FACILITY ASSESSMENT AND LIFE SAFETY REPORT

MILNE-KELVIN GROVE SCHOOOL DISTRICT 91

AUGUST 9, 2022

MILNE-KELVIN GROVE SCHOOOL DISTRICT 91

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Milne-Kelvin Grove District 91
Overall Summary by Expenditure Type

Expenditure Type	Estimated Cost
Capital Improvement (21 items)	$2,222,075
Life Safety (159 items)	$169,345
O&M (431 items)	$5,621,877
Overall Costs Grand Total	$8,013,297
Construction Cost	$8,013,297
Contingency (20%)	$1,602,659
Project Total Cost	$9,615,956

Note: The projected cost estimates are based on 2022 estimated costs and are not escalated to account for inflation. This cost reflects labor and material, potential Architectural and Engineering Design Fees but does not include Owner Project related soft costs (ie. Furniture, construction testing, surveys, environmental concerns etc.).

Milne-Kelvin Grove District 91
Overall Summary by Category

Category	Estimated Cost
Accessibility (13 items)	$1,310,500
Building Envelope (49 items)	$2,149,550
Finishes (312 items)	$2,055,952
Furniture, Fixtures, Equipment, & Storage (48 items)	$377,450
Life Safety (159 items)	$169,345
Paving/Walks/Grounds (20 items)	$610,300
Security Measures (9 items)	$1,340,000
Systems (MEPFP) (1 item)	$200
Overall Costs Grand Total	$8,013,297
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PAVING REPLACEMENT PLAN

NOT TO SCALE

LEGEND

XX-X XXXX XXXX X W

- INSTALLATION DATE
- MAJOR DISTRESS
- CORRECTIVE ACTION
- SCHEDULED REPLACEMENT/MAINTENANCE REPAIR/RE-INSPECTION DATE
- BLDG AREA & PAVEMENT NUMBER

B-X SOIL BORING LOCATION

PRIORITY

- 1-3 YEAR
- 3-5 YEARS
- 5-10 YEARS
- 10-15 YEARS
- 15-20 YEARS

DISTRESS TYPE

A	ASPHALT SURFACE DEFECTS
B	ASPHALT SURFACE DEFORMATION
C	CRACKING
D	POTHOLES AND PATCHES
E	COMPLETE FAILURE

CORRECTIVE ACTION

CF	CRACK FILL AND SEAL COAT EVERY 2-3 YEARS
PA	PATCH AREAS
MD	MILL DOWN AND RESURFACE
FD	FULL DEPTH REPLACEMENT
CN	REMOVE AND REPLACE W/ CONCRETE
SR	STRUCTURAL RECOAT

NOTE: REFER TO FULL REPORT FOR IN DEPTH ANALYSIS

MILNE GROVE ELEMENTARY SCHOOL

MILNE-KELVIN GROVE DISTRICT 91

08/09/22

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Milne Grove Elementary School

Asphalt Pavement Survey by Priority

Milne-Kelvin Grove District 91

Item	Condition	Amount	Action Year
03-05 yrs (5-6 PASER rating)			$28,375
Parking Lot P1 (1 item)			$28,375
Asphalt	6 (Good) - Slight raveling (loss of fines) and traffic wear. Longitudinal cracks (open 1/4 in - 1/2 in), some spaced less than 10ft. First sign of block cracking. Slight to moderate flushing or polishing. Occassional patching or in good condition.	1,135 Square Yards	0
Recommendation:	(Paving/Walks/Grounds) Repair - mill and resurface, crack fill and sealcoat every 2-3 years to extend life. Consider new concrete curbs and sidewalk when asphalt is replaced.		
05-10 yrs (7-8 PASER rating)			$85,875
Parking Lot P2 (1 item)			$20,000
Asphalt	8 (Very Good) - No longitudinal cracks except reflection of paving joints. Transverse cracks, widely spaced (40ft or greater). All cracks sealed or tight (open less than 1/4 in).	800 Square Yards	0
Recommendation:	(Paving/Walks/Grounds) Repair - mill and resurface, crack fill and sealcoat every 2-3 years to extend life		
Parking Lot P3 (1 item)			$19,375
Asphalt	7 (Good) - Very slight or no raveling, surface shows some traffic wear. Longitudinal cracks (open 1/4 in) due to reflection of paving joints. Transverse cracks (open 1/4 in) spaced 10ft or more apart, little or slight crack raveling. No patching or very f	775 Square Yards	0
Recommendation:	(Paving/Walks/Grounds) Repair - mill and resurface, crack fill and sealcoat every 2-3 years to extend life. Concrete repair adjacent to door G.		

