICE	80 SF	STAFF/OFFICE
14		2,293 SF	
SMALL GROUP SPACES			
28	SMALL GROUP ROOM	252 SF	SMALL GROUP SPACES
B-2	SMALL GROUP ROOM	408 SF	SMALL GROUP SPACES
2		659 SF	
SHARED INSTRUCTIONAL SPACES/SPECIALS			
12	LIBRARY	1,192 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
15	ART	1,148 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
16	GYMNASIUM	3,416 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
34	AUDITORIUM	3,275 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
35A	STAGE	890 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
B-1	MULTI PURPOSE ROOM	1,891 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
6		11,812 SF	
CORE CURRICULUM			
1	CLASSROOM	1,329 SF	CORE CURRICULUM
2	CLASSROOM	1,334 SF	CORE CURRICULUM
3	CLASSROOM	941 SF	CORE CURRICULUM
4	CLASSROOM	932 SF	CORE CURRICULUM
5	CLASSROOM	966 SF	CORE CURRICULUM

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
6	CLASSROOM	934 SF	CORE CURRICULUM
7	CLASSROOM	973 SF	CORE CURRICULUM
8	CLASSROOM	975 SF	CORE CURRICULUM
19	CLASSROOM	1,052 SF	CORE CURRICULUM
20	CLASSROOM	1,120 SF	CORE CURRICULUM
21	CLASSROOM	957 SF	CORE CURRICULUM
22	CLASSROOM	998 SF	CORE CURRICULUM
23	CLASSROOM	955 SF	CORE CURRICULUM
24	CLASSROOM	1,000 SF	CORE CURRICULUM
25	CLASSROOM	930 SF	CORE CURRICULUM
26	CLASSROOM	965 SF	CORE CURRICULUM
29	LEARNING STUDIO	812 SF	CORE CURRICULUM
30	LEARNING STUDIO	825 SF	CORE CURRICULUM
36	CLASSROOM	1,115 SF	CORE CURRICULUM
37	CLASSROOM	1,117 SF	CORE CURRICULUM
20		20,230 SF	
CIRCULATION			
34B	BASEMENT ACCESS	24 SF	CIRCULATION
B-21	BASEMENT ACCESS	65 SF	CIRCULATION
C01	CORRIDOR	456 SF	CIRCULATION
C01A	CORRIDOR	87 SF	CIRCULATION
C02	CORRIDOR	743 SF	CIRCULATION
C03	CORRIDOR	826 SF	CIRCULATION
C04	CORRIDOR	1,289 SF	CIRCULATION
C05	CORRIDOR	349 SF	CIRCULATION
C06	CORRIDOR	1,908 SF	CIRCULATION
C07	CORRIDOR	2,378 SF	CIRCULATION
CB01	CORRIDOR	301 SF	CIRCULATION
ST 1-1	STAIR	65 SF	CIRCULATION
ST 1-B	STAIR	65 SF	CIRCULATION
ST 2-B	STAIR	100 SF	CIRCULATION
ST 3-1	STAIR	217 SF	CIRCULATION
ST 3-2	STAIR	213 SF	CIRCULATION
ST 3-B	STAIR	135 SF	CIRCULATION
ST 4-0	STAIR	427 SF	CIRCULATION
ST 5-1	STAIR	222 SF	CIRCULATION
ST 5-2	STAIR	264 SF	CIRCULATION
ST 5-B	CRAWL SPACE ACCESS	23 SF	CIRCULATION
V01	VESTIBULE	103 SF	CIRCULATION
V02	VESTIBULE	63 SF	CIRCULATION
V09	VESTIBULE	63 SF	CIRCULATION

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
24		10,385 SF	
BUILDING SUPPORT			
01B	STORAGE	15 SF	BUILDING SUPPORT
01C	STORAGE	11 SF	BUILDING SUPPORT
02B	STORAGE	14 SF	BUILDING SUPPORT
02C	STORAGE	10 SF	BUILDING SUPPORT
03B	STORAGE	10 SF	BUILDING SUPPORT
03C	STORAGE	15 SF	BUILDING SUPPORT
04B	STORAGE	16 SF	BUILDING SUPPORT
04C	STORAGE	11 SF	BUILDING SUPPORT
05A	STORAGE	10 SF	BUILDING SUPPORT
05B	STORAGE	15 SF	BUILDING SUPPORT
06B	STORAGE	15 SF	BUILDING SUPPORT
06C	STORAGE	10 SF	BUILDING SUPPORT
07A	STORAGE	10 SF	BUILDING SUPPORT
07B	STORAGE	15 SF	BUILDING SUPPORT
08A	STORAGE	15 SF	BUILDING SUPPORT
08B	STORAGE	10 SF	BUILDING SUPPORT
9	MDF / COPY RM	209 SF	BUILDING SUPPORT
12A	STOR	7 SF	BUILDING SUPPORT
12B	STOR	7 SF	BUILDING SUPPORT
15A	STORAGE	15 SF	BUILDING SUPPORT
15B	STORAGE	8 SF	BUILDING SUPPORT
15C	STORAGE	5 SF	BUILDING SUPPORT
16A	STORAGE	30 SF	BUILDING SUPPORT
16B	KITCHEN	260 SF	BUILDING SUPPORT
16C	STORAGE	487 SF	BUILDING SUPPORT
19A	STOR	12 SF	BUILDING SUPPORT
19B	STOR	13 SF	BUILDING SUPPORT
19C	STORAGE	29 SF	BUILDING SUPPORT
20A	STOR	11 SF	BUILDING SUPPORT
20B	STOR	13 SF	BUILDING SUPPORT
20C	STORAGE	27 SF	BUILDING SUPPORT
21B	STOR	18 SF	BUILDING SUPPORT
21C	STOR	11 SF	BUILDING SUPPORT
22A	STOR	10 SF	BUILDING SUPPORT
22B	STOR	15 SF	BUILDING SUPPORT
23A	STOR	10 SF	BUILDING SUPPORT
23B	STOR	18 SF	BUILDING SUPPORT
24A	STOR	10 SF	BUILDING SUPPORT
24B	STOR	15 SF	BUILDING SUPPORT

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
25A	STOR	8 SF	BUILDING SUPPORT
25B	STOR	13 SF	BUILDING SUPPORT
26A	STOR	10 SF	BUILDING SUPPORT
26B	STOR	15 SF	BUILDING SUPPORT
29A	STOR	8 SF	BUILDING SUPPORT
30A	STOR	10 SF	BUILDING SUPPORT
34A	STORAGE	68 SF	BUILDING SUPPORT
35B	STORAGE	14 SF	BUILDING SUPPORT
36A	STORAGE	45 SF	BUILDING SUPPORT
37A	STORAGE	46 SF	BUILDING SUPPORT
B-2A	JANITOR	69 SF	BUILDING SUPPORT
B-3	KITCHEN	33 SF	BUILDING SUPPORT
B-4	MECHANICAL ROOM	2,259 SF	BUILDING SUPPORT
B-8	STORAGE	88 SF	BUILDING SUPPORT
B-20	MECHANICAL	579 SF	BUILDING SUPPORT
JC01	JANITOR	121 SF	BUILDING SUPPORT
JC02	JANITOR	44 SF	BUILDING SUPPORT
JC03	JC	11 SF	BUILDING SUPPORT
T01	BOYS	181 SF	BUILDING SUPPORT
T01	GIRLS	46 SF	BUILDING SUPPORT
T01A	TOILET	26 SF	BUILDING SUPPORT
T02	GIRLS	230 SF	BUILDING SUPPORT
T02	BOYS	40 SF	BUILDING SUPPORT
T02A	TOILET	27 SF	BUILDING SUPPORT
T03	TOILET	48 SF	BUILDING SUPPORT
T03A	TOILET	32 SF	BUILDING SUPPORT
T04	GIRLS	89 SF	BUILDING SUPPORT
T04A	TOILET	34 SF	BUILDING SUPPORT
T05	BOYS	82 SF	BUILDING SUPPORT
T06	GENDER NEUTRAL	82 SF	BUILDING SUPPORT
T06A	TOILET	36 SF	BUILDING SUPPORT
T07	GENDER NEUTRAL	87 SF	BUILDING SUPPORT
T08	GIRLS	233 SF	BUILDING SUPPORT
T08C	STOR	11 SF	BUILDING SUPPORT
T09	BOYS	197 SF	BUILDING SUPPORT
T19	TOILET	28 SF	BUILDING SUPPORT
T36	TOILET	25 SF	BUILDING SUPPORT
T37	TOILET	25 SF	BUILDING SUPPORT
T38	Room	11 SF	BUILDING SUPPORT
78		6,454 SF	
Grand total: 144		51,833 SF	

LINCOLNWOOD ELEMENTARY SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 2600 Colfax St, Evanston, IL 60201

Building Construction Date: 1949 Original Building & 1952 Addition

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Elementary School (Allowed as a Special Use)

Parcel PIN Numbers: 10-11-408-001, 10-11-409-001

Site Acreage: Approximately 9.38 Acres

Level: 2 Levels above Grade and 1 Basement below

Building Height: 30’ 9”

Building Perimeter: 1,452’

Total Square Footage: 61,023 sf (Basement: 11,664 GSF, Ground Floor: 34,145 GSF, Upper Floor: 15,215 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 606’

Flood Plain: Per FEMA Flood Map Service Center, Lincolnwod School is in a minimal flood hazard zone

(Zone X).

Delineated Wetland: N/A

Stormwater System: Splash on grade and surface draining.

Landscaping: Planting around perimeter of building. Small garden located on Northwest side of property.

Items to Be Addressed:

– Monitor plantings for overgrowth and replace plantings in poor conditions.

– Clean up garden area.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water:A 2” watermain enters the building on the south side of the building with the water service located in the crawlspace below Classroom 01. This watermain serves only domestic water for the building. The domestic water service is equipped with a local municipal 2” water meter and has a 2” Reduced Pressure Zone backflow preventer, Zurn Wilkins Model 975.

Natural Gas: Gas for the facility is provided by a gas service located in the lower level boiler room. Gas piping runs into the building to serve the boiler. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed from utility transformer located in an electrical vault. The electrical service is located in Mechanical 4. The 208/120V-3Ph-4W, 1200 amperes rated switchboard is manufactured by ‘Challenger’ that appears to be installed around 1997. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

30 parking spots (+2 accessible) on southside facing Grant Street.

Area (SF) Parking: 12,340 sqft

Accessible Stalls: 2 Accessible

Drop-Off: Front of Building on Colfax Street

Curbs: Concrete

Items to Be Addressed:

–Resurface and repaint the parking lot.

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkways: Concrete by Colfax Street

Exterior Stairs: (5) concrete stairs

Exterior Ramps: 1

Area (SF) Paving: 24,713 sf (sidewalk only)

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: Playground Mulch (15,878 sf)

Chain Link Fencing: aluminum rail fence. 12' height around perimeter of athletic fields (1,435 lf)

Site Furnishings: (9) various groupings of playground equipment, (8) basketball hoops, miscellaneous wooden benches/picnic tables located throughout garden and playground area, (1) galvanized flagpole mounted onto concrete pier

Monument Sign: (2) Dimensional lettered canopy/bronze plaque sign

Misc. Exterior Storage Structures: (3) Low custom-built storage unit with swinging doors—on the North, West, and East sides on concrete and grass. Good Condition.

Items to Be Addressed:

– None.

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: Typical (unless noted otherwise below): Face brick with CMU backup varying in thickness with windows and aluminum storefront and curtain wall systems scattered throughout.

First floor: Concrete slab-on-grade when without a basementSecond Floor: Concrete topping on fire-proof steel (where required)

Roof Structure: Single-ply roofing systems (EPDM) on low-slope roof areas and asphalt shingle roofing on steep-slope areas on concrete deck.

Items to Be Addressed:

–There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick with CMU backup, aluminum storefront, and curtainwall systems

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Continue to monitor masonry for cracking and mortar deterioration.
– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Refer to appendix for full masonry assessment completed.

Doors

Types:
– Aluminum Doors in Aluminum Frames
– Curtainwall Doors in Hollow Metal Frames
– Hollow Metal Doors in Hollow Metal Frames
– Hollow Metal Doors in Hollow Metal Frames with Transom
– Hollow Metal Doors in Hollow Metal Frames with Narrow Lite and Side lite
– Hollow Metal Doors in Follow Metal Frames with various glasses and Transom
– Hollow Metal Doors in Hollow Metal Frames with Narrow Lite, Transom, Side lite
– Wood Doors in Wood Frames
– Wood Doors in Wood Frames with Narrow Lite
– Wood Doors in Hollow Metal Frames
– Wood Doors in Hollow Metal Frames with Side lite

Items To Be Addressed:
– Minor Scuffs at base of doors

Fenetration

Types:

– Aluminum storefront

– Operable awning and hopper type, fixed. Not used as a means of egress.

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– Single-ply roofing systems (EPDM) on low-slope roof areas and asphalt shingle roofing on steep-slope areas on concrete deck.

– Coping: Metal

– Fascia/Soffit: Aluminum and Stucco or Plaster

– Gutter & Downspouts: None

Items To Be Addressed:

– The building should continue to be monitored for potential leaks.

– Refer to roof report appendix.

Interior Environment

Wall Surfaces: CMU or plaster on metal framing, ceramic wall tile

Floor Surfaces: VCT, VAT, Carpet, Tile, Sealed Concrete, Wood

Ceiling Surfaces: 2x2 ACT, 2x4 ACT, Tectum Panels, Open to Deck, Gypsum, Spline

Casework: PLAM casework, Wood Veneer Casework

Specialty Equipment: TV's, Projectors, Tackboards, Markerboards

Vertical Circulation Components: Stairs

Stairs/Railings: Wood Railing, Metal Railing

Elevators: None

Items To Be Addressed:

– Minor scuffing on casework & walls

– Damaged VAT

– Leaks in 2x4 ACT

– Damaged casework

– Sinks leaking
– Damaged Wall Base

ADA Compliance

Compliance Items to Be Addressed:
– Modify for ADA height countertops
– Provide accessible signage
– Modify for ADA mounted heights for wall and toilet accessories
– Modify ADA compliant furniture in classrooms
– Modify hardware to be ADA compliant
– Modify furniture layout to allow for ADA clearances
– Modify device height for ADA compliance
– Modify toilet room to have an accessible stall

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:
– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Lincolnwood Elementary School
2600 Colfax St
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of three (3) gas fired forced draft high efficiency hot water boilers. The boilers were manufactured by Aerco in 2007 and are model Benchmark 2.0 with an input of 2000 mbh. The boilers are independently vented up through the existing masonry chimney. The system is configured for primary only variable flow and two (2) base mounted system pumps are modulated by associated VFDs in a lead/lag sequence.

There is no central cooling plant.

The Auditorium is heated and ventilated by an air handling unit that is of unknown age or brand. Based on the cabinet construction and the system return fan, the unit is approximately 60 years old. The unit has been retrofitted with a hot water coil, face and bypass damper, and DX cooling coil. The supply and return fans are controlled by VFDs that were manufactured by McQuay and where installed in 2008. The air handling unit is coupled with a 33 ton roof mounted air cooled condensing unit also manufactured by McQuay installed in 2008. An energy recovery unit that was manufactured by Venmar and installed in 2008 is coupled to this system to provide higher amounts of outdoor air when the auditorium is being used.

The Main Office Area is cooled and ventilated by a 3 zone duct free split system manufactured by Carrier of unknown age, but appearing to be less than 10 years old. The spaces are heated by runtal radiators in each zone.

The Classrooms, Library, Gymnasium, and Cafeteria are heated and ventilated by unit ventilators that were manufactured by AAF and installed in 1997, with the exception of the basement classroom which was installed in 2008. The unit ventilators appear to have been designed for a future dual temperature system, as indicated by drain piping at each wall louver. Where economizer relief systems exist, they utilize the egress corridor and/or exit stairways as a plenum and are not protected with life-safety dampers. The relief fan is located in the attic on the 3rd floor and does not have safe access for service. Each space served by a unit ventilator is cooled by 1 or 2 window air conditioning units. It is likely that after the heating season is over, the unit ventilators do not operate to provide adequate ventilation when the window air conditioning units are in operation.

Small offices are provided with heating elements and window air conditioners but are not mechanically ventilated.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system manufactured by Carrier of unknown age, but appearing to be less than 10 years old.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The system utilizes obsolete building and equipment controllers that are no longer serviceable.

Revision Recommendations

In general, the existing system is in fair condition and should be maintained for the next 5-10 years.

When the system is scheduled for improvement, a comprehensive cooling system should be installed that will provide ventilation to all occupied spaces during operation. The following systems should be considered:

Recommended System Option 1 - Self-Contained Units:
New hot water boilers will be provided and the existing hot water piping will be reused to serve new system heating elements.

The Gymnasium and Auditorium will each be provided with a new packaged rooftop unit with a duct mounted hot water heating coil.

The Main Office Area will be replaced in kind with a new air source heat pump system. The existing runtal radiators will be maintained for supplemental heating.

The floor mounted unit ventilators serving the Classrooms, Library, and Cafeteria will be replaced with self-contained unit ventilators with hot water coils. Floor mounted units will be provided with larger outdoor air louvers to accommodate the new condenser section airflow requirements. New suspended units with hot water coils and DX coils will be provided for rooms that cannot support a floor mounted unit. Each suspended unit will be coupled with a roof mounted condensing unit. A new economizer relief system will be provided throughout the building.

Small offices should be provided with DX fan coil units coupled with new condensing units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode.

Recommended System Option 2 - 2 Pipe Hot Water/Chilled Water System:
The hot water boiler replacement, the Gymnasium, and Auditorium will be replaced as described in Option 1. The existing unit ventilators will remain and be provided with new controls to operate in a dual temperature sequence. The units have approximately 11 years of service life remaining, however, will likely operate for the life of a new chilled water system with rigorous maintenance.

A new chiller will be installed and integrated into the existing piping system. The system will be configured for constant volume primary and variable speed secondary pumping. The existing piping system will be inspected and insulated as required to prevent condensation anywhere in the system. 2-position change over heating valves will be provided for any heating only equipment.

The Classrooms, Library, and Cafeteria will be served by existing unit ventilators with new controls. The existing drain pans will be flushed, fan shafts and bearings will be inspected and replaced as needed, and dampers will be inspected and replaced as needed. A new code compliant economizer relief system will be provided throughout.

Small offices shall be provided with dual temperature fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode and central system pumping energy.

Recommended System Option 3 - 4 Pipe Hot Water/Chilled Water System:
The hot water boiler replacement and the Gymnasium will be replaced as described in Option 1.

A new chiller will be installed and connected into the existing dual temperature water piping to all equipment. The system should be configured for constant volume primary and variable speed secondary pumping. A new hot water piping system will be installed throughout the building. The dual temperature system will be revised to become dedicated chilled water piping and the new boilers will be installed with service to only the hot water system. Heating only branch piping will be removed from the dual temperature system and connected to the new hot water piping system.

The Auditorium will be provided with a new hot water, chilled water air handling unit in the same location as the existing unit.

The unit ventilators serving the Classrooms, Library, and Cafeteria will be replaced with new hot water/chilled water unit ventilators. A new code compliant economizer relief system will be provided throughout.

Small offices shall be provided with hot water/chilled water fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode and central system pumping energy.

Recommended System Option 4 - Geothermal System:

A new geothermal borefield will be installed in the play fields east of the school and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield if the building is found to be heating dominant.

The Gymnasium and Auditorium will each be provided with a new packaged geothermal rooftop unit.

The unit ventilators serving Classrooms, Library, and Cafeteria will be replaced with new geothermal heat pumps that suit the configuration of the space it serves. A new outdoor air relief system will be provided throughout.

Small offices shall be provided with suspended or console geothermal heat pumps with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

A 2" watermain enters the building on the south side of the building with the water service located in the crawlspace belowClassroom 01 . This watermain serves only domestic water for the building. The domestic water service is equipped with a local municipal 2" water meter and has a 2" Reduced Pressure Zone backflow preventer, Zurn Wilkins Model 975.

Domestic water is distributed with galvanized piping throughout the building. Existing water filters are located throughout the building at various plumbing fixtures to reduce lead in the water.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water for the building is provided by a single gas fired vertical storage tank type water heater located in the boiler room, water heater is an AO Smith Model BTR-197, 100 gallon, 199,000 btuh, installed in 2012, SN. 1202M001775. The water heater is equipped with a master mixing valve, expansion tank and recirc pump.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Water service is located in crawlspace and does not appear to be of sufficient size to serve the building. Increase water main size to building and locate water service in an accessible location.

Water heater (100 Gal.) is 14 years old and is near the end of its typical life cycle. Replace water heater.

The triple compartment sink and prep sink in kitchen have a direct connection to sanitary. Grease trap serving this kitchen could not be located at the time of survey. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provide a proper indirect waste receptor at triple compartment sink and prep sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

Urinal flush valve does not have a proper vacuum breaker. Replace flush valve.

Elec water cooler does not have the proper plumbing vent piping. Provide vent piping ta fixture.

FIRE PROTECTION

Existing Conditions

There are no existing sprinkler systems in this building.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from an electrical vault located near boiler room. Service entrance conductors are routed to a service entrance rated switchboard in Mechanical 4. The switchboard is rated 1200 amperes at 208/120V-3Ph-4W and manufactured by Challenger. It appears to be installed around 1997 and in fair condition.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (15) panels located in building of various manufacturers and age. (5) are manufactured by a custom fabricator 'Switchboard Apparatus' with older generation style circuit breakers. These panels have exceeded its serviceable life with no replacement parts available, but other panels are in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in Janitorial JC01. The 'AFP-400' addressable panel is manufactured by Notifier. This panel has exceeded its serviceable life with no replacement parts available.

Revision Recommendations

Consider replacing (5) electrical panels that have exceeded its serviceable life with current generation of electrical panels.

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

Consider replacing emergency battery light units to newer energy efficient type.

Consider replacing fire alarm control panel with a current generation product.

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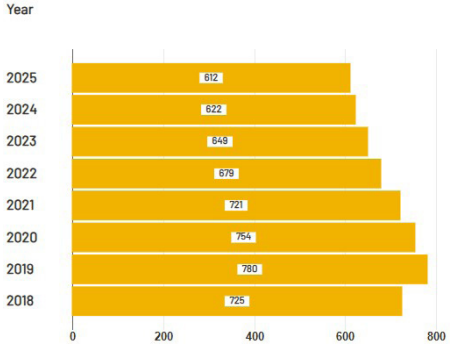
NICHOLS MIDDLE SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1928
Grade Levels	|	6-8
Total Gross SF	|	97,518

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Nichols Middle School

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
6	301	252	263	234	227	254	222	224	229	218	203	198	205	204	203	202
7	321	302	250	256	234	231	262	229	232	237	226	211	204	211	210	209
8	291	311	288	240	248	237	229	259	227	230	235	229	214	210	217	216
Total: 6-8	**913**	**865**	**801**	**730**	**709**	**722**	**713**	**712**	**688**	**685**	**664**	**638**	**623**	**625**	**630**	**627**

Total: 6-8	**913**	**865**	**801**	**730**	**709**	**722**	**713**	**712**	**688**	**685**	**664**	**638**	**623**	**625**	**630**	**627**
Change		-48	-64	-71	-21	13	-9	-1	-24	-3	-21	-26	-15	2	5	-3
Percent Change		-5.3%	-7.4%	-8.9%	-2.9%	1.8%	-1.2%	-0.1%	-3.4%	-0.4%	-3.1%	-3.9%	-2.4%	0.3%	0.8%	-0.5%

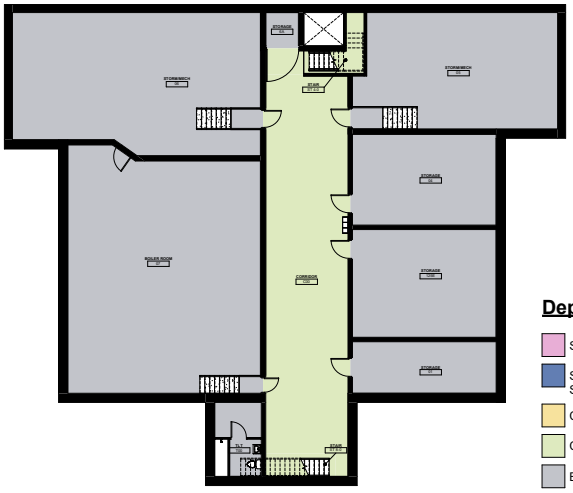
Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

NICHOLS MIDDLE SCHOOL



1 FIRST FLOOR PLAN - SPACE UTILIZATION
N.T.S.

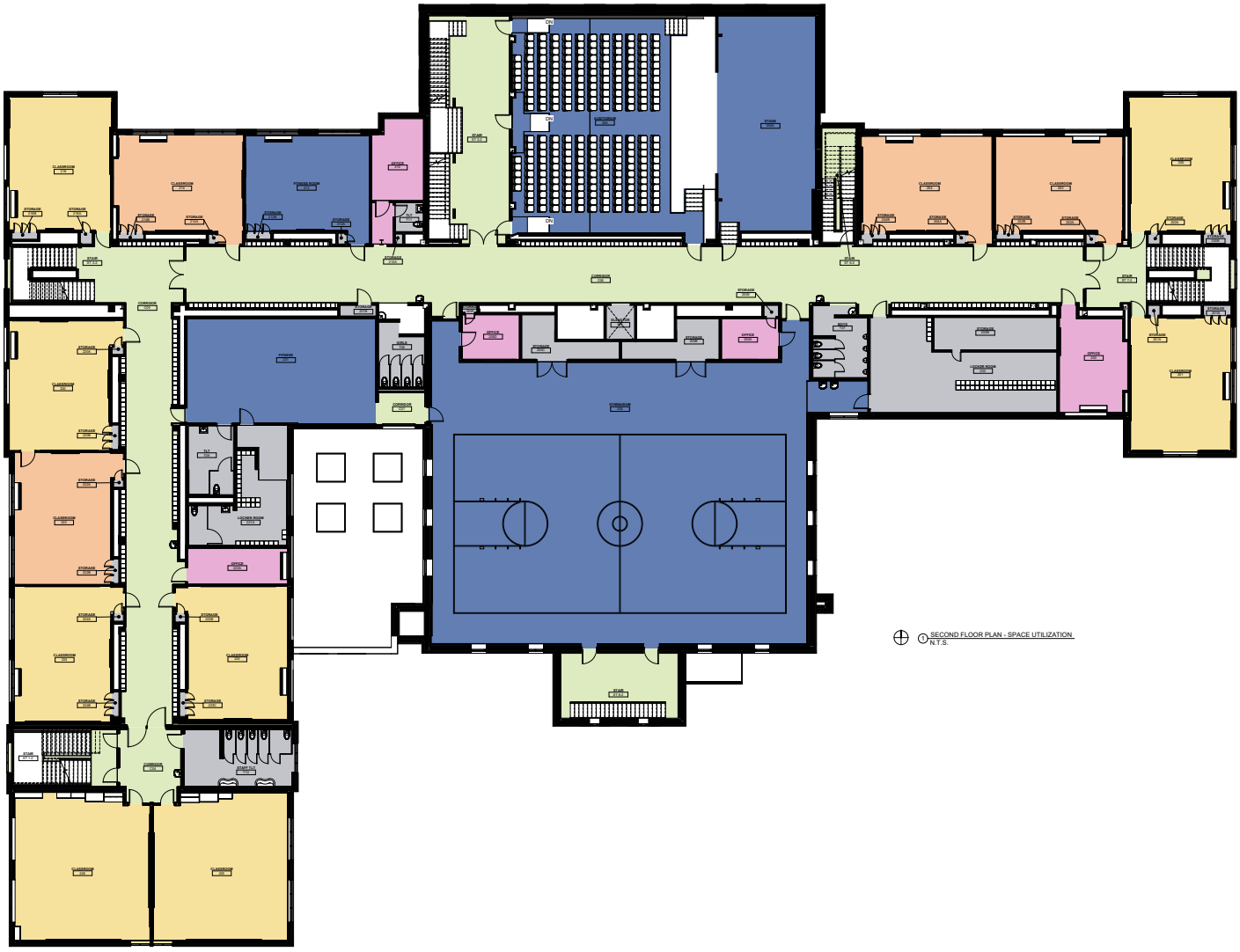


1 BASEMENT FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

NICHOLS MIDDLE SCHOOL

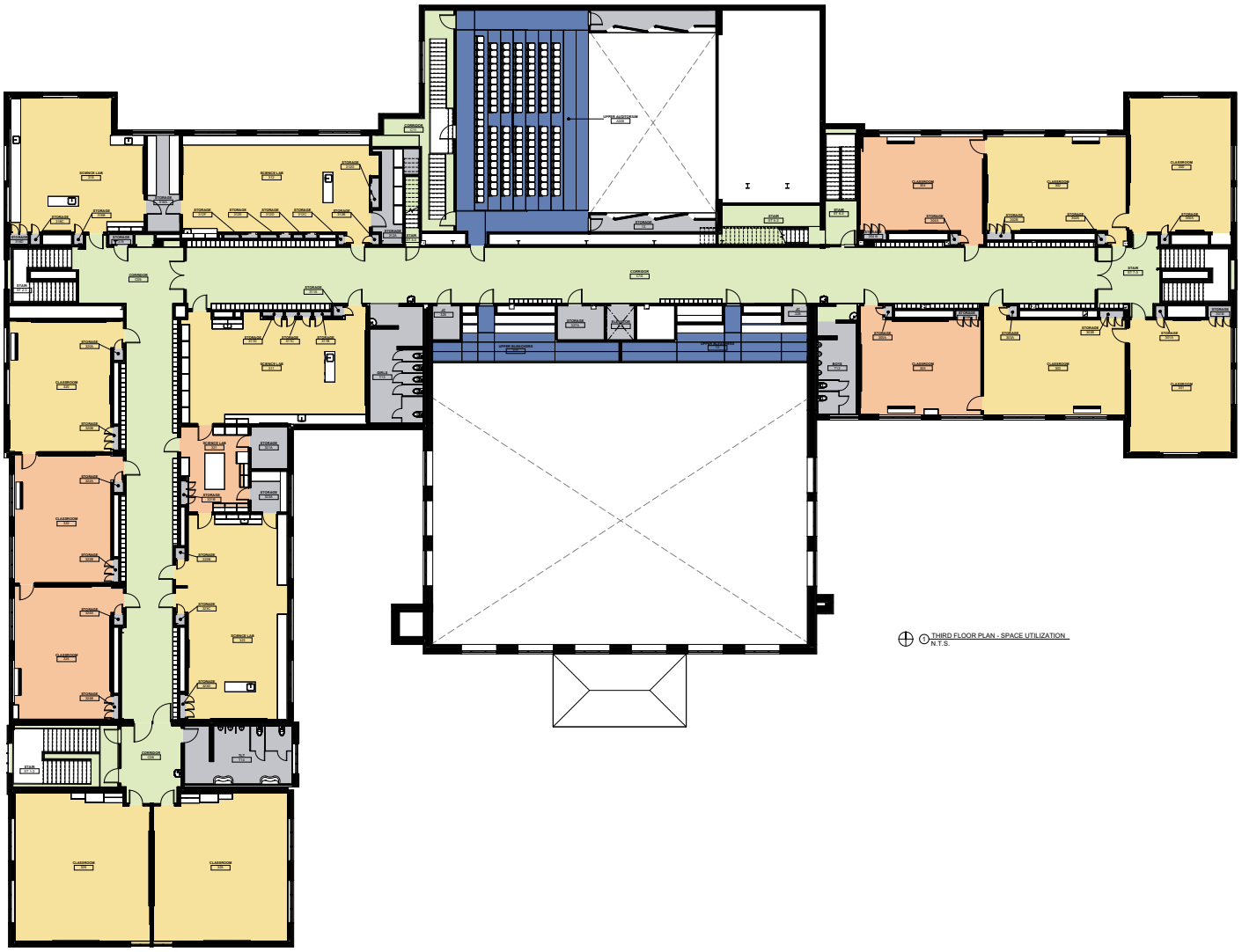


1 SECOND FLOOR PLAN - SPACE UTILIZATION
N.T.S.

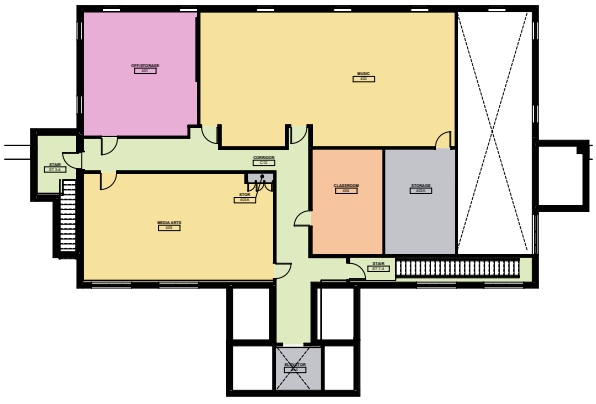
Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

NICHOLS MIDDLE SCHOOL



THIRD FLOOR PLAN - SPACE UTILIZATION
N.T.S.



