

Master Facility Plan  
Update

FUNCTIONAL  
TEAM  
REPORT



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# Executive Summary



# Infrastructure, Safety, and Security Team Priority List

## Central High School

### Infrastructure Priorities

1. **Roofing** - A roofing replacement plan needs to be established to identify and anticipate the replacement of roofs or roof areas as they reach their life expectancy. A regular evaluation of the roofs by a licenced professional is needed to keep the plan current. See the Appendix for roof area locations;

Estimate: (under development)
2. **Pool De-humidifier** - The original 1958 pool de-humidifier system no longer works and needs to be replaced;

Estimate: (under development)
3. **Tuck-pointing** - The building is overdue for tuck-pointing. A tuck-pointing study needs to be performed to understand the extent of the need. For estimating purposes, the MFP assumes \_\_\_\_\_ square feet of exterior brick wall area built prior to the 1996 science and classroom addition;

Estimate: (under development)
4. **Math Wing Plaster** - Plaster popping occurs throughout the Math wing on both interior and exterior walls. This has developed into an annual maintenance issue with plaster popping reoccurring throughout the year. A moisture infiltration study needs to be performed to understand the cause and extent of the need;

Estimate: (under development)
5. **Gym AC** - The gym is not air conditioned. Only ventilation and heat are provided. The ventilation system is old and inefficient, and is not used due to how noisy it is and because the force of blown air interrupts volleyball and basketball competitions. The gym is extremely hot and uncomfortable for events. The current system needs to be replaced and air conditioning added;

Estimate: (under development)
6. **CTE Wing Air Handler** - The air handling unit in the Career Tech wing is over 30 years old, is unreliable, and needs to be replaced;

Estimate: (under development)
7. **Windows** - \_\_\_\_\_ square feet of windows and curtain wall throughout the building are over 30 years old and in need of replacement for energy loss issues;

Estimate: (under development)

8. **Parking Resurfacing** - The parking lots east of Grant Street and south of the Auditorium are crumbling in many spots and need resurfacing. +/- 175,000 square feet of parking;  
  
Estimate: (under development)
9. **Sidewalks** - Establish an Annual Sidewalk Replacement Plan and Budget. Budget for the replacement of 400 linear feet of 5 ft wide concrete sidewalk replacement annually, over a 30 year period (+/- 12,000 linear feet of sidewalk on the Central HS campus including +/-5,300 linear feet along public roadways.);  
  
Estimate: (under development)
10. **Asbestos Floor Tile** - An asbestos abatement plan was in place up until +/- two years ago. This plan needs to be reinstated. Approximately 100,000 square feet of asbestos containing flooring remains throughout the building, along with approximately 15,000 square feet of thermal system insulation. See the Appendix for locations;  
  
Estimate: (under development)

#### Security / Safety Priorities

1. **P.A. System** - Coverage is not complete on the outdated Bogan call system. It is out of capacity and cannot be expanded. Replace the Bogan System and expand coverage to all areas of the building;  
  
Estimate: (under development)
2. **Exiting Capacity** - Exiting capacity at the south end of the World Languages wing is not wide enough for the current daily use between periods and after school exiting. It does not meet the needs of emergency exiting during drills. Widen the exiting capacity of the south stair in the World Languages wing within the existing frame system, by adding one leaf door at the interior first floor landing and one leaf door at the exterior exit landing;  
  
Estimate: (under development)
3. **Door Locks** - For security and entry control purposes the door locks need to be replaced with a key card FAB system;  
  
Estimate: (under development)
4. **Security Cameras** - Additional cameras are needed throughout the building, along with wireless cameras at the fields. For the purposes of the MFP, assume an additional 10 internal cameras and 10 wireless cameras at the fields;  
  
Estimate: (under development)
5. **Lock-down/Shelter in Place Warning System** - A Lock-down/Shelter in Place warning bell and flashing light system is needed;  
  
Estimate: (under development)