Item	Condition	Amount		Action Year
Parking Lot P4 (1 item)				$46,500
Asphalt	7 (Good) - Very slight or no raveling, surface shows some traffic wear. Longitudinal cracks (open 1/4 in) due to reflection of paving joints. Transverse cracks (open 1/4 in) spaced 10ft or more apart, little or slight crack raveling. No patching or very f	1,860	Square Yards	0
Recommendation:	(Paving/Walks/Grounds) Repair - mill and resurface, crack fill and sealcoat every 2-3 years to extend life			
Summary for Milne Grove Elementary School (4 detail records)				$114,250
Contingency (20%)				$22,850
Project Total Cost				$137,100

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Milne Grove Elementary School

Milne-Kelvin Grove District 91

Asphalt

Parking Lot P1

Asphalt: 6 (Good) - Slight raveling (loss of fines) and traffic wear. Longitudinal cracks (open 1/4 in - 1/2 in), some spaced less than 10ft. First sign of block cracking. Slight to moderate flushing or polishing. Occassional patching or in good condition. - Repair - mill and resurface, crack fill and sealcoat every 2-3 years to extend life. Consider new concrete curbs and sidewalk when asphalt is replaced.

Milne Grove Elementary School

Milne-Kelvin Grove District 91

Asphalt

Parking Lot P2

Asphalt: 8 (Very Good) - No longitudinal cracks except reflection of paving joints. Transverse cracks, widely spaced (40ft or greater). All cracks sealed or tight (open less than 1/4 in). - Repair - mill and resurface, crack fill and sealcoat every 2-3 years to extend life

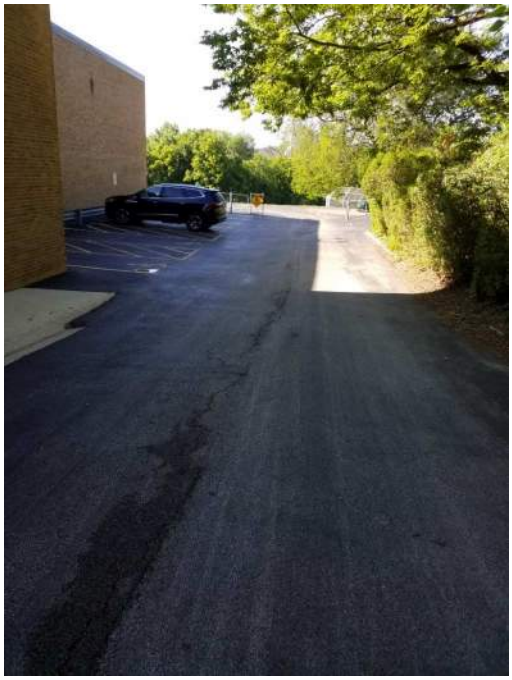
Milne Grove Elementary School

Milne-Kelvin Grove District 91

Asphalt

Parking Lot P3

Asphalt: 7 (Good) - Very slight or no raveling, surface shows some traffic wear. Longitudinal cracks (open 1/4 in) due to reflection of paving joints. Transverse cracks (open 1/4 in) spaced 10ft or more apart, little or slight crack raveling. No patching or very f - Repair - mill and resurface, crack fill and sealcoat every 2-3 years to extend life. Concrete repair adjacent to door G.



