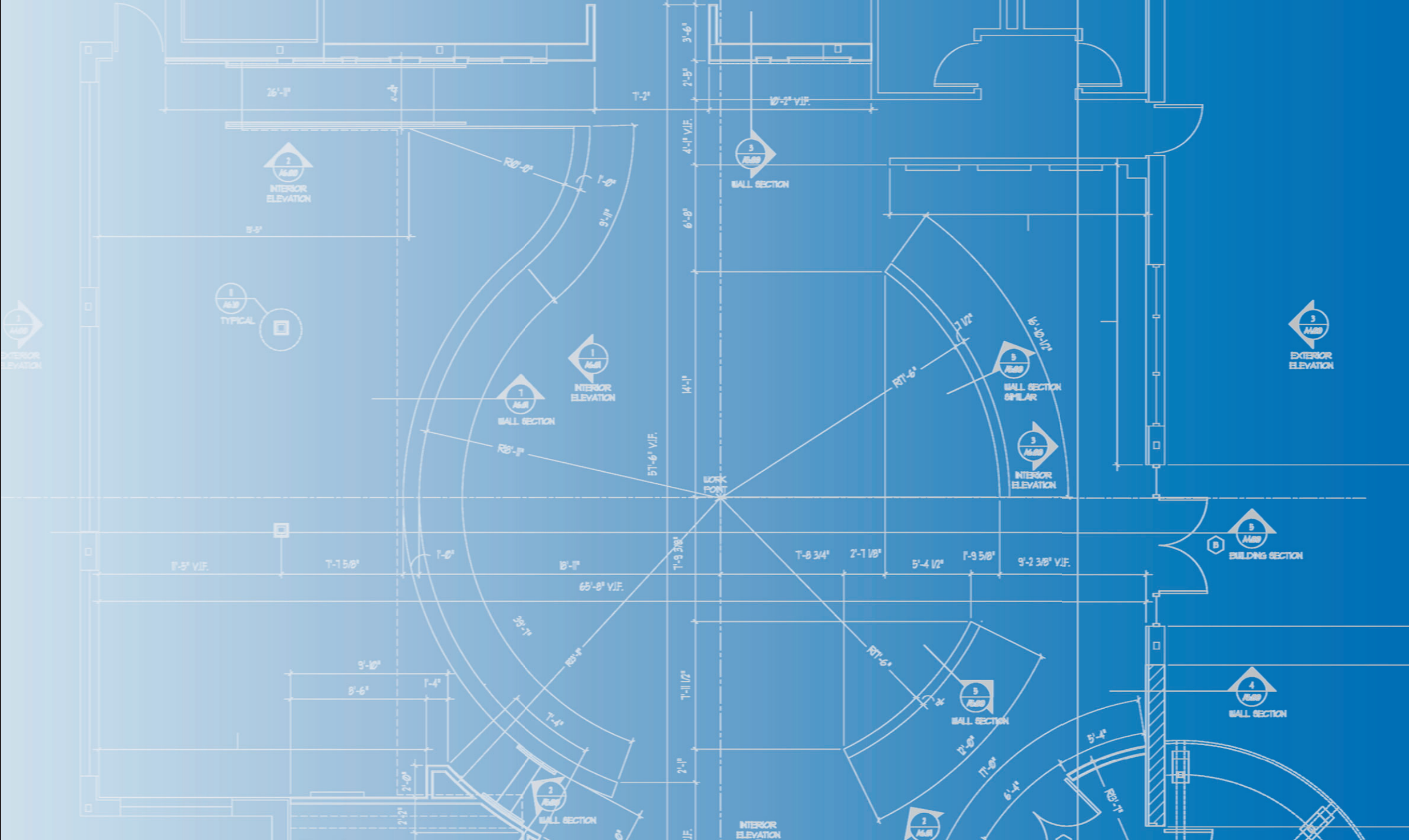




Summit Hill School District 161

Arbury Hills School
Frankfort Square School
Hilda Walker School
Indian Trail School
Dr. Julian Rogus School
Summit Hill Jr. High School
Summit Hill Administration Center

Project Number: 21-030



2021 Facility Assessment Update

Updated: September 15, 2021

Original: February 11, 2016



Summit Hill School District 161

2021 Facility Assessment Update

Project Number: 21-030

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September 15, 2021

Dr. Paul McDermott, Superintendent
Summit Hill School District 161
20100 South Spruce Drive
Frankfort, Illinois 60423

Re: Summit Hill School District 161
Facility Assessment Update
Architect's Project Number: 21-030
Existing Facility Report

Dear Dr. McDermott:

Tria Architecture, Inc. performed a visual survey of the seven (7) existing District owned facilities (Arbury Hills School, Frankfort Square School, Hilda Walker School, Indian Trail School, Dr. Julian Rogus School, Summit Hill Junior High School and the Summit Hill Administration Center). No destructive testing or testing of materials on site was performed at this time. The results given within are based solely upon this visual survey.

Refer to the attached Facility Survey Matrix for noted deficiencies, corrective measures and associated costs for each item recommended to be addressed by the District. Reference floor plan drawings have also been included as a general guide to the location of the noted items. Photos of some conditions have also been included in this report. The report has been divided into the following categories:

ARCHITECTURAL:

- A. Interior (review of interior spaces and finishes)
- B. Building envelope (exterior walls, doors, windows)
- C. Roofing (exterior roofing, facias, soffits)

MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS:

- A. Mechanical, Electrical and Plumbing Observations, Maintenance and Recommendations. Performed by OAS, LLC consulting engineers.

OWNER ITEMS:

- A. Life Safety (by other)
- B. Staff and Administrative items
- C. Roofing Report (by other)

TRIA ARCHITECTURE

West Suburban Office: 901 McClintock Drive, Suite 100, Burr Ridge, Illinois 60527

South Suburban Office: 1820 Ridge Road, Suite 209, Homewood, Illinois 60430

Indiana Office: 436 Sand Creek Drive N, Suite 105, Chesterton, Indiana 46304

Company Main: 630.455.4500 Fax: 630.455.4040

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Building Summaries:

Arbury Hills School



19651 South Beechnut Drive

Mokena, Illinois 60448

Grades: 1st thru 4th

Original Year built: 1960

Additions built: 3

Last new addition: 1998

Size: (1) Story, 42,720 g.s.f. (est.)

Estimated building replacement cost / asset value: \$14,952,000.00
(based on a cost of \$350.00 per s.f. and does not include land value)

Facility Assessment Cost Summary

Arbury Hill School Priority (2016 Original Report)

1	2022-2024	\$1,172,250.00
2	2024-2026	\$238,660.00
3	2026-2030	\$314,750.00
M	Maintenance	\$11,000.00
Total – Arbury Hills		\$1,736,660.00

Arbury Hill School Priority (2021 Updated Report)*

1	2022-2024	\$2,255,662.50
2	2024-2026	\$881,118.00
3	2026-2030	\$440,737.50
M	Maintenance	\$4,725.00
Total – Arbury Hills		\$3,382,243.00

*The remaining costs have been increased by 5%

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Frankfort Square School



7710 West Kingston Drive

Frankfort, Illinois 60423

Grades: 1st thru 4th

Original Year built: 1973

Additions built: 3

Last new addition: 2001

Size: (1) Story, 40,700 g.s.f. (est.)

Estimated building replacement cost / asset value: \$14,245,000.00
(based on a cost of \$350.00 per s.f. and does not include land value)

Facility Assessment Cost Summary

Frankfort Square School Priority (2016 Original Report)

1	2022-2024	\$268,430.00
2	2024-2026	\$387,080.00
3	2026-2030	\$1,236,400.00
M	Maintenance	\$8,855.00
Total – Frankfort Square		\$1,900,765.00

Frankfort Square School Priority (2021 Updated Report)*

1	2022-2024	\$273,031.50
2	2024-2026	\$1,090,246.50
3	2026-2030	\$1,298,220.00
M	Maintenance	\$1,575.00
Total – Frankfort Square		\$2,663,073.00

*The remaining costs have been increased by 5%

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Hilda Walker Intermediate School



19900 South 80th Avenue
Tinley Park, Illinois 60487
Grades: 5th and 6th
Original Year built: 1996
Additions built: 2
Last new addition: 2006
Size: (2) Stories, 100,462 g.s.f. (est.)
Estimated building replacement cost / asset value: \$35,161,700.00.
(based on a cost of \$350.00 per s.f. and does not include land value)

Facility Assessment Cost Summary

Hilda Walker Intermediate School Priority (2016 Original Report)

1	2022-2024	\$464,050.00
2	2024-2026	\$427,000.00
3	2026-2030	\$3,727,400.00
M	Maintenance	\$21,650.00
Total – Walker Intermediate		\$4,640,100.00

Hilda Walker Intermediate School Priority (2021 Updated Report)*

1	2022-2024	\$185,902.50
2	2024-2026	\$1,016,400.00
3	2026-2030	\$4,018,770.00
M	Maintenance	\$8,662.50
Total – Walker Intermediate		\$5,229,735.00

*The remaining costs have been increased by 5%

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Indian Trail School



20912 Frankfort Square Road

Frankfort, Illinois 60423

Grades: 1st through 4th

Original Year built: 1979

Additions built: 2

Last new addition: 2001

Size: (1) Story, 57,496 g.s.f. (est.)

Estimated building replacement cost / asset value: \$20,123,600.00.
(based on a cost of \$350.00 per s.f. and does not include land value)

Facility Assessment Cost Summary

Indian Trail School Priority (2016 Original Report)

1	2022-2024	\$183,150.00
2	2024-2026	\$471,600.00
3	2026-2030	\$2,139,700.00
M	Maintenance	\$15,595.00

Total – Indian Trail \$2,810,045.00

Indian Trail School Priority (2021 Updated Report)*

1	2022-2024	\$157,237.50
2	2024-2026	\$700,717.50
3	2026-2030	\$2,803,185.00
M	Maintenance	\$10,421.25

Total – Indian Trail \$3,671,561.25

*The remaining costs have been increased by 5%

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Dr. Julian Rogus School



20027 88th Avenue
Frankfort, Illinois 60423
Grades: Early Childhood, Kindergarten and 1st through 4th
Original Year built: 2001
Size: (1) Story, 131,308 g.s.f. (est.)
Estimated building replacement cost / asset value: \$45,957,800.00
(based on a cost of \$350.00 per s.f. and does not include land value)

Facility Assessment Cost Summary

Dr. Julian Rogus School Priority (2016 Original Report)

1	2022-2024	\$1,775,250.00
2	2024-2026	\$214,400.00
3	2026-2030	\$46,350.00
M	Maintenance	\$7,550.00
Total – Rogus		\$2,043,550.00

Indian Trail School Priority (2021 Updated Report)*

1	2022-2024	\$525,262.50
2	2024-2026	\$667,170.00
3	2026-2030	\$362,617.50
M	Maintenance	\$3,255.00
Total – Rogus		\$1,558,305.00

*The remaining costs have been increased by 5%

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Summit Hill Junior High School



7260 North Avenue
Frankfort, Illinois 60423
Grades: 7th and 8th

Original Year built: 2007

Size: (2) Stories, 160,652 g.s.f. (est.)

Estimated building replacement cost / asset value: \$56,228,200.00.
(based on a cost of \$350.00 per s.f. and does not include land value)

Facility Assessment Cost Summary

Summit Hill Junior High School Priority (2016 Original Report)

1	2022-2024	\$184,100.00
2	2024-2026	\$630,860.00
3	2026-2030	\$10,600.00
M	Maintenance	\$6,700.00

Total – Summit Hill Jr High \$832,260.00

Summit Hill Junior High School Priority (2021 Updated Report)*

1	2022-2024	\$393,960.00
2	2024-2026	\$1,071,903.00
3	2026-2030	\$377,842.50
M	Maintenance	\$1,995.00

Total – Summit Hill Jr High \$1,845,700.50

*The remaining costs have been increased by 5%

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Summit Hill Administration Center



20100 South Spruce Drive

Frankfort, Illinois 60423

Original Year built: 1932

Additions built: 1

Last new addition: 1962

Size: (1) Story, 17,980 g.s.f. (est.)

Estimated building replacement cost / asset value: \$6,293,000.00.
(based on a cost of \$350.00 per s.f. and does not include land value)

Facility Assessment Cost Summary

Summit Hill Admin Center Priority (2016 Original Report)

1	2022-2024	\$113,850.00
2	2024-2026	\$613,450.00
3	2026-2030	\$22,400.00
M	Maintenance	\$2,450.00

Total – Summit Hill Admin Center \$752,150.00

Summit Hill Junior High School Priority (2021 Updated Report)*

1	2022-2024	\$108,727.50
2	2024-2026	\$854,122.50
3	2026-2030	\$23,520.00
M	Maintenance	\$1,575.00

Total – Summit Hill Admin Center \$987,945.00

*The remaining costs have been increased by 5%

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District Cost Summary

Facility Assessment Cost Summary

District Cost Summary (2016 Original Report)

1	2022-2024	\$4,161,080.00
2	2024-2026	\$2,983,050.00
3	2026-2030	\$7,497,600.00
M	Maintenance	\$73,800.00

Total – District \$14,715,530.00

District Cost Summary (2021 Updated Report)*

1	2022-2024	\$3,899,784.00
2	2024-2026	\$6,281,677.50
3	2026-2030	\$9,324,892.50
M	Maintenance	\$32,208.75

Total – District \$19,538,562.75

*The remaining costs have been increased by 5%

Sincerely,



TRIA ARCHITECTURE, INC.
Thomas R. Szurgot, AIA, LEED AP
Principal Architect

TRIA ARCHITECTURE

West Suburban Office: 901 McClintock Drive, Suite 100, Burr Ridge, Illinois 60527
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D161 - Summit Hill - Facility Assessment Update (September 15, 2021)



Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates
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Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes
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Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
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ARBURY HILLS SCHOOL (AH)

AH 5	Y	Arbury Hills	129	Various mechanical room hazards	Urgent	1
AH 8	N	Arbury Hills	All	Upgrade classroom mechanical system	Recommended	1
AH 13	N	Arbury Hills	Exterior	Add fencing near new retention pond	Recommended	1
AH 22	Y	Arbury Hills	117-122	Cabinets worn	Recommended	1
AH 23	Y	Arbury Hills	117	Replace interior window	Recommended	1
AH 24	Y	Arbury Hills	119, 120, 123	Replace windows - no screens, single glazed	Recommended	1
AH 28	Y	Arbury Hills	115	Apply new film over window to control sun, heat	Recommended	1
AH 38	Y	Arbury Hills	Envelope	Tuckpoint joints and replace spalling masonry - typical	Recommended	1
AH 40	Y	Arbury Hills	Envelope	Damaged stone in band - north elevation	Recommended	1
AH 41	Y	Arbury Hills	Envelope	Damaged joint in stone band - north elevation	Recommended	1
AH 42	Y	Arbury Hills	Envelope	Repair/extend discharge piping away from wall of building - north and south elevations	Recommended	1
AH 46	Y	Arbury Hills	Envelope	Cracked and depressed sidewalk around building - typical	Recommended	1
AH 49	N	Arbury Hills	Roof	Gap/damage in flashing - sections 7, 4	Recommended	1
AH 53	N	Arbury Hills	Roof	Crack at coping seam - section 4	Recommended	1
AH 56	N	Arbury Hills	Roof	Missing pipe supports - section 4	Recommended	1
AH 57	N	Arbury Hills	Roof	Seam flashing reinforcing is exposed - section 4	Recommended	1
AH 58	N	Arbury Hills	Roof	Loose/damaged roof drain dome - section 4	Recommended	1
AH 59	N	Arbury Hills	Roof	Roof membrane cracking and soft spot in insulation at roof drain - section 7	Recommended	1
AH 60	N	Arbury Hills	Roof	Deteriorated pitch pocket pipe penetration - section 8	Recommended	1
AH 62	N	Arbury Hills	Roof	Damaged trim on wall above roof - section 9	Recommended	1
AH 63	Y	Arbury Hills	Roof	Surface cracking (partial recoat) - section 9	Recommended	1
AH 65	N	Arbury Hills	63,66,70 additions	Replace HVAC system Mech. Not appropriate for schools	Recommended	1
AH 67	N	Arbury Hills	Water service	Water service has no backflow preventor	Recommended	1
AH 69	N	Arbury Hills	Office	101 B exhaust fan is noisy - no switch	Recommended	1

8, 9, 15	Architect	E, F	H	C	
15	Architect	E, F	B, G	C	Refer to AH 65
2	Staff	F	F	C	New Construction in Area
6	Architect	E, F	G	H	
8	Architect	E F	A	C	
8	Architect	E, F	B, G	H	
8	Architect	C, F	B, H	C	
4	Architect	C	H	H	
4	Architect	C	H	H	
4	Architect	C	H	H	
15	Architect	C	H	H	
2	Architect	E	A	H	Tripping hazard
7	Architect	C	H	H	
7	Architect	C	H	H	
15	Architect	F	H	C	
7	Architect	C	H	H	
7	Architect	C	H	H	
7	Architect	C	H	H	Above leak
7	Architect	C	H	H	
5	Architect	C	H	B	
7	Architect	C	H	H	Recoat roof area
15	Engineer	F	H	C	
15	Engineer	F	A	C	
15	Staff	B,F	H	C	

LS	1	\$7,000.00	2					
			2					
LF	400	\$8,000.00			2017	Builder	7/30/18 DW	
LS	1	\$10,000.00	2					
EA	1	\$2,000.00	1					
EA	6	\$12,000.00	3					119, 121 and 123 done; 120 not done
LS	1	\$2,500.00	2					
LS	1	\$30,000.00	2					
EA	1	\$950.00	2					
LS	1	\$150.00	2					
LS	1	\$1,500.00	2					
SF	1200	\$15,000.00	2					
LS	1	\$700.00	2					
LS	1	\$400.00	2					
LS	1	\$1,000.00	2					
LS	1	\$750.00	2					
EA	1	\$250.00	2					
SF	40	\$2,000.00	2					
LS	1	\$400.00	2					
LS	1	\$1,500.00	2					
SF	9372	\$28,150.00	2					
LS	1	\$2,000,000.00	2					
EA	1	\$8,500.00	2					
EA	1	\$0.00	2					

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
AH 72	N	Arbury Hills	129	Add shut off valves current leak	Recommended	1	15	Admin/Staff	F	H	H		LS	1	\$500.00	2					
AH 73	N	Arbury Hills	All toilet rooms	Improve lighting	Recommended	1	16	Staff	F	C	C		LS	1	\$5,000.00	2	Grant money may be avail				
AH 74	N	Arbury Hills	Entire building	Add interior speakers in halls & commons	Recommended	1	16	Admin/Staff	F	C	E		LS	1	\$10,000.00	2					
AH 1	Y	Arbury Hills	130E	Ceiling grid is rusted	Recommended	2	9	Architect	E	G	H		SF	400	\$3,000.00	2					
AH 3	Y	Arbury Hills	132	Update drinking fountain	Recommended	2	15	Architect	F	G	B		EA	1	\$3,500.00	2		2021		9/2/2021 MK	
AH 10	Y	Arbury Hills	All	Tighten up low voltage wiring	Recommended	2	16	Architect	F	H	C		LS	1	\$2,000.00	2					
AH 11	N	Arbury Hills	All	Replace bookcases if upgrade mechanical	Recommended	2	15	Architect	E, F	G	C	Refer to AH 65				2					
AH 15	Y	Arbury Hills	135	Excessive open storage	Recommended	2	6	Architect	F	A, H	C		LS		\$5,000.00	3		2021	District in-house	9/2/21 MK	
AH 16	Y	Arbury Hills	Door #18	Rusted frame	Recommended	2	8	Architect	C, F	B, G	H		EA		\$2,500.00	2					
AH 17	Y	Arbury Hills	Near 130D	Excessive open storage	Recommended	2	6	Architect	F	A, H	C		LS		\$5,000.00	3		2017	District in-house	7/30/18 DW	
AH 19	Y	Arbury Hills	130	Replace ceiling	Recommended	2	9	Architect	F	H	H		SF	1200	\$9,000.00	3					
AH 55	N	Arbury Hills	Roof	Bubble in roof membrane - typical	Recommended	2	7	Architect	C	H	H		LS	1	\$360.00	2					
AH 61	N	Arbury Hills	Roof	Depressions in roof surface that cause ponding water - typical	Recommended	2	7	Architect	C	H	H	Fix depressions and recoat roof areas	LS	1	\$3,500.00	2					
AH 64	N	Arbury Hills	Entire building	Plumbing piping galvanized	Recommended	2	15	Engineer	F	H	H		LS	1	\$124,800.00	2					
AH 66	N	Arbury Hills	63, 66 Addition	Electrical panels obsolete	Recommended	2	16	Engineer	F	H	H		LS	1	\$35,000.00	2					
AH 68	N	Arbury Hills	Entire building	No occupancy sensors	Recommended	2	16	Engineer	F	L - energy code	E		LS	1	\$9,000.00	2	Grant money available				
AH 77	N	Arbury Hills	101	Replace carpet	Recommended	2	9	Staff	F	H	H		SF	600	\$2,200.00	2		2021		9/2/21 MK	
AH 79	N	Arbury Hills	Staff restrooms	Improve lighting	Recommended	2	16	Staff	F	H	E		LS	1	\$850.00	2		2021		9/2/21 MK	
AH 80	N	Arbury Hills	115	Replace carpet - computer lab	Recommended	2	9	Staff	F	H	H		SF	800	\$3,000.00	2		2021		9/2/21 MK	
AH 81	N	Arbury Hills	115	Paint - computer lab	Recommended	2	9	Staff	F	H	H		LS	1	\$200.00	2		2021		9/2/21 MK	
AH 82	N	Arbury Hills	115	Replace carpet - library	Recommended	2	9	Staff	F	H	H		SF	3000	\$9,000.00	2		2021		9/2/21 MK	
AH 83	N	Arbury Hills	115	Paint - library	Recommended	2	9	Staff	F	H	H		LS	1	\$5,000.00	2		2021		9/2/21 MK	
AH 86	N	Arbury Hills	Door #9	Add drain near exterior door - water pools during rain and backs-up into the school	Recommended	2	2	Staff	F	F	C		LS	1	\$5,000.00	2					
AH 89	N	Arbury Hills	106	Floor and walls are separating on the south and west walls	Recommended	2	4	Staff	C	H	B		LS	1	\$1,500.00	2					
AH 91	N	Arbury Hills	104	Wooden door is cracked on edge	Recommended	2	8	Staff	E	G	H		EA	1	\$500.00	2		2021		9/2/21 MK	
AH 92	N	Arbury Hills	104	Ceiling is leaking and discolored	Recommended	2	9	Staff	C	G	B		LS	1	\$250.00	1		2021		9/2/21 MK	
AH 94	N	Arbury Hills	Playground	Level blacktop - water pools	Recommended	2	2	Staff	F	F	C		LS	1	\$5,000.00	2					

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates
AH 95	N	Arbury Hills	Playground	Level landscaping - water pools	Recommended	2
AH 96	N	Arbury Hills	Entire building	Replace lighting	Recommended	2
AH 97	N	Arbury Hills	Entire building	New Controls	Recommended	2
AH 98	N	Arbury Hills	Various Areas	Replace carpet	Recommended	2
AH 18	Y	Arbury Hills	Door #12, #13	No stoop at egress door	Recommended	3
AH 21	Y	Arbury Hills	125-127	Renovate toilet rooms	Recommended	3
AH 30	Y	Arbury Hills	110	Renovate toilet rooms	Recommended	3
AH 31	Y	Arbury Hills	111	Renovate toilet rooms	Recommended	3
AH 34	Y	Arbury Hills	101	Reception counter does not meet current ADA requirements	Recommended	3
AH 35	Y	Arbury Hills	101B	Renovate nurse room	Recommended	3
AH 37	N	Arbury Hills	Envelope	No through-wall flashing or weeps at base of exterior walls - typical	Recommended	3
AH 44	N	Arbury Hills	Envelope	Top of pavement appears to be above floor elevation - north elevation	Recommended	3
AH 45	N	Arbury Hills	Envelope	Hole in concrete walk near door jamb - south elevation	Recommended	3
AH 48	Y	Arbury Hills	Roof	No mastic or sealant at exposed termination bar - typical	Recommended	3
AH 52	Y	Arbury Hills	Roof	No through-wall flashing at upper walls above roof - typical	Recommended	3
AH 75	N	Arbury Hills	Exterior	Front drive repairs needed - sidewalk, curb, parking lot, extend bus lane to accommodate more buses	Recommended	3
AH 76	N	Arbury Hills	Entire building	Paint hallways, classrooms	Recommended	3
AH 87	N	Arbury Hills	132	Update basketball system to match the other schools for raising and lowering hoops	Recommended	3
AH 93	N	Arbury Hills	Playground	Update equipment	Recommended	3
AH 99	N	Arbury Hills	Various Areas	Add fire sprinkler	Recommended	3
AH 2	N	Arbury Hills	130E	Door sticks	Recommended	M
AH 4	Y	Arbury Hills	132	Add protective mats at masonry bumpouts	Recommended	M
AH 6	Y	Arbury Hills	131	Upgrade paint to match rest of building	Recommended	M
AH 9	N	Arbury Hills	136, 137	Lavatory faucets clog, replace strainers	Recommended	M
AH 12	Y	Arbury Hills	135	Remove door hold opens (typical)	Recommended	M
AH 27	Y	Arbury Hills	115	Repair, paint soffit area	Recommended	M
AH 32	Y	Arbury Hills	Door #4	Replace weatherstrip	Recommended	M

Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes
2	Staff	F	F	B	
16	Engineer	F	B	H	
17	Engineer	F	B	H	
9	Owner	F	G	H	
2	Architect	F	A, F	C	
8, 9, 10, 15	Architect	E, F	C, H	C, H	
8, 9, 10, 15	Architect	E, F	C, H	C, H	
8, 9, 10, 15	Architect	E, F	C, H	C, H	
6	Architect	E, F	H	C	
4, 5, 6, 8, 9, 10	Architect	E, F	H	C	
4	Architect	C	H	C	
2	Architect	E	H	C	Seal brick and install through wall flashing
2	Architect	C	H	H	
7	Architect	C	H	C	
4	Architect	C	H	C	
2	Admin/Staff	C, F	F	A	
9	Staff	F	H	H	
11	Staff	F	H	E	
11	Staff	F	H	I	
15	Owner	F	A	I	
8	Architect	C	H	A	
12	Architect	F	A	C	
9	Architect	F	H	C	
15	Architect	C	H	B	
1	Architect	A	H	A	
9	Architect	C	H	H	
8	Architect	F	B, H	B	

Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
LS	1	\$3,500.00	2					
LS	1	\$250,000.00	2					
LS	1	\$240,000.00	2					
SF	20000	\$140,000.00	2					
EA	2	\$4,000.00	3					
EA	2	\$35,000.00	2					
EA	1	\$8,000.00	2					
EA	1	\$8,000.00	2					
LS	1	\$4,500.00	2					
LS	1	\$20,000.00	2					
LS	1	\$114,500.00	2					
LF	70	\$8,500.00	2					
LS	1	\$250.00	2					
LS	1	\$3,000.00	2					
LS	1	\$25,000.00	2					
LS	1	\$50,000.00	2					
LS	1	\$20,000.00	2					
LS	1	\$6,000.00	2					
LS	1	\$8,000.00	2					
SF	35000	\$105,000.00	2					
EA	1	\$500.00	3		2016	District in-house	7/30/18 DW	
EA	2	\$1,000.00	3					
LS	1	\$2,000.00	3					
EA	12	\$300.00	3		2016	District in-house	7/30/18 DW	
EA	4	\$0.00	3		2016	District in-house	7/30/18 DW	
LS	1	\$3,000.00	3		2017	District contractor	7/30/18 DW	
LS		\$200.00	3		2017	District in-house	7/30/18 DW	

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
AH 33	Y	Arbury Hills	Door #4	Floor damage	Recommended	M	9	Architect	C	H	H		SF	20	\$100.00	3		2016	District in-house	7/30/18 DW	
AH 36	Y	Arbury Hills	102	Roof leak	Recommended	M	9	Architect	C	H	B		LS	1	\$100.00	3		2017	District in-house	7/30/18 DW	
AH 39	N	Arbury Hills	Envelope	Mulch above elevation of wall flashing - typical	Recommended	M	2	Architect	B	F	C		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
AH 43	Y	Arbury Hills	Envelope	No splash block at discharge pipe - north elevation	Recommended	M	15	Architect	F	A	C		EA	1	\$300.00	3		2017	District in-house	7/30/18 DW	
AH 47	N	Arbury Hills	Roof	Debris at roof drains - typical	Recommended	M	7	Architect	C	H	B		LS	1	\$300.00	3		2016	District in-house	7/30/18 DW	
AH 50	N	Arbury Hills	Roof	Completely plugged roof drain - section 2	Urgent	M	7	Architect	C	H	I		LS	1	\$650.00	3		2016	District in-house	7/30/18 DW	
AH 51	N	Arbury Hills	Roof	No protective membrane layer below splash blocks - section 2	Recommended	M	7	Architect	C	H	C		EA	3	\$350.00	3		2017	District in-house	7/30/18 DW	
AH 54	Y	Arbury Hills	Roof	Debris from roof - typical	Recommended	M	7	Architect	C	H	B		LS	1	\$300.00	3		2016	District in-house	7/30/18 DW	
AH 70	N	Arbury Hills	132,105,103	Loose electrical cover plates	Urgent	M	16	Staff	C	F	B		EA	1	\$0.00	3		2016	District in-house	7/30/18 DW	
AH 71	N	Arbury Hills	108	Loud furnace	Urgent	M	15	Staff	C	A	C		EA	1	\$0.00	3		2017	District contractor	7/30/18 DW	
AH 78	N	Arbury Hills	101A	Ants in southeast wall	Urgent	M	1	Staff	C	A	B		LS	1	\$250.00	3		2016	District in-house	7/30/18 DW	
AH 84	N	Arbury Hills	121, 123, 115, 106	Replace broken floor tiles near baseboard	Recommended	M	9	Staff	E	G	H		LS	1	\$500.00	3					
AH 85	N	Arbury Hills	122	Ants in southwest wall	Urgent	M	1	Staff	C	A	B		LS	1	\$250.00	3		2016	District in-house	7/30/18 DW	
AH 88	N	Arbury Hills	103	There is an old thermostat for computer cords that is hanging off the wall, near the pencil sharpener. It falls off from time to time.	Urgent	M	16	Staff	C	A	B		LS	1	\$200.00	3		2016	District in-house	7/30/18 DW	
AH 90	N	Arbury Hills	105	Electrical outlet in the front of the classroom is loose and will not hold a plug. Metal plate is also loose.	Urgent	M	16	Staff	C	A	B		LS	1	\$200.00	3		2016	District in-house	7/30/18 DW	
AH 7	N	Arbury Hills		OMITTED																	
AH 14	N	Arbury Hills		OMITTED																	
AH 20	N	Arbury Hills		OMITTED																	
AH 25	N	Arbury Hills		OMITTED																	
AH 26	N	Arbury Hills		OMITTED																	
AH 29	N	Arbury Hills		OMITTED																	

Arbury Hill School Priority (2016 Original Report)		
1	2022-2024	\$1,172,250.00
2	2024-2026	\$238,660.00
3	2026-2030	\$314,750.00
M	Maintenance	\$11,000.00
Total - Arbury Hill School		\$ 1,736,660.00

Arbury Hill School Priority (2021 Updated Report)*		
1	2022-2024	\$2,255,662.50
2	2024-2026	\$881,118.00
3	2026-2030	\$440,737.50
M	Maintenance	\$4,725.00
Total - Arbury Hill School		\$3,582,243.00
*The remaining costs have been increased by 5%		

1995 Construction Division Key		
Division 0 – Bidding Re	Division 6 – Wood and Plastic	Division 12 – Furnishings
Division 1 – General R	Division 7 – Thermal and Moisture Protection	Division 13 – Special Construction
Division 2 – Site Work	Division 8 – Doors and Windows	Division 14 – Conveying Systems
Division 3 – Concrete	Division 9 – Finishes	Division 15 – Mechanical
Division 4 – Masonry	Division 10 – Specialties	Division 16 – Electrical
Division 5 – Metals	Division 11 – Equipment	Division 17 – Building Automation Systems

Unit Cost Key
LS = Lump Sum
EA = Each
SF = Square Foot
LF = Linear Foot
ALW = Allowance

Summit Hill School District 161

2021 Facilities Assessment Update

Project Number: 21-030

ARBURY HILLS (AH):



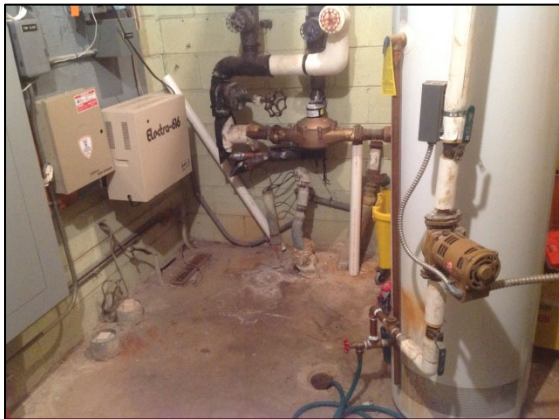
AH 1



AH 3



AH 4



AH 5



AH 6



AH 10



AH 16



AH 17



AH 18



AH 19



AH 21



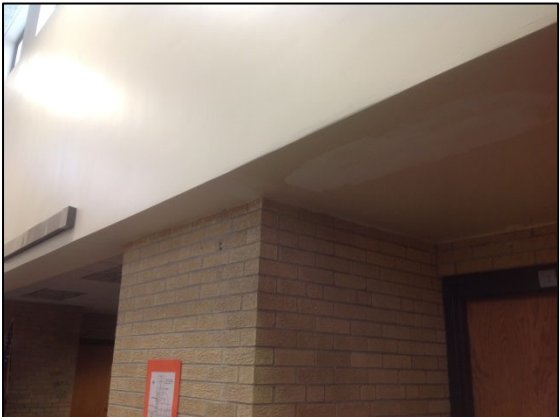
AH 22



AH 23



AH 24



AH 27

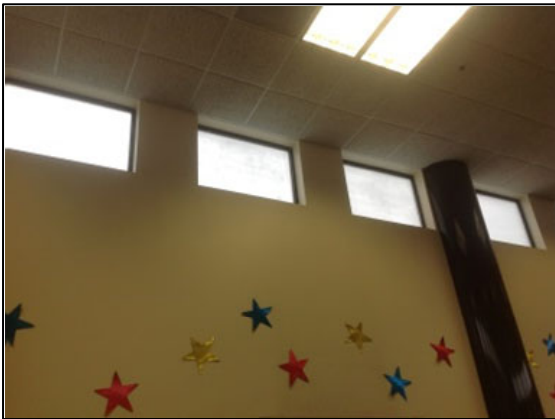


West Suburban Office: 901 McClintock Drive, Suite 100, Burr Ridge, Illinois 60527
South Suburban Office: 1820 Ridge Road, Suite 209, Homewood, Illinois 60430
Indiana Office: 436 Sand Creek Drive N, Suite 105, Chesterton, Indiana 46304
 Company Main: 630.455.4500 Fax: 630.455.4040
www.TriaArchitecture.com

Summit Hill School District 161

2021 Facilities Assessment Update

Project Number: 21-030



AH 28



AH 30



AH 31



AH 32



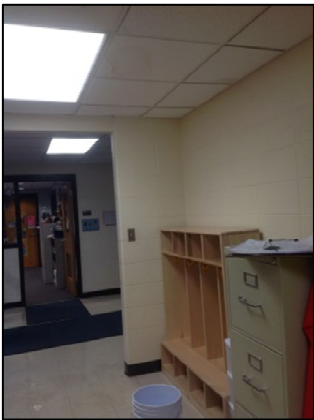
AH 33



AH 34



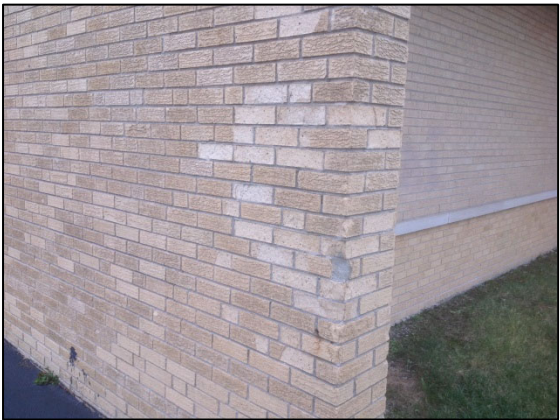
AH 36



AH 36



AH 38



AH 38



AH 40



AH 41



AH 42



AH 43



AH 46



West Suburban Office: 901 McClintock Drive, Suite 100, Burr Ridge, Illinois 60527
South Suburban Office: 1820 Ridge Road, Suite 209, Homewood, Illinois 60430
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Summit Hill School District 161
2021 Facilities Assessment Update
Project Number: 21-030



AH 46



AH 48



AH 52



AH 54



AH 63



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Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes	
FRANKFORT SQUARE SCHOOL (FS)																						
FS 8	Y	Frankfort Square	Door #12 - #17	Replace door/frame	Recommended	1	8	Architect	E, F	A, B, C, D, G	B, H		EA	6	\$40,000.00	2						
FS 25	Y	Frankfort Square	Envelope	Spalling and cracking face brick - typical	Recommended	1	4	Architect	C	H	C		LS	1	\$9,500.00	2						
FS 27	Y	Frankfort Square	Envelope	Replace backer rod and sealant at control joints - typical	Recommended	1	4	Architect	C	H	H		EA	4	\$1,000.00	2						
FS 28	N	Frankfort Square	Envelope	Rust on lintel - west elevation	Recommended	1	5	Architect	C	H	H		EA	1	\$500.00	2						
FS 34	N	Frankfort Square	Envelope	Warped steel lintel above door - west elevation	Recommended	1	5	Architect	C	H	H		EA	1	\$1,200.00	2						
FS 36	Y	Frankfort Square	Envelope	Damaged soffit or fascia - typical	Recommended	1	4	Architect	F	A	H	Replace all soffit & fascia	LS	1	\$110,000.00	2						
FS 38	N	Frankfort Square	Envelope	Exposed membrane flashing at base of wall - typical	Recommended	1	4	Architect	C	H	C	Cut off exposed	LS	1	\$1,600.00	2						
FS 39	N	Frankfort Square	Roof	Cracked bubble in roof membrane - section 2	Recommended	1	7	Architect	C	H	H		LS	1	\$180.00	2						
FS 43	N	Frankfort Square	Roof	Damaged flashing at roof drains (leaks below) - section 1, 4	Recommended	1	7	Architect	C	H	H		LS	1	\$2,200.00	2						
FS 44	N	Frankfort Square	Roof	Missing roof drain dome - section 1, 4	Recommended	1	7	Architect	C	H	H		LS	1	\$500.00	2						
FS 45	N	Frankfort Square	Roof	Exposed reinforcing mesh at seam or patch - section 1	Recommended	1	7	Architect	C	H	H		LS	1	\$200.00	2						
FS 46	N	Frankfort Square	Roof	Cracking in membrane - section 1, 5	Recommended	1	7	Architect	C	H	H		LS	1	\$1,500.00	2						
FS 47	Y	Frankfort Square	Roof	Cracks in flashing and membrane and loose metal support framing at electrical equipment - section 1	Recommended	1	7	Architect	C	H	B		LS	1	\$500.00	2						
FS 48	Y	Frankfort Square	Roof	Deteriorated pitch pockets at support locations for electrical and mechanical equipment - sections 1, 4, 5	Recommended	1	7	Architect	C	H	H		LS	1	\$400.00	2						
FS 50	N	Frankfort Square	Roof	Damaged flashing at RTU curb - section 4	Recommended	1	7	Architect	C	H	H		LS	1	\$200.00	2						
FS 51	N	Frankfort Square	Roof	Damaged flashing at flue - section 4	Recommended	1	7	Architect	C	H	H		LS	1	\$200.00	2						
FS 53	N	Frankfort Square	Roof	Crack in flashing and patch - section 4	Recommended	1	7	Architect	C	H	H		LS	1	\$200.00	2						
FS 55	N	Frankfort Square	Roof	Damaged flashing at curb cap - section 4	Recommended	1	7	Architect	C	H	H		LS	1	\$200.00	2						
FS 56	N	Frankfort Square	Roof	No saddle at RTU to divert water - section 2	Recommended	1	7	Architect	C	H	C	Ponding water	LS	1	\$3,600.00	2						
FS 57	Y	Frankfort Square	Roof	Replace backer rod and sealant at control joints above roof - section 5	Recommended	1	4	Architect	C	H	H		EA	3	\$750.00	2						
FS 60	N	Frankfort Square	Roof	Exposed reinforcing mesh at membrane seams - gym	Recommended	1	7	Architect	C	H	H		LS	1	\$200.00	2						
FS 63	N	Frankfort Square	Entire building	Retro-commission HVAC &OLBG	Recommended	1	17	Engineer	C	B, H	A		LS	1	\$45,000.00	2						
FS 65	N	Frankfort Square	Entire building	Most hot water heaters over 12 yrs	Urgent	1	15	Engineer	F	B, H	H		EA	3	\$8,400.00	2		2016	District contractor	7/30/18 DW		
FS 70	N	Frankfort Square	Exterior	Bus stairs flood and freeze in winter, south sidewalks cracked and low causing ponding	Urgent	1	2	Admin	E, F	F	C		LS	1	\$25,000.00	2		2016	District contractor	7/30/18 DW		
FS 75	N	Frankfort Square	SCO Kitchen	Replace sink and drain	Recommended	1	15	Staff	F	H	H		EA	1	\$400.00	2						
FS 76	N	Frankfort Square	Entire building	Replace clocks to match Dukane	Recommended	1	16	Staff	F	H	D		LS	1	\$15,000.00	2						

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
FS 6	Y	Frankfort Square	147, 148	Replace carpeting	Recommended	2	9	Architect	E, F	H	H		SF	1800	\$6,000.00	2					
FS 9	N	Frankfort Square	143	May require a rated door/frame	Recommended	2	8	Architect	E, F	G	A		EA	1	\$2,500.00	1					
FS 11	Y	Frankfort Square	141	Replace carpeting	Recommended	2	9	Architect	E	H	H		SF	900	\$3,000.00	2					
FS 14	Y	Frankfort Square	127	Library desk is not proper ADA height	Recommended	2	6	Architect	E	C, H	C		EA	1	\$4,000.00	2					
FS 20	Y	Frankfort Square	124, 125	Replace carpeting	Recommended	2	9	Architect	E, F	H	H		SF	1800	\$6,000.00	3					
FS 22	Y	Frankfort Square	Near 113	Replace VCT floor in wet area	Recommended	2	9	Architect	F	A, H	C		SF	50	\$250.00	3		2021		9/2/21 MK	
FS 26	N	Frankfort Square	Envelope	Tuckpoint masonry - typical	Recommended	2	4	Architect	C	H	H		LS	1	\$750.00	2					
FS 30	Y	Frankfort Square	Envelope	Brick sills - typical	Recommended	2	1	Architect	C	H	C	Replace with stone sills	EA	8	\$5,200.00	2					
FS 42	N	Frankfort Square	Roof	Bubble in roof membrane - section 1, gym	Recommended	2	7	Architect	C	H	H		LS	1	\$180.00	2					
FS 52	Y	Frankfort Square	Roof	Tuckpoint wall above roof - section 4	Recommended	2	4	Architect	C	H	H		LS	1	\$800.00	2					
FS 54	N	Frankfort Square	Roof	Roof drain appears inadequate - section 4	Recommended	2	7	Architect	C	H	C		LS	1	\$5,000.00	2					
FS 61	Y	Frankfort Square	Roof	Roof curb too low - section 4	Recommended	2	7	Architect	F	H	C		LS	1	\$1,200.00	2					
FS 64	N	Frankfort Square	74, 76 additions	Domestic water piping galvanized	Recommended	2	15	Engineer	F	B, H	H		LS	1	\$60,500.00	2					
FS 66	N	Frankfort Square	Entire building	No occupancy sensors	Recommended	2	16	Engineer	F	B	I - energy code		LS	1	\$7,200.00	2	Grant money available				
FS 67	N	Frankfort Square	74, 76, 81	Plumbing fixtures beyond life expectancy	Recommended	2	15	Engineer	F	C, H	H		LS	1	\$45,000.00	2					
FS 68	N	Frankfort Square	Entire building	Controls obsolete	Recommended	2	17	Administration/ Engineer	F	B, H	H		LS	1	\$165,000.00	2					
FS 71	N	Frankfort Square	Exterior	Playground ponding water	Recommended	2	2	Admin	E, F	F	C		LS	1	\$30,000.00	2					
FS 77	N	Frankfort Square	142	Repair carpet	Recommended	2	9	Staff	F	G	H		SF	900	\$3,000.00	2					
FS 78	N	Frankfort Square	101	Worn carpet in the front of the main office	Recommended	2	9	Staff	F	G	H		SF	600	\$2,000.00	2					
FS 79	N	Frankfort Square	126, 127, 139	Replace carpeting	Recommended	2	9	Staff	F	G	H		SF	3600	\$11,000.00	2					
FS 81	N	Frankfort Square	Exterior	School property - sidewalk on the south side of the building is cracked and shifting away from the building	Recommended	2	2	Staff	E, F	A, F	H		LS	1	\$25,000.00	2					
FS 83	N	Frankfort Square	Door #6	Replace the rusty bike rack	Recommended	2	11	Staff	F	F	H		LS	1	\$3,500.00	2		2021		9/2/21 MK	
FS 85	N	Frankfort Square	Entire building	Replace lighting	Recommended	2	16	Admin / Engineer	F	B	H		LS	1	\$300,000.00	2					
FS 86	N	Frankfort Square	Classrooms	Replace flooring	Recommended	2	9	Owner	F	G	H		SF	15000	\$105,000.00	2					
FS 87	N	Frankfort Square	LRC	Renovate room	Recommended	2	9	Owner	F	F	H		SF	2000	\$250,000.00	2					
FS 1	Y	Frankfort Square	101B	Renovate Nurse's area	Recommended	3	4, 5, 6, 8, 9, 10	Architect	E, F	H	C		LS	1	\$20,000.00	2					
FS 2	Y	Frankfort Square	101C	Renovate Nurse's area toilet	Recommended	3	4, 5, 6, 8, 9, 10	Architect	E, F	H	C		LS	1	\$4,000.00	2					

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
FS 3	Y	Frankfort Square	101A	Update lighting	Recommended	3	9, 16	Architect	E, F	H	C		SF	200	\$2,500.00	2					
FS 4	Y	Frankfort Square	All	Replace open coat hooks with cubbies	Recommended	3	11	Architect	F	G, H	I	Prevent spread of lice	LS	1	\$25,000.00	2					
FS 23	N	Frankfort Square	113	Upgrade lighting	Recommended	3	16	Architect	F	B, H	H		LS	1	\$20,000.00	2					
FS 29	Y	Frankfort Square	Envelope	Damaged and faded exterior hollow metal doors and frames - typical	Recommended	3	8	Architect	C	H	H		EA	17	\$12,750.00	2					
FS 31	N	Frankfort Square	Envelope	Single pane windows - typical	Recommended	3	8	Architect	F	B	H		EA	8	\$12,000.00	2					
FS 32	N	Frankfort Square	Envelope	Damaged louver - north elevation	Recommended	3	15	Architect	F	H	H		EA	1	\$250.00	2					
FS 35	N	Frankfort Square	Envelope	Open joints at weeps - typical	Recommended	3	4	Architect	C	H	C		LS	1	\$10,000.00	2					
FS 40	N	Frankfort Square	Roof	Poor coping detail at corner - section 2	Recommended	3	7	Architect	C	H	C		LS	1	\$300.00	2					
FS 41	N	Frankfort Square	Roof	Gap in coping system - section 2, 3	Recommended	3	7	Architect	C	H	H		LS	1	\$300.00	2					
FS 49	Y	Frankfort Square	Roof	Low spot in roof slope along roof curb - section 1	Recommended	3	7	Architect	C	H	C		LS	1	\$500.00	2					
FS 58	N	Frankfort Square	Roof	Loose seams in coping - gym	Recommended	3	7	Architect	C	H	H		LS	1	\$200.00	2					
FS 59	N	Frankfort Square	Roof	No sealant around roof ladder anchors - seats	Recommended	3	7	Architect	C	H	C		LS	1	\$200.00	2					
FS 69	N	Frankfort Square	Entire building	HVAC system - energy inefficient & nearing life	Recommended	3	15	Engineer	F	B, H	H (soon)		LS	1	\$1,068,400.00	2					
FS 72	N	Frankfort Square	Exterior	Structure - Outside overhang and brick walls. Gate valves to older areas do not completely shut-off	Recommended	3	2	Admin	E	F	C, H		LS	1	\$25,000.00	2					
FS 82	N	Frankfort Square	Exterior	Parking lot is in need of repair and resurfacing	Recommended	3	2	Staff	E	F	H		LS	1	\$35,000.00	2					
FS 5	N	Frankfort Square	Near 147, 148	Excessively loud return air duct	Recommended	M	15	Architect	C	H	D		LS	1	\$1,000.00	3		2017	District contractor	7/30/18 DW	
FS 7	Y	Frankfort Square	Door #17	Floor damage	Recommended	M	9	Architect	C	H	H		LS	1	\$500.00	3					
FS 10	Y	Frankfort Square	142	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
FS 12	Y	Frankfort Square	141	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
FS 13	Y	Frankfort Square	127	Fix light fixture	Recommended	M	16	Architect	C	H	H		EA	1	\$200.00	3		2017	District in-house	7/30/18 DW	
FS 15	Y	Frankfort Square	115	Tripping hazard	Recommended	M	1	Architect	B	A, C, H	A				\$0.00	3					
FS 16	Y	Frankfort Square	127A	Ceiling damage	Recommended	M	9	Architect	C	G	B		LS	1	\$50.00	3		2017	District in-house	7/30/18 DW	
FS 17	Y	Frankfort Square	East Janitor's Closet	Seal around mop sink	Recommended	M	7	Architect	F	H	D		LS	1	\$5.00	3		2017	District in-house	7/30/18 DW	
FS 21	Y	Frankfort Square	117, 118	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
FS 24	Y	Frankfort Square	113	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
FS 24A	Y	Frankfort Square	113	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
FS 33	Y	Frankfort Square	Envelope	No sealant at conduit through wall - west elevation	Recommended	M	15	Architect	C	H	H		EA	1	\$100.00	3		2017	District in-house	7/30/18 DW	