FOURTH FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

NICHOLS MIDDLE SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
108B	TECH OFF	182 SF	STAFF/OFFICE
109B	OFFICE	32 SF	STAFF/OFFICE
109F	TLT	55 SF	STAFF/OFFICE
110	MAIN OFFICE	493 SF	STAFF/OFFICE
111	STAFF LOUNGE	876 SF	STAFF/OFFICE
112	OFFICE	278 SF	STAFF/OFFICE
114	PRINCIPAL OFFICE	227 SF	STAFF/OFFICE
116	ASST. PRINC	224 SF	STAFF/OFFICE
121	NURSE	238 SF	STAFF/OFFICE
125A	HEALTH CLERK	148 SF	STAFF/OFFICE
203	OFFICE	291 SF	STAFF/OFFICE
205A	OFFICE	104 SF	STAFF/OFFICE
205D	OFFICE	114 SF	STAFF/OFFICE
210	OFFICE	223 SF	STAFF/OFFICE
223A	OFFICE	164 SF	STAFF/OFFICE
401	OFF/STORAGE	495 SF	STAFF/OFFICE
16		4,145 SF	
SMALL GROUP SPACES			
101	CLASSROOM	596 SF	SMALL GROUP SPACES
102	CLASSROOM	578 SF	SMALL GROUP SPACES
103	CLASSROOM	550 SF	SMALL GROUP SPACES
104	CLASSROOM	579 SF	SMALL GROUP SPACES
105	CLASSROOM	532 SF	SMALL GROUP SPACES
108	CLASSROOM	441 SF	SMALL GROUP SPACES
122	CLASSROOM	574 SF	SMALL GROUP SPACES
124	CLASSROOM	574 SF	SMALL GROUP SPACES
202	CLASSROOM	561 SF	SMALL GROUP SPACES
204	CLASSROOM	579 SF	SMALL GROUP SPACES
214	CLASSROOM	569 SF	SMALL GROUP SPACES
222	CLASSROOM	586 SF	SMALL GROUP SPACES
304	CLASSROOM	543 SF	SMALL GROUP SPACES
305	CLASSROOM	528 SF	SMALL GROUP SPACES
321	SCIENCE LAB	249 SF	SMALL GROUP SPACES
322	CLASSROOM	568 SF	SMALL GROUP SPACES
324	CLASSROOM	592 SF	SMALL GROUP SPACES
404	CLASSROOM	260 SF	SMALL GROUP SPACES
18		9,458 SF	
SHARED INSTRUCTIONAL SPACES/SPECIALS			
12	UPPER BLEACHERS	305 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
106	LIBRARY	1,484 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
106B	LIBRARY MEZZ	530 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
CIRCULATION			
C00	CORRIDOR	1,091 SF	CIRCULATION
C01	CORRIDOR	238 SF	CIRCULATION
C02	CORRIDOR	1,152 SF	CIRCULATION
C03	CORRIDOR	2,603 SF	CIRCULATION
C04	CORRIDOR	194 SF	CIRCULATION
C05	CORRIDOR	1,288 SF	CIRCULATION
C06	CORRIDOR	2,498 SF	CIRCULATION
C07	CORRIDOR	69 SF	CIRCULATION
C08	CORRIDOR	205 SF	CIRCULATION
C09	CORRIDOR	1,300 SF	CIRCULATION
C10	CORRIDOR	2,482 SF	CIRCULATION
C11	CORRIDOR	359 SF	CIRCULATION
C12	CORRIDOR	493 SF	CIRCULATION
ST 1-1	STAIR	254 SF	CIRCULATION
ST 1-2	STAIR	266 SF	CIRCULATION
ST 1-3	STAIR	291 SF	CIRCULATION
ST 2-1	STAIR	212 SF	CIRCULATION
ST 2-2	STAIR	194 SF	CIRCULATION
ST 2-3	STAIR	150 SF	CIRCULATION
ST 3-1	STAIR	719 SF	CIRCULATION
ST 3-2	STAIR	814 SF	CIRCULATION
ST 3-3	STAIR	42 SF	CIRCULATION
ST 3-4	STAIR	120 SF	CIRCULATION
ST 4-0	STAIR	102 SF	CIRCULATION
ST 4-1	STAIR	72 SF	CIRCULATION
ST 5-3	STAIR	175 SF	CIRCULATION
ST 6-1	STAIR	100 SF	CIRCULATION
ST 6-2	STAIR	178 SF	CIRCULATION
ST 6-3	STAIR	164 SF	CIRCULATION
ST 7-1	STAIR	333 SF	CIRCULATION
ST 7-2	STAIR	372 SF	CIRCULATION
ST 7-3	STAIR	348 SF	CIRCULATION
ST 7-4	STAIR	158 SF	CIRCULATION
ST 8-0	STAIR	55 SF	CIRCULATION
ST 8-1	STAIR	246 SF	CIRCULATION
ST 8-2	STAIR	340 SF	CIRCULATION
V01	VESTIBULE	288 SF	CIRCULATION
V02	VESTIBULE	56 SF	CIRCULATION
V03	VESTIBULE	66 SF	CIRCULATION
V04	VESTIBULE	62 SF	CIRCULATION
V05	VESTIBULE	50 SF	CIRCULATION
41		20,199 SF	

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
109	CAFETERIA	3,397 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
205	GYMNASIUM	4,941 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
206	AUDITORIUM	1,587 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
206A	STAGE	946 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
212	FITNESS ROOM	550 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
221	FITNESS	891 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
327	UPPER BLEACHERS	291 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
A306	UPPER AUDITORIUM	1,324 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
11		16,245 SF	
CORE CURRICULUM			
100	ART ROOM	607 SF	CORE CURRICULUM
107	BAND	1,271 SF	CORE CURRICULUM
118	CLASSROOM	620 SF	CORE CURRICULUM
120	CLASSROOM	613 SF	CORE CURRICULUM
123	SCIENCE LAB	886 SF	CORE CURRICULUM
125	CLASSROOM	897 SF	CORE CURRICULUM
126	CLASSROOM	886 SF	CORE CURRICULUM
200	CLASSROOM	613 SF	CORE CURRICULUM
201	CLASSROOM	611 SF	CORE CURRICULUM
218	CLASSROOM	611 SF	CORE CURRICULUM
220	CLASSROOM	604 SF	CORE CURRICULUM
223	CLASSROOM	615 SF	CORE CURRICULUM
224	CLASSROOM	603 SF	CORE CURRICULUM
225	CLASSROOM	877 SF	CORE CURRICULUM
226	CLASSROOM	883 SF	CORE CURRICULUM
300	CLASSROOM	618 SF	CORE CURRICULUM
301	CLASSROOM	605 SF	CORE CURRICULUM
302	CLASSROOM	607 SF	CORE CURRICULUM
303	CLASSROOM	617 SF	CORE CURRICULUM
311	SCIENCE LAB	904 SF	CORE CURRICULUM
312	SCIENCE LAB	846 SF	CORE CURRICULUM
318	SCIENCE LAB	764 SF	CORE CURRICULUM
320	CLASSROOM	615 SF	CORE CURRICULUM
323	SCIENCE LAB	952 SF	CORE CURRICULUM
325	CLASSROOM	879 SF	CORE CURRICULUM
326	CLASSROOM	887 SF	CORE CURRICULUM
402	MUSIC	1,173 SF	CORE CURRICULUM
403	MEDIA ARTS	714 SF	CORE CURRICULUM
28		**21,379 SF**	

NICHOLS MIDDLE SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
BUILDING SUPPORT			
01	STORAGE	257 SF	BUILDING SUPPORT
04	STORAGE	454 SF	BUILDING SUPPORT
05	STORM/MECH	798 SF	BUILDING SUPPORT
06	STORM/MECH	1,170 SF	BUILDING SUPPORT
6A	STORAGE	38 SF	BUILDING SUPPORT
07	BOILER ROOM	1,585 SF	BUILDING SUPPORT
13	STORAGE	79 SF	BUILDING SUPPORT
14	STORAGE	98 SF	BUILDING SUPPORT
100A	STORAGE	5 SF	BUILDING SUPPORT
100B	STORAGE	11 SF	BUILDING SUPPORT
101A	STORAGE	6 SF	BUILDING SUPPORT
101B	STORAGE	12 SF	BUILDING SUPPORT
102A	STORAGE	3 SF	BUILDING SUPPORT
103A	STORAGE	4 SF	BUILDING SUPPORT
103B	STORAGE	7 SF	BUILDING SUPPORT
104A	STORAGE	4 SF	BUILDING SUPPORT
105A	STORAGE	4 SF	BUILDING SUPPORT
105B	STORAGE	6 SF	BUILDING SUPPORT
106A	STORAGE	4 SF	BUILDING SUPPORT
107A	STORAGE	12 SF	BUILDING SUPPORT
107B	STORAGE	95 SF	BUILDING SUPPORT
107C	STORAGE	68 SF	BUILDING SUPPORT
108A	OFFICE	171 SF	BUILDING SUPPORT
109A	KITCHEN	758 SF	BUILDING SUPPORT
109C	DRY STORAGE	50 SF	BUILDING SUPPORT
109D	MECH	73 SF	BUILDING SUPPORT
109E	SERVERY	611 SF	BUILDING SUPPORT
109G	JC	44 SF	BUILDING SUPPORT
109H	STORAGE	43 SF	BUILDING SUPPORT
111A	STORAGE	4 SF	BUILDING SUPPORT
111B	STORAGE	72 SF	BUILDING SUPPORT
112A	STORAGE	8 SF	BUILDING SUPPORT
114A	STORAGE	5 SF	BUILDING SUPPORT
114B	STORAGE	3 SF	BUILDING SUPPORT
118A	STORAGE	31 SF	BUILDING SUPPORT
120A	STORAGE	3 SF	BUILDING SUPPORT
120B	STORAGE	4 SF	BUILDING SUPPORT
120C	STORAGE	6 SF	BUILDING SUPPORT
121A	STORAGE	4 SF	BUILDING SUPPORT
122A	STORAGE	3 SF	BUILDING SUPPORT
122B	STORAGE	6 SF	BUILDING SUPPORT
123A	STORAGE	4 SF	BUILDING SUPPORT
124A	STORAGE	3 SF	BUILDING SUPPORT
124B	STORAGE	6 SF	BUILDING SUPPORT
125C	STORAGE	2 SF	BUILDING SUPPORT
125E	STORAGE	538 SF	BUILDING SUPPORT
200A	STORAGE	5 SF	BUILDING SUPPORT

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
312D	STORAGE	4 SF	BUILDING SUPPORT
312E	STORAGE	5 SF	BUILDING SUPPORT
312F	STORAGE	6 SF	BUILDING SUPPORT
312G	STORAGE	9 SF	BUILDING SUPPORT
318A	STORAGE	139 SF	BUILDING SUPPORT
318B	STORAGE	4 SF	BUILDING SUPPORT
318C	STORAGE	4 SF	BUILDING SUPPORT
318D	STORAGE	8 SF	BUILDING SUPPORT
319	STORAGE	11 SF	BUILDING SUPPORT
320A	STORAGE	4 SF	BUILDING SUPPORT
320B	STORAGE	5 SF	BUILDING SUPPORT
321A	STORAGE	71 SF	BUILDING SUPPORT
321B	STORAGE	7 SF	BUILDING SUPPORT
322A	STORAGE	4 SF	BUILDING SUPPORT
322B	STORAGE	5 SF	BUILDING SUPPORT
323A	STORAGE	68 SF	BUILDING SUPPORT
323B	STORAGE	5 SF	BUILDING SUPPORT
323C	STORAGE	4 SF	BUILDING SUPPORT
323D	STORAGE	5 SF	BUILDING SUPPORT
324A	STORAGE	4 SF	BUILDING SUPPORT
324B	STORAGE	5 SF	BUILDING SUPPORT
326	JC	41 SF	BUILDING SUPPORT
327A	STORAGE	70 SF	BUILDING SUPPORT
327J	STORAGE	3 SF	BUILDING SUPPORT
327K	STORAGE	3 SF	BUILDING SUPPORT
328	JC	17 SF	BUILDING SUPPORT
402A	STORAGE	260 SF	BUILDING SUPPORT
403A	STOR	7 SF	BUILDING SUPPORT
E-1	ELEVATOR	48 SF	BUILDING SUPPORT
E-2	ELEVATOR	43 SF	BUILDING SUPPORT
E-3	ELEVATOR	42 SF	BUILDING SUPPORT
E-4	ELEVATOR	71 SF	BUILDING SUPPORT
T00	TLT	100 SF	BUILDING SUPPORT
T01	BOYS	102 SF	BUILDING SUPPORT
T02	GIRLS	222 SF	BUILDING SUPPORT
T03	TLT	32 SF	BUILDING SUPPORT
T04	TLT	20 SF	BUILDING SUPPORT
T05	TLT	41 SF	BUILDING SUPPORT
T06	TLT	35 SF	BUILDING SUPPORT
T07	BOYS	165 SF	BUILDING SUPPORT
T08	GIRLS	117 SF	BUILDING SUPPORT
T09	TLT	138 SF	BUILDING SUPPORT
T10	STAFF TLT	270 SF	BUILDING SUPPORT
T11	TLT	38 SF	BUILDING SUPPORT
T12	BOYS	159 SF	BUILDING SUPPORT
T13	GIRLS	280 SF	BUILDING SUPPORT
T14	TLT	276 SF	BUILDING SUPPORT
142		11,899 SF	
Grand total: 256		83,324 SF	

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
200B	STORAGE	13 SF	BUILDING SUPPORT
201A	STORAGE	5 SF	BUILDING SUPPORT
201B	STORAGE	13 SF	BUILDING SUPPORT
202A	STORAGE	4 SF	BUILDING SUPPORT
202B	STORAGE	6 SF	BUILDING SUPPORT
203	LOCKER ROOM	599 SF	BUILDING SUPPORT
203B	STORAGE	178 SF	BUILDING SUPPORT
204A	STORAGE	4 SF	BUILDING SUPPORT
204B	STORAGE	8 SF	BUILDING SUPPORT
205B	STORAGE	121 SF	BUILDING SUPPORT
205C	STORAGE	118 SF	BUILDING SUPPORT
205E	STORAGE	7 SF	BUILDING SUPPORT
205F	STORAGE	5 SF	BUILDING SUPPORT
210A	STORAGE	3 SF	BUILDING SUPPORT
212A	STORAGE	3 SF	BUILDING SUPPORT
212B	STORAGE	7 SF	BUILDING SUPPORT
214A	STORAGE	3 SF	BUILDING SUPPORT
214B	STORAGE	6 SF	BUILDING SUPPORT
218A	STORAGE	6 SF	BUILDING SUPPORT
218B	STORAGE	7 SF	BUILDING SUPPORT
220A	STORAGE	4 SF	BUILDING SUPPORT
220B	STORAGE	7 SF	BUILDING SUPPORT
221A	LOCKER ROOM	359 SF	BUILDING SUPPORT
221B	STORAGE	17 SF	BUILDING SUPPORT
222A	STORAGE	3 SF	BUILDING SUPPORT
222B	STORAGE	6 SF	BUILDING SUPPORT
223B	STORAGE	4 SF	BUILDING SUPPORT
223C	STORAGE	6 SF	BUILDING SUPPORT
224A	STORAGE	3 SF	BUILDING SUPPORT
224B	STORAGE	6 SF	BUILDING SUPPORT
300A	STORAGE	4 SF	BUILDING SUPPORT
301A	STORAGE	5 SF	BUILDING SUPPORT
301B	STORAGE	12 SF	BUILDING SUPPORT
302A	STORAGE	4 SF	BUILDING SUPPORT
302B	STORAGE	7 SF	BUILDING SUPPORT
303A	STORAGE	4 SF	BUILDING SUPPORT
303B	STORAGE	7 SF	BUILDING SUPPORT
304 B	STORAGE	7 SF	BUILDING SUPPORT
304A	STORAGE	4 SF	BUILDING SUPPORT
305A	STORAGE	4 SF	BUILDING SUPPORT
305B	STORAGE	7 SF	BUILDING SUPPORT
311A	STORAGE	4 SF	BUILDING SUPPORT
311B	STORAGE	3 SF	BUILDING SUPPORT
311C	STORAGE	5 SF	BUILDING SUPPORT
311D	STORAGE	4 SF	BUILDING SUPPORT
312A	STORAGE	123 SF	BUILDING SUPPORT
312B	STORAGE	3 SF	BUILDING SUPPORT
312C	STORAGE	3 SF	BUILDING SUPPORT

NICHOLS MIDDLE SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 800 Greenleaf St, Evanston, IL 60202

Building Construction Date: 1928, with two additions in 2015.

Zoning District: R3 (Two-Family Residential Districts)

Allowable Use: Elementary School (Allowed as a Special Use)

Parcel PIN Number: 11-19-116-001-0000

Site Acreage: Approximately 2.91 Acres

Level: 4 Levels above Grade

Building Height: 41’-7 ½”

Building Perimeter: 1,068’

Total Square Footage: 97,518 SF (Basement Floor: 7,129 SF Ground Floor: 31,333 SF, Second Floor: 29,397 SF, Third Floor 25,041, Fourth Floor 4,997 SF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 601’

Flood Plain: Per FEMA Flood Map Service Center, Nichols Middle School is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System: **The building utilizes an internal roof drainage system with roof drains and internal**

storm leaders.

Landscaping: Plantings surrounding the perimeter of the building. Small garden by entrance of building.

Items to Be Addressed:

– Reseed barren grass patches.

– Replace plants in poor condition.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water:The building is served by a 4" water service main, the water main enters the building in the basement on the north side and serves a combined domestic and fire protection service. The domestic service is equipped with a 4" meter and has a 4" reduced pressure zone backflow preventers, Watts model 909. The fire protection service is equipped with a 3" reduced pressure zone backflow preventer, Zurn Wilkins model 975XL.

Natural Gas: Gas for the facility is provided by a gas service located on the Southeast exterior corner of the kitchen. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed underground from a pad mounted utility transformer located near southeast corner of building. The electrical service is located in basement. The 208/120V-3Ph-4W, 2000 amperes rated switchboard is manufactured by a custom fabricator 'Chicago Switchboard' with 'Siemens' components. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: 61 parking stalls located on the South Side of the building(+2 accessible)

Area (SF) Parking: 30,207 sqft

Accessible Stalls: 2 Accessible

Curbs: Concrete

Items to Be Addressed:

– Paving is generally in ok-to-good condition. There is visible cracking and 'alligatoring' in the asphalt pavement that may require a full depth replacement in the future. There are also areas of cracked/eroded concrete sidewalk that will need to be repaired.

Concrete Paving - Flatwork

Sidewalks: Concrete

3.0 | FACILITY ASSESSMENTS

Entry Walkway from Greenleaf Street, and Elmwood and Sherman Avenues.

Street: Asphalt

Exterior Stairs: (0) concrete stairs

Exterior Ramps: N/A

Area (SF) Paving: 23,090 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

One Play Surface (s): Playground Mulch (5,502 sf total)

Chain Link Fencing: (1,463l.f.) of chain link fence. 4' height around the field with. 8' tall chain link fencing around the bike corral, with miscellaneous benches/picnic tables located throughout the athletic fields and playground areas, (1) galvanized flagpole mounted onto concrete pier.

Items to Be Addressed:

– Landscape edging should be installed/re-installed in playground area to reduce mulch spill into walkways

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: Load bearing triple wythe face brick at the original 1928 building with 4" face brick, with load bearing CMU Back up.

Basement and first floor: Slab-on-grade. Second, third, fourth floors, and roof: Cast in place structural concrete floor at the 1928 building. With slab on grade first floor, steel joist and metal deck with concrete topping for the second and third floors, and steel joist and metal decking for the roof at the 2015 additions.

Roof Structure: Cast in place concrete deck at 1928 building, metal deck on top of steel joists at the 2015 additions.

Items to Be Addressed:

–There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: 2” rigid insulation air space and weeps in the 2015 additions, but no thermal insulation in the 1928 original building.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Base flashing visible in the 2015 additions, but none visible in the 1928 building.

Open Head Joints: Open head joints visible in the 2015 additions, but none visible at top or bottom of walls in the 1928 building likely indicating solid masonry wall construction, typical of that building construction era.

Items To Be Addressed:

– Continue to monitor masonry for cracking and mortar deterioration.

– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:

– Refer to appendix for full masonry assessment completed.

Doors

Types:

– Wood Doors in Hollow Metal Frames.

– Wood Doors in Wood Frames.

– Wood Doors in Hollow Metal Frames with Narrow Lite.

– Hollow Metal Doors in Hollow Metal Frames.

– FRP Doors in Hollow metal frames.

– Aluminum Storefront.

Items To Be Addressed:

– Doors in the 1928 are very old and nearing the end of their life cycles.

Fenetration

Types:

– Aluminum storefront

– Vinyl clad wood windows, with horizontal blinds

Items To Be Addressed:

– Windows in the 1928 are very old and nearing the end of their life cycles.

Roofs

Types:

– EPDM, Modified Bituminous with granular and gravel surfaces, clay tile, asphalt shingles and copper roof at the 1928 building with Single-ply (TPO) at the 2015 additions.

– Coping: Clay tiles.

– Roof drainage: Interior roof drains down to interior storm and into the municipalities storm system.

Items To Be Addressed:

– Built up roof is near its life expectancy.

– The building should continue to be monitored for potential leaks.

– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Gypsum, CMU, Ceramic Tile, Masonry

Floor Surfaces: VCT, vinyl asbestos tile, Carpet Tiles, Ceramic Tile, Concrete, sealed concrete and wood sports flooring in the gymnasium.

Ceiling Surfaces: 2x2 ACT and gyp board ceilings and open to above.

Casework: PLAM casework.

Specialty Equipment: TV's, Projectors, Tackboards, Markerboards

Vertical Circulation Components: Stairs

Stairs/Railings: Metal Railings

Elevators: 1

Items To Be Addressed:

– Wall base peeling at corners and splitting

– Water damage in ceiling

– Minor damage to drywall
– Splitting in VCT, VAT
– Sinks leaking
– Rust at bottom of doors
– Damaged wood veneer casework
– Damaged door hardware

ADA Compliance

Compliance Items to Be Addressed:
– Modify for ADA toe kick under sinks
– Modify device height for ADA compliance
– Provide accessible signage
– Modify for ADA mounted heights for wall and toilet accessories
– Modify furniture layout to allow for ADA clearances.

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:
– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Nichols Middle School
800 Greenleaf St
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of three (3) gas fired forced draft high efficiency hot water boilers. The boilers were manufactured by Aerco in 2008 and are model Benchmark 3.0 with an input of 3000 mbh. The boilers are independently vented up through the existing masonry chimney. The system is configured for primary only variable flow and two (2) base mounted system pumps are modulated by associated VFDs in a lead/lag sequence.

There is no central cooling plant.

The Library is heated and ventilated by a Trane air handling unit that was installed in 1995. The room is cooled by two portable air conditioners ducted through the window. There is no space pressure relief for an economizer mode.

The each half of the Gym is heated and ventilated by a Trane Air Handling Unit that was installed in 1995. There is no space pressure relief for an economizer mode.

The Auditorium is heated and ventilated by a Trane Air Handling Unit that was installed in 1995. There is no space pressure relief for an economizer mode.

The Main Office Area, Cafeteria, and (7) Classrooms are heated, cooled, and ventilated by a self contained hot water/dx vertical unit ventilator manufactured by Change'air and installed in 2013.

The Teacher's lounge is heated, cooled, and ventilated by a suspended hot water/DX unit ventilator manufactured by Magicaire and coupled with a roof mounted condensing unit manufactured by Carrier. The unit ventilator and condensing unit were installed in 2013.

The remaining Classrooms and Locker Rooms spaces are heated and ventilated by unit ventilators that were manufactured by AAF and installed in 1995, with the exception the three rooms on the 4th floor that are served by vertical hot water unit ventilators manufactured by Airdale and installed in 1995. Where economizer relief systems exist, they utilize the wall cavity between the classroom and the corridor and are ducted to utility set fans that are located in the basement. The relief fans are manufactured by Greenheck and were installed in 2002. Each Classroom is cooled by 1 or 2 window air conditioning units. It is likely that after the heating season is over, the unit ventilators do not operate to provide adequate ventilation when the window air conditioning units are in operation.

Small offices are provided with heating elements and window air conditioners but are not mechanically ventilated.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system manufactured by Carrier of unknown age, but appearing to be less than 10 years old. The condensing unit is located in the basement and rejects heat into the crawl space areas adjacent to the boiler room.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The building and equipment controllers are obsolete and no longer serviceable. The 4th floor Airdale unit ventilators are controlled by Pelican Wireless internet based thermostats that do not communicate to the Alerton system.

Revision Recommendations

In general, the existing system is in fair condition and should be maintained for the next 5-10 years.

When the system is scheduled for improvement, a comprehensive cooling system should be installed that will provide ventilation to all occupied spaces during operation. The following systems should be considered:

Recommended System Option 1 - Self-Contained Units:
New hot water boilers will be provided and the existing hot water piping will be reused to serve new system heating elements.

The Gymnasium will be provided with two (2) new packaged rooftop units and the Auditorium will be provided with a single packaged rooftop unit. Each rooftop unit will be provided with a duct mounted hot water coil for heating of the space it serves.

The Library air handling unit will be replaced with a new hot water/DX air handling unit that is listed and labeled to operate with the current refrigerant. The unit will be reconfigured to allow for additional service space. A new condensing unit will be located on the roof south of the 4th floor.

The floor mounted unit ventilators serving the Classrooms, Cafeteria, Locker Rooms, and Main Office Area will be replaced with self-contained unit ventilators with hot water coils. Floor mounted units will be provided with larger outdoor air louvers to accommodate the new condenser section airflow requirements. New suspended units with hot water coils and DX coils will be provided for rooms that cannot support a floor mounted unit. Each suspended unit will be coupled with a roof mounted condensing unit. A new economizer relief system will be provided throughout the building.

Small offices should be provided with DX fan coil units coupled with new condensing units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode.

Recommended System Option 2 - 4 Pipe Hot Water/Chilled Water System:
The hot water boiler replacement and Gymnasium will be replaced as described in Option 1.

A new chiller will be installed and a new chilled water piping system shall be routed to all new chilled water equipment. The system will be configured for constant volume primary and variable speed secondary pumping. The existing hot water piping system will be utilized throughout the building.

The Auditorium and Library unit configurations do not appear to have room to add a cooling coil section and will be replaced with a new hot water, chilled water air handling unit in the same location as the existing unit, with a configuration suitable for the current location while maintaining proper service clearances.

The unit ventilators serving the Classrooms, Cafeteria, Locker Rooms, and Main Office Area will be replaced with hot water/chilled water unit ventilators. A new code compliant economizer relief system will be provided throughout the building.

Small offices shall be provided with hot water/chilled water fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode and central system pumping energy.

Recommended System Option 3 - Geothermal System:
A new geothermal borefield will be installed in the play fields south of the school and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield if the building is found to be heating dominant.

The Gymnasium will be provided with two (2) new packaged geothermal rooftop units and the Auditorium will be provided with a single packaged geothermal rooftop unit.

The unit ventilators serving Classrooms, Cafeteria, Locker Rooms, and Main Office Area will be replaced with new geothermal heat pumps that suit the configuration of the space it serves. A new outdoor air relief system will be provided throughout.

Small offices shall be provided with suspended or console geothermal heat pumps with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

The building is served by a 4" water service main, the water main enters the building in the basement on the north side and serves a combined domestic and fire protection service. The domestic service is equipped with a 4" meter and has a 4" reduced pressure zone backflow preventers, Watts model 909. The fire protection service is equipped with a 3" reduced pressure zone backflow preventer, Zurn wilkins model 975XL.

Domestic water is distributed with galvanized piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Sanitary piping in crawlspace is in poor condition. Basement experiences frequent flooding.

Domestic hot water is provided by (2) gas fired water heaters, State Industries, model GS6-75-XRRS-400, 75,100 btuh, 74 gallons, installed in 2018. The water heater system is equipped with (2) in-line all bronze recirculation pumps. There is a master High/Low thermostatic mixing valve to allow for 140 degree water to the kitchen and a lower temperature water to the reminder of the building.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Suspended cast iron sanitary piping in crawlspace is in poor condition and leaks throughout creating an unsanitary condition in the crawlspace. Replace cast iron sanitary piping.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Basement experiences frequent flooding and is creating an environmental hazard with standing water and mold. Provide additional floor drains and pump system to remove water.

Water heater system is 8 years old and may require replacement within the next 5 years.

Water heater does not have a proper expansion tank. Provide expansion tank at each water heater.

The triple compartment sink and prep sink in kitchen have a direct connection to sanitary. Grease trap serving this kitchen could not be located at the time of survey. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provide a proper indirect waste receptor at triple compartment sink and prep sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste.

Wash basins at public toilet rooms are located in line of sight from the corridor and do not have privacy. Renovate toilet rooms to accommodate lavatories within toilet room.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

Science room sinks have no means of acid dilution, provide point-of-use acid dilution trap at each lab sink.

Science rooms do not have an emergency eye wash supplied by potable water. Provide eye wash station in each science room.

FIRE PROTECTION

Existing Conditions

The stage at the auditorium is protected by a wet sprinkler system. Fire protection service and riser is a 3" and located in the boiler room. The remainder of the building is not sprinklered.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from a pad-mounted utility transformer located at the southeast corner of building. Service entrance conductors are routed underground to a service entrance rated switchboard in electrical room. The switchboard is rated 2000 amperes at 208/120V-3Ph-4W with a main circuit breaker service disconnect switch and fusible switch distribution sections. It is manufactured by a custom fabricator 'Chicago Switchboard' with Siemens components and appears to be in good condition.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (28) panels located in building of various manufacturers and age, (1) of which is manufactured by Federal Pacific. Federal Pacific panels have exceeded its serviceable life with no replacement parts available, but other panels are in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in electrical room. The '#4100ES' addressable panel is manufactured by JCI-Simplex and appears in good condition. The control panel is a product supported by the manufacturer with replacement and expansion components still readily available.

Revision Recommendations

Consider replacing (1) electrical panel that have exceeded its serviceable life with current generation of electrical panels.

Consider replacing emergency battery light units to newer energy efficient type.

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

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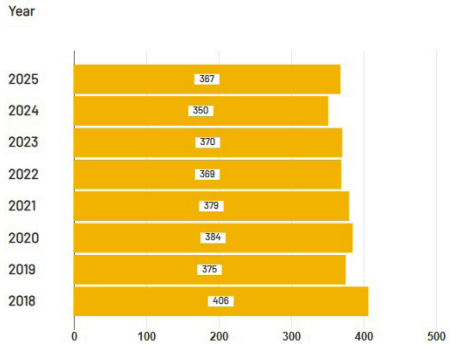
OAKTON ELEMENTARY SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1914
Grade Levels	|	K-5
Total Gross SF	|	88,300

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Oakton Elementary

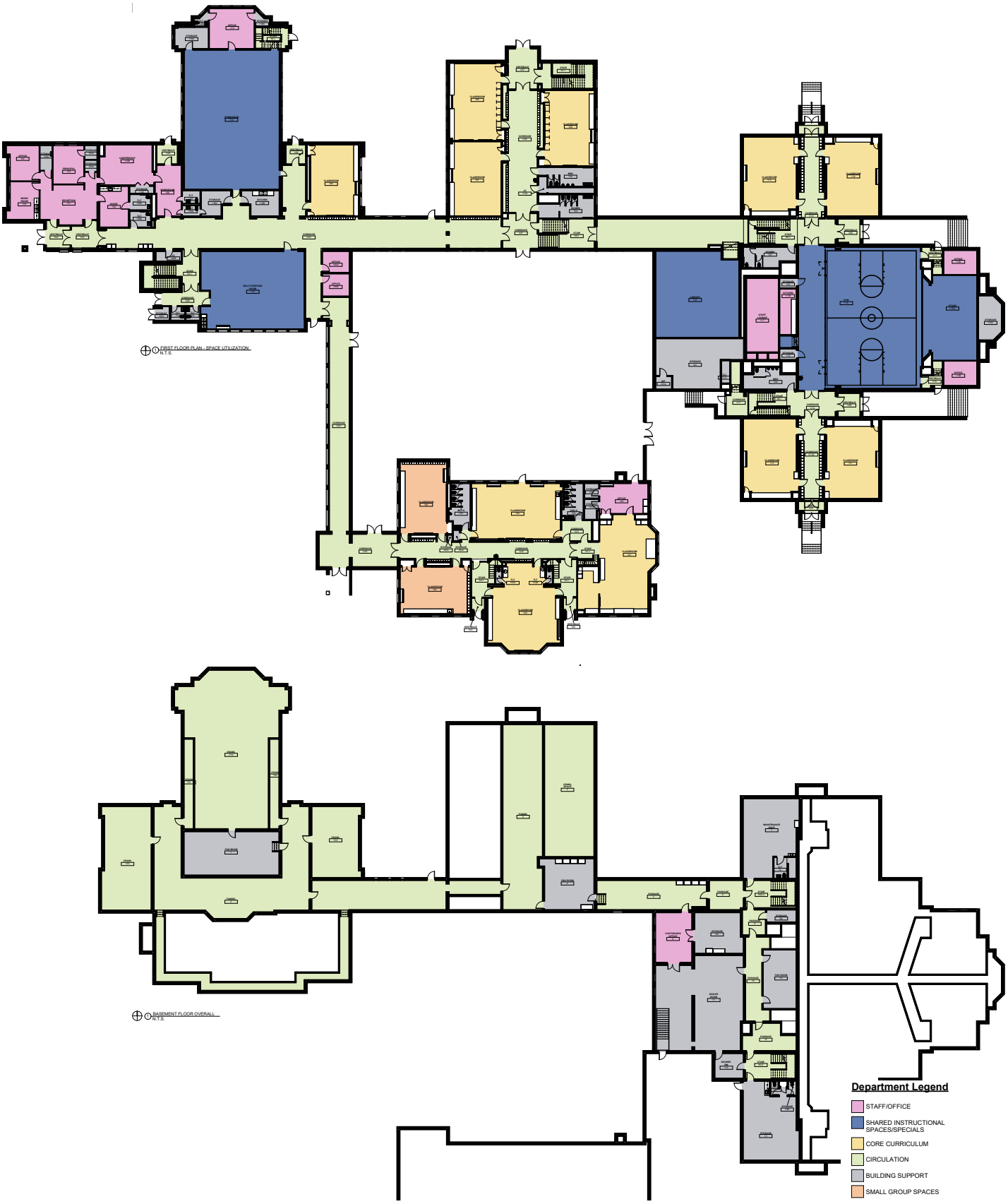
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K	87	75	69	67	71	64	70	70	70	69	69	69	69	70	70	69
1	72	93	66	69	73	78	67	73	72	72	71	71	70	70	71	71
2	91	65	78	64	65	82	75	65	71	70	70	69	69	68	68	69
3	79	89	66	84	69	73	84	77	67	73	72	72	71	71	70	70
4	74	78	88	69	81	70	72	83	76	66	72	71	71	70	70	69
5	98	77	82	91	66	87	71	73	85	78	67	73	72	72	71	71
Total: K-5	501	477	449	444	425	454	439	441	441	428	421	425	422	421	420	419

Total: K-5	501	477	449	444	425	454	439	441	441	428	421	425	422	421	420	419
Change		-24	-28	-5	-19	29	-15	2	0	-13	-7	4	-3	-1	-1	-1
Percent Change		-4.8%	-5.9%	-1.1%	-4.3%	6.8%	-3.3%	0.5%	0.0%	-2.9%	-1.6%	1.0%	-0.7%	-0.2%	-0.2%	-0.2%

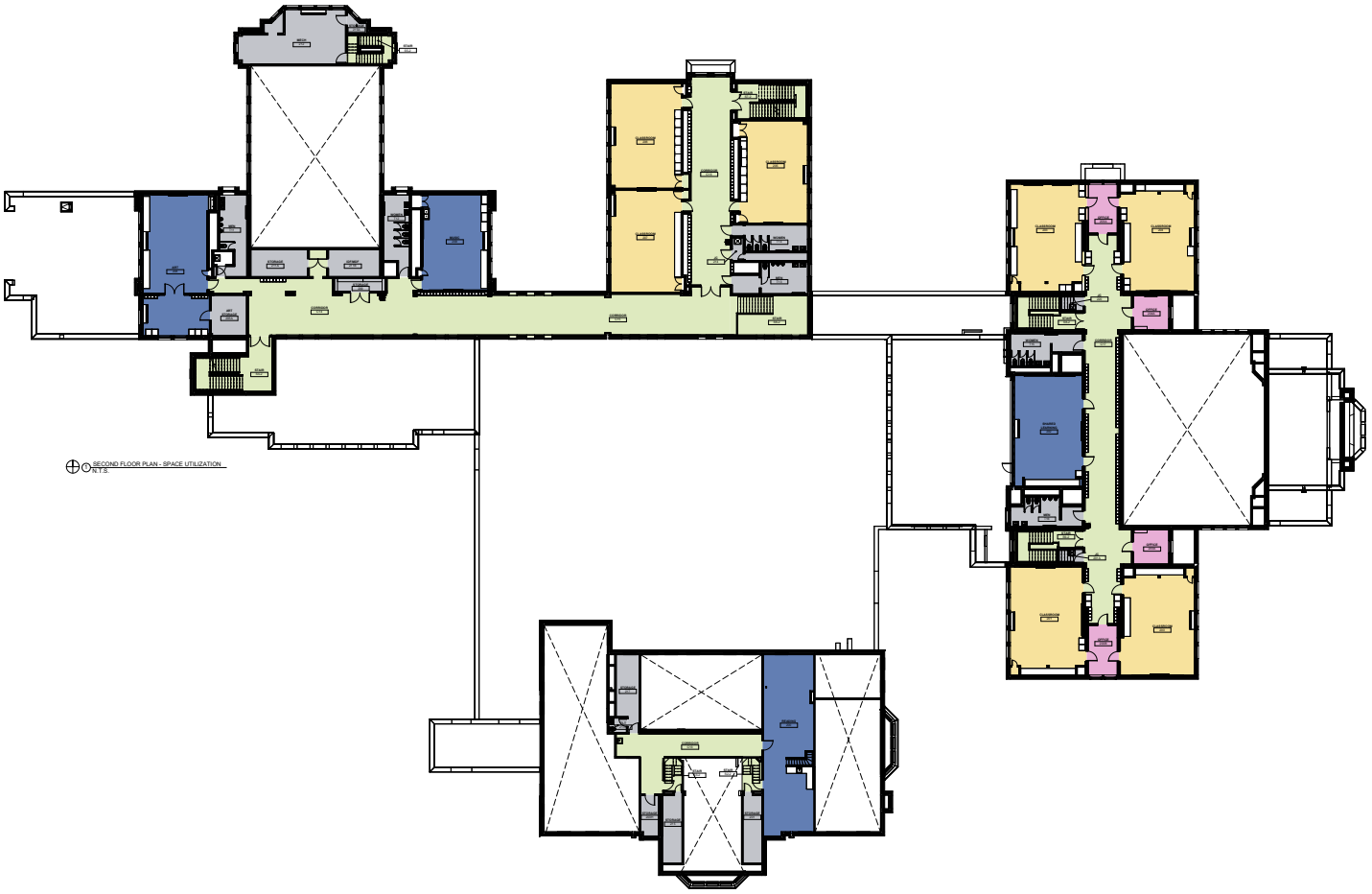
Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

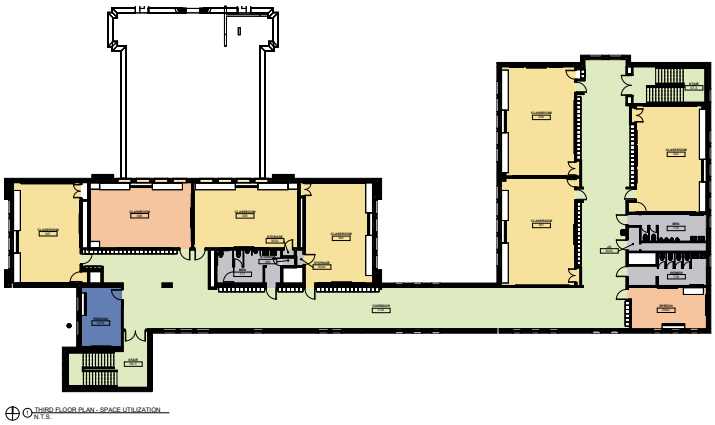
OAKTON ELEMENTARY SCHOOL



OAKTON ELEMENTARY SCHOOL



SECOND FLOOR PLAN - SPACE UTILIZATION
N.T.S.