Milne Grove Elementary School

Milne-Kelvin Grove District 91

Asphalt

Parking Lot P4

Asphalt: 7 (Good) - Very slight or no raveling, surface shows some traffic wear. Longitudinal cracks (open 1/4 in) due to reflection of paving joints. Transverse cracks (open 1/4 in) spaced 10ft or more apart, little or slight crack raveling. No patching or very f - Repair - mill and resurface, crack fill and sealcoat every 2-3 years to extend life

LEGEND

XX-X XXXX XXXX X W

- LATEST RE-ROOF DATE
- ROOF TYPE
- INDICATES AREAS UNDER WARRANTY
- SCHEDULED REPLACEMENT DATE
- BLDG AREA & ROOF NUMBER

L	ROOF ACCESS LADDER
H	ROOF ACCESS HATCH
D	ROOF ACCESS DOOR

PRIORITY

- 1-3 YEAR
- 3-5 YEARS
- 5-10 YEARS
- 10-15 YEARS
- 15-20 YEARS
- MAINTENANCE REPAIR WORK
- WARRANTY REPAIR WORK

ROOF TYPE

A	BALLASTED MODIFIED BITUMEN BUR
B	MINERAL CAP SHEET MODIFIED BITUMEN BUR
C	ASPHALE SHINGLES
D	BALLASTED BUILT-UP ROOF
E	SINGLE PLY
F	STANDING SEAM METAL
G	SMOOTH SURFACE MODIFIED BITUMEN
H	BALLASTED SMOOTH SURFACE MODIFIED BITUMEN

ROOF REPLACEMENT PLAN

NOT TO SCALE

KELVIN GROVE ELEMENTARY SCHOOL

MILNE-KELVIN GROVE DISTRICT 91

08/09/22

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Kelvin Grove Middle School

Roof Survey

Milne-Kelvin Grove District 91

Item	Condition	Amount		Action Year
03-05 yrs				$553,650
Roof R13 (3 items)				$391,400
Roof	Fair Condition - Remaining Life 3-5 years. - Roof has poor acoustical properties, though membrane may be a candidate for restorative coating (Building Envelope)	19,250	Square Feet	0
Roof	Replace strainers with cast iron - Cast iron strainers last longer and are less likely to move (Building Envelope)	20	Each	0
Roof	Condensate splashing on membrane - Run condensate pipe directly to drain (Building Envelope)	14	Each	0
Roof R3 (3 items)				$162,250
Roof	Stone coping deteriorated and joints dried - Cover with aluminum coping (Building Envelope)	105	Linear Feet	0
Roof	Tree overhangs roof and gutter - Prune tree to prevent debris build-up on roof and in gutter (Building Envelope)	1	Lump Sum	0
Roof	Fair Condition - Remaining Life 3-5 years. - Some pockets/bubbles present, could be candidate for restorative coating rather than full replacement (Building Envelope)	7,850	Square Feet	0
05-10 yrs				$672,000
Roof R10 (2 items)				$34,750
Roof	Fair Condition - Remaining Life 5-10 years. - Some ripples present, could be candidate for restorative coating rather than full replacement (Building Envelope)	1,700	Square Feet	0
Roof	Replace strainers with cast iron - Cast iron strainers last longer and are less likely to move (Building Envelope)	3	Each	0

Item	Condition	Amount		Action Year
Roof R11 (3 items)				$33,750
Roof	Replace strainers with cast iron - Cast iron strainers last longer and are less likely to move (Building Envelope)	3	Each	0
Roof	Fair Condition - Remaining Life 5-10 years. - Could be candidate for restorative coating rather than full replacement (Building Envelope)	1,550	Square Feet	0
Roof	Ponding (standing water) - Revise pitch to drain (Life Safety)	100	Square	0
Roof R12 (1 item)				$162,000
Roof	Fair Condition - Remaining Life 5-10 years. - Could be candidate for restorative coating rather than full replacement (Building Envelope)	8,100	Square Feet	0
Roof R6 (2 items)				$78,500
Roof	Replace strainers with cast iron - Cast iron strainers last longer and are less likely to move (Building Envelope)	2	Each	0
Roof	Fair Condition - Remaining Life 5-10 years. - Some evidence of ponding water, may require adjustment of slopes, could be candidate for restorative coating rather than full replacement (Building Envelope)	3,900	Square Feet	0
Roof R7 (4 items)				$299,500
Roof	Fair Condition - Remaining Life 5-10 years. - Some patches present, could be candidate for restorative coating rather than full replacement (Building Envelope)	14,700	Square Feet	0
Roof	Replace strainers with cast iron - Cast iron strainers last longer and are less likely to move (Building Envelope)	4	Each	0
Roof	Abandoned roof penetration - Remove former curbs/supports and patch roof (Building Envelope)	4	Each	0
Roof	Replace Existing Skylights - Seals are deteriorated (Building Envelope)	1	Each	0
Roof R8 (2 items)				$56,000
Roof	Fair Condition - Remaining Life 5-10 years. - Some ripples present, could be candidate for restorative coating rather than full replacement (Building Envelope)	2,775	Square Feet	0
Roof	Replace strainers with cast iron - Cast iron strainers last longer and are less likely to move (Building Envelope)	2	Each	0

