

District's Feasibility Study Presentation

PEOTONE 207U CUSD

FACILITY CONDITIONS ASSESSMENT

Connor Shaw Center
Peotone Elementary School
Peotone Intermediate Center
Peotone Junior High School
Peotone High School

FEBRUARY 18, 2026

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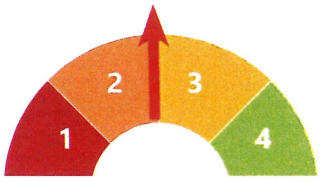
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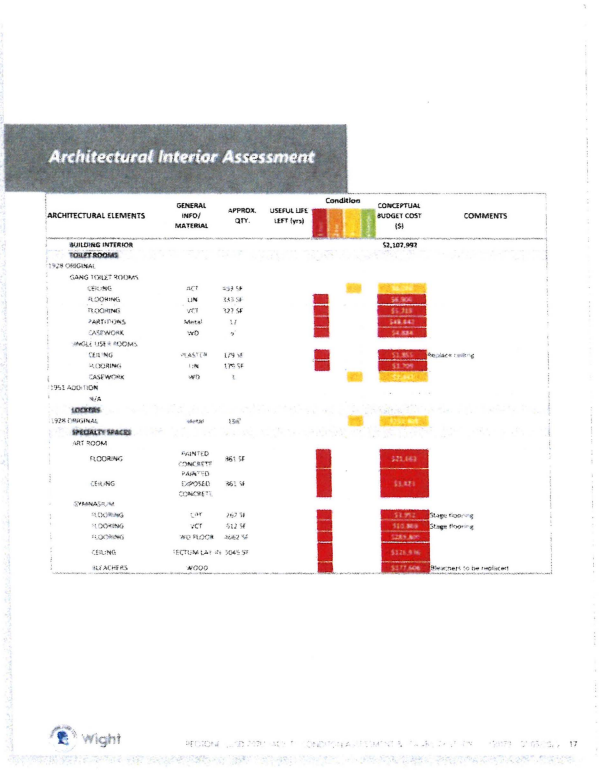
Methodology

Surveys of Connor Shaw Center, Peotone Elementary School, Peotone Intermediate Center, Peotone Junior High School, and Peotone High School in Peotone School District 207U were conducted to identify the condition of the following facility elements: Site, Building Exterior, Building Interior, Mechanical Systems, Plumbing Systems, and Electrical Systems. The purpose of the surveys was to visually evaluate these elements and to provide a summary of the anticipated costs (in 2026 dollars) for elements requiring repair or replacement within the next 10 years.

The following information represents the result of these surveys. It is intended to be used as a tool for the District to prioritize repair and/or replacement of the evaluated elements, to identify a timeframe with which such repair and/or replacement can be completed based on available funding, and to potentially identify additional funding that may be required to complete the recommended repair and/or replacement scope. For each facility element that was evaluated, a summary worksheet has been created to itemize the observations made during the surveys. Each worksheet includes a further breakdown of the items evaluated as part of the larger facility element category.



AVERAGE SCORE METER



CONDITION

1 POOR

Includes items that are in poor working order and have significant signs of wear and tear; and/or have reached the end of their useful life and are recommended to be replaced in the next 1-2 years.

2 FAIR

Includes items that are generally in working order but have obvious signs of wear and tear; and/or are approaching the end of their expected lifespan are recommended to be replaced in the next 3-5 years..

3 GOOD

Includes items that are generally in working order and have minimal signs of wear and tear; and/or have at least five years before the end of their expected lifespan are recommended to be replaced in the next 6-9 years.

4 MAINTAIN

Includes items that have extended lifespans and are in good condition; and/or have at least ten years before the end of their expected lifespan.

Summary Budget

An order of magnitude budget (in 2026 dollars) has been assigned to items that have been identified for repair and/or replacement within the stipulated timeframes. These budgets are intended to represent the ancipated total cost; **including hard construcon costs, fees, and conngencies**; as if the work was being performed at the time of the survey. These budgets are not based on detailed designs, and as such they are only intended to help the District understand the order of magnitude of the potential costs. All budgets will need to be re-evaluated at the time the work is intended to be performed in order to account for detailed design requirements, and to account for cost escalation.

This facilities assessment has identified the required maintenance cost to address facility elements that have inherent lifespans, and especially those which will adversely affect school operations if such elements were to fail. Examples of items that are included within this are roofs, pavement, mechanical equipment, lighting, etc. It also includes renovation associated with elements or spaces that are generally in poor condition, and that are recommended as priorities as part of any future renovations that are considered. Examples of items that are included are flooring, ceilings, specialty spaces, etc.

PEOTONE 207U
OVERALL FCA BUDGET SUMMARY FEBRUARY 2026

SUMMARY	1-2 yrs Poor	3-5 yrs Fair	6-10 yrs Good	10 yrs + Maintain	TOTAL
CONNOR SHAW	$1,836,475	$1,873,072	$297,484	$223,080	$4,230,111
PEOTONE ELEMENTARY SCHOOL	$2,094,852	$1,572,440	$740,343	$0	$4,407,635
PEOTONE INTERMEDIATE CENTER	$1,466,108	$2,973,642	$304,810	$417,184	$5,161,744
PEOTONE JUNIOR HIGH SCHOOL	$3,440,623	$5,597,996	$940,699	$207,415	$10,186,733
PEOTONE HIGH SCHOOL	$665,220	$6,030,343	$641,196	$186,797	$7,523,556
TOTAL	$9,503,278	$18,047,493	$2,924,532	$1,034,476	$31,509,779

CONNOR SHAW CENTER

1

Location: *212 W Wilson St, Peotone IL 60468*

Year Built: *1928*

Additions: *1951*

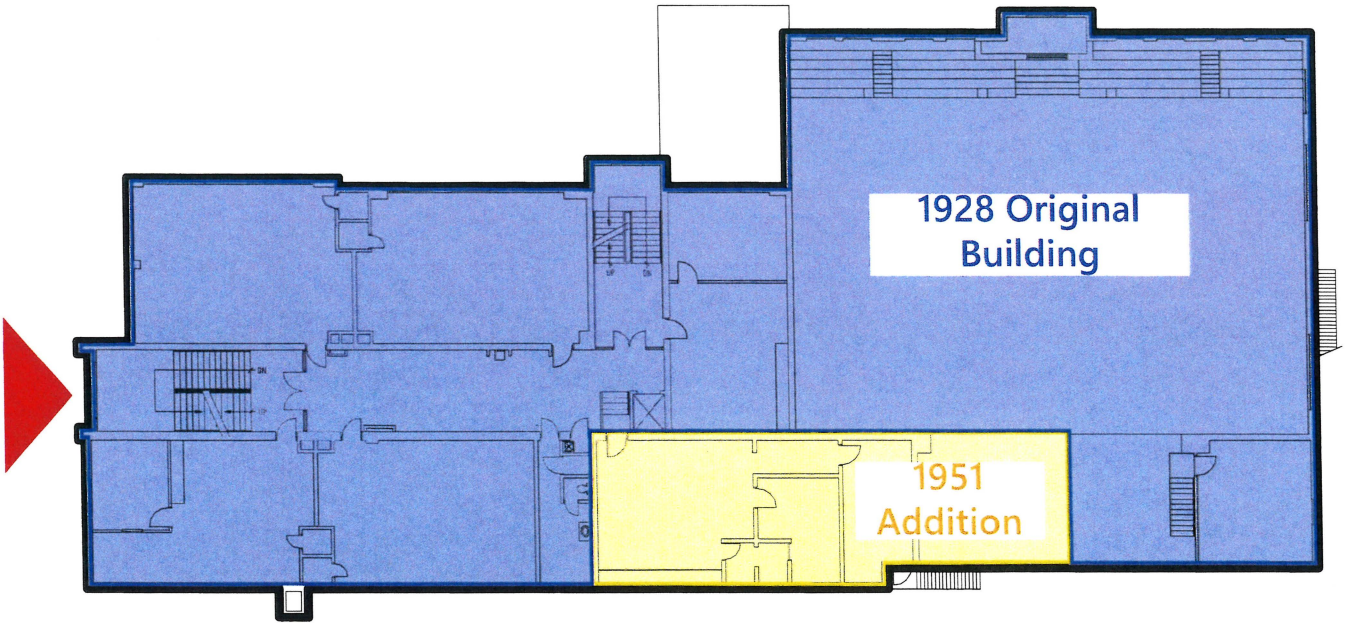
Enrollment: *71 students*

Square Footage: *35,153 SF*

SCORE SUMMARY

1 Poor
2 Fair
3 Good
4 Maintain





Site Assessment

NAME : Connor Shaw | **SITE AREA (AC) : 2.65** | **YEAR BUILT : 1928**

ADDRESS : 212 W. Wilson Street, Peotone, IL 60468

SITE ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition	CONCEPTUAL BUDGET COST ($)	COMMENTS
PARKING LOT	HMA	25,000 SF	15			Full reconstruction in 2022
PAVING						
LANDSCAPING						Existing landscaping is trees and grass
PLAYGROUND EQUIPMENT						Fenced in playground area located south of the building
BICYCLE PARKING						Not found
SITE ACCESSIBILITY						
SITE DRAINAGE					$14,800	North building entrance has drainage issues with downspouts
UTILITY STRUCTURES						
SIDEWALKS		480 SF	3		$14,400	See 03/15/25 Wheatberry report for poor sidewalk areas to remove and replace
FENCING		630 LF	20			Metal fence located around south playground (400LF). Chain link fence separating the residential property to the east (227LF)

Summary | Site

PAVING
The HMA pavement of the parking lot and drive are in good condition. From prior plans, most of the lot was reconstructed 2022 or 2023. From a site visit the lot was crack sealed, seal coated, and re-striped in 2025. There are 45 standard parking spaces and 3 ADA spaces.

CONCRETE SIDEWALKS
A majority of the sidewalk is in good condition besides a few damaged areas. The poor condition areas are located near the north double doors, the sidewalk crossing the northeast driveway entrance, and at an internal sidewalk intersection located north of the building. It is recommended that these areas be removed and replaced.

SITE ACCESSIBILITY
ADA parking spaces are located near the southwest and northeast corners of the building. Two ADA spots are located to the northeast and one to the southwest. Both routes are concrete sidewalk. The southwest route leads to the west entrance and the northeast route leads to the north entrance. Neither of these routes are impacted by damaged sidewalk.

PLAYGROUND AREA
A fenced in playground area is located in the southeast area of the site. This playground has a mulch surface contained by a curb.

SITE DRAINAGE
The north and west of areas of the site sheet drain to the adjacent roadway ROW. The east and south areas of the parking lot drain to the existing storm sewers located along the south curb line. The grass area south of the parking lot sheet drains to the southwest.

Per Will County GIS, no wetlands or floodplains are located on site.

Zoning

Zoning Category: P

Setbacks: Only required when abutting upon residential properties. Plan Commission suggests requirement.

Building Area: 14,528 sf

Lot Area: 115,259.76 sf

Lot Coverage: 12.6 %

Impervious Area: 41,133 sf

Open Space: 64.31%

Summary | Site

UTILITIES

The building is supplied by municipal water and sanitary services. Existing storm sewer is located on site along the south curb line of the parking lot. This flow is then conveyed into the existing storm sewer under West Street. No detention is located on site.

FENCE

The playground area is enclosed by a metal 4 foot fence in good condition. A 4 foot chain link fence separates the school property and the residential property located along the east property line. The chain link fence is in fair to poor condition.

Parking Spaces

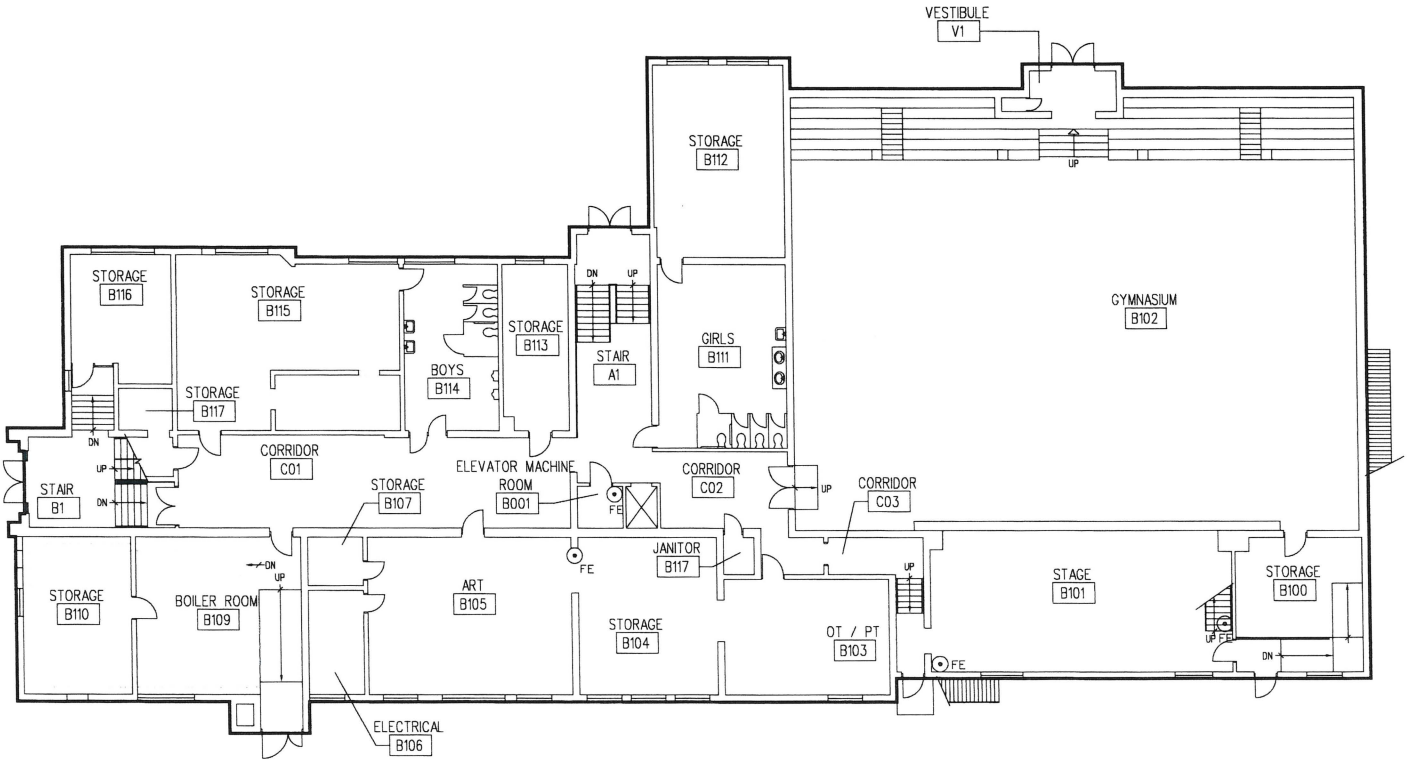
Standard: 45

ADA: 3

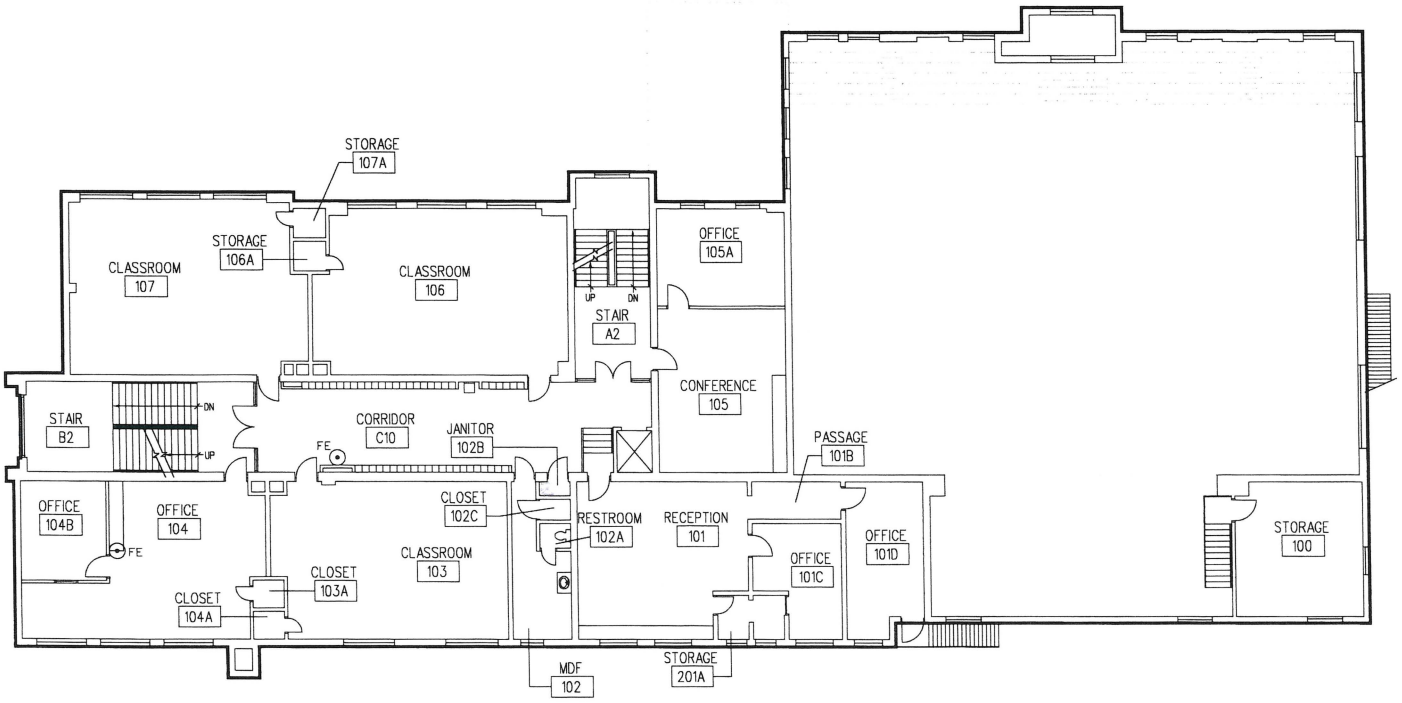
Village Code: 1 space per employee

Number of Staff: 21

First Floor Plan



Second Floor Plan

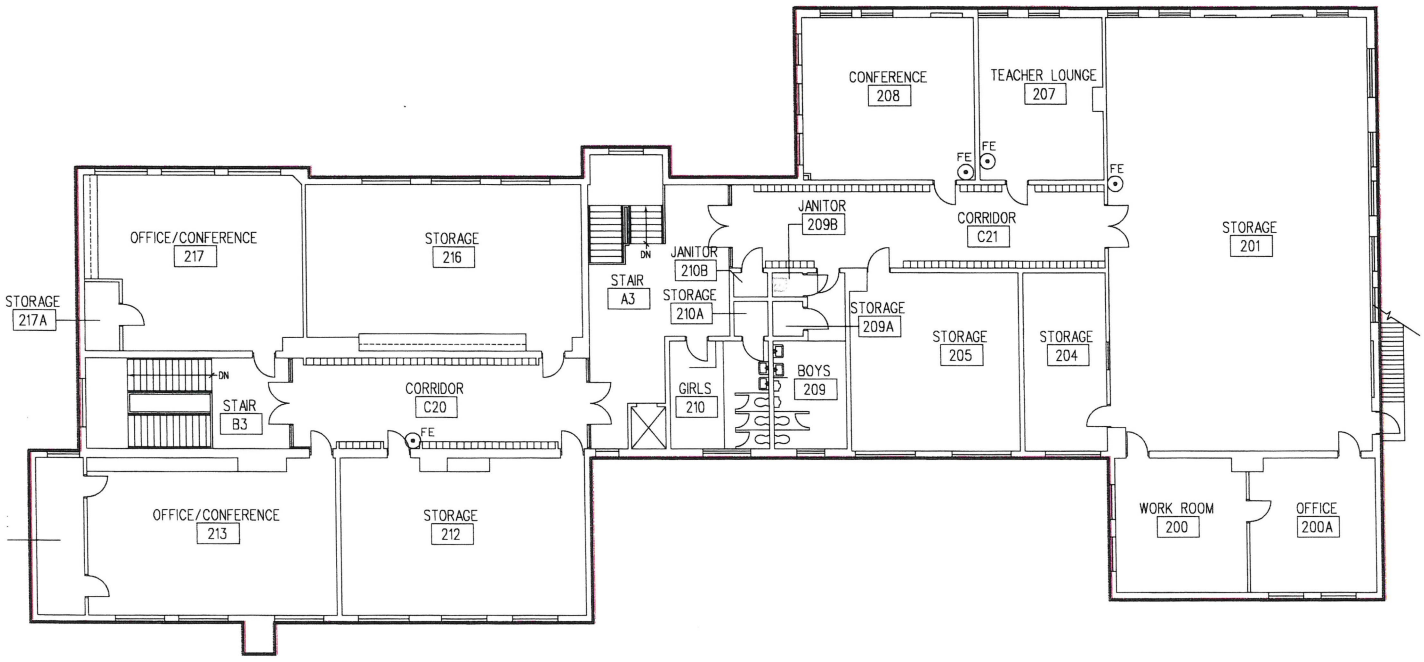


CONNOR SHAW CENTER - SECOND FLOOR

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NORTH

Third Floor Plan

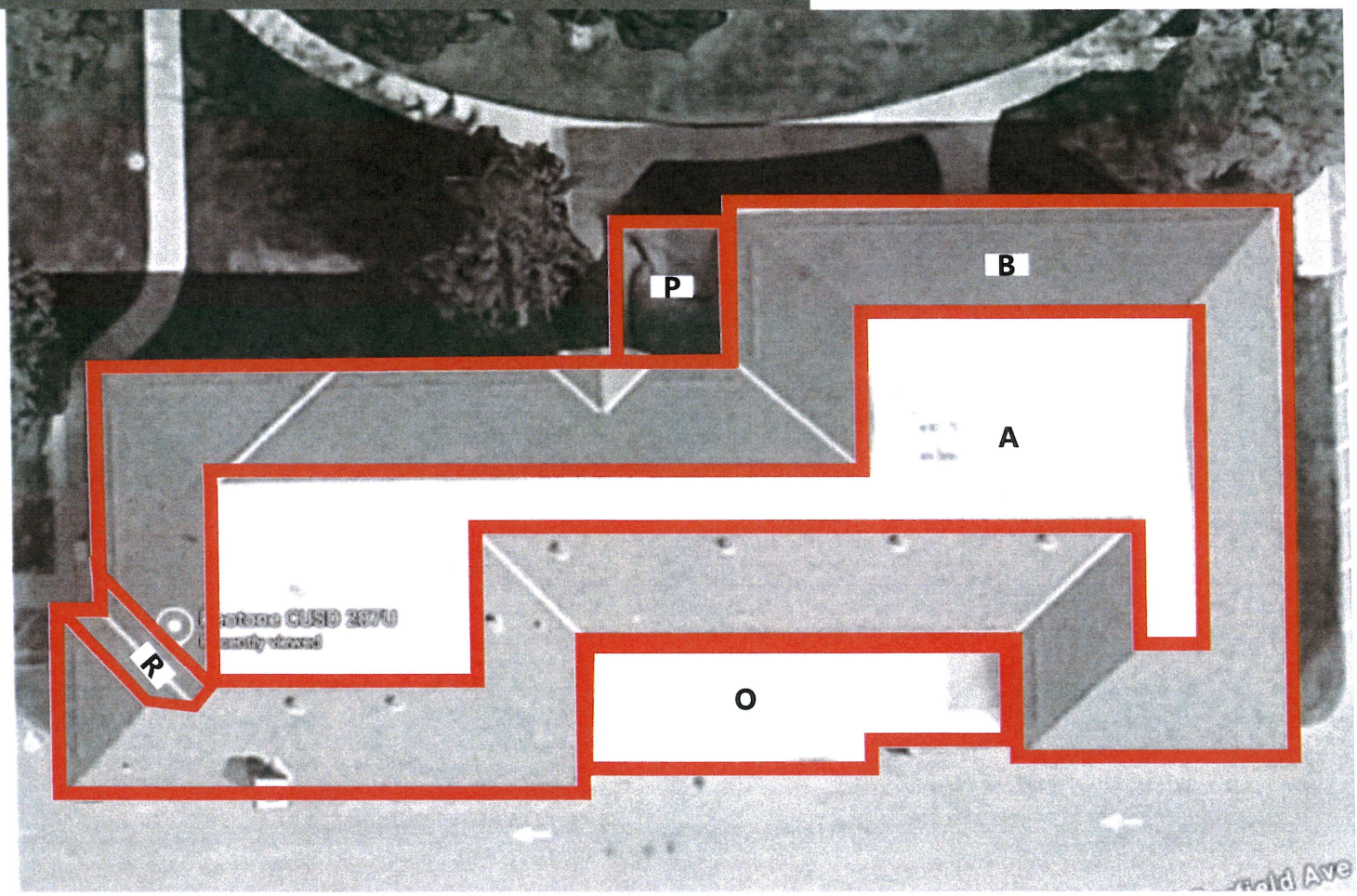


CONNOR SHAW CENTER - THIRD FLOOR

0 2 4 8 16 24

NORTH

Roof Plan



Roofing & Building Envelope Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
BUILDING EXTERIOR					**$630,904**	
ROOFING						
SECTION A						
SECTION B						
SECTION O					$3,500	see summary
SECTION P					$3,800	
SECTION R						see summary
EXTERIOR WALLS						
1928 ORIGINAL	Masonry					Walls appear to have been recently tuckpointed
1951 ADDITION	Masonry					Walls appear to have been recently tuckpointed
GENERAL MAINTENANCE - ALL AREAS					$219,580	Replace all exterior wall louvers, minor miscellaneous brick and stone tuckpointing/repair work
EXTERIOR DOORS						
1928 ORIGINAL	HM				$90,460	
1951 ADDITION	HM					
EXTERIOR WINDOWS						
1928 ORIGINAL	ALUM.				$313,564	
1951 ADDITION	ALUM.					

Summary | Architecture Interior

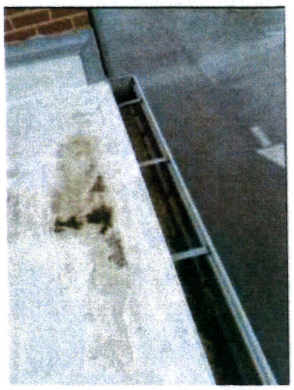
ROOFING
Roofing based on the Anthony Roofing Assessment is in maintainable condition. The replacement of deficient areas of the building is recommended within 7-9 years.

EXTERIOR WALLS
Exterior walls appear to be maintainable condition. The entire building facade is brick with stone accents and appears to have been tuckpointed in recent years. Areas of concern were identified as tuckpointing of stone window sills and accents, replacement of brick control joint sealant, and various minor tuckpointing/brick repair needs. Exterior wall louvers are in poor condition and should be replaced. A more thorough assessment of the exterior masonry conditions is recommended to further define maintenance needs.

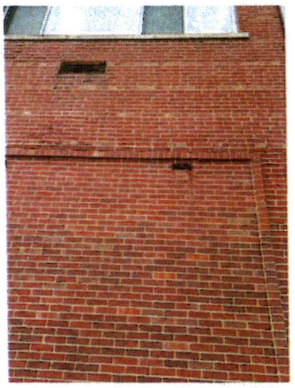
EXTERIOR DOORS
All exterior doors are in poor condition and should be replaced.

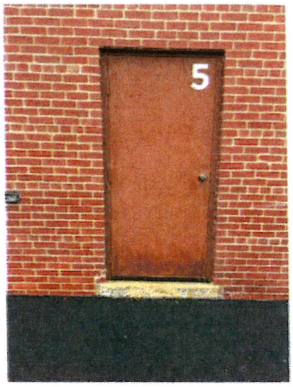
EXTERIOR WINDOWS
All windows are operable aluminum windows with single pane glazing and are in poor condition. All windows should be replaced. Perimeter sealant at all windows should be replaced within the next 5 years if windows are not replaced. Lintels have surface rust and should be prepped, primed and painted.