THIRD FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

OAKTON ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
9	CUSTODIAN'S OFFICE	322 SF	STAFF/OFFICE
100	OFFICE	258 SF	STAFF/OFFICE
109A	OFFICE	101 SF	STAFF/OFFICE
109B	OFFICE	106 SF	STAFF/OFFICE
110B	CONFERENCE	372 SF	STAFF/OFFICE
115B	OFFICE	142 SF	STAFF/OFFICE
115D	OFFICE	142 SF	STAFF/OFFICE
117	STAFF LOUNGE	458 SF	STAFF/OFFICE
117B	KITCHEN	134 SF	STAFF/OFFICE
119	OFFICE	319 SF	STAFF/OFFICE
154	OFFICE	188 SF	STAFF/OFFICE
155	PRINCIPAL	212 SF	STAFF/OFFICE
156	WORK ROOM	199 SF	STAFF/OFFICE
156	WORKROOM	227 SF	STAFF/OFFICE
157	RECEPTION	430 SF	STAFF/OFFICE
159	NURSE	212 SF	STAFF/OFFICE
200A	OFFICE	117 SF	STAFF/OFFICE
200B	OFFICE	139 SF	STAFF/OFFICE
203A	OFFICE	137 SF	STAFF/OFFICE
204A	OFFICE	117 SF	STAFF/OFFICE
20		4,329 SF	
SMALL GROUP SPACES			
104	CLASSROOM	588 SF	SMALL GROUP SPACES
105	CLASSROOM	595 SF	SMALL GROUP SPACES
302A	SPEECH	280 SF	SMALL GROUP SPACES
306	CLASSROOM	595 SF	SMALL GROUP SPACES
4		2,058 SF	
SHARED INSTRUCTION			
110	MULTI-PURPOSE ROOM	1,406 SF	SHARED INSTRUCTION
115	GYM	3,157 SF	SHARED INSTRUCTION
115A	STAGE	801 SF	SHARED INSTRUCTION
116	LIBRARY	1,254 SF	SHARED INSTRUCTION
118	GYMNASIUM	2,370 SF	SHARED INSTRUCTION
200	READING	873 SF	SHARED INSTRUCTION
202	SHARED LEARNING	724 SF	SHARED INSTRUCTION
208	ART	883 SF	SHARED INSTRUCTION
209	MUSIC	603 SF	SHARED INSTRUCTION
307A	READING	214 SF	SHARED INSTRUCTION
10		12,284 SF	
CORE CURICULUM			
101	CLASSROOM	1,062 SF	CORE CURICULUM
102	CLASSROOM	882 SF	CORE CURICULUM
103	CLASSROOM	933 SF	CORE CURICULUM
106	CLASSROOM	713 SF	CORE CURICULUM
107	CLASSROOM	686 SF	CORE CURICULUM
108	CLASSROOM	667 SF	CORE CURICULUM
109	CLASSROOM	607 SF	CORE CURICULUM
111	CLASSROOM	678 SF	CORE CURICULUM
112	CLASSROOM	744 SF	CORE CURICULUM
113	CLASSROOM	737 SF	CORE CURICULUM

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
114	CLASSROOM	722 SF	CORE CURICULUM
200	CLASSROOM	732 SF	CORE CURICULUM
201	CLASSROOM	752 SF	CORE CURICULUM
203	CLASSROOM	746 SF	CORE CURICULUM
204	CLASSROOM	729 SF	CORE CURICULUM
205	CLASSROOM	668 SF	CORE CURICULUM
206	CLASSROOM	714 SF	CORE CURICULUM
207	CLASSROOM	696 SF	CORE CURICULUM
300	CLASSROOM	722 SF	CORE CURICULUM
301	CLASSROOM	717 SF	CORE CURICULUM
302	CLASSROOM	679 SF	CORE CURICULUM
303	CLASSROOM	617 SF	CORE CURICULUM
305	CLASSROOM	609 SF	CORE CURICULUM
307	CLASSROOM	608 SF	CORE CURICULUM
24		17,420 SF	
CIRCULATION			
0	TUNNEL	2,966 SF	CIRCULATION
2	TUNNEL	1,295 SF	CIRCULATION
3	CRAWL SPACE	1,163 SF	CIRCULATION
5	PASSAGE	563 SF	CIRCULATION
6	PASSAGE	176 SF	CIRCULATION
8	PASSAGE	102 SF	CIRCULATION
12	PASSAGE	204 SF	CIRCULATION
14	PASSAGE	274 SF	CIRCULATION
C01	CORRIDOR	106 SF	CIRCULATION
C02	CORRIDOR	630 SF	CIRCULATION
C03	CORRIDOR	451 SF	CIRCULATION
C04	CORRIDOR	846 SF	CIRCULATION
C05	CORRIDOR	2,553 SF	CIRCULATION
C06	CORRIDOR	135 SF	CIRCULATION
C07	CORRIDOR	264 SF	CIRCULATION
C08	CORRIDOR	800 SF	CIRCULATION
C09	CORRIDOR	782 SF	CIRCULATION
C10	CORRIDOR	170 SF	CIRCULATION
C10A	CORRIDOR	328 SF	CIRCULATION
C11	CORRIDOR	184 SF	CIRCULATION
C12	CORRIDOR	257 SF	CIRCULATION
C12A	COORIDOR	325 SF	CIRCULATION
C13	CORRIDOR	401 SF	CIRCULATION
C14	CORRIDOR	933 SF	CIRCULATION
C15	CORRIDOR	1,250 SF	CIRCULATION
C16	CORRIDOR	842 SF	CIRCULATION
C17	CORRIDOR	1,359 SF	CIRCULATION
C18	CORRIDOR	3,273 SF	CIRCULATION
S0-0	STAIR	229 SF	CIRCULATION
S00-0	STAIR	245 SF	CIRCULATION
S1-1	STAIR	85 SF	CIRCULATION
S2-1	STAIR	148 SF	CIRCULATION
S2-2	STAIR	61 SF	CIRCULATION
S3-1	STAIR	140 SF	CIRCULATION
S3-2	STAIR	55 SF	CIRCULATION
S4-1	STAIR	276 SF	CIRCULATION
S4-2	STAIR	303 SF	CIRCULATION

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
S4-3	STAIR	303 SF	CIRCULATION
S5-1	STAIR	124 SF	CIRCULATION
S5-2	STAIR	108 SF	CIRCULATION
S6-1	STAIR	246 SF	CIRCULATION
S6-2	STAIR	295 SF	CIRCULATION
S7-1	STAIR	233 SF	CIRCULATION
S7-2	STAIR	249 SF	CIRCULATION
S7-3	STAIR	242 SF	CIRCULATION
S8-1	STAIR	244 SF	CIRCULATION
S8-2	STAIR	187 SF	CIRCULATION
S9-1	STAIR	63 SF	CIRCULATION
S9-2	STAIR	176 SF	CIRCULATION
T19	CRAWL	2,326 SF	CIRCULATION
T20	CRAWL	146 SF	CIRCULATION
T21	CRAWL	146 SF	CIRCULATION
T22	CRAWL	889 SF	CIRCULATION
T23	CRAWL	598 SF	CIRCULATION
V01	VESTIBULE	29 SF	CIRCULATION
V02	VESTIBULE	27 SF	CIRCULATION
V03	VESTIBULE	134 SF	CIRCULATION
V04	VESTIBULE	103 SF	CIRCULATION
V05	VESTIBULE	68 SF	CIRCULATION
V06	VESTIBULE	66 SF	CIRCULATION
V07	VESTIBULE	225 SF	CIRCULATION
V08	VESTIBULE	94 SF	CIRCULATION
V09	VESTIBULE	90 SF	CIRCULATION
V10	VESTIBULE	65 SF	CIRCULATION
V11	VESTIBULE	65 SF	CIRCULATION
V12	VEST.	40 SF	CIRCULATION
V13	VEST.	40 SF	CIRCULATION
67		31,798 SF	
BUILDING SUPPORT			
1	FAN ROOM	736 SF	BUILDING SUPPORT
4	FAN ROOM	454 SF	BUILDING SUPPORT
7	MAINTENANCE SHOP	676 SF	BUILDING SUPPORT
7A	TLT	77 SF	BUILDING SUPPORT
8A	STORAGE	62 SF	BUILDING SUPPORT
9A	STORAGE	338 SF	BUILDING SUPPORT
10	FAN ROOM	343 SF	BUILDING SUPPORT
11	BOILER ROOM	1,377 SF	BUILDING SUPPORT
11A	INCINER. RM	125 SF	BUILDING SUPPORT
13	STORAGE	700 SF	BUILDING SUPPORT
13A	TLT	17 SF	BUILDING SUPPORT
13B	STORAGE	19 SF	BUILDING SUPPORT
101A	STORAGE	36 SF	BUILDING SUPPORT
101B	STORAGE	46 SF	BUILDING SUPPORT
102A	STORAGE	11 SF	BUILDING SUPPORT
103A	TLT	17 SF	BUILDING SUPPORT
103B	TLT	17 SF	BUILDING SUPPORT
105A	STORAGE	4 SF	BUILDING SUPPORT
108A	STORAGE	30 SF	BUILDING SUPPORT
108B	JC	42 SF	BUILDING SUPPORT
110C	STORAGE	29 SF	BUILDING SUPPORT

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
112A	JC	72 SF	BUILDING SUPPORT
115C	STORAGE	169 SF	BUILDING SUPPORT
118A	STORAGE	111 SF	BUILDING SUPPORT
118B	KITCHEN	148 SF	BUILDING SUPPORT
118C	TLT	39 SF	BUILDING SUPPORT
119	STORAGE	31 SF	BUILDING SUPPORT
119A	STORAGE	124 SF	BUILDING SUPPORT
119B	TLT	26 SF	BUILDING SUPPORT
119C	STORAGE	26 SF	BUILDING SUPPORT
121	STORAGE	625 SF	BUILDING SUPPORT
121A	IDF	35 SF	BUILDING SUPPORT
142	STORAGE	27 SF	BUILDING SUPPORT
150A	STORAGE	53 SF	BUILDING SUPPORT
153A	STORAGE	24 SF	BUILDING SUPPORT
155A	STORAGE	30 SF	BUILDING SUPPORT
156B	TLT	32 SF	BUILDING SUPPORT
159A	TLT	57 SF	BUILDING SUPPORT
159B	TLT	58 SF	BUILDING SUPPORT
201	STORAGE	126 SF	BUILDING SUPPORT
201A	JC	31 SF	BUILDING SUPPORT
203H	STORAGE	69 SF	BUILDING SUPPORT
205A	ART STORAGE	138 SF	BUILDING SUPPORT
209	STORAGE	62 SF	BUILDING SUPPORT
211A	STORAGE	148 SF	BUILDING SUPPORT
211B	IDF/MDF	134 SF	BUILDING SUPPORT
212	MECH	475 SF	BUILDING SUPPORT
214	JC	72 SF	BUILDING SUPPORT
215	STORAGE	129 SF	BUILDING SUPPORT
215A	STORAGE	28 SF	BUILDING SUPPORT
217	STORAGE	155 SF	BUILDING SUPPORT
217A	TLT	23 SF	BUILDING SUPPORT
220	JC	33 SF	BUILDING SUPPORT
302A	JC	76 SF	BUILDING SUPPORT
304A	STORAGE	9 SF	BUILDING SUPPORT
305A	STORAGE	6 SF	BUILDING SUPPORT
309	STORAGE	9 SF	BUILDING SUPPORT
T01	TLT	33 SF	BUILDING SUPPORT
T02	TLT	33 SF	BUILDING SUPPORT
T03	MEN	170 SF	BUILDING SUPPORT
T04	WOMEN	193 SF	BUILDING SUPPORT
T05	BOY'S	154 SF	BUILDING SUPPORT
T06	GIRL'S	123 SF	BUILDING SUPPORT
T07	WOMEN	171 SF	BUILDING SUPPORT
T08	MEN	168 SF	BUILDING SUPPORT
T10	TLT	32 SF	BUILDING SUPPORT
T11	MEN	195 SF	BUILDING SUPPORT
T12	WOMEN	178 SF	BUILDING SUPPORT
T13	MEN	189 SF	BUILDING SUPPORT
T14	WOMEN	169 SF	BUILDING SUPPORT
T15	WOMEN	178 SF	BUILDING SUPPORT
T16	MEN	166 SF	BUILDING SUPPORT
T17	MEN	194 SF	BUILDING SUPPORT
T18	WOMEN	190 SF	BUILDING SUPPORT
T19	MEN	172 SF	BUILDING SUPPORT
75		11,275 SF	
Grand total: 200		79,165 SF	

OAKTON ELEMENTARY SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 436 Ridge Avenue, Evanston IL 60202

Building Construction Date: 1914

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Elementary School (Allowed as a Special Use)

Parcel PIN Numbers: 11-30-101-001-0000

Site Acreage: Approximately 6.5 Acres

Level: 3 Levels above Grade

Building Height: 44’

Building Perimeter: 1,814’

Total Square Footage: 88,300 sf (Basement: 21,477, Ground Floor: 41,933 GSF, Second Floor: 32,754 GSF, Third Floor: 11,077)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 613’

Flood Plain: Per FEMA Flood Map Service Center, Oakton School is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System: The building utilizes an internal roof drainage system with roof drains and internal

storm leaders. Along with splash on grade and surface draining.

Landscaping: Plantings surrounding the perimeter of the building. Small garden along Austin Street.

Items to Be Addressed:

– Fill in barren landscaping areas with new plantings.

– Replace the garden edging.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water:The building is served by a 4” water service main; the water main enters the building in the basement on the north side and serves a combined domestic and fire protection service. The domestic service is equipped with a 2” meter and has 2” reduced pressure zone backflow preventers, Watts model 009. The fire protection service is equipped with a 4” double check backflow preventer, Ames model 2000SS.

Natural Gas: Gas for the facility is provided by a gas service located on the exterior of the building South of the boiler room. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed underground from pad mounted utility transformers located on south end of building. The electrical service is located in basement. The 208/120V-3Ph-4W switchboard is rated 1,600 amperes. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: 41 parking stalls located on the Southwest Side of the building (+ 2 accessible).

Area (SF) Parking: 17,631 sqft

Accessible Stalls: 2 Accessible

Drop-Off: Located on the Northeast side of the building; parents/guardians enter the drop-off area off Oakton Street.

Curbs: Concrete

Items to Be Addressed:

– Some cracks are starting to form in the asphalt in the parking lot located on the Southwest side of the building. Monitor storm structures and maintain asphalt areas regularly with seal coating and maintenance

Concrete Paving - Flatwork

Sidewalks: Concrete

3.0 | FACILITY ASSESSMENTS

Entry Walkway to Oakton Street: Concrete

Exterior Stairs: (4) concrete stairs

Exterior Ramps: N/A

Area (SF) Paving: 19,993 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: Playground Mulch (10,289 sf)

Chain Link Fencing: aluminum rail fence. 4' height around perimeter of athletic fields (1,108 lf) and around perimeter of the parking area located on the Southeast side of the building (260 lf).

Site Furnishings: (2) various groupings of playground equipment, (2) basketball hoops, miscellaneous wooden benches/picnic tables located throughout garden and playground area, (1) galvanized flagpole mounted onto concrete pier

Monument Sign: Painted wood sign on wood posts at southwest corner

Misc. Exterior Storage Structures: Low custom-built storage unit with swinging doors on concrete sidewalk located near planting garden west side of building in fair condition.

Items to Be Addressed:

– Landscape edging should be installed/re-installed in playground area to reduce mulch spill into walkways

– Exterior stair railings are extremely rusted and should be replaced per latest building code requirements

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: Load Bearing Masonry Brick

First floor: The first-floor level in areas without a basement is a concrete slab-on-gradeSecond Floor and Third Floor (where present) areas are concrete toppings on fire-proofed steel (where required).

Roof Structure: Built-up roofing systems, single-ply roofing systems (EPDM) and clay tiles over concrete or metal deck.

Items to Be Addressed:

–There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Base flashing not visible. Refer to appendix for full masonry assessment completed.

Open Head Joints: Open head joints not visible at top or bottom of wall, likely indicating solid masonry wall construction typical of building construction era. Open head joints are visible above window openings and associated lintels. Refer to appendix for full masonry assessment completed.

Items To Be Addressed:

– Continue to monitor masonry for cracking and mortar deterioration.

– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:

– Refer to appendix for full masonry assessment completed.

Doors

Types:

– Wood Doors in Hollow Metal Frames

– Wood Doors in Wood Frames

– Wood Doors in Hollow Metal Frames with Narrow Lite

– Hollow Metal Doors in Hollow Metal Frames

– Aluminum Storefront

Items To Be Addressed:

– Minor Scuffs at base of doors

Fenetration

Types:

– Aluminum storefront

– Aluminum with horizontal blinds

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– EPDM, Built-up Roof w/ Ballast over insulation on gypsum concrete over steel joists.

– Coping: Metal with Stone

– Fascia/Soffit: Metal and Stucco or Plaster

– Scupper, Gutter & Downspouts: Metal, downspout termination to grade (and other roofs).

Items To Be Addressed:

– Built up roof is near its life expectancy.

– The building should continue to be monitored for potential leaks.

– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Gypsum, Ceramic Tile, Wood Paneling, Masonry Wainscoting

Floor Surfaces: VAT, VCT, Rubber Floor, Broadloom Carpet, Carpet Tiles, Mosaic Tile, Ceramic Tiles and Concrete.

Ceiling Surfaces: 2x2 ACT, 2x4 ACT, Spline, Gypsum, Open to Deck

Casework: PLAM casework, Wood Veneer Casework

Specialty Equipment: TV's, Projectors, Tackboards, Markerboards

Vertical Circulation Components: Stairs

Stairs/Railings: Wood and Steel Railing

Elevators: None

Items To Be Addressed:

– Wall base peeling at corners and splitting
– Water damage in exterior walls
– Water damage in ceiling
– Minor damage to drywall/plaster walls
– Splitting in VAT
– Peeling on corners of VAT
– Sinks leaking
– Rust at bottom of doors

ADA Compliance

Compliance Items to Be Addressed:
– Sink elevation exceeds maximum permissible (34”)
– Devices mounted to high.
– Room or area is not accessible (no ramp/elevator)
– Building or room is missing accessible signage including braille
– Hi-low drinking fountain not accessible and has no knee space provided
– Modify toilet rooms for ADA stalls and ADA access requirements
– Elevation of existing countertop is not ADA compliant
– Furniture such as filing cabinets are within the minimum push and/or pull clearance required
– Knob/recessed handle do not meet graspability requirements requirement.

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:
– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Oakton Elementary School
436 Ridge Ave
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of three (3) gas fired forced draft high efficiency hot water boilers. The boilers were manufactured by Aerco in 2008 and are model Benchmark 2.0 with an input of 2000 mbh. The boiler flues are combined and vented up through the existing masonry chimney. The system is configured for primary only variable flow and two (2) base mounted system pumps are modulated by associated VFDs in a lead/lag sequence.

There is no central cooling plant.

The Main Office Area is heated, cooled, and ventilated by an 8 1/2 ton packaged rooftop unit manufactured by Carrier and installed in 2011. The rooftop unit has an energy recovery unit accessory for increased outdoor air. The rooftop unit is configured to operate in a VVT voting sequence. The system serves a combination of perimeter and interior zones and may not be suitable for this application.

The Gym is heated and ventilated by a McQuay air handling unit that was installed in 2010.

The Multi-Purpose Room and Stage are heated, cooled, and ventilated by a 30 ton packaged rooftop unit manufactured by Aaon and installed in 2008.

The remaining Classrooms, Library, and Cafeteria are heated and ventilated by unit ventilators that were manufactured by AAF and installed in 1995, with the exception of the two classrooms on the 2nd floor, which are served by unit ventilators manufactured by MagicAire and installed in 2011. It does not appear that any economizer relief systems exist. Each space served by a unit ventilator is cooled by 1 or 2 window air conditioning units. It is likely that after the heating season is over, the unit ventilators do not operate to provide adequate ventilation when the window air conditioning units are in operation.

Small offices are provided with heating elements and window air conditioners but are not mechanically ventilated.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system manufactured by Carrier of unknown age, but appearing to be less than 10 years old.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The building and equipment controllers are obsolete and no longer serviceable.

Revision Recommendations

In general, the existing system is in fair condition and should be maintained for the next 5-10 years.

When the system is scheduled for improvement, a comprehensive cooling system should be installed that will provide ventilation to all occupied spaces during operation. The following systems should be considered:

Recommended System Option 1 - Self-Contained Units:
New hot water boilers will be provided and the existing hot water piping will be reused to serve new system heating elements.

The Main Office Area rooftop unit should be replaced with a new rooftop unit capable of a VAV sequence suitable for a mixture of interior and perimeter spaces. New VAV or FPB boxes with hot water reheat coils will be provided to maintain each space temperature.

The Gym air handling unit will be replaced with a new air handling unit suitable to be UL listed with a new coupled condensing unit.

The Multi-Purpose Room and Stage rooftop unit will be replaced in kind.

The floor mounted unit ventilators serving the Classrooms, Library, and Cafeteria will be replaced with self-contained unit ventilators with hot water coils. Floor mounted units will be provided with larger outdoor air louvers to accommodate the new condenser section airflow requirements. New suspended units with hot water coils and DX coils will be provided for rooms that cannot support a floor mounted unit. Each suspended unit will be coupled with a roof mounted condensing unit. A new economizer relief system will be provided throughout the building.

Small offices should be provided with DX fan coil units coupled with new condensing units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode.

Recommended System Option 2 - 4 Pipe Hot Water/Chilled Water System:
The hot water boiler replacement, Main Office Area rooftop unit replacement, and Auditorium and Stage unit replaced will be as described in Option 1.

A new chiller should be installed and new chilled water piping will be routed to all new chilled water equipment. The system should be configured for constant volume primary and variable speed secondary pumping. The existing hot water piping system shall be utilized throughout the building.

The Gym Air Handling Unit will be retrofitted with a new chilled water coil and pressure relief system.

The unit ventilators serving the Classrooms, Library, and Cafeteria will be replaced with hot water/chilled water unit ventilators. A new code compliant economizer relief system will be provided throughout.

Small offices shall be provided with hot water/chilled water fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode and central system pumping energy.

Recommended System Option 3 - Geothermal System:
A new geothermal borefield will be installed in the play fields west of the school and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield if the building is found to be heating dominant.

The Main Office Area rooftop unit will be removed and a new geothermal heat pump unit will be provided for each space.

The Gym Air Handling Unit will be replaced with multiple indoor geothermal heat pump units in the mechanical attic space.

The Multi-Purpose Room and Stage rooftop unit will be replaced with a roof mounted geothermal heat pump.

The unit ventilators serving Classrooms, Library, and Cafeteria will be replaced with new geothermal heat pumps that suit the configuration of the space it serves. A new outdoor air relief system will be provided throughout.

Small offices shall be provided with suspended or console geothermal heat pumps with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

The building is served by a 4" water service main, the water main enters the building in the basement on the north side and serves a combined domestic and fire protection service. The domestic service is equipped with a 2" meter and has a 2" reduced pressure zone backflow preventers, Watts model 009. The fire protection service is equipped with a 4" double check backflow preventer, Ames model 2000SS.

Domestic water is distributed with copper piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water for the building is provided by a single gas fired vertical storage tank type water heater located in the boiler room, water heater is an AO Smith Model BTR-197, 100 gallon, 199,000 btuh, installed in 2012, SN. 2214129048729. The water heater is equipped with a master mixing valve, expansion tank and recirc pump.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

The triple compartment sink and prep sink in kitchen have a direct connection to sanitary. Grease trap serving this kitchen could not be located at the time of survey. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provide a proper indirect waste receptor at triple compartment sink and prep sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

Abandoned toilet room creates dead end in plumbing piping. Remove abandoned fixtures, disconnect plumbing piping and cap at main.

FIRE PROTECTION

Existing Conditions

The stage on the east side of the building is protected by an NFPA-13 compliant wet sprinkler system complete with fire department connection. A 4" wet sprinkler main supplies the sprinkler system from the lower level mechanical room, the water service is equipped with a 4" double check backflow preventer assembly. The remainder of the building is not sprinklered.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from a pad-mounted utility transformer located at the south end of building. Service entrance conductors are routed underground to a service entrance rated switchboard in electrical room. The switchboard is rated 1600 amperes at 208/120V-3Ph-4W.

Electrical Power Distribution
Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are approximately (29) panels located in building of various manufacturers and age. They appear to be in fair condition.

Lighting
Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System
There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in Passage 5. The '4020' addressable panel is manufactured by JCI-Simplex. This panel has exceeded its serviceable life with no replacement parts available.

Revision Recommendations

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

Consider replacing emergency battery light units to newer energy efficient type.

Consider replacing fire alarm control panel with a current generation product.

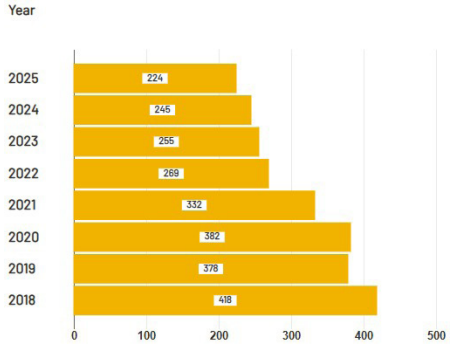
ORRINGTON ELEMENTARY SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1911
Grade Levels	|	K-5
Total Gross SF	|	51,213

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Orrington Elementary

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	47	32	47	32	48	42	46	45	44	43	42	43	44	44	45	47
1	55	47	34	46	31	55	45	49	47	46	45	44	44	45	45	46
2	68	57	46	31	48	31	54	44	48	46	45	43	42	42	43	43
3	65	62	51	47	30	51	30	52	43	47	45	43	41	40	40	41
4	67	63	61	52	46	33	49	29	50	41	45	43	41	39	38	38
5	61	67	62	53	53	47	34	50	30	51	42	46	44	42	40	39
Total: K-5	363	328	301	261	256	259	258	269	262	274	264	262	256	252	251	254

Total: K-5	363	328	301	261	256	259	258	269	262	274	264	262	256	252	251	254
Change		-35	-27	-40	-5	3	-1	11	-7	12	-10	-2	-6	-4	-1	3
Percent Change		-9.6%	-8.2%	-13.3%	-1.9%	1.2%	-0.4%	4.3%	-2.6%	4.6%	-3.6%	-0.8%	-2.3%	-1.6%	-0.4%	1.2%

Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

ORRINGTON ELEMENTARY SCHOOL



1 BASEMENT FLOOR PLAN - SPACE UTILIZATION
N.T.S.

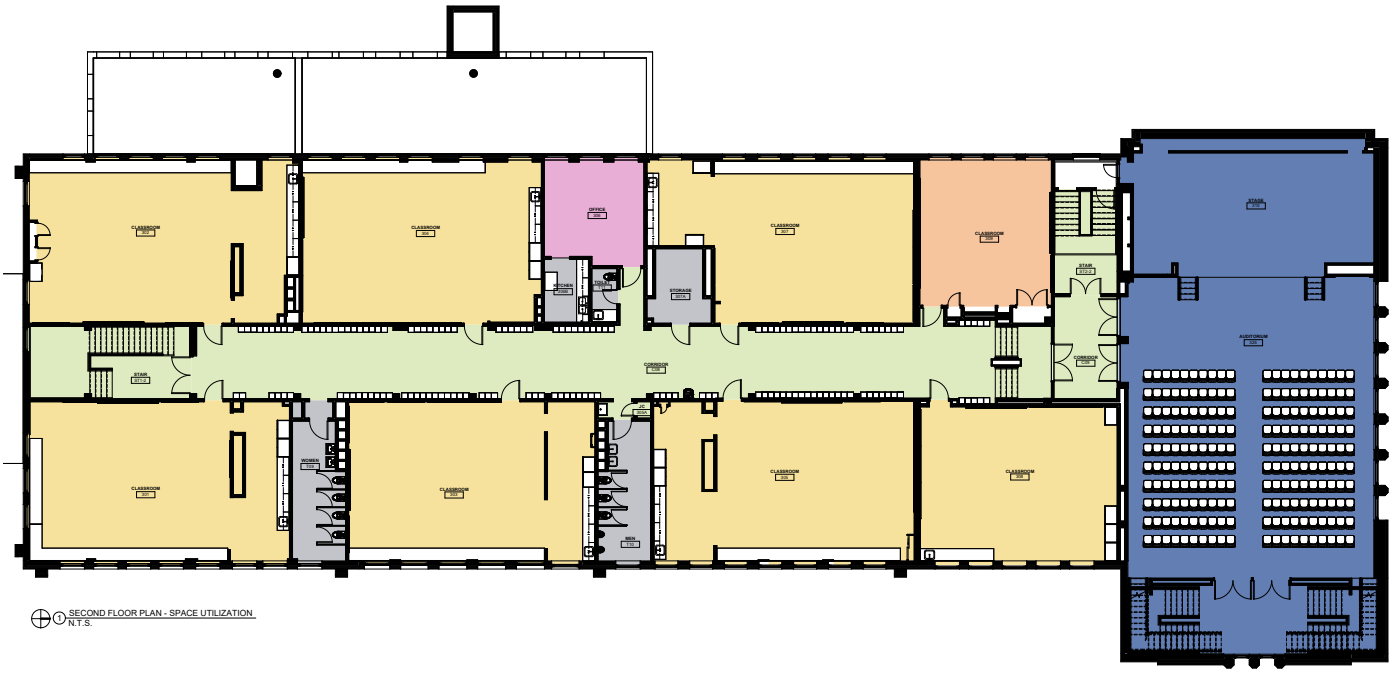


1 FIRST FLOOR PLAN - SPACE UTILIZATION
N.T.S.

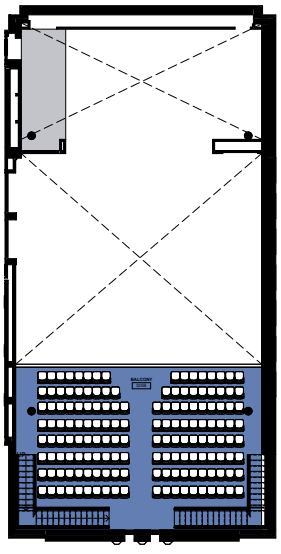
Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

ORRINGTON ELEMENTARY SCHOOL



① SECOND FLOOR PLAN - SPACE UTILIZATION
N.T.S.



② THIRD FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

ORRINGTON ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
105	OFFICE	141 SF	STAFF/OFFICE
107	OFFICE	158 SF	STAFF/OFFICE
109	OFFICE	310 SF	STAFF/OFFICE
117	OFFICE	130 SF	STAFF/OFFICE
203	OFFICE	157 SF	STAFF/OFFICE
203A	OFFICE	98 SF	STAFF/OFFICE
205	NURSE OFFICE	198 SF	STAFF/OFFICE
206A	OFFICE	528 SF	STAFF/OFFICE
212	OFFICE	516 SF	STAFF/OFFICE
306	OFFICE	267 SF	STAFF/OFFICE
10		2,503 SF	
SMALL GROUP SPACES			
104	SMALL GROUP RM	392 SF	SMALL GROUP SPACES
309	CLASSROOM	511 SF	SMALL GROUP SPACES
2		903 SF	
SHARED INSTRUCTIONAL SPACES/SPECIALS			
114	GYM & CAFETERIA	2,591 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
115	ART	659 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
202	LIBRARY	1,405 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
310	STAGE	858 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
325	AUDITORIUM	2,500 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
325B	BALCONY	1,071 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
6		9,084 SF	
CORE CURRICULUM			
101	CLASSROOM	794 SF	CORE CURRICULUM
102	CLASSROOM	810 SF	CORE CURRICULUM
106	CLASSROOM / SENSORY RM	988 SF	CORE CURRICULUM
108	CLASSROOM	872 SF	CORE CURRICULUM
113	SENSORY RM	669 SF	CORE CURRICULUM
116	CLASSROOM	718 SF	CORE CURRICULUM
201	CLASSROOM	1,092 SF	CORE CURRICULUM
204	CLASSROOM	697 SF	CORE CURRICULUM
206B	CLASSROOM	902 SF	CORE CURRICULUM
207	CLASSROOM	1,085 SF	CORE CURRICULUM
209	CLASSROOM	807 SF	CORE CURRICULUM
210	CLASSROOM	829 SF	CORE CURRICULUM
301	CLASSROOM	1,093 SF	CORE CURRICULUM
302	CLASSROOM	1,114 SF	CORE CURRICULUM
303	CLASSROOM	1,046 SF	CORE CURRICULUM
304	CLASSROOM	1,032 SF	CORE CURRICULUM
305	CLASSROOM	1,101 SF	CORE CURRICULUM
307	CLASSROOM	1,021 SF	CORE CURRICULUM
308	CLASSROOM	813 SF	CORE CURRICULUM
19		17,483 SF	
CIRCULATION			
103	CORR	189 SF	CIRCULATION
305A	JC	6 SF	CIRCULATION

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
C01	CORRIDOR	97 SF	CIRCULATION
C02	CORRIDOR	79 SF	CIRCULATION
C03	CORRIDOR	785 SF	CIRCULATION
C04	CORRIDOR	512 SF	CIRCULATION
C05	CORRIDOR	759 SF	CIRCULATION
C06	CORRIDOR	196 SF	CIRCULATION
C07	CORRIDOR	1,595 SF	CIRCULATION
C08	CORRIDOR	1,712 SF	CIRCULATION
C09	CORRIDOR	172 SF	CIRCULATION
ST1-0	STAIR	159 SF	CIRCULATION
ST1-2	STAIR	308 SF	CIRCULATION
ST2-0	STAIR	148 SF	CIRCULATION
ST2-1	STAIR	277 SF	CIRCULATION
ST2-2	STAIR	173 SF	CIRCULATION
ST3-0	STAIR	569 SF	CIRCULATION
ST3-1	STAIR	451 SF	CIRCULATION
ST4-1	STAIR	261 SF	CIRCULATION
ST-7	STAIR	296 SF	CIRCULATION
20		8,745 SF	
BUILDING SUPPORT			
101A	STORAGE	201 SF	BUILDING SUPPORT
102A	STORAGE	52 SF	BUILDING SUPPORT
104A	BOILER ROOM	464 SF	BUILDING SUPPORT
104B	ELECTRICAL	5 SF	BUILDING SUPPORT
104C	MECH / STOR / ELEC	589 SF	BUILDING SUPPORT
106	TLT	75 SF	BUILDING SUPPORT
107A	STORAGE	92 SF	BUILDING SUPPORT
111	STORAGE	242 SF	BUILDING SUPPORT
112	STOR.	145 SF	BUILDING SUPPORT
112A	STORAGE	44 SF	BUILDING SUPPORT
115	KITCHEN / PREP	163 SF	BUILDING SUPPORT
115	KITCHEN/PREP	113 SF	BUILDING SUPPORT
117A	STORAGE	100 SF	BUILDING SUPPORT
117B	STORAGE	14 SF	BUILDING SUPPORT
120	JANITOR CLOSET	18 SF	BUILDING SUPPORT
121	STORAGE	18 SF	BUILDING SUPPORT
202A	TLT	28 SF	BUILDING SUPPORT
202B	STORAGE	224 SF	BUILDING SUPPORT
206	COPY	213 SF	BUILDING SUPPORT
208	STORAGE	107 SF	BUILDING SUPPORT
208A	ELEC	134 SF	BUILDING SUPPORT
306B	KITCHEN	74 SF	BUILDING SUPPORT
307A	STORAGE	104 SF	BUILDING SUPPORT
325C	MEZZANINE	142 SF	BUILDING SUPPORT
T01	GIRLS TOILET	228 SF	BUILDING SUPPORT
T02	BOYS TOILET	86 SF	BUILDING SUPPORT
T03	TLT	59 SF	BUILDING SUPPORT
T04	TLT	59 SF	BUILDING SUPPORT
T05	TLT	21 SF	BUILDING SUPPORT
T07	GIRLS	195 SF	BUILDING SUPPORT
T08	BOYS	244 SF	BUILDING SUPPORT
T08A	JC CLOSET	6 SF	BUILDING SUPPORT
T09	WOMEN	203 SF	BUILDING SUPPORT
T10	MEN	181 SF	BUILDING SUPPORT
T11	TOILET	36 SF	BUILDING SUPPORT
35		4,682 SF	
Grand total: 92		43,399 SF	

ORRINGTON ELEMENTARY SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 2636 Orrington Ave, Evanston, Illinois 60201

Building Construction Date: 1911 Original & 1931 Addition

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Elementary School (Allowed as a Special Use)

Parcel PIN Numbers: 05-35-406-012-0000

Site Acreage: Approximately 2 Acres

Level: 2 Levels above Grade

Building Height: 30’

Building Perimeter: 646’

Total Square Footage: 51,213 sf (Basement: 17,713 GSF, Ground Floor: 17,713GSF, Upper Floor: 15,976 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 602’

Flood Plain: Per FEMA Flood Map Service Center, Orrington School is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System: The building utilizes an internal roof drainage system with roof drains and internal

storm leaders.

Landscaping: Landscaping around the perimeter of the building and playground area.