Item	Condition	Amount		Action Year
Roof R9 (2 items)				$7,500
Roof	Replace strainers with cast iron - Cast iron strainers last longer and are less likely to move (Building Envelope)	2	Each	0
Roof	Fair Condition - Remaining Life 5-10 years. - Some evidence of ponding water, may require adjustment of slopes, could be candidate for restorative coating rather than full replacement (Building Envelope)	350	Square Feet	0
10-15 yrs				$390,250
Roof R1 (2 items)				$26,500
Roof	Good Condition - Remaining Life 10-15 years. - Some ripples present, could be candidate for restorative coating rather than full replacement (Building Envelope)	1,100	Square Feet	0
Roof	Ponding (standing water) - Revise pitch and clean gutters (Life Safety)	225	Square	0
Roof R2 (3 items)				$85,250
Roof	Good Condition - Remaining Life 10-15 years. - Some ripples present, could be candidate for restorative coating rather than full replacement (Building Envelope)	4,200	Square Feet	0
Roof	Tree overhangs roof and gutter - Prune tree to prevent debris build-up on roof and in gutter (Building Envelope)	1	Lump Sum	0
Roof	Pipe penetration boots not lead - Replace penetration boots with lead type (Building Envelope)	5	Each	0
Roof R4 (1 item)				$16,500
Roof	Good Condition - Remaining Life 10-15 years. - Some ripples present, could be candidate for restorative coating rather than full replacement (Building Envelope)	825	Square Feet	0
Roof R5 (1 item)				$262,000
Roof	Good Condition - Remaining Life 10-15 years. - Some ripples present, could be candidate for restorative coating rather than full replacement (Building Envelope)	13,100	Square Feet	0

Item	Condition	Amount	Action Year
Summary for Kelvin Grove Middle School (29 detail records)			$1,615,900
Contingency (15%)			$242,385
Project Total Cost			$1,858,285

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Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R1

Roof

Good Condition - Remaining Life 10-15 years.

Some ripples present, could be candidate for restorative coating rather than full replacement

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R1

Roof

Ponding (standing water)

Revise pitch and clean gutters

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R10

Roof

Fair Condition - Remaining Life 5-10 years.

Some ripples present, could be candidate for restorative coating rather than full replacement