Roofing

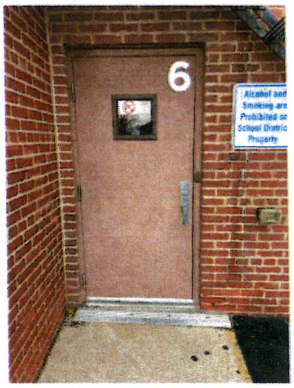

Roofing


Exterior Wall Louvers

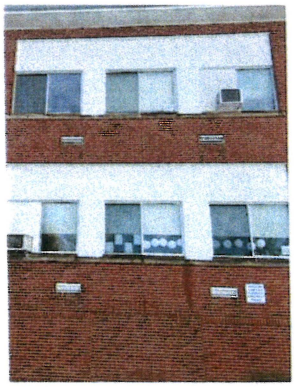

Exterior Masonry Walls



Exterior Doors

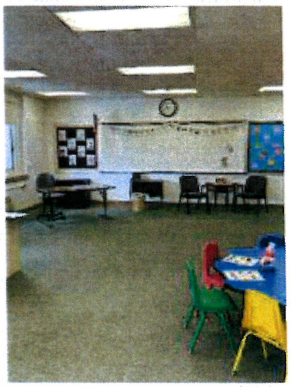
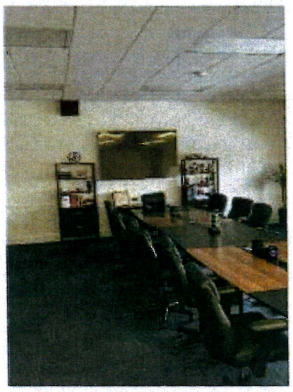
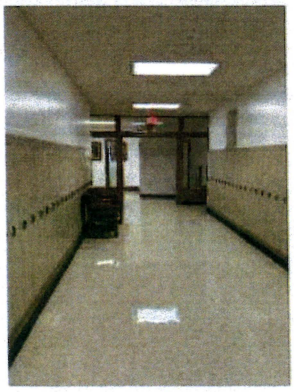
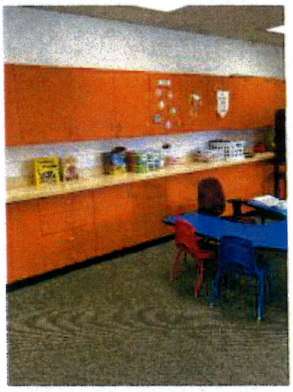
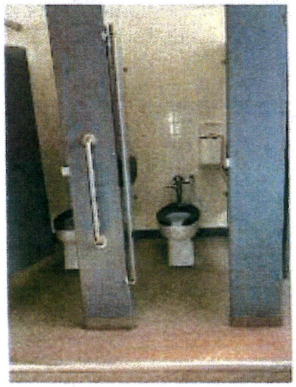


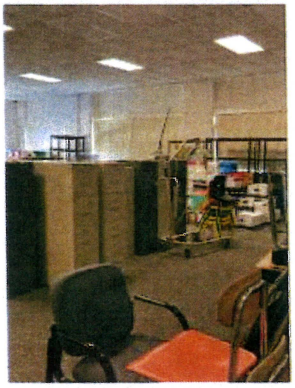
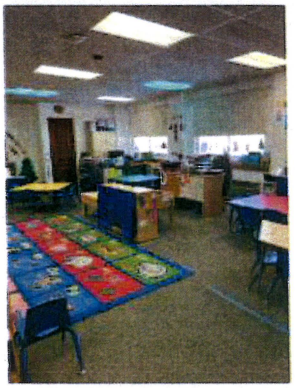
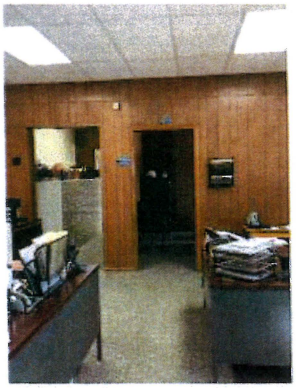
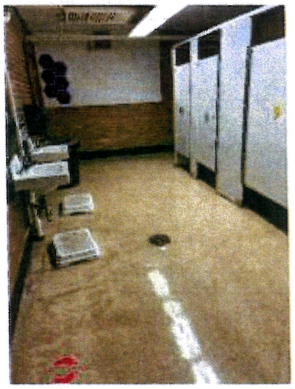
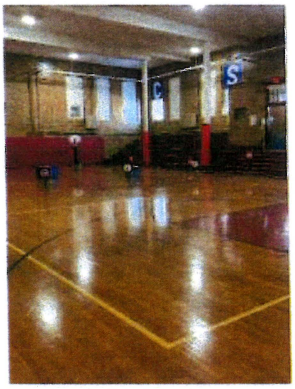
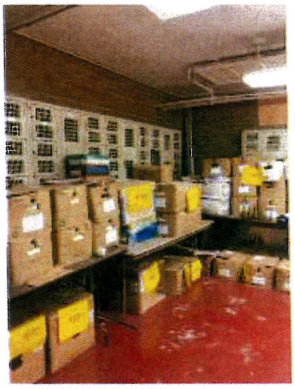
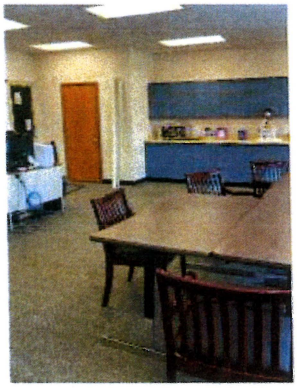
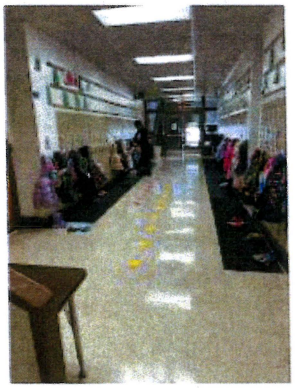
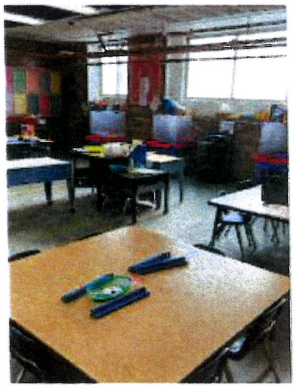
Exterior Doors


Exterior Aluminum Windows


Exterior Aluminum Windows

Connor Shaw | Interior


Architecture Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
BUILDING INTERIOR					**$2,107,992**	
FLOORING						
1928 ORIGINAL						
	VCT				$51,328	Maintain VCT on second Floor
	CPT	11611 SF			$167,897	Carpet at 2nd Floor is in very good condition and not in need of replacement, VAT under carpet not included in cost
	EALED CONCRETE	1000 SF			$8,880	
	PAINTED CONCRETE	27775 SF			$48,158	
1951 ADDITION						
	CPT	1,111 SF			$16,443	
CEILINGS						
1928 ORIGINAL						
	PAINTED CONCRETE	6969			$61,887	lower level ceiling
	ACT	11936			$211,991	ACT celings are in good condition at 2nd floor
1951 ADDITION						
	ACT	1111			$19,732	Second Floor Ceilings are in very good condition
INTERIOR DOORS						
1928 ORIGINAL						
	WD DOOR W/ LEVER HARDWARE				$494,707	Replace doors on first floor and lower level, select doors on second floor doors are in good condition with select doors to be updated with lever hardware
1951 ADDITION						
	WD DOOR W/ LEVER HARDWARE				$28,121	Replace all doors
CASEWORK						
1928 ORIGINAL						
	WD				$107,896	
	PL					3rd Floor Plastic Laminate Casework
1951 ADDITION						
	WD				$22,497	

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
BUILDING INTERIOR					**$2,107,992**	
TOILET ROOMS						
1928 ORIGINAL						
GANG TOILET ROOMS						
CEILING	ACT	453 SF		3 Good	$8,046	
FLOORING	LIN	333 SF		1 Poor	$6,900	
FLOORING	VCT	322 SF		1 Poor	$5,719	
PARTITIONS	Metal	12		1 Poor	$48,842	
CASEWORK	WD	6'		1 Poor	$4,884	
SINGLE USER ROOMS						
CEILING	PLASTER	179 SF		1 Poor	$1,855	Replace ceiling
FLOORING	LIN	179 SF		1 Poor	$3,709	
CASEWORK	WD	3'		3 Good	$2,442	
1951 ADDITION						
N/A						
LOCKERS						
1928 ORIGINAL	Metal	186'		3 Good	$151,409	
SPECIALTY SPACES						
ART ROOM						
FLOORING	PAINTED CONCRETE	861 SF		1 Poor	$21,663	
CEILING	PAINTED EXPOSED CONCRETE	861 SF		1 Poor	$3,823	
GYMNASIUM						
FLOORING	CPT	267 SF		1 Poor	$3,952	Stage flooring
FLOORING	VCT	612 SF		1 Poor	$10,869	Stage flooring
FLOORING	WD FLOOR	4662 SF		1 Poor	$289,800	
CEILING	TECTUM LAY-IN	5045 SF		1 Poor	$126,936	
BLEACHERS	WOOD			1 Poor	$177,606	Bleachers to be replaced

Summary | Architecture Interior

FLOORING

Flooring appears to be in good to fair condition. VCT in the corridor and classroom on the first floor are in good condition while carpet on the first floor is in fair condition. Lower level floor finish is painted concrete. New flooring finish is recommended throughout lower level. The carpet and VCT on the second floor is in excellent condition and can be maintained.

CEILINGS

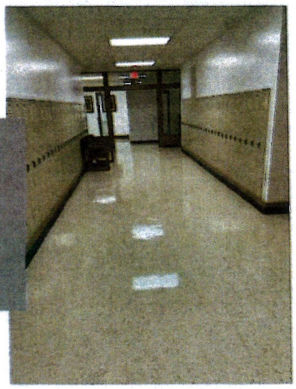
Ceilings are in fair condition. The lower-level ceiling is painted concrete and shows some cracking and peeling. The ACT ceiling on the first floor is in fair condition but is in maintainable condition on the second floor. Gyp ceiling on the first floor is in good condition and shows no noticeable signs of wear. The plaster ceiling in the bathrooms are in poor condition and should be replaced.

INTERIOR DOORS

All interior doors are in poor condition and should replaced. There are select doors on the second floor that are in good condition but there are some wood storage doors that do not have lever hardware and should be updated.

CASEWORK

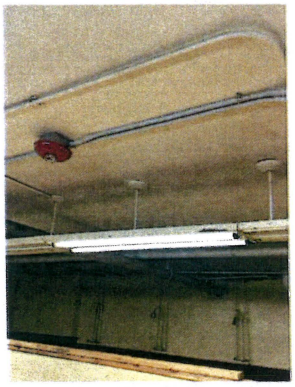
Casework is in poor condition with areas of wear and should be replaced within 1-2 years. Typical casework is wood in the original 1928 building and the1951 addition with select classrooms on the third floor having plastic laminate that is maintainable.



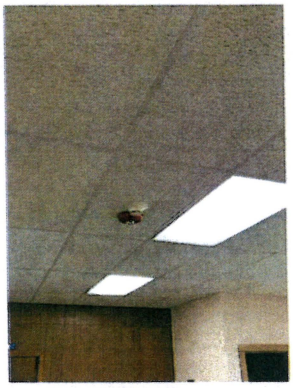
Corridor VCT



Corridor VCT



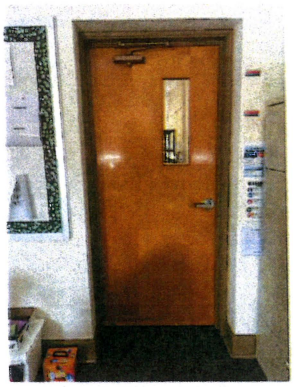
Gypsum Ceiling



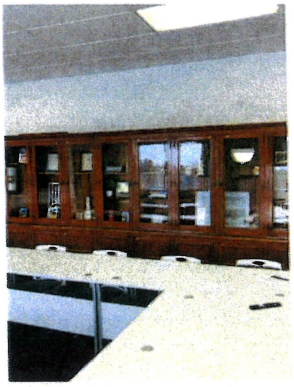
ACT Ceiling



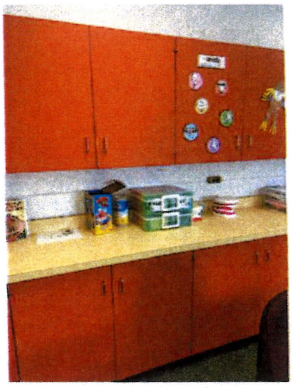
Storage Door



Typical Classroom Door



Original Casework



Plastic Laminate Casework

Summary | Architecture Interior

TOILET ROOMS

Group toilet rooms are in poor condition. Typical toilet rooms include porcelain plumbing fixtures, metal toilet partitions, VCT or linoleum flooring and ACT ceilings. Wooden casework in bathrooms should be replaced. The linoleum flooring single-user toilet-room is in need of replacement.

GYMNASIUM

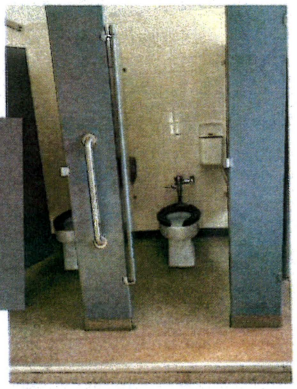
The gymnasium appears to be in poor condition. The wood floors and bleachers are in need of replacement. The VCT and carpet on the stage floor are in poor condition and are in need of replacement. The exposed ceiling has tectum lay-in that is in poor condition and should be replaced and updated.

ART ROOM

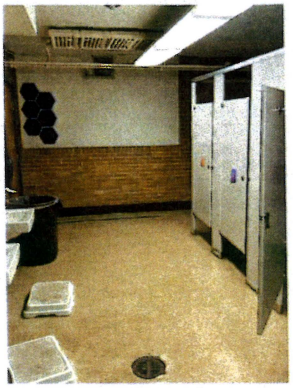
The art room is in fair condition. The painted concrete flooring should be replaced and sealed and was cracked in several locations. The exposed concrete ceiling is in good condition but should be updated within 7-9 years.

LOCKERS

The metal lockers are in generally good condition.



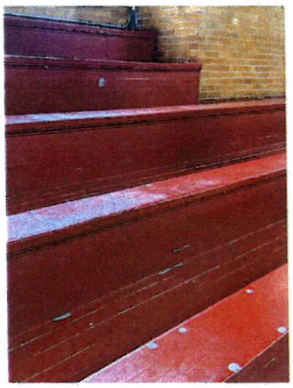
Bathroom



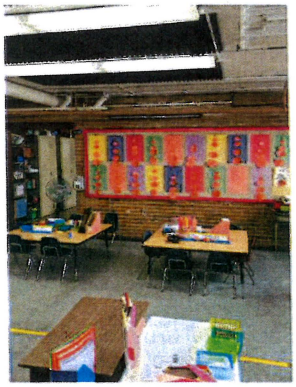
Bathroom



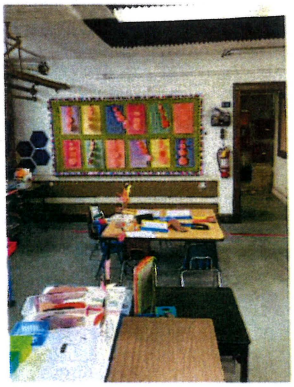
Gym Ceiling



Gym Bleachers



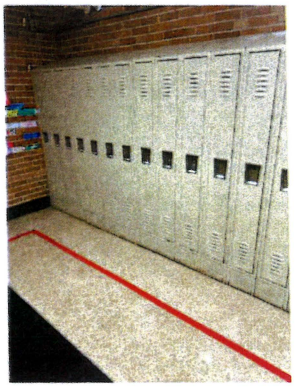
Art Room



Art Room



Lockers



Lockers

Mechanical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition	CONCEPTUAL BUDGET COST ($)	COMMENTS
					1 Poor / 2 Fair / 3 Good / 4 Maintain		
MECHANICAL SYSTEMS						**$460,668**	
COOLING SYSTEMS							
CHILLERS	N/A	30					
AIR COOLED CONDENSER	N/A	25					
DX CONDENSING UNITS	20	20			4 Maintain		Classrooms and Offices have Window AC Units
PUMPS		25					
CHW/ CW PIPING	N/A	40					
INSULATION	N/A	15-20					
HEATING SYSTEMS							
STEAM BOILERS	1	30	30+	0	2 Fair	$196,145	Bryan Gas Steam Boiler 2700 MBH INPUT
HW BOILERS	N/A	30					
HEAT EXCHANGER	N/A	30					
RADIANT/UNIT HEATERS		20	30				All Heat in building is Steam
FIN TUBE RADIATORS		30			2 Fair	150,00	Replace Steam Radiator Heaters throughout Building (Allowance)
PUMPS	2	25	5<	20	4 Maintain		Existing Comdensate Tank and Pumps are newer
STEAM/HW PIPING		30	30+	0	4 Maintain		
INSULATION		15-20	30		3 Good	$35,000	Repair Missing Steam Piping Insulation (Allowance)
AIR HANDLING SYSTEMS							
PACKAGED A/C	N/A	20					
AIR HANDLING UNITS	N/A	25					
EXHAUST FANS	4	20	20+		2 Fair	$34,708	Basement Girls Bathroom EF is missing
FAN COILS	N/A	30					
UNIT VENTILATORS	N/A	30					
TERMINAL DEVICES		20					
DUCTWORK	N/A	40					
INSULATION	N/A	15-20					
TEMPERATURE CONTROLS							
DDC SYSTEM	N/A	20					
PNEUMATIC SYSTEM	N/A	20					
GUI	N/A	20					

Plumbing Assessment

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition	CONCEPTUAL BUDGET COST ($)	COMMENTS
PLUMBING/ FIRE PROTECTION SYSTEMS							
WATER HEATER	1	15-20	10	10			Bradford White Gas 100 Gal 199 MBTU/HR
WATER HEATER		15-20					
PLUMBING FIXTURES		30	20				All plumbing Fixtures are older (PVC piping)
DOM. BOOSTER PUMP	2	30	5<				Pumps and controls are newer
HW CIRCULATING PUMP		20					
DOM. WATER PIPING		30				$194,815	Some Piping is Copper. Most is Galvanized (Allowance)
SUMP/SEWAGE PUMP		10-15					Budget Allowance to replace interior UG Sanitary Piping (50 LF) = $150,000 (camera inspect, remove slab, excavate, demo/replace existing ug, repour slab)
SPRINKLERS	N/A	30					Building is not Sprinkled

Electrical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
ELECTRICAL SYSTEMS						**$839,186**	
ELECTRICAL SERVICE(S)							
MAIN SERVICE #1		50	40+		2 Fair	$175,000	In Room B106 240/120V 400A. Very Old Recommend Upgrade
MAIN SERVICE #2		50					
EM ELEC SERVICE	N/A						
GENERATOR	N/A	30					No Generator at Buidling
DISTRIBUTION PANELS		40					
BRANCH PANELBOARDS		40	40+		2 Fair	$80,000	Recommend Replacing Branch Panels and Main Feeder Conductors (Allowance)
BRANCH WIRING			40+		2 Fair	$345,600	Recommend replacing existing original bldg wiring (Allowance for 100% SF)
SURGE PROTECTION	N/A	20					
LIGHTING							
INTERIOR		20			2 Fair	$33,253	95 percent of existing flourescent have been retrofitted to LED. Allowance to replace lights with damaged lenses.
INTERIOR CONTROLS		20			4 Maintain		Light Switches
BUILDING EXTERIOR		20			4 Maintain		Exterior Lights on Perimeter of Building
SITE EXTERIOR	N/A	20			2 Fair	$30,000	Recommend adding new site lighting/controls for Parking Lot
EXTERIOR CONTROLS		20			2 Fair	included above	
EXIT		20					
EMERGENCY					2 Fair	$30,230	Recommend Upgrading EM lighting to LED
BRANCH POWER (RECEPT)							
CLASSROOMS					2 Fair	$24,184	Install tAmper Resistant Outlets in Classrooms

Electrical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition	CONCEPTUAL BUDGET COST ($)	COMMENTS
					1 Poor / 2 Fair / 3 Good / 4 Maintain		
ELECTRICAL SYSTEMS						**$839,186**	
FIRE ALARM							
MAIN PANEL	1	30	5<		2 Fair	$120,920	Honeywell E3 Panel. Recommend Upgrading so classrooms meet current ADA code to have Emergency Broadcast for mass notification/evacuation.
ANNUNCIATOR	1	30	5<		2 Fair	included above	At Main Entrance.
INITIATE/ALARM DEVICES		30	5<		2 Fair	included above	Fire Devices are new.
INTERCOM/PA							
HEAD END		30			4 Maintain		
DEVICES		30			4 Maintain		
CLOCK							
HEAD END		30			4 Maintain		
DEVICES		30			4 Maintain		

Summary | Mechanical

COOLING SYSTEMS

Cooling for the facility is provided through window AC units throughout the facility. The units appear to be functional and not in need of immediate repair or replacement.

HEATING SYSTEMS

The building has a central Bryan gas-fired steam boiler with an input of 2700 MBH and output capacity of 2160 MBH equating to approximately 75 BTU per square foot which is appropriate for a building of this size and use. This boiler is over 35 years old and should be considered for replacement. The steam distribution is fed to radiators throughout the building through supply pipe and condensate return pipe. While the supply pipe appears to be insulated in most areas, many sections of the condensate return pipe were observed to be uninsulated. This distribution piping insulation is known or suspected to contain asbestos. The existing condensate tank and pumps look to have been replaced and are in good condition. The existing systems fed by the boiler are all designed for high temperature operation and would need to be upgraded or replaced in order to convert the building to a high efficiency, low temperature heating water system.

AIR HANDLING SYSTEMS

Ventilation for the occupied areas of the building is provided through natural ventilation and exhaust fans. Each fan should be inspected to determine if repairs or replacement is required. It was noted that the exhaust fan serving the basement girls bathroom was missing and should be replaced. The gymnasium currently has no forced mechanical ventilation or cooling, only has an exhaust fan. The building currently does not have a BAS system.

TEMPERATURE CONTROLS

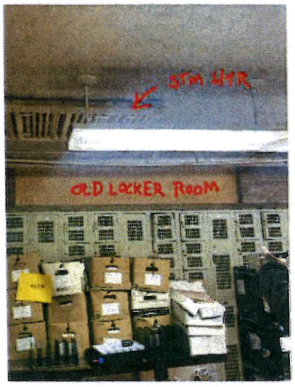
There is a thermostat on the main level that controls the operation of the boiler.



AC unit



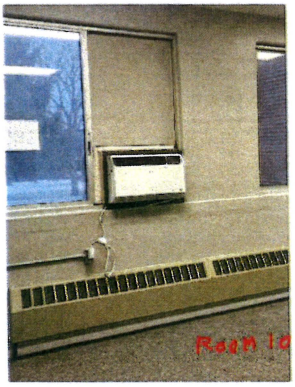
Exhaust Fan



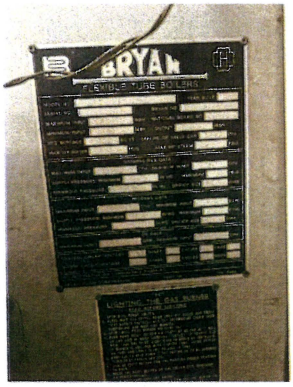
Heating System



Condensate Receiver



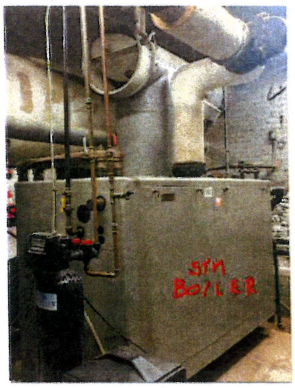
Air Handling System



Boiler



Thermostat



Boiler

Summary | Plumbing

WATER HEATER/BOILER

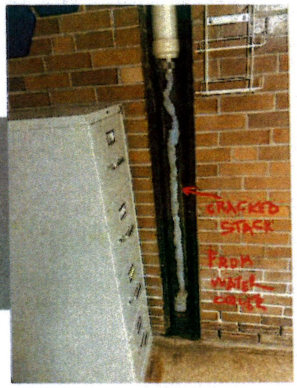
Domestic hot water for the building is provided by a gas fired Bradford White heater/tank with 199 MBH input capacity and 100 gallon tank. This water heater is approximately 10 years old. Domestic Water Booster pumps and controls are newer and in good condition.

PLUMBING FIXTURES

The plumbing fixtures consist of a mixture of eras and types of fixtures, all of which are older with PVC piping. Majority of fixtures have manual flush valves. All plumbing fixtures are connected to the sanitary main via gravity.

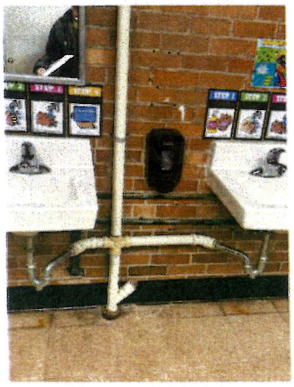
DOM. WATER PIPING

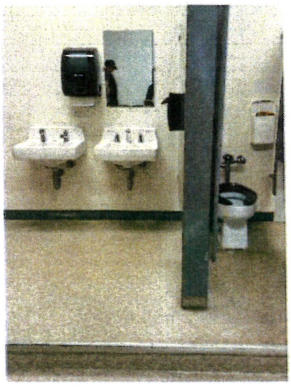
While there is some copper piping within the facility, most is galvanized and should be replaced.



Piping


Hot Water Heater


Plumbing Fixtures


Plumbing Fixtures


Plumbing Fixtues



Dom. Water Pump

Summary | Electrical

ELECTRICAL SERVICE(S)

Service Entrance Switchboards and Distribution - The existing building has one electrical service coming into the building in Room B106. The service is rated at 400 amps 240/120V. The service panel is very old and we recommend it be upgraded. Distribution and branch circuit panels are old and are recommended to be replaced. This building does not have an emergency generator.

LIGHTING

Approximately 95% of existing fluorescent fixtures throughout the building have been retrofitted to LED. Damaged lenses were observed and are recommended to be replaced. Lighting control is through manual switches. There are no occupancy sensors, automation schedules, or photocells in place. It is recommended that occupancy sensors be added to control the lighting in classrooms, corridors, offices, cafeterias, storage rooms, toilet rooms, etc. It is recommended that the existing emergency lighting be upgraded to LED. Most of the existing exterior lighting looks like it was upgraded to LED. There is no site lighting. New site lighting and automated controls are recommended for the parking lot.

BRANCH POWER (RECEPT)

There appears to be sufficient power in all classrooms for today's technology requirements. It is recommended that tamper resistant outlets be installed in the classrooms.

CLOCK

All classrooms have clocks and they are also in good working condition.

FIRE ALARM

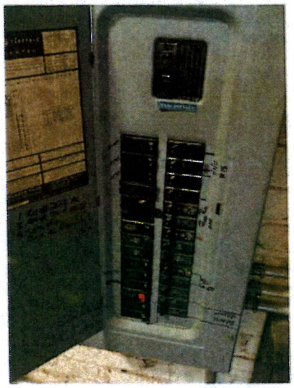
There is an existing Honeywell E3 panel in room B106 and fire / smoke detection devices are new. Upgrading to ensure classrooms meet current ADA code to have emergency broadcast for mass notification / evacuation is recommended.

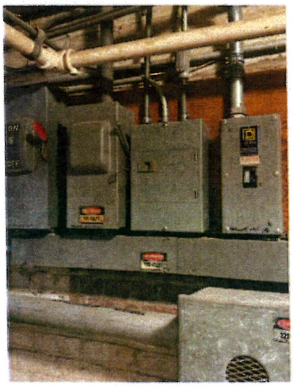
INTERCOM/PA

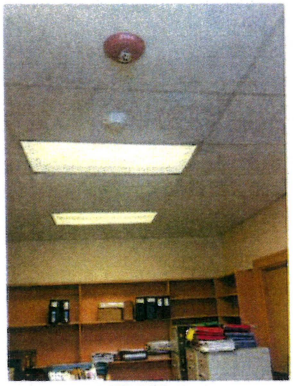
The system appears to be functional.

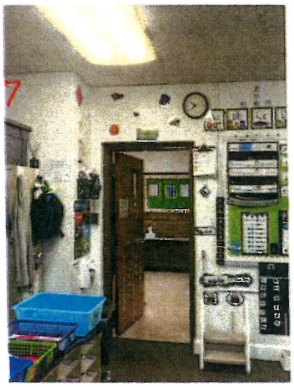


Fire Alarm panel


Switchboard


Electrical Panels


LED lighting


Lighting



Clock

Connor Shaw Center Summary

PEOTONE 207U

CONNOR SHAW FCA BUDGET SUMMARY FEBRUARY 2026

ADDRESS : 212 W Wilson St, Peotone, IL 60468

SQUARE FOOTAGE: 35,153

SUMMARY	1-2 yrs Poor	3-5 yrs Fair	6-10 yrs Good	10 yrs + Maintain	TOTAL
Asset Category	**$1,836,475**	**$1,873,072**	**$297,484**	**$223,080**	$4,230,111
SITE	$21,312	$0	$21,904	$0	**$43,216**
ROOFING	$0	$0	$3,800	$3,500	**$7,300**
BUILDING ENVELOPE	$404,024	$0	$0	$219,580	**$623,604**
ARCHITECTURAL INTERIOR	$1,411,139	$458,218	$236,780	$0	**$2,106,137**
MECHANICAL SYSTEMS	$0	$380,853	$35,000	$0	**$415,853**
PLUMBING / FIRE PROTECTION SYSTEMS	$0	$194,815	$0	$0	**$194,815**
ELECTRICAL SYSTEMS	$0	$839,186	$0	$0	**$839,186**

PETONE ELEMENTARY SCHOOL 2

Location: *426 N Conrad St, Peotone IL 60468*

Year Built: *1959*

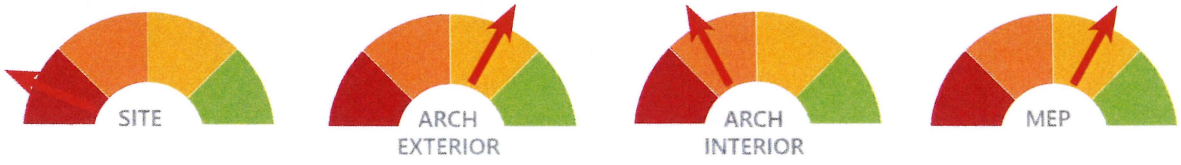
Additions: *1969, 1971, 1988*

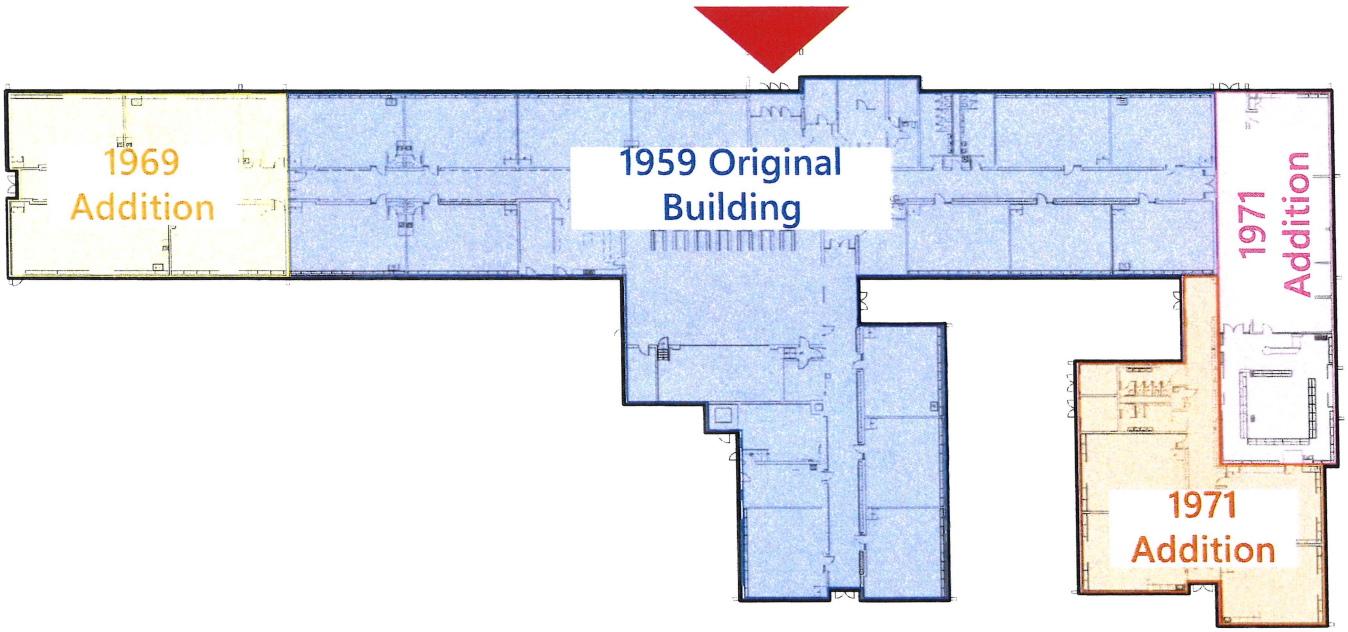
Enrollment: *336 students*

Square Footage: *45,243 SF*

SCORE SUMMARY

1 Poor
2 Fair
3 Good
4 Maintain





Site Assessment

NAME : Peotone Elementary School | **SITE AREA (AC) : 7.70** | **YEAR BUILT : 1959**

426 N. Conrad Street, Peotone IL 60468

SITE ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
PARKING LOT - NORTH	HMA	12,324	2	1 Poor	$70,300	Recommend Full removal and replacement; pavement markings
PARKING LOT - WEST	HMA	6,391	2	1 Poor	$36,200	
PARKING LOT - SOUTH	HMA	4,001	2	1 Poor	$23,600	
PAVING - SOUTH PLAYGROUND	HMA	8,738	2	1 Poor	$30,600	Recommend HMA removal and replacement
PAVING - NORTH PLAYGROUND	HMA	6,459	2	1 Poor	$22,700	
PAVING - RECEIVING	HMA	6,136	2	1 Poor	$33,800	Recommend Full removal and replacement; pavement markings
PAVING - ACCESS ROAD	HMA	18,243	2	1 Poor	$100,400	
LANDSCAPING						
PLAYGROUND EQUIPMENT				1 Poor	$175,000	Remove two north playgrounds and construct one combined new playground
BICYCLE PARKING						Bike parking located on the north side of the school. Number of spaces unknown.
SITE ACCESSIBILITY						
SITE DRAINAGE				2 Fair		Mostly Sheet Drainage away from building to adjacent roads
Sanitary Sewer		125 LF	2	1 Poor	$25,000	Sanitary sewer is original and has dips. Remove and replace
SIDEWALKS		400	2	1 Poor	$8,000	See 03/15/25 Wheatberry report for poor sidewalk areas to remove and replace
CURB	Conc	200 LF	2	1 Poor	$14,000	Curb to be removed and replaced with south parking is restored
FENCING		480 LF	2	1 Poor	$38,400	CLF around south playground area; remove and replace with 6' fence

Summary | Site

PAVING

HMA pavement in the parking lots, access road, and receiving area are in poor condition. Alligator cracking, wheel depressions, and potholes are located across these areas. It is recommended that full depth repairs be done. 58 standard parking spaces are located on the site with 2 ADA spaces. The HMA playground areas are in fair/poor condition. These areas have lots of longitudinal cracking and tripping hazards. Full depth repairs are recommended for these areas. It is recommended that the curb and gutter near the south parking be replaced alongside the pavement in that area as the curb is broken and deteriorated. It is recommended that a vertical separation measure such as a barrier curb or concrete wheel stops be evaluated / placed between the adjacent parking spaces and playground fencing.