Items to Be Addressed:

– Fill in barren landscaping areas with new plantings.

– Reseed barren grass patches.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water:The building is served by a 3” watermain. This watermain enters the building on the north side in the mechanical room. This watermain serves only domestic water for the building and is equipped with a local municipal 2” water meter and has a 3” Reduced Pressure Zone backflow preventer, Watts model 009.

Natural Gas: Gas for the facility is provided by a gas service located outside the boiler room on the east side of the building. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service

Electrical: The main electrical service is routed from pad mounted utility transformer located at west side of building. The electrical service is located in Mech/Elec 104C. The 208/120V-3Ph-4W, 800 amperes rated switchboard contains a main fusible disconnect switch section and a circuit breaker distribution section that has been retrofitted by a custom fabricator ‘Gus Berthold Electric’. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: Parking Lot has no lines. Also used as an outdoor recreation area.

Area (SF) Parking: 6,000 sqft

Accessible Stalls: 0 Accessible

Drop-Off: Front of Building

Curbs: Concrete

Items to Be Addressed:

– Add accessible parking.

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Orrington: Concrete

Exterior Stairs: (2) concrete stairs

Exterior Ramps: 1

Area (SF) Paving: 9,071 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: Playground Mulch (10,788 sf)

Chain Link Fencing: aluminum rail fence. 4' height around perimeter of athletic fields (500 lf)

Site Furnishings: (3) various groupings of playground equipment, (4) basketball hoops, miscellaneous wooden benches/picnic tables located throughout garden and playground area, (1) galvanized flagpole mounted onto concrete pier

Monument Sign: Painted wood sign on wood posts at southeast corner

Misc. Exterior Storage Structures: (2) Low custom-built storage unit with swinging doors on concrete sidewalk located near parking lot on west side of building. Good condition.

Items to Be Addressed:

– Landscape edging should be installed/re-installed in playground area to reduce mulch spill into walkways

– Exterior fence should be repainted or replaced.

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: CMU Bearing Wall / Structural Steel Frame

First floor: Slab-on-grade Second Floor: Concrete topping on fire-proof steel structure.

Roof Structure: Built-up roofing systems (roof areas 1,2,3) and single ply (EPDM) roofing systems over concrete deck.

Items to Be Addressed:

–There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick, Stucco

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Base flashing not visible. Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Continue to monitor masonry for cracking and mortar deterioration.
– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Refer to appendix for full masonry assessment completed.

Doors

Types:
– Wood Doors in Hollow Metal Frames
– Wood Doors in Hollow Metal Frames with various types of glass
– Hollow Metal Doors in Hollow Metal Frames
– Hollow Metal Doors in Hollow Metal Frames with various types of glass
– Aluminum Storefront

Items To Be Addressed:
– Minor Scuffs at base of doors
– Rusting on base of Exterior doors

Fenetration

Types:
– Storefront
– Operable awning and hopper type, fixed. Not used as a means of egress.

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– Built-up roofing systems (roof areas 1,2,3) and single ply (EPDM) roofing systems over concrete deck.
– Coping: Metal
– Fascia/Soffit: Metal and Stucco or Plaster
– Gutter & Downspouts: None

Items To Be Addressed:

– The building should continue to be monitored for potential leaks.
– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Gypsum, CMU, Ceramic Tile,

Floor Surfaces: VCT, VAT, Carpet, Tile, Sealed Concrete, Wood

Ceiling Surfaces: 2x2 ACT, 2x4 ACT, Vinyl ACT, Open to Deck, Gypsum

Casework: PLAM casework, Wood Veneer Casework

Specialty Equipment: TV's, Projectors, Tackboards, Markerboards, Chalkboards

Vertical Circulation Components: Stairs

Stairs/Railings: Wood Railing, Metal Railing

Elevators: None

Items To Be Addressed:

– Wall base peeling at corners and splitting
– Water damage in ceiling
– Minor damage to drywall
– Splitting in VCT, VAT
– Sinks leaking
– Rust at bottom of doors

ADA Compliance

Compliance Items to Be Addressed:

– Modify for ADA height countertops
– Provide accessible signage
– Modify for ADA mounted heights for wall and toilet accessories
– Modify ADA compliant furniture in classrooms
– Modify hardware to be ADA compliant
– Add elevator

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:

– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Orrington Elementary School
2636 Orrington Ave
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of two (2) gas fired forced draft standard efficiency hot water boilers. The boilers were manufactured by Bryan in 1997 and are fitted with Powerflame burners that have an input of 3000 mbh. The system is configured for primary only constant volume flow with two (2) base mounted system pumps. System flow is maintained by 3-way control valves at the heating elements.

There is no central cooling plant.

The Gymnasium is heated and ventilated by a suspended hot water heating air handling unit manufactured by McQuay and installed in 2006. Pressure relief for the system is accomplished by (2) side wall propeller fans.

The Auditorium is heated, cooled, and ventilated by a 16 ton packaged rooftop unit manufactured by Aaon that was installed in 2008 and utilizes an indoor hot water coil for space heating.

The Classrooms, Library, and other occupied spaces in the basement and on the first floor are heated and ventilated by unit ventilators that were manufactured by American Air Filter and installed in 1997. There is not an adequate building relief system for an economizer operation. Each space served by a unit ventilator is cooled by 1 or 2 window air conditioning units. It is likely that after the heating season is over, the unit ventilators do not operate to provide adequate ventilation when the window air conditioning units are in operation.

The Classrooms and other occupied spaces on the 2nd floor are heated and ventilated by multizone air handling units located in the attic on either side of the main corridor. The spaces on the west side of the corridor are served by a (6) zone unit and the spaces on the east side are served by a (4) zone unit. There are no visible manufacturer labels or tags on the units, however, they appear to be Trane units that are approximately 35 years old. The access and service area at each unit is limited and they are very difficult to maintain. The units appear to be ducted with fiberglass ductwork that is beyond its service life.

Small offices are provided with heating elements and window air conditioners but are not mechanically ventilated.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system manufactured by Mitsubishi and installed in 2022.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The building and equipment controllers are obsolete and no longer serviceable.

Revision Recommendations

In general, the existing system is in fair condition and should be maintained for the next 5-10 years.

When the system is scheduled for improvement, a comprehensive cooling system should be installed that will provide ventilation to all occupied spaces during operation. The following systems should be considered:

Recommended System Option 1 - Self-Contained Units:

The boilers are 29 years old and in fair condition. The burners can be replaced and the refractories can be rebuilt to maintain operation of the boilers for the next 20 years. Consideration can be given to replacing the boilers with new high efficiency boilers that will operate for approximately the same length of time with reduced EUI. The secondary hot water pumps should be provided with VFDs to modulate flow based on system demand.

The Gym air handling unit will be replaced with a new air handling unit suitable to be UL listed with a coupled condensing unit.

The Auditorium rooftop unit will be replaced in kind.

The floor mounted unit ventilators serving the Classrooms and other occupied spaces in the basement and on the 1st floor will be replaced with self-contained unit ventilators with hot water coils. Floor mounted units will be provided with larger outdoor air louvers to accommodate the new condenser section airflow requirements. New suspended units with hot water coils and DX coils will be provided for rooms that cannot support a floor mounted unit. Each suspended unit will be coupled with a roof mounted condensing unit. A new economizer relief system will be provided throughout the building.

The 2nd floor air handling units will be removed and a new roof mounted packaged VAV rooftop unit will be provided. New ductwork will be installed throughout and each classroom will be provided with a new fan powered box. Interior spaces will be provided with VAV boxes. Each VAV/FPB box will be provided with a hot water reheat coil and the packaged rooftop unit will be provided with a duct mounted coil located in the attic.

Small offices should be provided with DX fan coil units coupled with new condensing units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode.

<u>Recommended System Option 2 - 4 Pipe Hot Water/Chilled Water System:</u>
The hot water boiler improvement or replacement and Auditorium unit replacement will be as described in Option 1.

A new chiller will be installed and new chilled water piping will be routed to all new chilled water equipment. The system should be configured for constant volume primary and variable speed secondary pumping.

The Gym air handling unit will remain and be modified as required to be retrofitted with a new chilled water coil.

The unit ventilators serving Classrooms and other occupied spaces in the basement and on the 1st floor will be replaced with hot water/chilled water unit ventilators. A new code compliant economizer relief system will be provided throughout.

The 2nd floor air handling units will be removed and a new roof mounted VAV air handling unit with hot water and chilled water coils will be provided. New ductwork will be installed throughout and each classroom will be provided with a new fan powered box. Interior spaces will be provided with VAV boxes. Each VAV/FPB box will be provided with a hot water reheat coil.

Small offices shall be provided with hot water/chilled water fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode and central system pumping energy.

Recommended System Option 3 - Geothermal System:
A new geothermal borefield will be installed in the play fields west of the school and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield if the building is found to be heating dominant.

The Gym air handling unit will be replaced with multiple indoor geothermal heat pump units in the adjacent storage room.

The Auditorium rooftop unit will be replaced with a roof mounted geothermal heat pump.

The remaining Classrooms, Library, Cafeteria, and other occupied spaces will be provided with new geothermal heat pumps that suit the configuration of the space it serves. A new outdoor air relief system will be provided throughout.

Small offices shall be provided with suspended or console geothermal heat pumps with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

The building is served by a 3" watermain. This watermain enters the building on the north side in the mechanical room. This watermain serves only domestic water for the building and is equipped with a local municipal 2" water meter and has a 3" Reduced Pressure Zone backflow preventer, Watts model 009.

Domestic water is distributed with galvanized piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water for the building is provided by a single gas fired vertical storage tank type water heater located in the boiler room, water heater is a Bradford White Model RG275H6N, 75 gallon, 76,000 btuh, installed in 2018, SN. SD41211624. The water heater is equipped with a master mixing valve, expansion tank and recirc pump.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Water heater (75 Gal.) is 8 years old and may require replacement within the next 5 years.

The triple compartment sink and prep sink in kitchen have a direct connection to sanitary. Grease trap serving this kitchen could not be located at the time of survey. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provide a proper indirect waste receptor at triple compartment sink and prep sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste.

Multiple urinals are served by a single flush valve on timer utilizing an excessive amount of water, replace fixtures and provide individual flush valves for water savings.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

The Art Room sinks do not have a solids trap to protect waste piping from paint, clay, etc. Add a solids trap at each sink.

FIRE PROTECTION

Existing Conditions

Various small storage rooms in the lower level have sprinklers served by domestic water. The remainder of the building is not sprinklered.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from a pad-mounted utility transformer located at the west side of building. Service entrance conductors are routed underground to a service entrance rated switchboard in mechanical/electrical 104C. The switchboard is rated 800 amperes at 240/120V-3Ph Delta-4W. It contains (2) sections; (1) bolted pressure main disconnect switch section that appears to be original building, and (1) distribution section that appears to be retrofitted by a custom fabricator 'Gus Berthold Electric Company' with ITE circuit breakers. The equipment appears to be in fair condition.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (15) panels located in building of various manufacturers and age, (1) of which is manufactured by Federal Pacific. Federal Pacific panels have exceeded its serviceable life with no replacement parts available, but other panels are in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in mechanical/electrical room 104C. The 'AFP-400' addressable panel is manufactured by Notifier. This panel has exceeded its serviceable life with no replacement parts available.

Revision Recommendations

Consider replacing (1) electrical panel that have exceeded its serviceable life with current generation of electrical panels.

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

Consider replacing emergency battery light units to newer energy efficient type.

Consider replacing fire alarm control panel with a current generation product.

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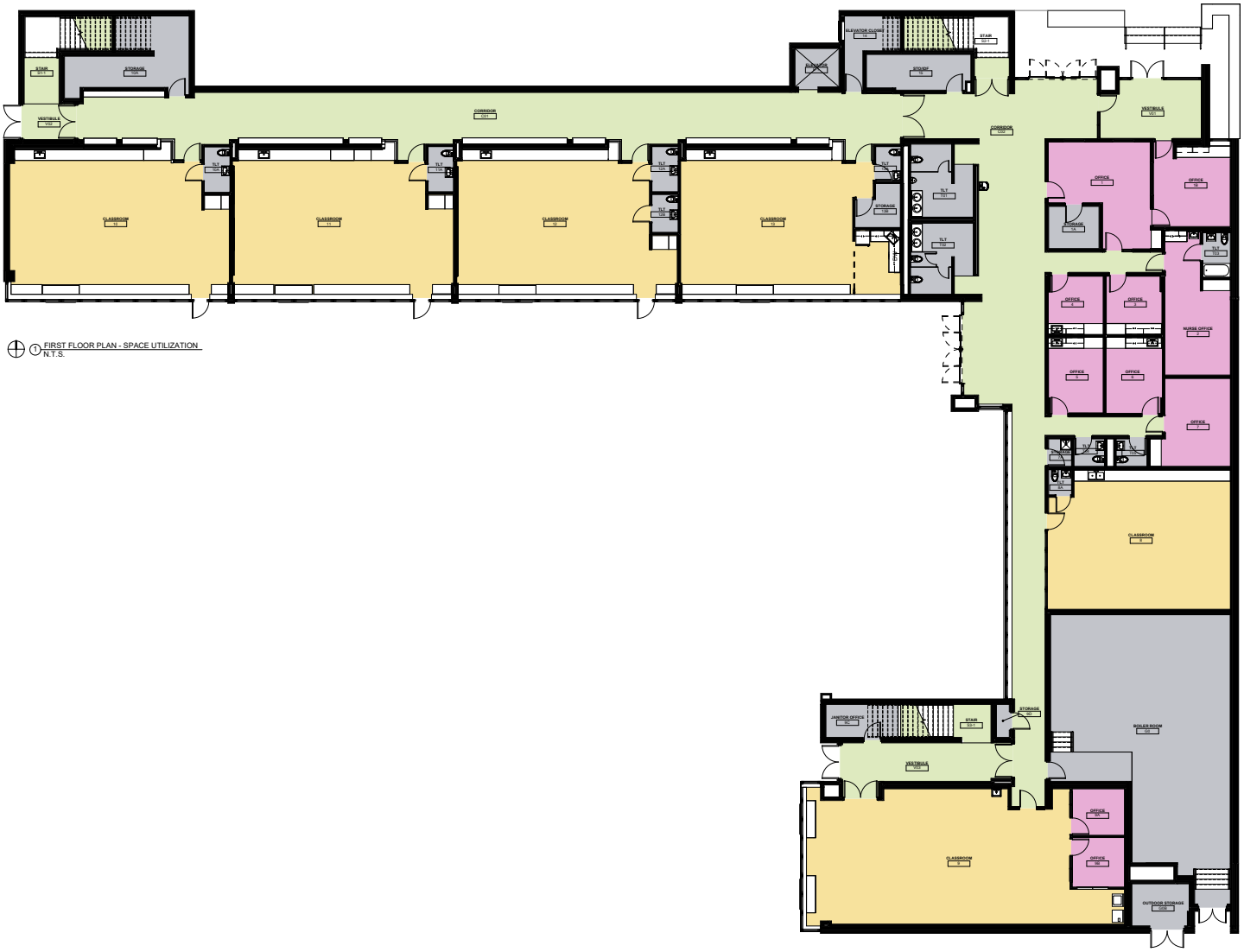
PARK SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1959, 1961
Grade Levels	|	AGES 3-22
Total Gross SF	|	35,629

PARK SCHOOL



① FIRST FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
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- SMALL GROUP SPACES

PARK SCHOOL



SECOND FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
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- BUILDING SUPPORT
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PARK SCHOOL

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
1	OFFICE	285 SF	STAFF/OFFICE
1B	OFFICE	211 SF	STAFF/OFFICE
2	NURSE OFFICE	263 SF	STAFF/OFFICE
3	OFFICE	108 SF	STAFF/OFFICE
4	OFFICE	106 SF	STAFF/OFFICE
5	OFFICE	138 SF	STAFF/OFFICE
6	OFFICE	141 SF	STAFF/OFFICE
7	OFFICE	204 SF	STAFF/OFFICE
9A	OFFICE	81 SF	STAFF/OFFICE
9B	OFFICE	86 SF	STAFF/OFFICE
21	OFFICE/STORAGE	130 SF	STAFF/OFFICE
24A	OFFICE	225 SF	STAFF/OFFICE
25	TEACHERS LOUNGE	675 SF	STAFF/OFFICE
13		2,653 SF	
SMALL GROUP SPACES			
26	ALS	441 SF	SMALL GROUP SPACES
1		441 SF	
SHARE INSTRUCTIONAL SPACES/SPECIALS			
21	GYM	3,418 SF	SHARE INSTRUCTIONAL SPACES/SPECIALS
30C	QUIET ROOM	70 SF	SHARE INSTRUCTIONAL SPACES/SPECIALS
2		3,488 SF	
CORE CURRICULUM			
8	CLASSROOM	818 SF	CORE CURRICULUM
9	CLASSROOM	1,191 SF	CORE CURRICULUM
10	CLASSROOM	998 SF	CORE CURRICULUM
11	CLASSROOM	1,004 SF	CORE CURRICULUM
12	CLASSROOM	965 SF	CORE CURRICULUM
13	CLASSROOM	947 SF	CORE CURRICULUM
20	CLASSROOM	991 SF	CORE CURRICULUM
22	CLASSROOM	1,016 SF	CORE CURRICULUM
23	CLASSROOM	951 SF	CORE CURRICULUM
24	CLASSROOM	903 SF	CORE CURRICULUM
27	CLASSROOM	958 SF	CORE CURRICULUM
28	CLASSROOM	967 SF	CORE CURRICULUM
29	CLASSROOM	958 SF	CORE CURRICULUM
13		12,668 SF	
CIRCULATION			
C01	CORRIDOR	1,448 SF	CIRCULATION
C02	CORRIDOR	1,584 SF	CIRCULATION
C03	CORRIDOR	1,223 SF	CIRCULATION
C04	CORRIDOR	943 SF	CIRCULATION
C05	CORRIDOR	571 SF	CIRCULATION

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
C06	CORRIDOR	124 SF	CIRCULATION
S1-1	STAIR	163 SF	CIRCULATION
S1-2	STAIR	239 SF	CIRCULATION
S2-1	STAIR	151 SF	CIRCULATION
S2-2	STAIR	237 SF	CIRCULATION
S3-1	STAIR	104 SF	CIRCULATION
S3-2	STAIR	266 SF	CIRCULATION
V01	VESTIBULE	190 SF	CIRCULATION
V02	VESTIBULE	59 SF	CIRCULATION
V03	VESTIBULE	231 SF	CIRCULATION
15		7,530 SF	
BUILDING SUPPORT			
1A	STORAGE	70 SF	BUILDING SUPPORT
7A	STORAGE	21 SF	BUILDING SUPPORT
8A	TLT	19 SF	BUILDING SUPPORT
9C	JANITOR OFFICE	79 SF	BUILDING SUPPORT
9D	STORAGE	14 SF	BUILDING SUPPORT
10A	STORAGE	230 SF	BUILDING SUPPORT
10A	TLT	39 SF	BUILDING SUPPORT
11A	TLT	38 SF	BUILDING SUPPORT
12A	TLT	39 SF	BUILDING SUPPORT
12B	TLT	33 SF	BUILDING SUPPORT
13A	TLT	29 SF	BUILDING SUPPORT
13B	STORAGE	55 SF	BUILDING SUPPORT
14	ELEVATOR CLOSET	88 SF	BUILDING SUPPORT
15	STO/IDF	120 SF	BUILDING SUPPORT
20A	FOOD SERVICE	143 SF	BUILDING SUPPORT
20B	TLT	45 SF	BUILDING SUPPORT
20C	DRESSING ROOM	59 SF	BUILDING SUPPORT
21A	STORAGE	140 SF	BUILDING SUPPORT
21B	STORAGE	160 SF	BUILDING SUPPORT
24B	KATIE'S CORNER	471 SF	BUILDING SUPPORT
25A	STORAGE	139 SF	BUILDING SUPPORT
30A	STORAGE	25 SF	BUILDING SUPPORT
30B	STORAGE	68 SF	BUILDING SUPPORT
E-1	ELEVATOR	58 SF	BUILDING SUPPORT
E-2	ELEVATOR	56 SF	BUILDING SUPPORT
G0	BOILER ROOM	1,315 SF	BUILDING SUPPORT
G0B	OUTDOOR STORAGE	79 SF	BUILDING SUPPORT
T01	TLT	135 SF	BUILDING SUPPORT
T02	TLT	133 SF	BUILDING SUPPORT
T03	TLT	41 SF	BUILDING SUPPORT
T04	TLT	28 SF	BUILDING SUPPORT
T05	TLT	28 SF	BUILDING SUPPORT
T06	TLT	175 SF	BUILDING SUPPORT
T07	TLT	174 SF	BUILDING SUPPORT
34		4,344 SF	
Grand total: 78		31,123 SF	

PARK SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 828 Main St, Evanston, IL 60202

Building Construction Date: 1959 and Addition in 1961

Zoning District: R5 & B1 (One- and Two-Family Residential Districts + Business District)

Allowable Use: School (Allowed as a Special Use)

Parcel PIN Numbers: 11-19-302-001-0000

Site Acreage: Approximately 1.25 Acres

Level: 2 Levels above Grade

Building Height: 30’

Building Perimeter: 1109’

Total Square Footage: 35,629 sf (Ground Floor: 16479 GSF, Upper Floor: 19,149 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 603’

Flood Plain: Per FEMA Flood Map Service Center, Park school is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System: The building utilizes an internal roof drainage system with roof drains and internal storm leaders.

Landscaping: Street trees along Main Street and Elmwood Avenue. Bushes and plantings at building perimeter.

Items to Be Addressed:

- Fill in barren landscaping areas with new plantings.
- Monitor the concrete around site for cracks.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water: City water is provided by a 3” water main, the domestic serviced is equipped with a 1 ½”

meter and a 2 ½" RPZ, Watts model 909. The water service is located in the lower level elevator equipment room. Elevator equipment rooms prohibit any equipment in the space that is not directly required by the operation of the elevator.

Natural Gas: Gas for the facility is provided by a gas service located on the South side of the building located off the alley. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed from utility transformer located in an electrical vault. The electrical service is located in Boiler G00. The 208/120V-3Ph-4W, 800 amperes rated switchboard is manufactured by a custom fabricator 'Cregier Electric' with 'ITE' components. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: 39 parking stalls located on the South side of the building (+ 2 accessible)

Area (SF) Parking: 14,400 sf

Accessible Stalls: 2 Accessible

Drop-Off: Yes

Curbs: Concrete

Items to Be Addressed:

– Resurface/repatch/repaint asphalt road and parking lot.

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Central Park Avenue: Concrete

Exterior Stairs: (1) concrete stairs

Exterior Ramps: Concrete with metal railing

Area (SF) Paving: 11,453 sf

3.0 | FACILITY ASSESSMENTS

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: Playground rubber flooring (5,860 sf)

Chain Link Fencing: aluminum rail fence. 4' height around perimeter of playground area (1,457 lf) located on Southwest side of building

Site Furnishings: (1) grouping of playground equipment, miscellaneous and picnic tables, (1) galvanized flagpole mounted onto concrete pier, (3) Canopies

Monument Sign: Painted wood sign on wood posts at north side of building

Items to Be Addressed:

– Monitor playground surface for deterioration or abrupt changes in elevation.

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: CMU Bearing Wall /Structural Steel Frame

First floor: Slab-on-grade

Second Floor: Concrete topping on fire-proofed steel structure.

Roof Structure: Steel joists, gypsum concrete deck

Items to Be Addressed:

– There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Facebrick with Limestone Panels

– Needs cleaning

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Base flashing not visible. Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:

– Continue to monitor masonry for cracking and mortar deterioration.

– Refer to masonry assessment

Sealants

Present/Condition: Deteriorated and inconsistent in areas.

Items To Be Addressed:

– Sealant around openings, penetrations, control joints, and other miscellaneous joints should be addressed in the next 3-5 years.

– Existing cracked and brittle material should be removed and replaced.

Doors

Types:

– Wood Doors in Hollow Metal Frames

– Hollow Metal Doors in Hollow Metal Frames

– Aluminum Storefront

Items To Be Addressed:

– Replace wood doors due to chipping

Fenetration

Types:

– Aluminum, with horizontal blinds

– Storefront

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

-Built up Roof with Gravel Ballast

-Coping: Metal

-Fascia/Soffit: Metal and Stucco or Plaster

-Gutter & Downspouts: n/a

3.0 | FACILITY ASSESSMENTS

Items To Be Addressed:

– The building should continue to be monitored for potential leaks.

– Refer to roof report appendix

Interior Environment

Wall Surfaces: Gypsum board, CMU, ceramic tile

Floor Surfaces: Carpet tiles, broadloom carpet, ceramic tile, VCT, hardwood sports flooring, rolled sheet goods

Ceiling Surfaces: 2x2 ACT, gypsum board, spline, open to deck

Casework: PLAM casework, wood veneer casework

Specialty Equipment: Projector screens, chalkboards, tackboards, whiteboards

Vertical Circulation Components: Stairs

Stairs/Railings: metal

Elevators: Yes, (1)

Items To Be Addressed:

– Replace casework due to chipping laminate

– Minor damage to drywall

– Damaged Wall Base

– Damaged carpet

– Damaged wood veneer casework

ADA Compliance

Compliance Items to Be Addressed:

– Modify toilet rooms for ADA stalls and ADA access requirements

– Modify for ADA toe kick under sinks

– Modify for ADA height countertops at service points

– Modify for ADA mounted heights for wall and toilet accessories

Security & Safety Analysis

Building Security System: Yes.
Access Control: At main entry, controlled from main office desk.
Secure Vestibule: Yes.
Ballistic Glazing: N/A

Safety Measures to Be Considered:
– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Park Special Education School
828 Main St
Skokie, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of two (2) gas fired forced draft high efficiency hot water boilers. The boilers were manufactured by Aerco in 2008 and are model Benchmark 2.0 with an input of 2000 mbh. The boilers are vented independently through the roof. The system is configured for primary only variable flow and two (2) base mounted system pumps are modulated by associated VFDs in a lead/lag sequence. At the time of visit, the VFDs were operating at 58 hz suggesting that the differential pressure setpoint was to high or the sensor location is not adequate for proper system modulation.

There is no central cooling plant.

The Gymnasium is heated, cooled, and ventilated by a 12 1/2 ton gas fired packaged rooftop unit that is manufactured by Trane and was installed in 2021.

The main office area is heated, cooled, and ventilated by a constant volume hot water heating, DX cooling air handling unit manufactured by McQuay and coupled with a 12 1/2 ton air cooled condensing unit manufactured by ICP. Both units were installed in 2008. The unit serves interior and perimeter spaces and the thermostat is located in the main office area, which may not allow other spaces to be properly conditioned. Perimeter rooms are provided with hot water finned element for supplemental heating.

The 2nd floor physical therapy room south of the gymnasium is heated, cooled, and ventilated by a hot water heating, DX cooling fan coil unit suspended in the adjacent storage room. The unit is coupled with a 2 1/2 ton air cooled condensing unit manufactured by Trane and installed in 2006.

The remaining Classrooms are heated, cooled, and ventilated by 1-ton self contained Packaged Terminal Air Conditioning (PTAC) units with hot water coils. The PTACs were manufactured by Adirondak Aire and installed in 2009. There is no economizer cycle and it is unclear if the required code required outdoor airflow is being supplied to each space. There is evidence that units are beginning to fail as indicated by new repairs made with new R-438a refrigerant in some units.

Small offices are provided with heating elements and window air conditioners but are not mechanically ventilated.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The Elevator Equipment Room and the MDF room are each cooled by a high wall duct free system. The Elevator Equipment Room unit was manufactured by Carrier and installed in 2013 and the MDF Room unit was manufactured by Mitsubishi and installed in 2020.

The building has a combination of pneumatic and Direct Digital Controls (DDC). The existing air handling unit dampers and valves are pneumatically controlled by pneumatic-electronic switches. Most of the room thermostats are pneumatic. An Alerton Compass Building Automation System consisting of DDC maintained by Syserco, inc. is utilized to control the pneumatic devices and main heating plant. Both systems utilize obsolete technology and the controllers/components are obsolete and no longer serviceable.

Revision Recommendations

The Gym rooftop unit is 5 years old and the MDF room split system is 6 years old, and both can be reliably maintained for the next 10-15 years. The remaining HVAC system consisting of boilers, PTAC units, fan coil unit serving the physical therapy room, air cooled condensing units, and control system are nearing the end of their service life. With exception to the Gym rooftop unit and MDF room split system, the HVAC system should be upgraded to a code compliant system that can properly heat, cool, and ventilate each space within the next 5 years.

The following systems should be considered:

Recommended System Option 1 - Self-Contained Units:
New hot water boilers will be provided and the existing hot water piping will be reused to serve new system heating elements.

The Gymnasium rooftop unit and MDF room split system should be maintained for the next 10-15 years.

The main office area air handling unit will be replaced with a new air handling unit that is UL listed to be used with a coupled roof mounted condensing unit. The existing duct configuration will be modified as required to install new VAV boxes to serve each space. The new VAV boxes will be provided with hot water reheat coils.

The PTAC units serving the Classrooms will be replaced with self-contained unit ventilators with hot water coils. Floor mounted units will be provided with larger outdoor air louvers to accommodate the new condenser section airflow requirements. New suspended units with hot water coils and DX coils will be provided for rooms that cannot support a floor mounted unit. Each suspended unit will be coupled with a roof mounted condensing unit. A new economizer relief system will be provided throughout the building.

Small offices should be provided with DX fan coil units coupled with new condensing units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be approximately the same as the existing system.

<u>Recommended System Option 2 - 4 Pipe Hot Water/Chilled Water System:</u>
The hot water boiler replacement, Gymnasium Rooftop unit, and MDF split system should be replaced/improved/maintained as described in Option 1.

A new chiller will be installed with new chilled water piping to all new chilled water equipment. The system should be configured for constant volume primary and variable speed secondary pumping.

The main office area air handling unit is 18 years old and can be properly maintained for the next 22 years. The existing DX coil will be replaced with a new chilled water coil and the existing fan motors will be replaced with inverter duty fan motors and provided with VFDs suitable for a VAV sequence. Existing pneumatic actuators will be replaced with new electronic actuators. The existing duct configuration will be modified as required to install new VAV boxes to serve each space. The new VAV boxes will be provided with hot water reheat coils.

The PTAC units serving Classrooms and the fan coil unit serving the 2nd floor physical therapy room will be replaced with hot water/chilled water unit ventilators. A new economizer relief system will be provided throughout the building.

Small offices shall be provided with hot water/chilled water fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be approximately the same as the existing system.

Recommended System Option 3 - Geothermal System:
The existing system will be removed in it's entirety, a new geothermal borefield will be installed in the parking lot south of the school, across the alley, and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating in a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield if the building is found to be heating dominant.

Each space will be provided with a new geothermal heat pump that suits the configuration of the space it serves. Where similar small spaces can be combined, a VVT system will be utilized to serve multiple spaces from one heat pump system.

The Gymnasium rooftop unit is 5 years old and should be maintained for the next 10-15 years, however, new valves and caps will be provided on the geothermal mains for future replacement of the unit with a geothermal heat pump.

The MDF room will be provided with a new geothermal heat pump and the split system shall remain for back-up cooling.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

City water is provided by a 3" water main, the domestic serviced is equipped with a 1 ½" meter and a 2-1/2" RPZ, Watts model 909. The water service is located in the lower level elevator equipment room. Elevator equipment rooms prohibit any equipment in the space that is not directly required by the operation of the elevator.

Domestic water is distributed with galvanized piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water for the building is provided by a single gas fired vertical storage tank type water heater located in the boiler room, water heater is an AO Smith Model BTR-197, 100 gallon, 199,000 btuh, installed in 2017, SN. 1709105176678. The water heater is equipped with a master mixing valve, expansion tank and recirc pump.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at the master mixing valve located at water heater. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop water temperature should be reset to a minimum 120 degrees to limit the growth of legionella in pipe system. With the loop temperature set to 120 degrees, point of use mixing valves at each lavatory and classroom sink will prevent accidental scalding.

Water heater (100 Gal.) is 9 years old and may require replacement within the next 5 years.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

The main domestic water service is located in the lower level elevator equipment room. Elevator equipment room codes prohibit any equipment in the space that is not directly required by the operation of the elevator. The water service should be relocated to a proper space with a floor drain and sanitary drainage to serve the emergency relief at the RPZ backflow preventer.

FIRE PROTECTION

Existing Conditions

There is limited automatic fire protection system within the building. Areas of protection include: The upper area of the old stage. This has been renovated to classroom space and the ceiling has been lowered. All stage lighting and equipment is still present above this new construction. Other areas include the space beneath stairs, three (3) locations. This includes the space that was turned into the elevator equipment room. The sprinkler service is located in the lower level boiler room, water supply is from domestic cold water piping. The sprinkler service is equipped with a 2" Watts model 009 reduced pressure zone backflow preventer with meter. The sprinkler heads in the three storage rooms are supplied by domestic water and are equipped with a backflow preventer.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from utility transformer located inside an electrical vault located adjacent to boiler room. The service entrance conductors are routed underground to a service entrance rated switchboard in boiler room. The switchboard is rated 800 amperes at 208/120V-3Ph-4W with a main bolted pressure fusible disconnect switch. It is manufactured by a custom fabricator 'Cregier Electric' with ITE components and appears to be original to building. It is in fair condition but does not have any available space to handle additional fusible switches.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There is (1) distribution panel located in boiler room. It is manufactured by General Electric and appears to be in fair condition. There are (12) panels located in building of various manufacturers and age. They appear to be in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Exit signs are mainly incandescent source and appear to be in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in boiler room. The '4010ES' addressable panel is manufactured by JCI-Simplex and appears in good condition. The control panel is a product supported by the manufacturer with replacement and expansion components still readily available.

Revision Recommendations

Consider replacing (5) electrical panels manufactured by General Electric that is near its serviceable life with current generation of electrical panels.

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

Consider replacing exit signs with newer energy efficient type throughout building.