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates		Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B- remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b- Energy Conservation c- Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g- Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e- required component or system missing, f-accidental damage, g- vandalism, h-worn beyond normal life, i-other-specify)	Notes		Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
FS 37	N	Frankfort Square	Envelope	Mulch above wall base flashing - east elevation	Recommended	M		2	Architect	B	H	C			LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
FS 62	Y	Frankfort Square	Roof	Abandoned antenna on roof - section 3	Recommended	M		16	Architect	B	H	B			LS	1	\$2,000.00	3		2017	District in-house	7/30/18 DW	
FS 73	N	Frankfort Square	16, 110, 122, 128	Night light ballasts bad	Urgent	M		16	Staff	C	A, D	A			EA	3	\$600.00	3		2017	District contractor	7/30/18 DW	
FS 74	N	Frankfort Square	Door 11	Emergency light out	Urgent	M		16	Staff	C	A, D	A			EA	1	\$200.00	3		2017	District contractor	7/30/18 DW	
FS 80	N	Frankfort Square	113	Floor tile separation in gym	Recommended	M		9	Staff	C	A	B			LS	1	\$1,000.00	2					
FS 84	N	Frankfort Square	101A	Drafty window in principal office	Recommended	M		7	Staff	F	B	B			LS	1	\$200.00	3		2017	District in-house	7/30/18 DW	
FS 18	N	Frankfort Square		OMITTED																			
FS 19	N	Frankfort Square		OMITTED																			

Frankfort Square School Priority (2016 Original Report)			
1	2022-2024	\$268,430.00	
2	2024-2026	\$387,080.00	
3	2026-2030	\$1,236,400.00	
M	Maintenance	\$8,855.00	
Total - Frankfort Square School		\$	1,900,765.00

Frankfort Square School Priority (2021 Updated Report)*			
1	2022-2024	\$273,031.50	
2	2024-2026	\$1,090,246.50	
3	2026-2030	\$1,298,220.00	
M	Maintenance	\$1,575.00	
Total - Frankfort Square School		\$2,663,073.00	
*The remaining costs have been increased by 5%			

1995 Construction Division Key		
Division 0 – Bidding Re	Division 6 – Wood and Plastic	Division 12 – Furnishings
Division 1 – General R	Division 7 – Thermal and Moisture Protection	Division 13 – Special Construction
Division 2 – Site Work	Division 8 – Doors and Windows	Division 14 – Conveying Systems
Division 3 – Concrete	Division 9 – Finishes	Division 15 – Mechanical
Division 4 – Masonry	Division 10 – Specialties	Division 16 – Electrical
Division 5 – Metals	Division 11 – Equipment	Division 17 – Building Automation Systems

Unit Cost Key
LS = Lump Sum
EA = Each
SF = Square Foot
LF = Linear Foot
ALW = Allowance

Summit Hill School District 161

2021 Facilities Assessment Update

Project Number: 21-030

FRANKFORT SQUARE (FS):



FS 1



FS 2



FS 3



FS 4



FS 6



FS 7



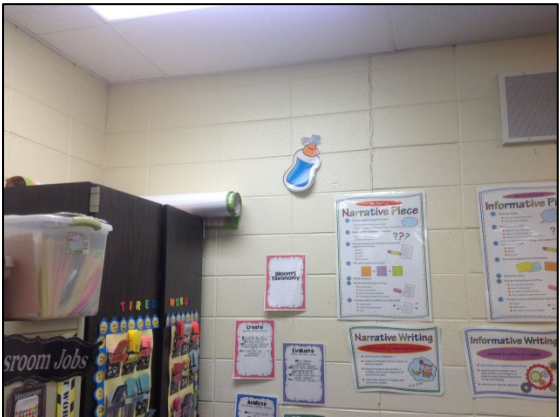
FS 8



FS 10



FS 11



FS 12



FS 13



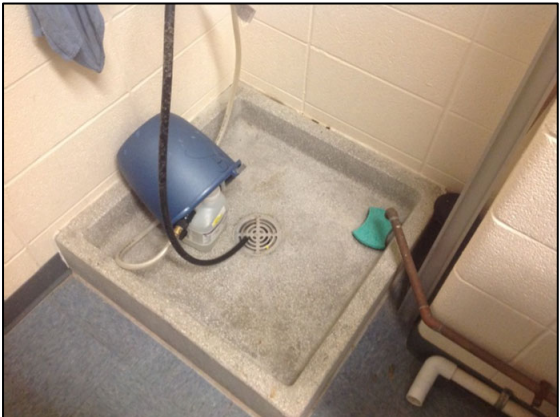
FS 14



FS 15



FS 16



FS 17



West Suburban Office: 901 McClintock Drive, Suite 100, Burr Ridge, Illinois 60527
South Suburban Office: 1820 Ridge Road, Suite 209, Homewood, Illinois 60430
Indiana Office: 436 Sand Creek Drive N, Suite 105, Chesterton, Indiana 46304
 Company Main: 630.455.4500 Fax: 630.455.4040
www.TriaArchitecture.com

Summit Hill School District 161

2021 Facilities Assessment Update

Project Number: 21-030



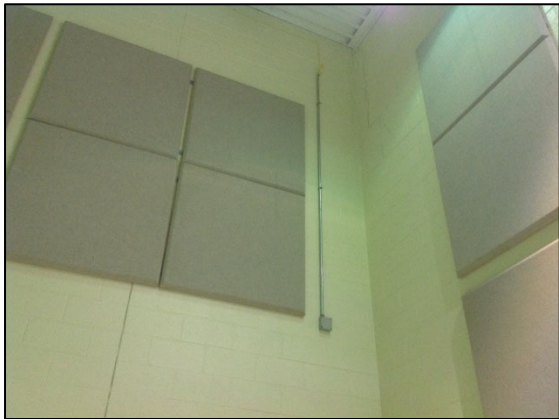
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FS 21



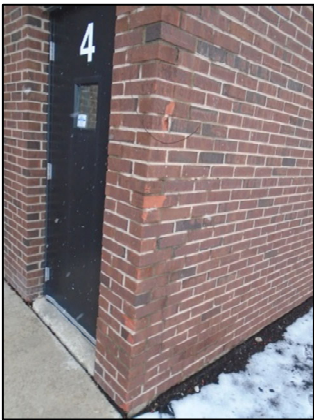
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FS 24



FS 24A



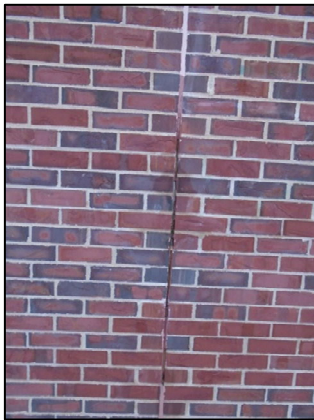
FS 25



FS 25



FS 25



FS 27



FS 29



FS 30



FS 36



FS 47



FS 48



FS 49



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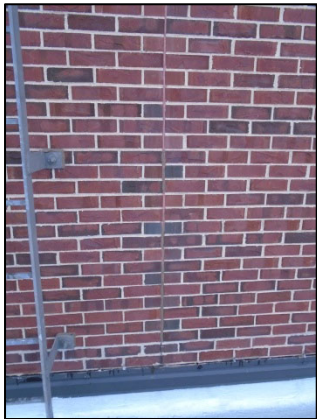
Summit Hill School District 161

2021 Facilities Assessment Update

Project Number: 21-030



FS 52



FS 57



FS 61



FS 62



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Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements)	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
HILDA WALKER INTERMEDIATE SCHOOL (HW)																					
HW 2	Y	Hilda Walker	Door #14	Rusted frame	Recommended	1	9	Architect	E, F	B, C	H	Paint	LS	1	\$1,200.00	2					
HW 8	Y	Hilda Walker	Door #11	Rusted frame	Recommended	1	8	Architect	C, F	B, C	H	Paint	LS	1	\$700.00	2					
HW 12	N	Hilda Walker	Door #8	Egress door sticks	Urgent	1	8	Architect	E	A, D, H	H		LS	1	\$2,500.00	2		2017	District in-house	7/30/18 DW	
HW 22	N	Hilda Walker	125	Roof deck to be repainted (determine if mold)	Urgent	1	9	Architect	C	A	B		LS	1	\$4,000.00	2					
HW 23	Y	Hilda Walker	125	Repair gym wood floor damage	Urgent	1	9	Architect	C	A, H	B, C		LS	1	\$3,500.00	2					
HW 24	N	Hilda Walker	125D	Horrid smell in boys locker area	Urgent	1	15	Architect	C, F	H	B, C, D, E, H		LS	1	\$2,000.00	2		2017	District in-house	7/30/18 DW	
HW 27	Y	Hilda Walker	Door #3	Frame rusted and hard to open	Recommended	1	8	Architect	E	A, H	H		EA	1	\$5,000.00	2					
HW 28	Y	Hilda Walker	Center Stairwell	Stair tread repair needed	Urgent	1	9	Architect	C	A	D		LS	1	\$3,500.00	2		2017	District in-house	7/30/18 DW	
HW 29	Y	Hilda Walker	127	Replace carpeting	Recommended	1	9	Architect	C	A, H	H		SF	3000	\$10,000.00	2					
HW 46	Y	Hilda Walker	129	Replace carpeting	Recommended	1	9	Architect	C	A, H	H		SF	800	\$2,500.00	2					
HW 50	Y	Hilda Walker	139	Carpet worn and stained	Recommended	1	9	Architect	C	A, H	H		SF	800	\$2,500.00	2		2021		9/2/21 TRS	
HW 63	Y	Hilda Walker	Envelope	Areas of sidewalk have settled - typical	Recommended	1	2	Architect	C	A	H	Tripping hazard	SF	108	\$800.00	2					
HW 65	Y	Hilda Walker	Envelope	Exposed membrane flashing - typical	Recommended	1	4	Architect	C	H	C	Cut off	LS	1	\$1,600.00	2					
HW 67	N	Hilda Walker	Envelope	Replace backer rod and sealant at control joint - south, west elevation	Recommended	1	4	Architect	C	H	H		EA	5	\$1,250.00	2					
HW 69	N	Hilda Walker	Envelope	Spalling face brick/stone - west elevation	Recommended	1	4	Architect	C	H	H		LS	1	\$1,500.00	2					
HW 75	N	Hilda Walker	Envelope	Hole in sealant - west elevation	Recommended	1	4	Architect	C	H	H		EA	1	\$100.00	2					
HW 78	N	Hilda Walker	Envelope	Loose mortar at stone - north elevation	Recommended	1	4	Architect	C	H	H		LS	1	\$250.00	2					
HW 79	N	Hilda Walker	Roof	Exposed reinforcing at seam - section 4	Recommended	1	7	Architect	C	H	H		LS	1	\$250.00	2					
HW 80	N	Hilda Walker	Roof	Cracking at roof drain flashing - section 2	Recommended	1	7	Architect	C	H	H		LS	1	\$800.00	2					
HW 87	N	Hilda Walker	Boiler room	Pulse boilers failing	Recommended	1	15	Administration/ Engineer	F	A, B	C, H		LS	1	\$325,000.00	2		2018	17-060	02/06/18-NG	
HW 89	N	Hilda Walker	Entire building	Retro-commission HVAC & PLBG	Recommended	1	17	Engineer	C	B, H	A		LS	1	\$70,000.00	2					
HW 93	N	Hilda Walker	Kitchen	Provide indirect SA connection & grease trap	Recommended	1	15	Admin	F	A	C		LS	1	\$35,000.00	2					
HW 94	N	Hilda Walker	Entire building	Provide expansion tanks & TMV on hot water heaters	Recommended	1	15	Admin	F	A, H	C		LS	1	\$25,000.00	2					
HW 96	N	Hilda Walker	Exterior door	No exit sign	Recommended	1	16	Admin	F	A, H	C		LS	1	\$400.00	2					
HW 98	N	Hilda Walker	Gym	No Em lights in locker rooms	Recommended	1	16	Staff	F	A	C		LS	1	\$1,000.00	2					
HW 105	N	Hilda Walker	Library	Leak in skylight-bucket on shelf to catch water	Urgent	1	7	Staff	C	H	B		LS	1	\$500.00	2					

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
HW 107	N	Hilda Walker	Gym	Bleachers are not in good condition - wheels don't roll	Recommended	1	12	Staff	C	A	H		LS	1	\$3,500.00	2					
HW 109	N	Hilda Walker	Gym	Outside Door #6 takes in water when raining hard	Urgent	1	8	Staff	E	A, B, G	B		LS	1	\$2,500.00	2		2017	District contractor	7/30/18 DW	
HW 110	N	Hilda Walker	Band	Practice room in the back of the band room, water leaks in the south wall every time it rains	Urgent	1	7	Staff	C	H	C		LS	1	\$1,200.00	2					
HW 111	N	Hilda Walker	130	Large piece of carpet missing and constantly unraveling	Urgent	1	9	Staff	E	A, G	B		SF	800	\$3,000.00	2		2017	District contractor	7/30/18 DW	
HW 112	N	Hilda Walker	134	Run in carpet from wall to approximately middle of classroom	Urgent	1	9	Staff	E	A, G	B		SF	800	\$3,000.00	2		2017	District contractor	7/30/18 DW	
HW 117	N	Hilda Walker	141	Windows leak when it rains	Urgent	1	8	Staff	C	A, G	D		LS	1	\$1,000.00	2		2017	District contractor	7/30/18 DW	
HW 122	N	Hilda Walker	220	North window near teacher's desk leaks during heavy precipitation	Urgent	1	8	Staff	C	A, G	B		LS	1	\$1,000.00	2		2017	District in-house	7/30/18 DW	
HW 123	N	Hilda Walker	222	Wall leaks - floor gets wet front window area	Urgent	1	4	Staff	C	A, G	D		LS	1	\$1,000.00	2					
HW 125	N	Hilda Walker	224	Leak in ceiling when it rains really hard over Rembrant Table	Urgent	1	7	Staff	C	A, G	D		LS	1	\$1,000.00	2					
HW 128	N	Hilda Walker	233	Carpet is tearing wall to wall in the back of the room	Urgent	1	9	Staff	E	A, G	B		SF	800	\$3,000.00	2					
HW 130	N	Hilda Walker	239	Carpet ripped in back of classroom	Urgent	1	9	Staff	E	A, G	B		SF	800	\$3,000.00	2					
HW 14	Y	Hilda Walker	121A	Roof deck to be repainted	Recommended	2	9	Architect	C	A, H	D		SF	200	\$1,500.00	2					
HW 20	Y	Hilda Walker	125	Roof deck to be repainted	Recommended	2	9	Architect	C	A, H	D		LS	1	\$2,000.00	2					
HW 37	Y	Hilda Walker	Door #15	Rusted frame	Recommended	2	8	Architect	C, F	B, G	H		LS	1	\$5,000.00	2					
HW 45	Y	Hilda Walker	Near 113	Replace wood doors	Recommended	2	8	Architect	F	G	H		EA	2	\$1,000.00	2					
HW 70	Y	Hilda Walker	Envelope	Failing sealant at window - west elevation	Recommended	2	8	Architect	C	H	H		EA	3	\$600.00	2					
HW 71	Y	Hilda Walker	Envelope	Damaged wall flashing - north, east elevation	Recommended	2	4	Architect	C	H	F		LS	1	\$5,000.00	2					
HW 73	N	Hilda Walker	Envelope	Rust on door and frame - west elevation	Recommended	2	8	Architect	C	H	H		EA	1	\$750.00	2					
HW 82	N	Hilda Walker	Roof	Bubbles in membrane - section 6	Recommended	2	7	Architect	C	H	H		LS	1	\$100.00	2					
HW 84	Y	Hilda Walker	Roof	Holes in mortar in wall above roof - section 5	Recommended	2	4	Architect	C	H	H		LS	1	\$100.00	2					
HW 88	N	Hilda Walker	Entire building	No occupancy sensors	Recommended	2	16	Engineer	F	B, H	I - energy code		LS	1	\$18,750.00	2					
HW 90	N	Hilda Walker	Entire building	Controls obsolete	Recommended	2	17	Administration/ Engineer	F	B, H	H		LS	1	\$376,000.00	2					
HW 108	N	Hilda Walker	Gym	Basket #6 needs to be replaced	Recommended	2	11	Staff	E	A	H		LS	1	\$3,000.00	2					
HW 115	N	Hilda Walker	139	Carpet and window issues	Recommended	2	9	Staff	E	A, G	B		SF	800	\$3,000.00	2					
HW 116	N	Hilda Walker	141	Split in carpet that is fraying	Recommended	2	9	Staff	E	A, G	B		SF	800	\$3,000.00	2					
HW 124	N	Hilda Walker	223	Snags in carpet	Recommended	2	8	Staff	E	A, G	B		SF	800	\$3,000.00	2					
HW 126	N	Hilda Walker	224	Tables are starting to fall apart. Legs fall off tables for no reason	Recommended	2	10	Staff	E, F	G	H		LS	1	\$4,000.00	2					

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates
HW 129	N	Hilda Walker	239	Red ink stain on carpet behind teacher's desk	Recommended	2
HW 134	N	Hilda Walker	Entire building	Replace lighting	Recommended	2
HW 136	N	Hilda Walker	Halls	Replace flooring	Recommended	2
HW 1	Y	Hilda Walker	Main Entrance	Floor system looks worn	Recommended	3
HW 7	Y	Hilda Walker	119	Replace cabinet with legs to be able to clean below	Recommended	3
HW 9	Y	Hilda Walker	121	Replace ceiling	Recommended	3
HW 13	Y	Hilda Walker	121	Floor system looks worn	Recommended	3
HW 15	Y	Hilda Walker	121	Insufficient table and garbage storage	Recommended	3
HW 17	Y	Hilda Walker	125	Poor gym lighting	Recommended	3
HW 31	Y	Hilda Walker	114	Reception counter does not meet current ADA requirements	Recommended	3
HW 32	Y	Hilda Walker	112A	Nurses area does not meet current ADA requirements	Recommended	3
HW 35	Y	Hilda Walker	106	Open coat hooks not ideal for lice control - typical for entire school	Recommended	3
HW 72	Y	Hilda Walker	Envelope	Paint on masonry - north elevation	Recommended	3
HW 74	Y	Hilda Walker	Envelope	Faded overhead door and trim - west elevation	Recommended	3
HW 76	Y	Hilda Walker	Envelope	Faded/damaged exterior metal doors and frames - typical	Recommended	3
HW 81	Y	Hilda Walker	Roof	No mastic and sealant at exposed termination bar around roof area - section 2	Recommended	3
HW 83	Y	Hilda Walker	Roof	Inadequate sealant at coping corner - section 6	Recommended	3
HW 85	N	Hilda Walker	Roof	Gap in coping - section 5	Recommended	3
HW 86	N	Hilda Walker	Roof	No through-wall flashing or weeps in wall above roof - section 5	Recommended	3
HW 91	N	Hilda Walker	Entire building	Replace mechanical system	Recommended	3
HW 97	N	Hilda Walker	Exterior	Sidewalks uneven, curb and sidewalks gap not caulked, back parking lot sidewalk low and floods	Recommended	3
HW 106	N	Hilda Walker	PE	Office - the sink works some of the time	Recommended	3
HW 135	N	Hilda Walker	Gym	Replace bleachers	Recommended	3
HW 4	Y	Hilda Walker	Door #14	Rusted HVAC Cover	Recommended	M
HW 5	Y	Hilda Walker	121	Masonry Crack	Recommended	M
HW 6	Y	Hilda Walker	117	Damaged floor	Recommended	M
HW 10	Y	Hilda Walker	121	Masonry Crack	Recommended	M

Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes
9	Staff	C	H	B	
16	Admin / Engineer	F	B	H	
9	Owner	F	G	H	
9	Architect	E, F	G	D	
6	Architect	F	A, H	C	
9	Architect	F	H	H	
9	Architect	E, F	G	D	
-	Architect	F	H	C	
16	Architect	E, F	B, H	A	
6	Architect	E, F	C	E	
4, 6, 8, 9, 10	Architect	E, F	C	E	
11	Architect	F	H	C	
4	Architect	B	H	G	
8	Architect	C	H	H	
8	Architect	C	H	H	
7	Architect	C	H	C	
7	Architect	C	H	H	
7	Architect	C	H	H	
4	Architect	C	H	C	
15	Engineer	F	B, H	H	
2	Admin	C, F	A, F	C	
15	Staff	C	H	B	
10	Owner	E	G	H	
9	Architect	C	H	B	Paint
4	Architect	C	H	B	
9	Architect	C	A	H	
4	Architect	C	H	B	

Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
LS	1	\$200.00	2					
LS	1	\$340,000.00	2					
SF	30000	\$210,000.00	2					
SF	3000	\$15,000.00	2					
LS	1	\$5,000.00	2					
SF	3150	\$24,000.00	2					
SF	3150	\$18,000.00	2					
-	-	\$0.00	-					
LS	1	\$40,000.00	2					
LS	1	\$6,000.00	2					
LS	1	\$20,000.00	2					
LS	1	\$30,000.00	2					
LS	1	\$1,500.00	2					
EA	1	\$750.00	2					
EA	14	\$10,500.00	2					
LS	1	\$2,500.00	2					
LS	1	\$100.00	2					
LS	1	\$100.00	2					
LS	1	\$12,500.00	2					
LS	1	\$3,516,200.00	2		2017 (partial)	16-064	07/11/2017-NG	16-064 - AHU Coil and CU replacement
LS	1	\$25,000.00	2					
LS	1	\$250.00	2					
EA	1	\$100,000.00	2					
LS	1	\$250.00	3		2017	District in-house	7/30/18 DW	
LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
LS	1	\$200.00	3					
LS	1	\$500.00	3					