## South High School

### Infrastructure Priorities

- 1. Roofing** - A roofing replacement plan needs to be established to identify and anticipate the replacement of roofs or roof areas as they reach their life expectancy. A regular evaluation of the roofs by a licenced professional is needed to keep the plan current. See the Appendix for locations;

Estimate: (under development)

- 2. Chemical Storage Ventilation** - Pool Storage room 15 is a chemical storage room with no ventilation. The door and frame to this room are rusted and in need of replacement. Add a fresh air intake and exhaust fan, and replace the door, frame, and hardware;

Estimate: (under development)

- 3. Parking / Walkways /Paths**

- The student parking lot (\_\_\_\_\_ square feet) has many spots that are crumbling and some that are structurally deteriorated,
- The 2010 drop off circle and associated sidewalks work at the front of the building did not extend to the Clarendon Hills Road curb cut. This work connected to existing drives and sidewalks within the first +/- 25 feet from the edge of the road. The drives and sidewalks within this area are deteriorated and in need of replacement (\_\_\_\_\_square feet of heavy duty asphalt and \_\_\_\_\_square feet of concrete;)
- The asphalt drives and pathways at the Stadium (\_\_\_\_\_ square feet) are in disrepair and in need of replacement;
- +/- 20 feet length of 4 foot high x 12" wide concrete retaining wall near the loading dock is breaking apart due to expanding rusted rebar and needs to be replaced;

Estimate: (under development)

- 4. Remote Storage Doors** - Doors to the storage building below the bleachers at the stadium are no longer functioning properly due to deterioration of hardware and frames. Replace 5 sets of doors, frames, and hardware;

Estimate: (under development)

- 5. Gym AC** - The gym is not air conditioned. Only ventilation and heat are provided. The ventilation system is old and inefficient. The economizer for this unit is not working. The gym is extremely hot and uncomfortable for events. Provide air conditioning to the gym;

Estimate: (under development)

- 6. Plumbing**

- The domestic water line RPZ is no longer working and needs replacement;
- The water supply pipe to the boys PE locker room is collapsed leaving the locker room without water. Provide a new supply line;
- RPZ and valves for the sprinkler system is no longer working and needs to be replaced;
- Insulation for the roof drain within the maintenance area is missing causing condensation dripping - replace;
- The condensate pump is no longer working. Replace the pump and tank;

Estimate: (under development)

- 7. Bleacher Structure** - A bleacher inspection is due. It appears that the foundation at the northeast corner of the storage structure is undermining causing a crack in the brick wall of the storage building below the bleachers. An estimate of the remaining life-span of the bleachers is needed. South HS administration believes the bleachers will need to be replaced within 5 years;

Estimate: (under development)
- 8. Elevator Controls** - The elevator controls need to be replaced per the most recent ROE inspection;

Estimate: (under development)
- 9. Hot Water Heaters** - The domestic hot water heaters are original, inefficient, beyond their expected life-span, and need to be replaced;

Estimate: (under development)
- 10. Exposed Pipes** - Approximately 50 linear feet of insulated pipes are exposed within high traffic areas near the fitness center. Provide PVC pipe wrapping for the exposed insulation;

Estimate: (under development)
- 11. Tuck-pointing** - Approximately 1,000 square feet of brick area needs to be tuck-pointed outside of room 362 and the column enclosures along the north side of the courtyard;

Estimate: (under development)
- 12. Exposed Pipes** - Approximately 50 linear feet of insulated pipes are exposed within high traffic areas near the fitness center. Provide PVC pipe wrapping for the exposed insulation;

Estimate: (under development)
- 13. Window Replacement** - Approximately \_\_\_\_\_ square feet of window openings in the original building along the west face and courtyard face need to be replaced due to deterioration and poor energy efficiency;

Estimate: (under development)