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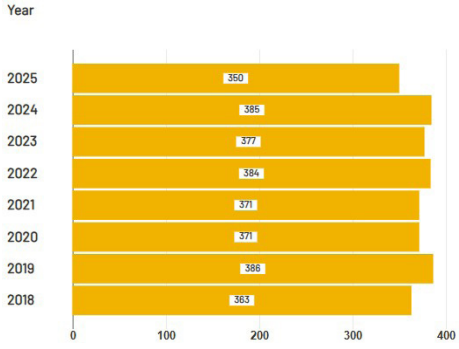
WALKER ELEMENTARY SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1962
Grade Levels	|	K-5
Total Gross SF	|	52,824

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Walker Elementary

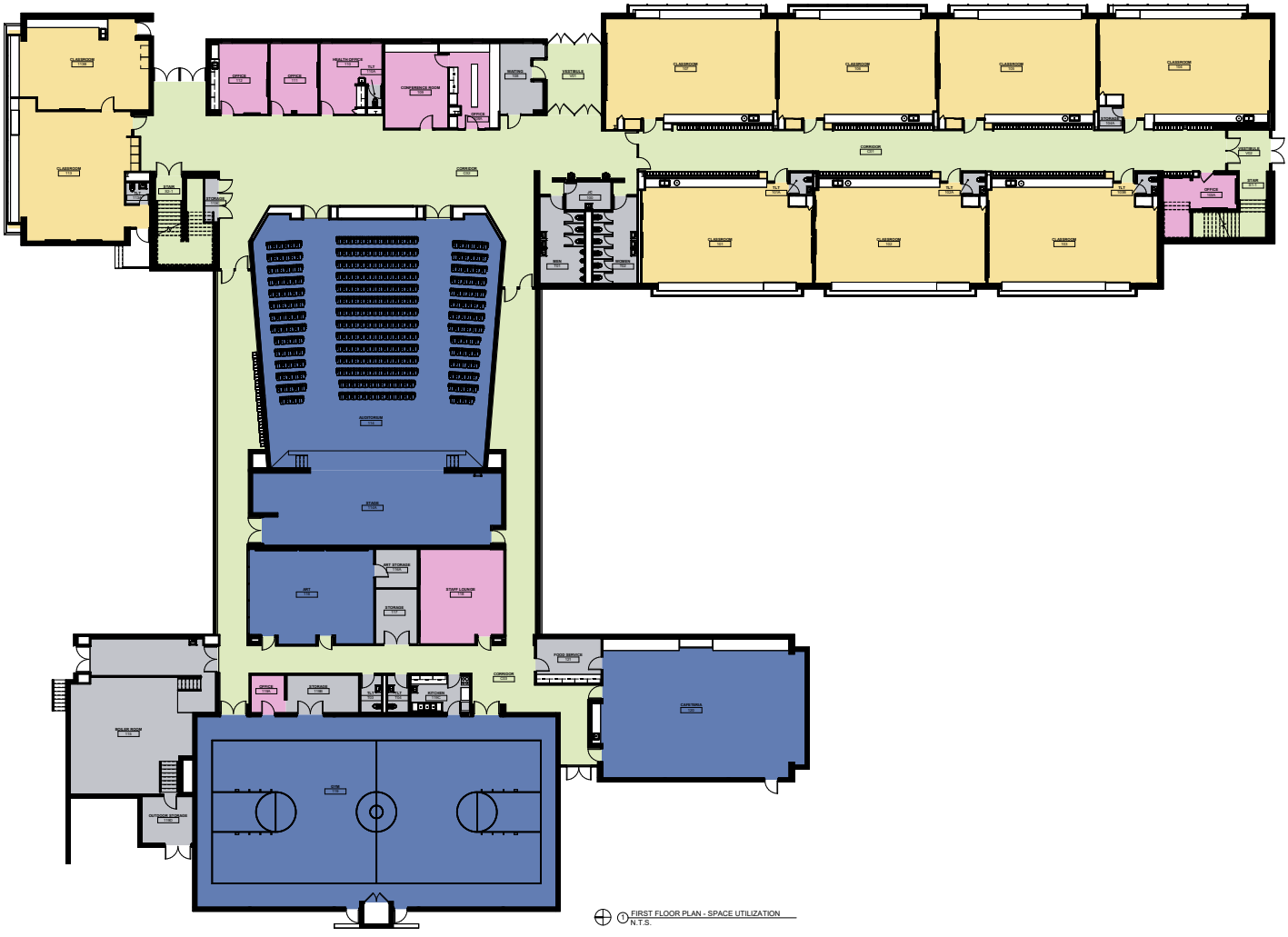
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	75	81	68	74	59	38	58	58	56	55	54	54	55	56	57	58
1	90	74	75	71	80	64	49	62	61	59	58	57	56	57	58	59
2	83	88	76	75	74	78	65	50	63	62	61	60	59	58	59	60
3	79	86	87	74	79	68	80	66	51	64	64	63	62	61	60	61
4	78	77	86	87	81	76	69	82	67	52	67	67	66	64	63	62
5	87	79	72	88	85	73	78	70	84	68	54	70	70	69	67	66
Total: K-5	492	485	464	469	458	397	399	388	382	360	358	371	368	365	364	366

Total: K-5	492	485	464	469	458	397	399	388	382	360	358	371	368	365	364	366
Change		-7	-21	5	-11	-61	2	-11	-6	-22	-2	13	-3	-3	-1	2
Percent Change		-1.4%	-4.3%	1.1%	-2.3%	-13.3%	0.5%	-2.8%	-1.5%	-5.8%	-0.6%	3.6%	-0.8%	-0.8%	-0.3%	0.5%

Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

WALKER ELEMENTARY SCHOOL

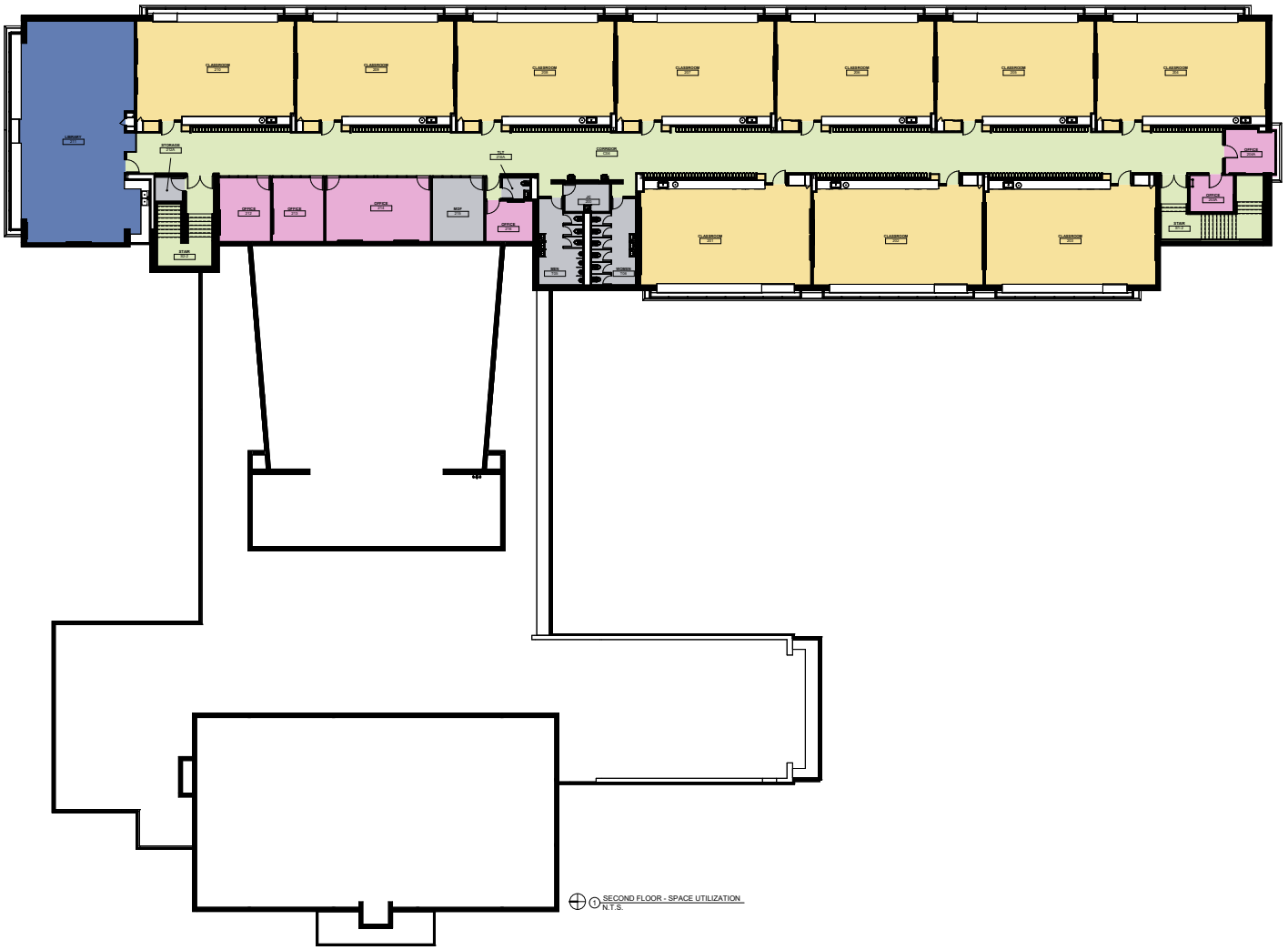


1 FIRST FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

WALKER ELEMENTARY SCHOOL



SECOND FLOOR - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

WALKER ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
103A	OFFICE	178 SF	STAFF/OFFICE
108A	OFFICE	235 SF	STAFF/OFFICE
109	CONFERENCE ROOM	294 SF	STAFF/OFFICE
110	HEALTH OFFICE	213 SF	STAFF/OFFICE
111	OFFICE	189 SF	STAFF/OFFICE
112	OFFICE	226 SF	STAFF/OFFICE
118	STAFF LOUNGE	436 SF	STAFF/OFFICE
119A	OFFICE	70 SF	STAFF/OFFICE
203A	OFFICE	88 SF	STAFF/OFFICE
204A	OFFICE	123 SF	STAFF/OFFICE
212	OFFICE	188 SF	STAFF/OFFICE
213	OFFICE	189 SF	STAFF/OFFICE
214	OFFICE	384 SF	STAFF/OFFICE
216	OFFICE	107 SF	STAFF/OFFICE
14		2,920 SF	
SHARED INSTRUCTIONAL SPACES/SPECIALS			
114	AUDITORIUM	3,253 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
114A	STAGE	990 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
116	ART	644 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
119	GYM	3,818 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
120	CAFETERIA	1,575 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
211	LIBRARY	1,539 SF	SHARED INSTRUCTIONAL SPACES/SPECIALS
6		11,818 SF	
CORE CURRICULUM			
101	CLASSROOM	1,019 SF	CORE CURRICULUM
102	CLASSROOM	1,022 SF	CORE CURRICULUM
103	CLASSROOM	1,012 SF	CORE CURRICULUM
104	CLASSROOM	997 SF	CORE CURRICULUM
105	CLASSROOM	990 SF	CORE CURRICULUM
106	CLASSROOM	991 SF	CORE CURRICULUM
107	CLASSROOM	1,063 SF	CORE CURRICULUM
113	CLASSROOM	900 SF	CORE CURRICULUM
113B	CLASSROOM	656 SF	CORE CURRICULUM
201	CLASSROOM	1,054 SF	CORE CURRICULUM
202	CLASSROOM	1,052 SF	CORE CURRICULUM
203	CLASSROOM	1,047 SF	CORE CURRICULUM
204	CLASSROOM	1,049 SF	CORE CURRICULUM
205	CLASSROOM	978 SF	CORE CURRICULUM
206	CLASSROOM	979 SF	CORE CURRICULUM
207	CLASSROOM	978 SF	CORE CURRICULUM

WALKER ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
208	CLASSROOM	978 SF	CORE CURRICULUM
209	CLASSROOM	978 SF	CORE CURRICULUM
210	CLASSROOM	978 SF	CORE CURRICULUM
19		18,722 SF	
CIRCULATION			
C01	CORRIDOR	1,651 SF	CIRCULATION
C02	CORRIDOR	2,545 SF	CIRCULATION
C03	CORRIDOR	2,345 SF	CIRCULATION
C04	CORRIDOR	3,070 SF	CIRCULATION
S1-1	STAIR	172 SF	CIRCULATION
S1-2	STAIR	275 SF	CIRCULATION
S2-1	STAIR	248 SF	CIRCULATION
S2-2	STAIR	246 SF	CIRCULATION
V01	VESTIBULE	234 SF	CIRCULATION
V02	VESTIBULE	87 SF	CIRCULATION
10		10,874 SF	
BUILDING SUPPORT			
100	JC	70 SF	BUILDING SUPPORT
101A	TLT	28 SF	BUILDING SUPPORT
102A	TLT	27 SF	BUILDING SUPPORT
103B	TLT	24 SF	BUILDING SUPPORT
104A	STORAGE	29 SF	BUILDING SUPPORT
108	WAITING	160 SF	BUILDING SUPPORT
110A	TLT	17 SF	BUILDING SUPPORT
113A	TLT	28 SF	BUILDING SUPPORT
113C	STORAGE	33 SF	BUILDING SUPPORT
115	BOILER ROOM	1,074 SF	BUILDING SUPPORT
116A	ART STORAGE	89 SF	BUILDING SUPPORT
117	STORAGE	127 SF	BUILDING SUPPORT
119B	STORAGE	150 SF	BUILDING SUPPORT
119C	KITCHEN	123 SF	BUILDING SUPPORT
119D	OUTDOOR STORAGE	132 SF	BUILDING SUPPORT
121	FOOD SERVICE	161 SF	BUILDING SUPPORT
200	JC	69 SF	BUILDING SUPPORT
212A	STORAGE	38 SF	BUILDING SUPPORT
215	MDF	189 SF	BUILDING SUPPORT
216A	TLT	33 SF	BUILDING SUPPORT
T01	MEN	199 SF	BUILDING SUPPORT
T02	WOMEN	197 SF	BUILDING SUPPORT
T03	TLT	44 SF	BUILDING SUPPORT
T04	TLT	44 SF	BUILDING SUPPORT
T05	MEN	199 SF	BUILDING SUPPORT
T06	WOMEN	197 SF	BUILDING SUPPORT
26		3,480 SF	
Grand total: 75		47,814 SF	

WALKER ELEMENTARY SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 3601 Church St, Skokie IL 60076

Building Construction Date: 1962

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Elementary School (Allowed as a Special Use)

Parcel PIN Numbers: 10-14-301-012-0000

Site Acreage: Approximately 7.5 Acres

Level: 2 Levels above Grade

Building Height: 25’

Building Perimeter: 1288’

Total Square Footage: 52,824 sf (Ground Floor: 33,998 GSF, Upper Floor: 18,825 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 605’

Flood Plain: Per FEMA Flood Map Service Center, Walker School is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System: Splash on grade and surface draining.

Landscaping: Plantings surrounding the perimeter of the building. Large garden and landscaping along Church Street.

Items to Be Addressed:

- Reseed areas of grass as needed.
- Fill in barren landscaping areas with new plantings.
- Monitor playground equipment for deterioration.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water: A 4” water service main enters the building on the north side of the building in the boiler room. This watermain serves only domestic water for the building. The domestic water service

is equipped with (2) local municipal 2” water meters piped in parallel and has a 4” reduced pressure zone backflow preventer, Ames model 4000SS.

Natural Gas: Gas for the facility is provided by a gas service located in a storage room adjacent to the boiler room. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed underground from a pad mounted utility transformer located at northwest corner of building. The electrical service is located in Boiler Room. The 208/120V-3Ph-4W, 800 amperes rated switchboard appears original to building. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera)

to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: 46 parking stalls located on the West Side of the building (+ 3 accessible); an additional 7 spaces are located on the East side of the building

Area (SF) Parking: 28,121 sqft

Accessible Stalls: 2 Accessible

Drop-Off: Located on East side of the building; parents/guardians enter drop-off area off of Central Park Avenue

Curbs: Concrete

Items to Be Addressed:

– Some cracks are starting to form in the asphalt in the parking lot located on the West side of the building. Monitor storm structures and maintain asphalt areas regularly with seal coating and maintenance

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Central Park Avenue: Concrete

Exterior Stairs: (0) concrete stairs

Exterior Ramps: N/A

Area (SF) Paving: 16,151 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: Playground Mulch (12,380 sf)

Chain Link Fencing: aluminum rail fence. 4' height around perimeter of athletic fields (1066 lf) and 4' around perimeter of the garden area located on the North side of the building (342' 6" lf).

Site Furnishings: (5) various groupings of playground equipment, (3) basketball hoops, miscellaneous wooden benches/picnic tables located throughout garden and playground area, (1) galvanized flagpole mounted onto concrete pier

Monument Sign: Painted wood sign on wood posts at northeast corner

Misc. Exterior Storage Structures: Low custom-built storage unit with swinging doors on concrete sidewalk located near parking lot on west side of building. Good condition.

Items to Be Addressed:

- Landscape edging should be installed/re-installed in playground area to reduce mulch spill into walkways

- Exterior stair railings are extremely rusted and should be replaced per latest building code requirements

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: CMU Bearing Wall /Structural Steel Frame

First floor: Slab-on-grade

Second Floor: Concrete topping on fire-proofed steel structure.

Roof Structure: Steel joists, gypsum concrete deck

Items to Be Addressed:

– There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Brick and stone sills

– There are no immediate assessed issues with the building exterior walls

Thermal Barrier: Unknown, assumed no thermal insulation

Moisture Management:

Flashing: Base flashing not visible

Open Head Joints: Open head joints not visible at top or bottom of wall, likely indicating solid masonry wall construction typical of building construction era. Open head joints are visible above window openings and associated lintels.

Items To Be Addressed:

– Continue to monitor masonry for cracking and mortar deterioration.

– Refer to appendix for full masonry assessment completed

Sealants

Present/Condition: Deteriorated and inconsistent in areas.

Items To Be Addressed:

– Sealant around openings, penetrations, control joints, and other miscellaneous joints should be addressed in the next 3-5 years.

– Existing cracked and brittle material should be removed and replaced.

Doors

Types:

– Wood Doors in Hollow Metal Frames

– Wood Doors in Wood Frames

– Wood Doors in Hollow Metal Frames with Narrow Lite

– Hollow Metal Doors in Hollow Metal Frames

– Aluminum Storefront

Items To Be Addressed:

– Minor Scuffs at base of door

– Missing Lower Louvers on doors.

Fenetration

Types:

– Aluminum, with horizontal blinds

– Storefront

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– Ballasted EPDM over insulation on gypsum concrete over steel joists.

– Coping: Metal with Stone

– Fascia/Soffit: Metal and Stucco or Plaster

– Gutter & Downspouts: Metal, downspout termination to grade (and other roofs).

Items To Be Addressed:

– Built up roof is near its life expectancy.

– The building should continue to be monitored for potential leaks.

– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Gypsum, CMU, Ceramic Tile, Wood Paneling, Masonry

Floor Surfaces: VAT, Rolled Sheet Good, Carpet Tiles, Tile, Concrete, CT

Ceiling Surfaces: 2x2 ACT, Spline, Open to Deck

Casework: PLAM casework, Wood Veneer Casework

Specialty Equipment: TV's, Projectors, Tackboards, Markerboards

Vertical Circulation Components: Stairs

Stairs/Railings: Wood handrails

Elevators: None

Items To Be Addressed:

– Wall base peeling at corners and splitting

– Water damage in ceiling

– Minor damage to drywall

– Splitting in VCT

– Peeling on corners of VCT

– Sinks leaking

– Rust at bottom of doors

ADA Compliance

3.0 | FACILITY ASSESSMENTS

Compliance Items to Be Addressed:

– Modify toilet rooms for ADA stalls and ADA access requirements

– Modify for ADA toe kick under sinks

– Modify for ADA height countertops at service points

– Modify for ADA mounted heights for wall and toilet accessories

– Modify for ADA compliant auditorium seating and companion seating

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:

– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Walker Elementary School
3601 Church St
Skokie, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of two (2) gas fired forced draft high efficiency hot water boilers. The boilers were manufactured by Aerco in 2009 and are model Benchmark 2.0 with an input of 2000 mbh. The boilers are vented independently through the roof. The system is configured for primary only variable flow and two (2) base mounted system pumps are modulated by associated VFDs in a lead/lag sequence.

There is no central cooling plant.

The Gymnasium is ventilated by a 100% outdoor air unit located in the boiler room. The air handling unit is manufactured by Thermal Engineering and is approximately 35 years old. There are (2) exhaust fans that relieve the air supplied by the unit. The gym is heated by hot water finned tube element around the entire gym.

The Auditorium area is heated, cooled, and ventilated by a 30 ton roof mounted packaged rooftop unit manufactured by Aaon and installed in 2008. The unit utilizes a duct mounted hot water coil for heating, which is located in the mezzanine adjacent to the stage.

The Principals Office and Main Office is heated, cooled, and ventilated by a 2-ton packaged cooling only rooftop unit manufactured by Carrier and installed in 2010. The unit utilizes a duct mounted hot water coil for heating. Each room served by this unit is provided with supplement finned tube element heaters.

The 2nd floor offices are heated, cooled, and ventilated by a 2 1/2 ton packaged cooling only rooftop unit manufactured by Carrier and installed in 2002. The unit utilizes a duct mounted hot water coil for heating. Each room served by this unit is provided with supplement finned tube element heaters.

The remaining Classrooms, Cafeteria, and Library are heated and ventilated by unit ventilators that were installed in 2009. There is not adequate building relief for an economizer operation. Each space served by a unit ventilator is cooled by 1 or 2 window air conditioning units. It is likely that after the heating season is over, the unit ventilators do not operate to provide adequate ventilation when the window air conditioning units are in operation.

Small offices are provided with heating elements and window air conditioners but are not mechanically ventilated.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system manufactured by Mitsubishi and installed in 2020.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The system utilizes obsolete building and equipment controllers that are no longer serviceable.

Revision Recommendations

The boilers, packaged cooling units, and control system are nearing the end of their service life, and there is inadequate ventilation during the cooling season in most of the building. The entire HVAC system should be upgraded to a code compliant system that can properly heat, cool, and ventilate each space within the next 5 years.

The following systems should be considered:

Recommended System Option 1 - Self-Contained Units:

New hot water boilers shall be provided and the existing hot water piping will be reused to serve new system heating elements.

The Gymnasium shall be provided with two (2) new gas fired packaged rooftop units and the Auditorium unit shall be replaced with a new unit of similar size. The existing hot water coil currently serving the auditorium may be utilized to heat the space.

The Main Office and second floor rooftop units shall combined, increased in size, and converted to a VAV system. Each space served by the system shall be provided with a new fan powered or VAV box to control space temperature. The offices adjacent to the Principles Office that are currently not mechanically ventilated shall be integrated into this system.

The floor mounted unit ventilators serving the Classrooms, Cafeteria, and Library shall be replaced with self-contained unit ventilators with hot water coils. Floor mounted units shall be provided with larger outdoor air louvers to accommodate the new condenser section airflow requirements. New Suspended units with hot water coils and DX coils shall be provided for rooms that cannot support a floor mounted unit. Each suspended unit shall be coupled with a roof mounted condensing unit. A new economizer relief system should be provided throughout the building.

Small offices should be provided with DX fan coil units coupled with new condensing units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls will be provided on all equipment at time of system upgrade.

System EUI will be higher than the current system due to the addition of code compliant ventilation during cooling mode.

Recommended System Option 2 - 4 Pipe Hot Water/Chilled Water System:
The hot water boiler replacement, the Gymnasium, Auditorium, and Office Areas shall be replaced/improved as described in Option 1.

A new chiller should be installed with a new chilled water piping system routed to all new chilled water equipment. The system should be configured for constant volume primary and variable speed secondary pumping.

The unit ventilators serving Classrooms, Cafeteria, Library, and other occupied spaces shall be replaced with new hot water/chilled water unit ventilators. A new economizer relief systems should be provided throughout the building.

Small offices shall be provided with hot water/chilled water fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be higher than current system due to the addition of code compliant ventilation during cooling mode and central cooling system pumping energy.

Recommended System Option 3 - Geothermal System:
The existing system will be removed in it's entirety, a new geothermal borefield will be installed in the play fields south of the school, and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating in a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield if the building is found to be heating dominant.

Each space will be provided with a new geothermal heat pump that suits the configuration of the space it serves. Where similar small spaces can be combined, a VVT system will be utilized to server multiple spaces from one heat pump system.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

A 4" water service main enters the building on the north side of the building in the boiler room. This water main serves only domestic water for the building. The domestic water service is equipped with two local municipal 2" water meters piped in parallel and has a 4" reduced pressure zone backflow preventer, Ames model 4000SS. The RPZ backflow preventer is installed in a vertical position.

Domestic water is distributed with galvanized piping throughout the building including the pipe tunnels below the building, some limited areas have copper piping.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water for the building is provided by a single gas fired high efficiency vertical storage type water heater, AO Smith model BTH-199, 100 gallon, 199,000 btuh, installed in 2019, SN. 19231115413483. The water heater is located in the boiler room on the north side of the building. The water heater system is equipped with an expansion tank and an in-line all bronze recirculation pump. There is a master High/Low thermostatic mixing valve to mix the main system loop temperature to 110 degrees.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink with a steel grease trap located on the floor below the sink. Various classrooms are provided with stainless steel sinks with gooseneck faucet. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Existing service sink faucets with hose connection do not have backflow protection, faucets are old, obsolete and should be replaced. A faucet with a proper vacuum breaker should be provided.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

The 4" RPZ at the main water service is installed in a vertical position, the RPZ is not rated for this type of installation and the water service should be reconfigured to reposition the RPZ to a horizontal position.

There are sprinkler heads located in various small storage rooms that are served by domestic water piping, these heads do not have a proper backflow preventer installed within 24" of main to prevent dead-end piping. Provide backflow preventer within 24" of main to prevent dead end piping.

The triple compartment sink in kitchen has a direct connection to sanitary, it is unclear if adjacent floor drain will provide relief in the event of backup. The grease trap is difficult to reach to service, its condition is unknown. The current plumbing code requires a mop sink within kitchen with its waste routed to the grease trap. Provided a proper indirect waste receptor at triple compartment sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste. Provide new location for grease trap for proper servicing.

The Art Room sinks have improper venting at fixture and the sinks do not have a solids trap to protect waste piping from paint, clay, etc. Provide the proper venting at sink and add solids trap.

Multiple urinals are served by a single flush valve on timer utilizing an excessive amount of water, replace fixtures and provide individual flush valves for water savings.

The toilet room in Nurse's office has lavatory located outside of the toilet room, the space should be revised to accommodate the lavatory located within the toilet room.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

FIRE PROTECTION

Existing Conditions

The building does not have an automatic wet sprinkler system however there are various small storage rooms with sprinklers supplied by the domestic water piping.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from a pad-mounted utility transformer located at the northeast corner of building. The service entrance conductors are routed underground to a service entrance rated switchboard in boiler room. The switchboard is rated 800 amperes at 208/120V-3Ph-4W and appears original to building.

Electrical Power Distribution

Electrical panels contain circuit breakers and distribute power throughout the building. There is (1) distribution panel located in boiler room that is installed around 2001. It is manufactured by Siemens and appears to be in fair condition. There are (7) panels manufactured by Federal Pacific, (1) panel manufactured by Siemens, and (1) panel manufactured by Eaton. Siemens and Eaton panels appear in fair condition, but Federal Pacific panels have exceeded its serviceable life with no replacement parts available.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exterior lights are installed around the outside of the building including parking lot poles, grade mounted floor lights, and indirect wall mounted canopy lights. The exterior lights appear to be original with metal halide source, but there could be various areas where the lamps have been retrofitted with LED lamps. All the exterior lighting is controlled by lighting contactors tied to the BAS system with a photocell override. Exterior lights appear to be in fair condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm command panel is located in boiler room. The fire alarm control panel is manufactured by Notifier and is 'INSPIRE' series addressable system. The system appears to be in good condition. The control panel is a product supported by the manufacturer with replacement and expansion components still readily available. No fire alarm notification devices are observed in classrooms or offices.

Revision Recommendations

Consider replacing (7) electrical panels manufactured by Federal Pacific that have exceeded its serviceable life with current generation of electrical panels.

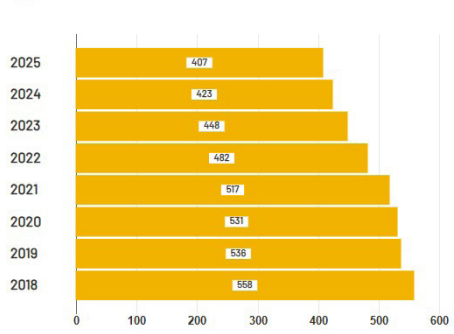
WASHINGTON ELEMENTARY SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1901
Grade Levels	|	K-5
Total Gross SF	|	77,751

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Washington Elementary

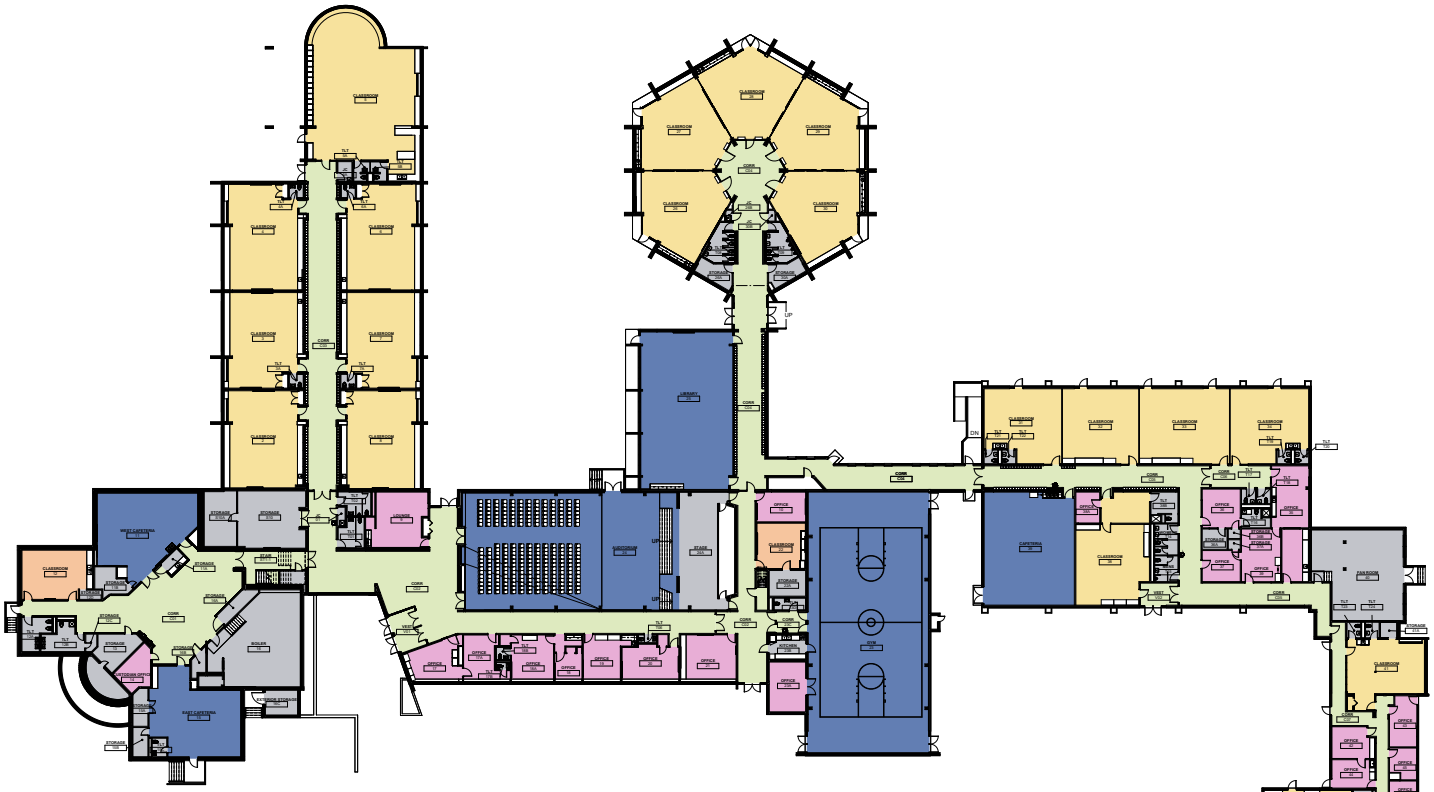
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K	91	76	68	60	62	54	58	59	60	60	61	61	60	60	59	60
1	102	88	77	70	60	68	59	60	60	61	61	62	62	61	61	60
2	84	101	89	77	73	61	71	61	62	62	63	62	63	63	62	62
3	97	85	100	82	79	79	63	74	63	64	64	66	64	66	66	64
4	104	91	84	101	82	81	82	66	77	66	67	65	67	65	67	67
5	59	106	87	82	104	81	79	84	67	79	69	70	68	70	68	70
Total: K-5	537	547	505	472	460	424	412	404	389	392	385	386	384	385	383	383

Total: K-5	537	547	505	472	460	424	412	404	389	392	385	386	384	385	383	383
Change		10	-42	-33	-12	-36	-12	-8	-15	3	-7	1	-2	1	-2	0
Percent Change		1.9%	-7.7%	-6.5%	-2.5%	-7.8%	-2.8%	-1.9%	-3.7%	0.8%	-1.8%	0.3%	-0.5%	0.3%	-0.5%	0.0%

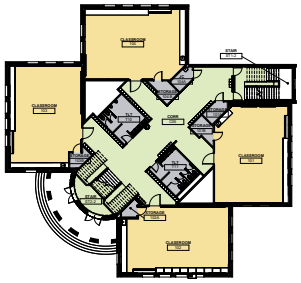
Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

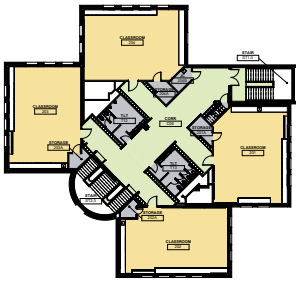
WASHINGTON ELEMENTARY SCHOOL



1 FIRST FLOOR - SPACE UTILIZATION
N.T.S.



1 SECOND FLOOR - SPACE UTILIZATION
N.T.S.



2 THIRD FLOOR - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

WASHINGTON ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
9	LOUNGE	433 SF	STAFF/OFFICE
10	OFFICE	202 SF	STAFF/OFFICE
14	CUSTODIAN OFFICE	152 SF	STAFF/OFFICE
17	OFFICE	281 SF	STAFF/OFFICE
17A	OFFICE	231 SF	STAFF/OFFICE
18	OFFICE	172 SF	STAFF/OFFICE
18A	OFFICE	290 SF	STAFF/OFFICE
19	OFFICE	267 SF	STAFF/OFFICE
20	OFFICE	298 SF	STAFF/OFFICE
21	OFFICE	362 SF	STAFF/OFFICE
23A	OFFICE	250 SF	STAFF/OFFICE
35	OFFICE	314 SF	STAFF/OFFICE
36	OFFICE	203 SF	STAFF/OFFICE
37	OFFICE	163 SF	STAFF/OFFICE
38A	OFFICE	101 SF	STAFF/OFFICE
39	OFFICE	284 SF	STAFF/OFFICE
39A	OFFICE	194 SF	STAFF/OFFICE
42	OFFICE	178 SF	STAFF/OFFICE
43	OFFICE	185 SF	STAFF/OFFICE
44	OFFICE	170 SF	STAFF/OFFICE
45	OFFICE	108 SF	STAFF/OFFICE
46A	OFFICE	86 SF	STAFF/OFFICE
47	OFFICE	78 SF	STAFF/OFFICE
23		5,001 SF	
SMALL GROUP SPACES			
12	CLASSROOM	464 SF	SMALL GROUP SPACES
22	CLASSROOM	309 SF	SMALL GROUP SPACES
48	CLASSROOM	252 SF	SMALL GROUP SPACES
49	CLASSROOM	165 SF	SMALL GROUP SPACES
4		1,191 SF	
SHARED INSTRUCTIONAL SPACE/SPECIALS			
11	WEST CAFETERIA	965 SF	SHARED INSTRUCTIONAL SPACE/SPECIALS
15	EAST CAFETERIA	914 SF	SHARED INSTRUCTIONAL SPACE/SPECIALS
23	GYM	4,314 SF	SHARED INSTRUCTIONAL SPACE/SPECIALS
24	AUDITORIUM	3,469 SF	SHARED INSTRUCTIONAL SPACE/SPECIALS
25	LIBRARY	1,993 SF	SHARED INSTRUCTIONAL SPACE/SPECIALS

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
39	CAFETERIA	1,396 SF	SHARED INSTRUCTIONAL SPACE/SPECIALS
6		13,052 SF	
CORE CURRICULUM			
2	CLASSROOM	1,006 SF	CORE CURRICULUM
3	CLASSROOM	959 SF	CORE CURRICULUM
4	CLASSROOM	1,068 SF	CORE CURRICULUM
5	CLASSROOM	2,154 SF	CORE CURRICULUM
6	CLASSROOM	1,092 SF	CORE CURRICULUM
7	CLASSROOM	980 SF	CORE CURRICULUM
8	CLASSROOM	1,033 SF	CORE CURRICULUM
26	CLASSROOM	905 SF	CORE CURRICULUM
27	CLASSROOM	918 SF	CORE CURRICULUM
28	CLASSROOM	920 SF	CORE CURRICULUM
29	CLASSROOM	917 SF	CORE CURRICULUM
30	CLASSROOM	908 SF	CORE CURRICULUM
31	CLASSROOM	734 SF	CORE CURRICULUM
32	CLASSROOM	789 SF	CORE CURRICULUM
33	CLASSROOM	931 SF	CORE CURRICULUM
34	CLASSROOM	743 SF	CORE CURRICULUM
38	CLASSROOM	990 SF	CORE CURRICULUM
41	CLASSROOM	646 SF	CORE CURRICULUM
46	CLASSROOM	956 SF	CORE CURRICULUM
101	CLASSROOM	966 SF	CORE CURRICULUM
102	CLASSROOM	959 SF	CORE CURRICULUM
103	CLASSROOM	981 SF	CORE CURRICULUM
104	CLASSROOM	962 SF	CORE CURRICULUM
201	CLASSROOM	968 SF	CORE CURRICULUM
202	CLASSROOM	959 SF	CORE CURRICULUM
203	CLASSROOM	980 SF	CORE CURRICULUM
204	CLASSROOM	963 SF	CORE CURRICULUM
27		26,388 SF	
CIRCULATION			
22B	ATTIC ACCESS	60 SF	CIRCULATION
23C	CORR	82 SF	CIRCULATION
C01	CORR	1,573 SF	CIRCULATION
C02	CORR	2,400 SF	CIRCULATION
C02	CORR	672 SF	CIRCULATION
C03	CORR	1,574 SF	CIRCULATION
C04	CORR	2,333 SF	CIRCULATION
C05	CORR	1,454 SF	CIRCULATION
C05	CORR	1,543 SF	CIRCULATION

WASHINGTON ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
C06	CORR	828 SF	CIRCULATION
C06	CORR	176 SF	CIRCULATION
C07	CORR	532 SF	CIRCULATION
ST1-1	STAIR	242 SF	CIRCULATION
ST1-2	STAIR	273 SF	CIRCULATION
ST1-3	STAIR	283 SF	CIRCULATION
ST2-2	STAIR	98 SF	CIRCULATION
ST2-3	STAIR	686 SF	CIRCULATION
V01	VEST	153 SF	CIRCULATION
V02	VEST	114 SF	CIRCULATION
19		15,074 SF	
BUILDING SUPPORT			
01	JC	19 SF	BUILDING SUPPORT
3A	TLT	27 SF	BUILDING SUPPORT
4A	TLT	27 SF	BUILDING SUPPORT
5A	JC	38 SF	BUILDING SUPPORT
5A	TLT	39 SF	BUILDING SUPPORT
5B	TLT	39 SF	BUILDING SUPPORT
6A	TLT	27 SF	BUILDING SUPPORT
7A	TLT	28 SF	BUILDING SUPPORT
11A	STORAGE	48 SF	BUILDING SUPPORT
11B	STORAGE	105 SF	BUILDING SUPPORT
12A	TLT	110 SF	BUILDING SUPPORT
12B	TLT	136 SF	BUILDING SUPPORT
12C	STORAGE	24 SF	BUILDING SUPPORT
12D	STORAGE	28 SF	BUILDING SUPPORT
13	STORAGE	162 SF	BUILDING SUPPORT
13A	STORAGE	126 SF	BUILDING SUPPORT
15A	STORAGE	75 SF	BUILDING SUPPORT
15B	STORAGE	60 SF	BUILDING SUPPORT
15C	TLT	37 SF	BUILDING SUPPORT
16	BOILER	1,033 SF	BUILDING SUPPORT
16A	STORAGE	77 SF	BUILDING SUPPORT
16B	STORAGE	42 SF	BUILDING SUPPORT
16C	EXTERIOR STORAGE	110 SF	BUILDING SUPPORT
17B	TLT	12 SF	BUILDING SUPPORT
18B	TLT	24 SF	BUILDING SUPPORT
22A	STORAGE	129 SF	BUILDING SUPPORT
23B	KITCHEN	124 SF	BUILDING SUPPORT
23D	TLT	54 SF	BUILDING SUPPORT
24A	STAGE	648 SF	BUILDING SUPPORT
26A	STORAGE	95 SF	BUILDING SUPPORT

ROOM DEPARTMENT SCHEDULE

NUMBER	NAME	AREA	DEPARTMENT
26B	JC	9 SF	BUILDING SUPPORT
30A	STORAGE	90 SF	BUILDING SUPPORT
30B	JC	9 SF	BUILDING SUPPORT
36A	STORAGE	69 SF	BUILDING SUPPORT
36B	STORAGE	16 SF	BUILDING SUPPORT
37A	STORAGE	16 SF	BUILDING SUPPORT
38B	TLT	112 SF	BUILDING SUPPORT
40	FAN ROOM	1,038 SF	BUILDING SUPPORT
41A	STORAGE	36 SF	BUILDING SUPPORT
101A	STORAGE	43 SF	BUILDING SUPPORT
101B	STORAGE	50 SF	BUILDING SUPPORT
102A	STORAGE	29 SF	BUILDING SUPPORT
103B	STORAGE	36 SF	BUILDING SUPPORT
104 B	STORAGE	51 SF	BUILDING SUPPORT
104A	JC	43 SF	BUILDING SUPPORT
201A	STORAGE	50 SF	BUILDING SUPPORT
201B	ATTIC ACCESS	30 SF	BUILDING SUPPORT
202A	STORAGE	32 SF	BUILDING SUPPORT
203A	STORAGE	34 SF	BUILDING SUPPORT
204A	STORAGE	51 SF	BUILDING SUPPORT
204B	JC	43 SF	BUILDING SUPPORT
S01	STORAGE	50 SF	BUILDING SUPPORT
S10	STORAGE	515 SF	BUILDING SUPPORT
S10A	STORAGE	245 SF	BUILDING SUPPORT
T01	TLT	99 SF	BUILDING SUPPORT
T02	TLT	98 SF	BUILDING SUPPORT
T06	TLT	21 SF	BUILDING SUPPORT
T08	TLT	131 SF	BUILDING SUPPORT
T09	TLT	129 SF	BUILDING SUPPORT
T10	TLT	170 SF	BUILDING SUPPORT
T11	TLT	168 SF	BUILDING SUPPORT
T12	TLT	170 SF	BUILDING SUPPORT
T13	TLT	169 SF	BUILDING SUPPORT
T14	WOMENS	98 SF	BUILDING SUPPORT
T15	MENS	82 SF	BUILDING SUPPORT
T16	TLT	64 SF	BUILDING SUPPORT
T17	TLT	28 SF	BUILDING SUPPORT
T18	TLT	28 SF	BUILDING SUPPORT
T19	TLT	25 SF	BUILDING SUPPORT
T20	TLT	25 SF	BUILDING SUPPORT
T21	TLT	25 SF	BUILDING SUPPORT
T22	TLT	25 SF	BUILDING SUPPORT
T23	TLT	29 SF	BUILDING SUPPORT
T24	TLT	29 SF	BUILDING SUPPORT
T25	TLT	79 SF	BUILDING SUPPORT
75		7,893 SF	
Grand total: 154		68,598 SF	

WASHINGTON ELEMENTARY SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 3701 Davis St, Skokie, IL 60076

Building Construction Date: 1957

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Elementary School (Allowed as a Special Use)

Parcel PIN Numbers: 10-24-221-002-0000

Site Acreage: Approximately 4.7 Acres

Level: 3 Levels above Grade

Building Height: 46’

Building Perimeter: 2,029’

Total Square Footage: 77,751 sf (First Level: 69,958 GSF, Second Level: 7,437 GSF, Third Level: 7,431 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 605’

Flood Plain: Per FEMA Flood Map Service Center, Washington School is in a minimal flood hazard zone(Zone X).