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
HW 11	Y	Hilda Walker	121	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3					
HW 16	Y	Hilda Walker	125	Bleacher treads worn	Recommended	M	12	Architect	C	A, H	H		LS	1	\$400.00	3		2017	District contractor	7/30/18 DW	
HW 18	Y	Hilda Walker	125	Masonry Crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
HW 19	Y	Hilda Walker	125	Masonry Crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
HW 21	N	Hilda Walker	125	Adjust all gym exterior doors to close on their own and lock	Urgent	M	8	Architect	C	A	B		EA	2	\$1,200.00	3		2016	District in-house	7/30/18 DW	
HW 25	Y	Hilda Walker	Door #3	Add weatherstripping	Recommended	M	8	Architect	F	H	C		LS	1	\$300.00	3					
HW 26	Y	Hilda Walker	Door #3	Tripping hazard	Urgent	M	9	Architect	C	A	H		LS	1	\$400.00	3					
HW 30	Y	Hilda Walker	Door #1	Repair weatherstripping at main entrance	Recommended	M	8	Architect	C	B	H		LS	1	\$300.00	3					
HW 33	N	Hilda Walker	112C, 112D	Offices not on master key	Recommended	M	8	Architect	F	A	C		LS	1	\$200.00	3					
HW 36	Y	Hilda Walker	Hall Wall	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
HW 38	Y	Hilda Walker	Door #15	Provide weatherstripping	Recommended	M	8	Architect	C	B	H		LS	1	\$100.00	3					
HW 39	Y	Hilda Walker	Door #15	Stair doors removed, interior vestibule door is rated, but has large gap at base	Recommended	M	8	Architect	F	A	C		LS	1	\$300.00	1					
HW 40	Y	Hilda Walker	101	Damaged boot rail	Urgent	M	11	Architect	C	H	F		LS	1	\$100.00	2		2017	District in-house	7/30/18 DW	
HW 41	Y	Hilda Walker	107B	Replace ceiling tile	Recommended	M	9	Architect	C	G	H		LS	1	\$50.00	3		2016	District in-house	7/30/18 DW	
HW 42	Y	Hilda Walker	107C	Missing stall door	Recommended	M	10	Architect	C	G	F		LS	1	\$400.00	3		2021		9/2/21 TRS	
HW 43	Y	Hilda Walker	107C	Urinal leaking	Recommended	M	15	Architect	C	H	B		LS	1	\$200.00	3		2016	District in-house	7/30/18 DW	
HW 44	N	Hilda Walker	107C	Poor water flow at lavatory	Recommended	M	1	Architect	C	H	B		LS	1	\$50.00	3		2017	District contractor	7/30/18 DW	
HW 47	Y	Hilda Walker	133	Mechanical repair required	Recommended	M	15	Architect	C	E, H	B, D		LS	1	\$500.00	3		2018	17-060	02/06/18-NG	
HW 48	Y	Hilda Walker	133	Fill in gap in boiler room door to hall	Recommended	M	8	Architect	F	A, H	E		LS	1	\$300.00	3		2018		02/23/18-NG	Completed by District
HW 49	Y	Hilda Walker	137C	Clean tile	Recommended	M	1	Architect	C	H	B		LS	1	\$50.00	3		2017	District in-house	7/30/18 DW	
HW 51	Y	Hilda Walker	Near 149	Door does not close	Recommended	M	8	Architect	C	A	B		LS	1	\$100.00	3		2016	District in-house	7/30/18 DW	
HW 52	Y	Hilda Walker	221	Remove cords tripping hazard	Recommended	M	1	Architect	B	A	A		-	-	\$0.00	3		2017	District in-house	7/30/18 DW	
HW 53	Y	Hilda Walker	225	Masonry Crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
HW 54	Y	Hilda Walker	227	Remove moldy ceiling tile	Urgent	M	9	Architect	C	A, H	B, H		LS	1	\$50.00	3		2016	District in-house	7/30/18 DW	
HW 55	Y	Hilda Walker	235B	Drinking fountain does not work	Recommended	M	15	Architect	C	H	B		LS	1	\$500.00	3		2017	District contractor	7/30/18 DW	
HW 57	Y	Hilda Walker	214	HVAC cover end missing hazard	Urgent	M	15	Architect	C	A	E		LS	1	\$250.00	3		2016	District in-house	7/30/18 DW	
HW 58	Y	Hilda Walker	210	Boot shelf is broken, hazard	Urgent	M	11	Architect	C	H	F		LS	1	\$300.00	3		2016	District in-house	7/30/18 DW	

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B- remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b- Energy Conservation c- Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g- Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e- required component or system missing, f-accidental damage, g- vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
HW 59	Y	Hilda Walker	202	Masonry Crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
HW 60	Y	Hilda Walker	Near 202	Stair doors removed, interior vestibule door is rated, but has large gap at base	Recommended	M	8	Architect	F	A	C		LS	1	\$300.00	1					
HW 61	N	Hilda Walker	207B	Drinking fountain does not work	Recommended	M	15	Architect	C	H	B		LS	1	\$3,000.00	3		2017	District contractor	7/30/18 DW	
HW 62	N	Hilda Walker	Near Elevator	Drinking fountain overshoots onto carpet below	Urgent	M	1	Architect	C	H	B		LS	1	\$0.00	3		2016	District in-house	7/30/18 DW	
HW 64	Y	Hilda Walker	Envelope	Mulch above wall base flashing - typical	Recommended	M	2	Architect	B	F	C		LS	1	\$500.00	3					
HW 66	N	Hilda Walker	Envelope	Open exterior electrical box - south elevation	Urgent	M	16	Architect	C	A	B		LS	1	\$50.00	3		2017	District in-house	7/30/18 DW	
HW 68	N	Hilda Walker	Envelope	Grade is above wall base flashing - south elevation	Recommended	M	2	Architect	B	H	C		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
HW 77	Y	Hilda Walker	Envelope	No splash block or stone fill at discharge pipe - north elevation	Recommended	M	2	Architect	F	A	F		LS	1	\$200.00	3					
HW 92	N	Hilda Walker	Exterior	Exterior lighting	Recommended	M	16	Admin	C/F	A, B, H	H		LS	1	\$4,000.00	3		2016	District in-house	7/30/18 DW	
HW 95	N	Hilda Walker	Mechanical Room	Replace faucet & provide vacuum blocker	Recommended	M	15	Admin	F	A, H	B		LS	1	\$0.00	3	Grant money available	2017	District contractor	7/30/18 DW	
HW 99	N	Hilda Walker	Band	Night lights burnt out	Recommended	M	16	Staff	C	D	B		LS	1	\$200.00	3		2016	District in-house	7/30/18 DW	
HW 100	N	Hilda Walker	134	Electrical outlet loose	Urgent	M	16	Staff	C	A	A, B		EA	1	\$0.00	3		2016	District in-house	7/30/18 DW	
HW 101	N	Hilda Walker	216	Lighting fixture rattling	Recommended	M	16	Staff	C	A, H	D		EA	1	\$0.00	3		2017	District in-house	7/30/18 DW	
HW 102	N	Hilda Walker	223	PA speaker not working	Recommended	M	16	Staff	C	A	H		EA	1	\$200.00	3					
HW 103	N	Hilda Walker	241	Cold room	Recommended	M	15	Staff	C	A, H	A, B		EA	1	\$0.00	3		2016	District in-house	7/30/18 DW	
HW 104	N	Hilda Walker	Office	Principal's office cold draft	Recommended	M	7	Staff	C	B	B		LS	1	\$500.00	3		2016	District in-house	7/30/18 DW	
HW 113	N	Hilda Walker	134	Window screens are off on one window	Recommended	M	8	Staff	F	G	B		EA	1	\$200.00	3		2017	District in-house	7/30/18 DW	
HW 114	N	Hilda Walker	134	Front electrical socket by board is coming off wall	Urgent	M	16	Staff	C	A	B		EA	1	\$0.00	3		2016	District in-house	7/30/18 DW	
HW 118	N	Hilda Walker	211	The window closest to the chalkboard - the screen fell out because it is missing screws	Recommended	M	8	Staff	F	G	B		EA	1	\$200.00	3		2017	District in-house	7/30/18 DW	
HW 119	N	Hilda Walker	211	Replace blinds on window closest to the teacher desk	Recommended	M	10	Staff	F	B	B		EA	1	\$250.00	3		2016	District in-house	7/30/18 DW	
HW 120	N	Hilda Walker	216	Light fixture rattle and make distracting noises from time to time. Rattle is worse in warm weather than when cold.	Recommended	M	16	Staff	C	H	B		EA	1	\$200.00	3		2017	District in-house	7/30/18 DW	
HW 121	N	Hilda Walker	218	Window screens broken	Recommended	M	8	Staff	F	G	B		EA	1	\$200.00	3		2017	District in-house	7/30/18 DW	
HW 127	N	Hilda Walker	228	Radiator makes loud consistent noises. Very distracting.	Recommended	M	15	Staff	C	H	B		LS	1	\$200.00	3		2017	District in-house	7/30/18 DW	
HW 131	N	Hilda Walker	241	There is a black circle in the center of the whiteboard. This started as a small dot that was there when it was installed which is slowly growing.	Recommended	M	10	Staff	C	H	B		LS	1	\$500.00	3					
HW 132	N	Hilda Walker	241	The classroom door does not stay open unless held with a doorstop	Recommended	M	8	Staff	C	H	B		LS	1	\$50.00	3		2016	District in-house	7/30/18 DW	
HW 133	N	Hilda Walker	241	The heat doesn't seem to work properly. It is always running, but the room never seems to warm up.	Recommended	M	15	Staff	C	H	B		LS	1	\$400.00	3		2016	District in-house	7/30/18 DW	
HW 3		Hilda Walker		OMITTED																	

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates		Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B- remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b- Energy Conservation c- Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g- Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e- required component or system missing, f-accidental damage, g- vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
HW 34		Hilda Walker		OMITTED																		
HW 56		Hilda Walker		OMITTED																		

Hilda Walker Intermediate School Priority (2016 Original Report)			
1	2022-2024	\$464,050.00	
2	2024-2026	\$427,000.00	
3	2026-2030	\$3,727,400.00	
M	Maintenance	\$21,650.00	
Total - Hilda Walker Intermediate School		\$	4,640,100.00

Hilda Walker Intermediate School Priority (2021 Updated Report)*			
1	2022-2024	\$185,902.50	
2	2024-2026	\$1,016,400.00	
3	2026-2030	\$4,018,770.00	
M	Maintenance	\$8,662.50	
Total - Hilda Walker Intermediate School		\$5,229,735.00	
*The remaining costs have been increased by 5%			

1995 Construction Division Key		
Division 0 – Bidding Re	Division 6 – Wood and Plastic	Division 12 – Furnishings
Division 1 – General R	Division 7 – Thermal and Moisture Protection	Division 13 – Special Construction
Division 2 – Site Work	Division 8 – Doors and Windows	Division 14 – Conveying Systems
Division 3 – Concrete	Division 9 – Finishes	Division 15 – Mechanical
Division 4 – Masonry	Division 10 – Specialties	Division 16 – Electrical
Division 5 – Metals	Division 11 – Equipment	Division 17 – Building Automation Systems

Unit Cost Key
LS = Lump Sum
EA = Each
SF = Square Foot
LF = Linear Foot
ALW = Allowance

Summit Hill School District 161
2021 Facilities Assessment Update
Project Number: 21-030

HILDA WALKER INTERMEDIATE SCHOOL (HW):



HW 1



HW 2



HW 4



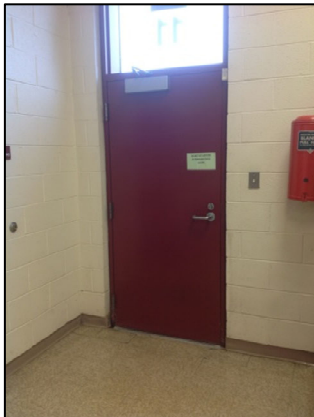
HW 5



HW 6



HW 7



HW 8



HW 9



HW 10



HW 11



HW 13



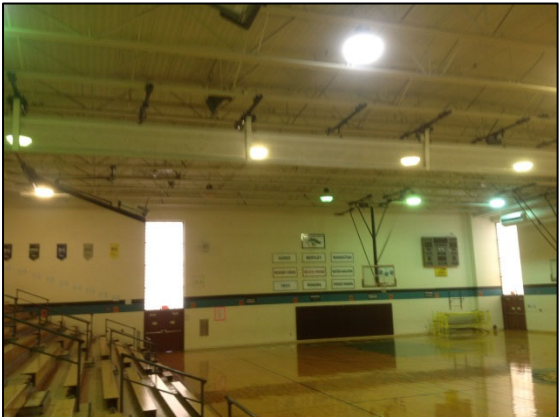
HW 14



HW 15



HW 16



HW 17

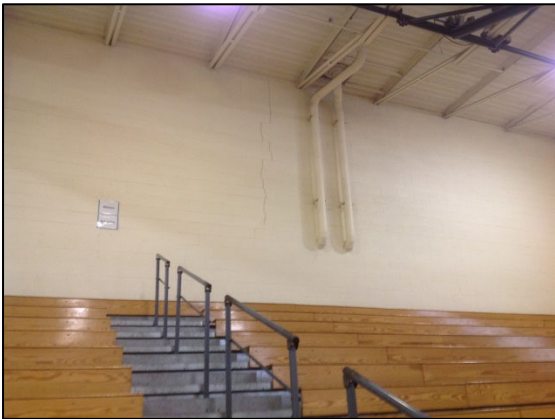


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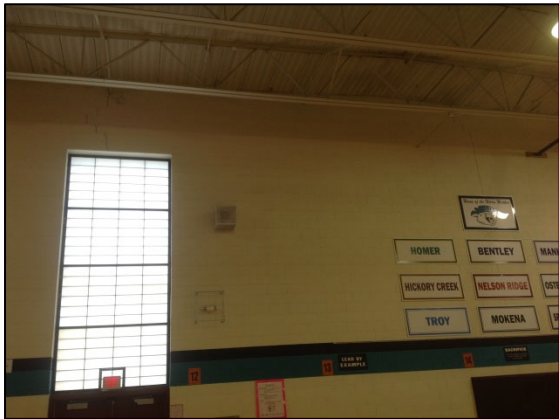
Summit Hill School District 161

2021 Facilities Assessment Update

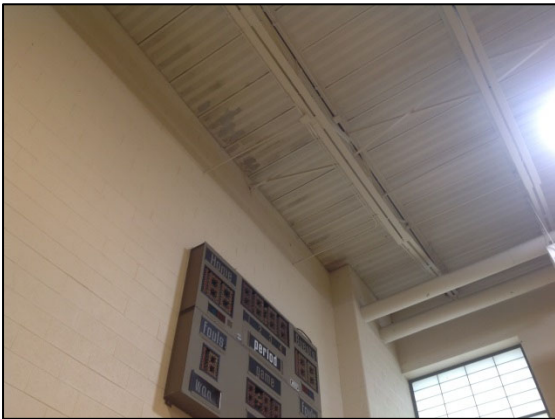
Project Number: 21-030



HW 18



HW 19



HW 20



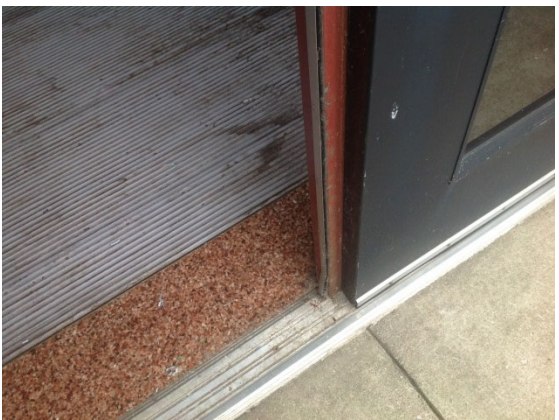
HW 23



HW 25



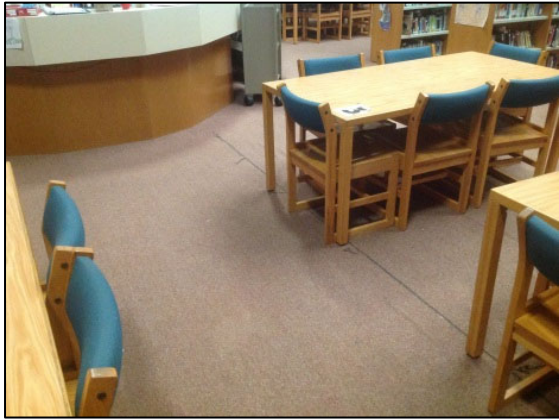
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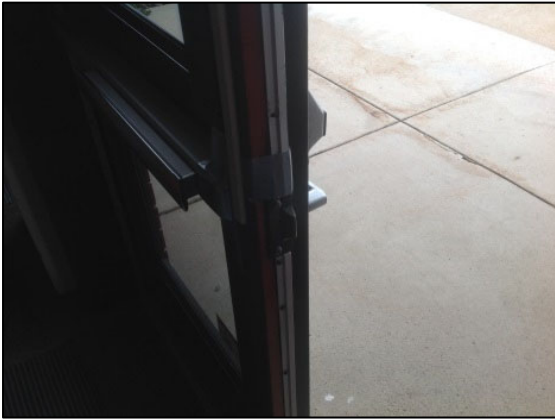
HW 27



HW 28



HW 29



HW 30



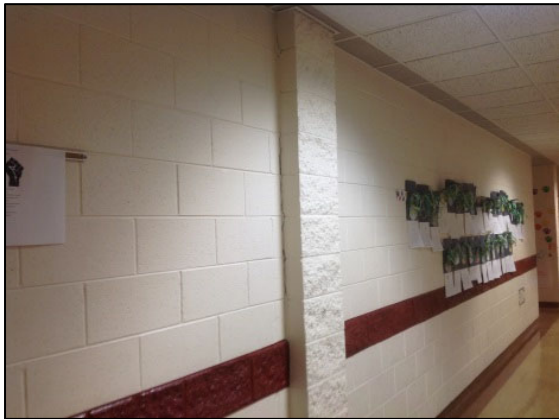
HW 31



HW 32



HW 35



HW 36



HW 37



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2021 Facilities Assessment Update

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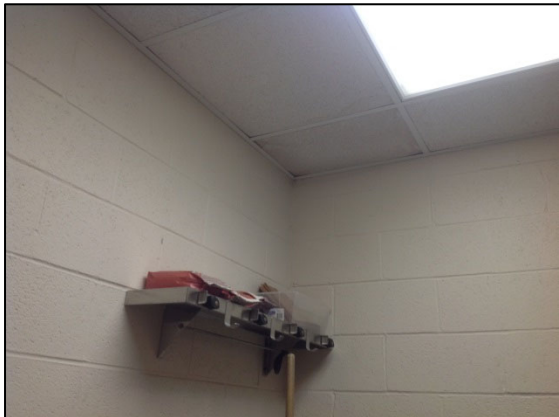
HW 38



HW 39



HW 40



HW 41



HW 42



HW 43



HW 45



HW 46



HW 47



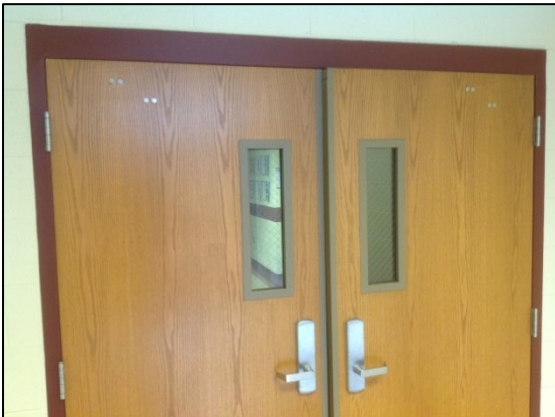
HW 48



HW 49



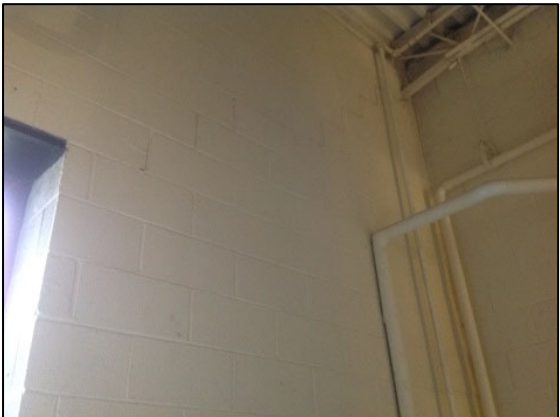
HW 50



HW 51



HW 52



HW 53



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Summit Hill School District 161

2021 Facilities Assessment Update

Project Number: 21-030



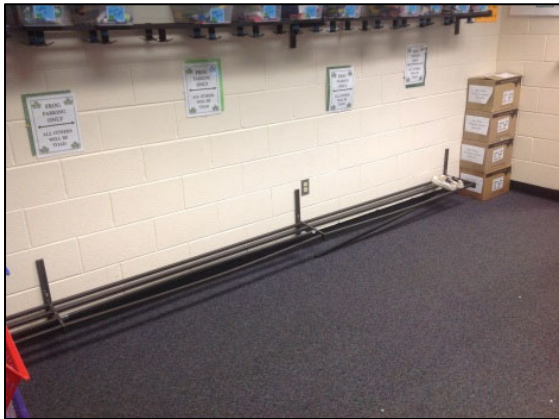
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HW 55



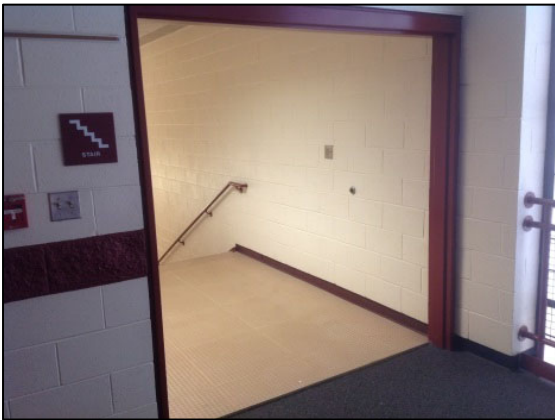
HW 57



HW 58



HW 59



HW 60



HW 63



HW 64



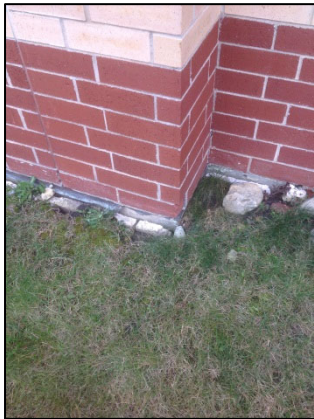
HW 65



HW 67



HW 70



HW 71



HW 72



HW 74



HW 76



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Summit Hill School District 161
2021 Facilities Assessment Update
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HW 77



HW 81



HW 83



HW 84



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Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B- remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b- Energy Conservation c- Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g- Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e- required component or system missing, f-accidental damage, g- vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
INDIAN TRAIL SCHOOL (IT)																					
IT 73	Y	Indian Trail	Envelope	Uneven gap between doors - east, west elevations	Urgent	1	8	Architect	C	H	D	Doors leak	LS	1	\$2,400.00	2					
IT 75	Y	Indian Trail	Envelope	Spalling brick - east elevation	Recommended	1	4	Architect	C	H	C		LS	1	\$2,500.00	2					
IT 78	N	Indian Trail	Envelope	No weep holes in wall - east elevation	Recommended	1	4	Architect	C	H	C	Causing spalling	LS	1	\$2,000.00	2					
IT 79	N	Indian Trail	Envelope	Damaged concrete at foundation - east elevation	Recommended	1	3	Architect	C	H	F		LS	1	\$2,500.00	2					
IT 82	N	Indian Trail	Envelope	Exposed membrane flashing at wall base - west elevation	Recommended	1	4	Architect	C	H	C	Cut-off	LS	1	\$1,600.00	2					
IT 84	N	Indian Trail	Envelope	Depressed sidewalk at accessible curb cut - west elevation	Recommended	1	2	Architect	C	A	H	Tripping hazard	LS	1	\$1,800.00	2					
IT 85	N	Indian Trail	Roof	Water staining in ceiling is directly below roof drain	Recommended	1	7	Architect	C	H	H		LS	1	\$7,500.00	2					
IT 86	N	Indian Trail	Roof	Cracking in roof membrane	Recommended	1	7	Architect	C	H	H		LS	1	\$200.00	2					
IT 89	N	Indian Trail	Roof	Failing neoprene washers at screw heads	Recommended	1	7	Architect	C	H	H		LS	1	\$400.00	2					
IT 91	N	Indian Trail	Roof	Exposed reinforcing at seams/flashing	Recommended	1	7	Architect	C	H	H		LS	1	\$400.00	2					
IT 94	Y	Indian Trail	Roof	Roof drain missing dome	Recommended	1	7	Architect	C	H	H		LS	1	\$250.00	2					
IT 97	N	Indian Trail	Roof	Cap sheet failure	Recommended	1	7	Architect	C	H	H	New cap sheet	SF	6500	\$65,000.00	2					
IT 98	N	Indian Trail	Roof	Tear in membrane at roof drain	Recommended	1	7	Architect	C	H	H		LS	1	\$800.00	2					
IT 101	N	Indian Trail	Entire building	Retro - commission HVAC & PLBG	Recommended	1	17	Engineer	C	B, H	A		LS	1	\$55,000.00	2					
IT 103	N	Indian Trail	Room 133	No backflow preventor on water	Urgent	1	15	Engineer	F	A	A		EA	1	\$8,500.00	2					
IT 106	N	Indian Trail	Toilet rm 143/150	Sanitary backflow problem	Urgent	1	15	Staff/Engineer	C	A	C		LS	1	\$15,000.00	2	Televs. Prior to resolution	2017	District contractor	7/30/18 DW	
IT 108	N	Indian Trail	1st grade storage	Lighting is T-12	Recommended	1	16	Engineer	F	B	H		LS	1	\$500.00	2					
IT 109	N	Indian Trail	Entire building	Most hot water heaters are over 12 yrs	Urgent	1	15	Engineer	F	B, H	H		EA	6	\$16,800.00	2		2017	District contractor	7/30/18 DW	
IT 34	Y	Indian Trail	123D	Provide rated frame and door	Recommended	2	8	Architect	F	H	A	Room use has changed	LS	1	\$2,500.00	1					
IT 35	Y	Indian Trail	Door #10	Rusted frame	Recommended	2	8	Architect	C, F	B, G	H		LS	1	\$4,000.00	2					
IT 40	Y	Indian Trail	123	Replace existing ceiling and lighting system	Recommended	2	9, 16	Architect	F	G	H		SF	4500	\$35,000.00	2					
IT 41	Y	Indian Trail	123	Librarian desk does not meet ADA	Recommended	2	6	Architect	F	C	A		LS	1	\$3,500.00	2					
IT 42	Y	Indian Trail	123C	Provide rated frame and door	Recommended	2	8	Architect	F	H	A	Room use has changed	LS	1	\$2,500.00	1					
IT 43	Y	Indian Trail	Hallway	Flooring in bad shape	Recommended	2	9	Architect	C, F	A, H	H		SF	100	\$2,000.00	2					
IT 44	Y	Indian Trail	Hallway	At two additions, slab moved and masonry cracked	Recommended	2	4	Architect	C	H	D		LS	1	\$5,000.00	2					
IT 47	Y	Indian Trail	101C	Provide rated frame and door	Recommended	2	8	Architect	F	H	A		LS	1	\$2,500.00	2					