CONCRETE SIDEWALK

Sidewalk condition varies from good to poor across the site. Sidewalk replacement is recommended for the areas near the west and main entrance.

SITE ACCESSIBILITY

ADA parking spaces are located in the north parking lot. The ADA route to the building consists of exiting the lot via sidewalk, crossing the access drive and then continuing to the main entrance via sidewalk. The ADA route could be improved by adding pavement striping across the access road to delineate the area as an ADA route. A pedestrian crossing sign is also recommended to alert drivers that pedestrians could be crossing.

PLAYGROUND AREA

Paved play areas are located near the south and north parking areas. The paved play areas are in fair/poor condition. Mulch surface playgrounds are located north of the access road and are contained by plastic barrier. Another mulch surface playground with plastic barrier is located on the south side of the school. We understand the District is looking into removing the two north playgrounds and combining them into one new playground north of the drive.

Zoning

Zoning Category: P / Public District

Setbacks: Only required when abutting upon residential properties. Plan Commission suggests requirement.

Building Area: 44,744 sf

Lot Area: 335,196 sf

Lot Coverage: 13.36%

Impervious Area: 115,275 sf

Open Space: 65.61%

Summary | Site

SITE DRAINAGE

A topographic survey of this site is not available, so Will County GIS was used to determine drainage patterns. The site drains away from the building in all directions. The north end of the site has a drainage ditch located in the field north of the access road. The flow in this ditch travels west off site. The west and south end of the site drains to the fields to the west of N Mill Road. No wetlands are located on site. The north and west fields are located within a Zone A floodplain. Per Will County GIS this floodplain encroaches into N Mill Road near the northwest area of the school. This area was studied with the 2024 HS floodplain modeling. The school building is outside the floodplain but the northern edges of the two playgrounds and north parking lot are within the 100 year floodplain. The entire north grass area is within the 10yr floodplain.

UTILITIES

The building is supplied by municipal water and sanitary services. Service locations for the 4" watermain and the 6" sanitary sewer are located on the north side of the building. The municipal utility mains are located under the north playgrounds. This sanitary line and service are original and have developed dips / sags in the sewer. Recommend removal and replacement of the sanitary with sanitary manholes.

FENCE

A 4 foot chain link fence encloses the south playground area. This fence is in fair to poor condition. A more robust measure of stopping cars is recommended. Chain link fence also separates the residential properties to the east from the school. This fence is in fair condition.

Parking Spaces

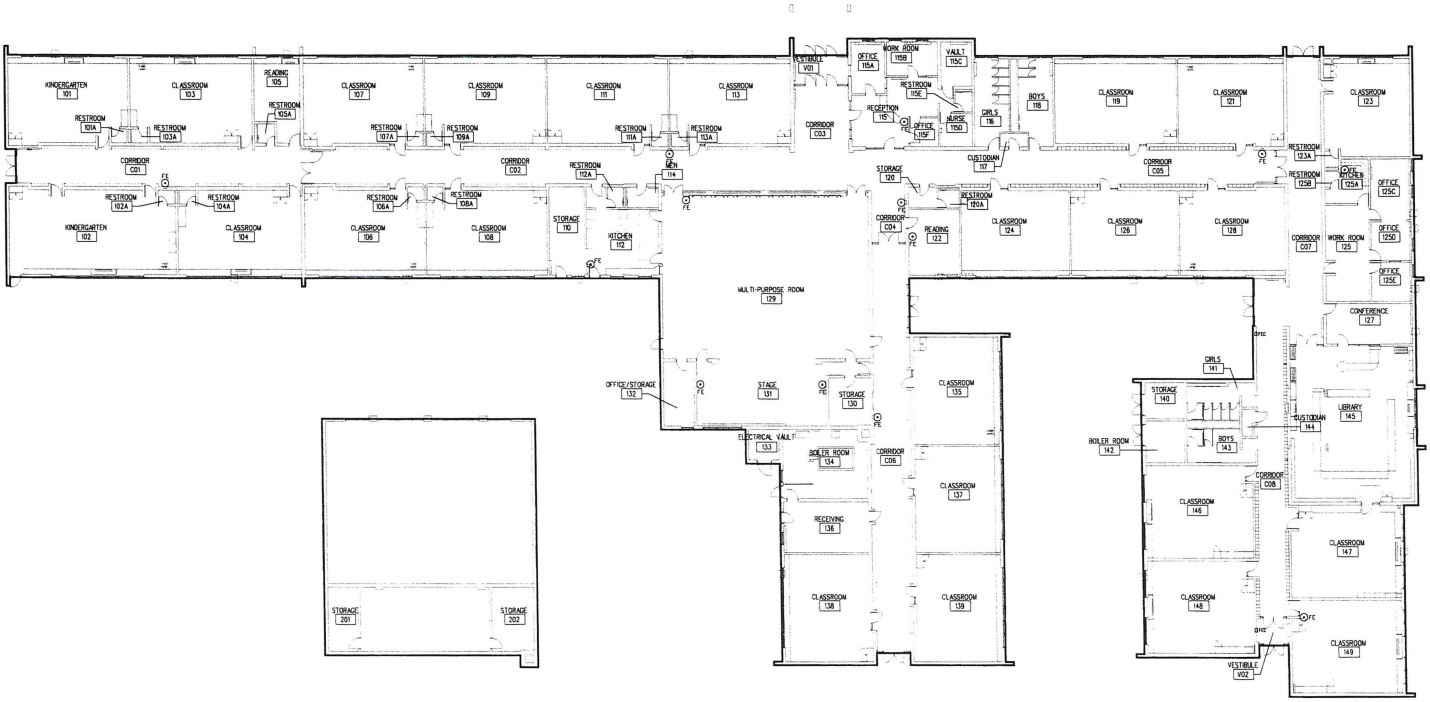
Standard: 58

ADA: 2

Village Code: 1 space per employee

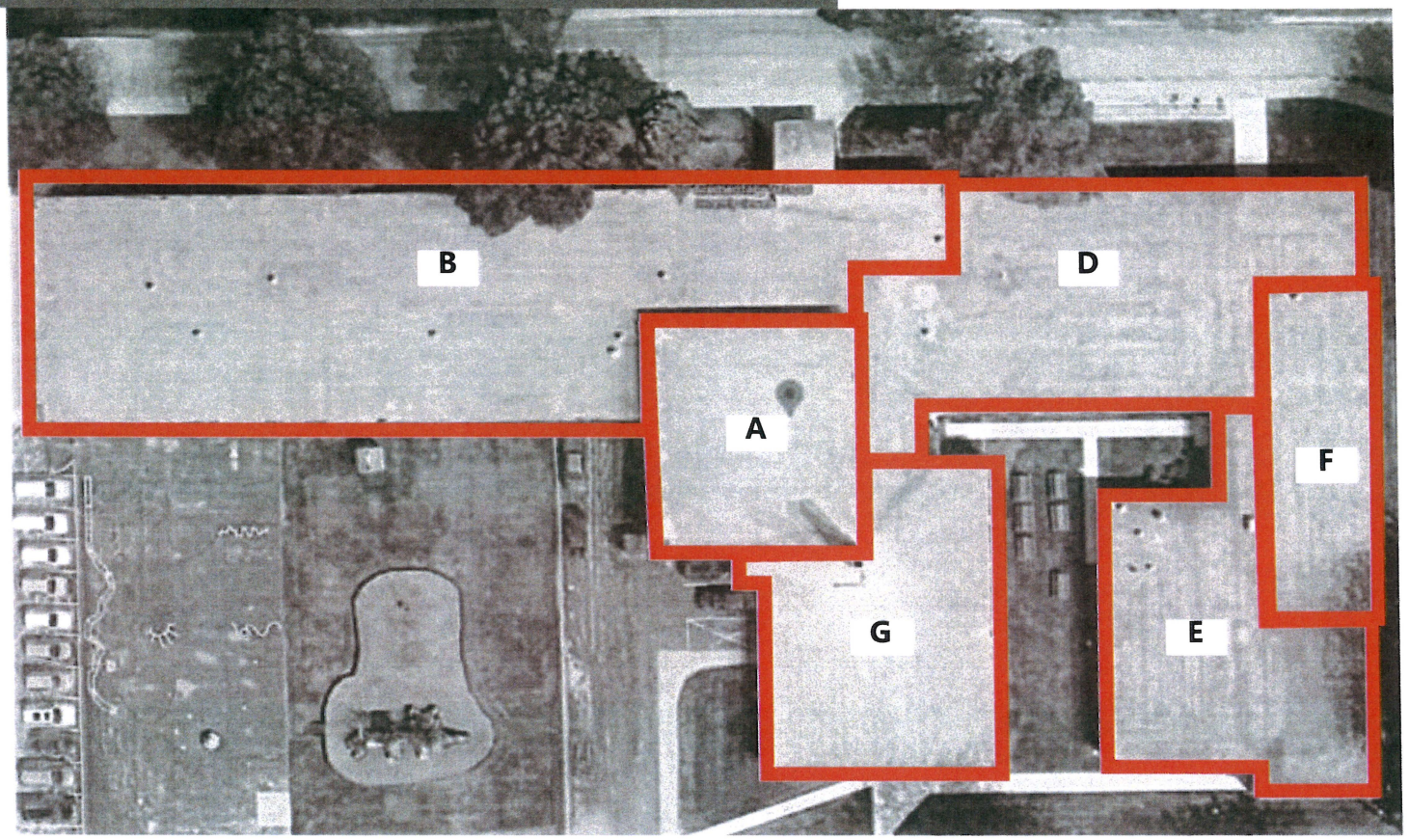
Number of Staff: 56

First Floor Plan



PEOTONE ELEMENTARY SCHOOL

Roof Plan



Roofing & Building Envelope Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
2.1 BUILDING EXTERIOR					**$559,370**	
ROOFING						
SECTION A			7-9 Years		$ 1,500.00	
SECTION B			4-6 Years		$ 13,750.00	see summary
SECTION C			4-6 Years		$ 5,465.00	see summary
SECTION D			4-6 Years		$ 8,750.00	see summary
SECTION E			7-9 Years			
SECTION F			7-9 Years			
SECTION G			4-6 Years		$ 7,300.00	see summary
SECTION H			2-3 Years			
EXTERIOR WALLS						
1959 ORIGINAL	masonry					
1969 ADDITIONS	masonry					
1971 ADDITION	masonry					
1988 ADDITION	masonry					
GENERAL MISC MAINTENANCE - ALL AREAS	masonry				$217,227	Remove/Replace perimeter sealant at louvers, prep and repaint loose lintels, miscellaneous minor tuckpointing/repair work
EXTERIOR DOORS						
1959 ORIGINAL	14					Remove/replace perimeter sealant, lintel maintenance (scrape & paint)
1969 ADDITIONS	2				$262,753	Remove/replace perimeter sealant
1971 ADDITION	1					Remove/replace perimeter sealant
1988 ADDITION	5					Select doors are in need of replacement. Remove/replace perimeter sealant
EXTERIOR WINDOWS						
1959 ORIGINAL						Remove/replace perimeter sealant
1969 ADDITIONS						Remove/replace perimeter sealant
1971 ADDITION						Remove/replace perimeter sealant
1988 ADDITION	WINDOWS	320 SF			$42,625	Remove/replace perimeter sealant

Summary | Architecture Exterior

ROOFING

Roofing based on the Anthony Roofing Assessment is in Fair condition. The replacement of deficient areas of the building is recommended within 4-6 years

EXTERIOR WALLS

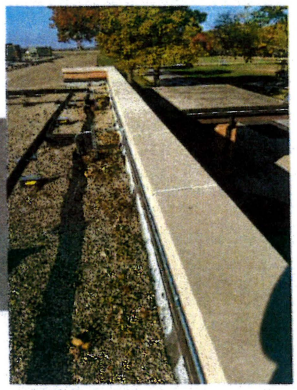
Exterior walls appear to be maintainable condition. The entire building facade is brick with stone accents. Areas of concern were identified as tuckpointing of stone window sills, replacement of brick control joint sealant, and various minor tuckpointing/brick repair needs. Perimeter sealant of exterior wall louvers is in poor condition and should be replaced. A more thorough assessment of the exterior masonry conditions is recommended to further define maintenance needs.

EXTERIOR DOORS

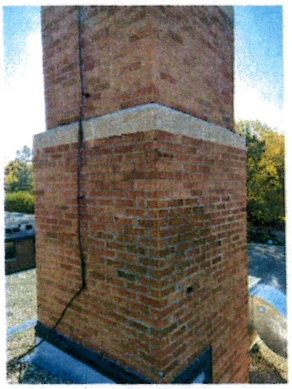
Exterior doors appear to be in good condition. Doors are primarily hollow metal with a few doors that should be replaced. The rust should be removed from the doors, primed, and repainted, but the doors appear to be in functionally serviceable condition. The perimeter sealant at the doors should also be replaced.

EXTERIOR WINDOWS

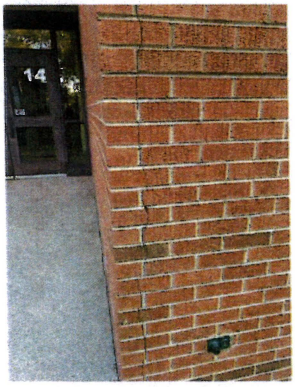
All windows are operable aluminum windows. Windows appear to be in maintainable condition. The 1988 building addition's windows are in good condition. Perimeter sealant at windows should be replaced, and lintels should be primed and painted.



Roofing



Roofing



Exterior Masonry



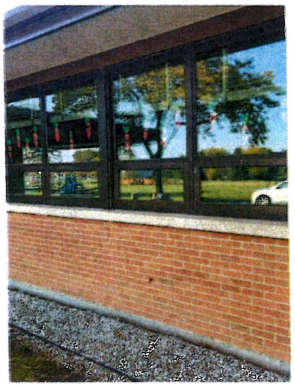
Exterior Masonry



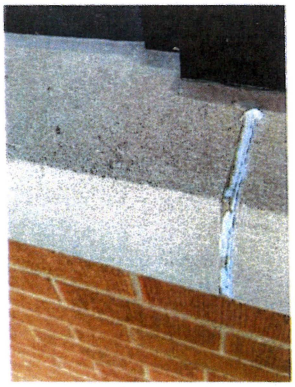
Exterior Door



Exterior Door

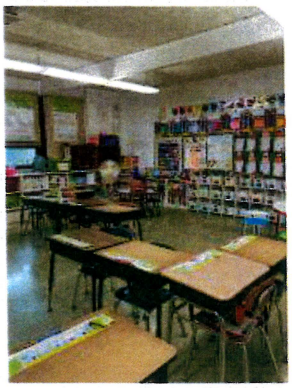
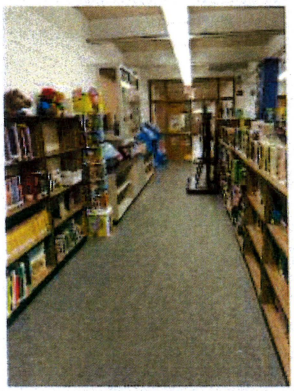
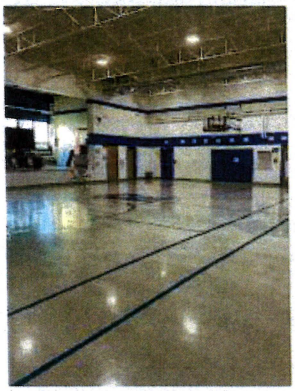


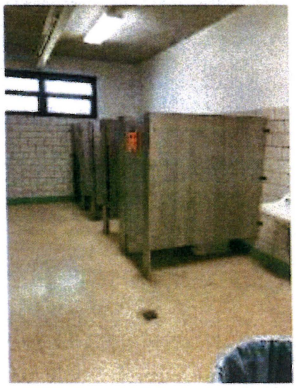
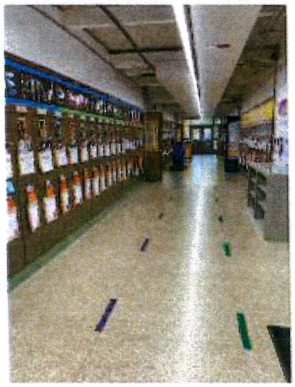
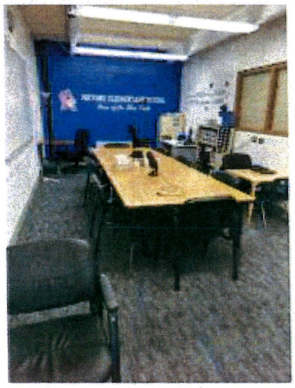
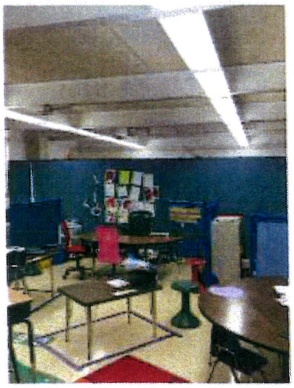
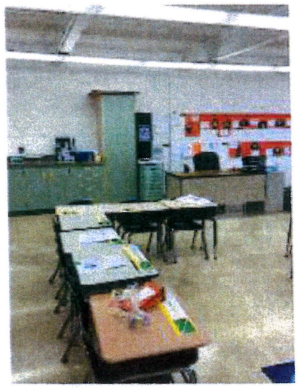
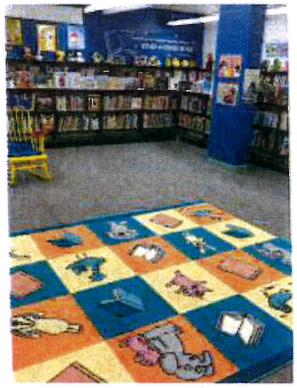
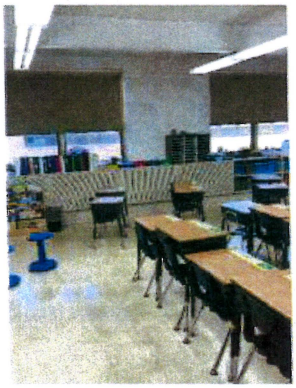
Exterior Aluminum Windows

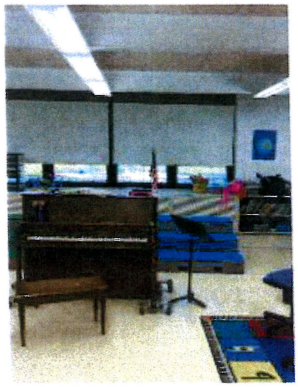


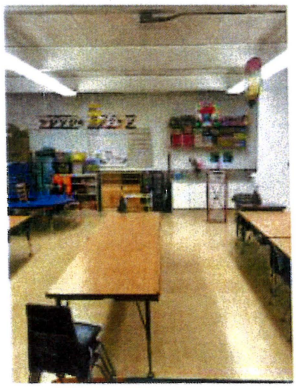
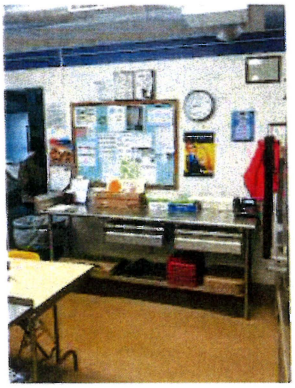
Exterior Window Sealant

Peotone Elementary School | Interior



Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
2.2 BUILDING INTERIOR					**$2,031,327**	
FLOORING						
1959 ORIGINAL						
	VCT	5360 SF			$95,197	Classroom #108 vct is maintainable
	VAT	6990 SF			$206,911	
	LVT					
	Epoxy					Kitchen Area
	TRZ					Recommend reconditioning of terrazzo flooring
1969 ADDITIONS						
	VCT	3954 SF			$70,225	
	CPT					
	TRZ					Recommend reconditioning of terrazzo flooring
1971 ADDITION						
	CPT					
	VCT	723 SF			$12,841	
	LVT					
	TRZ					Recommend reconditioning of terrazzo flooring
1988 ADDITION						
	VCT	2647 SF			$47,012	
	LVT					
	TRZ					Recommend reconditioning of terrazzo flooring
CEILINGS						
1959 ORIGINAL						
	Tectum					
1969 ADDITIONS						
	Tectum					
1971 ADDITION						
	Tectum					
1988 ADDITION						
	Tectum					
	ACT					

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
2.2 BUILDING INTERIOR					**$2,031,327**	
INTERIOR DOORS						
1959 ORIGINAL						
	WD DOORS W/ LEVER HARDWARE	50		1 Poor	$396,653	
1969 ADDITIONS						
	WD DOORS W/ LEVER HARDWARE	11		1 Poor	$78,443	
1971 ADDITION						
	WD DOORS W/ LEVER HARDWARE	10		2 Fair	$83,993	
1988 ADDITION						
	WD DOORS W/ LEVER HARDWARE			4 Maintain		
CASEWORK						
1959 ORIGINAL						
	PL	132'		1 Poor	$208,687	
	WD			1 Poor	$132,612	
1969 ADDITIONS						
	PL	120'		1 Poor	$55,650	
	WD	107'		1 Poor	$111,892	
1971 ADDITION						
	WD			2 Fair	$13,912	
1988 ADDITION						
	PL			2 Fair	$55,650	

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
2.2 BUILDING INTERIOR					**$2,031,327**	
TOILET ROOMS						
1959 ORIGINAL						
GANG TOILET ROOMS						
CEILING	Tectum					
FLOORING	TRZ					Recommend reconditioning of terrazzo flooring
PARTITIONS	Marble	5			$20,351	
	Metal					
SINGLE USER ROOMS						
CEILING	Tectum					
FLOORING	LIN	158 SF			$3,274	
FLOORING	LVT					
1969 ADDITION						
SINGLE USER ROOMS						
CEILING	Tectum					
FLOORING	LIN	114 SF			$2,362	
1971 ADDITION						
SINGLE USER ROOMS						
CEILING	Tectum					
FLOORING	LVT					
1988 ADDITION						
GANG TOILET ROOMS						replace doors with knobs
CEILING	ACT					
FLOORING	TRZ					Recommend reconditioning terrazzo flooring
PARTITIONS	Metal	7			$28,491	
SPECIALTY SPACES						
MULTI-PURPOSE ROOM						
CEILING	Tectum				$92,422	
FLOORING	VCT	4163 SF			$73,937	
LIBRARY						
CEILING	Tectum	1657 SF			$36,787	
FLOORING	VAT	28 SF			$829	
FLOORING	CPT	1629 SF			$24,110	
CASEWORK	P LAM					
LOCKERS						
1959 ORIGINAL	Metal	220'			$179,086	One for One replacement
1969 ADDITION	N/A					Wooden Cubbies in need of replacement
1971 ADDITION	N/A					
1988 ADDITION	Metal					

Summary | Architecture Interior

FLOORING

Corridor floors are terrazzo and classroom floors are typically VAT, with some rooms updated to VCT, carpet or LVT. Corridor terrazzo is maintainable, but reconditioning is recommended. All rooms with VAT are in poor condition and require abatement and flooring replacement. VCT in the older areas of the building are in fair condition and should be replaced within the next 3-5 years. The 1971 building addition VCT is in good condition.

CEILINGS

Ceilings are in maintainable condition. The entire school has tectum ceilings with a few lay-in ACT ceilings that are also in maintainable condition. Refer to Electrical Elements Summary for additional information regarding lighting.

INTERIOR DOORS

Interior door conditions are overall in poor condition. The 1959, 1969, and 1971 areas of the building have doors that are original to the construction and poor condition. They are functionally serviceable wood doors with lever hardware but should be replaced. The 1988 building addition doors are in maintainable condition.

CASEWORK

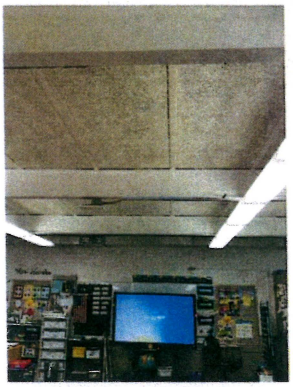
Casework is in poor to fair condition and should be replaced. Typical casework is either wood or plastic laminate. Select casework is in excellent condition.



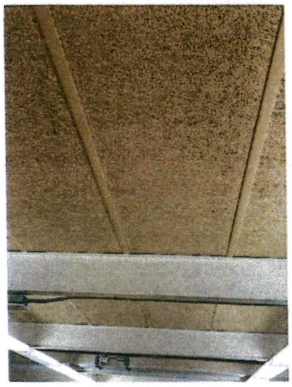
Corridor Terrazzo



Classroom VAT



Tectum Ceiling



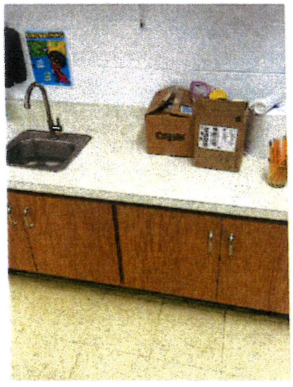
Tectum Ceiling



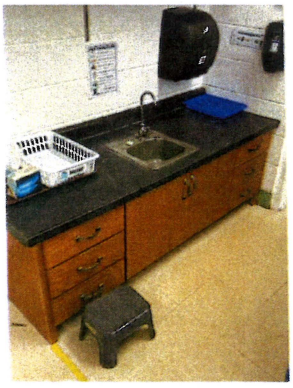
Interior Doors



Interior Doors



Casework



Casework

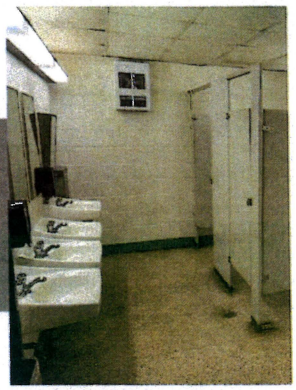
Summary | Architecture Interior

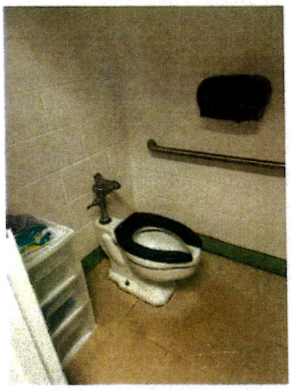
TOILET ROOMS
Group toilet rooms are in maintainable condition but the marble and metal partitions toilet should be replaced. Typical toilet rooms included porcelain plumbing fixtures, marble or metal toilet partitions, terrazzo floors, and tectum ceilings. Linoleum flooring in all single-used toilet rooms is in poor condition and should be replaced.

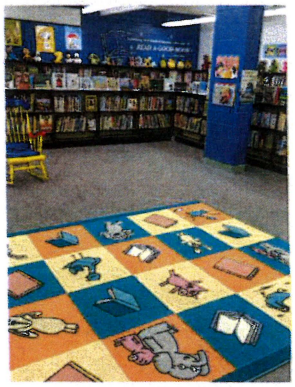
LIBRARY
The library overall appears to be in fair condition. The carpet and VAT flooring are in poor condition and require abatement ad replacement. The tectum ceiling is in good condition, and the plastic laminate casework is maintainable.

MULTI PURPOSE ROOM
The multi-purpose room is in good condition with VCT flooring and a tectum ceiling.

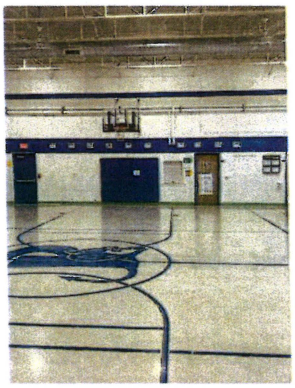
LOCKERS
The condition of the metal lockers in the school vary based on the era of the building they are in. The original 1959 metal lockers are in fair condition. The 1988 addition metal lockers are maintainable. The 1969 addition has wooden cubby casework in need of replacement.