### **Security / Safety Priorities**

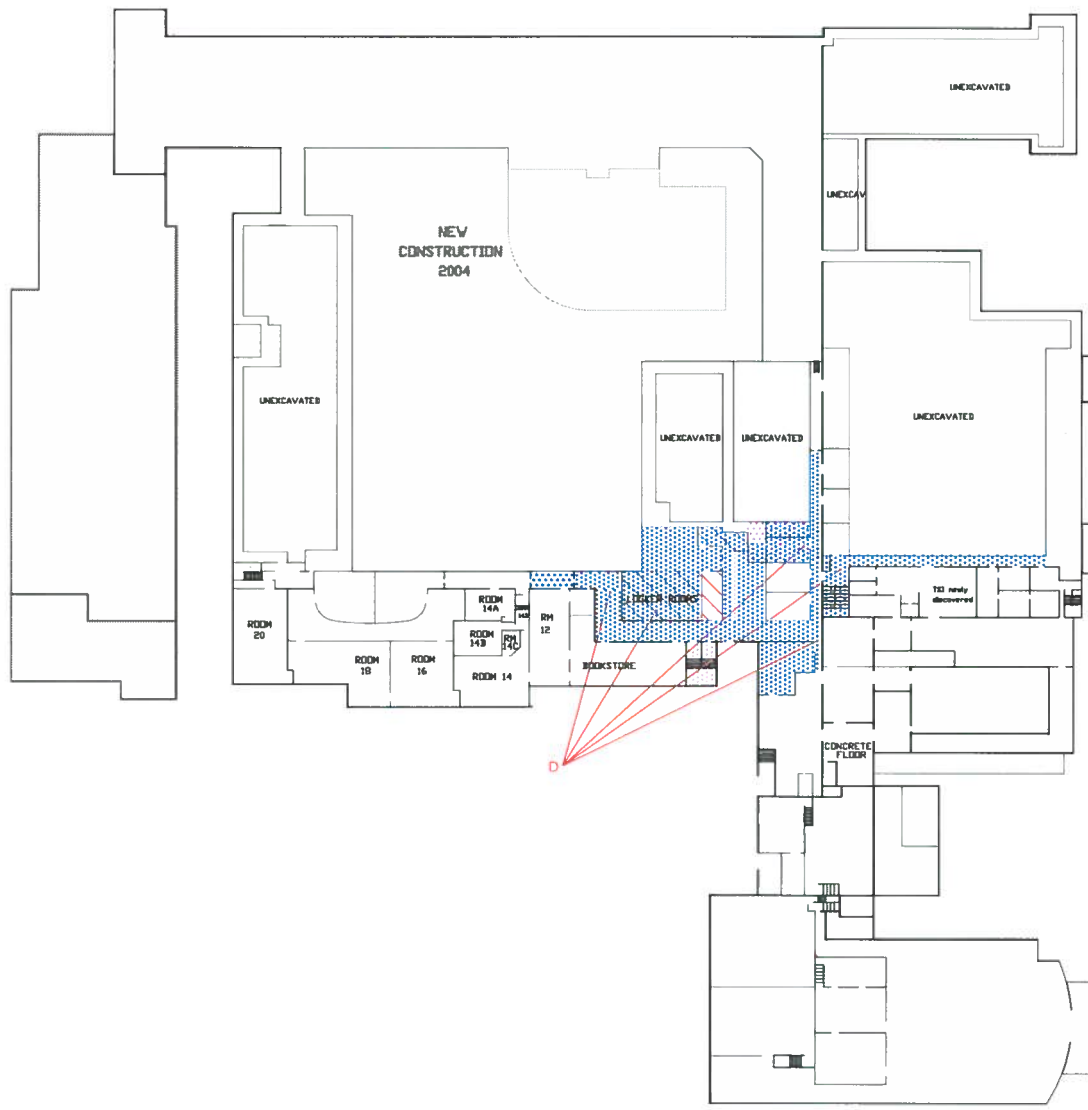
- 1. Door Locks** - For security and entry control purposes the door locks need to be replaced with a key card FAB system;