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates		Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes		Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
IT 49	Y	Indian Trail	125	Replace carpeting	Recommended	2		9	Architect	E	A, G	H			SF	800	\$2,500.00	2					
IT 50	N	Indian Trail	123	Replace carpeting	Recommended	2		9	Architect	F	A, H	H			SF	4500	\$15,000.00	2					
IT 52	Y	Indian Trail	136/137	Remove sinks, replace counters	Recommended	2		6, 15	Architect	E	A, H	H			LS	1	\$3,000.00	2					
IT 53	N	Indian Trail	135	Cracks in floor perimeter	Recommended	2		9	Architect	C	A, G	H			LS	1	\$400.00	2					
IT 55	Y	Indian Trail	134	Replace rusted ceilings	Recommended	2		7	Architect	E	H	A			SF	200	\$1,750.00	2					
IT 57	Y	Indian Trail	133	Provide rated frame and door	Recommended	2		8	Architect	E, F	G	A			LS	1	\$2,500.00	2					
IT 58	Y	Indian Trail	134	Replace push button urinal valves	Recommended	2		15	Architect	F	B, H	H			EA	3	\$3,000.00	2					
IT 60	N	Indian Trail	134	Can see directly into boys toilet rooms	Recommended	2		4, 8, 9, 10	Architect	E, F	H	C			SF	200	\$20,000.00	2					
IT 64	Y	Indian Trail	162	Millwork is delaminating	Recommended	2		6	Architect	E	G	H			LS	1	\$4,000.00	2					
IT 65	Y	Indian Trail	Door #7	Rusted frame/door; bad hardware	Recommended	2		8	Architect	E	G	H			LS	1	\$2,000.00	2					
IT 68	Y	Indian Trail	Door #8	Rusted frame/door; bad hardware	Recommended	2		8	Architect	E	G	H			LS	1	\$2,500.00	2					
IT 69	Y	Indian Trail	Door #6	Rusted frame/door; bad hardware	Recommended	2		8	Architect	E	G	H			LS	1	\$4,000.00	2					
IT 83	Y	Indian Trail	Envelope	Masonry piers do not align with concrete foundations below - west elevation	Recommended	2		3	Architect	C	H	D			LS	1	\$9,000.00	2					
IT 87	N	Indian Trail	Roof	Bubble in roof membrane	Recommended	2		7	Architect	C	H	H			LS	1	\$900.00	2					
IT 92	Y	Indian Trail	Roof	Tuckpoint wall above roof	Recommended	2		4	Architect	C	H	H			LS	1	\$1,500.00	2					
IT 99	N	Indian Trail	Roof	Significant wear on cap sheet	Recommended	2		7	Architect	C	H	H	Recoat roof area		SF	9500	\$28,500.00	2					
IT 100	Y	Indian Trail	Roof	Coating failure at standing water	Recommended	2		7	Architect	C	H	H	Patch coating		SF	2300	\$6,900.00	2					
IT 102	N	Indian Trail	2nd & 4th grade wings	Private controls	Recommended	2		17	Engineer / Staff	F	G	H			LS	1	\$32,000.00	2					
IT 104	N	Indian Trail	Gym	Lighting is metal halide & inefficent	Recommended	2		16	Engineer	F	B	I - Inefficient			LS	1	\$8,800.00	2	Grant money available				
IT 105	N	Indian Trail	Entire building	No occupancy sensor	Recommended	2		16	Engineer	F	B	I - energy code			LS	1	\$11,250.00	2	Grant money available				
IT 107	N	Indian Trail	Boys 1st, 2nd & 4th	Pneumatic push button flush valves on urinals	Recommended	2		15	Engineer	F	H	H			LS	1	\$3,500.00	2					
IT 110	N	Indian Trail	Entire building	Controls obsolete	Recommended	2		17	Staff/Engineer	F	B, H	H			LS	1	\$215,600.00	2					
IT 112	N	Indian Trail	Exterior	Cracking curbs and crumbling ramps	Recommended	2		2	Admin	E, F	A, F	H			LS	1	\$30,000.00	2					
IT 114	N	Indian Trail	148	Wall cracks and carpet snags	Recommended	2		9	Staff	C	G	B			SF	900	\$3,000.00	2					
IT 115	N	Indian Trail	149	Carpet issues	Recommended	2		9	Staff	E	G	B			SF	900	\$3,000.00	2					
IT 121	N	Indian Trail	Entire building	Replace lighting	Recommended	2		16	Admin / Engineer	F	B	H			LS	1	\$220,000.00	2					
IT 3	Y	Indian Trail	106	Floor shrinkage	Recommended	3		9	Architect	E	A	D			SF	400	\$5,000.00	3					

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IT 62	Y	Indian Trail	Hallway	Replace open coat hooks with cubbies	Recommended	3	6	Architect	F	G, H	I	Prevent spread of lice	LS	1	\$25,000.00	2					
IT 66	Y	Indian Trail	158, 160	Update toilet room	Recommended	3	4, 8, 9, 10	Architect	E, F	H	H		LS	1	\$10,000.00	2					
IT 76	Y	Indian Trail	Envelope	Damaged fascia trim at east elevation	Recommended	3	7	Architect	C	H	F		LS	1	\$1,500.00	2					
IT 80	N	Indian Trail	Envelope	no through-wall flashing or weeps at base of exterior wall - east, south, west elevations	Recommended	3	4	Architect	C	H	C		LS	1	\$31,500.00	2					
IT 81	Y	Indian Trail	Envelope	Facia is fading - west elevation	Recommended	3	7	Architect	C	H	H		LS	1	\$2,000.00	2					
IT 88	N	Indian Trail	Roof	Very little roof pitch behind penthouse	Recommended	3	7	Architect	C	H	C		LS	1	\$6,000.00	2					
IT 96	N	Indian Trail	Roof	No saddle at HVAC unit	Recommended	3	7	Architect	C	H	C		LS	1	\$1,200.00	2					
IT 111	N	Indian Trail	Entire building	Replace HVAC system	Recommended	3	15	Engineer	F	B, H	H		LS	1	\$2,012,500.00	2					
IT 120	N	Indian Trail	Parking Lot	Needs better traffic flow	Recommended	3	2	Staff	E, F	F	A		LS	1	\$45,000.00	2					
IT 122	N	Indian Trail	Halls	Replace flooring	Recommended	3	9	Owner	F	F	H		SF	30000	\$210,000.00	2					
IT 123	N	Indian Trail	LRC	Renovate room	Recommended	3	9	Owner	F	F	H		SF	2000	\$250,000.00	2					
IT 124	N	Indian Trail	Various Areas	Replace carpeting	Recommended	3	9	Owner	F	F	H		SF	10000	\$70,000.00	2					
IT 1	Y	Indian Trail	106	Roof leak	Urgent	M	7	Architect	C	A	B		LS	1	\$100.00	3					
IT 2	Y	Indian Trail	106	Roof leak	Urgent	M	7	Architect	C	A	B		LS	1	\$100.00	3					
IT 4	Y	Indian Trail	106	Bleacher treads worn	Recommended	M	11	Architect	C	A	B		LS	1	\$500.00	3		2017	District contractor	7/30/18 DW	
IT 5	Y	Indian Trail	Door #12	Rusted frame	Recommended	M	8	Architect	C, F	B, G	H	Repaint	EA	1	\$400.00	3		2016	District in-house	7/30/18 DW	
IT 6	Y	Indian Trail	Door #12	Gap at stoop	Recommended	M	2	Architect	C	A, F	C		LS	1	\$2,500.00	3		2017	District in-house	7/30/18 DW	
IT 7	Y	Indian Trail	106	Panic hardware on interior door	Recommended	M	8	Architect	D	H	C	Replace faucet strainers	LS	1	\$500.00	3		2016	District in-house	7/30/18 DW	
IT 8	Y	Indian Trail	106	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
IT 9	Y	Indian Trail	106A 106B 106C	Door hardware is loose	Recommended	M	8	Architect	C	H	B		EA	3	\$0.00	3		2016	District in-house	7/30/18 DW	
IT 10	Y	Indian Trail	Door #14	Rusted door hardware	Recommended	M	8	Architect	C	H	B	Repaint	EA	1	\$400.00	3		2016	District in-house	7/30/18 DW	
IT 11	Y	Indian Trail	Door #13	Rusted frame	Recommended	M	8	Architect	C, F	B, G	H	Repaint	EA	1	\$400.00	3		2016	District in-house	7/30/18 DW	
IT 12	Y	Indian Trail	Door #13	Gap at stoop	Recommended	M	2	Architect	C	A, F	C	Tripping hazard	LS	1	\$2,500.00	3		2016	District in-house	7/30/18 DW	
IT 13	Y	Indian Trail	109	Missing grout	Recommended	M	9	Architect	C	H	D		-	-	\$25.00	3		2017	District in-house	7/30/18 DW	
IT 14	Y	Indian Trail	110	Ceiling stain	Recommended	M	7, 9	Architect	C	G	B		-	-	\$0.00	3		2016	District in-house	7/30/18 DW	
IT 15	Y	Indian Trail	Janitor's Closet	Floor tile damage	Recommended	M	9	Architect	C	A	B		-	-	\$500.00	3		2016	District in-house	7/30/18 DW	
IT 16	Y	Indian Trail	Janitor's Closet	Mop basin not caulked	Recommended	M	7	Architect	C	H	D		LS	1	\$20.00	3		2016	District in-house	7/30/18 DW	

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IT 17	Y	Indian Trail	Door #11	Rusted frame	Recommended	M	8	Architect	C	B, G	H	Repaint	LS	1	\$400.00	3		2016	District in-house	7/30/18 DW	
IT 18	Y	Indian Trail	112	Door in poor shape	Recommended	M	8	Architect	C	G	B		LS	1	\$200.00	3					
IT 19	Y	Indian Trail	114	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2016	District in-house	7/30/18 DW	
IT 20	Y	Indian Trail	119	Door in poor shape	Recommended	M	8	Architect	C	G	B		LS	1	\$200.00	3		2016	District in-house	7/30/18 DW	
IT 21	Y	Indian Trail	Door #10	Gap between interior egress doors	Recommended	M	8	Architect	C	B	E		LS	1	\$200.00	3					
IT 22	Y	Indian Trail	Door #10	Gap at masonry	Recommended	M	4	Architect	C	H	B	Tuckpoint	LS	1	\$250.00	3		2017	District in-house	7/30/18 DW	
IT 23	Y	Indian Trail	117	Ceiling leak	Recommended	M	7, 9	Architect	C	G	B		LS	1	\$100.00	3		2016	District in-house	7/30/18 DW	
IT 24	Y	Indian Trail	116	Millwork edge delaminates	Recommended	M	6	Architect	C	H	B		LS	1	\$200.00	3					
IT 25	Y	Indian Trail	Hallway	Gypsum soffit crack	Recommended	M	9	Architect	C	H	B		LS	1	\$300.00	3					
IT 26	Y	Indian Trail	120	Ceiling leak	Recommended	M	9	Architect	C	H	B		LS	1	\$0.00	3		2017	District in-house	7/30/18 DW	
IT 27	Y	Indian Trail	103	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3					
IT 28	Y	Indian Trail	103	Patch void at fire wall	Recommended	M	4	Architect	F	A	D		LS	1	\$200.00	3					
IT 29	Y	Indian Trail	103	Provide protection at exposed outlet	Recommended	M	10	Architect	F	H	C		LS	1	\$50.00	3		2016	District in-house	7/30/18 DW	
IT 30	Y	Indian Trail	103B	Ceiling leak	Recommended	M	7, 9	Architect	C	H	B		LS	1	\$0.00	3		2016	District in-house	7/30/18 DW	
IT 31	Y	Indian Trail	103B	Replace delaminating counters	Recommended	M	6	Architect	E, F	G	H		LS	1	\$200.00	2					
IT 32	Y	Indian Trail	All toilet rooms	Slow flow at lavatories	Recommended	M	15	Architect	C	G	B	Replace faucet strainers	EA	18	\$450.00	3		2017	District in-house	7/30/18 DW	
IT 33	Y	Indian Trail	121	Cleanout is tripping hazard	Recommended	M	15	Architect	E	A, C, H	D		LS	1	\$200.00	2					
IT 36	Y	Indian Trail	123	Ceiling system hole	Recommended	M	9	Architect	C	H	B		LS	1	\$50.00	3					
IT 38	Y	Indian Trail	123	Exposed outlets	Recommended	M	16	Architect	F	H	C	Paint	LS	1	\$0.00	3		2016	District in-house	7/30/18 DW	
IT 39	Y	Indian Trail	123F	Clean and clear return air diffuser	Recommended	M	15	Architect	C	A, B	B		LS	1	\$0.00	3		2016	District in-house	7/30/18 DW	
IT 46	Y	Indian Trail	101	Masonry cracks	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2016	District in-house	7/30/18 DW	
IT 48	Y	Indian Trail	Door #15	Gap between interior egress doors	Recommended	M	8	Architect	C	B	E		LS	1	\$100.00	3					
IT 51	Y	Indian Trail	126	Fix loose rubber base	Recommended	M	9	Architect	C	A, H	B		LS	1	\$0.00	3		2016	District in-house	7/30/18 DW	
IT 54	Y	Indian Trail	Door #2, #3	Rusted frame	Recommended	M	8	Architect	C, F	B, G	H		LS	1	\$400.00	2		2016	District in-house	7/30/18 DW	
IT 56	Y	Indian Trail	133	VCT damage	Recommended	M	9	Architect	C	A, H	H		LS	1	\$0.00	3		2016	District in-house	7/30/18 DW	
IT 59	Y	Indian Trail	134	Base missing	Recommended	M	9	Architect	C	H	E		LS	1	\$50.00	3		2016	District in-house	7/30/18 DW	
IT 61	Y	Indian Trail	135	Ceiling wet spots	Recommended	M	7, 9	Architect	C	H	B		LS	1	\$0.00	3		2016	District in-house	7/30/18 DW	

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IT 63	Y	Indian Trail	157	Fill in wall void between classrooms	Recommended	M	7	Architect	F	H	D		LS	1	\$50.00	3					
IT 70	Y	Indian Trail	142	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2016	District in-house	7/30/18 DW	
IT 71	Y	Indian Trail	144	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2016	District in-house	7/30/18 DW	
IT 74	Y	Indian Trail	Envelope	No sealant between door head and transom panels - east, west elevations	Urgent	M	8	Architect	C	H	C	Doors leak	LS	1	\$300.00	3		2016	District in-house	7/30/18 DW	
IT 77	N	Indian Trail	Envelope	Mulch above wall base flashing - east, west elevation	Recommended	M	2	Architect	B	H	C		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
IT 90	N	Indian Trail	Roof	Debris on roof	Recommended	M	7	Architect	B	H	B		LS	1	\$400.00	3		2016	District in-house	7/30/18 DW	
IT 93	Y	Indian Trail	Roof	Hole in sealant at pipe penetration in wall	Recommended	M	7	Architect	C	H	H		LS	1	\$100.00	3		2016	District in-house	7/30/18 DW	
IT 95	Y	Indian Trail	Roof	Inadequate sealant at cable penetration in roof hatch curb	Recommended	M	7	Architect	C	H	D		LS	1	\$100.00	3		2016	District in-house	7/30/18 DW	
IT 113	N	Indian Trail	142	Ceiling leak, carpet stain	Recommended	M	9	Staff	C	G	B		LS	1	\$300.00	2		2017	District in-house	7/30/18 DW	
IT 116	N	Indian Trail	161	Ceiling leaks	Recommended	M	9	Staff	C	G	B		LS	1	\$0.00	3		2016	District in-house	7/30/18 DW	
IT 117	N	Indian Trail	137	5 cracked tiles	Recommended	M	9	Staff	C	G	B		LS	1	\$50.00	3		2017	District in-house	7/30/18 DW	
IT 118	N	Indian Trail	126	Ceiling leaks	Recommended	M	9	Staff	C	G	B		LS	1	\$0.00	3		2016	District in-house	7/30/18 DW	
IT 119	N	Indian Trail	157	Ceiling leaks	Recommended	M	9	Staff	C	G	B		LS	1	\$0.00	3		2016	District in-house	7/30/18 DW	
IT 37	N	Indian Trail		OMITTED																	
IT 45	N	Indian Trail		OMITTED												2					
IT 67	N	Indian Trail		OMITTED																	
IT 72	N	Indian Trail		OMITTED																	

Indian Trail School Priority (2016 Original Report)			
1	2022-2024	\$183,150.00	
2	2024-2026	\$471,600.00	
3	2026-2030	\$2,139,700.00	
M	Maintenance	\$15,595.00	
Total - Indian Trail School		\$	2,810,045.00

Indian Trail School Priority (2021 Updated Report)*			
1	2022-2024	\$157,237.50	
2	2024-2026	\$700,717.50	
3	2026-2030	\$2,803,185.00	
M	Maintenance	\$10,421.25	
Total - Indian Trail School		\$3,671,561.25	
*The remaining costs have been increased by 5%			

1995 Construction Division Key			
Division 0 – Bidding Re	Division 6 – Wood and Plastic	Division 12 – Furnishings	
Division 1 – General Re	Division 7 – Thermal and Moisture Protection	Division 13 – Special Construction	
Division 2 – Site Work	Division 8 – Doors and Windows	Division 14 – Conveying Systems	
Division 3 – Concrete	Division 9 – Finishes	Division 15 – Mechanical	
Division 4 – Masonry	Division 10 – Specialties	Division 16 – Electrical	
Division 5 – Metals	Division 11 – Equipment	Division 17 – Building Automation Systems	

Unit Cost Key	
LS	= Lump Sum
EA	= Each
SF	= Square Foot
LF	= Linear Foot
ALW	= Allowance

Summit Hill School District 161

2021 Facilities Assessment Update

Project Number: 21-030

INDIAN TRAIL (IT):



IT 1



IT 2



IT 3



IT 4



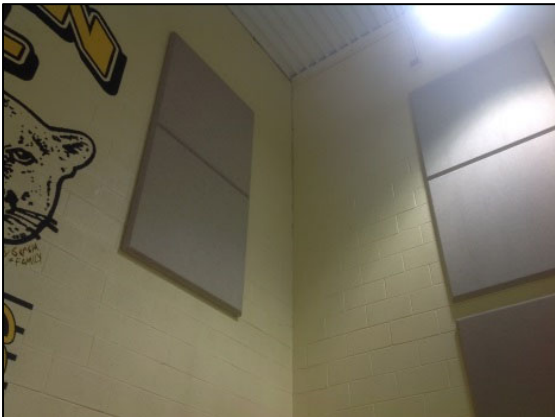
IT 5



IT 6



IT 7



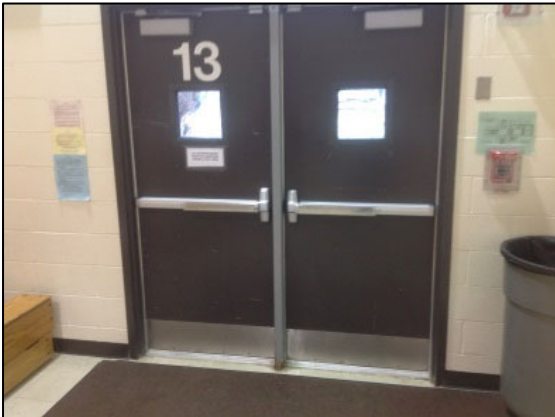
IT 8



IT 9



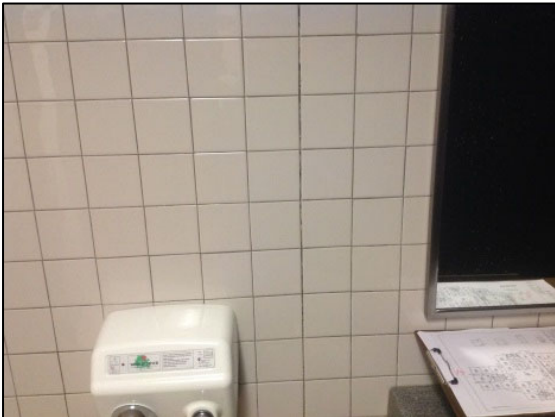
IT 10



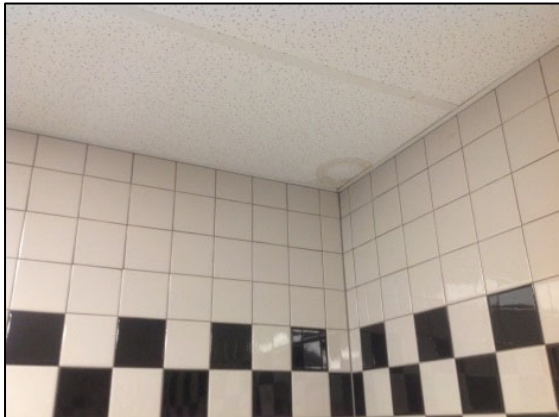
IT 11



IT 12



IT 13



IT 14



IT 15



West Suburban Office: 901 McClintock Drive, Suite 100, Burr Ridge, Illinois 60527
South Suburban Office: 1820 Ridge Road, Suite 209, Homewood, Illinois 60430
Indiana Office: 436 Sand Creek Drive N, Suite 105, Chesterton, Indiana 46304
 Company Main: 630.455.4500 Fax: 630.455.4040
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Summit Hill School District 161

2021 Facilities Assessment Update

Project Number: 21-030



IT 16



IT 17



IT 18



IT 19



IT 20



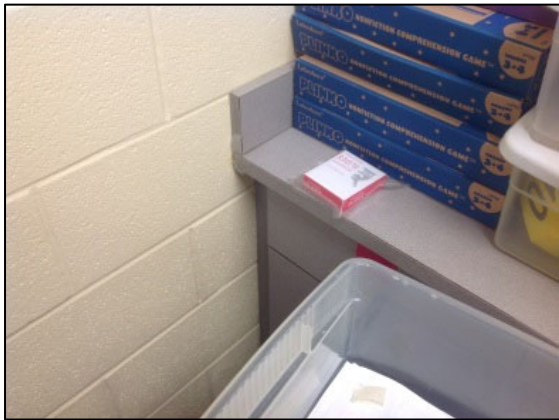
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IT 22



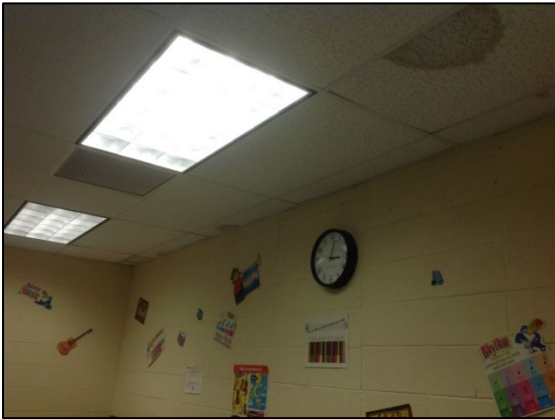
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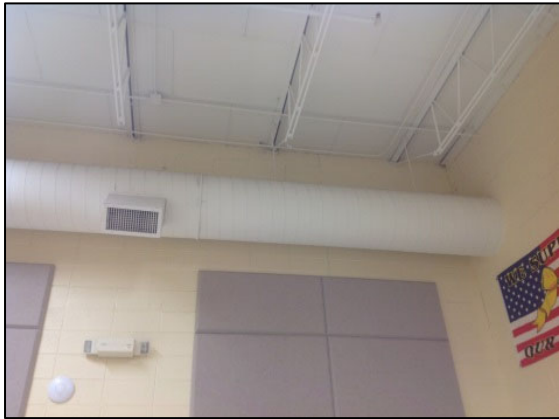
IT 24