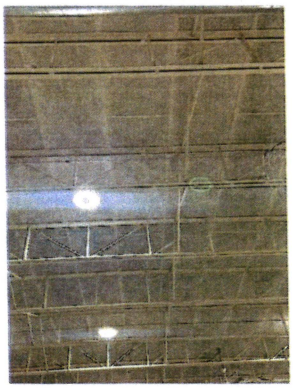

Group Toilet Room


Single User Toilet Room

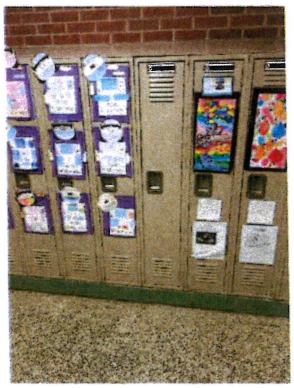

Library Carpet


Library VAT


Multi Purpose Room


Multi Purpose Room Ceilng


Existing Lockers


Newer Lockers

Mechanical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	BUDGET COST ($)	COMMENTS
MECHANICAL SYSTEMS						**$961,497**	
COOLING SYSTEMS							
CHILLERS	1	30	0	30			60 Ton LG Chiller
AIR COOLED CONDENSER	2	25	0	25			2 ea VRF condensing Units (1 -12T & 1-8T)
DX CONDENSING UNITS		20					
PUMPS	3	25	0	25			1 CWP and 2 Dual Temp Pumps
CHW/ CW PIPING		40	0	40			
INSULATION		15-20	0	20			
HEATING SYSTEMS							
STEAM BOILERS	N/A	30					
HW BOILERS	2	30	0	30			Lochnivar 982 MBH Output Condensing Boilers
HEAT EXCHANGER		30					
RADIANT/UNIT HEATERS	11	20	0	20			Electric Unit Heaters Throughout Bldg
FIN TUBE RADIATORS		30	0	30			Fin Tube Radiators throughout the Bldg/classrooms
PUMPS	2	25	0	25			HW Pumps for Boiler
STEAM/HW PIPING		30	0	30			
INSULATION		15-20	0	20			
AIR HANDLING SYSTEMS							
PACKAGED A/C	5	20	0	20			New DOAS rooftop units with Gas Heat
PACKAGED A/C	5	20	0	20			2 Ea RTUS for Gym Area, 2 ea for Libratry, 1 Ea for Kitchen (gas heat)
AIR HANDLING UNITS		25					
ERV UNITS	2	20	0	20			Associated with the VRF System
EXHAUST FANS	1	20	0	20			For Kitchen Hood
FAN COILS	2	25	0	20			Receiving Area & Boiler Room
INDUCTION UNITS	51	25	0	25			Classrooms all have Induction Heating/Cooling Units
HEAT PUMPS	15	20	0	25			Office Areas
VAVS	33	25	0	25			In each Classroom
DUCTWORK		40	0	40			
INSULATION		15-20	0	20			

Mechanical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	BUDGET COST ($)	COMMENTS
MECHANICAL SYSTEMS						**$961,497**	
TEMPERATURE CONTROLS							
DDC SYSTEM		20	0	20			BAS by Midwest Mechanical
PNEUMATIC SYSTEM	N/A	20					
GUI		20					

Plumbing Assessment

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	BUDGET COST ($)	COMMENTS
PLUMBING/ FIRE PROTECTION SYSTEMS							
WATER HEATER	1	15-20	20+	0	2 Fair	$5,000	AO Smith Electric Water Heater 40 Gall 6000 Watts
WATER HEATER	1	15-20	20+	0	2 Fair	$5,000	AO Smith Electric Water Heater ? Gall 3000 Watts
WATER HEATER	1	15-20	?		4 Maintain		Water heater under Kitchen Sink
PLUMBING FIXTURES		30	30		4 Maintain		Plumbing Fixtures are older
DOM. BOOSTER PUMP	2	25	1	24	4 Maintain		Domestic Water Pumps look Brand New.
HW CIRCULATING PUMP		20			2 Fair	$200,000	Replace Galvanized Piping w/ Copper (Allowance)
DOM. WATER PIPING		30			2 Fair		Budget Allowance to replace interior UG Sanitary Piping (115 LF) = $345,000 (camera inspect, remove slab, excavate, demo/replace existing ug, repour slab)
SUMP/SEWAGE PUMP	1	10-15	?		3 Good	$250	Need Cover over Sump Pit. (Boiler Room)
SPRINKLERS	N/A	30					Building is not sprinkled

Electrical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	BUDGET COST ($)	COMMENTS
ELECTRICAL SYSTEMS							
ELECTRICAL SERVICE(S)							
MAIN SERVICE #1		50	1		4		Upgraded Electrical Service. 480Y/277V 1200 A
MAIN SERVICE #2		50					
EM ELEC SERVICE GENERATOR	N/A	30					No Generator at Bldg
DISTRIBUTION PANELS		40			4		
BRANCH WIRING			40+		1	$318,240	Recommend replacing existing original bldg wiring (Allowance for 60% SF)
BRANCH PANELBOARDS		40	40+		1	$120,000	Recommend Replacing Branch Panels and Main Feeder Conductors (Allowance)
SURGE PROTECTION		20			4		
LIGHTING							
INTERIOR		20			1	$51,034	90 percent of existing flourescent have been retrofitted to LED. Allowance to replace lights with damaged lenses.
INTERIOR CONTROLS		20					
BUILDING EXTERIOR		20			4		Building has Exterior Lights on outside of Bldg
SITE EXTERIOR	N/A	20			1	$30,000	Recommend adding site lighting/controls for Parking Lot
EXTERIOR CONTROLS		20			1	included above	
EXIT		20			1		
EMERGENCY		20			1	$46,395	Recommend Upgrading EM lighting to LED
BRANCH POWER (RECEPT)							
CLASSROOMS							
FIRE ALARM							
MAIN PANEL		30	0	30	1	$185,578	Simplex 4000 Panel. Recommend Upgrading so classrooms meet current ADA code to have Emergency Broadcast for mass notification/evacuation.
ANNUNCIATOR		30			1	included above	
INITIATE/ALARM DEVICES		30			1	included above	NO FA Devices in Classrooms. Devices look older

Electrical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO	LIFE EXPEC. (yrs)	YRS IN SERVICE	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	BUDGET COST ($)	COMMENTS
ELECTRICAL SYSTEMS							
INTERCOM/PA							
HEAD END		30					
DEVICES		30					
CLOCK							
HEAD END	N/A	30					Rooms have Innvation Wireless Clocks.
DEVICES		30					

Summary | Mechanical

COOLING SYSTEMS

All mechanical equipment serving the building is new. Cooling for the facility is provided by a 60T LG air cooled chiller, a 12T VRF condensing unit, and an 8T VRF condensing unit. All equipment is newly installed. One (1) chilled water pump and two (2) dual temp pumps distribute cooling through the building.

HEATING SYSTEMS

The heating system for the building consists of two (2) Lochinvar gas-fired non-condensing boilers with an output of 982 MBH each and two (2) associated pumps for circulating the hot water.

AIR HANDLING SYSTEMS

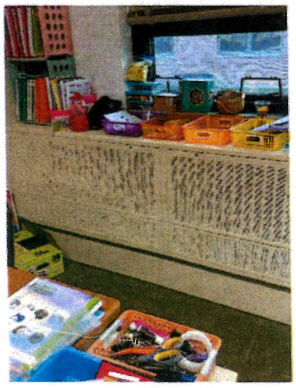
Ventilation for the building is provided by five (5) DOAS rooftop units with gas heat. Five additional rooftop units serve the gymnasium (2 units – hot water heat), library (2 units – hot water heat) and kitchen (1 unit – gas heat). Classrooms are served by heating / cooling induction units. Office areas are served by VRF heat pumps. A kitchen exhaust fan serves the kitchen hood.

TEMPERATURE CONTROLS

There is a DDC building automation system by Midwest Mechanical.

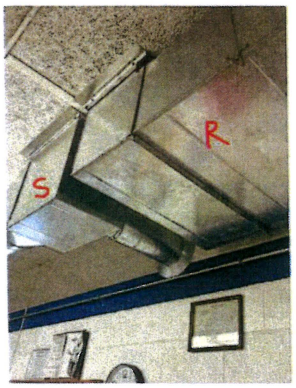

Heatin/Cooling


Chiller

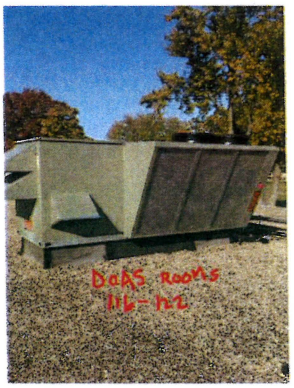

Heating & Cooling



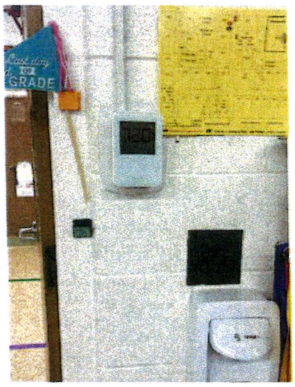
New Boilers



Air Handling Systems



DOAS


Thermostat


Heating/Cooling

Summary | Plumbing

WATER HEATER/BOILER

Domestic hot water for the building is primarily provided by two (2) AO Smith electric water heaters – one at 6000 Watts and one 3000 Watts. Both water heaters are over 20 years old and past life expectancy. Replacement is recommended. An additional water heater serves the kitchen and appears to be in good condition.

PLUMBING FIXTURES

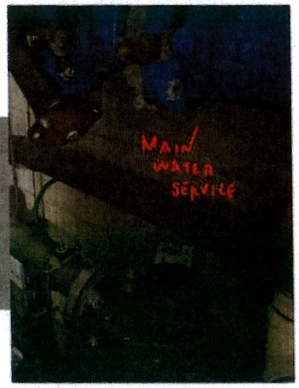
The plumbing fixtures and piping are older but appear to be in good condition. The plumbing fixtures do not have touch-less faucets.

DOM. WATER PIPING

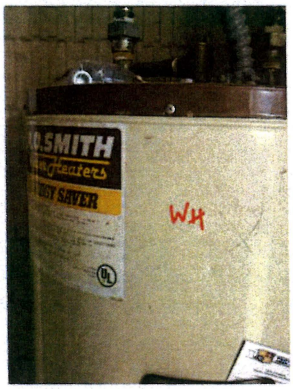
Two (2) domestic water pumps serve the building and appear to be new.

SPRINKLERS

The building is not sprinklered.
If the cost of any future renovations at the building exceeds 50% of the replacement cost of the building or additions totaling 7,200 square feet over 3 consecutive years are constructed, a fire sprinkler system will need to be provided.



Main Water Service

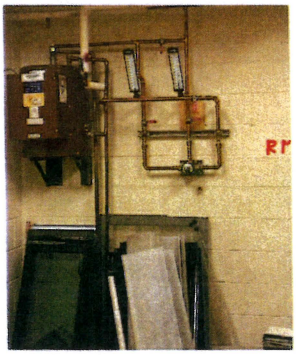


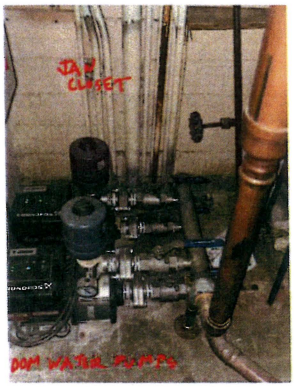
Water Heater



Plumbing Fixtures


Plumbing Fixtures


Piping



Domestic Water Piping

Summary | Electrical

ELECTRICAL SERVICE(S)
The building has a new 1200 amps 480/277V electrical service. Distribution and branch circuit panels are in good condition.

This building does not have an emergency generator.

LIGHTING
Approximately 90% of existing fluorescent fixtures throughout the building have been retrofitted to LED. Damaged lenses were observed and are recommended to be replaced. Lighting control is through manual switches with no occupancy sensors or automated schedules. It is recommended that automated controls be installed for energy savings. It is recommended that the existing emergency lighting be upgraded to LED.

The existing site and exterior lighting consists of assorted metal halide fixtures. It is recommended that the lighting be upgraded to LED with automated controls installed. It is recommended that site lighting and associated controls be added for the parking lot.

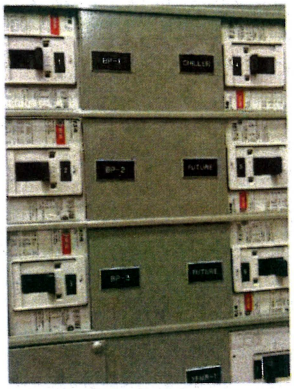
BRANCH POWER (RECEPT)
There appears to be sufficient power in all classrooms for today's technology requirements.

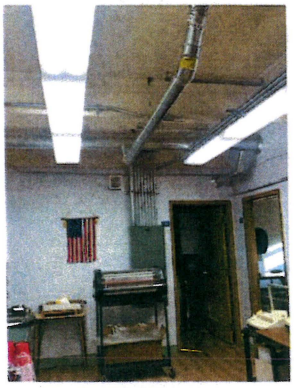
FIRE ALARM
There is an existing Simplex 4000 panel. Upgrading to ensure classrooms meet current ADA code to have emergency broadcast for mass notification / evacuation is recommended.

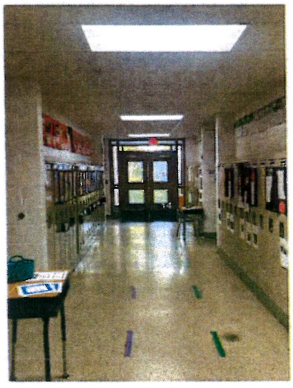
INTERCOM/PA
The system is functional and in good condition.

CLOCK
All classrooms have Innovation Wireless clocks, and they are in good working condition.


Electrical Panel

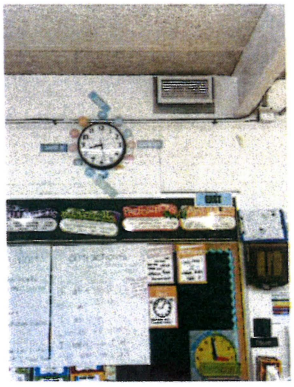

Electrical Panel


Lighting


Lighting



Fire Alarm Panel


Clock

Peotone Elementary School Summary

PEOTONE 207U

PEOTONE ELEMENTARY SCHOOL FCA BUDGET SUMMARY FEBRUARY 2026

ADDRESS : 426 N Conrad St, Peotone IL, 60468

SQUARE FOOTAGE: 45,243

SUMMARY	1-2 yrs Poor	3-5 yrs Fair	6-10 yrs Good	10 yrs + Maintain	TOTAL
Asset Category	**$2,094,852**	**$1,572,440**	**$740,343**	**$0**	**$4,407,635**
SITE	$855,440	$0	$0	$0	**$855,440**
ROOFING	$0	$35,265	$1,500	$0	**$36,765**
BUILDING ENVELOPE	$0	$0	$522,606	$0	**$522,606**
ARCHITECTURAL INTERIOR	$1,239,412	$575,928	$215,987	$0	**$2,031,327**
MECHANICAL SYSTEMS	$0	$0	$0	$0	**$0**
PLUMBING / FIRE PROTECTION SYSTEMS	$0	$210,000	$250	$0	**$210,250**
ELECTRICAL SYSTEMS	$0	$751,247	$0	$0	**$751,247**

PEOTONE INTERMEDIATE CENTER 3

Location: *9526 W Monee Manhattan Rd, Frankfort, IL, 60423*

Year Built: *1959*

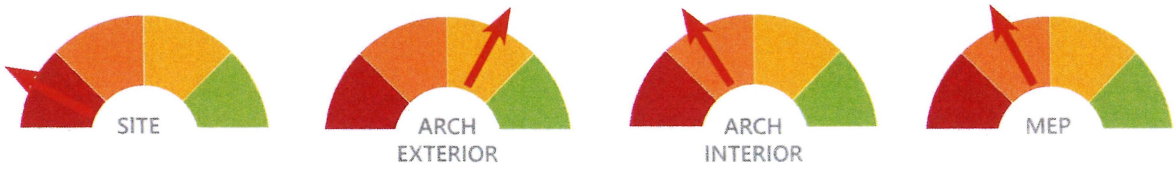
Additions: *1964, 1970, 1988, 2000*

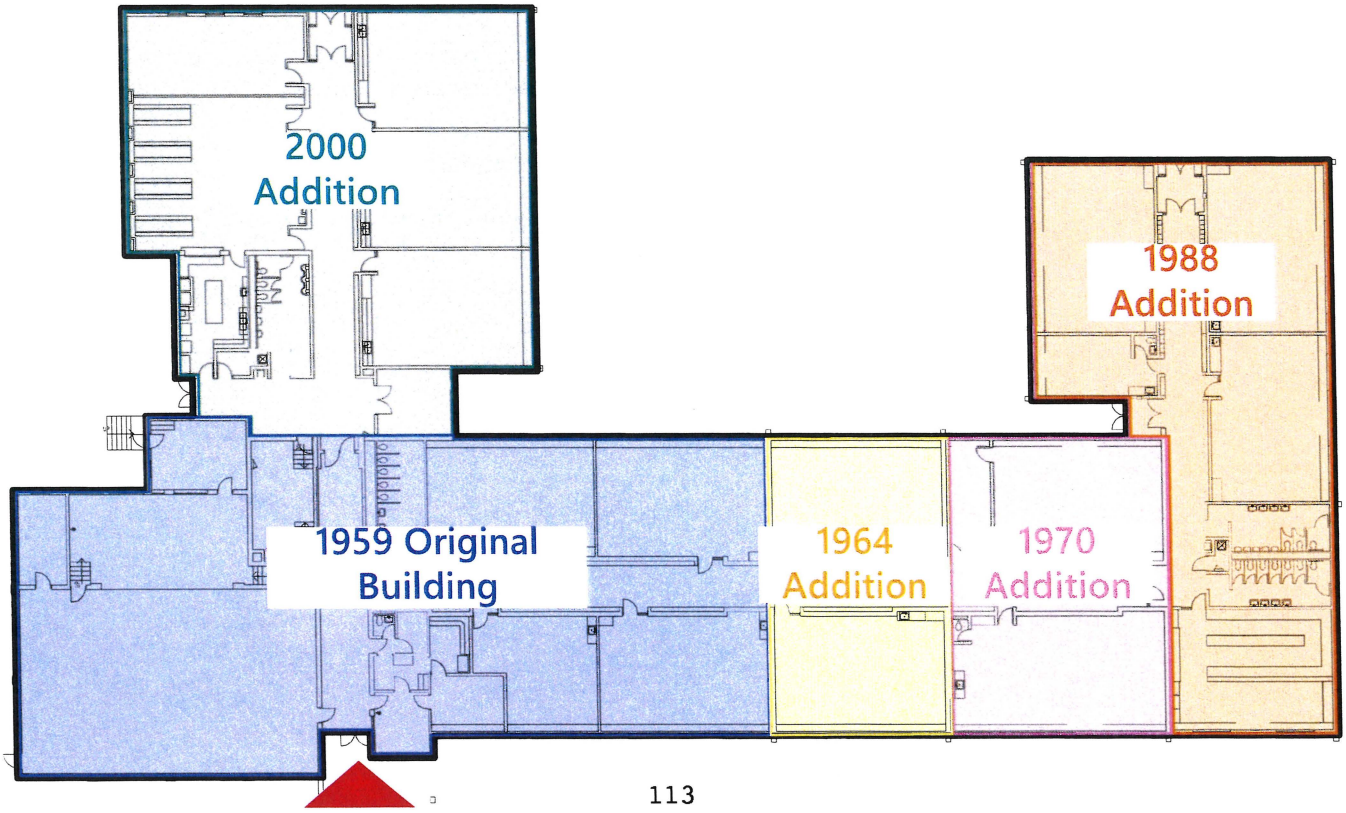
Enrollment: *160 students*

Square Footage: *29,858 SF*

SCORE SUMMARY

1 Poor
2 Fair
3 Good
4 Maintain





Site Assessment

NAME : Peotone Intermediate Center | **SITE AREA (AC) : 4.73** | **YEAR BUILT : 1959**

ADDRESS : 9525 W Monee Manhattan Rd, Frankfort, IL 60423

SITE ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
PARKING LOT	HMA	23,000	1		$129,000	Full removal and replacement
BUS DRIVE	HMA	8,700	1		$52,200	Full removal and replacement
RECEIVING _ NORTH	Conc	1,800	8			
NORTH HARD SURFACE PLAY	HMA	10,323	5			
LANDSCAPING						Landscaping around bldg, shrubs, grass, trees
PLAYGROUND EQUIPMENT						Overall 2 plagrounds north of the bldg in fair condition. District recommends removal and replacement of swings, geoclimber and parallel bars.
BICYCLE PARKING						None
SITE ACCESSIBILITY					$1,500	Lift ADA ramp to adjust to existing landing elevation
SITE DRAINAGE						
UTILITY STRUCTURES						
SIDEWALKS		200	2		$4,000	
FENCING	Chain Link	1,650 LF	1		$112,200	Perimeter of entire site, rusting

Summary | Site

PAVING

HMA pavement in the parking lot and drive lanes are in poor condition. Based on the type of degradation it is assumed that the subbase has been compromised. It is recommended that full depth replacement and subbase stabilization be done. 38 standard parking spaces are located on the site with 2 ADA spaces.
The HMA playground area is in fair to good condition.

CONCRETE SIDEWALK

Sidewalk condition varies from good to poor across the site. Sidewalk replacement is recommended at south and west sides of the building. The ADA ramp at the entrance is recommended to be adjusted to match into existing elevation.

SITE ACCESSIBILITY

ADA parking spaces are located in the southeast area of the parking lot. The ADA route to the building consists of traveling in the parking lot before reaching the school sidewalk. The ADA route does not cross over any poor sidewalk areas. A striped ADA path within the parking lot to the curb ramp is recommended as no accessible paths adjacent to the parking spaces are present. The ADA ramp at the entrance is recommended to be adjusted to match into existing elevation.

PLAYGROUND AREA

Several playground areas are located on the north end of the site. A paved play area is located northeast of the building. Two playgrounds are connected to the paved play area. District recommends removal and replacement of swings, geo-climber and parallel bars.

Zoning

Zoning Category: A-1 / Agricultural

Setbacks: N/A

Building Area: 29,261 sf

Lot Area: 206,085 sf

Lot Coverage: 14.2%

Impervious Area: 62,416 sf

Open Space: 69.71%

Summary | Site

SITE DRAINAGE

A topographic survey of this site is not available so Will County GIS was used to determine site drainage. The northeast area of the site drains to the west where it is then collected by a dry well and pumped to the Will County ROW. The rest of the site drains south to a drainage ditch along W Monee Manhattan Road. The site high point is located at the northwest corner of the property. No floodplain or wetlands are located on the site.

UTILITIES

The building has a septic holding tank located north of the 2000 addition that then drains north to a septic field. A domestic water well system is located to the west of the building within the grass area between the sidewalk and parking lot.

FENCE

A 4 foot chain link fence in poor condition encloses the entire site.

Parking Spaces

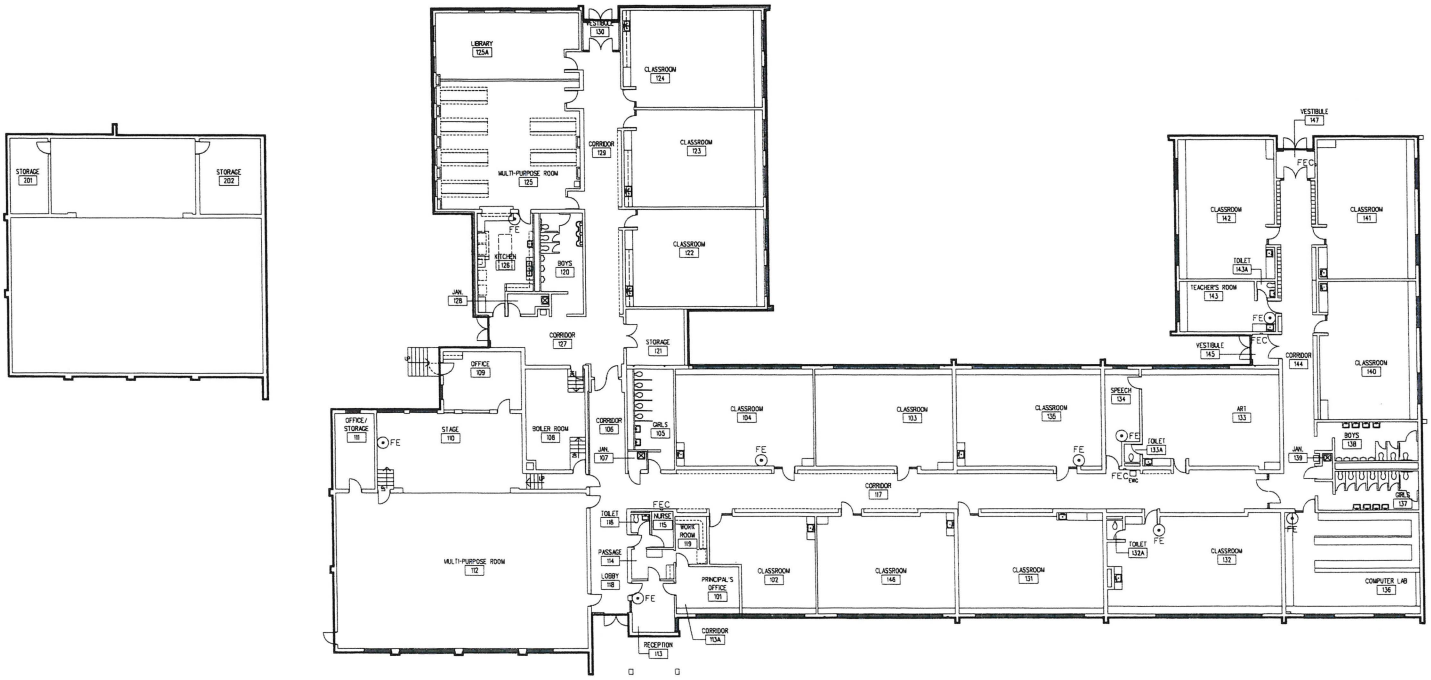
Standard: 38

ADA: 2

Village Code: 1 space per employee

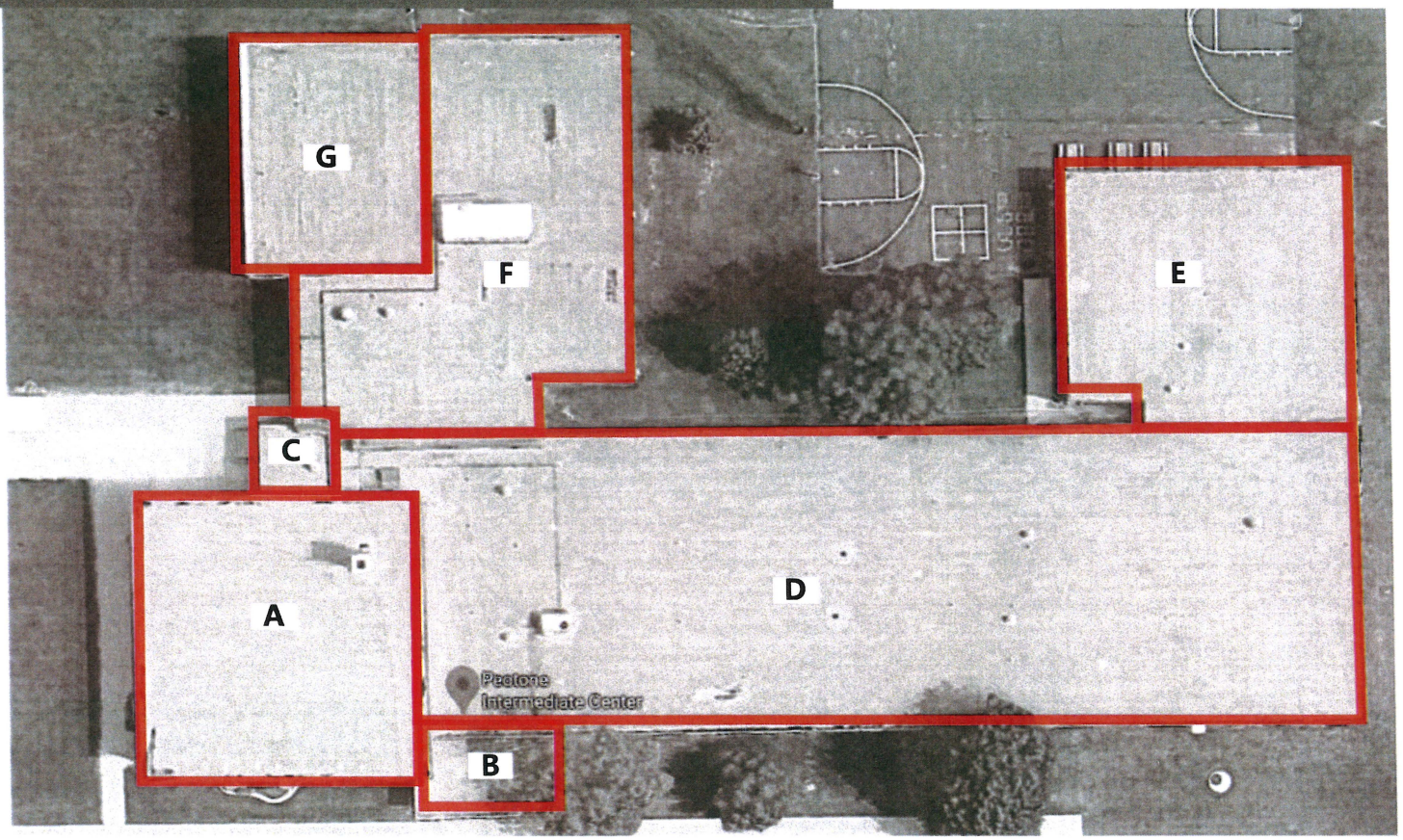
Number of Staff: 30

First Floor Plan



PEOTONE INTERMEDIATE CENTER

Roof Plan



Roofing & Building Envelope Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
ROOFING					**$41,750**	
SECTION A					$7,000	see summary
SECTION B						
SECTION C						
SECTION D						see summary
SECTION E						
SECTION F						
SECTION G					$26,250	see summary
BUILDING ENVELOPE					**$515,960**	
EXTERIOR WALLS						
1959 ORIGINAL	masonry					Prep & paint exposed steel overhang supports
1964 ADDITIONS	masonry					
1970 ADDITION	masonry					
1988 ADDITION	masonry					
2000 ADDITION	masonry					
GENERAL MISC MAINTENANCE ALL AREAS	masonry					Tuckpoint stone window sills, remove and replace sealant at control joints and wall louvers, miscellaneous tuckpointing/masonry repairs
EXTERIOR DOORS						
1959 ORIGINAL						
	WD	1			$6,660	Remove/replace perimeter sealant
	HM	1			$6,660	Remove/replace perimeter sealant
	HM	1			$14,801	
1964 ADDITIONS						
	N/A					
1970 ADDITION						
	N/A					
1988 ADDITION						
	HM	4			$59,202	Remove/replace perimeter sealant
2000 ADDITION						
	HM					Remove/replace perimeter sealant
Sidelites					$4,973	
Demo					$4,440	

Roofing & Building Envelope Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition	CONCEPTUAL BUDGET COST ($)	COMMENTS
				1 Poor / 2 Fair / 3 Good / 4 Maintain		
EXTERIOR WINDOWS						
1959 ORIGINAL	ALUM.			3 Good	$26,197	Remove/replace perimeter sealant
1964 ADDITIONS	ALUM.			3 Good		Remove/replace perimeter sealant
1970 ADDITION	ALUM.			3 Good		Remove/replace perimeter sealant
1988 ADDITION	ALUM.			2 Fair	$209,575	Remove/replace perimeter sealant
2000 ADDITION	ALUM.			3 Good		Prep & paint loose lintels. Remove/replace perimeter sealant

Summary | Architecture Exterior

ROOFING

Roofing based on the Anthony Roofing Assessment is in Fair condition. The replacement of deficient areas of the building is recommended within 2-6 years.

EXTERIOR WALLS

Exterior walls appear to be maintainable condition. The entire building facade is brick with stone accents. Areas of concern were identified as tuckpointing of stone window sills, replacement of brick control joint sealant, and various minor tuckpointing/brick repair needs. Perimeter sealant of exterior wall louvers is in poor condition is in need of replacement. A more thorough assessment of the exterior masonry conditions is recommended to further define maintenance needs. The structural bulb tees and steel angles supporting the roof overhangs are rusted and should be prepped and painted to prevent further corrosion.