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

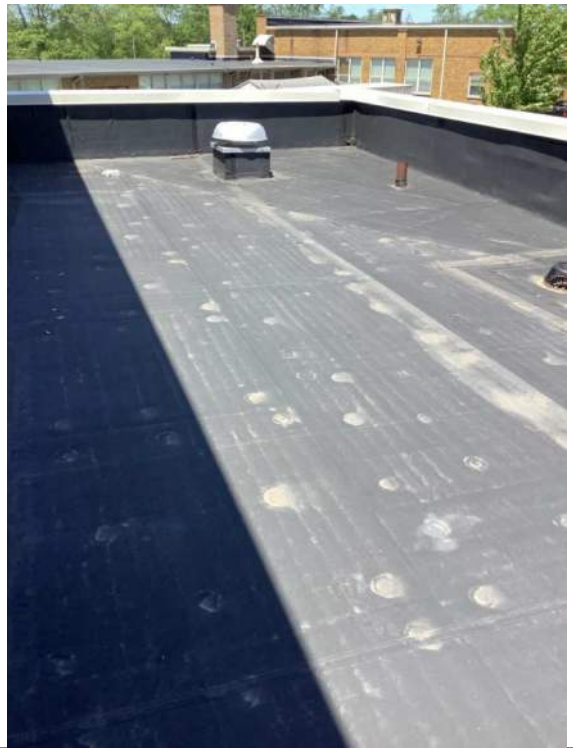
Roof Survey

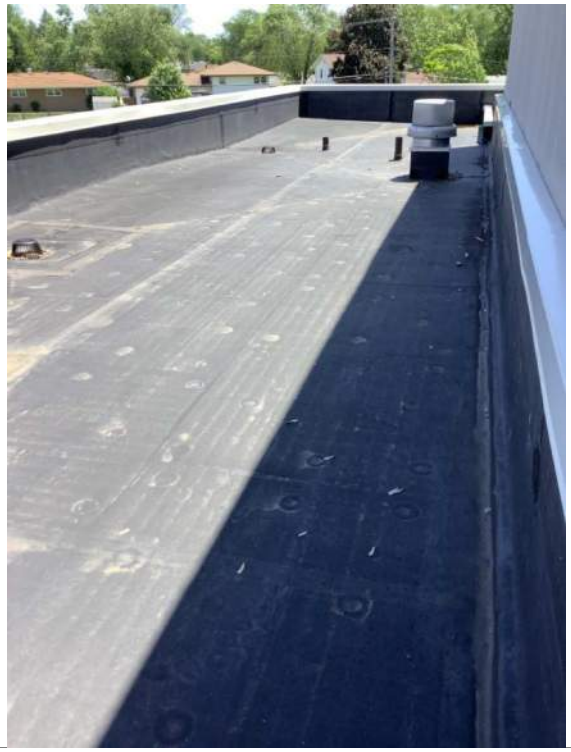
Roof R11

Roof

Fair Condition - Remaining Life 5-10 years.

Could be candidate for restorative coating rather than full replacement





Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R13

Roof

Fair Condition - Remaining Life 3-5 years.

Roof has poor acoustical properties, though membrane may be a candidate for restorative coating

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R2

Roof

Good Condition - Remaining Life 10-15 years.

Some ripples present, could be candidate for restorative coating rather than full replacement

Roof R2

Roof

Pipe penetration boots not lead

Replace penetration boots with lead type

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R2

Roof

Tree overhangs roof and gutter

Prune tree to prevent debris build-up on roof and in gutter

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R3

Roof

Tree overhangs roof and gutter

Prune tree to prevent debris build-up on roof and in gutter

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

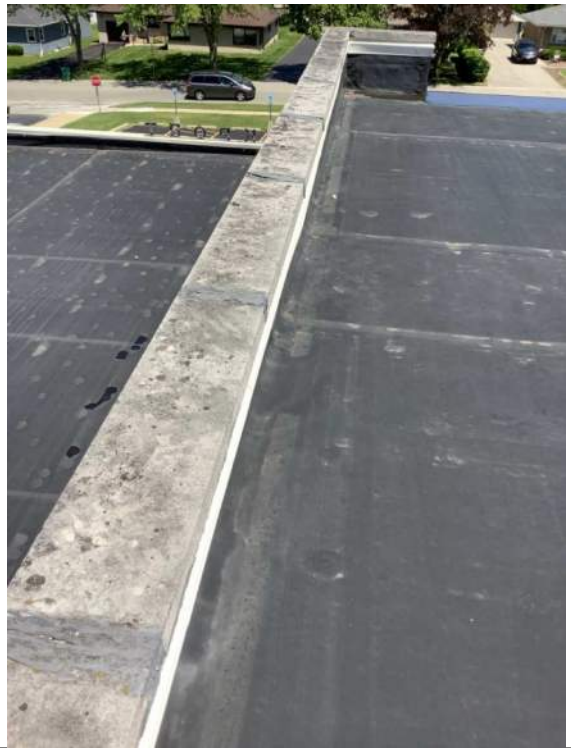
Roof Survey

Roof R3

Roof

Stone coping deteriorated and joints dried

Cover with aluminum coping



Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R3

Roof

Fair Condition - Remaining Life 3-5 years.

Some pockets/bubbles present, could be candidate for restorative coating rather than full replacement

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R4

Roof

Good Condition - Remaining Life 10-15 years.

Some ripples present, could be candidate for restorative coating rather than full replacement

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R5

Roof

Good Condition - Remaining Life 10-15 years.

Some ripples present, could be candidate for restorative coating rather than full replacement

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R7

Roof

Fair Condition - Remaining Life 5-10 years.