IT 25



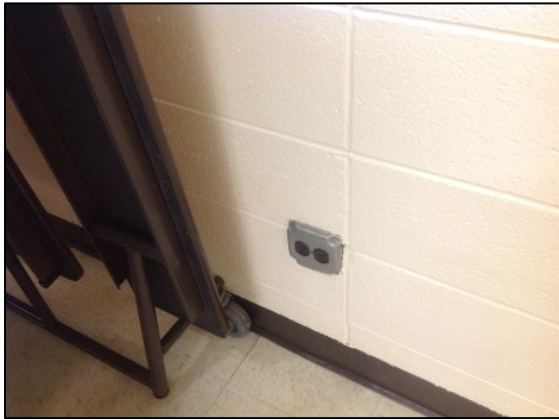
IT 26



IT 27



IT 28



IT 29



IT 30



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Summit Hill School District 161

2021 Facilities Assessment Update

Project Number: 21-030



IT 31



IT 32



IT 33



IT 34



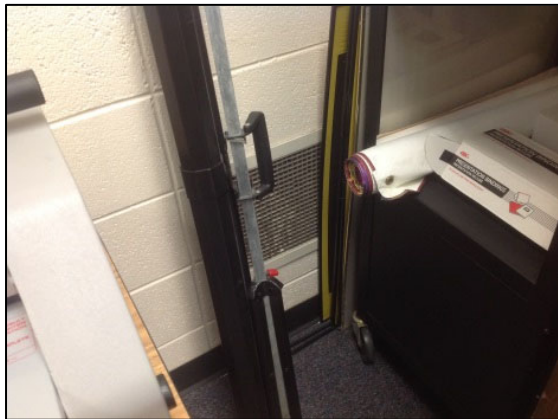
IT 35



IT 36



IT 38



IT 39



IT 40



IT 41



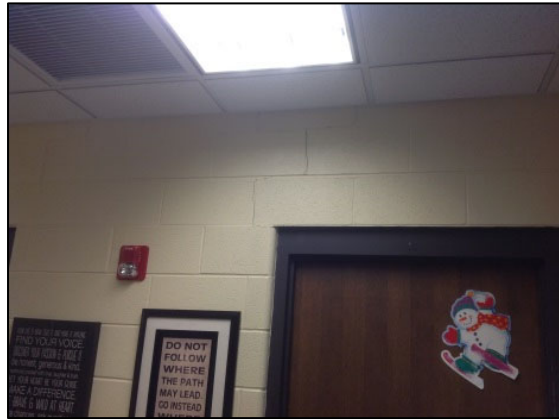
IT 42



IT 43



IT 44



IT 46



IT 47



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Summit Hill School District 161
2021 Facilities Assessment Update
Project Number: 21-030



IT 48



IT 49



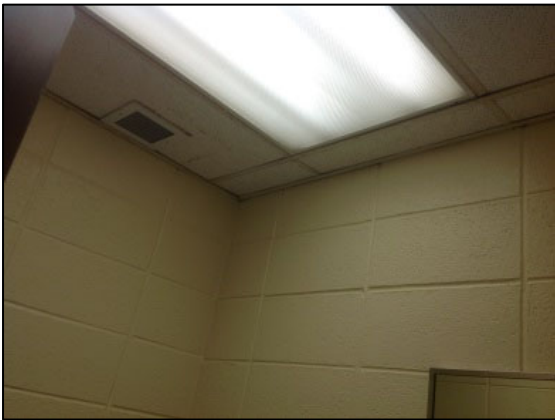
IT 51



IT 52



IT 54



IT 55



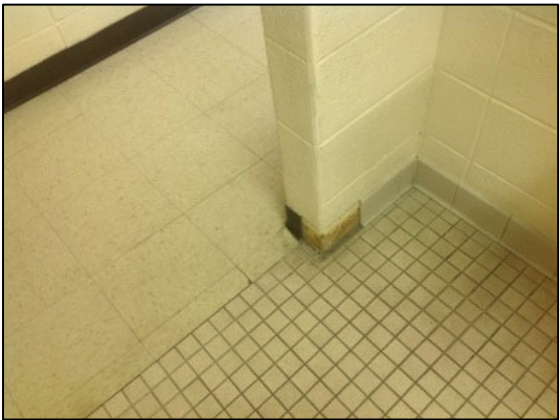
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IT 57



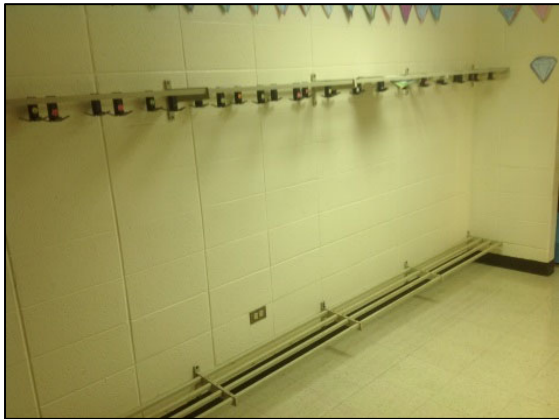
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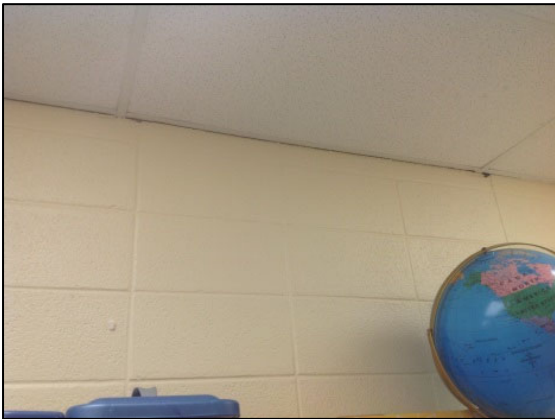
IT 59



IT 61



IT 62



IT 63



IT 64



IT 65



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Summit Hill School District 161

2021 Facilities Assessment Update

Project Number: 21-030



IT 66



IT 68



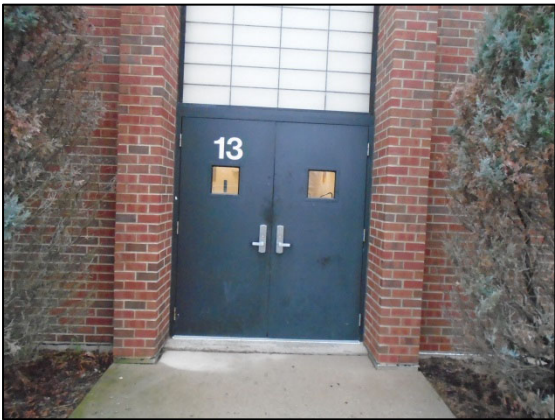
IT 69



IT 70



IT 71



IT 73



IT 74



IT 75



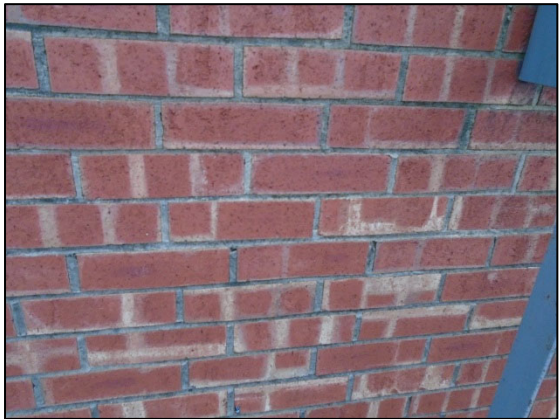
IT 76



IT 81



IT 83



IT 92



IT 93



IT 94



IT 95



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Summit Hill School District 161
2021 Facilities Assessment Update
Project Number: 21-030



IT 100



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Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates
DR. JULIAN ROGUS SCHOOL (JR)						
JR 4	Y	Julian Rogus	172-196	Crack in masonry	Recommended	1
JR 7	Y	Julian Rogus	186A	Very bad ceiling tile damage. Very loud mechanical overhead.	Recommended	1
JR 25	Y	Julian Rogus	Envelope	Through-wall membrane flashing exposed - south elevation	Recommended	1
JR 26	N	Julian Rogus	Envelope	Mortar washed out at base of wall - south elevation	Recommended	1
JR 28	Y	Julian Rogus	Envelope	No light fixture at exterior doors - typical	Recommended	1
JR 29	N	Julian Rogus	Envelope	Soffit panel missing - north elevation	Recommended	1
JR 30	N	Julian Rogus	Envelope	Through-wall flashing drip edge is loose from wall - east elevation	Recommended	1
JR 32	N	Julian Rogus	Envelope	Loose mortar under stone sill - west elevation	Recommended	1
JR 33	N	Julian Rogus	Envelope	Exposed wood shim under stone sill - west elevation	Recommended	1
JR 34	Y	Julian Rogus	Envelope	Sidewalk uneven at seam - east elevation	Recommended	1
JR 35	N	Julian Rogus	Roof	Missing roof drain dome	Recommended	1
JR 36	N	Julian Rogus	Roof	Cracks in flashing membrane	Recommended	1
JR 41	Y	Julian Rogus	Roof	Exposed nail heads on ridge shingles	Recommended	1
JR 43	Y	Julian Rogus	Roof	Cracks in flashing at pipe support curb	Recommended	1
JR 45	Y	Julian Rogus	Roof	Membrane flashing exposed in wall above roof	Recommended	1
JR 48	N	Julian Rogus	Roof	Cracking in flashing	Recommended	1
JR 49	N	Julian Rogus	Roof	Flashing loose at roof drain	Recommended	1
JR 51	N	Julian Rogus	Roof	Loose caps at exhaust fans	Recommended	1
JR 52	Y	Julian Rogus	Roof	Shingles not properly adhered to lower shingles	Recommended	1
JR 53	Y	Julian Rogus	Roof	Shingles appear to be improperly staggered	Recommended	1
JR 54	Y	Julian Rogus	Roof	No valley flashing visible	Recommended	1
JR 55	N	Julian Rogus	Roof	Loose ridge shingles	Recommended	1
JR 59	N	Julian Rogus	Boiler room	3 - boilers need replacement	Recommended	1
JR 61	N	Julian Rogus	Entire building	Retro Commission HVAC & PLBG	Recommended	1
JR 62	N	Julian Rogus	Entire building	Control issues	Recommended	1
JR 5	Y	Julian Rogus	Entire Building	Roof leak at ceiling typical	Recommended	2

Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes
7	Architect	C, F	H	H	
9, 15	Architect	C, F	H	B, C, H	
4	Architect	C	H	C	Cut off
4	Architect	C	H	H	
16	Architect	F	A	E	
7	Architect	C	H	B	
4	Architect	C	H	F	
4	Architect	C	H	H	
4	Architect	B	H	H	
2	Architect	C	A	H	Tripping hazard
7	Architect	C	H	B	
7	Architect	C	H	H	
7	Architect	C	H	D	See JR 52
7	Architect	C	H	H	
4	Architect	C	H	C	Cut off
7	Architect	C	H	H	
7	Architect	C	H	H	
7	Architect	C	H	D	
7	Architect	E	H	D	Replace shingle roof
7	Architect	E	H	D	Replace shingle roof See JR 52
7	Architect	E	H	D	Replace shingle roof See JR 52
7	Architect	E	H	D	Replace shingle roof See JR 52
15	Administration/ Engineer	F	A, B	H	
17	Engineer	C	B, H	A	
17	Admin	F	B, H	H	
7, 9	Architect	E, F	G	C, D, H	Tile only

Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
EA	25	\$3,000.00	2					
LS	1	\$3,000.00	2					
LS	1	\$1,600.00	2					
LS	1	\$300.00	2					
EA	3	\$5,500.00	2					
LS	1	\$500.00	2					
LS	1	\$750.00	2					
LS	1	\$250.00	2					
LS	1	\$250.00	2					
LS	1	\$300.00	2					
LS	1	\$250.00	2					
LS	1	\$400.00	2					
			2		2017	16-062	07/11/2017-NG	
LS	1	\$800.00	2					
LS	1	\$1,600.00	2					
LS	1	\$800.00	2					
LS	1	\$750.00	2					
LS	1	\$200.00	2					
SF	70000	\$1,400,000.00	2		2017	16-062	07/11/2017-NG	
			2		2017	16-062	07/11/2017-NG	
			2		2017	16-062	07/11/2017-NG	
			2		2017	16-062	07/11/2017-NG	
LS	1	\$275,000.00	2		2015 / 2016	15-039 / 16-003.1	07/11/2017-NG	
LS	1	\$80,000.00	2					
LS	1	\$400,000.00	2					
LS	1	\$12,000.00	2					

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
JR 8	Y	Julian Rogus	183	Rusted ceiling grid	Recommended	2	9	Architect	E, F	H	C, D		SF	200	\$2,200.00	2					
JR 14	Y	Julian Rogus	112-135	Replace damaged flooring near drinking fountain	Recommended	2	9	Architect	F	A, H	C		EA	16	\$800.00	2					
JR 20	Y	Julian Rogus	101	Crack in floor tile	Recommended	2	9	Architect	C	H	C, D		SF	25	\$400.00	2					
JR 23	N	Julian Rogus	Envelope	Rust on gym doors - south elevation	Recommended	2	8	Architect	C	H	H		LS	1	\$1,500.00	2					
JR 24	N	Julian Rogus	Envelope	Rust on lintel above door - south elevation	Recommended	2	5	Architect	C	H	H		LS	1	\$500.00	2					
JR 39	Y	Julian Rogus	Roof	Non-recommended flashing detail	Recommended	2	7	Architect	C	H	C	See JR 52				2		2017	16-062	07/11/2017-NG	
JR 46	Y	Julian Rogus	Roof	Significant wear on cap sheet	Recommended	2	7	Architect	C	H	H	Recoat roof areas	SF	45000	\$135,000.00	2					
JR 60	N	Julian Rogus	Entire building	No occupancy sensors	Recommended	2	16	Engineer	F	B	I - energy		LS	1	\$25,000.00	2	Grant money available				
JR 63	N	Julian Rogus	Exterior	Cement crumbling, sidewalks uneven, curbs cracking	Recommended	2	2	Admin	E, F	F	H		LS	1	\$25,000.00	2					
JR 64	N	Julian Rogus	Exterior	Outside pole lights starting to fail	Recommended	2	16	Admin	E, F	F	H		LS	1	\$10,000.00	2					
JR 65	N	Julian Rogus	108	Outer double doors leak at bottom	Recommended	2	8	Staff	C	A, H	B, D		LS	1	\$400.00	2					
JR 66	N	Julian Rogus	112	Outer door leaks from bottom	Recommended	2	8	Staff	C	A, H	B, D		LS	1	\$400.00	2					
JR 67	N	Julian Rogus	128	Outer double doors leak at bottom	Recommended	2	8	Staff	C	A, H	B, D		LS	1	\$400.00	2					
JR 69	N	Julian Rogus	131	Outer double doors leak at bottom	Recommended	2	8	Staff	C	A, H	B, D		LS	1	\$400.00	2					
JR 73	N	Julian Rogus	Leaking doors	Need new seals at bottom of the doors	Recommended	2	8	Staff	C	A, H	B, D		LS	1	\$400.00	2					
JR 76	N	Julian Rogus	Entire building	Control issues	Recommended	2	17	Admin	F	B	H		LS	1	\$400,000.00	2					
JR 77	N	Julian Rogus	Main Office	Replace carpet	Recommended	2	9	Owner	F	G	H		SF	3000	\$21,000.00	2					
JR 1	Y	Julian Rogus	Near 189-196	Crack in floor system, entire hall	Recommended	3	9	Architect	C	G	D		LS	1	\$2,000.00	2					
JR 10	Y	Julian Rogus	Interior	Floor tile shrinkage	Recommended	3	9	Architect	E	G	D		SF	100	\$250.00	2					
JR 22	Y	Julian Rogus	Envelope	Discolored sealant joints at metal panels above entry - south elevation	Recommended	3	7	Architect	C	H	H		LS	1	\$2,500.00	2					
JR 27	Y	Julian Rogus	Envelope	Organic growth on masonry walls	Recommended	3	4	Architect	B	H	H	Clean masonry	LS	1	\$7,500.00	2		2017	16-062	7/11/2017	
JR 31	Y	Julian Rogus	Envelope	Efflorescence in masonry pier - west elevation	Recommended	3	4	Architect	B	H	H		LS	1	\$600.00	2					
JR 38	N	Julian Rogus	Roof	Organic growth on stone coping	Recommended	3	4	Architect	C	H	H		LS	1	\$1,500.00	2		2017	16-062	07/11/2017-NG	
JR 40	N	Julian Rogus	Roof	Shingles overhang drip edge	Recommended	3	7	Architect	C	H	D	See JR 52				2		2017	16-062	07/11/2017-NG	
JR 44	N	Julian Rogus	Roof	Gap in metal coping	Recommended	3	7	Architect	C	H	H		LS	1	\$200.00	2					
JR 50	N	Julian Rogus	Roof	Organic growth on roof membrane	Recommended	3	7	Architect	C	H	H		LS	1	\$200.00	2					
JR 56	Y	Julian Rogus	Roof	Saddle or diverter missing at flues	Recommended	3	7	Architect	C	H	C	See JR 52				2		2017	16-062	07/11/2017-NG	

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B- remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b- Energy Conservation c- Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g- Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e- required component or system missing, f-accidental damage, g- vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
JR 57	N	Julian Rogus	Roof	Organic growth in gutter	Recommended	3	7	Architect	C	H	H	See JR 52				2		2017	16-062	07/11/2017-NG	
JR 58	Y	Julian Rogus	Roof	Through-wall flashing drip edges at corners only of walls above roof	Recommended	3	4	Architect	C	H	C		LS	1	\$25,000.00	2					
JR 70	N	Julian Rogus	152D	Needs carpet	Recommended	3	9	Staff	F	H	I	Carpet desired	SF	500	\$1,600.00	2					
JR 71	N	Julian Rogus	156	Needs carpet	Recommended	3	9	Staff	F	H	I	Carpet desired	SF	800	\$2,500.00	2					
JR 72	N	Julian Rogus	179	Needs carpet	Recommended	3	9	Staff	F	H	I	Carpet desired	SF	800	\$2,500.00	2					
JR 78	N	Julian Rogus	Media Center	Replace carpet	Recommended	3	9	Owner	F	G	H		SF	4000	\$28,000.00	2					
JR 79	N	Julian Rogus	Halls	Replace flooring	Recommended	3	9	Owner	F	G	H		SF	40000	\$280,000.00	2					
JR 2	Y	Julian Rogus	Near 189	Crack in masonry	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3					
JR 3	Y	Julian Rogus	195	Crack in masonry	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3					
JR 6	Y	Julian Rogus	190	Crack in masonry	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3					
JR 11	Y	Julian Rogus	152F	Adjust door hardware room	Recommended	M	8	Architect	C	H	B		LS	1	\$0.00	3		2017	District in-house	7/30/18 DW	
JR 13	Y	Julian Rogus	Door #9	Add weatherstripping	Recommended	M	8	Architect	F	B	C		LS	1	\$100.00	3		2017	District in-house	7/30/18 DW	
JR 15	Y	Julian Rogus	171	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
JR 16	Y	Julian Rogus	105	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
JR 17	Y	Julian Rogus	Door #28	Provide weatherstripping bottom of door	Recommended	M	8	Architect	C	B	B		LS	1	\$200.00	3		2017	District in-house	7/30/18 DW	
JR 18	Y	Julian Rogus	Door #27	Gym exterior door not closing properly	Urgent	M	8	Architect	C	D	B		LS	1	\$400.00	3		2017	District in-house	7/30/18 DW	
JR 19	Y	Julian Rogus	101	Excessive wires	Recommended	M	16	Architect	D	H	C		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
JR 21	Y	Julian Rogus	108	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2021		9/2/21 MK	
JR 37	Y	Julian Rogus	Roof	Damaged shingles	Urgent	M	7	Architect	C	H	H	Repair damaged shingles	LS	1	\$3,000.00	3		2017	16-062	07/11/2017-NG	
JR 42	N	Julian Rogus	Roof	Loose screws in coping	Recommended	M	7	Architect	C	H	B		LS	1	\$200.00	3		2017	District in-house	7/30/18 DW	
JR 47	Y	Julian Rogus	Roof	Bricks located on roof drain domes	Recommended	M	7	Architect	C	H	B	Remove from roof	LS	1	\$100.00	3		2017	District in-house	7/30/18 DW	
JR 74	N	Julian Rogus	Main Entrance	Interior door main entrance - far left facing bus lane -- lock sticks	Recommended	M	8	Staff	C	A, H	B		LS	1	\$0.00	3		2021		9/2/21 TRS	
JR 75	N	Julian Rogus	Gym	Room sign for storage room in gym is missing	Recommended	M	10	Staff	F	H	E		LS	1	\$50.00	3		2017	District in-house	7/30/18 DW	
JR 9	N	Julian Rogus		OMITTED																	
JR 12	N	Julian Rogus		OMITTED																	

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B- remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b- Energy Conservation c- Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g- Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e- required component or system missing, f-accidental damage, g- vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
JR 68		Julian Rogus		OMITTED																	

Dr. Julian Rogus School Priority (Original Cost)			
1	2022-2024		\$1,775,250.00
2	2024-2026		\$214,400.00
3	2026-2030		\$46,350.00
M	Maintenance		\$7,550.00
Total - Dr. Julian Rogus School		\$	2,043,550.00

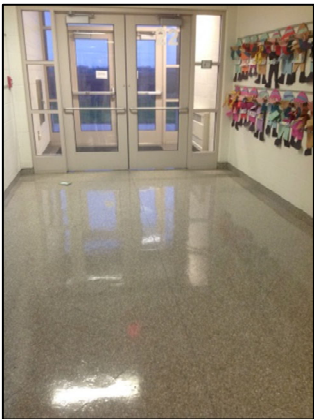
Dr. Julian Rogus School Priority (2021 Updated Report)*			
1	2022-2024		\$525,262.50
2	2024-2026		\$667,170.00
3	2026-2030		\$362,617.50
M	Maintenance		\$3,255.00
Total - Dr. Julian Rogus School			\$1,558,305.00
*The remaining costs have been increased by 5%			

1995 Construction Division Key		
Division 0 – Bidding Re	Division 6 – Wood and Plastic	Division 12 – Furnishings
Division 1 – General R	Division 7 – Thermal and Moisture Protection	Division 13 – Special Construction
Division 2 – Site Work	Division 8 – Doors and Windows	Division 14 – Conveying Systems
Division 3 – Concrete	Division 9 – Finishes	Division 15 – Mechanical
Division 4 – Masonry	Division 10 – Specialties	Division 16 – Electrical
Division 5 – Metals	Division 11 – Equipment	Division 17 – Building Automation Systems

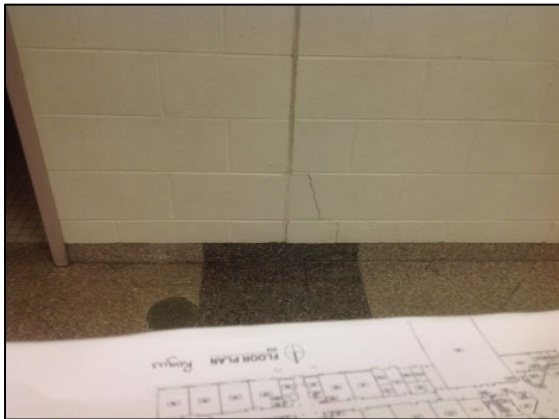
Unit Cost Key
LS = Lump Sum
EA = Each
SF = Square Foot
LF = Linear Foot
ALW = Allowance

Summit Hill School District 161
2021 Facilities Assessment Update
Project Number: 21-030

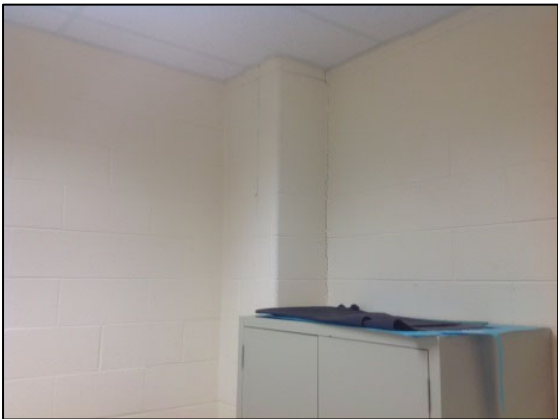
DR. JULIAN ROGUS (JR):