EXTERIOR DOORS

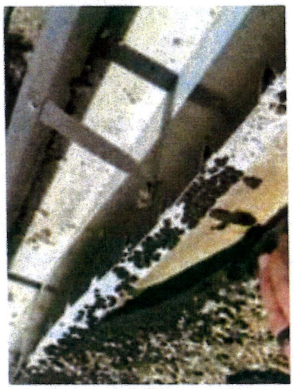
Exterior doors appear to be in fair condition. Doors are primarily hollow metal with select wooden doors that should be replaced. The rust should be removed from the doors, primed, and repainted. The perimeter sealant at the doors should also be replaced.

EXTERIOR WINDOWS

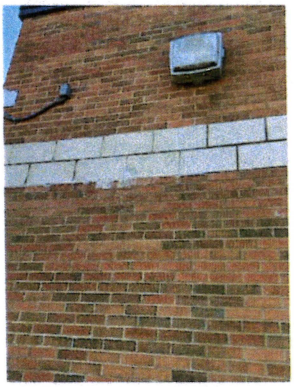
All windows are operable aluminum windows. The majority of the windows appear to be in good condition. The 1988 building addition windows are in fair condition and should be replaced. Perimeter sealant at windows should be replaced, and lintels should be primed and painted.



Roofing



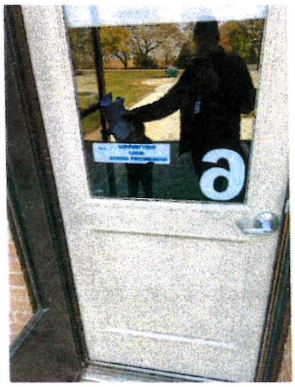
Roofing



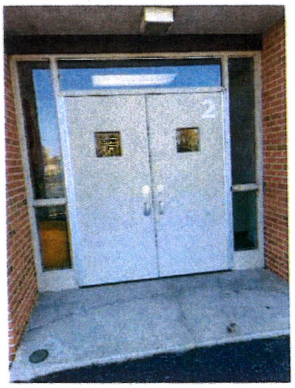
Exterior Masonry Walls



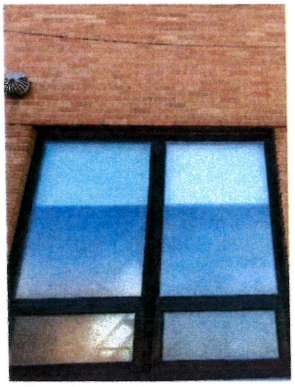
Exterior Masonry Walls



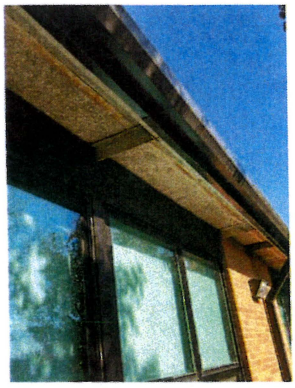
Exterior Doors



Exterior Doors

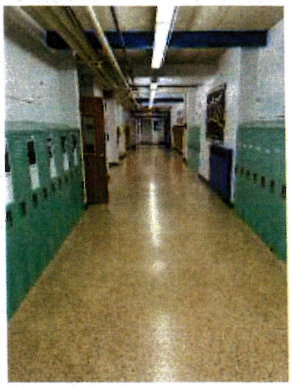
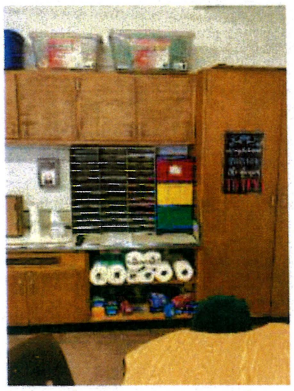
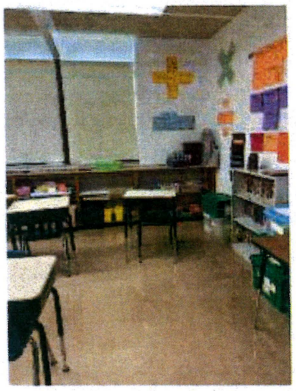
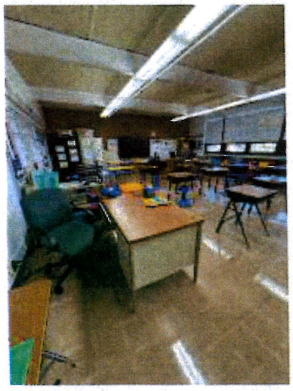
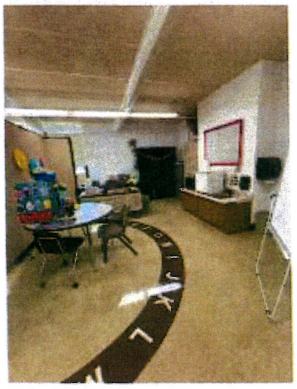
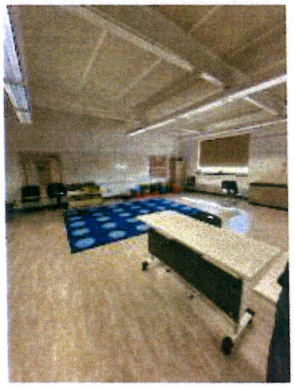
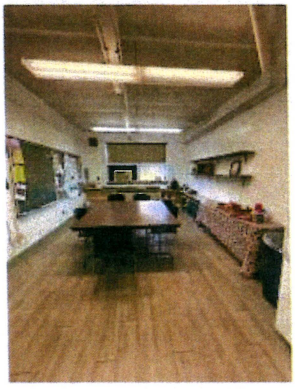
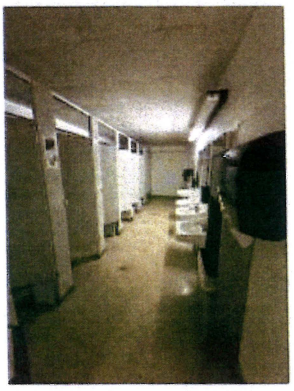
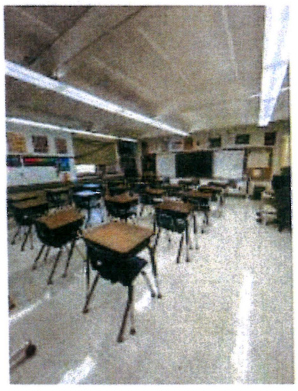
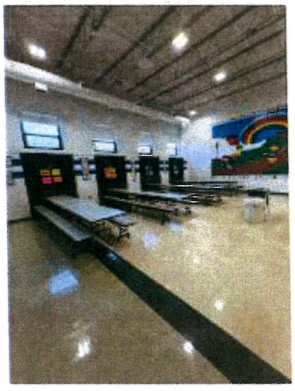


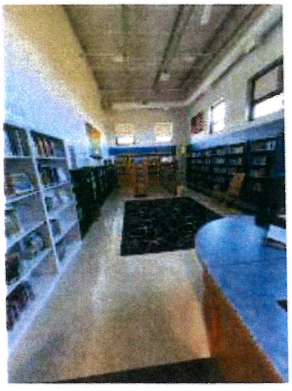
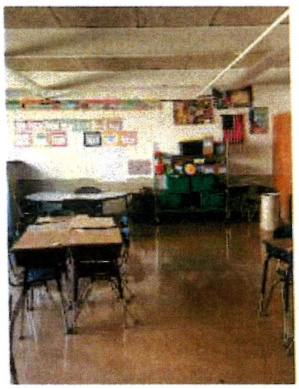
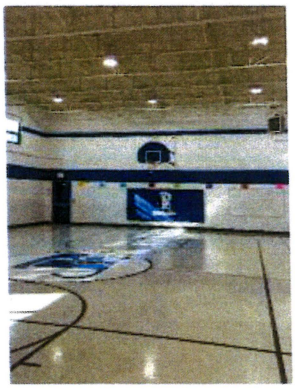
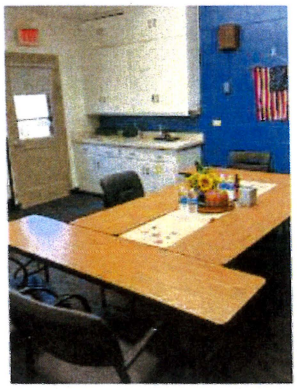
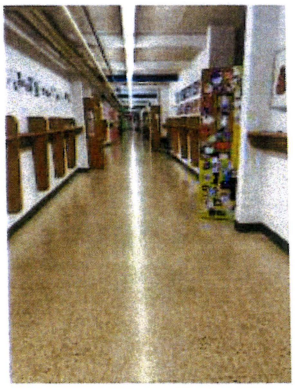
Exterior Aluminum Windows



Exterior Aluminum Windows

Peotone Intermediate Center | Interior

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
BUILDING INTERIOR					**$2,320,136**	
FLOORING						
1959 ORIGINAL						
	VCT	411 SF			$7,300	
	VAT	3365 SF			$99,607	
	TRZ					Recommend reconditioning terrazzo flooring
1964 ADDITION						
	VAT				$59,084	
	TRZ				$11,100	Movement cracks observed in corridors in addition locations. Recommend reconditioning terrazzo flooring
1970 ADDITION						
	VAT				$62,784	
	Sheet Vinyl					
	TRZ					Movement cracks observed in corridors in addition locations. Recommend reconditioning terrazzo flooring
1988 ADDITION						
	LVT					
	VCT	2686 SF			$47,705	
	TRZ					Recommend restoration of terrazzo flooring
2000 ADDITION						
	VCT	5908 SF			$11,385	
CEILINGS						
1959 ORIGINAL						
	Tectum					
1964 ADDITION						
	Tectum					
1970 ADDITION						
	Tectum					
1988 ADDITION						
	ACT					
	Tectum					
2000 ADDITION						
	ACT					
	Tectum					

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
BUILDING INTERIOR					**$2,320,136**	
INTERIOR DOORS						
1959 ORIGINAL						
	WD DOORS W/ LEVER HARDWARE				$64,752	
1964 ADDITION						
	WD DOORS W/ LEVER HARDWARE				$64,752	
1970 ADDITION						
	WD DOORS W/ LEVER HARDWARE				$64,752	
1988 ADDITION						
	HM DOORS W/ LEVER HARDWARE					
2000 ADDITION						
	WD DOORS W/ LEVER HARDWARE					
CASEWORK						
1959 ORIGINAL						
	WD	269'			$311,181	
1964 ADDITION						
	WD	92'			$108,932	
1970 ADDITION						
	WD	103'			$121,956	
1988 ADDITION						
	PL	882'			$1,044,323	
2000 ADDITION						
	PL					

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
BUILDING INTERIOR					**$2,320,136**	
TOILET ROOMS						
1959 ORIGINAL						
GANG TOILET ROOMS						
CEILING	GB					
FLOORING	TRZ					Recommend reconditioning terazzo flooring
PARTITIONS	Marble	5			$20,351	Girl's Bathroom
SINGLE USER ROOMS						
CEILING	Tectum					
FLOORING	VCT	25 SF			$444	
1964 ORIGINAL						
N/A						
1970 ADDITION						
SINGLE USER ROOMS						
CEILING	Tectum					
FLOORING	LIN					
1988 ADDITION						
GANG TOILET ROOMS						
CEILING	ACT					
FLOORING	TRZ					Recommend reconditioning terrazzo flooring
PARTITIONS	Metal	10			$40,701	
SINGLE USER ROOMS						
CEILING	Tectum					
FLOORING	LIN					
2000 ADDITION						
GANG TOILET ROOMS						
CEILING	GB					
FLOORING	CMT					
PARTITIONS	Metal	3			$12,210	Boy's Bathroom
LOCKERS						
1959 ORIGINAL	N/A					Coat Hook Casework replace
1964 ADDITION	Metal	66'			$53,726	
1970 ADDITION	Metal	N/A				
1988 ADDITION	Metal	35'			$28,491	
2000 ADDITION	N/A					Coat Hook Casework maintain

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
BUILDING INTERIOR					**$2,320,136**	
SPECIAL SPACES						
GYMNASIUM (1959 ORIGINAL)						
FLOORING	VCT	2579 SF			$45,805	
CEILING	TECTUM					
LIBRARY (2000 ADDITION)						
FLOORING	VCT	641 SF			$11,385	
CEILING	TECTUM					
CASEWORK	WD					
COMPUTER LAB (1988 ADDITION)						
FLOORING	LVT					
CEILING	TECTUM					
CASEWORK	WD	4.5'			$5,920	
MULTI-PURPOSE ROOM (2000 ADDITION)						
FLOORING	VCT	1210 SF			$21,490	
CEILING	TECTUM					

Summary | Architecture Interior

FLOORING

Flooring appears to be in fair condition. Corridor floors are terrazzo and classroom floors are typically VAT, with some classrooms updated to VCT or LVT. Corridor terrazzo is maintainable, but reconditioning is recommended. Movement cracks were also located at three locations between existing buildings and an addition. Any room with VAT is in poor condition and requires abatement. VCT in the older areas of the building are in fair condition and should be replaced within the next 3-5 years.

CEILINGS

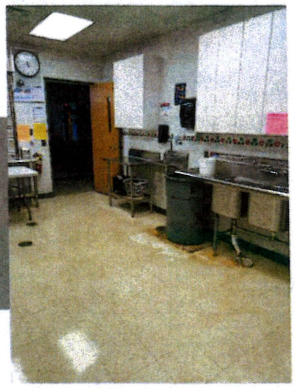
Ceilings appear to be in maintainable condition. The entire school has tectum ceilings with a few drops in ACT ceilings that are also in maintainable condition. Refer to Electrical Elements Summary for additional information regarding lighting.

INTERIOR DOORS

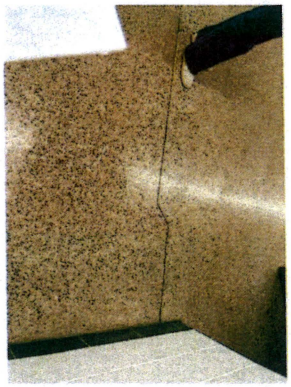
Interior door conditions vary based on the year built. The doors in the 1959, 1964 and 1970 areas are original and in poor condition and in need of replacement. The 1988 and 2000 building addition doors are in maintainable condition with normal wear and tear.

CASEWORK

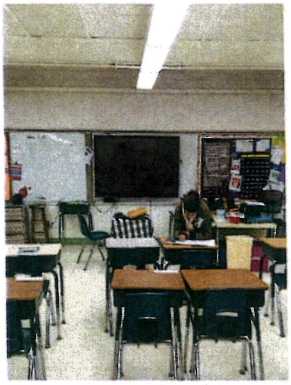
Casework in the 1959, 1964 and 1970 areas is in poor condition. Typical wooden casework in the original and older areas of the building should be replaced. Typical plastic laminate casework in the 1988 building addition is in fair condition. Typical plastic laminate casework in the 2000 building addition is in maintainable condition with normal wear and tear.



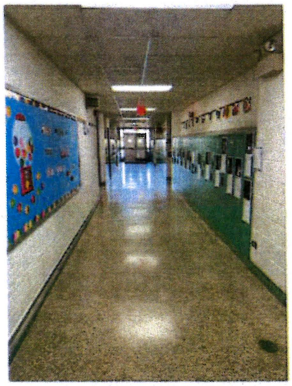
VCT Flooring



Terrazzo Flooring



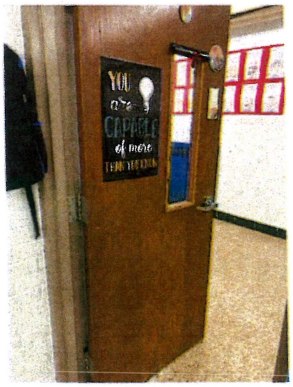
Tectum Ceiling



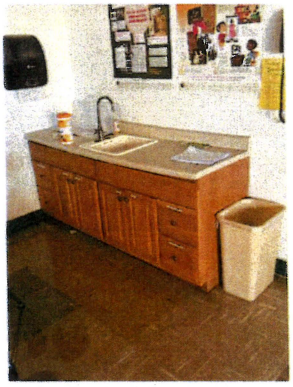
ACT Ceiling



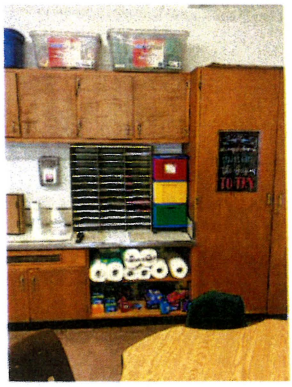
Interior Doors



Interior Doors



Original Casework



Original Casework

Summary | Architecture Interior

TOILET ROOMS
Group toilet rooms are in maintainable condition, but the partitions should be replaced. Typical toilet rooms include porcelain plumbing fixtures, marble or metal toilet partitions, terrazzo and ceramic floor tile, and gypsum or ACT ceilings. All single-user toilet-room linoleum flooring is in poor condition and should be replaced.

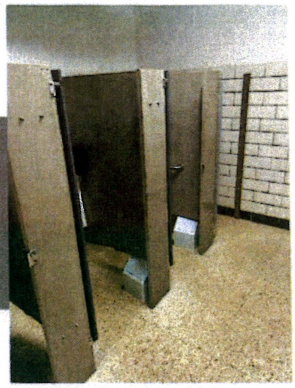
GYMNASIUM
The gymnasium overall appears to be in maintainable condition. The VCT flooring is in good condition. The exposed tectum ceilings are maintainable.

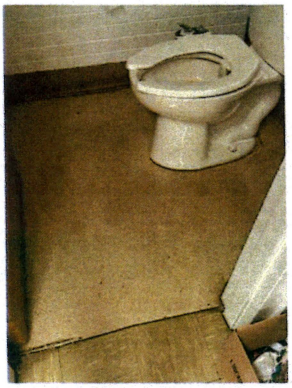
LIBRARY
The library overall appears to be in maintainable condition. The VCT is in good condition, and the tectum ceiling and wood casework are maintainable.

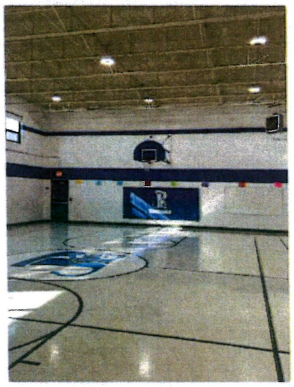
COMPUTER LAB
The computer lab overall appears to be in maintainable condition. The wood casework is in good condition and the LVT flooring and tectum ceiling are maintainable.

MULTI PURPOSE ROOM
The multi-purpose room is in fair condition. The VCT flooring should be replaced within the next 3-5 years. The tectum ceiling is maintainable.

LOCKERS
The metal lockers appear to be in good condition. The original building did not have any lockers but wooden coat hook casework that should be replaced, while the coat hook casework in the 2000 building addition can be maintained.

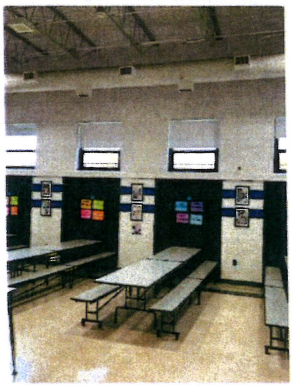

Group Toilet Room

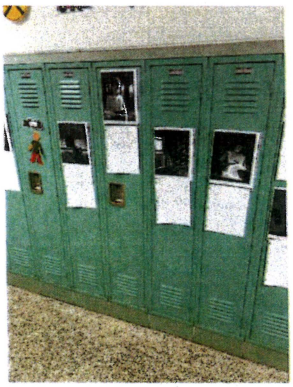

Single - User Toilet Room

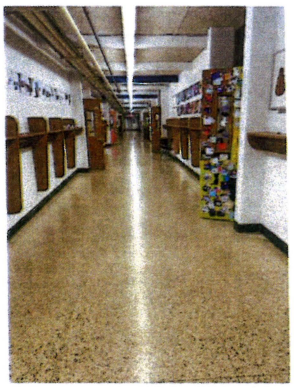

Gymnasium


Library


Computer Lab


Mutli-Purpose Room


Metal Lockers


Coat Hook Casework

Mechanical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
MECHANICAL SYSTEMS					**$1,644,544**	
COOLING SYSTEMS						
CHILLERS	N/A	30				
AIR COOLED CONDENSER	N/A	25				
DX CONDENSING UNITS	19	20	Varies			Classrooms all have window AC units. 12 units changed in 2023.
PUMPS	N/A	25				
CHW/ CW PIPING	N/A	40				
INSULATION	N/A	15-20				
HEATING SYSTEMS						
STEAM BOILERS	1	25	17	8	$213,219	Burnham Steam Boiler
HW BOILERS	N/A	30				
HEAT EXCHANGER	1	30	30	0	$40,000	Repair Insulation. Serves 1989 Addition. (Allowance)
RADIANT/UNIT HEATERS		20	30	0	$72,076	Cab Heaters in Hallway not working. 1 unit heater in Gym not working
FIN TUBE RADIATORS		30	30+	0		Classrooms have Fin Tube Radiant Heat (steam)
PUMPS	2	25	30	0	included with steam boiler	Boiler Feed water Pumps and Tank are older. Signs of Corrosion.
PUMPS	2	25				Two condensate return pumps and small tank look newer.
PUMPS	2	25	30	0	included with HEX	Hot Water pump for HX
STEAM/HW PIPING		30	30+			Some cost included with UV's
INSULATION		15-20	30+		incl above w boiler/Hx	Repair damaged insulation in Mech Areas

Mechanical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.		USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
MECHANICAL SYSTEMS						**$1,644,544**	
AIR HANDLING SYSTEMS							
PACKAGED A/C	1	20	25	0		$59,620	4 Ton Rooftop Cooling Unit for Main Office Area
PACKAGED A/C		20					
AIR HANDLING UNITS	1	25	25	0		$151,150	Multi zone Rooftop AHU with Gas Heat for the 2000 Addition Classrooms & Library/Cafeteria. Gym has window vents
EXHAUST FANS	8	20	20+	0		$87,611	Several Exhaust Fans not Working
FAN COILS	N/A	30					
UNIT VENTILATORS	10	30	30	0		$475,841	The 64, 70 and 88 additions have Unit Ventilators
TERMINAL DEVICES		20	25				
DUCTWORK		40	25	15			Serves 2000 Addition
INSULATION		15-20					
TEMPERATURE CONTROLS							
DDC SYSTEM	N/A	20					No DDC System
PNEUMATIC SYSTEM		20					Pneumatic Stats in Classrooms
GUI	N/A	20					

Plumbing Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition	CONCEPTUAL BUDGET COST ($)	COMMENTS
PLUMBING/ FIRE PROTECTION SYSTEMS						
WATER HEATER	1	15-20	15	0	$15,000	Small electric Water Heater serves 1988 bathrooms. Repair Insulation. 6 Gallon 2 KW.
WATER HEATER	1	15-20	8	7		40 Gallon Bradford White Electric Water Heater, 4.5 KW. Repair Insulation. Serves 2000 Addition
WATER HEATER	1	15-20	?	?		Small instaneous electric water heater under counter in Teachers Lounge 119.
PLUMBING FIXTURES		30	25	5		Plumbing Fixtures are older. Manual Flush Valves
DOM. BOOSTER PUMP	N/A	30				
HW CIRCULATING PUMP		20				
DOM. WATER PIPING		30	30		$194,815	Well Water. Replace Galvanized Piping (Allowance)
SUMP/SEWAGE PUMP		10-15				Sump in Boiler Room
SUMP/SEWAGE PUMP		10-15				Two Septic Fields.
SEWER		30			$62,699	Dip in Waste Sewer line in Middle Hallway
SPRINKLERS	N/A	30				Building is not Sprinkled

Electrical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
ELECTRICAL SYSTEMS					**$477,965**	
ELECTRICAL SERVICE(S)						
MAIN SERVICE #1		50	30	20		Main Service Panel looks OK. 120/240 600 A
MAIN SERVICE #2		50				
EM ELEC SERVICE	N/A					
GENERATOR	N/A	30				
DISTRIBUTION PANELS		40				
BRANCH WIRING			40+		$138,840	Recommend replacing existing original bldg wiring (Allowance for 50% SF)
BRANCH PANELBOARDS		40	40+		$80,000	Recommend Replacing Branch Panels and Main Feeder Conductors (Allowance)
SURGE PROTECTION	N/A	20				Does not have Surge Protection
LIGHTING						
INTERIOR		20			$26,718	90 percent of existing flourescent have been retrofitted to LED. Allowance to replace lights with damaged lenses.
INTERIOR CONTROLS		20				
BUILDING EXTERIOR		20				Exterior Lights on Perimeter of Building
SITE EXTERIOR		20			$30,000	Only 1 Light for Parking Lot. Out of Service. Recommend adding new site lighting/controls for Parking Lot
EXTERIOR CONTROLS		20			included above	
EXIT		20				
EMERGENCY		20			$24,289	Recommend Upgrading EM lighting to LED
BRANCH POWER (RECEPT)						
CLASSROOMS						
FIRE ALARM						
MAIN PANEL		30	25	5	$97,156	Simplex 4020 Panel. Recommend Upgrading so classrooms meet current ADA code to have Emergency Broadcast for mass notification/evacuation.
ANNUNCIATOR		30	25	5	included above	At Main Entrance
INITIATE/ALARM DEVICES		30	25	5	included above	Fire Alarm Devices are Older. No Devices in Classrooms

Electrical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
INTERCOM/PA						
HEAD END		30		2 Fair	$80,963	Speakers are through two way Radios
DEVICES		30		2 Fair	included above	
CLOCK						
HEAD END		30		4 Maintain		Individual Clocks in Classrooms are atomic clocks
DEVICES		30		4 Maintain		

Summary | Mechanical

COOLING SYSTEMS

Cooling for the facility is primarily provided through window AC units throughout the facility. The units appear to be functional and not in need of immediate repair or replacement. One (1) 4T rooftop cooling unit serves the main office area. This unit is over 25 years old and past its expected life. Replacement is recommended.

HEATING SYSTEMS

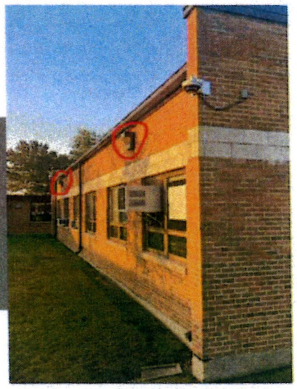
The building has a central Burnham gas-fired steam boiler with an output capacity of 1757 MBH. The building is heated through a mixture of steam and hot water from a steam to hot water heat exchanger. The steam boiler is approximately 17 years old and in good condition. Boiler feed water pumps and tank are older with signs of corrosion. These should be replaced. Condensate return pumps and tank look to be newer and in good condition. The hot water pumps and heat exchanger are over 30 years old and in need of replacement. Classroom heat is provided through steam radiant fin tube. While older, fin tube looks to be in good condition. Cabinet and unit heaters serve various areas of the building, and it was noted that units in the hallways and gym were not functioning. These should be replaced. The steam and hot water distribution piping appears to be insulated in most areas, but many sections of the condensate return pipe were observed to be uninsulated. Insulation should be repaired or replaced as necessary for both steam and hot water piping.

AIR HANDLING SYSTEMS

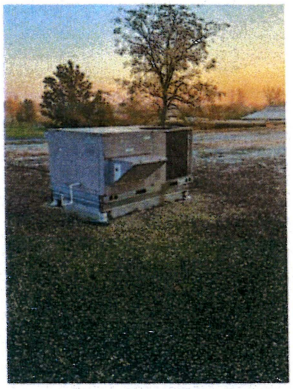
A multizone rooftop air handling unit with gas heat serves the 2000 addition area classrooms, library, and cafeteria. This unit is at its expected life limit and should be scheduled for replacement. Unit ventilators serve several classroom areas and are over 30 years old. Based on age and condition, replacement is recommended. Multiple exhaust fans are located throughout the building. All fans are over 20 years old and several fans are not functioning. Replacement is required.

TEMPERATURE CONTROLS

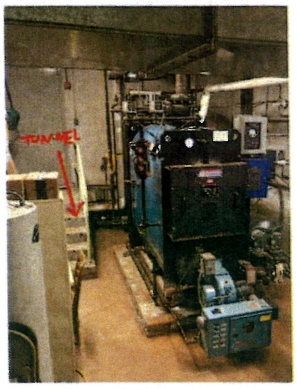
All controls for the building systems are pneumatic. There is no building automation system.



AC Units



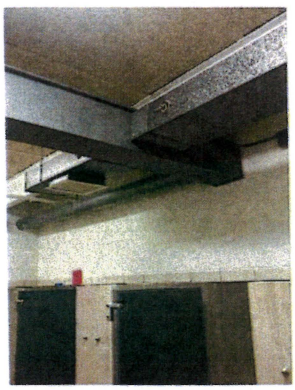
Air Handling System



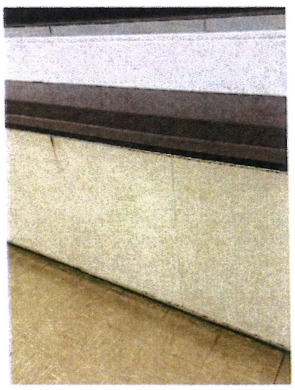
Boiler



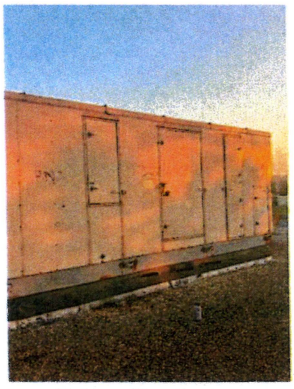
Condensate Return



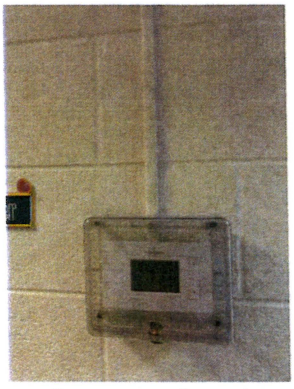
Air Handling Systems



Unit Ventilators



Air Handling Systems



Temperature Controls

Summary | Plumbing

WATER HEATER/BOILER

Domestic hot water for the building is provided by two (2) electric water heaters. A 4.5KW 40 gallon Bradford White water heater and 2KW 6 gallon water heater serves the 1988 addition toilet rooms. A small instantaneous electric water heater serves the teachers' lounge in room 119. The instantaneous heater and the 40 gallon heater are both newer and in good condition. The 6 gallon heater is 15 years old and should be scheduled for replacement.

PLUMBING FIXTURES

The plumbing fixtures are older with manual flush valves but appear to be in good condition.