Estimate: (under development)
- 2. Lock-down/Shelter in Place Warning System** - A Lock-down/Shelter in Place warning bell and flashing light system is needed;

Estimate: (under development)



- HATCH ASBESTOS CONTAINING BUILDING MATERIAL IDENTIFIED
- FLOOR TILE - MASTIC
- THERMAL SYSTEM INSULATION
- Ⓡ DAMAGED ACBM



PERIODIC SURVEILLANCE LOG






JANUARY 1990	SEPTEMBER 1990
JANUARY 1991	JULY 1991
DECEMBER 1992	JULY 1992
JANUARY 1993	JULY 1993
JANUARY 1994	JULY 1994
JANUARY 1995	JULY 1995
JANUARY 1996	JULY 1996
JANUARY 1997	OCTOBER 1997
DECEMBER 1997	JULY 1998
	JULY 1999
FEBRUARY 2000	MAY 2000 (3-yr. reinspection)
DECEMBER 2000	JULY 2001
JANUARY 2002	JULY 2002
JANUARY 2003	AUGUST 2003 (3-yr. reinspection)
MARCH 2004	OCTOBER 2004
OCTOBER 2005	APRIL 2006
SEPTEMBER 2006	(3-Yr. Reinspection)
MAY 2007	DECEMBER 2007
JULY 2008	APRIL 2009
JULY 2009	3-Yr. Reinspection
MAY 2010	DECEMBER 2010
MAY 2011	DECEMBER 2011
JULY 2012	3-Yr. Reinspection
MAY 2013	DECEMBER 2013
MAY 2014	DECEMBER 2014

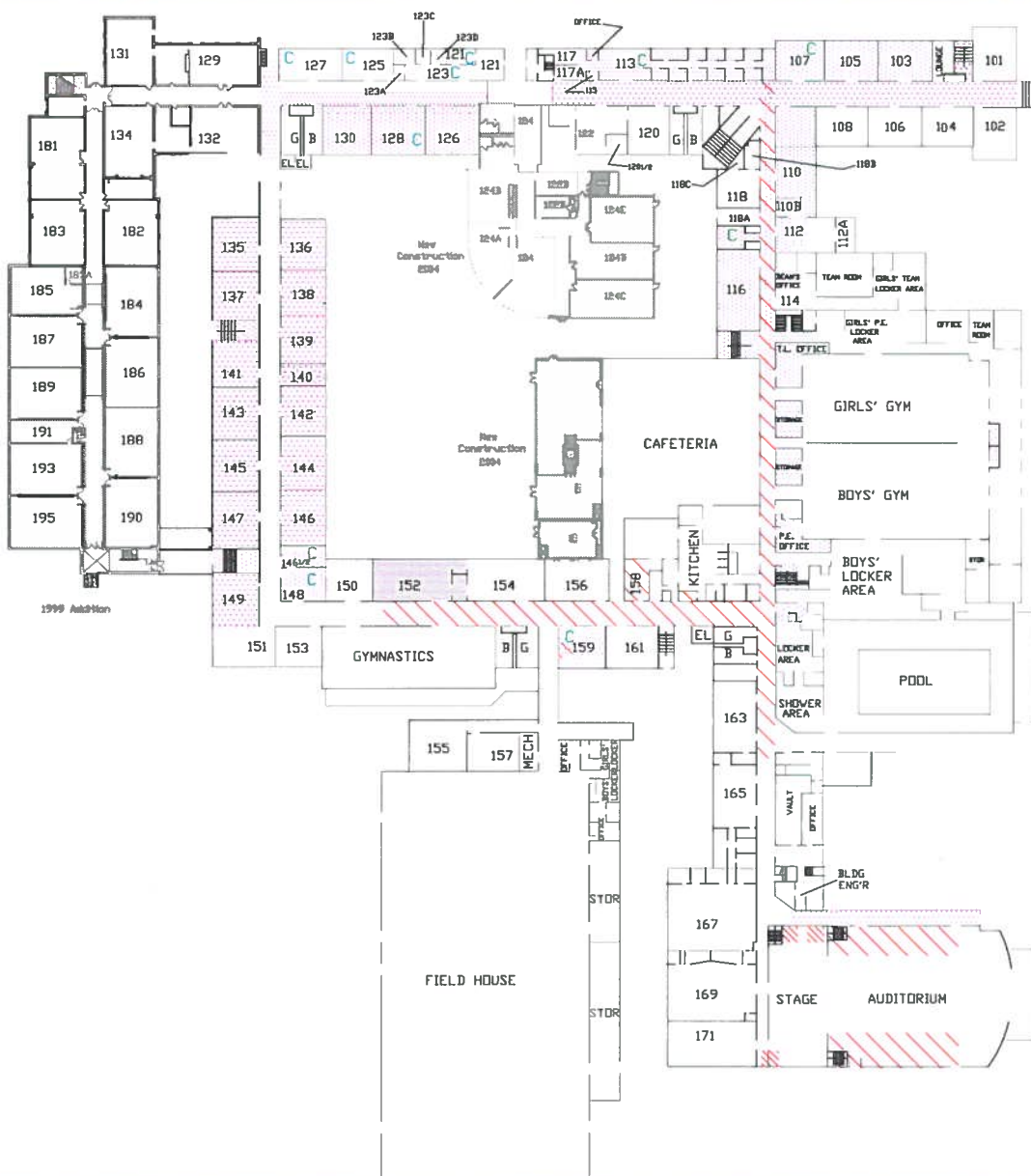
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PROJECT MAD401 FILE hcb1214ps	DATE 07/03/12 SCALE 1"=64'	HINSDALE CENTRAL HIGH SCHOOL BASEMENT LEVEL 6 Month Surveillance	HINSDALE TOWNSHIP SCHOOL DISTRICT #86 55TH & GRANT STREETS HINSDALE, IL 60513	ENVIRONMENTAL SERVICES, INC. <small>P.O. Box 408 LA Grange, IL 60137-0408 www.esenvironmental.com</small>
SHEET <b>1</b>				