JR 1



JR 2



JR 3



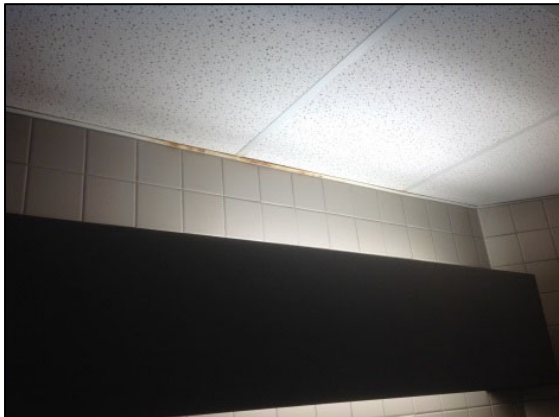
JR 4



JR 5 & JR 6



JR 7



JR 8



JR 10



JR 11



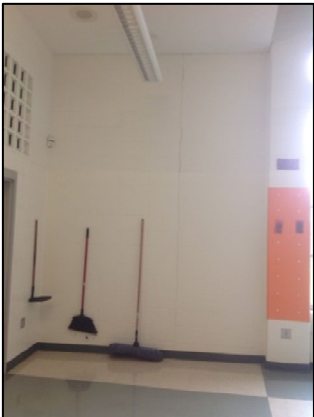
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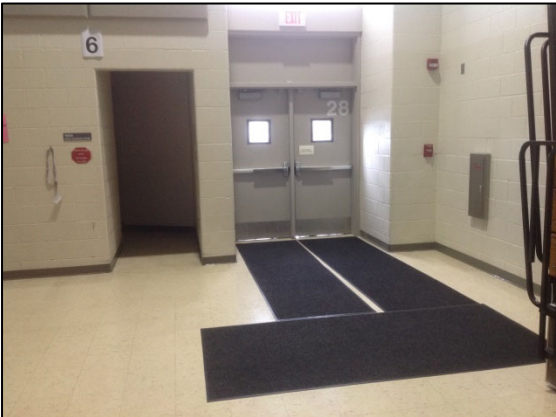
JR 14



JR 15



JR 16



JR 17



JR 18



West Suburban Office: 901 McClintock Drive, Suite 100, Burr Ridge, Illinois 60527
South Suburban Office: 1820 Ridge Road, Suite 209, Homewood, Illinois 60430
Indiana Office: 436 Sand Creek Drive N, Suite 105, Chesterton, Indiana 46304
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Summit Hill School District 161

2021 Facilities Assessment Update

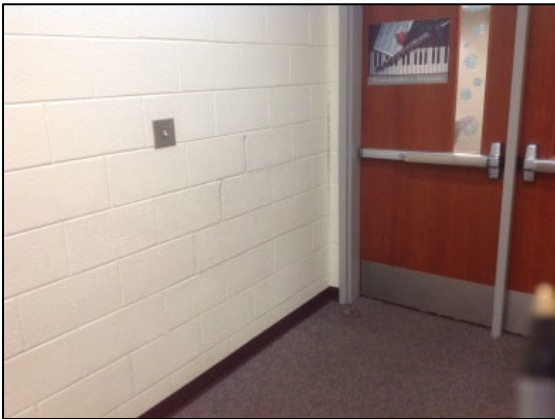
Project Number: 21-030



JR 19



JR 20



JR 21



JR 22



JR 25



JR 27



JR 28



JR 31



JR 34



JR 37



JR 39



JR 41



JR 43



JR 45



JR 46



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Summit Hill School District 161
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JR 47



JR 53



JR 54



JR 56



JR 58



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Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B- remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b- Energy Conservation c- Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g- Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e- required component or system missing, f-accidental damage, g- vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
SUMMIT HILL JUNIOR HIGH SCHOOL (SH)																					
SH 4	Y	Summit Hill Junior High	104, 111	Locker room doors will not close	Recommended	1	8	Architect	C, E	D, H	B, G		EA	2	\$5,000.00	2		2021		9/2/21 TRS	
SH 11	Y	Summit Hill Junior High	108, 109, 144, 146	Poor floor transition	Recommended	1	9	Architect	E, F	A, H	C		EA	4	\$1,600.00	2					
SH 25	Y	Summit Hill Junior High	Envelope	Replace backer rod and sealant at control joint - west, north elevation	Recommended	1	4	Architect	C	H	H		EA	4	\$2,000.00	2					
SH 28	Y	Summit Hill Junior High	Envelope	Water damage at soffit - east elevation	Recommended	1	9	Architect	C	H	F		LS	1	\$3,600.00	2					
SH 29	Y	Summit Hill Junior High	Envelope	Through-wall flashing membrane is exposed - typical	Recommended	1	4	Architect	C	H	C	Cut off	LS	1	\$3,200.00	2					
SH 31	Y	Summit Hill Junior High	Envelope	Cracking in concrete foundation - west elevation	Recommended	1	3	Architect	C	H	H		LS	1	\$1,500.00	2		2021		9/2/21 TRS	
SH 33	N	Summit Hill Junior High	Roof	Exposed reinforcing in flashing at exhaust fan curb	Recommended	1	7	Architect	C	H	H		LS	1	\$350.00	2					
SH 37	Y	Summit Hill Junior High	Roof	Cracks in roof membrane at seams in gravel stop/coping	Recommended	1	7	Architect	C	H	H		LS	1	\$3,000.00	2					
SH 40	Y	Summit Hill Junior High	Roof	Replace control joint in wall above roof	Recommended	1	4	Architect	C	H	H		EA	2	\$500.00	2					
SH 41	N	Summit Hill Junior High	Roof	Loose cap sheet	Recommended	1	7	Architect	C	H	H		LS	1	\$200.00	2					
SH 43	N	Summit Hill Junior High	Roof	Crack in cap sheet at corner	Recommended	1	7	Architect	C	H	H		LS	1	\$200.00	2					
SH 44	N	Summit Hill Junior High	Roof	Cracks in roof membrane	Recommended	1	7	Architect	C	H	H		LS	1	\$400.00	2					
SH 45	Y	Summit Hill Junior High	Roof	Wrinkle in roof membrane	Recommended	1	7	Architect	C	H	H		LS	1	\$350.00	2					
SH 46	Y	Summit Hill Junior High	Roof	Cracks in flashing at coping where membrane turns 90 degrees	Recommended	1	7	Architect	C	H	H		LS	1	\$3,000.00	2					
SH 47	N	Summit Hill Junior High	Roof	Gap in flashing seam	Recommended	1	7	Architect	C	H	H		LS	1	\$200.00	2					
SH 49	N	Summit Hill Junior High	Roof	Organic growth at leading edge	Recommended	1	7	Architect	C	H	H		LS	1	\$400.00	2					
SH 51	N	Summit Hill Junior High	Entire building	No occupancy sensors	Recommended	1	16	Engineer	F	b,h	I - energy code		LS	1	\$32,000.00	2	Grant money available				
SH 52	N	Summit Hill Junior High	102	No Ansul system in hood	Recommended	1	15	Engineer	F	a	a		LS	1	\$18,000.00	2					
SH 53	N	Summit Hill Junior High	Entire building	Retro-commission HVAC & PLBG	Recommended	1	17	Engineer	C	b,h	a		LS	1	\$85,000.00	2					
SH 60	N	Summit Hill Junior High	Exterior	Outbuilding downspouts torn off/not replaced (vandalism-proof downspouts)	Urgent	1	7	Staff	E, F	F	G		LS	1	\$1,200.00	2					
SH 61	N	Summit Hill Junior High	Exterior	Outbuilding door has closure/locking issues	Urgent	1	8	Staff	C	F	G		LS	1	\$400.00	2		2017	District in-house	7/30/18 DW	
SH 63	N	Summit Hill Junior High	Exterior	Track inspection/maintenance, restriping	Recommended	1	2	Staff	C	F	H		LS	1	\$20,000.00	2					
SH 67	N	Summit Hill Junior High		Leak in big gym/trophy case wall - water passed through light fixture	Urgent	1	7, 9	Staff	C	H	B		LS	1	\$2,000.00	2		2017	District contractor	7/30/2018	
SH 69	N	Summit Hill Junior High	Roof	Replace cooling tower	Urgent	1	15	Administration/ Engineer	F	B	H		LS	1	\$200,000.00	3					
SH 30	Y	Summit Hill Junior High	Envelope	Rust on lintel above windows - south elevation	Recommended	2	5	Architect	C	H	H		LS	1	\$2,500.00	2					
SH 39	N	Summit Hill Junior High	Roof	Bubble in roof membrane	Recommended	2	7	Architect	C	H	H		LS	1	\$360.00	2					

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SH 50	N	Summit Hill Junior High	Entire building	Controls obsolete	Recommended	2	17	Administration/ Engineer	F	b,h	h		LS	1	\$600,000.00	2					
SH 55	N	Summit Hill Junior High	Entire building	Network locks replacement	Recommended	2	16	Staff	F	h	h		LS	1	\$0.00	2					
SH 57	N	Summit Hill Junior High	Exterior	Net system between baseball and softball field to protect spectators	Recommended	2	11	Staff	F	F	I	Protect spectators	LS	1	\$25,000.00	2					
SH 58	N	Summit Hill Junior High	Exterior	Look at traffic flow/signage for West Parking Lot (turn lane is contrary to signage)	Recommended	2	10	Staff	F	F	C		LS	1	\$3,000.00	2					
SH 68	N	Summit Hill Junior High	Entire building	Replace lighting	Recommended	2	16	Administration/ Engineer	F	B	H		LS	1	\$390,000.00	2					
SH 8	Y	Summit Hill Junior High	Typical	Floor tile gaps	Recommended	3	9	Architect	E	H	D		SF	1000	\$5,000.00	2					
SH 10	Y	Summit Hill Junior High	Near 121	Floor tile damage	Recommended	3	9	Architect	C	H	D		SF	200	\$1,000.00	2					
SH 14	Y	Summit Hill Junior High	124	Media center desk not ADA	Recommended	3	6	Architect	E, F	G	C		LS	1	\$2,000.00	2					
SH 26	Y	Summit Hill Junior High	Envelope	Organic growth on window sill - north elevation	Recommended	3	4	Architect	C	H	H	Clean sills	LS	1	\$750.00	2		2021		9/2/21 TRS	
SH 34	N	Summit Hill Junior High	Roof	Low spot in roof adjacent to exhaust fan curb	Recommended	3	7	Architect	C	H	C		LS	1	\$1,500.00	2					
SH 42	N	Summit Hill Junior High	Roof	Gap in metal counterflashing at seam	Recommended	3	7	Architect	C	H	H		LS	1	\$350.00	2					
SH 70	N	Summit Hill Junior High	Halls	Replace flooring	Recommended	3	9	Owner	F	G	H		SF	50000	\$350,000.00	2					
SH 1	Y	Summit Hill Junior High	101B	Masonry crack	Recommended	M	4	Architect	C	H	B		LS	1	\$500.00	3		2016	District in-house	7/30/18 DW	
SH 2	N	Summit Hill Junior High	104	Maintain bleacher stair treads	Recommended	M	12	Architect	C	A	H		LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
SH 3	N	Summit Hill Junior High	Door #12	Will not close on its own	Recommended	M	8	Architect	C	D, H	B		LS	1	\$800.00	3		2021		9/2/21 TRS	
SH 5	Y	Summit Hill Junior High	111	Floor damage	Recommended	M	9	Architect	C	H	A, B	Attempt to clean first	LS	1	\$200.00	3					
SH 6	Y	Summit Hill Junior High	111	Fix mat	Recommended	M	10	Architect	C	A, H	B, G		LS	1	\$200.00	3		2017	District in-house	7/30/18 DW	
SH 7	Y	Summit Hill Junior High	118	Roof leaks	Recommended	M	7, 9	Architect	C	H	B		LS	1	\$0.00	3		2016	District in-house	7/30/18 DW	
SH 9	Y	Summit Hill Junior High	121	Carpet stained	Recommended	M	9	Architect	C	H	F		LS	1	\$0.00	3		2017	District in-house	7/30/18 DW	
SH 12	Y	Summit Hill Junior High	108	Ceiling stained	Recommended	M	9	Architect	C	H	B		LS	1	\$0.00	3		2017	District in-house	7/30/18 DW	
SH 13	Y	Summit Hill Junior High	122	Carpet stain	Recommended	M	9	Architect	C	H	F		LS	1	\$100.00	3		2017	District in-house	7/30/18 DW	
SH 15	Y	Summit Hill Junior High	124	Roof leak	Recommended	M	7, 9	Architect	C	H	B		LS	1	\$0.00	3		2016	District in-house	7/30/18 DW	
SH 16	Y	Summit Hill Junior High	152	Roof leak	Recommended	M	7, 9	Architect	C	H	B		LS	1	\$0.00	3		2017	District in-house	7/30/18 DW	
SH 17	Y	Summit Hill Junior High	201	Roof leak	Recommended	M	7, 9	Architect	C	H	B		LS	1	\$0.00	3		2017	District in-house	7/30/18 DW	
SH 18	Y	Summit Hill Junior High	201	Roof leak	Recommended	M	7, 9	Architect	C	H	B		LS	1	\$0.00	3		2017	District in-house	7/30/18 DW	
SH 19	Y	Summit Hill Junior High	Near 218	Dirty Carpet	Recommended	M	9	Architect	C	H	B		LS	1	\$100.00	3		2017	District in-house	7/30/18 DW	
SH 20	Y	Summit Hill Junior High	231	Dirty Carpet	Recommended	M	9	Architect	C	H	B		LS	1	\$100.00	3		2017	District in-house	7/30/18 DW	

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates		Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes		Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
SH 23	N	Summit Hill Junior High	Envelope	Grade/mulch is above wall base flashing - typical	Recommended	M		2	Architect	B	H	C			LS	1	\$500.00	3		2017	District in-house	7/30/18 DW	
SH 24	Y	Summit Hill Junior High	Envelope	Sealant missing around fire department siamese connection - west elevation	Recommended	M		4	Architect	C	H	D			LS	1	\$100.00	3		2016	District in-house	7/30/18 DW	
SH 27	N	Summit Hill Junior High	Envelope	Sealant missing at pipe penetration - north elevation	Recommended	M		4	Architect	C	H	D			LS	1	\$100.00	3					
SH 35	Y	Summit Hill Junior High	Roof	Debris on roof	Recommended	M		7	Architect	B	H	B			LS	1	\$400.00	3		2016	District in-house	7/30/18 DW	
SH 36	Y	Summit Hill Junior High	Roof	Roof drain completely clogged	Urgent	M		7	Architect	C	H	B			LS	1	\$200.00	3		2017	District in-house	7/30/18 DW	
SH 38	Y	Summit Hill Junior High	Roof	Clean debris/granular material from around roof drain	Recommended	M		7	Architect	C	H	B			LS	1	\$500.00	3		2016	District in-house	7/30/18 DW	
SH 48	Y	Summit Hill Junior High	Roof	Pipe penetration cap has wood screws without neoprene washers	Recommended	M		7	Architect	C	H	D			LS	1	\$200.00	3					
SH 54	N	Summit Hill Junior High	Science 178	Lab floor drain smell issue	Recommended	M		15	Staff	C	a	b			EA	1	\$0.00	3		2016	District in-house	7/30/18 DW	
SH 56	N	Summit Hill Junior High	Entire building	Water softener not working	Recommended	M		15	Staff	E	h	b			LS	1	\$0.00	3		2017	District contractor	7/30/2018	
SH 59	N	Summit Hill Junior High	104	Gymnasium HVAC system loud	Recommended	M		15	Staff	C	H	B			LS	1	\$500.00	3		2017	District contractor	7/30/2018	
SH 62	N	Summit Hill Junior High	Entire building	Water fountain and sink replacement parts	Recommended	M		15	Staff	C	H	H			LS	1	\$500.00	3		2016	District in-house	7/30/18 DW	
SH 64	N	Summit Hill Junior High	110	Band room insect problem (up high on the wall)	Recommended	M		1	Staff	C	A, H	B			LS	1	\$200.00	3		2017	District in-house	7/30/18 DW	
SH 65	N	Summit Hill Junior High		Alarm System - west end of building can't be controlled by office unit	Recommended	M		17	Staff	C	H	B			-	-	\$1,000.00	3		2017	District contractor	7/30/2018	
SH 66	N	Summit Hill Junior High		Network clocks currently being replaced by stand-alone clocks	Recommended	M		17	Staff	C	H	B			-	-	\$0.00	3		2017	District in-house	7/30/2018	
SH 21		Summit Hill Junior High		OMITTED																			
SH 22		Summit Hill Junior High		OMITTED																			
SH 32		Summit Hill Junior High		OMITTED																			

Summit Hill Junior High School Priority (2016 Original Report)			
1	2022-2024	\$184,100.00	
2	2024-2026	\$630,860.00	
3	2026-2030	\$10,600.00	
M	Maintenance	\$6,700.00	
Total - Summit Hill Junior High School		\$	832,260.00

Summit Hill Junior High School Priority (2021 Updated Report)*			
1	2022-2024	\$393,960.00	
2	2024-2026	\$1,071,903.00	
3	2026-2030	\$377,842.50	
M	Maintenance	\$1,995.00	
Total - Summit Hill Junior High School		\$1,845,700.50	
*The remaining costs have been increased by 5%			

1995 Construction Division Key		
Division 0 – Bidding Re	Division 6 – Wood and Plastic	Division 12 – Furnishings
Division 1 – General Re	Division 7 – Thermal and Moisture Protection	Division 13 – Special Construction
Division 2 – Site Work	Division 8 – Doors and Windows	Division 14 – Conveying Systems
Division 3 – Concrete	Division 9 – Finishes	Division 15 – Mechanical
Division 4 – Masonry	Division 10 – Specialties	Division 16 – Electrical
Division 5 – Metals	Division 11 – Equipment	Division 17 – Building Automation Systems

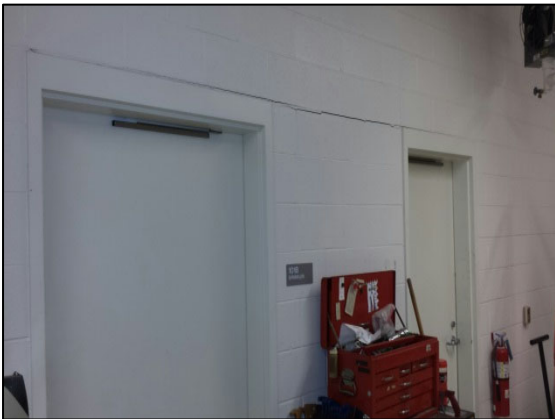
Unit Cost Key
LS = Lump Sum
EA = Each
SF = Square Foot
LF = Linear Foot
ALW = Allowance

Summit Hill School District 161

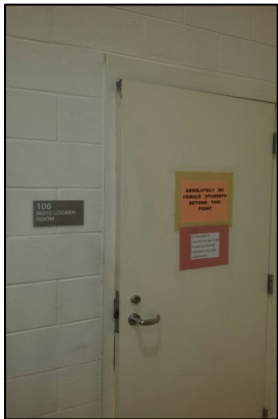
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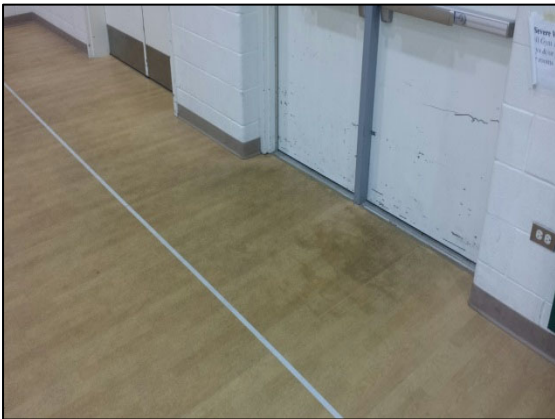
SUMMIT HILL JUNIOR HIGH SCHOOL (SH):



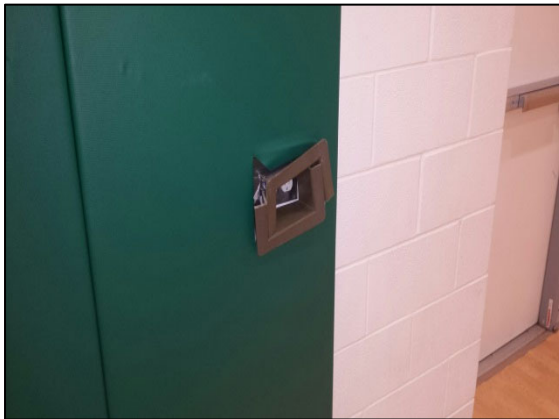
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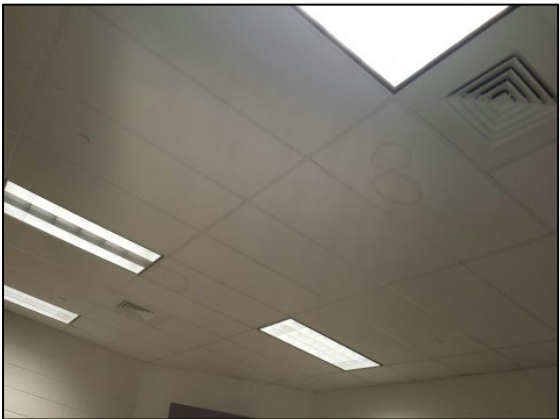
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SH 5



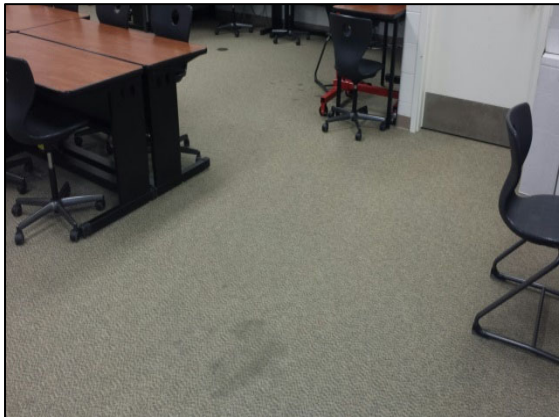
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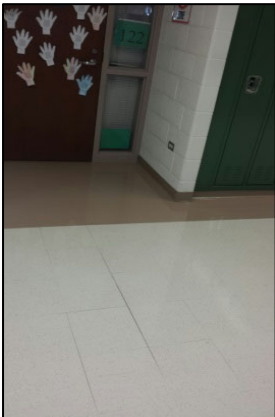
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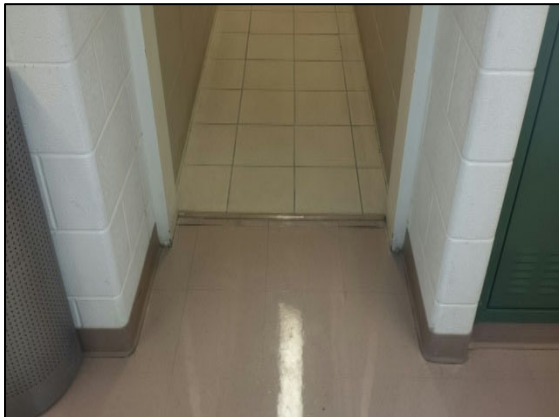
SH 8



SH 9



SH 10



SH 11



SH 12



SH 13



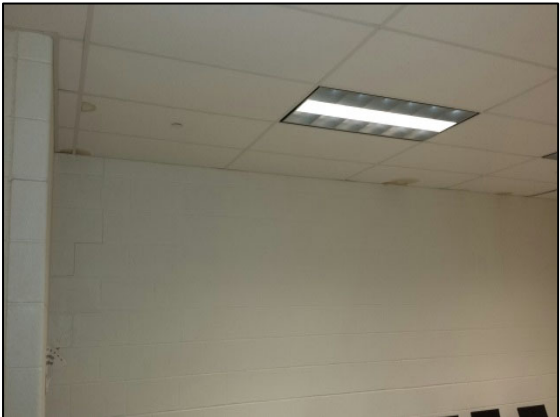
SH 14



SH 15



SH 16



SH 17

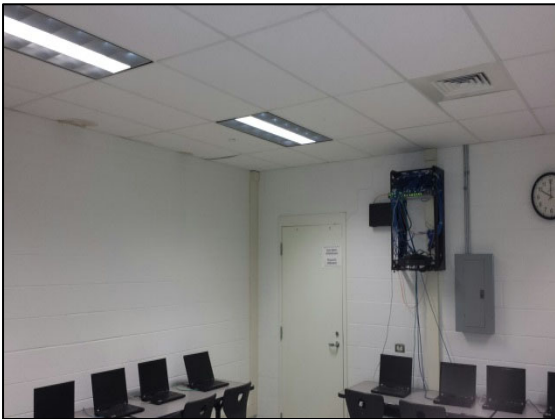


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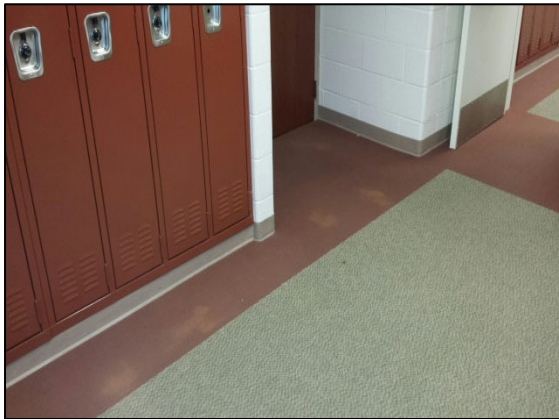
Summit Hill School District 161