SUMP/SEWAGE PUMP

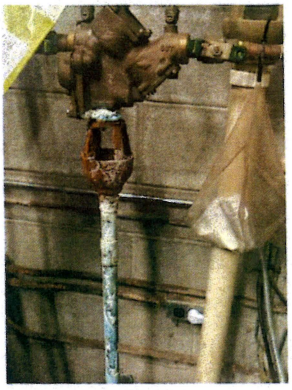
A dip was noted in the waste sewer line in the middle hallway. This section of waste piping should be repaired. Galvanized distribution piping should be replaced.

SPRINKLERS

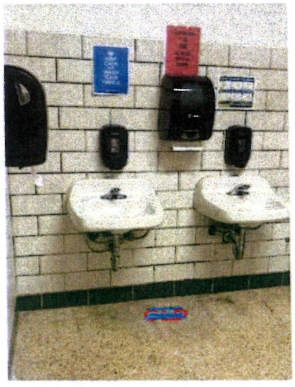
The building is not sprinklered.
If the cost of any future renovations at the building exceeds 50% of the replacement cost of the building or additions totaling 7,200 square feet over 3 consecutive years are constructed, a fire sprinkler system will need to be provided.



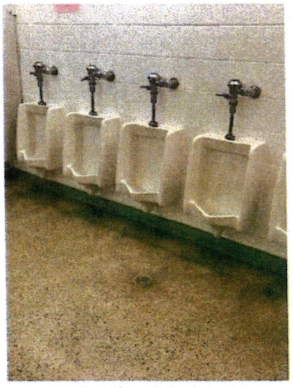
Water Heater



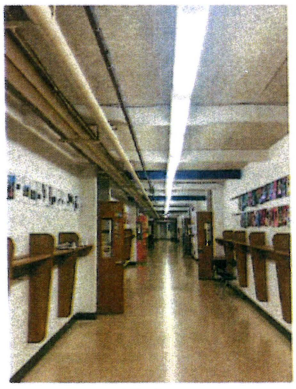
Piping



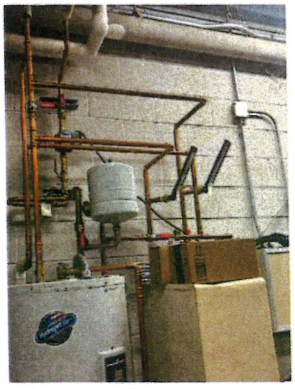
Plumbing Fixtures



Plumbing Fixtures



Piping



Piping

Summary | Electrical

ELECTRICAL SERVICE(S)

The building has one electrical service coming into the building rated at 600 amps 240/120V. This building does not have an emergency generator.

LIGHTING

Approximately 90% of existing fluorescent fixtures throughout the building have been retrofitted to LED. Damaged lenses were observed and are recommended to be replaced. Lighting control is through manual switches. There are no occupancy sensors, automation schedules, or photocells in place. It is recommended that occupancy sensors be added to control the lighting in classrooms, corridors, offices, cafeterias, storage rooms, toilet rooms, etc.

It is recommended that the existing emergency lighting be upgraded to LED.

The existing site and exterior lighting consist of assorted metal halide fixtures and there is only 1 light for the parking lot. It is recommended that the exterior lighting be upgraded to LED with automated controls installed. New site lighting and automated controls are recommended for the parking lot.

BRANCH POWER (RECEPT)

There appears to be sufficient power in all classrooms for today's technology requirements.

CLOCK

All classrooms have atomic clocks.

FIRE ALARM

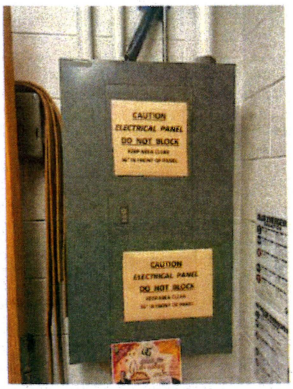
There is an existing Simplex 4020 panel. Upgrading to ensure classrooms meet current ADA code to have emergency broadcast for mass notification / evacuation is recommended.

INTERCOM/PA

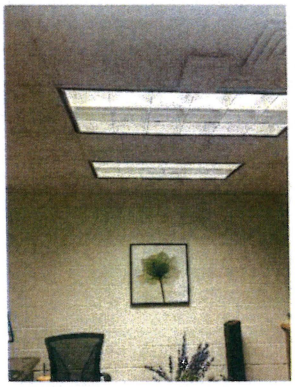
The PA system is through 2-way radios. A new intercom / PA system is recommended.



Electrical Switchboard



Electrical Panel



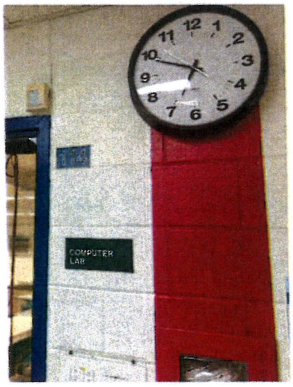
Recessed LED Lighting



Led Lighting



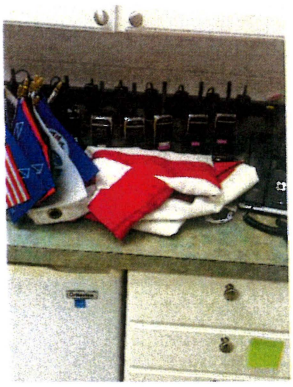
Fire alarm Panel



Clock



Fire Alarm



Intercom/PA

Peotone Intermediate Center Summary

PEOTONE 207U

PEOTONE INTERMEDIATE CENTER FCA BUDGET SUMMARY FEBRUARY 2026

ADDRESS : 9525 W Monee Manhattan Rd, Frankfort, IL 60423

SQUARE FOOTAGE: 29,858

SUMMARY	1-2 yrs Poor	3-5 yrs Fair	6-10 yrs Good	10 yrs + Maintain	TOTAL
Asset Category	$1,466,108	$2,973,642	$304,810	$417,184	$5,161,744
SITE	$440,152	$2,250	$0	$0	**$442,402**
ROOFING	$0	$33,250	$0	$0	**$33,250**
BUILDING ENVELOPE	$6,660	$231,036	$85,399	$192,865	**$515,960**
ARCHITECTURAL INTERIOR	$1,019,296	$1,133,028	$156,712	$11,100	**$2,320,136**
MECHANICAL SYSTEMS	$0	$886,298	$0	$213,219	**$1,099,517**
PLUMBING / FIRE PROTECTION SYSTEMS	$0	$209,815	$62,699	$0	**$272,514**
ELECTRICAL SYSTEMS	$0	$477,965	$0	$0	**$477,965**

PEOTONE JUNIOR HIGH SCHOOL 4

Location: *1 Blue Devil Dr, Peotone IL 60468*

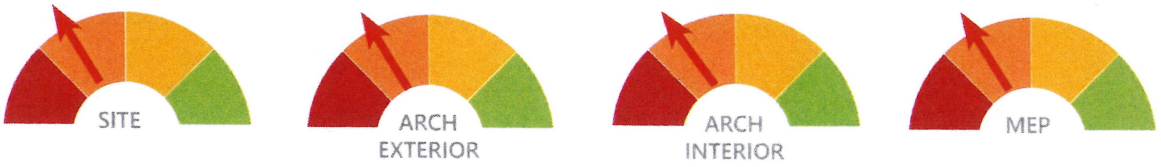
Year Built: *1954*

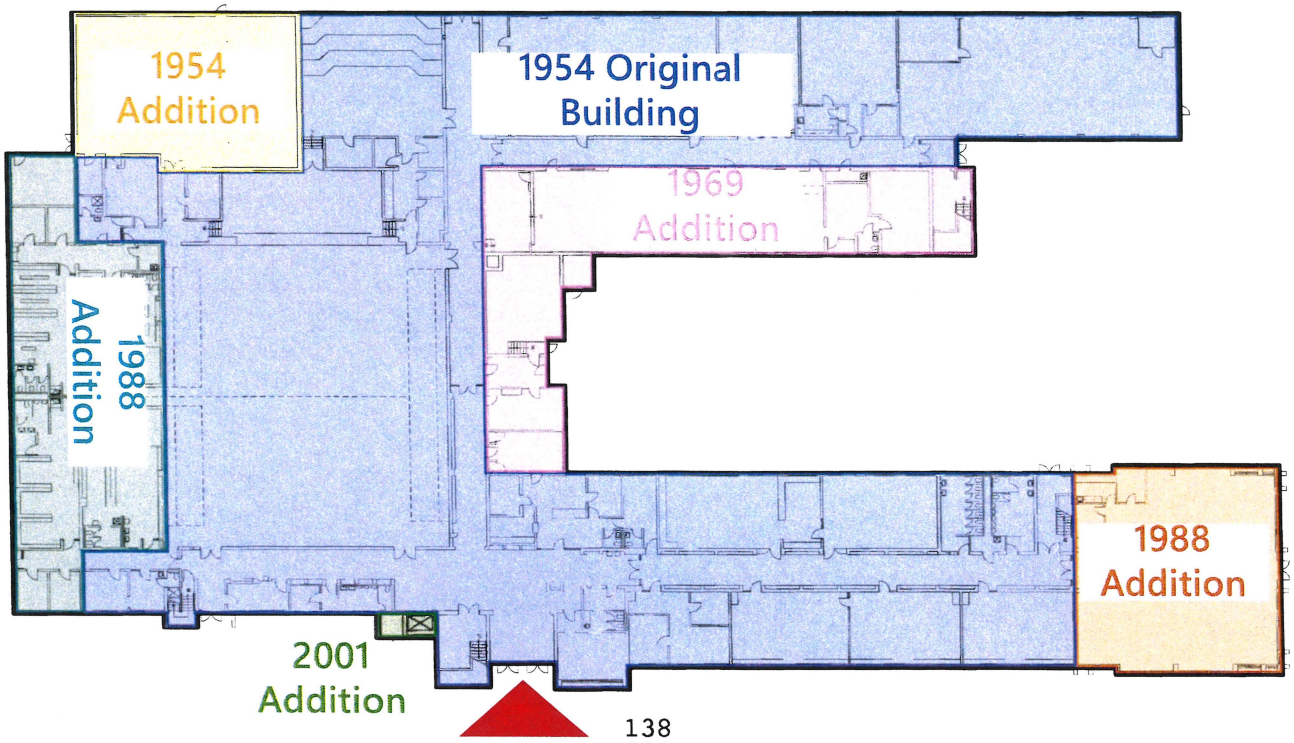
Additions: *1954, 1969, 1988, 1988, 2001*

Enrollment: *277 students*

Square Footage: *77,887 SF*

1 Poor
2 Fair
3 Good
4 Maintain





Site Assessment

NAME : Peotone Junior High School | **SITE AREA (AC) : 24.4** | **YEAR BUILT :** 1954

ADDRESS : 1 Blue Devil Dr, Peotone IL, 60468

SITE ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
PARKING LOT	HMA	84,900	5		$387,050	Cost for removal and replacement budgeting
Receiving North	HMA	19,000	15			Removed and replaced in 2019
RUNNING TRACK	GRAVEL	34,965				
LANDSCAPING						
PLAYGROUND EQUIPMENT						N/A
BICYCLE PARKING						Bike parking near east entrance, number unknown.
SITE ACCESSIBILITY						
SITE DRAINAGE						
UTILITY STRUCTURES						New storm sewer system in 2019 for receiving area
SIDEWALKS	Concrete	385	2		$7,700	Sidewalk to be replaced based on Wheatberry Pavement Management Plan
FENCING	Chain Link	600 LF	2		$45,000	Roughly 1,600LF of 4' CLF around track; recommmend south and south half of west side be removed and replaced

Summary | Site

PAVING

The HMA for the main lot and drive is in fair to poor condition. For the areas in fair condition, it is recommended that the surface be milled and resurfaced. However, pavement cores are recommended to verify that the existing HMA thickness can accommodate milling. The areas in poor condition should be full depth replacement. The HMA for the north parking lot is in fair condition. Barring further evaluation on HMA thickness this area could be a candidate for milled and resurfaced. 171 standard parking spaces and 7 ADA spaces are located on site. Only parking spots located within the school's property line have been counted. 4 ADA spaces are located in the parking area east of the building and 2 are located south of the building near the Peotone Park District Building. One ADA spot is located at the southeast corner of the school. The parking along

SIDEWALKS

The majority of sidewalk on the site is in fair to good condition. The areas of poor condition should be removed and replaced. These areas are located along the southeast to west sidewalk by the parking lot.

SITE ACCESSIBILITY

The east ADA route crosses the main drive to enter the main building entrance on the east side of the school. The south ADA route entails pedestrians to move along sidewalk to the south and then turn north to travel along a gravel surface to reach the school sidewalk paths. The south ADA spots are intended for individuals who are visiting the baseball fields and do not have a accessible route to the school. The southeast ADA spot directly connects to the school sidewalk providing an accessible route.

PLAYGROUND EQUIPMENT

No playground area is located on site. A gravel athletic track, a grass football field, and bleachers are located on the west end of the site.

Zoning

Zoning Category: P / Public District

Setbacks: Only required when abutting upon residential properties. Plan Commission suggests requirement.

Building Area: 54,194 sf

Lot Area: 1,061,992.8 sf

Lot Coverage: 5.1%

Impervious Area: 228,897 sf

Open Space: 78.45%

Summary | Site

SITE DRAINAGE

A topographic survey of the entire site is not available during this assessment. Will County GIS has been utilized to analyze site drainage. The west end of the site drains from east to west. The north end of the site has a depressed storage area to the west of the north drive lane. The north receiving area was reconstructed in 2019 with new storm sewer system transferring flow to the west of the track. The south parking area sheet drains to the south towards the open grass park district which has poor drainage. It appears that the south parking lot has ponding issues due to poor surface conditions and minimal slopes. The east end of the site drains to a depressed area located in the east baseball field. There is a wetland located around the previously mentioned pond located to the west of the football field. No floodplain or wetland areas are located on site.

UTILITY STRUCTURES

The building is supplied by municipal water and sanitary services. The sanitary building stub location is unknown. Water service is located on the north side of the school under the north parking lot.

Parking Spaces

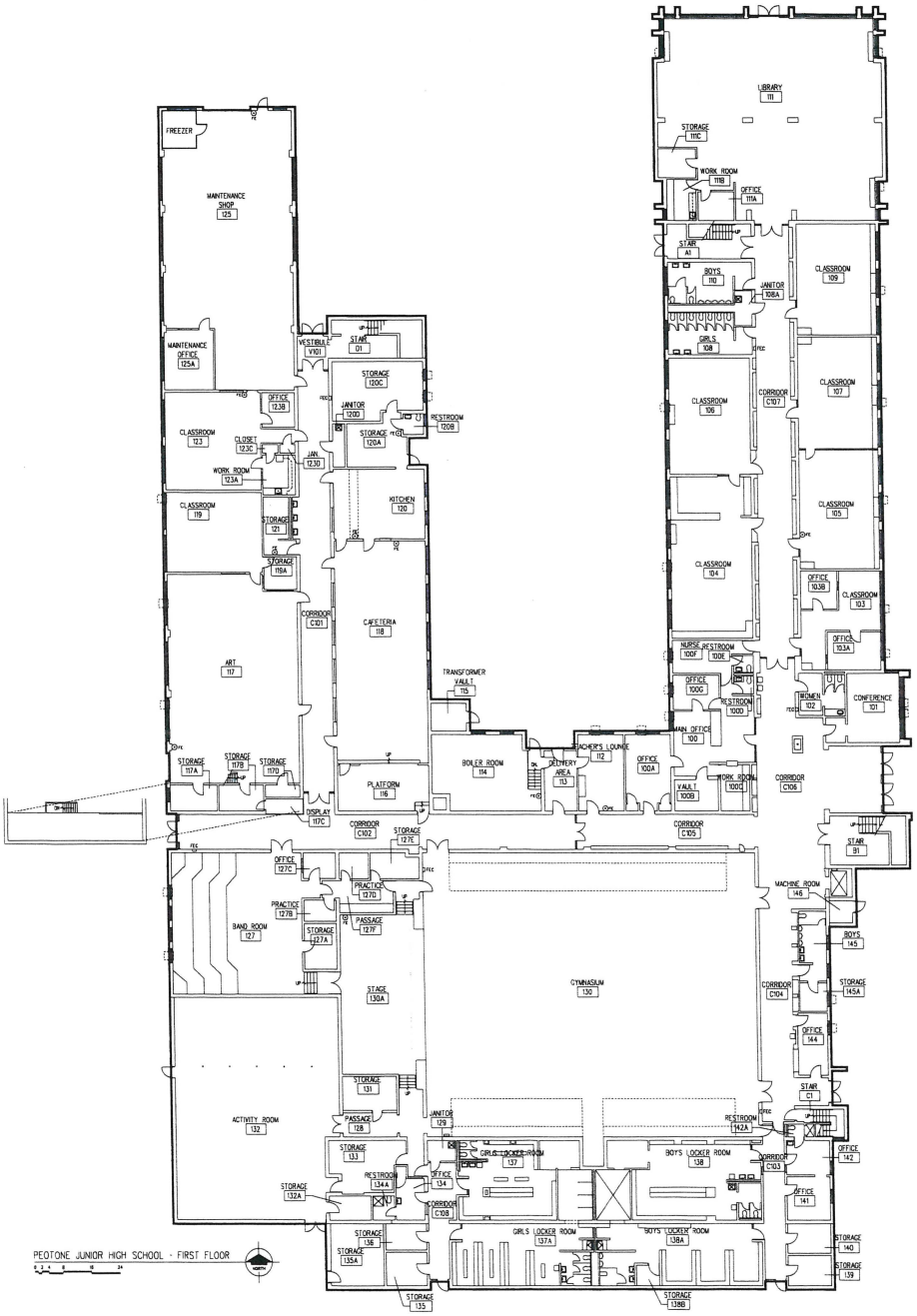
Standard: 171

ADA: 7

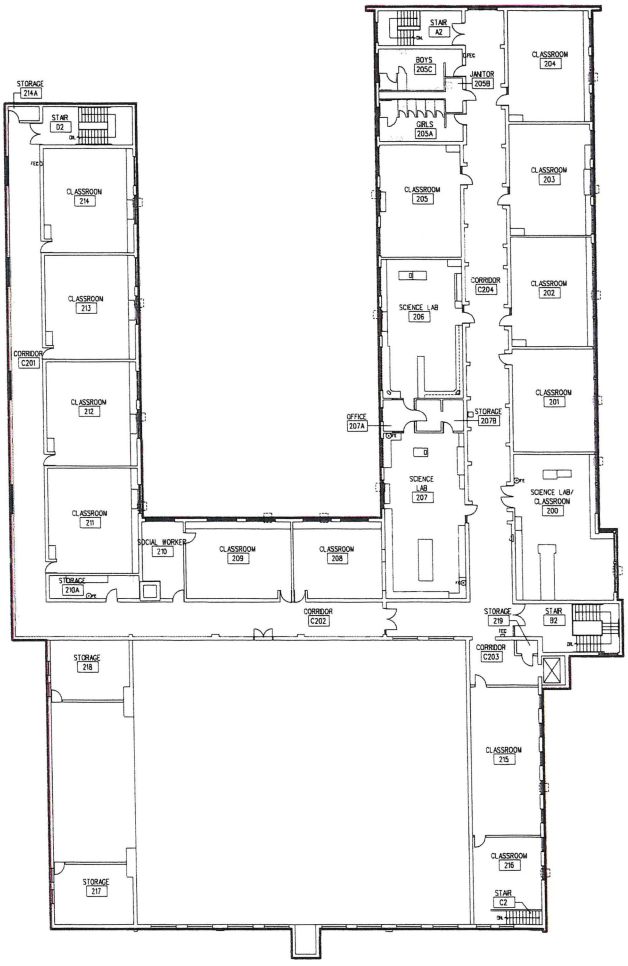
Village Code: 1 space per employee

Number of Staff: 52

First Floor Plan

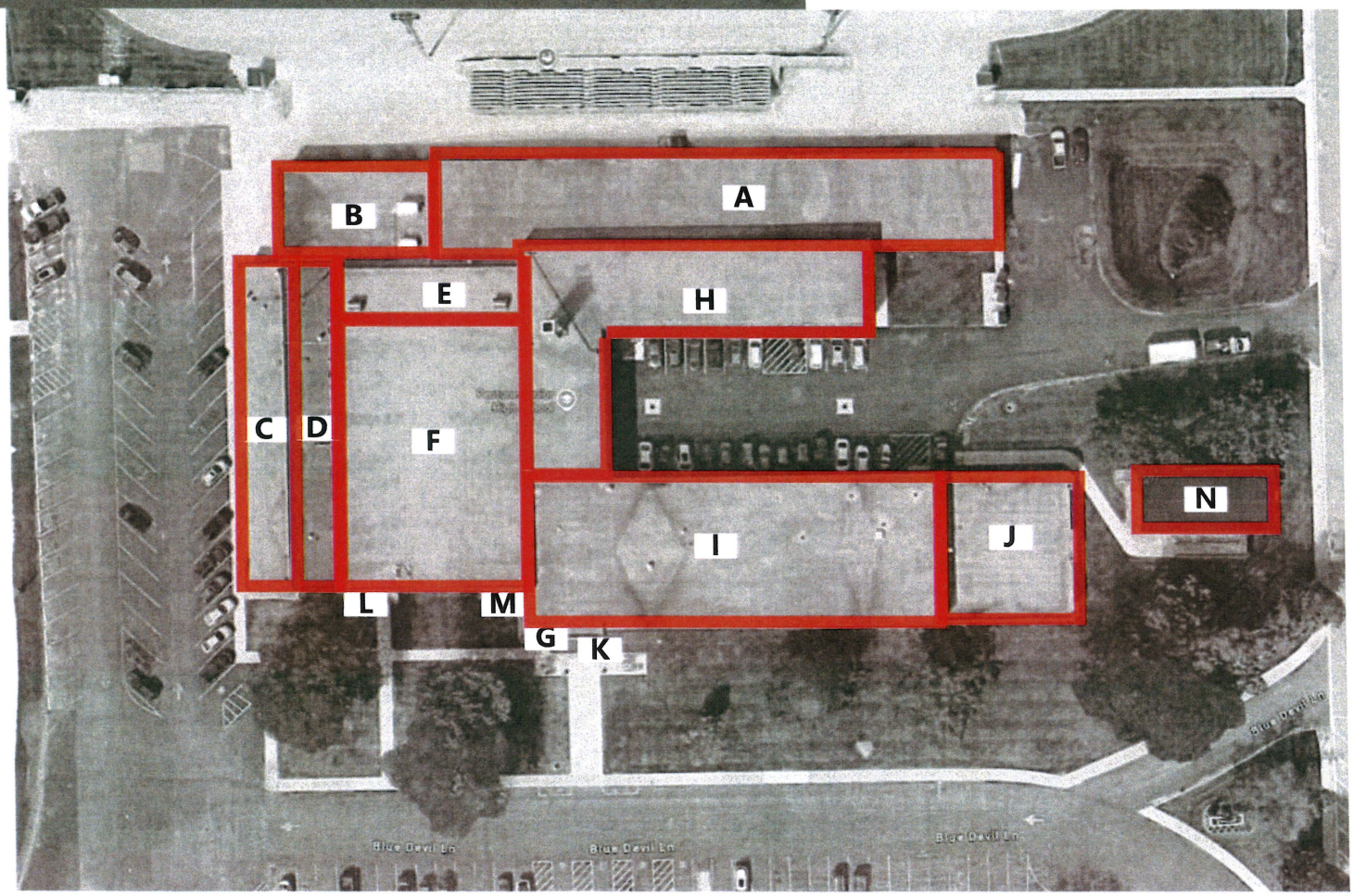


Second Floor Plan



PEOTONE JUNIOR HIGH SCHOOL - SECOND FLOOR

Roof Plan


A
B
C
D
E
F
G
H
I
J
K
L
M
N
Blue Devil Ln
Blue Devil Ln
Blue Devil Ln
Blue Devil Ln

Roofing & Building Envelope Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
ROOFING					**$55,375**	
SECTION A			4-6 Years		$1,200	see summary
SECTION B			0-1 Years		$25,000	see summary
SECTION C			4-6 Years		$4,200	see summary
SECTION D			7-9 Years			
SECTION E			7-9 Years			
SECTION F			7-9 Years		$850	see summary
SECTION G			7-9 Years			
SECTION H			7-9 Years		$2,250	see summary
SECTION I			7-9 Years		$5,400	see summary
SECTION J			7-9 Years			see summary
SECTION K			7-9 Years			
SECTION L			7-9 Years		$4,100	see summary
SECTION M			7-9 Years			
SECTION O			2-3 Years		$12,375	see summary
BUILDING ENVELOPE					**$1,474,722**	
EXTERIOR WALLS						
1954 ORIGINAL						
1954 ADDITIONS						
1969 ADDITIONS						
1988 ADDITION						
1988 ADDITION						
2000 ADDITION						
GENERAL MAINTENANCE - ALL AREAS					$445,347	Replace all exterior wall louvers, touckpoint all existing stone window sills, prep and paint existing window and door lintels, miscellaneous brick tuckpointing/repair work
EXTERIOR DOORS						
1954 ORIGINAL	HM				$190,453	Select doors can be maintained
	WD					
1954 ADDITIONS (ACTIVITY ROOM)	HM					
1969 ADDITIONS	N/A					Select doors can be maintained
1988 ADDITION (LIBRARY)	HM					
1988 ADDITION (LOCKER ROOMS)	HM					
2000 ADDITION	HM					

Roofing & Building Envelope Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition	CONCEPTUAL BUDGET COST ($)	COMMENTS
				1 Poor / 2 Fair / 3 Good / 4 Maintain		
EXTERIOR WINDOWS						
1954 ORIGINAL	ALUM.				$838,922	
1954 ADDITIONS	ALUM.					
1969 ADDITIONS	ALUM.					
1988 ADDITION	ALUM.					
1988 ADDITION	ALUM.					
2000 ADDITION	N/A					

Summary | Architecture Exterior

ROOFING

Roofing based on the Anthony Roofing Assessment is overall in maintainable condition. The replacement of deficient areas of the building is recommended within 2-6 years.

EXTERIOR WALLS

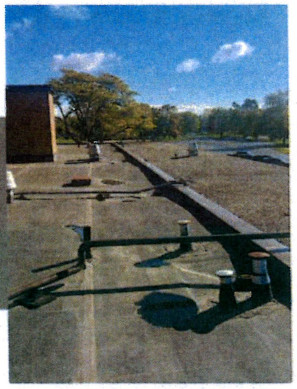
Exterior walls appear to be maintainable condition. The entire building facade is brick with stone accents. Areas of concern were identified as tuckpointing of stone window sills, replacement of brick control joint sealant, and various minor tuckpointing/brick repair needs. Exterior wall louvers in general are in poor condition and are in need of replacement. A more thorough assessment of the exterior masonry conditions is recommended to further define maintenance needs.

EXTERIOR DOORS

Exterior doors appear to be in poor condition. Doors are primarily hollow metal with a few wood doors that should be replaced. The rust should be removed from the doors, primed, and repainted. There are select doors in maintainable condition that appear to have been recently replaced.

EXTERIOR WINDOWS

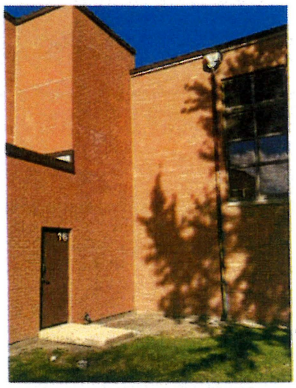
All windows are operable aluminum windows. Exterior windows appear to be in poor condition and in need of replacement. Perimeter sealant for windows should be replaced if the windows are not replaced in the next 5 years. Lintels should be prepped primed and painted to remove rust and prevent further corrosion.