Delineated Wetland:N/A

Stormwater System: The building utilizes an internal roof drainage system with roof drains and internal

storm leaders. Splash on grade and surface draining.

Landscaping: Plantings surrounding the perimeter of the building. Large garden and landscaping along Ashland Avenue and Lee Street. Trees planted throughout property.

Items to Be Addressed:

– Replace wood fencing around the garden area. Along with replacing planting within the garden.

– Reseed grass as needed.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water:The building is served by two separate water mains. The first water main, 4" in size, enters the building in the boiler room at the southeast corner of the building and serves a combined domestic and fire protection service. The domestic service is equipped with (2) 2" meters and has (2) 2" reduced pressure zone backflow preventers, Watts model 909. The fire protection service is equipped with a 4" reduced pressure zone backflow preventer, Ames model 5000SS.

The second water main, 4" in size, enters a small mechanical room on the north side. The water service serves domestic water only and is equipped with a 1" meter and a 2" reduced pressure zone backflow preventer, Watts model 909.

Natural Gas:There are two gas services for this building. The first gas service for the facility is located outside the north wall of the boiler room on the south side of the building. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

The second gas service for the facility is located outside the north wall of the north boiler room outside of the building. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: There are two electrical services serving the building. Both services are routed underground from pad mounted utility transformer located outside each boiler room. The north electrical service is located in Mechanical 40. The 208/120V-3Ph-4W, 800 ampere rated switchboard is manufactured by 'Square-D'. The south electrical service is located in Boiler 16. The 208/120V-3Ph-4W, 800 amperes rated switchboard contains a main fusible disconnect switch section and a circuit breaker distribution section that has been retrofitted by a custom fabricator 'Gus Berthold Electric'. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: 41 parking stalls located on the East Side of the building (+ 2 accessible)

Area (SF) Parking: 17,800 sqft

Accessible Stalls: 2 Accessible

Drop-Off: Located on East side of the building; parents/guardians enter drop-off area off of Ashland Ave

Curbs: Concrete

3.0 | FACILITY ASSESSMENTS

Items to Be Addressed:

– Some cracks are starting to form in the asphalt. Monitor storm structures and maintain asphalt areas regularly with seal coating and maintenance

– Pending Further Site Investigation

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Davis Street: Concrete

Exterior Stairs: (4) concrete stairs

Exterior Ramps: (3)

Area (SF) Paving: 20,949 sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: Playground Mulch (20,175 sf)

Chain Link Fencing: aluminum rail fence. 4' height around the perimeter of playground (1,200lf)

Site Furnishings: (5) various groupings of playground equipment, miscellaneous wooden benches/picnic tables located throughout playground area, (1) galvanized flagpole mounted onto concrete pier

Monument Sign: Painted wood sign on wood posts at southeast corner

Misc. Exterior Storage Structures: Low custom-built storage unit with swinging doors on concrete sidewalk located near parking lot on west side of building, along with a large storage area with garage doors.

Items to Be Addressed:

– Landscape edging should be installed/re-installed in playground area to reduce mulch spill into walkways

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: CMU Bearing Wall / Structural Steel Frame

First floor: Slab-on-grade Second Floor: Concrete topping on fire-proofed steel structure.

Roof Structure: Original Building – Shingles over wood construction. Classroom Wing – Built up roofing systems over gypsum concrete on steel joists. Shingles over wood beams and wood deck

Items to Be Addressed:

–There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick

– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Base flashing not visible. Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:

– Continue to monitor masonry for cracking and mortar deterioration.

– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:

– Refer to appendix for full masonry assessment completed.

Doors

Types:

– Wood Doors in Hollow Metal Frames

– Wood Doors in Wood Frames

– Wood Doors in Hollow Metal Frames with Narrow Lite

– Hollow Metal Doors in Hollow Metal Frames

– Aluminum Storefront

Items To Be Addressed:

– Minor Scuffs at base of doors

– Rusting on base of Exterior doors

Fenetration

Types:

– Storefront

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– Shingle over wood construction, or Built up roofing systems over gypsum concrete on steel joist

– Coping: Metal with Stone

– Fascia/Soffit: Metal and Stucco or Plaster

– Gutter & Downspouts: Metal, downspout termination to grade (and other roofs).

Items To Be Addressed:

– The building should continue to be monitored for potential leaks.

– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Gypsum, CMU

Floor Surfaces: VCT, VAT, Rolled Sheet Good, Carpet, Tile, Concrete, Wood, Terrazzo,

Ceiling Surfaces: 2x2 ACT, 2x4 ACT, Spline, Open to Deck

Casework: PLAM casework, Wood Veneer Casework

Specialty Equipment: TV's, Projectors, Tackboards, Markerboards

Vertical Circulation Components: Stairs

Stairs/Railings: Wood Railing

Elevators: None

Items To Be Addressed:

– Wall base peeling at corners and splitting
– Water damage in ceiling
– Minor damage to drywall
– Splitting in VAT
– Peeling on corners of VAT
– Rust at bottom of doors

ADA Compliance

Compliance Items to Be Addressed:
– Modify toilet rooms for ADA stalls and ADA access requirements
– Provide accessible access
– Modify for ADA height countertops
– Modify for ADA mounted heights for wall and toilet accessories
– Modify furniture layout to allow for ADA clearances
– Modify hardware to be ADA compliant
– Add elevator

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:
– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Washington Elementary School
914 Ashland Ave
Evanston, Illinois

HVAC

Existing Conditions

There are two central heating plants for the building. The main plant, serving most of the building, consists of two (2) gas fired forced draft standard efficiency hot water boilers. The boilers were manufactured by Bryan in 1996 and are fitted with Gordon-Piatt burners that have an input of 3000 mbh. The system is configured for primary only constant with two (2) base mounted system pumps. Flow is maintained by 3-way valves at the heating elements. The secondary plant serves the 1995 north addition with two (2) Lochinvar Knight boilers that were installed in 2022 and have a capacity of 500 mbh. This system is configured as a primary-secondary system with VFDs controlling the secondary system pumps.

The central cooling plant serves the 1995 north addition and consists of an indoor chiller with a remote condensing unit manufactured by Trane. The system utilizes a single constant volume chilled water pump and the air handling unit and unit ventilators served by this system utilize 3-way valve to maintain flow. The chiller is not functional and is scheduled for replacement in the spring of 2026.

The Auditorium is heated, cooled, and ventilated by a packaged rooftop unit manufactured by Aaon and installed in 2008. The unit utilizes an indoor hot water coil for heating.

The Gymnasium is heated and ventilated by a roof mounted energy recovery unit manufactured by Venmar and installed in 2009. The unit utilizes an indoor hot water coil for heating.

A 5-zone hot water heating, chilled water cooling multizone air handling unit serves approximately half of the 1995 north addition. The unit was manufactured by Trane and is original to the addition.

The remaining areas of the 1995 north addition are heated, cooled, and ventilated by 4-pipe unit ventilators or fan coil units manufactured by McQuay and installed in 2009. There is not adequate building relief in this addition for an economizer operation.

The remaining Classrooms, Library, and Cafeteria are heated and ventilated by heating only unit ventilators that were manufactured by AAF and installed in 1996. Most of the original building is not provided with an adequate building relief system for economizer operation.

Small offices are provided with heating elements and window air conditioners but are not mechanically ventilated.

Lobbies, vestibules, corridors, storage rooms, etc are provided with hot water heating only elements.

The MDF room is cooled by a high wall duct free system manufactured by Mitsubishi and installed in 2010.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The system utilizes the current model building controller to communicate with the district server, however, the existing field level equipment controllers are obsolete and no longer serviceable. There are still active pneumatic controls in the 1995 addition that are beyond their service life.

Revision Recommendations

In general, the existing system is in fair condition and should be maintained for the next 5-10 years.

When the system is scheduled for improvement, a comprehensive cooling system should be installed that will provide ventilation to all occupied spaces during operation. The following systems should be considered:

Recommended System Option 1 - Self-Contained Units:
The chiller and boiler serving the 1995 addition are in excellent shape, should remain, and should be maintained for the next 20 years.

The unit ventilators and fan coil units serving the 1995 addition that were installed in 2009 shall be provided with new controls, assessed by a service technician, and re-furbished to be utilized for the next 20 years.

The multizone air handling unit serving the 1995 addition is 30 years old and is operated in an inefficient control strategy and should be replaced. The unit should be converted to a VAV system, with new medium pressure supply ductwork to near the area it serves so that the use of a fan powered box is possible. Interior zones may be served by new VAV boxes with hot water reheat coils. Where additional zoning is desired, additional VAV boxes can be provided.

The main building boilers are 30 years old and in fair condition. The burners can be replaced and the refractories can be rebuilt to maintain operation of the boilers for the next 20 years. Consideration can be given to replacing the boilers with new high efficiency boilers that will operate for approximately the same length of time with reduced EUI. The secondary hot water pumps should be provided with VFDs to modulate flow based on system demand.

The Auditorium rooftop unit will be replaced in kind.

The Gymnasium energy recovery unit will be replaced with a new packaged rooftop unit and the existing duct mounted hot water heating coil will be maintained for space heating.

The existing unit ventilators and fan coil units serving the 1995 addition will be provided with new controls. Each unit should be assessed by a service technician and re-furbished as required to be utilized for the next 20 years.

The remaining floor mounted unit ventilators serving the Classrooms, Library, and Cafeteria will be replaced with self-contained unit ventilators with hot water coils. Floor mounted units will be provided with larger outdoor air louvers to accommodate the new condenser section airflow requirements. New suspended units with hot water coils and DX coils will be provided for rooms that cannot support a floor mounted unit. Each suspended unit will be coupled with a roof mounted condensing unit. A new economizer relief system will be provided throughout the building.

Small offices should be provided with DX fan coil units coupled with new condensing units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade and integrated into the existing building controller.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode.

<u>Recommended System Option 2 - 4 Pipe Hot Water/Chilled Water System:</u>
The revisions to the 1995 addition, the hot water boiler improvement/replacement, the Auditorium unit, and the Gym unit will be as described in Option 1.

A new chiller will be installed to serve the main building and new chilled water piping will be routed to all new chilled water equipment. The system should be configured for constant volume primary and variable speed secondary pumping.

The unit ventilators serving Classrooms, Library, Cafeteria, and other occupied spaces will be replaced with hot water/chilled water unit ventilators. A new code compliant economizer relief system will be provided throughout.

Small offices shall be provided with hot water/chilled water fan coil units. The fan coil units will be provided with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade and integrated into the existing building controller.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode and central system pumping energy.

Recommended System Option 3 - Geothermal System:
If an intergovernmental agreement can be reached with the City, a new geothermal borefield will be installed west of the building in the in the play fields adjacent to the Robert Crown Community Center. If the School District cannot reach an agreement with the City, the borefield will be split into two locations and routed around the existing playgrounds. A new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield if the building is found to be heating dominant.

The 1995 addition multizone air handling unit will be replaced with five (5) new geothermal heat pumps. Where small spaces of similar load profile share a heat pump, a VVT system may be installed. Future caps and valves will be provided for extension to the remaining areas served by the new chiller and boiler serving the remainder of the addition.

The Auditorium rooftop unit will be replaced with a new geothermal rooftop unit.

The gym energy recovery unit will be replaced with multiple "twinned" geothermal heat pump units located in the mezzanine where the existing hot water coil is located.

The remaining Classrooms, Library, and Cafeteria will be provided with new geothermal heat pumps that suit the configuration of the space it serves. A new outdoor air relief system will be provided throughout.

Small offices shall be provided with suspended or console geothermal heat pumps with new outdoor air louvers and control dampers.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

The building is served by two separate water mains. The first water main, 4" in size, enters the building in the boiler room at the southeast corner of the building and serves a combined domestic and fire protection service. The domestic service is equipped with a (2) 2" meters and has (2) 2" reduced pressure zone backflow preventers, Watts model 909. The fire protection service is equipped with a 4" reduced pressure zone backflow preventer, Ames model 5000SS. The second water main, 4" in size, enters a small mechanical room on the north side. The water service serves domestic water only and is equipped with a 1" meter and a 2" reduced pressure zone backflow preventer, Watts model 909.

Domestic water is distributed with galvanized piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water is provided by two separate water heater systems. The first water heater system consists of a gas fired water heater, Bradford White model RG275H6N, rated at 76,000 btuh, 75 gallons, installed in 2019, SN. TJ43966503 and supplies hot water to the main building. The water heater is equipped with a master thermostatic mixing valve, expansion tank and recirc pump. The second water heater system consists of a commercial type water heater, AO Smith Model FSG-75, 75 gallon, 75,000 btuh, installed in 2000. This water heater serves the north side of the building. The water heater is equipped with a master thermostatic mixing valve, expansion tank and recirc pump.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Water heater (75 Gal.) is 7 years old and may require replacement within the next 5 years.

Water heater (75 Gal.) is over 20 years old and may require replacement within the next 2 years.

Duplex sanitary pump system may require replacement within the next 5 years.

Duplex storm pump system may require replacement within the next 5 years.

North and South Kitchens - Kitchen sinks have a direct connection to sanitary. Grease trap location and condition could not be verified. Current plumbing code requires a mop sink within kitchen with waste routed to grease trap. Provide a proper indirect waste receptor with air gap at triple compartment sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste. Locate grease trap for proper servicing.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

The Art Room sinks do not have a solids trap to protect waste piping from paint, clay, etc. Add a solids trap at each sink.

Roof drains do not have a proper strainer to prevent blockage in storm piping. Provide strainer at roof drain, power rod and camera piping to verify its clear.

FIRE PROTECTION

Existing Conditions

The south multi-story section of the building is protected by an NFPA-13 compliant dry sprinkler system complete with fire department connection. The dry pipe valve is located in the main boiler room. The stage at the Auditorium is protected by a sprinkler system. The remainder of the building is not sprinklered.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The building is served by (2) electrical services. Both services are fed from a pad-mounted utility transformer located outside each boiler room. Service entrance conductors are routed underground to each switchboard. The first switchboard is located in mechanical room 40. It is rated 800 amperes at 208/120V-3Ph-4W. It is manufactured by SquareD and appears to be in fair condition. The second switchboard is located in Boiler 16. It is rated 800 amperes at 208/120V-3Ph-4W and contains (2) sections; (1) main fusible disconnect switch section that appears to be original building, and (1) distribution section that appears to be retrofitted by a custom fabricator 'Gus Berthold Electric Company' with Siemens circuit breakers. The equipment appears to be in fair condition.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (30) panels located in building of various manufacturers and age, (6) of which are manufactured by Federal Pacific, and (4) of which are unknown but assumed to be original to building. Federal Pacific and original panels have exceeded its serviceable life with no replacement parts available, but other panels are in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. They are controlled by a lighting relay panel with programmable time schedule. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs contain LED light source and are in good condition. Majority of emergency lighting units appear older and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in mechanical room near Gym 23. The '#4100ES' addressable panel is manufactured by JCI-Simplex and appears in good condition. The control panel is a product supported by the manufacturer with replacement and expansion components still readily available.

Revision Recommendations

Consider replacing (10) electrical panels that have exceeded its serviceable life with current generation of electrical panels.

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

Consider replacing emergency battery light units to newer energy efficient type.

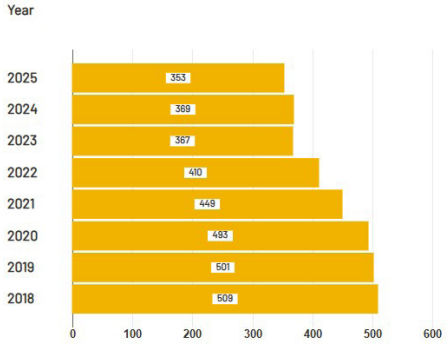
WILLARD ELEMENTARY SCHOOL



EXISTING BUILDING DATA

Years Constructed	|	1922
Grade Levels	|	K-5
Total Gross SF	|	60,020

HISTORICAL STUDENT ENROLLMENT



Source: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Willard Elementary

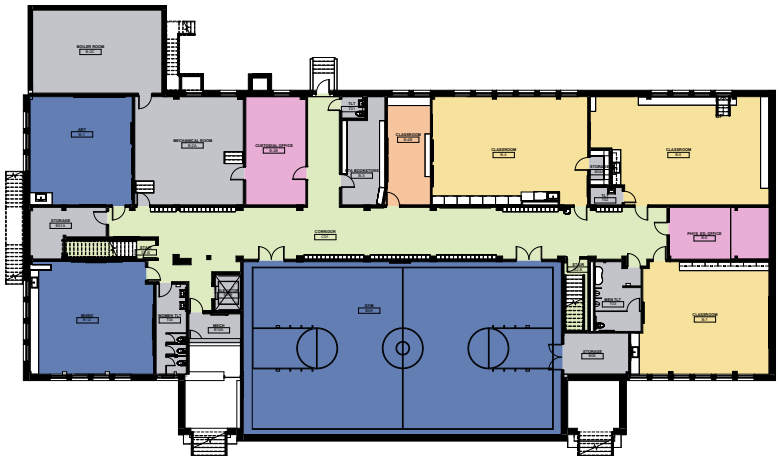
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	64	39	45	27	38	32	33	34	35	35	36	36	37	37	38	39
1	62	59	41	52	32	41	34	35	35	36	36	37	37	38	38	39
2	54	58	54	37	54	34	42	36	37	37	38	38	39	39	40	40
3	79	50	58	52	38	51	33	43	37	38	38	39	39	40	40	41
4	85	74	42	54	49	38	48	34	44	38	39	39	40	40	41	41
5	75	79	69	37	49	51	36	49	35	45	39	40	40	41	41	42
Total: K-5	419	359	309	259	260	247	226	231	223	229	226	229	232	235	238	242

Total: K-5	419	359	309	259	260	247	226	231	223	229	226	229	232	235	238	242
Change		-60	-50	-50	1	-13	-21	5	-8	6	-3	3	3	3	3	4
Percent Change		-14.3%	-13.9%	-16.2%	0.4%	-5.0%	-8.5%	2.2%	-3.5%	2.7%	-1.3%	1.3%	1.3%	1.3%	1.3%	1.7%

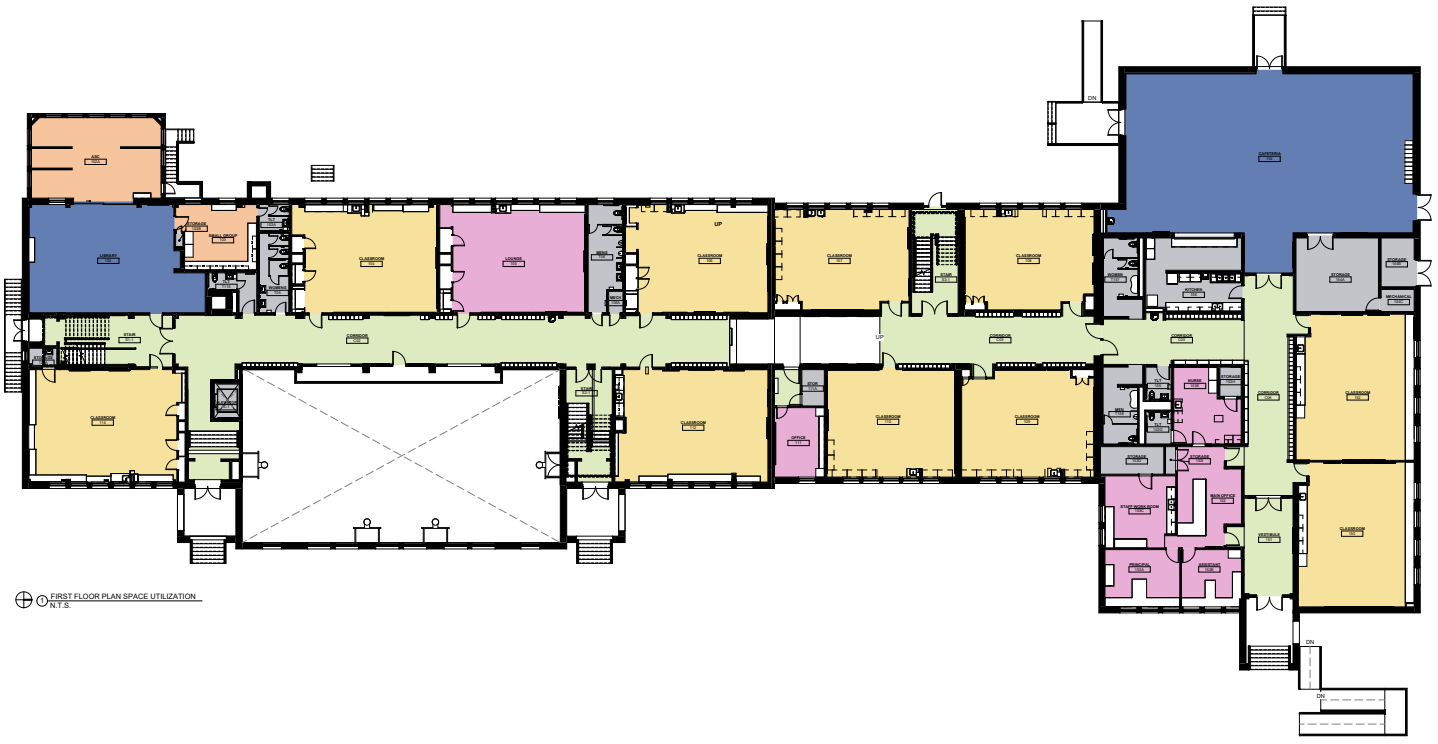
Forecasts developed November 2024
Green cells (2024-25 and earlier) are historical data
Blue cells (2025-26 and later) are forecasted years

Source: McKibben Demographics

WILLARD ELEMENTARY SCHOOL



1 BASEMENT PLAN - SPACE UTILIZATION
N.T.S.

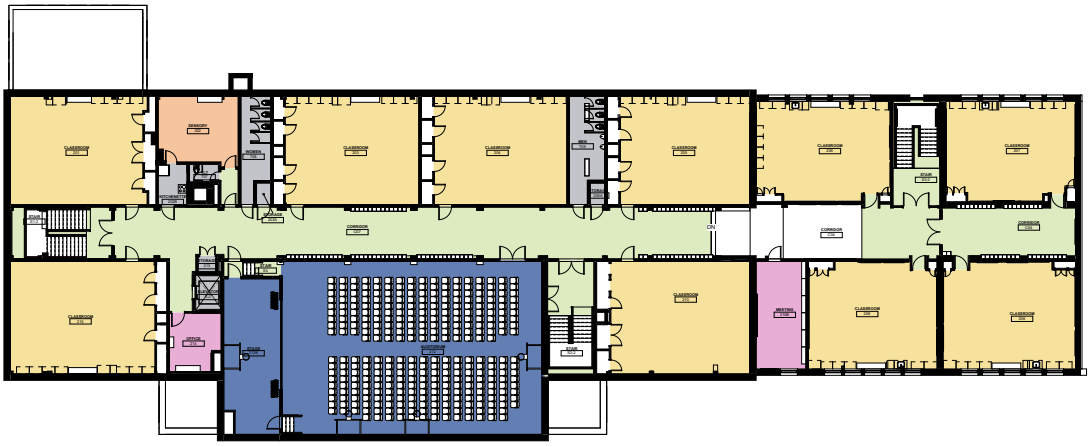


1 FIRST FLOOR PLAN SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

WILLARD ELEMENTARY SCHOOL



1 SECOND FLOOR PLAN - SPACE UTILIZATION
N.T.S.

Department Legend

- STAFF/OFFICE
- SHARED INSTRUCTIONAL SPACES/SPECIALS
- CORE CURRICULUM
- CIRCULATION
- BUILDING SUPPORT
- SMALL GROUP SPACES

WILLARD ELEMENTARY SCHOOL

ROOM DEPARTMENT SCHEDULE1

NUMBER	NAME	AREA	DEPARTMENT
STAFF/OFFICE			
105	LOUNGE	800 SF	STAFF/OFFICE
111	OFFICE	190 SF	STAFF/OFFICE
153	MAIN OFFICE	320 SF	STAFF/OFFICE
153A	PRINCIPAL	235 SF	STAFF/OFFICE
153B	ASSISTANT	187 SF	STAFF/OFFICE
153C	STAFF WORK ROOM	271 SF	STAFF/OFFICE
153E	NURSE	243 SF	STAFF/OFFICE
210B	MEETING	294 SF	STAFF/OFFICE
214	OFFICE	153 SF	STAFF/OFFICE
B-2B	CUSTODIAL OFFICE	355 SF	STAFF/OFFICE
B-6	PHYS. ED. OFFICE	282 SF	STAFF/OFFICE
11		3,330 SF	
SMALL GROUP SPACES			
102A	ASC	560 SF	SMALL GROUP SPACES
103	SMALL GROUP	272 SF	SMALL GROUP SPACES
202	SENSORY	287 SF	SMALL GROUP SPACES
B-4B	CLASSROOM	256 SF	SMALL GROUP SPACES
4		1,375 SF	
SHARED INSTRUCTION			
102	LIBRARY	934 SF	SHARED INSTRUCTION
154	CAFETERIA	2,644 SF	SHARED INSTRUCTION
212	AUDITORIUM	2,470 SF	SHARED INSTRUCTION
212B	STAGE	468 SF	SHARED INSTRUCTION
B09	GYM	3,017 SF	SHARED INSTRUCTION
B-1	ART	608 SF	SHARED INSTRUCTION
B-12	MUSIC	753 SF	SHARED INSTRUCTION
7		10,895 SF	
CORE CURICULUM			
104	CLASSROOM	803 SF	CORE CURICULUM
106	CLASSROOM	800 SF	CORE CURICULUM
107	CLASSROOM	711 SF	CORE CURICULUM
108	CLASSROOM	682 SF	CORE CURICULUM
109	CLASSROOM	751 SF	CORE CURICULUM
110	CLASSROOM	755 SF	CORE CURICULUM
112	CLASSROOM	930 SF	CORE CURICULUM
114	CLASSROOM	924 SF	CORE CURICULUM
150	CLASSROOM	904 SF	CORE CURICULUM
152	CLASSROOM	927 SF	CORE CURICULUM
201	CLASSROOM	791 SF	CORE CURICULUM
203	CLASSROOM	791 SF	CORE CURICULUM
204	CLASSROOM	784 SF	CORE CURICULUM
205	CLASSROOM	767 SF	CORE CURICULUM
206	CLASSROOM	712 SF	CORE CURICULUM
207	CLASSROOM	692 SF	CORE CURICULUM
208	CLASSROOM	756 SF	CORE CURICULUM
209	CLASSROOM	730 SF	CORE CURICULUM
210	CLASSROOM	855 SF	CORE CURICULUM
215	CLASSROOM	889 SF	CORE CURICULUM
B-4	CLASSROOM	912 SF	CORE CURICULUM
B-5	CLASSROOM	979 SF	CORE CURICULUM
B-7	CLASSROOM	803 SF	CORE CURICULUM
23		18,647 SF	
CIRCULATION			
151	VESTIBULE	255 SF	CIRCULATION
C01	CORRIDOR	1,827 SF	CIRCULATION
C02	CORRIDOR	1,855 SF	CIRCULATION
C03	CORRIDOR	973 SF	CIRCULATION
C04	CORRIDOR	398 SF	CIRCULATION
C04	CORRIDOR	552 SF	CIRCULATION
C05	CORRIDOR	376 SF	CIRCULATION
C06	CORRIDOR	621 SF	CIRCULATION
C07	CORRIDOR	1,748 SF	CIRCULATION
S1-1	STAIR	340 SF	CIRCULATION
S1-2	STAIR	281 SF	CIRCULATION
S1-B	STAIR	91 SF	CIRCULATION
S2-1	STAIR	269 SF	CIRCULATION
S2-2	STAIR	287 SF	CIRCULATION
S2-B	STAIR	93 SF	CIRCULATION
S3-1	STAIR	266 SF	CIRCULATION
S3-2	STAIR	266 SF	CIRCULATION
S4	STAIR	46 SF	CIRCULATION
18		10,543 SF	
BUILDING SUPPORT			
103A	TLT	42 SF	BUILDING SUPPORT
103B	STORAGE	5 SF	BUILDING SUPPORT
106A	MECH	17 SF	BUILDING SUPPORT
111A	STOR	45 SF	BUILDING SUPPORT
124A	STORAGE	28 SF	BUILDING SUPPORT
153D	STORAGE	96 SF	BUILDING SUPPORT
153G	TLT	45 SF	BUILDING SUPPORT
153H	STORAGE	34 SF	BUILDING SUPPORT
153I	STORAGE	15 SF	BUILDING SUPPORT
154A	STORAGE	333 SF	BUILDING SUPPORT
154B	STORAGE	88 SF	BUILDING SUPPORT
154C	MECHANICAL	40 SF	BUILDING SUPPORT
155	TLT	46 SF	BUILDING SUPPORT
156	KITCHEN	369 SF	BUILDING SUPPORT
202B	KITCHENETTE	63 SF	BUILDING SUPPORT
203A	STORAGE	17 SF	BUILDING SUPPORT
205A	STORAGE	18 SF	BUILDING SUPPORT
213	STORAGE	14 SF	BUILDING SUPPORT
B01A	STORAGE	162 SF	BUILDING SUPPORT
B04A	STORAGE	36 SF	BUILDING SUPPORT
B08	STORAGE	145 SF	BUILDING SUPPORT
B10A	MECH	81 SF	BUILDING SUPPORT
B-2A	MECHANICAL ROOM	642 SF	BUILDING SUPPORT
B-2C	BOILER ROOM	592 SF	BUILDING SUPPORT
B-3	PTA BOOKSTORE	220 SF	BUILDING SUPPORT
E-1	ELEVATOR	50 SF	BUILDING SUPPORT
E-2	ELEVATOR	50 SF	BUILDING SUPPORT
EL-B	ELEVATOR	50 SF	BUILDING SUPPORT
T01	TLT	27 SF	BUILDING SUPPORT
T02	TLT	30 SF	BUILDING SUPPORT
T03	MEN TLT	166 SF	BUILDING SUPPORT
T04	WOMEN TLT	148 SF	BUILDING SUPPORT
T05	WOMENS	130 SF	BUILDING SUPPORT
T06	MENS	187 SF	BUILDING SUPPORT
T07	TLT	28 SF	BUILDING SUPPORT
T08	WOMEN	156 SF	BUILDING SUPPORT
T09	MEN	186 SF	BUILDING SUPPORT
T115	TLT	68 SF	BUILDING SUPPORT
T157	WOMEN	154 SF	BUILDING SUPPORT
T158	MEN	150 SF	BUILDING SUPPORT
40		4,769 SF	
Grand total: 103		49,558 SF	

WILLARD ELEMENTARY SCHOOL

OVERVIEW AND BUILDING HISTORY

Location: 2700 Hurd Ave, Evanston, IL 60201

Building Construction Date: 1922 Original Building, 1932 Addition, 1937 Addition, and 2011 Addition

Zoning District: R1 (One- and Two-Family Residential Districts)

Allowable Use: Elementary School (Allowed as a Special Use)

Parcel PIN Numbers: 05-33-412-013, 05-33-412-021, 05-33-412-022

Site Acreage: Approximately 5.36 Acres

Level: 2 Levels above Grade and 1 Basement below

Building Height: 36’-6”

Building Perimeter: 1051’

Total Square Footage: 60,020 sf (Basement: 13,739 GSF, Ground Floor: 28,170 GSF, Upper Floor: 18,111 GSF)

ARCHITECTURAL ASSESSMENT

Site Components

Site Grading, Stormwater Management & Landscaping

Grade Elevation: 610’

Flood Plain: Per FEMA Flood Map Service Center, Willard School is in a minimal flood hazard zone(Zone X).