2021 Facilities Assessment Update

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SH 18



SH 19



SH 20



SH 24



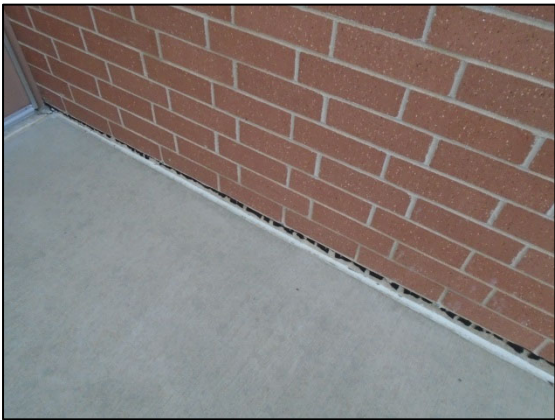
SH 25



SH 26



SH 28



SH 29



SH 30



SH 31



SH 35



SH 37



SH 38



SH 40



SH 45



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SH 46



SH 48



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SUMMIT HILL ADMIN CENTER (SHAC)																					
SHAC 3	Y	Summit Hill Admin Center	110c	Sprinkler riser leak	Urgent	1	15	Architect	C	H	A, D, B		LS	1	\$2,500.00	2		2017	District contractor	7/30/18 DW	
SHAC 16	Y	Summit Hill Admin Center	Envelope	Damaged concrete at top of foundation wall - typical	Recommended	1	3	Architect	C	H	H		LS	1	\$3,000.00	2					
SHAC 20	Y	Summit Hill Admin Center	Envelope	Replace backer rod and sealant at control joint - typical	Recommended	1	4	Architect	C	H	H		EA	4	\$1,000.00	2					
SHAC 21	Y	Summit Hill Admin Center	Envelope	Damaged soffit - typical	Recommended	1	9	Architect	C	H	H		LS	1	\$7,500.00	2		2021		9/2/21 TRS	
SHAC 23	Y	Summit Hill Admin Center	Envelope	Missing brick in wall - south elevation	Recommended	1	4	Architect	C	H	H		LS	1	\$300.00	2		2021		9/2/21 TRS	
SHAC 27	N	Summit Hill Admin Center	Roof	Cracks in roof membrane - section 6, 9	Recommended	1	7	Architect	C	H	H		LS	1	\$600.00	2					
SHAC 28	N	Summit Hill Admin Center	Roof	Exposed reinforcing mesh at patch - section 9	Recommended	1	7	Architect	C	H	H		LS	1	\$350.00	2					
SHAC 31	Y	Summit Hill Admin Center	Roof	Scuppers drain to grade with no pitch away from building - section 4, 7	Recommended	1	2	Architect	C	H	C		LS	1	\$800.00	2					
SHAC 32	N	Summit Hill Admin Center	Roof	Leak in gutter (drips onto louver) - section 1	Recommended	1	7	Architect	C	H	H		LS	1	\$200.00	2					
SHAC 33	N	Summit Hill Admin Center	Roof	Crack in membrane - section 4, 6	Recommended	1	7	Architect	C	H	H		LS	1	\$700.00	2					
SHAC 35	Y	Summit Hill Admin Center	Roof	Deteriorated pitch pockets at support columns for HVAC equipment - section 4	Recommended	1	7	Architect	C	H	H		LS	1	\$200.00	2					
SHAC 36	N	Summit Hill Admin Center	Roof	Bubble and crack in roof membrane near skylight - section 3	Recommended	1	7	Architect	C	H	H		LS	1	\$600.00	2					
SHAC 37	N	Summit Hill Admin Center	Roof	Damaged flashing at HVAC unit - section 3	Recommended	1	7	Architect	C	H	H		LS	1	\$400.00	2					
SHAC 38	Y	Summit Hill Admin Center	Roof	HVAC ductwork on roof holding water on top - section 3	Recommended	1	15	Architect	C	H	C		LS	1	\$1,200.00	2					
SHAC 39	N	Summit Hill Admin Center	Roof	Damaged dome on roof drain - section 11	Recommended	1	7	Architect	C	H	F		LS	1	\$5,000.00	2					
SHAC 42	N	Summit Hill Admin Center	Roof	Rooftop unit 5,6, & 7 maintenance	Recommended	1	15	Engineer	C	A, B	B		EA	3	\$15,000.00	2					
SHAC 45	N	Summit Hill Admin Center	110 C	Hot water heaters	Recommended	1	15	Engineer	F	B, H	H - nearing end of life		LS	1	\$6,500.00	2					
SHAC 47	N	Summit Hill Admin Center	Entire building	Retro - commission HVAC & PLBG	Recommended	1	17	Engineer	C	B, H	A		LS	1	\$68,000.00	2					
SHAC 2	Y	Summit Hill Admin Center	102	Gym roof issue	Recommended	2	9	Architect	C	H	H		SF	100	\$750.00	2					
SHAC 12	Y	Summit Hill Admin Center	Door 6	Door rusting	Recommended	2	8	Architect	E	G	H		LS	1	\$2,500.00	2					
SHAC 15	Y	Summit Hill Admin Center	Envelope	Brick window sills - typical	Recommended	2	4	Architect	B	H	C	Replace with stone sills	EA	36	\$23,400.00	2					
SHAC 19	N	Summit Hill Admin Center	Envelope	Tuckpoint masonry wall - typical	Recommended	2	4	Architect	C	H	H		LS	1	\$800.00	2					
SHAC 26	N	Summit Hill Admin Center	Roof	Significant wear on cap sheet - section 12	Recommended	2	7	Architect	C	H	H	Recoat roof area	SF	5332	\$16,000.00	2					
SHAC 43	N	Summit Hill Admin Center	Boiler room	Four boilers starting to fail	Recommended	2	15	Administration/ Engineer	F	A, B	C, H		LS	1	\$255,000.00	2					
SHAC 44	N	Summit Hill Admin Center	Entire building	Plumbing fixtures deteriorating due to lack of use	Recommended	2	15	Engineer	F	H	A		LS	1	\$30,000.00	2					
SHAC 46	N	Summit Hill Admin Center	Entire building	Controls obsolete	Recommended	2	17	Administration/ Engineer	F	B, H	H		LS	1	\$285,000.00	2					

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates	Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B-remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b-Energy Conservation c-Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g-Replacements h-Other Improvements)	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e-required component or system missing, f-accidental damage, g-vandalism, h-worn beyond normal life, i-other-specify)	Notes	Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes	
SHAC 48	N	Summit Hill Admin Center	Boiler room	Cooling tower starting to fail	Recommended	2	15	Admin	F	B, H	B, H		LS	1	\$200,000.00	2						
SHAC 17	N	Summit Hill Admin Center	Envelope	Exposed plywood facia - west elevation	Recommended	3	7	Architect	C	H	D		LS	1	\$1,200.00	2						
SHAC 29	Y	Summit Hill Admin Center	Roof	Overflow scuppers are too small - section 8	Recommended	3	7	Architect	E	H	C		LS	1	\$20,000.00	2						
SHAC 40	Y	Summit Hill Admin Center	Roof	Low spot along coping creating a "trench" - section 12	Recommended	3	7	Architect	C	H	C		LS	1	\$1,200.00	2						
SHAC 1	Y	Summit Hill Admin Center	137, 138	Water staining	Recommended	M	7, 9	Architect	F	H	A		EA	2	\$0.00	3		2017		District in-house	7/30/2018 DW	
SHAC 4	Y	Summit Hill Admin Center	Door #2	Ceiling damage	Recommended	M	7, 9	Architect	C	H	B		LS	1	\$300.00	3		2017		District in-house	7/30/2018 DW	
SHAC 5	Y	Summit Hill Admin Center	146	Floor damage	Recommended	M	9	Architect	C	H	H, D		SF	14	\$150.00	3						
SHAC 6	Y	Summit Hill Admin Center	Hallway	Ceiling damage	Recommended	M	7, 9	Architect	C	H	B		EA	1	\$0.00	3		2017		District in-house	7/30/2018 DW	
SHAC 7	Y	Summit Hill Admin Center	149B	Ceiling damage	Recommended	M	7, 9	Architect	C	H	B		EA	1	\$0.00	3		2017		District in-house	7/30/2018 DW	
SHAC 8	Y	Summit Hill Admin Center	150	Ceiling damage	Recommended	M	7, 9	Architect	C	H	B		EA	1	\$0.00	3		2017		District in-house	7/30/2018 DW	
SHAC 9	Y	Summit Hill Admin Center	133	Ceiling damage	Recommended	M	7, 9	Architect	C	H	B		EA	1	\$0.00	3		2017		District in-house	7/30/2018 DW	
SHAC 10	Y	Summit Hill Admin Center	120	Ceiling damage	Recommended	M	9	Architect	C	H	B		LS	1	\$0.00	3		2017		District in-house	7/30/2018 DW	
SHAC 11	Y	Summit Hill Admin Center	Hallway	Ceiling damage	Recommended	M	9	Architect	C	H	B		LS	1	\$0.00	3		2017		District in-house	7/30/2018 DW	
SHAC 13	Y	Summit Hill Admin Center	Door 7	Door rusting	Recommended	M	9	Architect	E	G	H	Repaint	LS	1	\$300.00	3						
SHAC 14	Y	Summit Hill Admin Center	Door 7	Add weatherstripping	Recommended	M	8	Architect	F	B, H	D		LS	1	\$100.00	3						
SHAC 18	N	Summit Hill Admin Center	Envelope	No sweep on door - north elevation	Recommended	M	8	Architect	C	B	E		LS	1	\$100.00	3						
SHAC 22	Y	Summit Hill Admin Center	Envelope	Hole in wall at hose bib - east, south elevation	Recommended	M	4	Architect	C	H	D		LS	1	\$100.00	3		2017		District in-house	7/30/2018 DW	
SHAC 24	N	Summit Hill Admin Center	Envelope	Remove mulch above top of base flashing - typical	Recommended	M	2	Architect	B	H	C		LS	1	\$500.00	3		2017		District in-house	7/30/2018 DW	
SHAC 25	N	Summit Hill Admin Center	Envelope	No sealant at soffit panel - north elevation	Recommended	M	7	Architect	C	H	H		LS	1	\$100.00	3						
SHAC 30	Y	Summit Hill Admin Center	Roof	Stone/debris at roof drain pitch pan - section 4, 7	Recommended	M	7	Architect	C	H	H		LS	1	\$400.00	3						
SHAC 34	Y	Summit Hill Admin Center	Roof	Inadequate sealant at wall penetrations at support beams for HVAC equipment - section 4	Recommended	M	7	Architect	C	H	D		LS	1	\$200.00	3						
SHAC 41	Y	Summit Hill Admin Center	Roof	Missing splash block at downspout above roof	Recommended	M	7	Architect	F	H	E		LS	1	\$200.00	3						
SHAC 49	N	Summit Hill Admin Center	Roof																			

Summit Hill Admin Center Priority (2016 Original Report)			
1	2022-2024	\$113,850.00	
2	2024-2026	\$613,450.00	
3	2026-2030	\$22,400.00	
M	Maintenance	\$2,450.00	
Total - Summit Hill Admin Center School		\$	752,150.00

Summit Hill Admin Center Priority (2021 Updated Report)*			
1	2022-2024	\$108,727.50	
2	2024-2026	\$854,122.50	
3	2026-2030	\$23,520.00	
M	Maintenance	\$1,575.00	
Total - Summit Hill Admin Center School		\$987,945.00	
*The remaining costs have been increased by 5%			

1995 Construction Division Key					
Division 0 – Bidding Re	Division 6 – Wood and Plastic	Division 12 – Furnishings			
Division 1 – General R	Division 7 – Thermal and Moisture Protection	Division 13 – Special Construction			
Division 2 – Site Work	Division 8 – Doors and Windows	Division 14 – Conveying Systems			
Division 3 – Concrete	Division 9 – Finishes	Division 15 – Mechanical			
Division 4 – Masonry	Division 10 – Specialties	Division 16 – Electrical			
Division 5 – Metals	Division 11 – Equipment	Division 17 – Building Automation Systems			

Unit Cost Key	
LS	= Lump Sum
EA	= Each
SF	= Square Foot
LF	= Linear Foot
ALW	= Allowance

Item/Picture ID	Photo (Y/N)	School	Location	Description	Priority Code to Resolve: (Urgent, Recommended)	Completion Target Dates

Completion Target Dates (2016 Original Report)

1		2022-2024	\$4,161,080.00
2		2024-2026	\$2,983,050.00
3		2026-2030	\$7,497,600.00
M		Maintenance (In-house)	\$73,800.00
			\$14,715,530.00

Codes

IT		Indian Trail
FS		Frankfort Square
JR		Julian Rogus
AH		Arbury Hills
SHJH		Summit Hill Junior High
HW		Hilda Walker
SHAC		Summit Hill Administration Center

Construction Division 1995	List Generated From: Architect, Engineer, Admin, Staff	Action ID: (A-abandon in place, B- remove, C-repair, D-relocate, E-rebuild, F-improve)	Type (a-Safety Standards b- Energy Conservation c- Handicapped Access d-School Security e-Asbestos Treatment f-Site Improvements g- Replacements h-Other Improvements	Cause (a-improper operation or use, b-inadequate maintenance, c-defective design, d-defective materials or workmanship, e- required component or system missing, f-accidental damage, g- vandalism, h-worn beyond normal life, i-other-specify)	Notes
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Completion Target Dates (2021 Updated Report)*

1	2022-2024	\$3,899,784.00
2	2024-2026	\$6,281,677.50
3	2026-2030	\$9,324,892.50
M	Maintenance (In-house)	\$32,208.75
		\$19,538,562.75

Units of Measure	Estimated Quantity	Estimated cost (Total)	Funding Type: (1-Life Safety; 2-Capitol Improvements; 3-Maintenance)	Year to Complete	Completed Project Year	Completed Project Number	Updated on / By	Notes
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LEGEND:

LS = Lump Sum
EA = Each
SF = Square Foot
LF = Linear Foot

Summit Hill School District 161
2021 Facilities Assessment Update
Project Number: 21-030

SUMMIT HILL ADMINISTRATION CENTER (SHAC):



SHAC 1



SHAC 2



SHAC 3



SHAC 4



SHAC 5



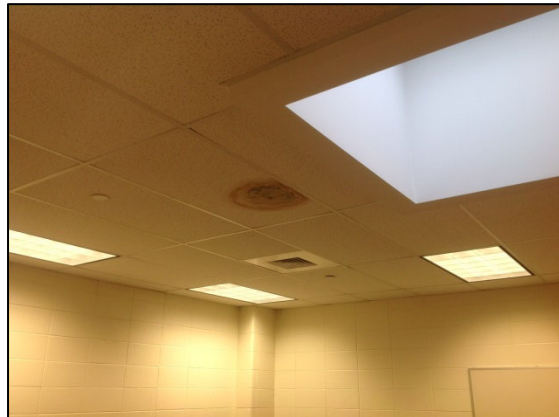
SHAC 6



SHAC 7



SHAC 8



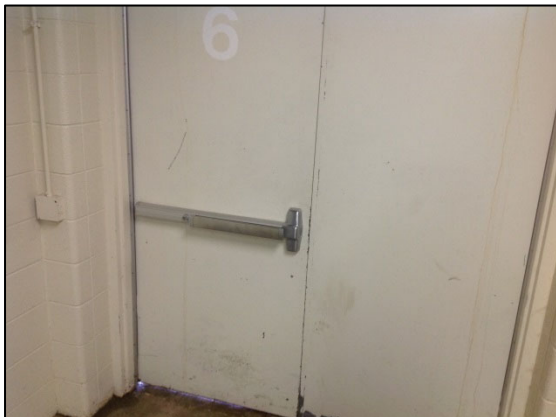
SHAC 9



SHAC 10



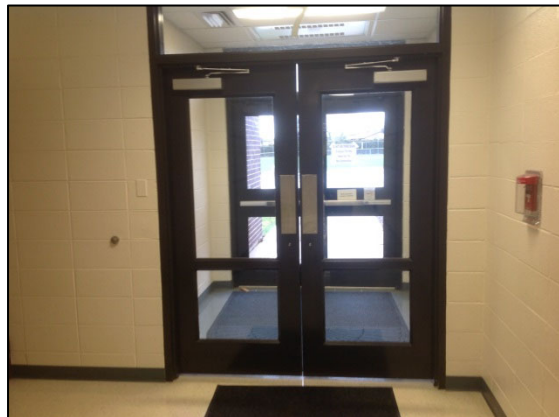
SHAC 11



SHAC 12



SHAC 13



SHAC 14



SHAC 15

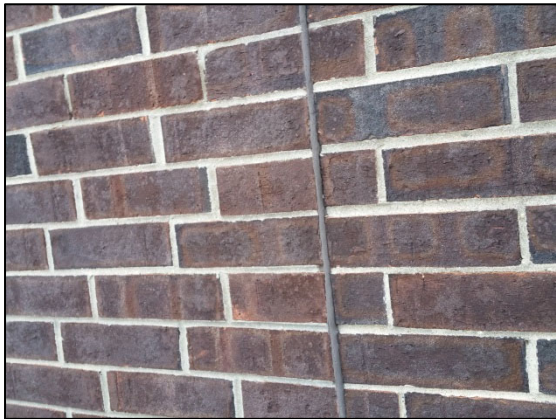


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Summit Hill School District 161
2021 Facilities Assessment Update
Project Number: 21-030



SHAC 16



SHAC 20



SHAC 21



SHAC 22



SHAC 23



SHAC 29



SHAC 30



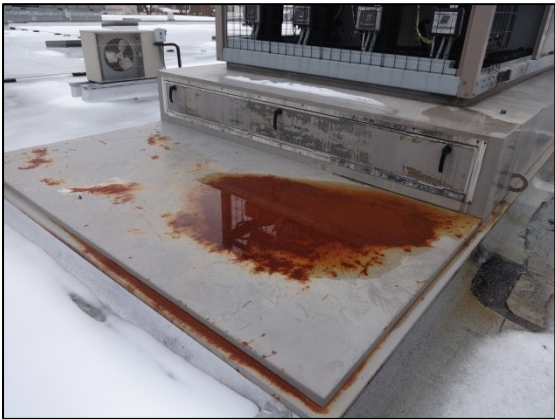
SHAC 31



SHAC 34



SHAC 35



SHAC 38



SHAC 40



SHAC 41



West Suburban Office: 901 McClintock Drive, Suite 100, Burr Ridge, Illinois 60527
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SUMMIT HILL SCHOOL DISTRICT 161

Roofing Repair/Replacement Schedule



SUMMIT HILL JR HIGH													
ROOF SECTION	ROOF SYSTEM	SQ. FT.	WARRANTY EXPIRATION	ACTION	2022	2023	2024	2025	2026	2027	2028	2029	2030
Enitre School	3 PLY MODIFIED BITUMEN	115,000	2027	20 YR RESTORE						\$1,782,500			

MARY DREW													
ROOF SECTION	ROOF SYSTEM	SQ. FT.	WARRANTY EXPIRATION	ACTION	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	REVITALIZER/MODIFIED BITUMEN	6,336	2024	RESTORE			\$95,040						
2	MODIFIED BITUMEN	6,192	2015	20 YR RESTORE	\$58,824								
3	REVITALIZER/MODIFIED BITUMEN	12,702	2022	20 YR RESTORE	\$152,424								
4	MODIFIED BITUMEN	11,329	2026	RESTORE					\$175,600				
5	MODIFIED BITUMEN	1,470	2026	RESTORE					\$22,785				
6	MODIFIED BITUMEN	1,521	2026	RESTORE					\$23,576				
7	MODIFIED BITUMEN	4,409	2026	RESTORE					\$68,340				
8	MODIFIED BITUMEN	8,484	2026	RESTORE					\$131,502				
9	MODIFIED BITUMEN	4,445	2026	RESTORE					\$68,898				
10	REVITALIZER/MODIFIED BITUMEN	640	2029	RESTORE								\$12,800	
11	REVITALIZER/MODIFIED BITUMEN	10,314	2029	RESTORE								\$206,280	
12	REVITALIZER/MODIFIED BITUMEN	5,332	2029	RESTORE								\$106,640	
13	MODIFIED BITUMEN	2,500	2026	RESTORE					\$38,750				
14	MODIFIED BITUMEN	1,200	2026	RESTORE			1,200		\$18,600				

FRANKFORT SQUARE													
ROOF SECTION	ROOF SYSTEM	SQ. FT.	WARRANTY EXPIRATION	ACTION	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	EPDM	7,320	2030s	RESTORE									
2	REVITALIZER/MODIFIED BITUMEN	10,328	2022	RESTORE	\$123,936								
3	REVITALIZER/MODIFIED BITUMEN	2,688	2029	REPLACE								\$94,080	
4	GRAVEL BUR	15,515	2025	REPLACE				\$465,450					
5	REVITALIZER/MODIFIED BITUMEN	2,952	2022	RESTORE	\$35,424								
6	REVITALIZER/MODIFIED BITUMEN	725	2022	RESTORE	\$8,700								
7	MODIFIED BITUMEN	6,150	2016	20 YR RESTORE	\$73,800								

ARBURY HILLS													
ROOF SECTION	ROOF SYSTEM	SQ. FT.	WARRANTY EXPIRATION	ACTION	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	REVITALIZER/MODIFIED BITUMEN	5,280	2022	REPLACE	\$116,160								
2	REVITALIZER/MODIFIED BITUMEN	8,322	2022	REPLACE	\$183,084								
3	REVITALIZER/MODIFIED BITUMEN	1,048	2022	REPLACE	\$23,056								
4	URETHANE OVER PIB	9,372	2021	20 YR RESTORE	\$112,464								
5	REVITALIZER/MODIFIED BITUMEN	875	2022	REPLACE	\$19,250								
6	REVITALIZER/MODIFIED BITUMEN	6,374	2022	REPLACE	\$140,228								
7	REVITALIZER/MODIFIED BITUMEN	4,860	2022	REPLACE	\$106,920								
8	URETHANE OVER PIB	3,434	2021	20 YR RESTORE	\$75,548								
9	REVITALIZER/MODIFIED BITUMEN	4,850	2019	REPLACE	\$46,075								

INDIAN TRAIL													
ROOF SECTION	ROOF SYSTEM	SQ. FT.	WARRANTY EXPIRATION	ACTION	2022	2023	2024	2025	2026	2027	2028	2029	2030
1a	REVITALIZER/MODIFIED BITUMEN	5,950	2024	RESTORE			\$89,250						
1b	REVITALIZER/MODIFIED BITUMEN	1,010	2024	RESTORE			\$15,150						
1	REVITALIZER/MODIFIED BITUMEN	750	2028	REPLACE							\$26,250		
2	REVITALIZER/MODIFIED BITUMEN	10,650	2028	REPLACE							\$319,500		
3	REVITALIZER/MODIFIED BITUMEN	16,000	2022	20 YR RESTORE	\$192,000								
4	REVITALIZER/MODIFIED BITUMEN	7,550	2024	RESTORE			\$113,250						
5	URETHANE OVER PIB	9,800	2022	20 YR RESTORE	\$117,600								
6	REVITALIZER/MODIFIED BITUMEN	1,995	2028	REPLACE							\$59,850		
7	REVITALIZER/MODIFIED BITUMEN	3,650	2023	RESTORE		\$54,750							

HILDA WALKER													
ROOF SECTION	ROOF SYSTEM	SQ. FT.	WARRANTY EXPIRATION	ACTION	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	URETHANE OVER PIB	15,540	2020	20 YR RESTORE	\$186,480								
2	URETHANE OVER PIB	18,000	2041	20 YR RESTORE									
3	URETHANE OVER PIB	10,692	2020	20 YR RESTORE	\$128,304								
4	URETHANE OVER PIB	5,300	2020	20 YR RESTORE	\$63,600								
5	URETHANE OVER PIB	6,000	2041	20 YR RESTORE									
6	URETHANE OVER PIB	1,880	2041	20 YR RESTORE									
7	MODIFIED BITUMEN	7,025	2019	20 YR RESTORE	\$84,300								

JULIAN ROGUS													
ROOF SECTION	ROOF SYSTEM	SQ. FT.	WARRANTY EXPIRATION	ACTION	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	MODIFIED BITUMEN	4,880	2030	RESTORE									
2	MODIFIED BITUMEN	26,275	2030	RESTORE									
3	MODIFIED BITUMEN	10,650	2030	RESTORE									
SHINGLES	SHINGLES		???	RETROFIT									

#REF!

YEARLY BUDGET TOTALS								
2022	2023	2024	2025	2026	2027	2028	2029	2030
\$2,048,177	\$54,750	\$312,690	\$465,450	\$548,049	\$1,782,500	\$405,600	\$419,800	\$0