



PARK RIDGE-NILES  
SCHOOL DISTRICT 84

# Health Life Safety Survey and Master Facilities Plan

Community Presentation

Board Meeting

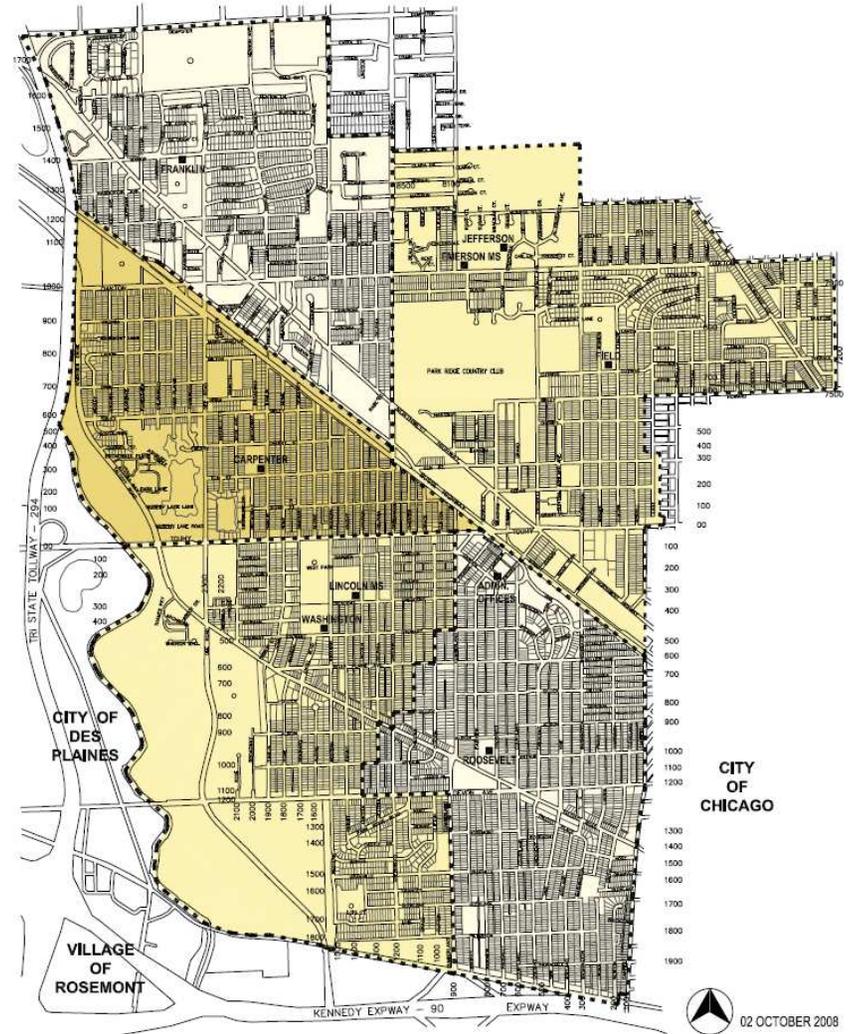
May 18, 2015

**FGM** ARCHITECTS

For security purposes school floor plans have been removed from this document.

# Agenda

- Introduction
- Preliminary Findings
  - District Wide
  - Building Level





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# INTRODUCTION



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# Master Facilities Plan

- Plan Components
  - Health Life Safety Survey
  - Building Assessment
  - Educational Planning
- Cost Areas
  - Operation Costs
  - Maintenance and Repair Costs
  - Capital Improvements



# Capital Improvement Costs

Building Improvements that:

- Extend the useful life of a building or building systems
- Accommodate changes in building or program capacity
- Make modifications to enhance or expand programs



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# PRELIMINARY FINDINGS



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# Preliminary Findings

**The buildings are structurally sound and safe for occupancy**

- There are older portions and systems that are past their useful life and need to be replaced
- There are building conditions that need to be modified and improved to meet current codes and standards