Delineated Wetland: N/A

Stormwater System:The building utilizes an internal roof drainage system with roof drains and internal

storm leaders.

Landscaping: Plantings around the perimeter of the building. A large garden is planted along Hurd Avenue near the front entrance.

Items to Be Addressed:

– Reseed barren grass areas as needed.

– Replace mulch as needed in playground area.

Site Utilities

Sanitary System: Sewage disposal is to the municipal sanitary system.

Water:The building is served by two separate water mains. The first water main, 6” in size, enters the building on the east side in a water service room and serves a combined domestic and fire protection service. The domestic service is equipped with a 2” meter and has a 2 1/2” reduced pressure zone backflow preventer, Watts model 909. The fire protection service is equipped with a 6” reduced pressure zone backflow preventer, Zurn Wilkins model 375. The second water main, 2” in size, enters a small lower level mechanical room on the north side. The water service serves domestic water only and is equipped with a 2” meter and 2” reduced pressure zone backflow preventer, Watts model 909.

Natural Gas: Gas for the facility is provided by a gas service located on the lower level, in a room adjacent to the east of the boiler room. Gas piping runs into the building to serve the boiler room. There is a main gas shut off valve at the service.

Electrical: The main electrical service is routed overhead from pole mounted utility transformers located on south end of building across the street. The electrical service is located in Boiler B-2C. The 240/120V-3Ph-4W, 1200 amperes rated switchboard is manufactured by ‘Siemens’ that appears to be installed around 2001. Electrical system is distributed throughout the building to local panelboards.

Telecom: Varies by building.

Items to Be Addressed:

– Underground piping and structures should be inspected (visually and by camera) to confirm proper flow and that there are no obstructions.

Parking Lot Components

Parking Lot: No Parking on Site. Also used as an outdoor recreation area.

Area (SF) Parking: 0 sqft

Accessible Stalls: 0 Accessible

Drop-Off: Front of Building (East side) on Hurd Avenue

Curbs: Concrete

Items to Be Addressed:

– Monitor concrete curbs for deterioration.

Concrete Paving - Flatwork

Sidewalks: Concrete

Entry Walkway to Orrington: Concrete

3.0 | FACILITY ASSESSMENTS

Exterior Stairs: (8) concrete stairs

Exterior Ramps: 2

Area (SF) Paving: 9,571sf

Items to Be Addressed:

– The cracking in the sidewalks and curbs should be monitored. Sidewalks should be replaced once a displacement of ½" exists, either in vertical or horizontal separation.

Other Site Components

Play Surface: Playground Mulch (15,597 sf)

Chain Link Fencing: aluminum rail fence. 12' height around perimeter of athletic fields, playgrounds, and garden (927 lf)

Site Furnishings: (3) various groupings of playground equipment, (4) basketball hoops, miscellaneous wooden benches/picnic tables located throughout garden and playground area, (1) galvanized flagpole mounted onto concrete pier

Monument Sign: Painted wood sign on wood posts at southeast corner

Misc. Exterior Storage Structures: (1) Low custom-built storage unit with swinging doors.

Items to Be Addressed:

– Landscape edging should be installed/re-installed in playground area to reduce mulch spill into walkways

Building Structure

Building Foundation: Cast In Place Concrete

Building Structure: Typical (unless noted otherwise below): Face brick with CMU backup varying in thickness with windows and aluminum storefront and curtain wall systems scattered throughout.

First floor: Concrete slab-on-grade Second Floor: Concrete topping on fireproofed steel (where required)

Roof Structure: Ballasted multiply roofing system over concrete and metal deck.

Items to Be Addressed:

–There are no immediate assessed issues with the building structure.

Building Envelope

Exterior Walls

Exterior Wall: Face Brick with CMU backup, aluminum storefront, and curtain wall systems
– Refer to the appendix for full masonry assessment completed.

Thermal Barrier: Unknown, refer to appendix for full masonry assessment completed.

Moisture Management: Refer to appendix for full masonry assessment completed.

Flashing: Base flashing not visible. Refer to appendix for full masonry assessment completed.

Open Head Joints: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Continue to monitor masonry for cracking and mortar deterioration.
– Refer to appendix for full masonry assessment completed.

Sealants

Present/Condition: Refer to appendix for full masonry assessment completed.

Items To Be Addressed:
– Refer to appendix for full masonry assessment completed.

Doors

Types:
– Aluminum Doors in Aluminum Frames
– Wood Doors in Hollow Metal Frames
– Wood Dors in Hollow Metal Frames with Sidelite
– Wood Doors in Hollow Metal Frames with Transom
– Wood Doors in Hollow Metal Frame with Narrow Lite
– Hollow Metal Doors in Hollow Metal Frames

Items To Be Addressed:

– Minor Scuffs at base of doors

Fenetration

Types:

– Aluminum Storefront

– Operable awning and hopper type, fixed. Not used as a means of egress.

Items To Be Addressed:

– There are no immediate assessed issues with the building fenestrations.

Roofs

Types:

– Ballasted multiply roofing system over concrete and metal deck.

– Coping: Metal

– Fascia/Soffit: Metal and Stucco or Plaster

– Gutter & Downspouts: None

Items To Be Addressed:

– The building should continue to be monitored for potential leaks.

– Refer to roof report appendix.

Interior Environment

Wall Surfaces: Gypsum on Metal Framing, CMU, Ceramic Tile

Floor Surfaces: Rolled Sheet Goods, Carpet, Ceramic Tile, Sealed Concrete, Hardwood, VAT, VCT

Ceiling Surfaces: 2x2 ACT, 2x4 ACT, Spline, Gypsum, Metal Deck, Concrete Plank

Casework: PLAM casework, Wood Veneer Casework

Specialty Equipment: TV's, Projectors, Tackboards, Markerboards

Vertical Circulation Components: Stairs

Stairs/Railings: Wood Railing, Metal Railing

Elevators: 1 located on the South side

Items To Be Addressed:

– Missing, damaged, misplaced spline

– Minor scuffing/damage

– Replace hazardous VAT flooring

ADA Compliance

Compliance Items to Be Addressed:

– Replace/remount plumbing fixtures to meet codes
– Move furniture to allow for swing clearances of doors
– Replace knob/recessed handle with levers
– Provide accessible stall in toilet rooms

Security & Safety Analysis

Building Security System: Yes.

Access Control: At main entry, controlled from main office desk.

Secure Vestibule: Yes.

Ballistic Glazing: N/A

Safety Measures to Be Considered:

– None to be addressed.

2026 MEPFP Facility Evaluation
Evanston-Skokie School District #65
Willard Elementary School
2700 Hurd Ave
Evanston, Illinois

HVAC

Existing Conditions

The central heating plant for the building consists of two (2) gas fired forced draft standard efficiency hot water boilers. The boilers were manufactured by Bryan in 1995 and are fitted with Powerflame burners that have an input of 3000 mbh. The main building loop is pumped by (2) base mounted constant flow pumps that maintain flow with 3-way valves at the heating elements. Building loop hot water temperature is reset by means of a 3-way mixing valve at the connection between the boiler and the main pumping system. The hot water is provided to the 2011 addition by two (2) suspended inline system pumps and modulated by associated VFDs in a lead/lag sequence. The differential pressure sensor is located at the inlet and discharge of the pumps, and at the time of visit, the system pump VFDs were operating at 60 Hz and there was audible water noise in many of the hydronic elements, indicating this location does not suit the system control scheme. There are two expansion tanks connected at different locations in the system, one at the inlet of each of the pumping systems. This does not properly protect the system from expansion and may lead to pressure relief valve and water make up cycles that are detrimental to maintaining the system water chemistry and air removal effectiveness.

The gymnasium is heated and ventilated by a suspended air handling unit of unknown age and manufacturer. Based on cabinet construction, it appears this system is approximately 30 years old.

The Auditorium is heated, cooled, and ventilated by a packaged rooftop unit manufactured by Aaon and installed in 2008. The unit utilizes an indoor hot water coil for space heating.

The main office area is served by an 8 1/2 ton packaged cooling only rooftop unit manufactured by Carrier and installed in 2011. The system is configured for a constant volume hot water reheat sequence and each zone utilizes a hot water reheat coil to maintain space temperature.

The remainder of the 2011 addition is served by a 25 ton VAV rooftop unit manufactured by Carrier that is original to the building addition. The system utilizes VAV boxes with hot water reheat coils to maintain the space temperature of each area served by the rooftop unit.

The Library is heated, cooled, and ventilated by (2) unit ventilators that were manufactured by MagicAire and installed in 2011. These units are coupled with roof mounted condensing units that were manufactured by Carrier and installed in 2011. The Library is provided with pressure relief fans, however, doors have been installed that close off the main area to the area where the relief system is installed.

The remaining Classrooms are heated and ventilated by unit ventilators that were installed in 2011 and manufactured by MagicAire. The units contain dual temperature coils, but it is unclear if the existing hot water system installed in 1995 is sized for the chilled water flow rates that would be required for cooling operation. It does not appear that adequate economizer relief systems exist. Each Classroom is cooled by 1 or 2 window air conditioning units. It is likely that after the heating season is over, the unit ventilators do not operate to provide adequate ventilation when the window air conditioning units are in operation.

The MDF room is cooled by a high wall duct free system manufactured by Carrier and installed in 2011.

The building has an Alerton Compass Building Automation System consisting of Direct Digital Controls maintained by Syserco, inc. The building and equipment controllers are obsolete and no longer serviceable.

Revision Recommendations

The boilers are 31 years old and in fair condition. The burners can be replaced and the refractories can be rebuilt to maintain operation of the boilers for the next 20 years. The boiler expansion tanks should be replaced and consolidated for proper operation. Consideration can be given to replacing the boilers with new high efficiency boilers that will operate for approximately the same length of time with reduced EUI. The secondary hot water pumps should be provided with VFDs to modulate flow based on system demand.

The gymnasium air handling unit is approximately 30 years old and is difficult to service. A new packaged rooftop unit should be provided and ducted down through the second floor classroom space and into the gym storage room. A duct mounted hot water coil will be provided for space heating in the storage room and the ductwork will be routed into the gym and connected to the existing duct system.

The Auditorium rooftop unit is 18 years old and should be replaced in kind.

The main office area unit is 15 years old and should be replaced with a new VAV unit and the hot water coils should be replaced with new VAV boxes with hot water reheat coils.

The 25 ton VAV rooftop unit is 15 years old and should be replaced in kind.

The Library condensing units are 15 years old and will need to be replaced with new units that are UL listed to be coupled with new condensing units.

The MDF duct free split system is 15 years old and should be replaced in kind.

The unit ventilators are 15 years old and can be maintained for the next 35 years with continued maintenance. A new chiller can be installed and a new chilled water piping system can be installed to serve all existing dual temperature units. If a DX cooling solution is pursued, these units will need to be replaced with self contained units or new unit coupled with roof mounted condensing units.

System EUI will be higher than current system due to addition of code compliant ventilation rates during cooling mode.

Geothermal Considerations:
The existing system will be removed in it's entirety, a new geothermal borefield will be installed in the green space north of the school, and a new one-pipe condenser loop will be installed in the school to serve each new geothermal heat pump. The borefield and loop will be pumped with lead/lag pumps operating in a parallel sequence and be modulated by associated VFDs. A new high efficiency hot water boiler will be provided to reduce installation cost of the new borefield if the building is found to be heating dominant.

Each space will be provided with a new geothermal heat pump that suits the configuration of the space it serves. Where similar small spaces can be combined, a VVT system will be utilized to server multiple spaces from one heat pump system. A new outdoor air relief system will be provided throughout.

New building controls to be provided on all equipment at time of system upgrade.

System EUI will be lower than the existing system due to highly efficient system operation.

PLUMBING

Existing Conditions

The building is served by two separate water mains. The first water main, 6" in size, enters the building on the east side in a water service room and serves a combined domestic and fire protection service. The domestic service is equipped with a 2" meter and has a 2 1/2" reduced pressure zone backflow preventers, Watts model 909. The fire protection service is equipped with a 6" reduced pressure zone backflow preventer, Zurn Wilkins model 375. The second water main, 2" in size, enters a small lower level mechanical room on the north side. The water service serves domestic water only and is equipped with a 2" meter and 2" reduced pressure zone backflow preventer, Watts model 909.

Domestic water is distributed with galvanized piping throughout the building.

Sewage disposal is to the municipal sanitary system. Roof drainage is accomplished with roof drains and internal storm piping to an underground storm sewer.

Domestic hot water is provided by two separate water heater systems. The first water heater system consists of a gas fired water heater, State Industries model SUF60120NE, rated at 120,000 btuh, 60 gallons, installed in 2011, SN. 1111M001529 and supplies hot water to the east side of the building. The water heater is equipped with a master thermostatic mixing valve, expansion tank and recirc pump. The second water heater system consists of a commercial type gas fired water heater, Bradford White Model RG275H6N, 75 gallon, 76,000 btuh, installed in 2019. This water heater serves the west side of the building. The water heater is equipped with a master thermostatic mixing valve, expansion tank and recirc pump.

Fixtures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall mounted lavatories with self closing faucets. Janitors closets are equipped with service sinks and there are single height electric water coolers located throughout the building. Kitchen has a hand sink and triple compartment sink. There appears to be an adequate number of fixtures for this facility.

Revision Recommendations

Existing galvanized water supply piping is in poor condition and is unable to maintain the required flow and pressure to plumbing fixtures throughout the building. Galvanized piping should be replaced.

Lavatories and classroom sinks used for hand washing do not have a thermostatic mixing valve to limit the water temperature to 110 degrees. The existing domestic hot water loop temperature is set below 120 degrees at master mixing valve. Point of use thermostatic mixing valves should be provided at each lavatory and classroom sink and the main loop temperature should be reset to a minimum 120 degrees.

Water heater (60 Gal.) is 15 years old and may require replacement within the next 5 years.

Water heater (75 Gal.) is 15 years old and may require replacement within the next 5 years.

Grease trap location and condition could not be verified. Current plumbing code requires a mop sink within kitchen with waste routed to grease trap. Provide air gap at triple compartment sink, add mop sink to kitchen and provide new grease trap in floor to receive all kitchen waste. Locate grease trap for proper servicing.

Various electric water cooler locations have single height fixtures with a bottle filler, a dual height fixture is required for ADA compliance. Some single height fixtures should be replaced with dual height units.

RPZ backflow preventer at water service does not have a proper floor drain. Provide a proper floor drain at water service.

Laundry tub drains to floor drain, direct connection required to sanitary piping. Provide a direct waste connection to sanitary.

FIRE PROTECTION

Existing Conditions

The east 2011 addition, first floor, is protected by a NFPA-13 compliant wet sprinkler system complete with fire department connection. The remainder of the building is not sprinklered.

Revision Recommendations

None.

ELECTRICAL

Existing Conditions

Electrical Service

The main electrical service is fed from pole mounted utility transformers located across street on south end of property. Service entrance conductors are routed underground to a meter/ct cabinet mounted on exterior wall before entering building to a switchboard in Boiler B-2C. The switchboard is rated 1200 amperes at 240/120V-3Ph-4W and manufactured by Siemens. It appears to be installed around 2001 and in good condition.

Electrical Power Distribution

Electrical panels contain circuit breakers or fuses and distribute power throughout the building. There are (24) panels located in building of various manufacturers and age, (1) of which is manufactured by Federal Pacific. Federal Pacific panels have exceeded its serviceable life with no replacement parts available, but other panels are in fair condition.

Lighting

Majority of lighting inside building have either been replaced with newer LED fixtures or utilized LED lamps. Interior lighting appears to be in good condition and provides adequate light levels throughout the building.

Occupancy sensors are integral to newer LED fixtures that controls lights based on occupancy. Offices and classrooms have companion wireless wall switches that allows user to operate and control lights to adjust light levels. The system appears to be functional and in good condition.

Lighting outside building have been replaced with newer LED fixtures. Outdoor lighting appears to be in good condition.

Exit signs and emergency lighting appears to be adequately provided throughout the building. Majority of exit signs and emergency lights appear original to building and are in fair condition. Integral self-contained battery units are used as emergency power source for the exit signs and emergency lighting.

Fire Alarm System

There is a fire alarm detection system in the building consisting of heat/smoke detectors, pull stations, and a combination of audio/visual notification devices. Notification devices are conventional horn and strobe. The main fire alarm control panel is located in Boiler B-2C. The '4020' addressable panel is manufactured by JCI-Simplex. This panel has exceeded its serviceable life with no replacement parts available.

Revision Recommendations

Consider replacing (1) electrical panel that have exceeded its serviceable life with current generation of electrical panels.

Electrical service may need to be upgraded to accommodate whole-building air conditioning. Service upgrade to include new service entrance rated switchboard and back-feed of existing electrical panels.

Consider replacing exit signs to newer energy efficient type.

Consider replacing emergency battery light units to newer energy efficient type.

Consider replacing fire alarm control panel with a current generation product.

FACILITIES CONDITION INDEX

SCHOOL	BUILDING GSF	CURRENT REPLACEMENT VALUE (CRV)	FACILITY ASSESSMENT COSTS (2027-2033 COSTS)	FACILITIES CONDITION INDEX (FCI)
Bessie Rhodes	51,323	$ 28,227,650	$ 9,200,000	32.6%
Chute Middle	149,776	$ 82,376,800	$ 23,300,000	28.3%
Dawes Elementary	58,125	$ 31,968,750	$ 12,700,000	39.7%
Dewey Elementary	65,605	$ 36,082,750	$ 11,000,000	30.5%
Haven Middle	140,835	$ 77,459,250	$ 26,800,000	34.6%
Joseph E. Hill Early Ed/Admin	75,900	$ 41,745,000	$ 4,500,000	10.8%
Kingsley Elementary	53,949	$ 29,671,950	$ 11,900,000	40.1%
Lincoln Elementary	67,360	$ 37,048,000	$ 11,500,000	31.0%
Lincolnwood Elementary	61,023	$ 33,562,650	$ 12,500,000	37.2%
MLK Lit. Fine Arts	103,374	$ 56,855,700	$ 9,800,000	17.2%
Nichols Middle	97,518	$ 53,634,900	$ 20,400,000	38.0%
Oakton Elementary	88,300	$ 48,565,000	$ 13,600,000	28.0%
Orrington Elementary	51,213	$ 28,167,150	$ 7,600,000	27.0%
Park School	35,629	$ 19,595,950	$ 9,400,000	48.0%
Walker Elementary	52,824	$ 29,053,200	$ 11,600,000	39.9%
Washington Elementary	77,751	$ 42,763,050	$ 18,700,000	43.7%
Willard Elementary	60,020	$ 33,011,000	$ 15,000,000	45.4%



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4.0 |

DEMOGRAPHIC FORECASTS

4.0 | DEMOGRAPHIC FORECASTS

4.1 | DEMOGRAPHIC RESEARCH & ENROLLMENT TRENDS

A demography study provides a data-driven foundation for a school district's master facility plan by projecting future student enrollment, identifying shifting population patterns, and highlighting areas of growth or decline. When paired with a facility plan, these insights help the district evaluate whether existing buildings are appropriately sized, strategically located, and capable of supporting long-term educational needs. This combined approach ensures decisions about renovations, new construction, consolidations, or boundary adjustments are aligned with actual community trends, promoting efficient resource use and equitable access to quality learning environments.

The district's recent demographic explorations began with a study by Charles Kofron, PH.D. LLC, completed in January 2022. This study provided critical baseline data, including insights into enrollment decline (788 students, or roughly 10% decline, between 2017 and 2021), aging community trends, and declining birth rates (more than 30% over the last decade) within the district's boundaries. Dr. Kofron's work established a baseline understanding of declining long-term trends that continue to influence enrollment and facility requirements.

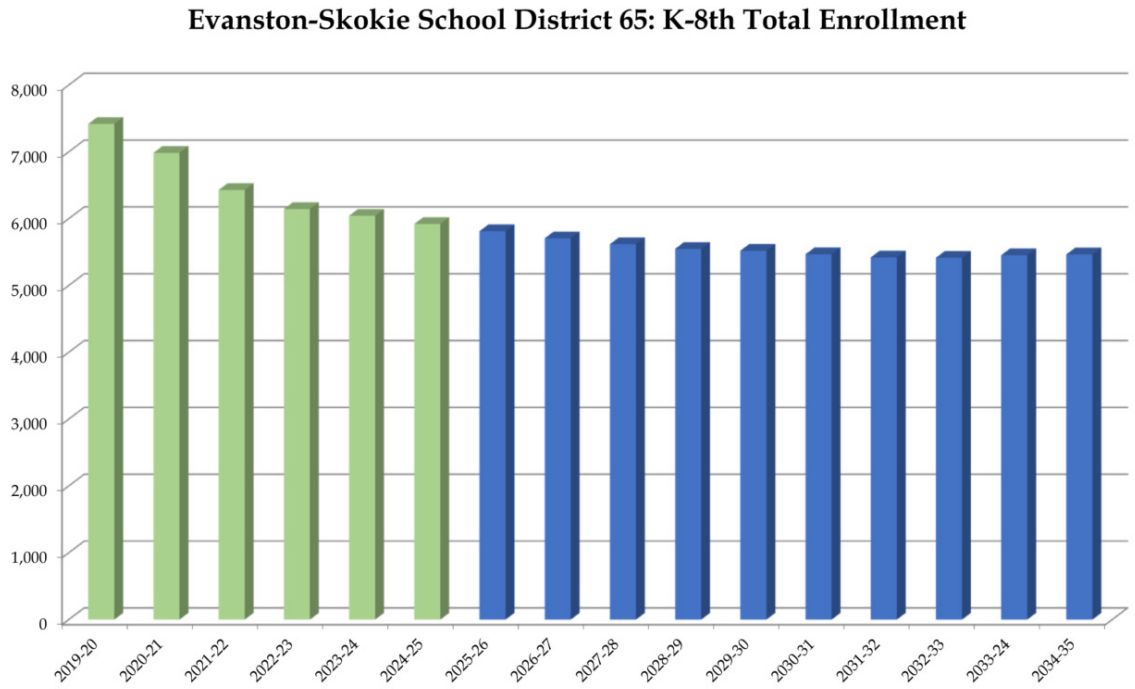
Building on this foundation, the latest demographic analysis was conducted by McKibben Demographics in November 2024. This study, using the most current data and forecasts, examined the impacts of an aging population, housing stock, and other key variables that drive enrollment. The findings from McKibben Demographics further reinforced the district's focus on addressing current and future enrollment decline.

The demographic analysis for Evanston/Skokie School District 65 indicates a steady population shift and modest but persistent enrollment decline over the next decade. Forecasts show total K–8 enrollment decreasing by approximately 456 students (–7.3%) between AY 2024–25 and AY 2029–30, followed by an additional 1% decline by AY 2034–35. These trends stem largely from structural demographic factors rather than short-term volatility. The district is experiencing an aging population, growth in empty-nest households, and low rates of housing turnover, all of which reduce the number of families with school-aged children. The district's total fertility rate (1.33) remains well below replacement level (2.1), reinforcing expectations for smaller incoming kindergarten cohorts over time.

Migration patterns also play a critical role in shaping future enrollment. While the district attracts young families in the 0–9 and 25–44 age groups, these gains are offset by significant out-migration of 18–24 year-olds and downsizing among residents aged 70+, which collectively diminish net population growth. These migration patterns have been stable for nearly 30 years and are expected to continue throughout the forecast period. Additionally, average household size is projected to decline, reflecting the continued rise of empty-nest and single-person households, a trend that disproportionately affects elementary enrollment levels.

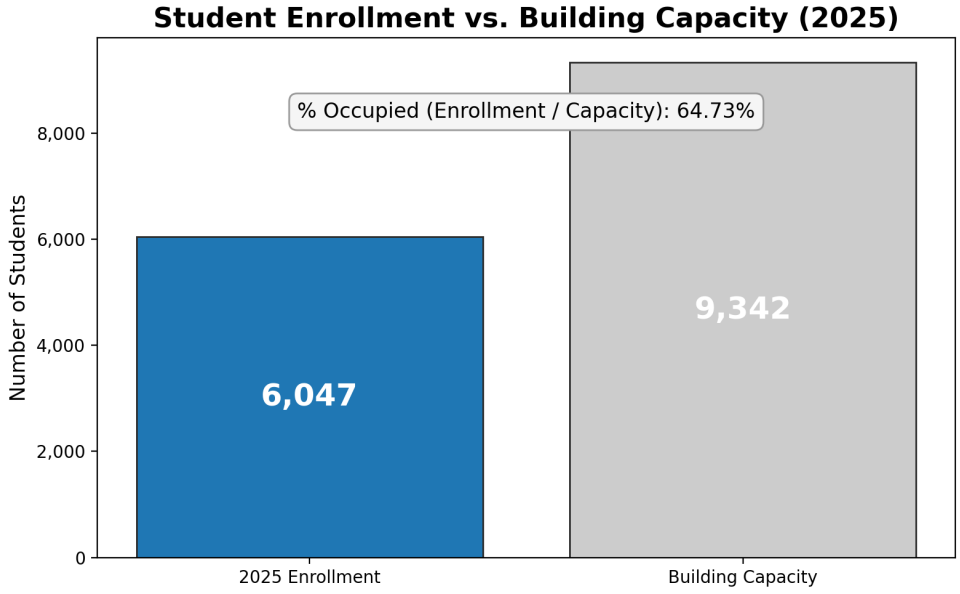
Taken together, these demographic forces mean that District 65 will face declining and then stabilizing elementary enrollment, with the most pronounced decreases occurring before 2030.

Middle-school enrollment will follow a similar pattern, lagging several years behind smaller elementary cohorts moving upward through the system. For long-term facilities planning, these forecasts suggest that the district must evaluate building capacity, school utilization, and potential consolidation scenarios, as outlined in the district's Strategic Design and Resource Plan (SDRP). The demographic forecast supports the need for right-sizing the district's facilities to align future capacity with anticipated enrollment and to ensure sustainable operational efficiency over the next decade and beyond. The District has already shown progress to this committment through the decisions to close Dr. Bessie Rhodes School of Global Studies and Kingsley Elementary School at the conclusion of the 2025-2026 school year.



Source: McKibben Demographics

Demographic Study Report: November 2024



5.0 |

SUSTAINABILITY OPPORTUNITIES

5.0 | SUSTAINABILITY OPPORTUNITIES

5.1 | INTRODUCTION

In support of the D65 Sustainability Plan, potential sustainability opportunities were explored that may support the District's long-term facility, operational, and environmental goals. As District 65 evaluates future capital improvements and mechanical system replacements, opportunities exist to incorporate building strategies that reduce energy consumption, lower greenhouse gas emissions, and improve long-term cost stability. Sustainable infrastructure investments can also support healthier learning environments while aligning with broader district and community climate initiatives.

Among the strategies evaluated in this chapter are rooftop solar photovoltaic systems and geothermal ground-source heating and cooling systems. These technologies represent viable pathways to reduce reliance on fossil fuels, improve building energy performance, and support long-term resilience. The following sections provide an overview of each strategy and evaluate their potential applicability across District facilities based on conceptual feasibility and site characteristics.

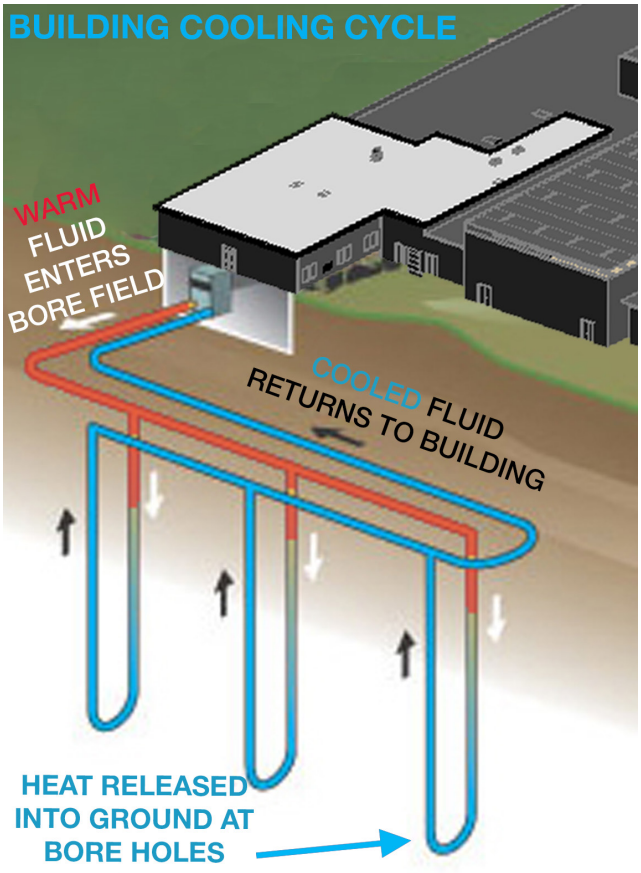
5.2 | GEOTHERMAL MECHANICAL SYSTEMS

A geothermal mechanical system, also referred to as a ground-source heat pump system, uses the stable temperatures beneath the earth's surface to provide efficient heating and cooling for a building. By circulating fluid through a network of underground piping, the system transfers heat to or from the ground rather than generating heat through combustion or relying solely on outdoor air temperatures. This approach significantly reduces energy consumption, improves system efficiency, and provides more consistent indoor comfort compared to conventional mechanical systems.

Geothermal systems may be a strong consideration for Evanston Skokie School District 65 as mechanical system replacement projects are evaluated, particularly when systems are approaching the end of their useful life. Geothermal systems can offer long-term operational cost savings, reduced greenhouse gas emissions, improved indoor air quality, and alignment with the District's sustainability and decarbonization goals. While initial installation costs may be higher than traditional systems, geothermal systems typically have long service lives and can reduce exposure to future energy price volatility, making them a viable long-term investment when paired with careful site evaluation and phased capital planning. Consideration shall also be given to available incentive funding opportunities at the time of project inception.

5.3 | GEOTHERMAL MECHANICAL SYSTEMS BORE FIELD SITE TEST FITS

This section presents preliminary geothermal bore field test fits overlaid on aerial site plans for District facilities to illustrate conceptual feasibility and relative site capacity for ground-source energy systems. These diagrams are intended solely as high-level planning tools to support early evaluation of potential geothermal opportunities and constraints at each site. The test fits are conceptual in nature and have not been informed by detailed site surveys, subsurface investigations, or coordination with existing underground utilities, structures, or easements. As such, the diagrams do not represent final layouts or constructible designs and would require further technical analysis and field verification as part of any future project development.



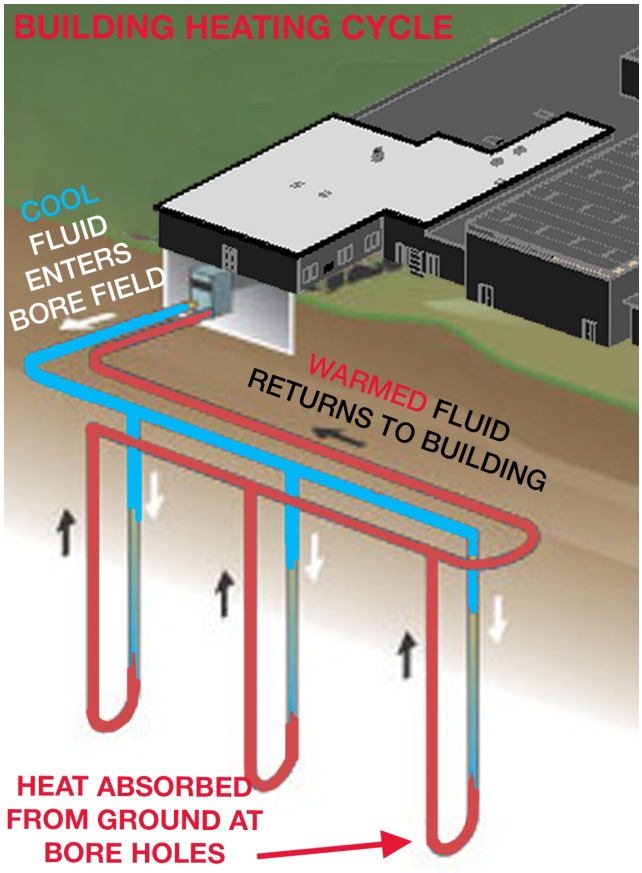
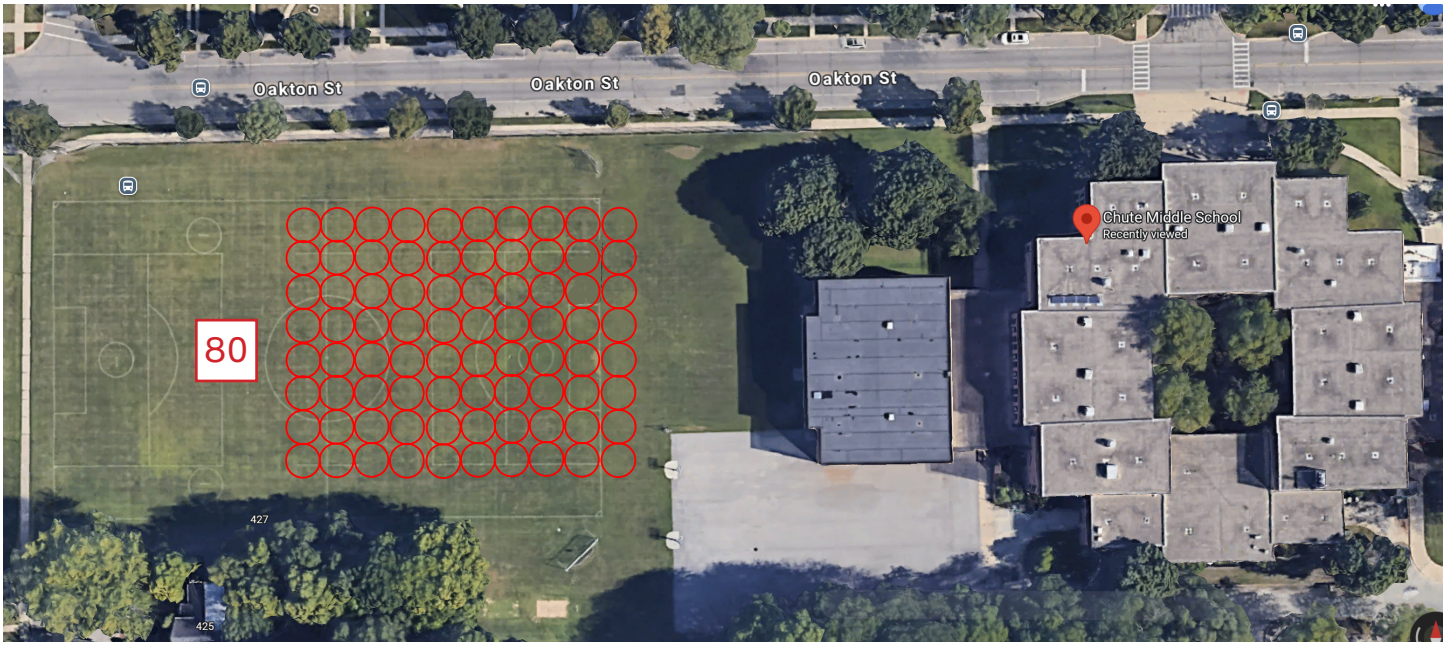