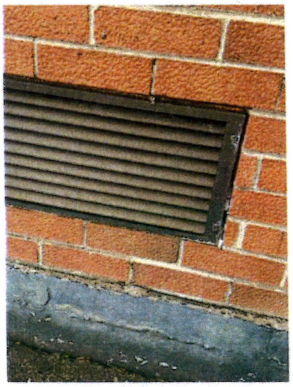
Roofing



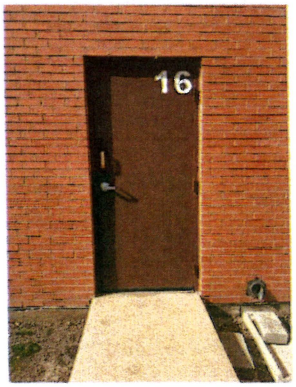
Roofing



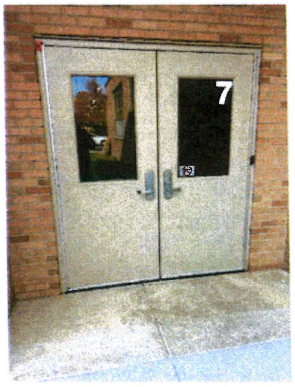
Exterior Masonry Walls



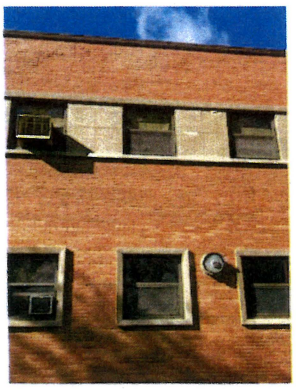
Exterior Wall Louvers



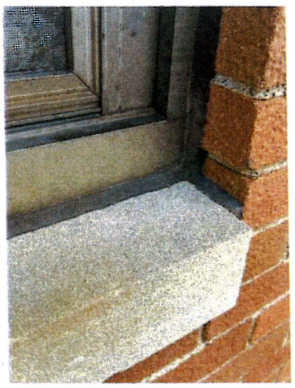
Exterior Doors



Exterior Doors

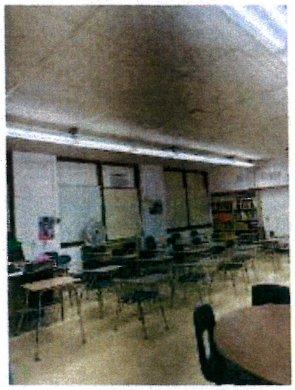
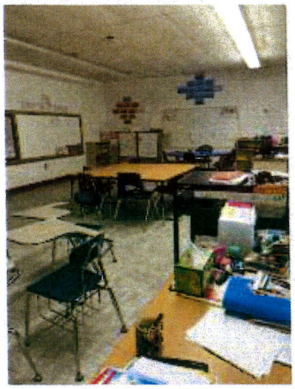
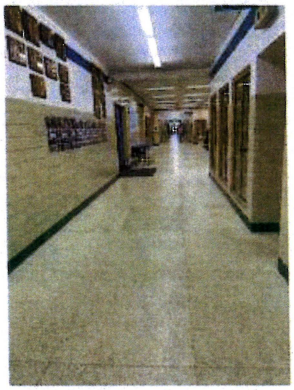
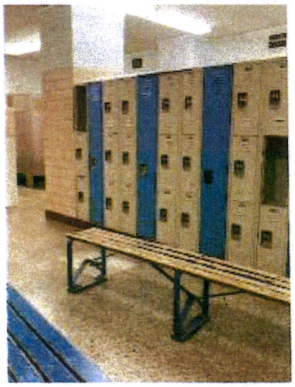
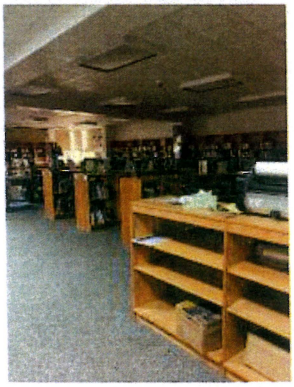
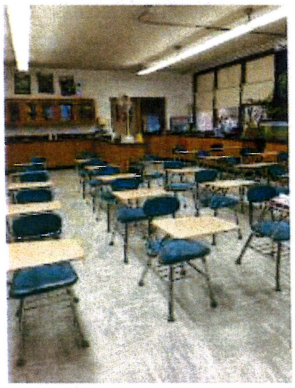
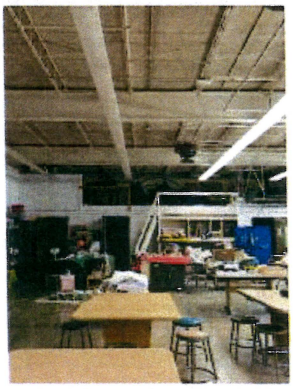
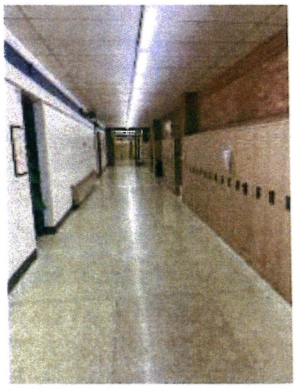
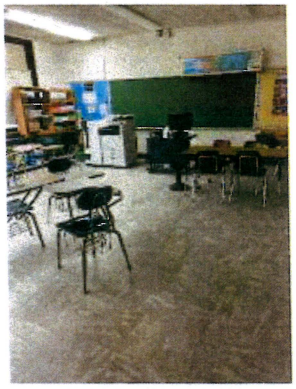


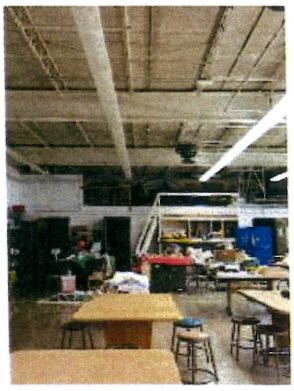
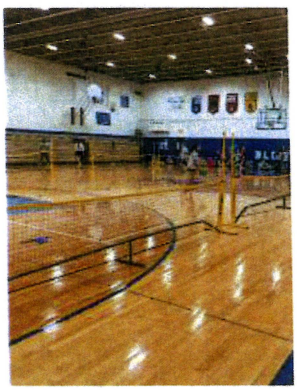
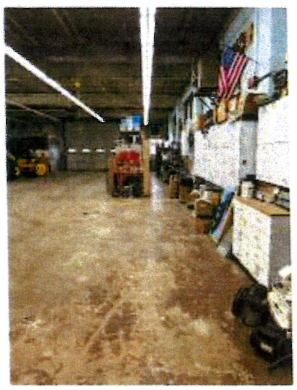
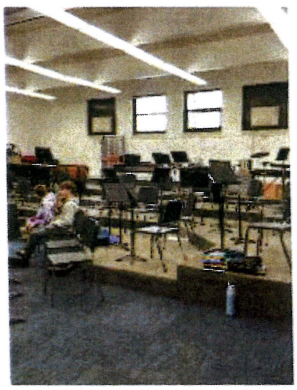
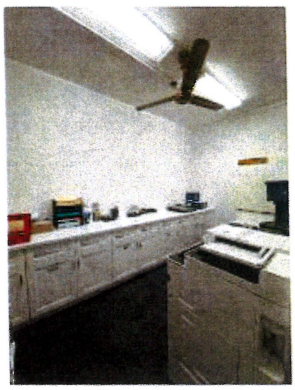
Exterior Aluminum Windows



Exterior Window Sealant

Junior High School | Interior

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition	CONCEPTUAL BUDGET COST ($)	COMMENTS
				1 Poor / 2 Fair / 3 Good / 4 Maintain		
BUILDING INTERIOR					**$3,424,462**	
FLOORING						
1954 ORIGINAL						
	VCT	4645			$82,498	
	LVT					
	TRZ					Recommend reconditioning of existing terrazzo flooring
	CPT					
1954 ADDITION (ACTIVITY ROOM)						
	Conc.					
1969 ADDITION (SECOND FLOOR & STAIR ADDITION)						
	LVT					
	TRZ					Recommend reconditioning of existing terrazzo flooring
1988 ADDITION (LIBRARY)						
	CPT	3683			$54,510	
1988 ADDITION (LOCKER ROOMS)						
	CT	300			$14,208	Shower & Toilet Room Tile
	Conc.					
	TRZ					Recommend reconditioning existing terrazzo floring
2000 ADDITION						
	Conc.					Elevator Addition

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
BUILDING INTERIOR					**$3,424,462**	
CEILINGS						
1954 ORIGINAL						
	Concealed Spline	14260			$422,110	
	ACT	508			$9,022	ACT in Conference Room #101
1954 ADDITION (ACTIVITY ROOM)						
	Tectum					
1969 ADDITION (SECOND FLOOR & STAIR ADDITION)						
	ACT	1315			$32,378	
1988 ADDITION (LIBRARY)						
	ACT	3683			$65,412	Replace selected stained tiles
1988 ADDITION (LOCKER ROOMS)						
	ACT	1260			$22,378	
	PLASTER					
2000 ADDITION						
	N/A					Exposed
INTERIOR DOORS						
1954 ORIGINAL						
	WD DOORS W/ LEVER HARDWARE				$273,255	Doors are servicable with updated lever handles but should be replaced within the next 5 years
1954 ADDITION (ACTIVITY ROOM)						
	N/A					
1969 ADDITION (SECOND FLOOR & STAIR ADDITION)						
	WD DOORS W/ LEVER HARDWARE				$273,254	
1988 ADDITION (LIBRARY)						
	HM DOORS W/ LEVER HARDWARE				$273,254	
1988 ADDITION (LOCKER ROOMS)						
	WD DOORS W/ LEVER HARDWARE				$273,254	
2000 ADDITION						
	N/A					

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition	CONCEPTUAL BUDGET COST ($)	COMMENTS
				1 Poor / 2 Fair / 3 Good / 4 Maintain		
BUILDING INTERIOR					**$3,424,462**	
CASEWORK						
1954 ORIGINAL						
SCIENCE LAB CASEWORK	WD W/ EPOXY COUNTERS			4 Maintain		
STANDARD DUTY CASEWORK	WD	104''		1 Poor	$123,140	
1954 ADDITION (ACTIVITY ROOM)						
	N/A					
1969 ADDITION (SECOND FLOOR & STAIR ADDITION)						
	METAL	295		1 Poor	$152,815	low bookshelf casework along ext wall
	WD	16		1 Poor	$17,761	
1988 ADDITION (LIBRARY)						
	WD			4 Maintain		
1988 ADDITION (LOCKER ROOMS)						
	N/A					
2000 ADDITION						
	N/A					

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
BUILDING INTERIOR					**$3,424,462**	
TOILET ROOMS						
1954 ORIGINAL						
GANG TOILET ROOMS						
CEILING	PLASTER			4 Maintain		
FLOORING	TRZ			4 Maintain		Recommend reconditioning terrazzo flooring
PARTITIONS	PLASTIC			4 Maintain		
STAFF TOILET ROOMS						
CEILING	CONCEALED SPLINE			1 Poor		
FLOORING	TRZ			4 Maintain		Recommend reconditioning terrazzo floring
PARTITIONS	PLASTIC			4 Maintain		
SINGLE USER ROOMS						
CEILING	ACT			4 Maintain		
FLOORING	LVT			4 Maintain		
1954 ADDITION (ACTIVITY ROOM)						
N/A						
1969 ADDITION (SECOND FLOOR & STAIR ADDITION)						
N/A						
1988 ADDITION (LIBRARY)						
N/A						
1988 ADDITION						
2000 ADDITION						
N/A						
LOCKERS						
1954 ORIGINAL	Metal	173		1 Poor	$140,827	
1954 ADDITION	N/A					
1969 ADDITION	Metal	368		1 Poor	$299,562	
1988 ADDITION (Locker Rooms)	Metal	327		1 Poor	$266,187	
1988 ADDITION (Library)	N/A					
2000 ADDITION	N/A					

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition	CONCEPTUAL BUDGET COST ($)	COMMENTS
				1 Poor / 2 Fair / 3 Good / 4 Maintain		
BUILDING INTERIOR					**$3,424,462**	
SPECIAL SPACES						
GYMNASIUM						
FLOORING	WD	7796		3 Good	$484,616	
CEILING	TECTUM			4 Maintain		Exposed
CAFETERIA						
FLOORING	VCT	1647		1 Poor	$29,252	
CEILING	ACT	1647		1 Poor	$52,607	
ART ROOM						
FLOORING	Sealed Conc.			4 Maintain		
CEILING	Tectum			4 Maintain		
MAINTENANCE SHOP						
FLOORING	Conc.			4 Maintain		
CEILING	Exposed					
BAND ROOM						
FLOORING	CPT			4 Maintain		
CEILING	TECTUM			4 Maintain		
RISERS	CPT*	700		1 Poor	$62,162	VAT under carpet will require abatement

Summary | Architecture Interior

FLOORING

The VCT flooring in the 1959, 1969 and 1988 portions of the building are in fair condition. The vinyl asbestos tile in the 1959 portion of the building is in poor condition and should be abated and replaced. Corridor floors are terrazzo and generally in maintainable condition. Some classrooms have LVT that is in very good condition and can be maintained. The carpet in the library is in poor condition and should be replaced. The concrete floors in the locker room can be maintained but the ceramic tile may need replacement within the next 5-10 years. A reconditioning process of terrazzo flooring is recommended.

CEILINGS

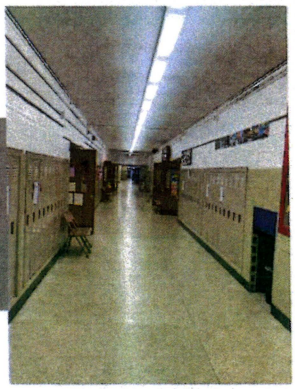
Ceilings appear to be in fair condition. Corridor ceilings are concealed spline which should be replaced. Most spaces have acoustic ceiling tiles with recessed lighting in poor to fair conditions that are in need of replacement is spaces such as classrooms and conference rooms. Locker rooms have plaster ceilings that can be maintained. Refer to Electrical Elements Summary for additional information regarding lighting

INTERIOR DOORS

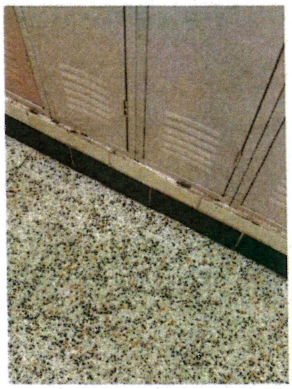
Interior doors are original to construction eras to the building and in poor condition. They are functionally serviceable with updated lever handles but are in need of replacement. Doors in 1988 additions (Library and Locker Rooms) are generally in good condition.

CASEWORK

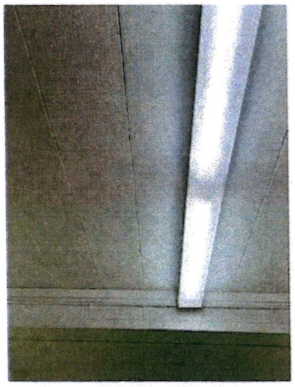
Casework in general is original to construction eras and generally is in poor condition with areas of wear and damage. Typical wooden casework should be replaced while science lab casework can be maintained. There are metal bookshelves along the exterior wall of second-floor classrooms that are in poor condition and should be replaced. Wooden casework in Library is in maintainable condition.



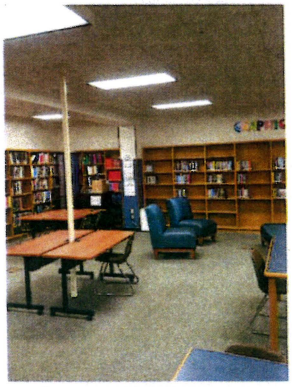
Corridor Terrazzo



Corridor Terrazzo



Concealed Spline Ceiling



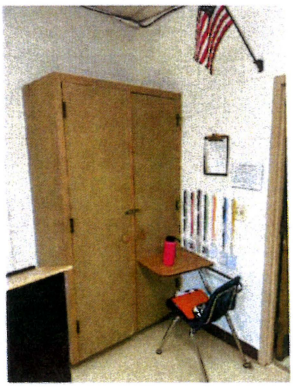
ACT Ceiling



Interior Door



Interior Door



Original Casework



Original Casework

Summary | Architecture Interior

TOILET ROOMS
Group toilet rooms are in maintainable condition. Typical toilet rooms included porcelain plumbing fixtures, terrazzo or LVT floors, plastic laminate toilet partitions, and plaster ceilings. Staff toilet rooms with concealed spline type ceilings should be replaced.

LOCKERS
The metal lockers in the school vary depending on the era of the building they are located in. Original and older areas of the building have lockers that are in fair condition and should be replaced within the next 3-5 years. Refer to locker rooms for condition of lockers in the 1988 addition.

GYMNASIUM
The gymnaisum is in good condition with wood flooring and an exposed tectum ceiling.

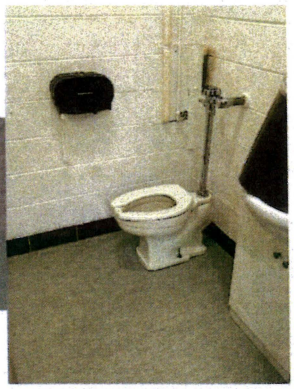
CAFETERIA
The cafeteria is in poor condition with VCT flooring and ACT ceilings that are in need of replacement.

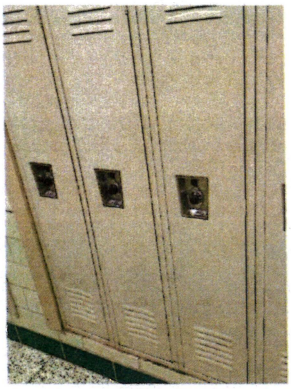
ART ROOM
The Art Room flooring and ceiling are in maintainable condition.

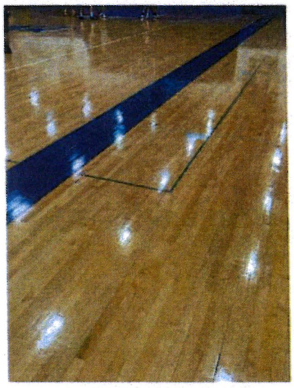
LOCKER ROOMS
The locker rooms are in good condition with concrete floors, ceramic tile wall and floor tile and plaster ceilings. The metal lockers are in good condition.

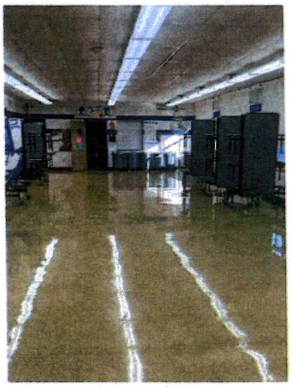
BAND ROOM
The Band/Choir room is in maintainable condition with carpet flooring and an exposed Tectum ceiling. The Band Room carpet risers are in poor condition, with VAT underneath carpet that will require abatement and the carpet replaced

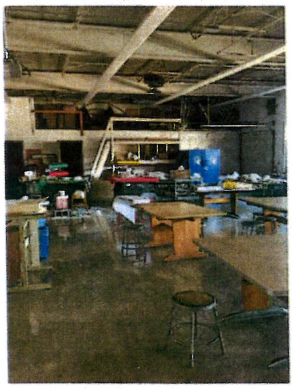
MAINTENANCE SHOP
The maintenance shop is in maintainable condition with concrete floors and an exposed ceiling.

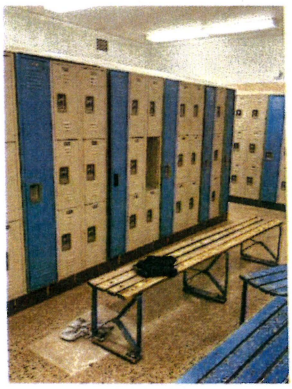

Single-User Toilet Room

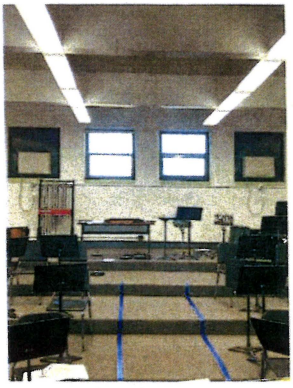

Lockers


Gymnasium


Cafeteria


Art Room


Locker Rooms


Band Room


Maintenance Shop

Mechanical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
MECHANICAL SYSTEMS					**$2,657,112**	
COOLING SYSTEMS						
CHILLERS	N/A	30				
AIR COOLED CONDENSER	N/A	25				
DX CONDENSING UNITS	40+-	20	Varies	4 Maintain		Most rooms have window AC units. Size & Mfgr vary.
PUMPS	N/A	25				
CHW/ CW PIPING	N/A	40				
INSULATION	N/A	15-20				
HEATING SYSTEMS						
STEAM BOILERS	1	30	40+	0	$268,500	Main Boiler. Kewanne Type C Steam Boiler
HW BOILERS	1	30	35	0	$165,845	Bryan Boiler. (960 MBH)
HEAT EXCHANGER	N/A	30				
RADIANT/UNIT HEATERS	5	20	30+	0	$25,000	Ceiling Units in Maint. Shop, Industrial Arts, Kitchen
RADIANT/UNIT HEATERS	2	20	30+	0	$10,000	HW Unit Heaters in Locker Room Area
FIN TUBE RADIATORS	30+	30	30+	0	$125,000	Misc Fin Tube and Cab Heaters throughout School
PUMPS	2	20	30	0	$15,000	In-line HW pumps in locker room Area
STEAM/HW PIPING		30	30+	0		Cost to upgrade to HW provided in separate estimate
INSULATION		15-20	30+	0	included above	

Mechanical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
MECHANICAL SYSTEMS					**$2,657,112**	
AIR HANDLING SYSTEMS						
PACKAGED A/C	2	20	12	8		Aaon Units (Heat Only) for Band & Multipurpose Rooms
AIR HANDLING UNITS	2	25	40+	0	$403,345	Gym Units with Steam Heat (Herman Nelson)
AIR HANDLING UNITS	1	25	35	0	$142,892	McQuay AHU for Locker-room Area
EXHAUST FANS	9	20	30+	0	$186,278	Roof Mounted Units (excludes Elevator Units)
EXHAUST FANS	9	20	20+	0	included above	Wall Mounted Units on Exterior Walls
FAN COILS	N/A	30				
UNIT VENTILATORS	2	30	30+		included below	Gym Units
UNIT VENTILATORS	24	30	30	0	$1,133,901	Classrooms and Library Areas (Steam Heat)
TERMINAL DEVICES		20				
DUCTWORK		40				Band, Multipurpose, and Locker Area
INSULATION		15-20				
TEMPERATURE CONTROLS						
DDC SYSTEM	N/A	20			$181,350	No BAS system for JR high. Recommend adding (Allowance)
PNEUMATIC SYSTEM		20	30+			Pneumatic Controls throughout most of Bldg.
GUI		20				

Plumbing Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition	CONCEPTUAL BUDGET COST ($)	COMMENTS
				1 Poor / 2 Fair / 3 Good / 4 Maintain		
PLUMBING/ FIRE PROTECTION SYSTEMS					**$196,315**	
WATER HEATER	1	15-20	10	4 Maintain		Bradford White 100 Gal 199 MBTU Gas
WATER HEATER	1	15-20	5	4 Maintain		AO Smith 193 Gal 199 MBTU Gas
PLUMBING FIXTURES		30	30	4 Maintain		Older Fixtures. No touchless Faucets. 1 sink OOS on 2nd floor. Gang Bathroom locations are not central to school. None on West Side of School.
DOM. BOOSTER PUMP	2	25	5<	20	4 Maintain		Newer Domestic Booster Pumps
HW CIRCULATING PUMP	2	20		2 Fair	$1,500	Pump at Locker missing motor.
DOM. WATER PIPING		30	varies	4 Maintain	$194,815	Recommend replacing Galvanized Distribution Piping (Allowance)
UG SANITARY PIPING		50		2 Fair		Budget Allowance to replace interior UG Sanitary Piping (115 LF) = $345,000 (camera inspect, remove slab, excavate, demo/replace existing ug, repour slab)
SUMP/SEWAGE PUMP	1	10-15	?	4 Maintain		Sump in Boiler Room
ROOF DRAINS						
SPRINKLERS	N/A	30				Building is not Sprinkled

Electrical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)		USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
ELECTRICAL SYSTEMS						**$1,727,917**	
ELECTRICAL SERVICE(S)							
MAIN SERVICE #1		50	35+	10	4		400 AM 240 V/120V
MAIN SERVICE #2		50					
EM ELEC SERVICE	N/A						
GENERATOR	N/A	30					School does not have Generator
DISTRIBUTION PANELS		40	50				
BRANCH PANELBOARDS			40+		2	$120,000	Recommend Replacing Branch Panels and Main Feeder Conductors (Allowance)
BRANCH PANELBOARDS		40	40+		2	$544,050	Recommend replacing existing original bldg wiring (Allowance for 75% SF)
SURGE PROTECTION	N/A	20					Does not have Surge Protection
LIGHTING							
INTERIOR		20			2	$69,796	90 percent of existing flourescent have been retrofitted to LED. Allowance to replace lights with damaged lenses.
INTERIOR CONTROLS		20			2	$253,805	No Occupancy Sensors. Recommend adding.
BUILDING EXTERIOR		20			4		Exterior Lights on Perimeter of Building
SITE EXTERIOR		20			4		Existing Adequate
EXTERIOR CONTROLS		20			4		Existing Adequate
EXIT		20			4		Existing Adequate
EMERGENCY		20			2	$63,451	Recommend Upgrading EM lighting to LED
BRANCH POWER (RECEPT)							
CLASSROOMS							
FIRE ALARM							
MAIN PANEL		30	30		1	$253,805	Simplex 4002 Panel. Recommend Upgrading so classrooms meet current ADA code to have Emergency Broadcast for mass notification/evacuation.
ANNUNCIATOR		30	30		1	included above	
INITIATE/ALARM DEVICES		30	30		1	included above	Classroom areas do not have AV devices.

Electrical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
INTERCOM/PA						
HEAD END		30		2 Fair	$211,504	PA is through phone system in Rooms. Recommend Adding Non-Emergency Intercom
DEVICES		30			incuded above	
CLOCK						
HEAD END		30		2 Fair	$211,504	Recommend Updating Clock System
DEVICES		30		2 Fair		

Summary | Mechanical

COOLING SYSTEMS

Cooling for the facility is provided through window AC units throughout the facility. The units appear to be functional and not in need of immediate repair or replacement.

HEATING SYSTEMS

The building has a Kewanee Type C gas-fired steam boiler with a capacity somewhere between 2 and 6 million BTUH serving the original section of the building. A Bryan gas-fired hot water boiler with an output of 960 MBH serves the 1989 locker room addition. The steam boiler is in critical need of replacement based on age and known heat exchanger failures, and the hot water boiler needs replacement based on age of the equipment. Unit heaters, fin tube, cabinet heaters are all in need of replacement based on age of equipment. While hot water piping could be reused, insulation repairs or replacement is needed.

AIR HANDLING SYSTEMS

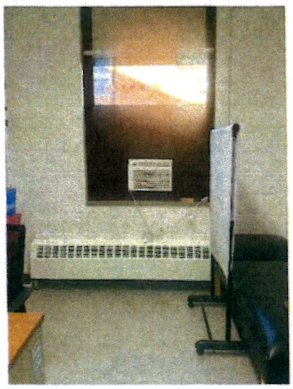
Two (2) Aaon packaged heating only units provide ventilation for the band and multipurpose rooms. These units are in good condition with approximately 8 years of useful life left. Two (2) Herman Nelson constant volume steam heat air handlers provide ventilation for the gymnasium. These units are over 40 years old and need to be replaced. One (1) McQuay constant volume air handler provides ventilation for the locker room area. This unit is over 35 years old and needs to be replaced. Unit ventilators with steam heat serve the classrooms and library areas. Two (2) additional unit ventilators supplement the gym area. All unit ventilators are over 30 years old and should be replaced. Multiple roof and wall exhaust fans are located throughout the building. All fans are between 20 and 30 years old and in need of replacement.

TEMPERATURE CONTROLS

All controls for the building systems are pneumatic. There is no building automation system.



AC Units



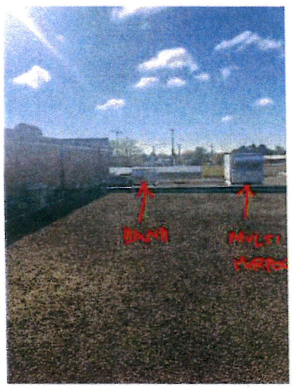
AC units



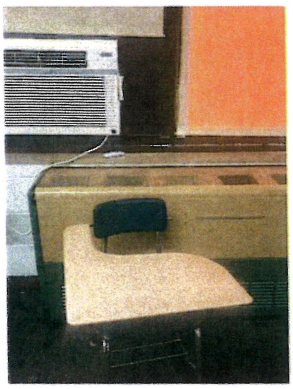
Steam Boiler



Unit Ventilator



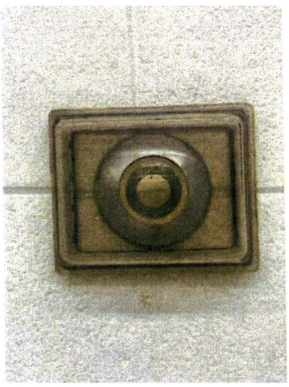
Air Handling Unit



Unit Ventilator



Boiler for Locker Room



Temperature Controls

Summary | Plumbing

PLUMBING FIXTURES

The plumbing fixtures are older and one sink was found to be out of service on the second floor. Bathrooms are not central to the school and there are none on the west side of the building.

HW CIRCULATING PUMP

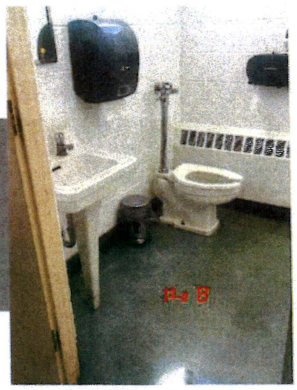
Domestic hot water for the building is provided by two (2) gas fired heaters. A Bradford White heater/tank with 199 MBH input capacity and 100-gallon tank is approximately 10 years old and in good condition. An AO Smith heater with 199MBH and 193-gallon tank is 5 years old and in good condition. Booster pumps are newer and in good condition. There are two (2) hot water circulation pumps with one missing a motor which should be replaced.

DOM. WATER PIPING

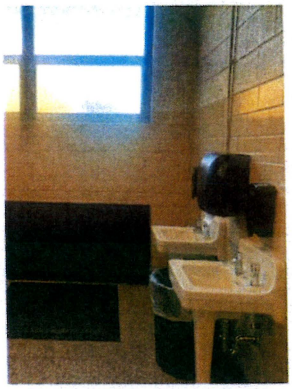
Galvanized distribution piping should be replaced.

SPRINKLERS

The building is not sprinklered. If the cost of any future renovations at the building exceeds 50% of the replacement cost of the building or additions totaling 7,200 square feet over 3 consecutive years are constructed, a fire sprinkler system will need to be provided.



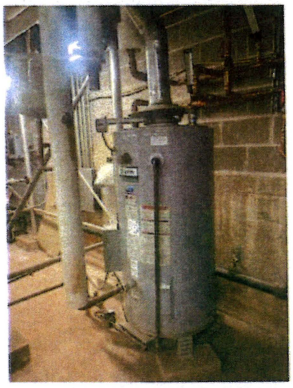
Plumbing Fixtures



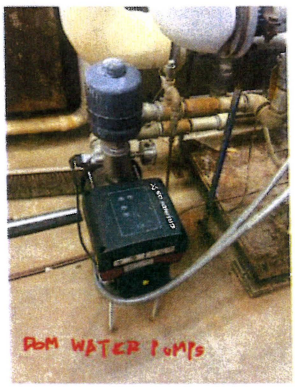
Plumbing Fixtures



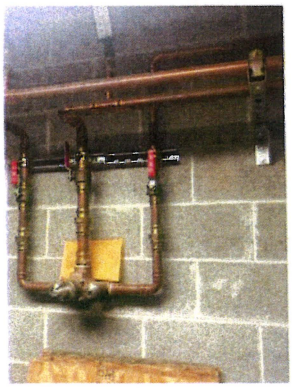
Water Heater for lLocker



Water Heater



Dom. water Pump



Piping

Summary | Electrical

ELECTRICAL SERVICE(S)

The building has one electrical service coming into the building rated at 400 amps 240/120V. Distribution and branch circuit panels are old, and are recommended to be replaced. This building does not have an emergency generator.

LIGHTING

Approximately 90% of existing fluorescent fixtures throughout the building have been retrofitted to LED. Damaged lenses were observed and are recommended to be replaced. Lighting control is through manual switches. There are no occupancy sensors, automation schedules, or photocells in place. It is recommended that occupancy sensors be added to control the lighting in classrooms, corridors, offices, cafeterias, storage rooms, toilet rooms, etc. It is recommended that the existing emergency lighting be upgraded to LED. The existing site and exterior lighting appear appropriate for the facility.

BRANCH POWER (RECEPT)

There appears to be sufficient power in all classrooms for today's technology requirements.

CLOCK

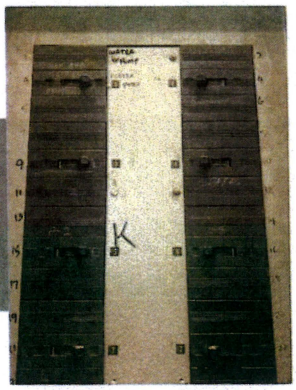
All classrooms have clocks, but they don't appear to be centralized. Upgraded clock system is recommended.

FIRE ALARM

There is an existing Simplex 4002 panel. Upgrading to ensure classrooms meet current ADA code to have emergency broadcast for mass notification / evacuation is recommended.

INTERCOM/PA

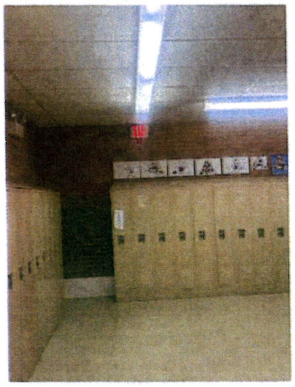
The PA system is through the phone system. The addition of a non-emergency intercom is recommended.



