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# Groundwork for a brighter future

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## Facility Assessment And Long Range Plan



## Lyons Township High School District 204

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## **Lyon Township High School District 204**

### **Executive Summary**

This Facility Assessment is the result of building and site walk-throughs by representatives of DLA Architects, Ltd. and Berg Engineering Consultants. Interviews were conducted with Lyon Township High School District 204 Administration and with Operations & Maintenance Staff. This assessment is intended to identify building systems and assemblies, which, over time, will require replacement. It is not an environmental survey, ADA survey, life safety survey or asbestos survey.

This document will serve as a planning tool, aiding in the fiscal forecasting and identification of potential expenditures over the next 10 years. This will enable the Administration and the Board of Education to establish construction/maintenance budgets and foresee conflicts between construction and the curriculum delivery process.

The Facility Assessment is a living document and should be reviewed on an annual basis with periodic updates to summarize work accomplished over the previous year and to plan for upcoming projects. This is critical for maintaining high quality, safe, educational environments. Extended deferred maintenance can only diminish the quality of the space and increase the ultimate cost of the repair work. Aggressive preventative maintenance and continued diligence can provide extended life for many years beyond the indicated replacement year and minimize the long-term budgetary impact.

## **Introduction – Statement of Purpose**

The process of completing a District-wide study is a stepping stone for developing a comprehensive plan for future needs and budget expenditures. The Assessment Study is a major component of the District's Long Range Plan. Coupled with life safety, curriculum, demographic issues and future program needs, the study becomes a long range planning document for helping to manage and maintain the District's facilities in good working order, balanced with the required long-term expenditures.

Our study has found that the facilities are well cared for, clean and regularly maintained – a tribute to the District's teachers, students and maintenance staff. And while the facilities are well cared for, the fact remains that there are infrastructure and building components that are aging and will be in need of renovation and/or replacement in coming years.

The quality of educational space can be a direct reflection of how well students can focus and learn within their classroom. Environments with poor thermal comfort, bad acoustics or simply classrooms that are too cluttered, inhibit the learning and teaching process.

The goal of the assessment centers around these facility needs, anticipating renovations and the replacement of equipment before there are failures. There is no question equipment can be repaired to “get a bit more life” out of the system, however, the point of diminishing returns makes these repairs more and more costly and ultimately not capable of renovation.

The process and priority of those renovations are something that the Facilities Committee, District Administration and DLA Architects should work together in developing as our next step. DLA will remain an active participant in helping to establish a renovation program that best meets the District's goals and philosophical approach. In this manner all of the students, faculty and staff of Lyons Township High School District 204 will benefit.

## Study Protocol

The study entailed surveying the facility by a team of architects and engineers. In addition, the team examined existing drawings of the building, when available, and walked the site. The goal was to examine major components of the facility to determine the age and condition of these components develop a process of review and ultimately implement the recommendations.

The study did not include any destructive testing of the building. However, systems including roofs, mechanical, electrical and plumbing were reviewed and examined. In addition, on-site interviews were made to discuss the building with District's Buildings and Grounds personnel and administration. The goal was to combine the expertise of the Design Team with that of the people who know the buildings best. This synergy is integral to a comprehensive report.

In reviewing the report, particularly with the mechanical, electrical and plumbing portions, options are discussed along with longevity issues and life cycle costs. These options allow the District to determine what the best solution for the school is; including what the best program, in terms of long-term comfort, is for the students and staff, and which solution provides the best energy savings versus initial cost.

The completion of the Long Range Plan is an opportunity to make the Administration and Board of Education more aware of life safety code requirements, maintenance factors, curriculum needs and other concerns within the facilities, along with the anticipated costs for these work items. In this manner, the Board of Education will be better able to plan for these key expenditures that will be necessary to maintain quality educational facilities in the District.

## **Priority**

DLA Architects has not updated the Facility Assessment to reflect priorities, instead we recommend the District review the following prioritization categories and conceptually rank each type of work. Prioritization of line items could possibly be in order as follows:

1. Priority 1: Items needing immediate attention to maintain the health and life safety of occupants and/or the operation of the facility based upon its current condition. Recommended project completion date 1-3 years. We recommend the life safety items and priority 1 roof items fall in this category.
2. Priority 2: Items needing attention in the near future to maintain the operation of the facility based upon its current condition. The item or system has exceeded its life cycle length. Recommended project completion date 3-5 years. We recommend including certain equipment past its useful life for this category. These items are included so their replacement can be planned for, rather than wait for a failure.
3. Priority 3: Remaining items or system that may be currently in acceptable condition, but it is projected, based upon life cycle length, that the item will require replacement. Other items included may warrant attention to insure the efficient use of energy or require upgrade due to technological obsolescence. Recommended project completion date 5-10 years.

## **Estimate Costs**

The projected cost estimates for the items in Section 7, Capitol Projects are based on 2022 estimated costs. The projected cost estimates for each item in the individual school in all other sections are based on 2018 estimated costs and are not escalated to account for inflation. This cost reflects labor and material, but does not include Architectural and Engineering Design fees, Contingencies or Owner Project related soft



costs, such as furniture. An action year should be added for each item that reflects the calendar year the project is recommended to be completed.

This document does not include an environmental survey, and as such, any costs associated with environmental issues, such as asbestos abatement, are not included in this planning tool.

## **Conclusion and Recommendations**

The completion of the Facility Assessment study becomes the beginning of the process of implementation. The knowledge of what it takes to make your schools more current and to provide improved environments for your students is a complex yet great opportunity. The ability of students to learn and for teachers to effectively teach is often influenced by the environment within which they are working.

This report is an outline of issues that not only impact learning but ultimately the condition of the District's facility. Timely correction of these items will minimize long-term costs and potential damage to the facility. The breadth of renovation is extensive, but so are the assets of the District.

The Summary of Costs for the School is a guide to develop a strategy for improvement and a discussion of priorities throughout the District. Impact on the students, transportation concerns, benefits of the neighborhood school and the quality of the overall educational program become major factors for consideration.

Many of the proposed recommendations are deeply intertwined and should be considered as a system renovation not necessarily an individual item. DLA Architects and its Engineers will help guide the District through these issues to ultimately provide the most effective solution.

It is the recommendation of DLA Architects, Ltd. that the District develop a phased approach to managing the renovation and repair of the District's facilities. Based on District priorities, it is our opinion that significant portions of this report should be incorporated into an on-going implementation program. Roofs, Paving, MEP and general Life Safety issues should become the main focus. The District may also wish to explore larger renovation or building projects, where the greater "economy of scale" may help reduce some of the anticipated construction costs.