- HATCH** ASBESTOS CONTAINING BUILDING MATERIAL IDENTIFIED
-  FLOOR TILE - MASTIC
  -  THERMAL SYSTEM INSULATION
  -  BENCH TOPS - HOODS
  -  CARPETING
  -  DAMAGED ACM
- NOTE: TSI IN SOME WASHROOM PIPE CHASES









**PERIODIC SURVEILLANCE LOG**

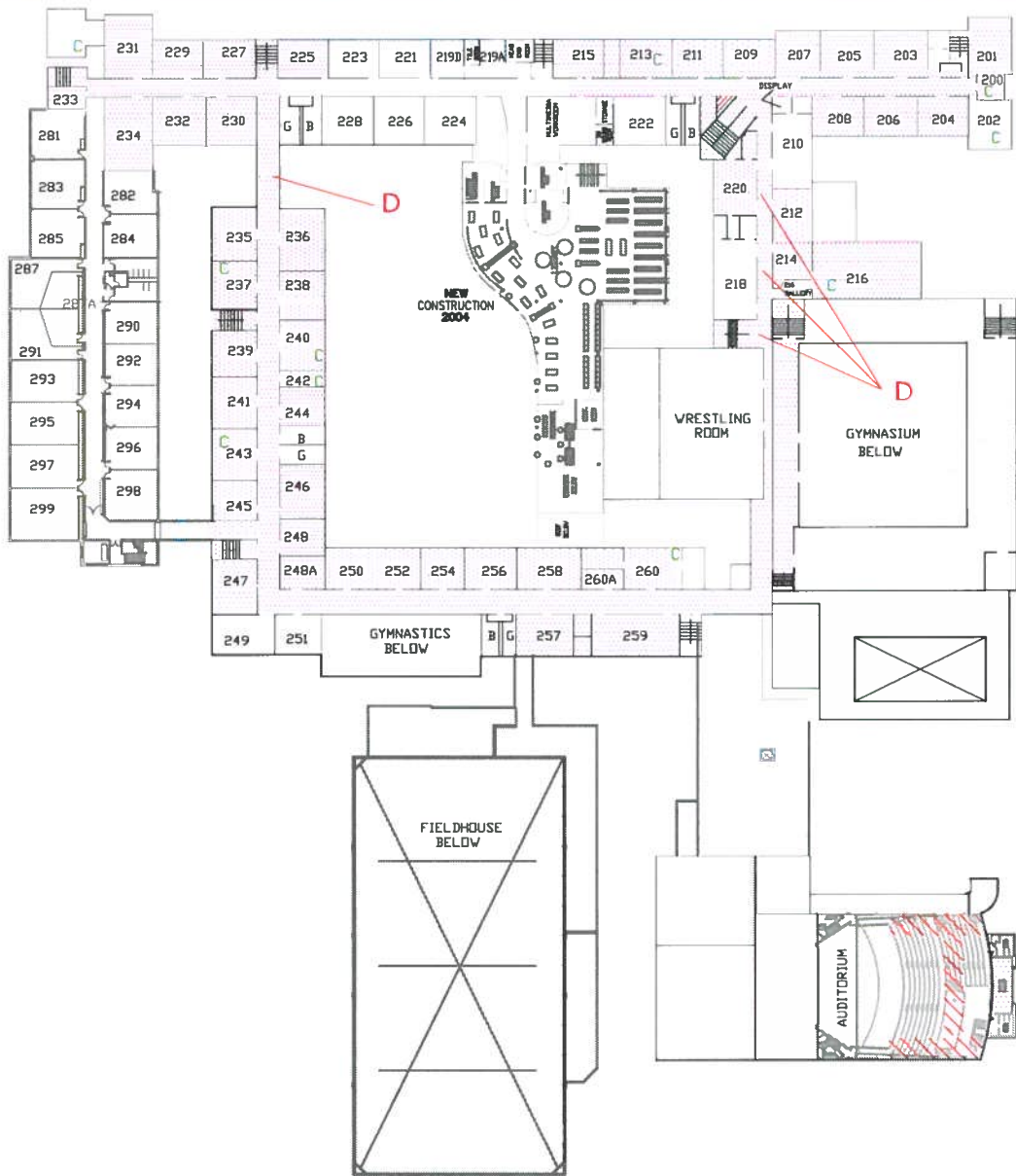
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MAY 2011	DECEMBER 2011
JULY 2012	3-Yr. Reinspection DECEMBER 2012
MAY 2013	DECEMBER 2013
MAY 2014	DECEMBER 2014

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<b>HINSDALE CENTRAL HIGH SCHOOL</b> <b>FIRST FLOOR</b> 6 Month Surveillance
<b>DATE</b> 07/03/12 <b>SCALE</b> 1"=64'
<b>PROJECT</b> MA0401 <b>FILE</b> hcf1214ps
<b>SHEET</b> 

- HATCH** ASBESTOS CONTAINING BUILDING MATERIAL IDENTIFIED
-  FLOOR TILE - MASTIC
  -  THERMAL SYSTEM INSULATION
  -  BENCH TOPS - HOODS
  -  ASBESTOS - CEMENT PANELS
  -  DAMAGED ACBM
  -  CARPETING

NEW CONSTRUCTION 1999



**PERIODIC SURVEILLANCE LDG**

JANUARY 1990	SEPTEMBER 1990
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JULY 2012 3-Yr. Reinspection	DECEMBER 2012
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MAY 2014	DECEMBER 2014

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 HINSDALE, IL 60513

**HINSDALE CENTRAL HIGH SCHOOL**  
 SECOND FLOOR  
 6 Month Surveillance

**DATE** 07/03/12  
**SCALE** 1"=64'

**PROJECT** MA0401  
**FILE** hcsf1214ps

**SHEET**  