Diagram Legend - *Diagrams are not to scale*

◯ Potential individual bore

23 Potential total bore quantity for whole building system

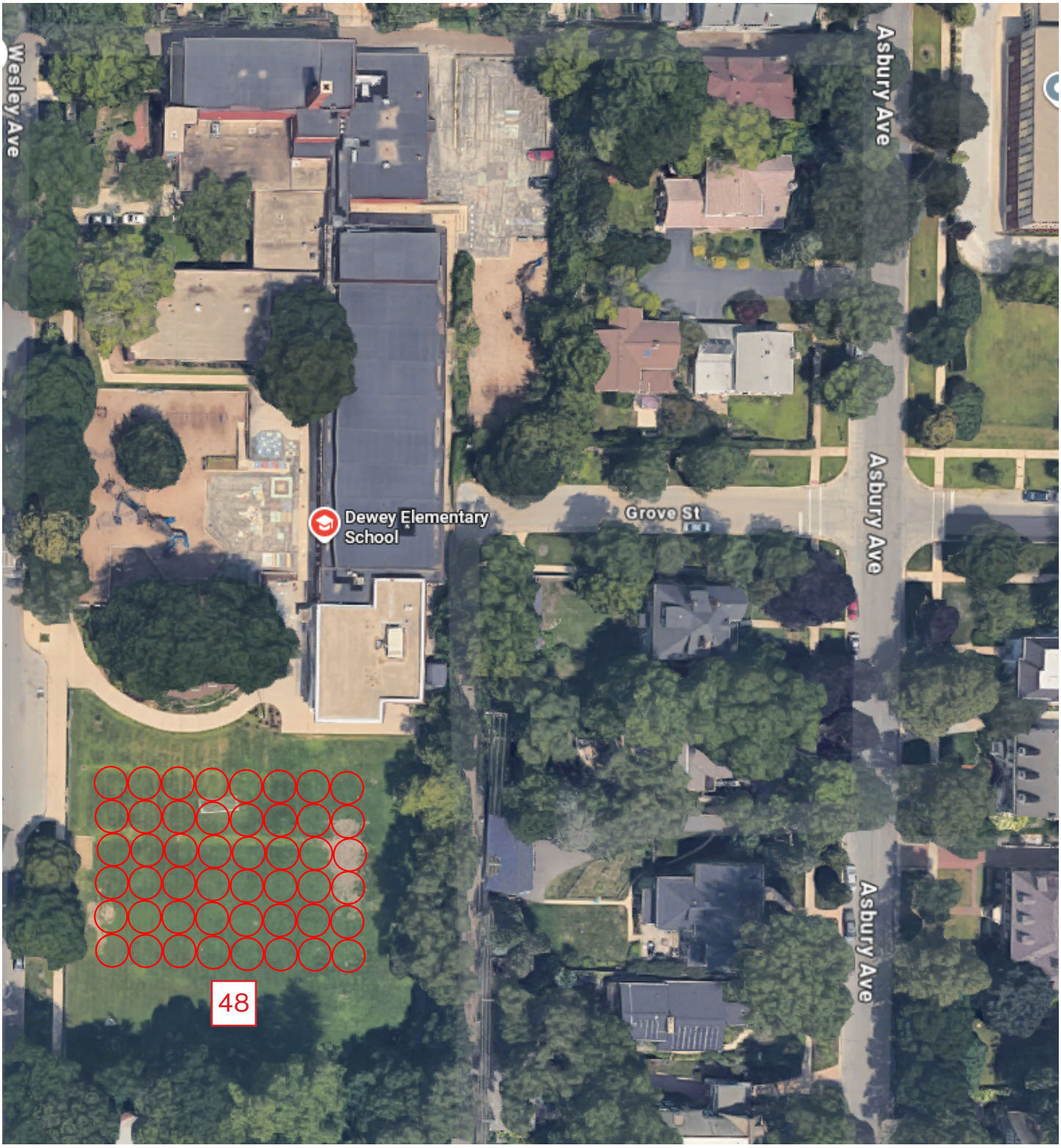
CHUTE MIDDLE SCHOOL



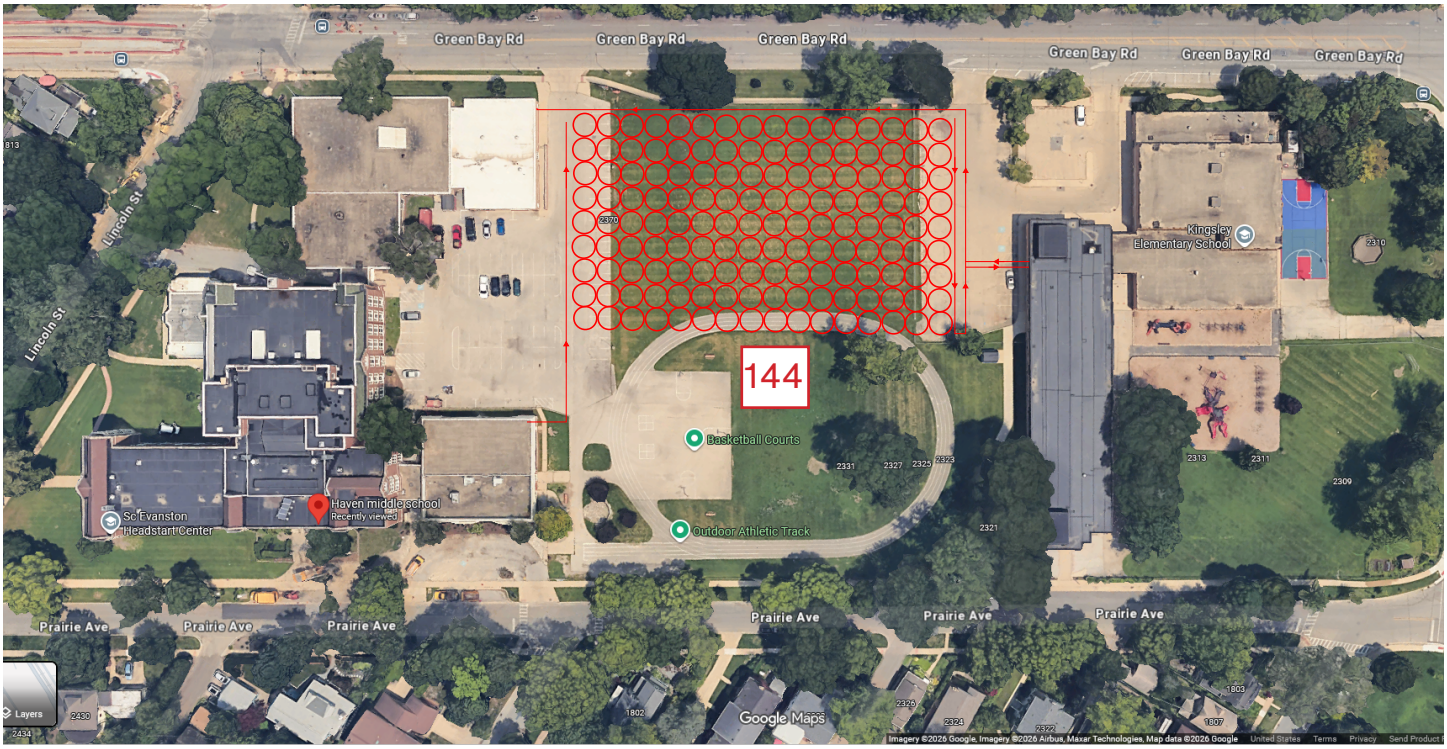
DAWES ELEMENTARY SCHOOL



DEWEY ELEMENTARY SCHOOL



HAVEN MIDDLE SCHOOL & KINGSLEY ELEMENTARY SCHOOL



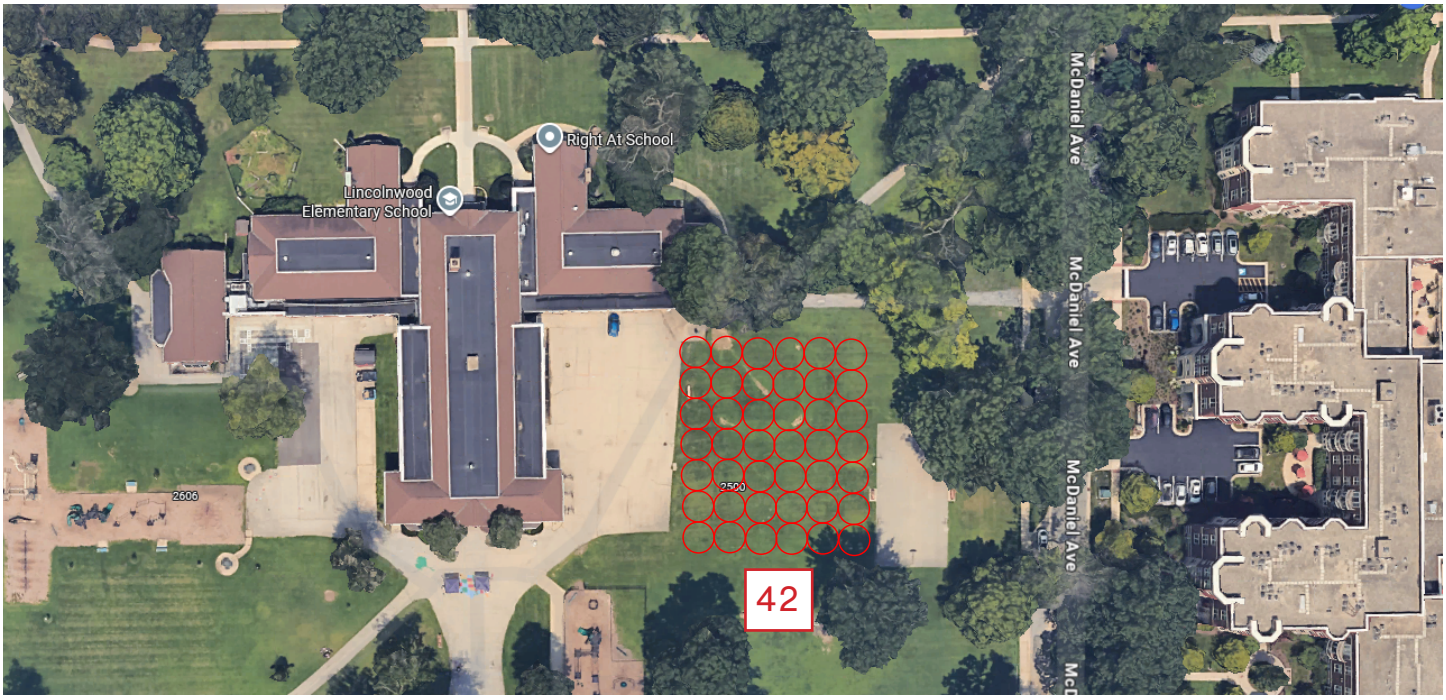
DR. MARTIN LUTHER KING JR. LITERARY AND FINE ARTS SCHOOL AND JOSEPH E. HILL EARLY CHILDHOOD CENTER



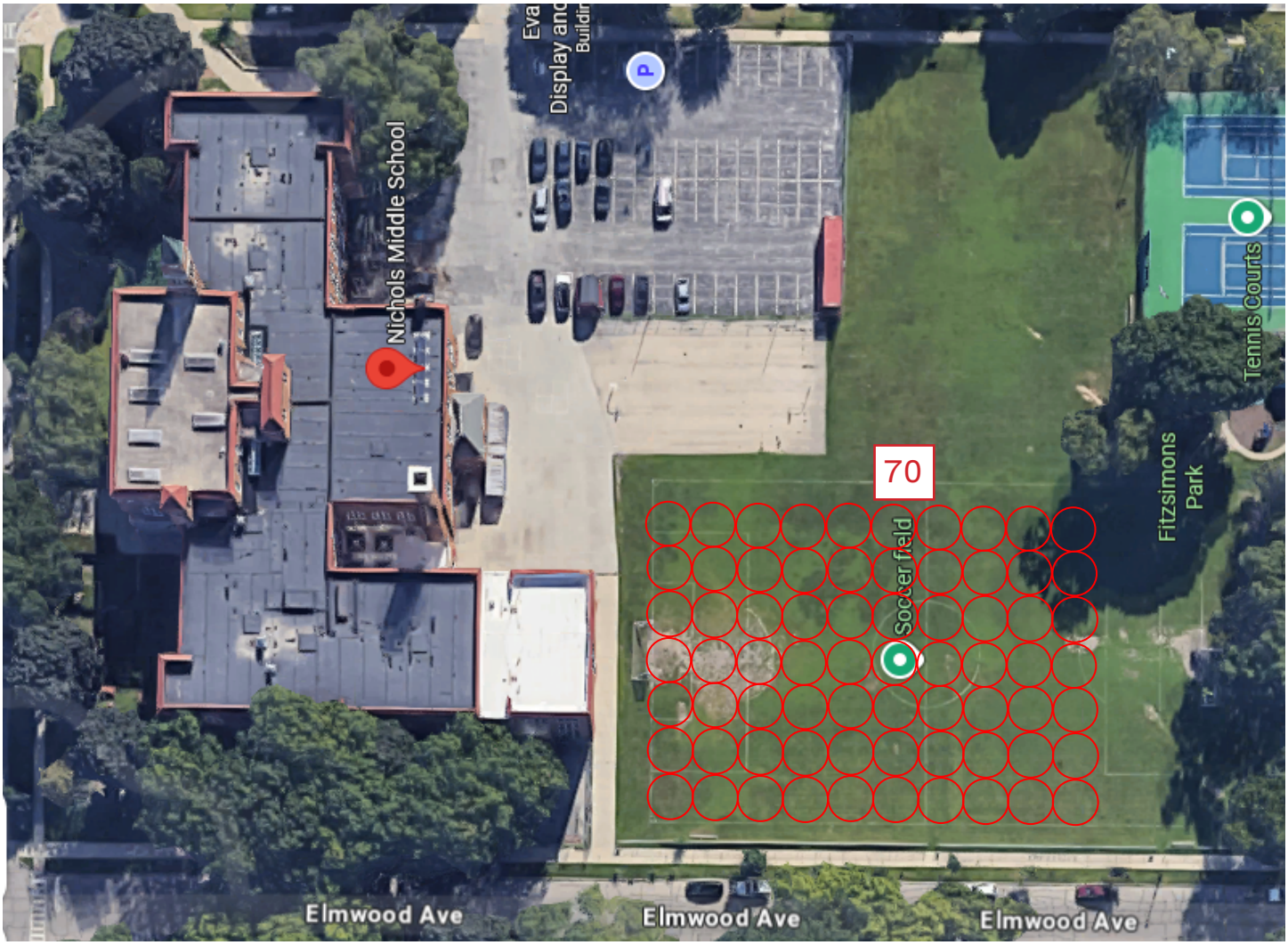
LINCOLN ELEMENTARY SCHOOL



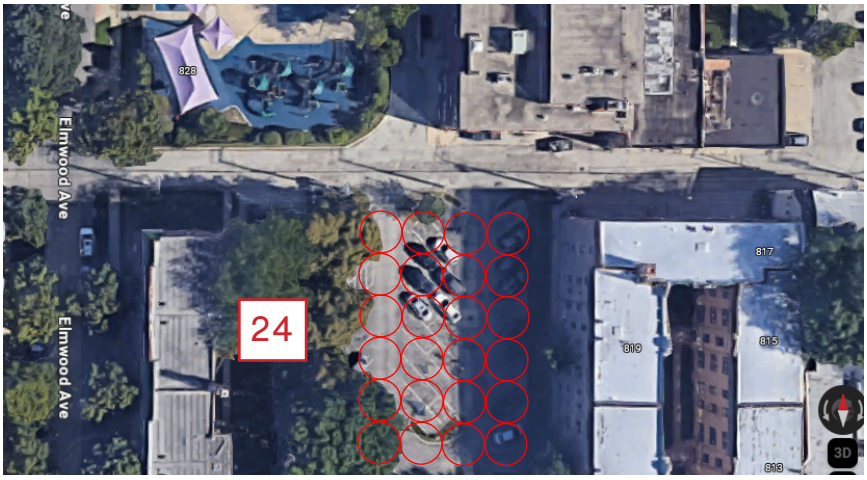
LINCOLNWOOD ELEMENTARY SCHOOL



NICHOLS MIDDLE SCHOOL



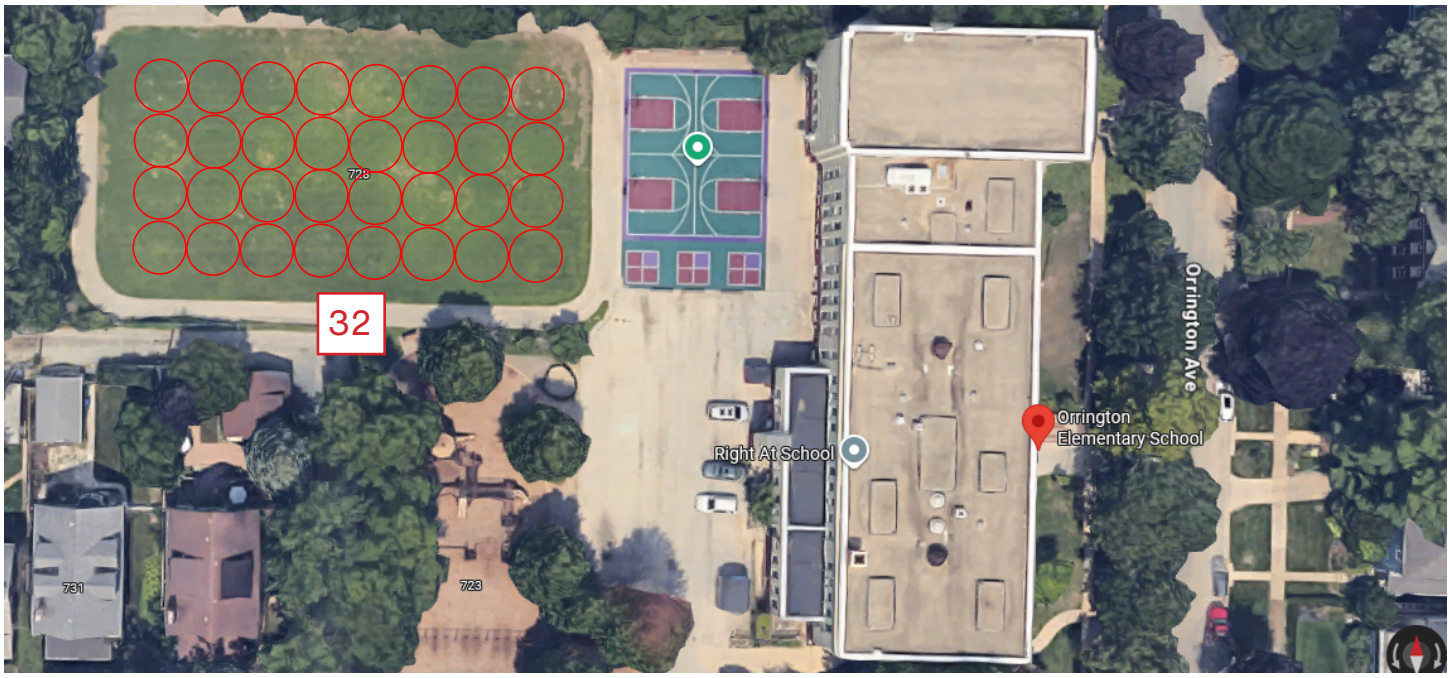
PARK SCHOOL



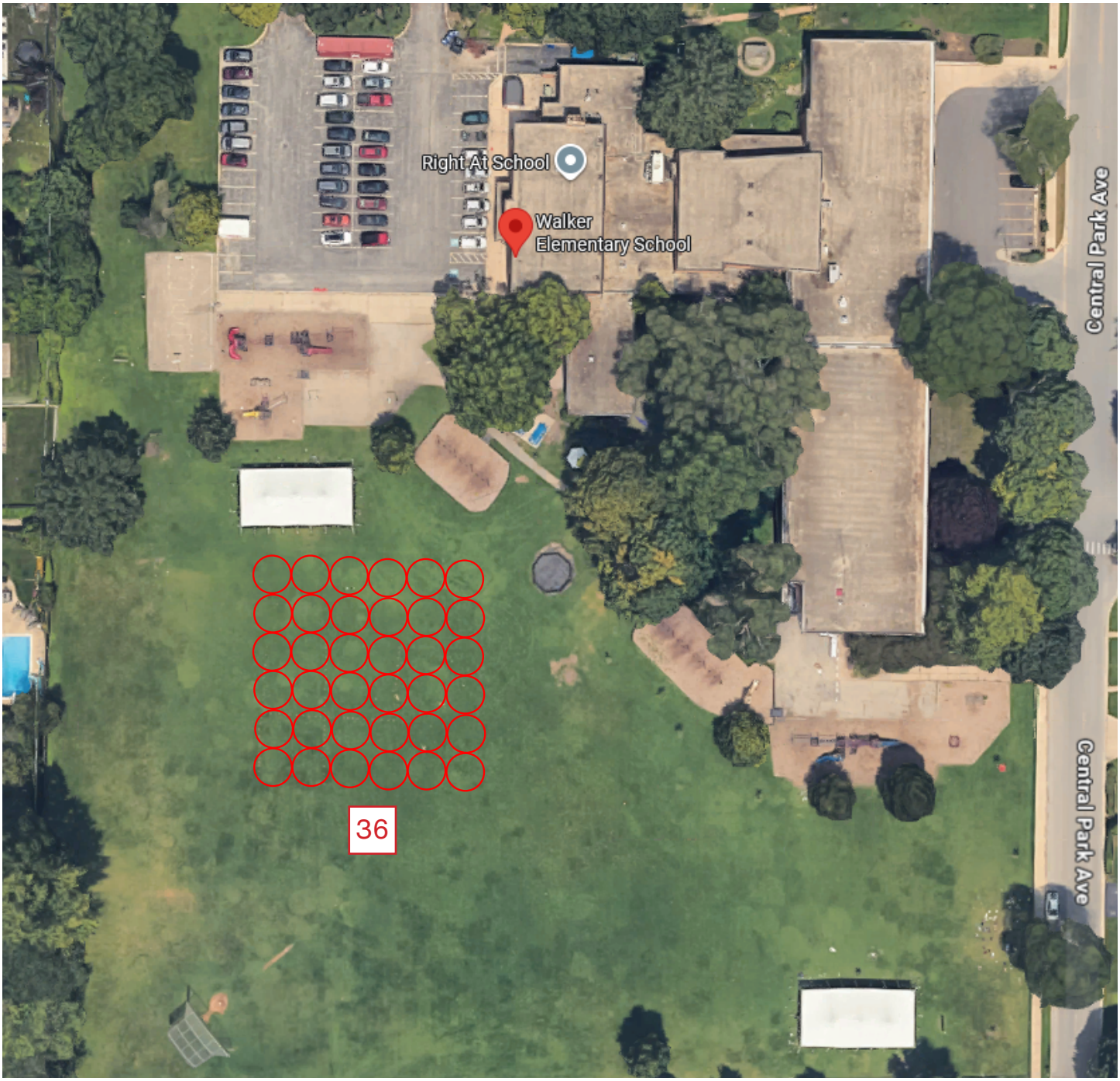
OAKTON ELEMENTARY SCHOOL



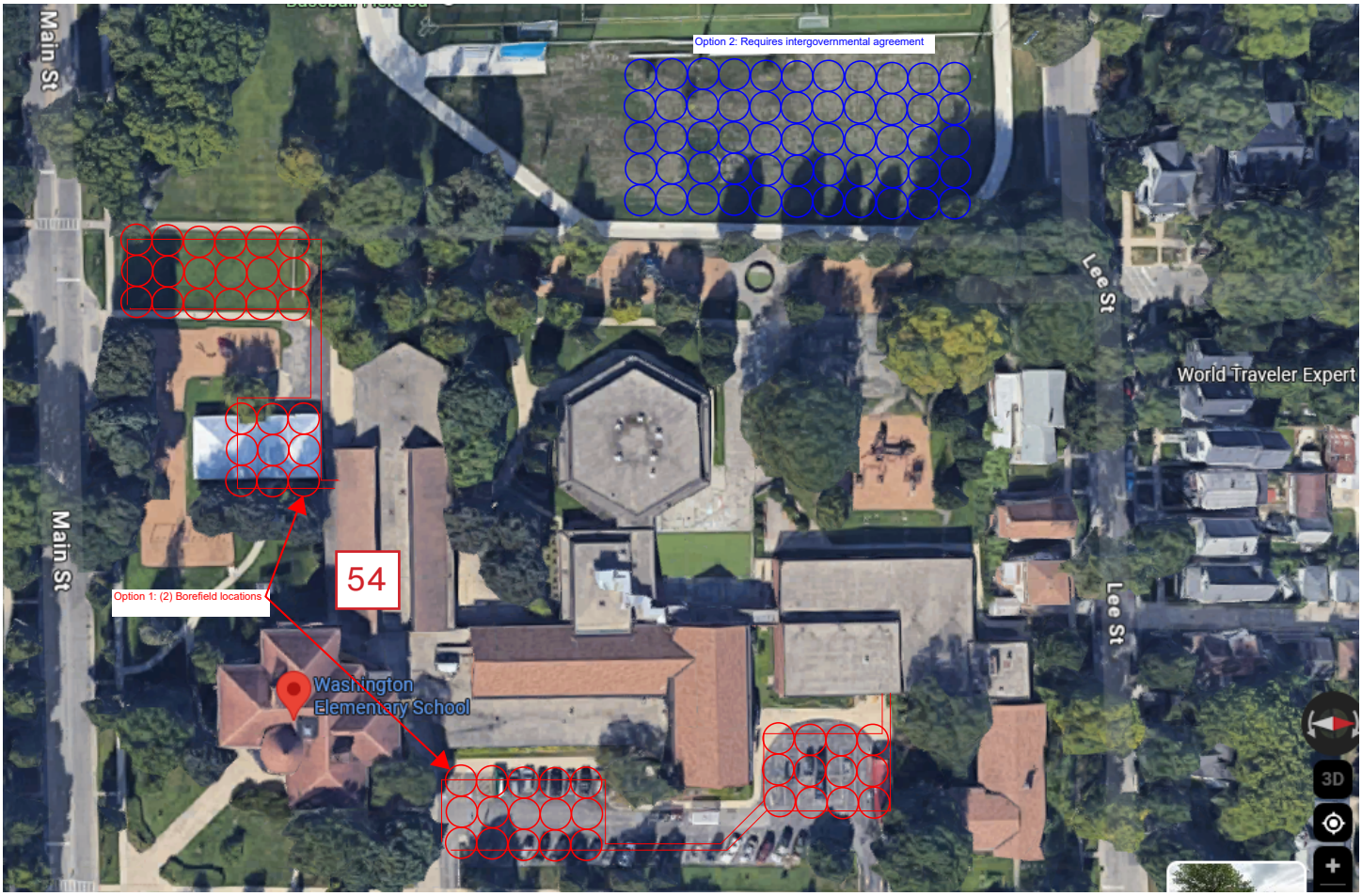
ORRINGTON ELEMENTARY SCHOOL



WALKER ELEMENTARY SCHOOL



WASHINGTON ELEMENTARY SCHOOL



WILLARD ELEMENTARY SCHOOL



5.4 | ROOFTOP SOLAR PANEL ARRAY SYSTEMS

A rooftop solar panel array system, also known as a photovoltaic (PV) system, converts sunlight into electricity through panels mounted on a building's roof. The generated electricity is used to offset on-site electrical demand, reducing reliance on grid-supplied power and lowering overall energy costs. Rooftop solar systems can be designed to integrate with existing electrical infrastructure and may be paired with monitoring systems to track performance and energy production over time.

Rooftop solar arrays may be a strong consideration for Evanston Skokie SD65 facilities due to their ability to reduce long-term operating costs, lower greenhouse gas emissions, and support districtwide sustainability and climate action goals. Rooftop solar systems can also provide educational opportunities by serving as visible, real-world learning tools that support science, technology, and sustainability curricula. Consideration shall also be given to available incentive funding opportunities at the time of project inception.

5.5 | ROOFTOP SOLAR PANEL ARRAY TEST FITS

This section presents preliminary rooftop solar panel array test fits overlaid on aerial imagery for District facilities to illustrate conceptual layouts for rooftop systems. These diagrams are intended solely as high-level planning tools to support early evaluation of potential solar opportunities and constraints at each site. The test fits are conceptual in nature, but have been reviewed for existing roof structural system loading. They have not been informed by existing roof system age and/or anticipated replacement cycles, which is also a determining factor in considering the feasiblity of a rooftop solar panel array installation. As such, the diagrams do not represent final layouts or constructible designs and would require further technical analysis and field verification as part of any future project development.

6.0 |

BUDGET CONSIDERATIONS

6.0 | BUDGET CONSIDERATIONS

6.1 | INTRODUCTION TO SCHOOL CONSTRUCTION COSTS

Maintaining and renovating schools is a multifaceted process influenced by numerous interdependent factors, each contributing to the final price tag. Illinois school districts, including Evanston Skokie School District 65, must carefully account for these elements to ensure cost-effective and timely project delivery. Understanding the major cost components helps demonstrate the complexity behind school construction projects and highlights the challenges of budgeting in an evolving economic landscape.

6.2 | PRIMARY COST COMPONENTS

LABOR

Labor expenses make up a significant portion of any school construction budget. These costs are determined not only by wage rates but also by the availability and expertise of skilled trades in the workforce. Over the years, wages for construction workers have consistently risen. National labor costs increased 4.6% year-over-year as of 2025, according to the Mortenson Construction Cost Index. Regional data mirrors this trend, with Chicago reporting a similar growth rate for construction labor. A limited pool of skilled workers, coupled with competition from mega-projects like data centers, has accentuated these costs further.

MATERIAL EXPENSES

Material prices also play a central role in shaping overall construction budgets. The costs of fundamental materials like steel, concrete, and aluminum have been particularly volatile in recent years, driven by global market trends and shifts in demand. For example, the Mortenson Construction Cost Index reported a 6.6% year-over-year increase in construction material costs in Q3 2025, with steep hikes in structural steel (8.1%) and plumbing systems (2.5%). Similarly, Turner's Building Cost Index highlighted the steady upward pressure on material prices, specifically noting increases in advanced technology project components, which often influence broader material markets.

EXTERNAL FACTORS

External economic and geopolitical forces frequently disrupt material supply chains, imposing unforeseen expenses on construction projects. Tariffs on critical imports like steel and aluminum have compelled vendors to adjust pricing strategies, translating into elevated costs for buyers. Evanston - Skokie, given their proximity to Chicago, have experienced firsthand the rippling effects of global trade adjustments in the form of these higher tariffs. While supply chain disruptions have eased somewhat since the early pandemic years, the potential for shortfalls remains, requiring districts to carefully hedge for cost volatility.

6.3 | THE ROLE OF COST INDICES IN INFORMING MODERN PROJECT BUDGETS

Cost indices like those developed by Turner and Mortenson have become indispensable tools for districts in estimating project expenses with accuracy. These indices consider numerous variables, including labor rates, material costs, and competitive trends, to provide meaningful insights into regional and national construction markets. For Evanston/Skokie, lying just 15 miles west of Chicago, the Turner and Mortenson indices offer tailored projections that reflect the unique conditions of the area. By aligning district-specific requirements with these industry benchmarks, planners can establish realistic expectations and secure sufficient funding for future projects.

For example, Turner's Building Cost Index, which rose from 943 in 2015 to 1510 in the fourth quarter of 2025, equating to a 60% increase, reveals how compounded annual cost growth has reshaped budgeting priorities. Similarly, regional data from the Mortenson Index affirm predictions of moderate but sustained continuation of cost increases through 2026, driven by a resurgence in non-residential construction. This combination of data ensures that Studio GC school planners rely on informed decision-making rather than outdated or overly optimistic estimates.

Turner Construction Cost Index

YEAR	INDEX	% CHANGE	Avg. SGC - $/SF
2028 (Proj.)		4.50%	545.78
2027 (Proj.)		4.50%	522.27
2026 (Proj.)		4.50%	499.78
2025	1485	4.14%	478.26
2024	1426	3.86%	459.26
2023	1373	6.02%	442.19
2022	1295	8.01%	417.07
2021	1199	1.87%	386.15
2020	1177	1.82%	379.07
2019	1156	5.47%	372.30
2018	1096	5.59%	352.98
2017	1038	4.95%	334.30
2016	989	4.88%	318.52
2015	943	4.55%	303.70
2014	902	4.40%	290.50
2013	864	4.10%	278.26
2012	830	2.22%	267.31
2011	812	1.63%	261.51
2010	799	-3.97%	257.33
2009	832	-8.37%	267.95
2008	908	6.32%	292.43
2007	854	7.69%	275.04
2006	793	10.60%	255.39
2005	717	9.47%	230.92
2004	655	5.48%	210.95

6.4 | STRATEGY FOR RELIABLE COST PROJECTIONS

School construction embodies a comprehensive interplay of labor, materials, and external economic factors. Rising costs in each category highlight the importance of thorough planning and reliance on dependable benchmarks such as the Turner and Mortenson indices. By analyzing these components and understanding how they have fluctuated over time, Evanston-Skokie School District 65 can better forecast the financial realities of future educational projects, such as those incorporated into this Facility Audit and Master Plan.

7.0 |

CONCLUSIONS

7.0 | CONCLUSIONS

The Evanston/Skokie School District 65 Facility Master Plan represents a comprehensive, district-wide effort to understand the current state of school facilities, identify long-term needs, and chart a path toward sustainable, equitable, and fiscally responsible investment. Across all campuses, the assessment confirms what many in the community have long understood: District 65 possesses a proud portfolio of schools—some nearly a century old, others more modern—that require thoughtful stewardship to continue serving students effectively in the decades ahead.

7.1 | SUMMARY OF FINDINGS

Collectively, the analyses conducted across architectural, mechanical, electrical, plumbing, fire protection, security, site, and space-use categories reveal several consistent themes that frame the district's facility needs.

AGING INFRASTRUCTURE

Nearly every building in District 65 contains major systems—HVAC, plumbing, and electrical—that are at or near the end of their service life. From boilers installed in the 1990s or earlier to galvanized water piping that can no longer maintain adequate flow, the condition of essential systems underscores the urgency of coordinated and phased capital reinvestment. Window A/C units, aging unit ventilators, and dated building automation systems further limit the district's ability to ensure consistent comfort, proper ventilation, and energy-efficient operation.

HEALTH, LIFE SAFETY, AND CODE COMPLIANCE

Across the district, immediate life-safety and code-required items—particularly those cited in the Illinois State Board of Education Safety Survey—must remain top priorities. The assessments highlight a range of items including outdated fire alarm panels nearing manufacturer obsolescence, ADA non-compliant restrooms and drinking fountains, and areas with insufficient ventilation. While most buildings remain structurally sound, these compliance-related issues require prompt attention to ensure safe, accessible, and legally compliant learning environments.

DEMOGRAPHIC TRENDS AND ENROLLMENT DECLINE

The November 2024 McKibben demographic study confirms sustained enrollment decline driven by local and regional factors such as falling birth rates, lower in-migration of young families, and limited housing turnover. These shifts are projected to continue over the next decade, resulting in additional underutilized classroom space and uneven enrollment distribution across neighborhoods. This reality necessitates a forward-looking approach to right-sizing the district's facility footprint, including consideration of consolidation, boundary adjustments, and multi-year sequencing of capital investments that align with projected student populations.

SUSTAINABILITY AND OPERATIONAL EFFICIENCY

Across every building, opportunities exist to improve energy performance, reduce long-term operational costs, and advance the district's sustainability goals. Options such as 4-pipe hydronic systems, geothermal heating and cooling, and high-efficiency equipment provide stronger long-term value and reduced energy use intensity. LED lighting upgrades are largely complete, but widespread modernization of HVAC systems and controls remains essential for improved comfort, ventilation, and carbon-reduction goals.

MAINTENANCE BACKLOG AND FISCAL STEWARDSHIP

The planning benchmark recommended by the 2025 State of Our Schools report—allocating

4% of a district's Current Replacement Value toward maintenance and renewal—highlights the scale of investment needed to maintain District 65's aging buildings. A decade of deferred maintenance, paired with rising construction costs, underscores the need for disciplined, phased, and predictable capital planning to prevent further deterioration and cost escalation.

7.2 | DISTRICT-WIDE THEMES

Several themes weave through the facility assessments:

- A need for coordinated modernization of MEPFP systems to ensure safe, energy-efficient, and resilient operations.
- Commitment to equity and accessibility, including ADA upgrades, universally accessible restrooms, and inclusive learning environments.
- Alignment of facility investments with demographic realities, ensuring that resources support the right number of schools, in the right places, with the right capacity.
- Sustainability as a guiding principle, evidenced by recommended geothermal and solar opportunities and the district's own climate goals.
- Transparent community engagement as a cornerstone for decision-making, given the magnitude and sensitivity of facility-related choices.

These themes reinforce that facility planning cannot occur in isolation; instead, it must be integrated with educational priorities, operational realities, and long-term financial stewardship.

7.3 | LOOKING AHEAD

This Facility Master Plan provides the district with a clear, data-informed foundation for action. The recommended next steps are centered on:

1. Prioritizing urgent health, life-safety, and infrastructure needs, including issues cited in state compliance reports.
2. Developing a phased, multi-year capital improvement roadmap that sequences projects based on need, cost-avoidance opportunities, and capacity for funding.
3. Aligning facility decisions with enrollment projections to ensure efficient use of space and operational sustainability.
4. I Deepening community engagement as planning progresses, ensuring transparency and shared ownership of district-wide facility decisions.
5. Integrating sustainability and equity goals into every major capital project.

By taking a strategic, long-term view, District 65 can address the immediate challenges of aging infrastructure while also positioning its schools to support high-quality teaching and learning well into the future.

7.4 | ACKNOWLEDGMENTS

The creation of this Facility Master Plan would not have been possible without the dedicated partnership of District 65 leadership, school administrators, and staff. Your engagement has ensured that this work reflects both the district's values and the aspirations of the families it serves.

We extend our sincere gratitude to the district's leadership team for their unwavering commitment, thoughtful collaboration, and willingness to confront complex challenges with transparency and resolve. Your dedication to maintaining safe, equitable, and inspiring learning environments is evident throughout this report, and it will continue to guide the essential decisions that lie ahead.

With your continued leadership, District 65 is well-positioned to transform these recommendations into a long-term, sustainable facilities strategy that honors its history and supports every child, every day—whatever it takes.

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