# Preliminary Findings

**There are parts of the buildings that do not support educational needs**

- Program and capacity needs exceed available space in some areas
- The buildings lack flexibility for changing educational needs





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# DISTRICT WIDE CONSIDERATIONS



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# Building Needs

## – Sites

- Drop-off and pick-up
- Parking
- Playgrounds
- Hard play area

## – Security

- Entry vestibules
- “Shelter-in-place” strategy



# Building Needs

## – Code

- Corridor doors
- Exiting issues (large spaces and some additions created land locked stairwells)

## – ADA

- Auditoriums
- Classroom doors
- Areas of refuge



# Programs – Space Needs

- Capacity at individual buildings
- Full Day Kindergarten investigation
  - Early Childhood / Kindergarten Center
  - At each Elementary School
- 21<sup>st</sup> Century LRC's



# Programs – Space Needs

- Auditoriums
  - Stage extensions
  - Handicapped accessibility
  - Greater flexibility for multi-purpose uses
- Art and Music Programs
- Middle School Science
- Administrative Office / Staff Training





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# BUILDINGS



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# Carpenter Elementary

- Roof, flat and pitched area 1994 Addition
- PA System
- Electrical panel boards
- Energy efficiency, occupancy sensors and exterior lighting
- Galvanized water piping
- Add exit to east side of building and provide courtyard exiting
- Wall and ceiling penetrations, wood frame and deck construction



# Field Elementary

- Window replacement
- Asbestos floor tile
- PA System
- Electrical panel board
- Energy efficiency, occupancy sensors and exterior lighting
- Plumbing fixtures
- Galvanized water piping
- Wood frame and deck construction



# Franklin Elementary

- Roofs, except 1990 addition
- PA System
- Emergency generator
- Electrical panel boards
- Fire alarm system
- Plumbing fixtures
- Galvanized water piping (in walls)



# Roosevelt Elementary

- Roofs
- Asbestos floor tile
- PA System
- Galvanized water piping
- Compartmentalize attic area



# Washington Elementary

- Roof, flat areas and repairs at pitched areas
- Asbestos floor tile
- PA System
- Electrical panel boards
- Energy efficiency, occupancy sensors and exterior lighting
- Galvanized water piping (30%)
- Lower Level room arrangement, exiting and accessibility
- Auditorium Exiting



# Emerson Middle

- Roof, flat areas and repairs at pitched areas
- Energy efficiency, occupancy sensors and exterior lighting



# Lincoln Middle

- Roofs
- Windows
- Asbestos floor tile
- Plaster repair
- Accessible toilets, toilet distribution
- Mechanical units and ventilation
- Galvanized water piping
- PA System
- Electrical panel boards
- Energy efficiency, occupancy sensors and exterior lighting
- 1956 Addition and third floor exiting and corridor



# Jefferson

- Roofs
- Asbestos floor tile
- Interior finishes
- Mechanical system
- Galvanized water piping
- PA System
- Emergency generator
- Courtyard exiting and design
- Auditorium use
- Fire and security separation of leased space
- Institutional (I) standards for day-care use should apply



# District Facilities

- Hendee Educational Center – District office
- Jefferson – Technology Office and MDF
- Emerson - MDF
- Washington Lower Level – District Warehouse
- Lincoln Lower Level – Maintenance Garage
- Roosevelt Lower Level – District Elementary Science Kit Storage
- Miscellaneous offices and spaces



# Project Prioritization

## 5-Year HLS and MFP Plan

- Priority One - Violation of the code or a health / safety concern or significant additional costs if item is not addressed
- Priority Two - Necessary to comply with a recommended standard or increase operating efficiency or extend the useful life of the building or a system
- Priority Three - Improve the quality of materials or systems or reduce the risk of future failures or the enhance performance of a system

## Years 6 to 10

- Expected major expenditure areas



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