Some patches present, could be candidate for restorative coating rather than full replacement

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R8

Roof

Fair Condition - Remaining Life 5-10 years.

Some ripples present, could be candidate for restorative coating rather than full replacement

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

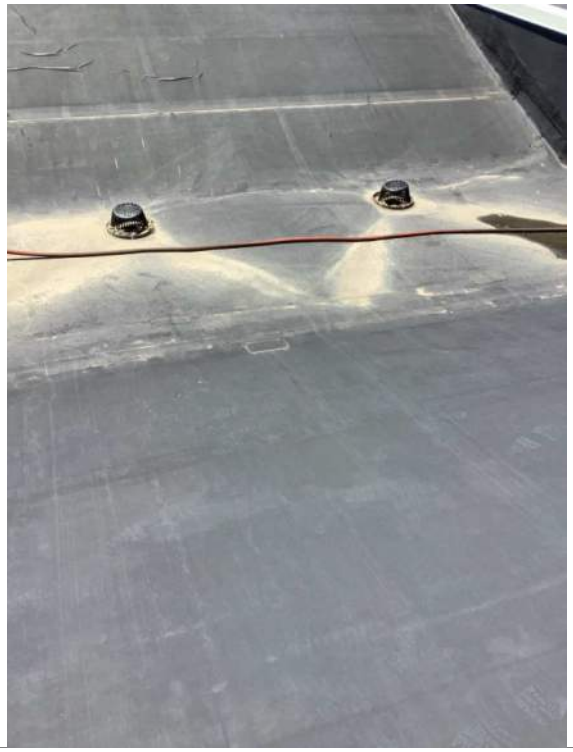
Roof Survey

Roof R8

Roof

Replace strainers with cast iron

Cast iron strainers last longer and are less likely to move



Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R9

Roof

Fair Condition - Remaining Life 5-10 years.

Some evidence of ponding water, may require adjustment of slopes, could be candidate for restorative coating rather than full replacement

Kelvin Grove Middle School

Milne-Kelvin Grove District 91

Roof Survey

Roof R9

Roof

Replace strainers with cast iron

Cast iron strainers last longer and are less likely to move

Milne-Kelvin Grove District 91
Overall Summary by Expenditure Type

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Paving/Walks/Grounds (20 items)	$610,300
Security Measures (9 items)	$1,340,000
Systems (MEPFP) (1 item)	$200
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DLA Ltd.
ARCHITECTS

Milne-Kelvin Grove School District 91
August 9, 2022
Potential Long Range Project Plan

1-5 Years

Expenditure Type	Project Type	Scope	Estimated Cost
Capital Improvement	Security Measures	Remodel Milne Main Office for Secured Entry	$765,000 - $920,000
Capital Improvement	Security Measures	Add Key Fobs & Electric Security to All Ext Doors	$105,000 – $125,000
Life Safety	Life Safety	Various Life Safety Items Throughout District	$170,000 - $205,000
Operations & Maintenance	Building Envelope	Roof Replacement R3 and R13 at Kelvin	$540,000 - $650,000
Operations & Maintenance	Systems (MEPFP)	Provide Central Air Conditioning at Milne	TBD
Operations & Maintenance	Accessibility	Remodel Select Toilet Rooms Throughout	TBD
Operations & Maintenance	Finishes/FFE & Stor.	Various Floor, Ceiling, Wall, Casework Throughout	TBD

Approximately $2,000,000 - $2,500,000

6-10 Years

Expenditure Type	Project Type	Scope	Estimated Cost
Capital Improvement	Security Measures	Upgrade/Replace Video, Radio & Add First Resp.	$470,000 - $565,000
Operations & Maintenance	Paving/Walks/Ground	Mill & Replace Portions of KG & KG Lots	$180,000 – $220,000
Operations & Maintenance	Building Envelope	Roof Replacement R6-12 at Kelvin	$675,000 - $810,000
Operations & Maintenance	Systems (MEPFP)	Various Equipment Replacement Throughout	TBD
Operations & Maintenance	Accessibility	Remodel Select Toilet Rooms Throughout	TBD
Operations & Maintenance	Finishes/FFE & Stor.	Various Floor, Ceiling, Wall, Casework Throughout	TBD

Approximately $2,000,000 - $2,500,000