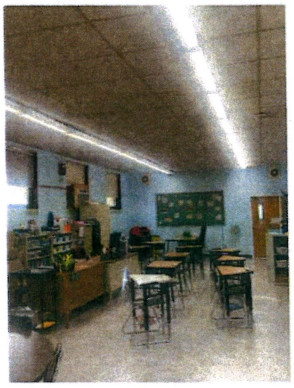
Electrical Switch Gear



Electrical Switch Gear



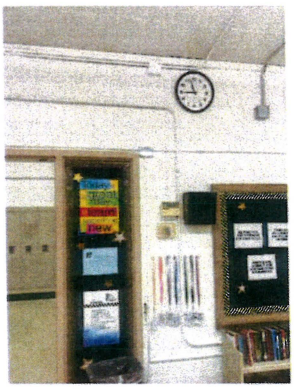
lighintg



lighting



Fire Alarm



CLock

Peotone Junior High School Summary

PEOTONE 207U

PEOTONE JUNIOR HIGH SCHOOL FCA BUDGET SUMMARY FEBRUARY 2026

ADDRESS : 1 Blue Devil Dr, Peotone IL, 60468

SQUARE FOOTAGE: 77,887

SUMMARY	1-2 yrs Poor	3-5 yrs Fair	6-10 yrs Good	10 yrs + Maintain	TOTAL
Asset Category	$3,440,623	$5,597,996	$940,699	$207,415	$10,186,733
SITE	$77,996	$572,834	$0	$0	**$650,830**
ROOFING	$25,000	$12,375	$5,400	$12,600	**$55,375**
BUILDING ENVELOPE	$1,029,375	$445,347	$0	$0	**$1,474,722**
ARCHITECTURAL INTERIOR	$2,039,752	$449,411	$935,299	$0	**$3,424,462**
MECHANICAL SYSTEMS	$268,500	$2,388,612	$0	$0	**$2,657,112**
PLUMBING / FIRE PROTECTION SYSTEMS	$0	$1,500	$0	$194,815	**$196,315**
ELECTRICAL SYSTEMS	$0	$1,727,917	$0	$0	**$1,727,917**

PEOTONE HIGH SCHOOL

5

Location: *605 W North Sr, Peotone IL 60468*

Year Built: *2000*

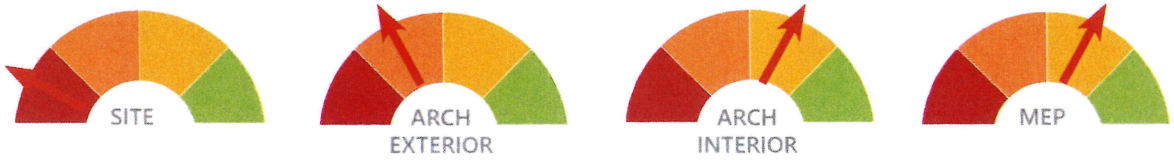
Additions: -

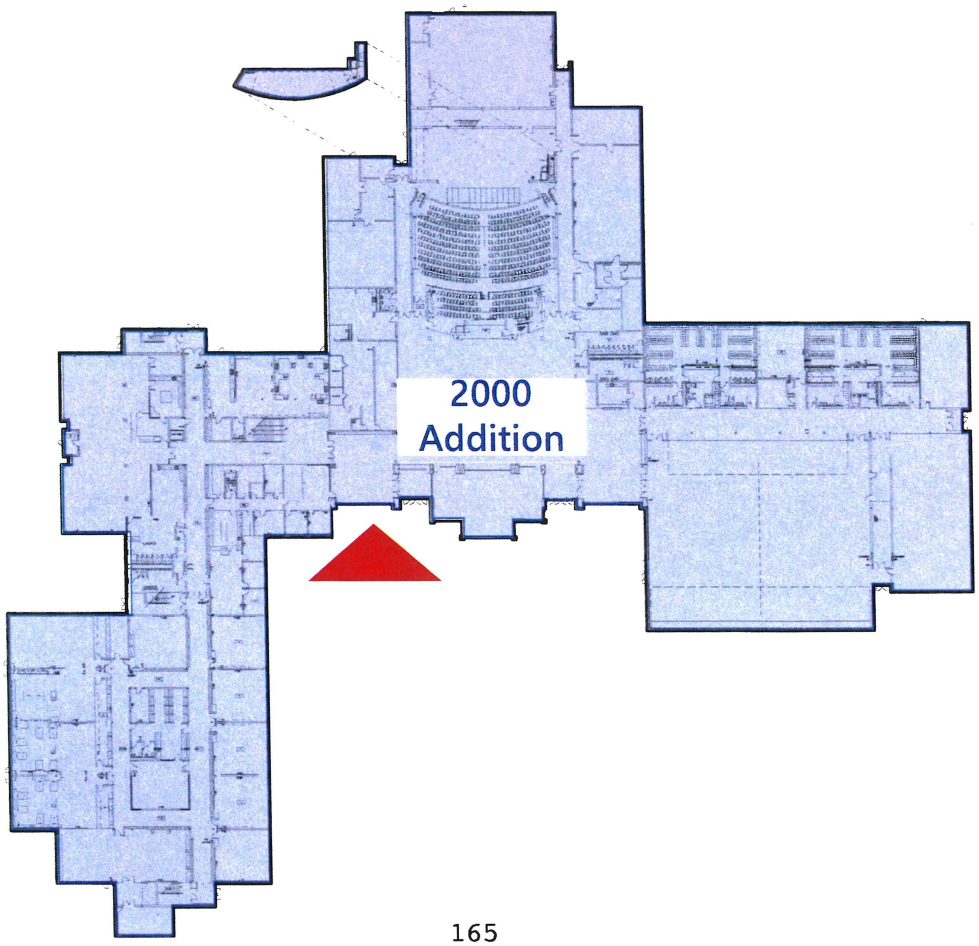
Enrollment: *404 students*

Square Footage: *140,000 SF*

SCORE SUMMARY

1 Poor
2 Fair
3 Good
4 Maintain





Site Assessment

SITE ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY. (sf)	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
SITE					**$1,749,730**	
PARKING LOT-Student (South)	HMA	92,500	3		$378,000	HMA removal and replace
PARKING LOT-Teachers (West)	HMA	31,400	3		$131,600	HMA removal and replace
RECEIVING - North	HMA	11,500	4		$51,750	Removal and replacement
MAIN LOOP - South	HMA	23,700	2		$130,350	Full removal and replacement
ROAD North	HMA	35,500	2		$195,250	Full removal and replacement
LANDSCAPING						Planters, grass, trees and stone strips
PLAYGROUND EQUIPMENT						N/A
BICYCLE PARKING						Parking located on the west side of the main circle drive
SITE ACCESSIBILITY		96			$6,300	Stamped Concrete; no detectable warnings
SITE DRAINAGE						Sheet flow and storm sewers
UTILITY STRUCTURES						Installed with HS development; 2000
SIDEWALKS	Conc	700	2		$14,000	Remove and replace
MAIN ENTRANCE FLAT WORK	Conc / pavers	5,100	5		$275,000	removal of planters and pavers. New entrance features, concrete, pavers, landscape, security
FENCING						N/A

Summary | Site

PAVING

The HMA in the north access road and main entrance drive are in poor condition. Alligator cracking, wheel depressions, and potholes are present. It is recommended that these areas have full depth repairs. The HMA in the west and east parking lots and east access road are in fair condition. Significant longitudinal cracking is present in these areas. Barring further evaluation on HMA thickness this area could be a candidate for milled and resurfaced. 310 standard parking spaces and 10 ADA spaces are located on site. ADA spaces are located in the main entrance drive and in the west parking lot.

SIDEWALKS

A majority of the sidewalk across the site is in fair to good condition. The poor condition areas are located at the main building entrance. These areas have large cracking and it is recommended that these areas be removed and replaced.

SITE ACCESSIBILITY

Four ADA spaces are located in the west parking lot and six are located in the main entrance drive. The west ADA route connects to the west building entrance via concrete sidewalk. The main entrance ADA spaces connect to the main building entrance by sidewalk, then crossing the main entrance drive and then sidewalk again to the doors. Damaged sidewalk is located along the main entrance ADA route. It is recommended that pavement striping be added to delineate the accessible path across the main entrance drive. There are 6 curb ramps with stamped concrete. Recommend removal of the stamped concrete and replacement with detectable warnings.

PLAYGROUND EQUIPMENT

No playground areas are located on site. Approximate 10 foot high chain link fence is located around mechanical equipment in the receiving area. The fence is in fair condition.

Zoning

Zoning Category: R1 / One Family Residential District

Setbacks: Front and Corner - 30', Side - 15', Rear - 30'

Building Area: 104,252 sf

Lot Area: 2,131,803 sf

Lot Coverage: 4.89%

Impervious Area: 338,415 sf

Open Space: 84.13%

Summary | Site

SITE DRAINAGE

A recent topographical survey of the entire site has not been available. Previous plan sets do provide topographical information for certain sections of the site. Will County GIS was also utilized. An above ground detention basin is located west of the west parking lot. The general drainage pattern for the west end of the site is from east to west. The east end of the site sheet drains from south to north where it is collected and travels west into the west detention basin. A large Zone A floodplain area is located to the north and northeast of the school. A wetland area is located in the northwest corner of the property near the intersection of S Rathje Road and W Oak Street.

UTILITY STRUCTURES

The building is supplied by municipal water and sanitary services. The sanitary building stub is located near the main entrance. Water service is located on the north side of the school under the receiving area.

FENCING

The fence is in fair condition.

Parking Spaces

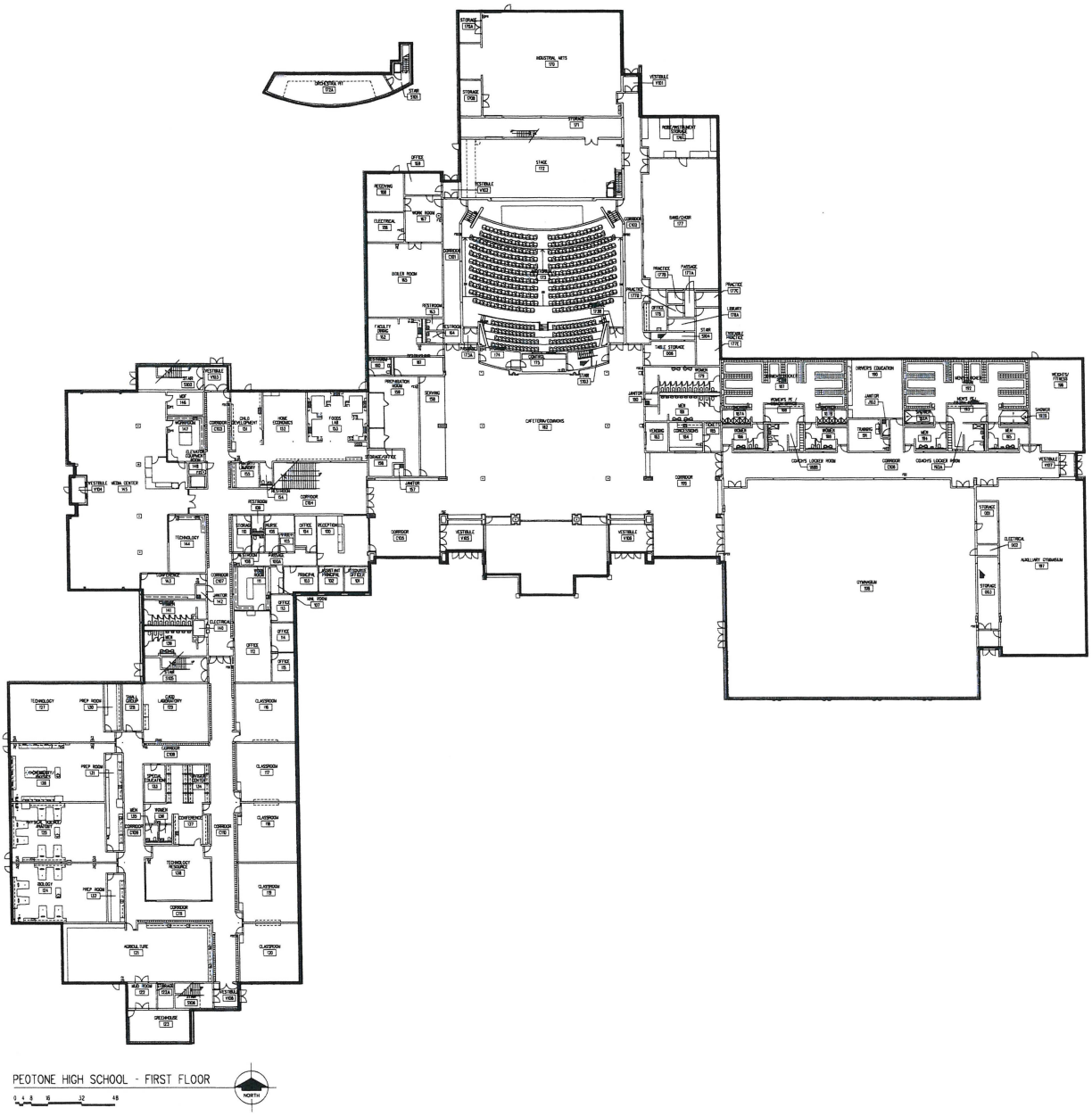
Standard: 329

ADA: 10

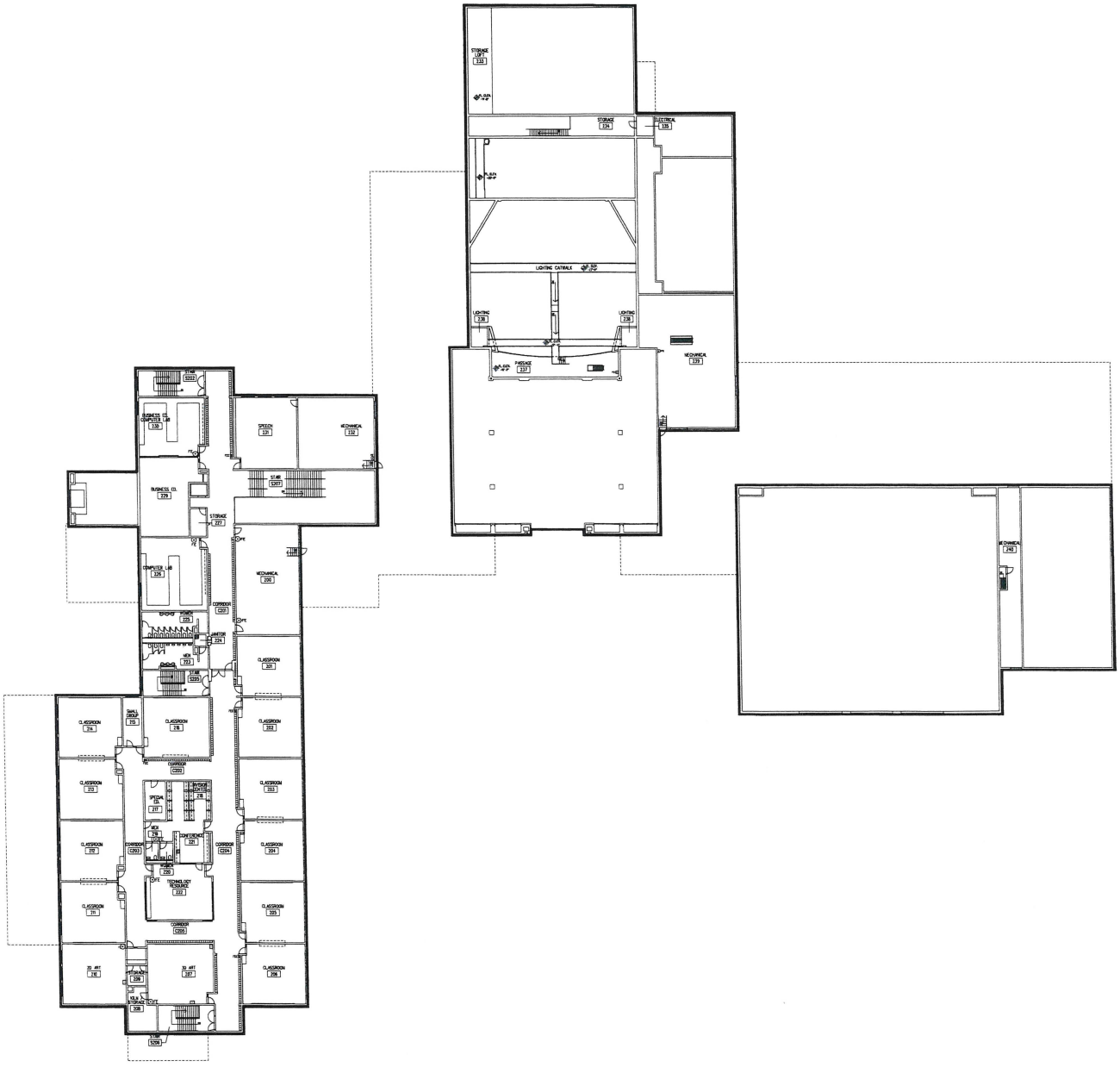
Village Code: 1 space per employee

Number of Staff: 68

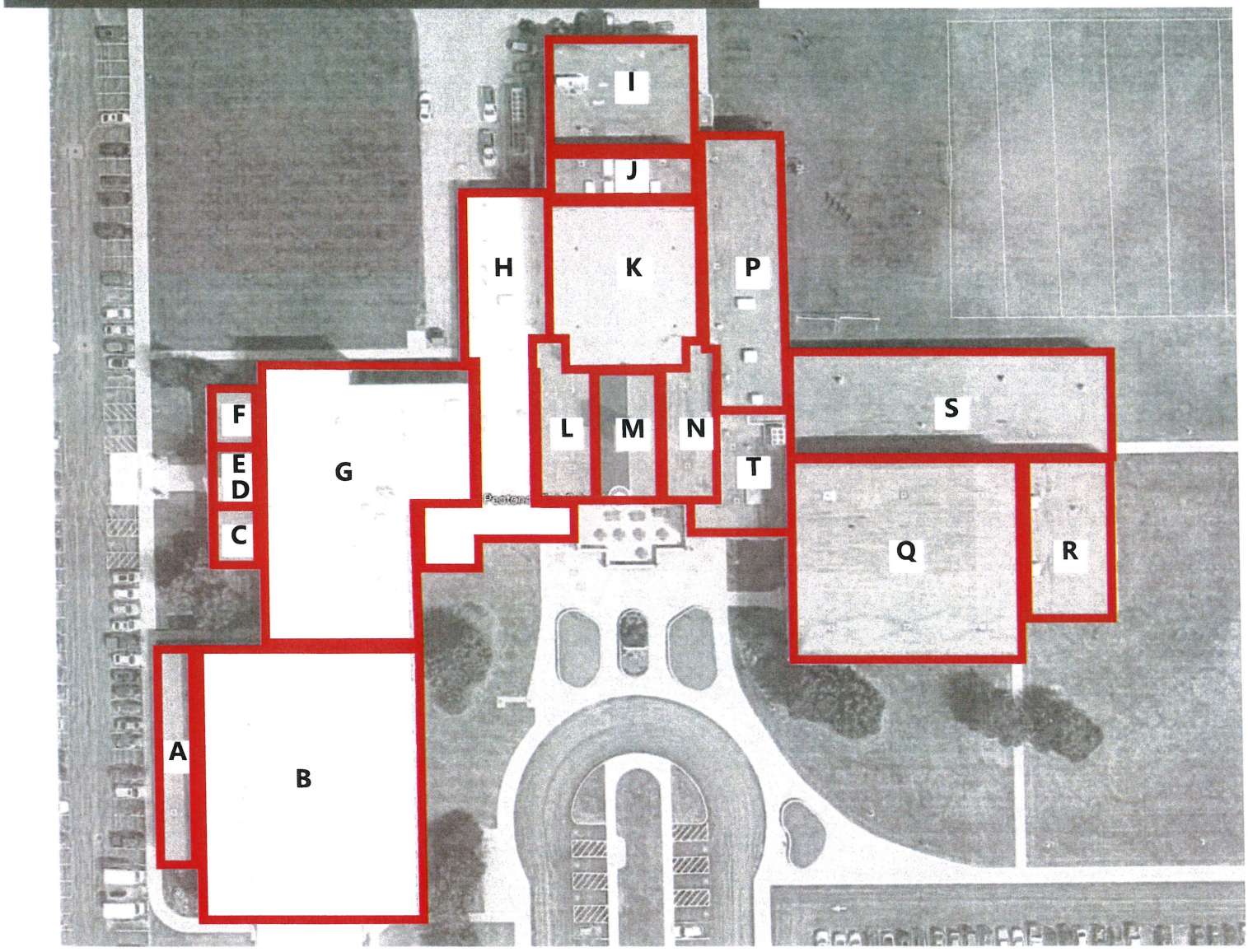
First Floor Plan



Second Floor Plan



Roof Plan



Roofing & Building Envelope Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
ROOFING					**$220,550**	
SECTION A	BUR		4-6 Years		$7,200	Drain Flashing Deteriorated or Improperly Installed
SECTION B	TPO		10+ Years			
SECTION C	BUR		4-6 Years		$9,300	Needs repair with torch applied membrane after removal of blister
SECTION D	Metal (A)		7-9 Years			
SECTION E	Metal (A)		7-9 Years			
SECTION F	BUR		4-6 Years			
SECTION G	TPO		10+ Years			
SECTION H	TPO		10+ Years			
SECTION I	BUR		0-1 Years			Several large blisters throughout roof membrane
SECTION J	BUR		4-6 Years		$18,450	Multiple blisters throughout roof need to be removed and repaired with torch applied membrane
SECTION K	Roll Roofing		7-9 Years			
SECTION L	BUR		2-3 Years		$16,500	Multiple large blisters throughout center of roof
SECTION M	Metal (A)		10+ Years			
SECTION N	BUR		2-3 Years		$13,500	
SECTION O	BUR		7-9 Years			
SECTION P	BUR		4-6 Years		$26,900	Multiple blisters throughout roof
SECTION Q	BUR		0-1 Years			Multiple blisters throughout roof
SECTION R	BUR		4-6 Years		$24,900	Large blisters throughout roof membrane
SECTION S	BUR		0-1 Years			Large blisters throughout roof membrane
SECTION T	BUR		2-3 Years		$18,700	Multiple blisters throughout roof surface, specificallt in drain sumps
BUILDING ENVELOPE					**$183,097**	
EXTERIOR WALLS						
2000 ORIGINAL					$148,449	Efflourescence present in various areas, minor tuckpointing/repair work needed in various locations
EXTERIOR DOORS						
ALL AREAS		30			$34,648	Hollow metal frames are rusted in various locations. Prep and repaint. Remove and replace frame perimeter sealant
EXTERIOR WINDOWS						
ALL AREAS						Remove/replace perimeter sealant on all exterior windows

Summary | Architecture Exterior

ROOFING

Roofing based on the Anthony Roofing Assessment is in Fair condition. Most of the replacement of deficient areas of the building is recommended within 4-6 years with a few areas within the next year.

EXTERIOR WALLS

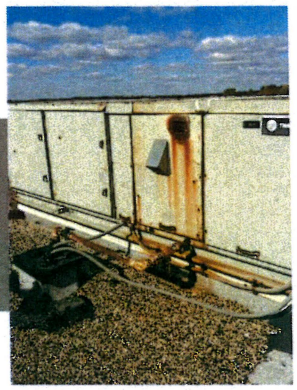
Exterior walls appear to be in maintainable condition. The entire building facade is brick with stone accents. Areas of concern were identified as the presence of efflorescence on brick masonry, tuckpointing of stone window sills and various minor tuckpointing needs. A more thorough assessment of the exterior masonry condition is recommended to further define masonry maintenance needs.

EXTERIOR DOORS

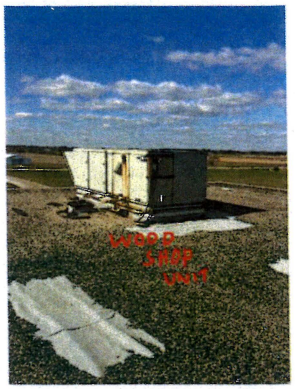
Exterior doors appear to be generally in maintainable condition. Doors are primarily hollow metal with some locations being aluminum. Many of the exterior hollow metal doors and frames have surface rust and are in need of surface preparation and painting to prevent further corrosion, but the doors appear to be in functionally serviceable condition.

EXTERIOR WINDOWS

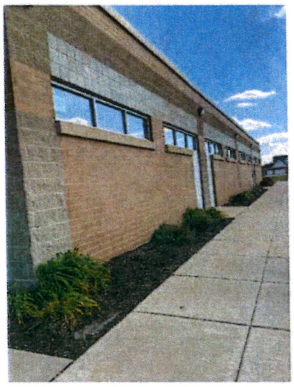
Exterior windows appear to be in maintainable condition. There is a curtain wall at the exterior of the cafeteria, while the remaining clerestory/windows are operable in aluminum windows. Perimeter sealant of windows should be removed and replaced within the next 5 years.



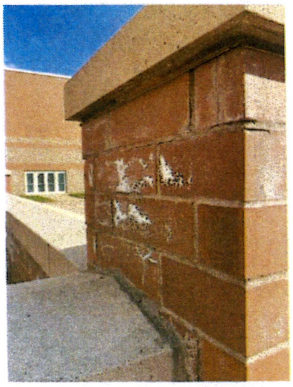
Roofing



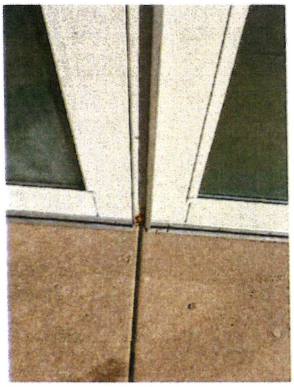
Roofing



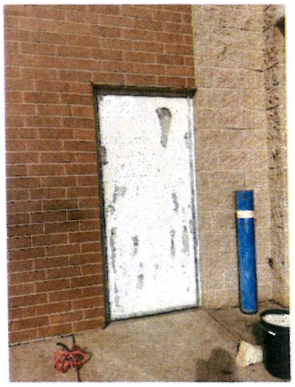
Exterior Masonry Walls



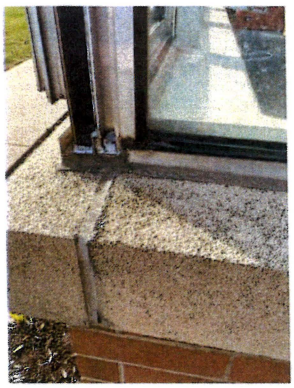
Exterior Masonry Walls



Exterior Doors



Exterior Doors

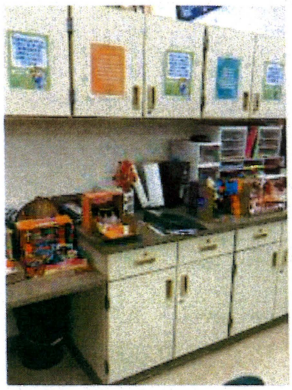
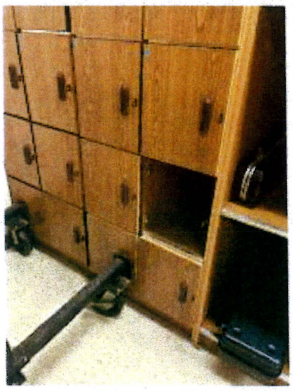
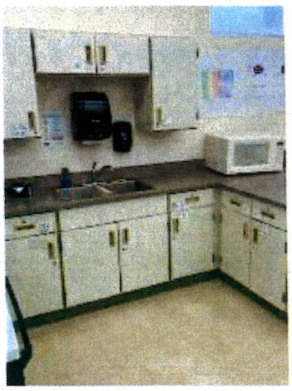
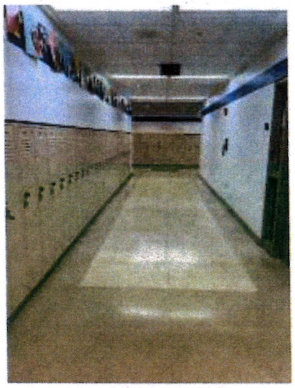
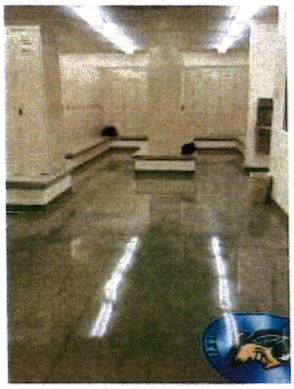
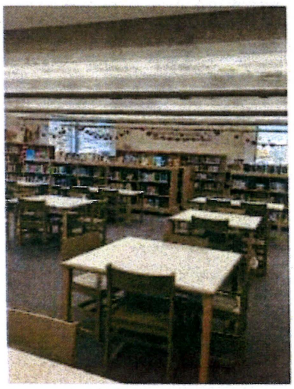
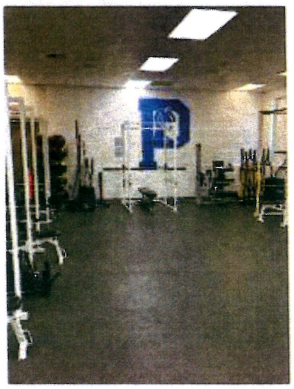


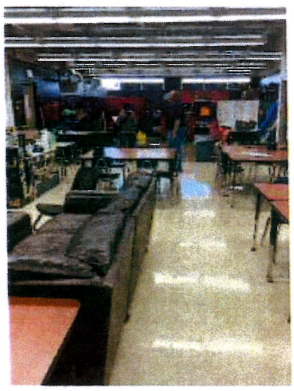
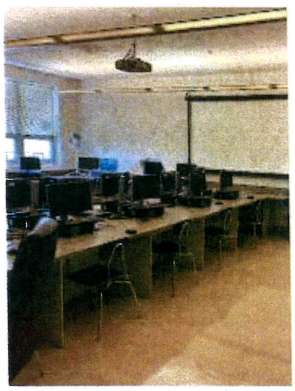
Exterior Aluminum Windows

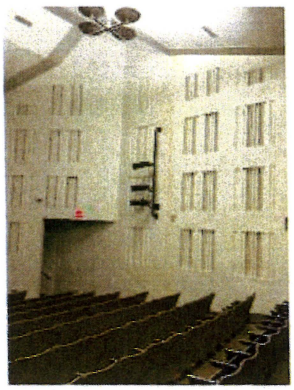


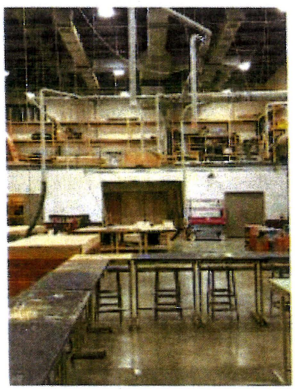
Exterior Aluminum Windows

Peotone High School | Interior



Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
BUILDING INTERIOR					**$950,646**	
FLOORING						
2000						
FLOORING TYPE 1	VCT	7860 SF			$195,722	
FLOORING TYPE 2	CPT	3069 SF			$45,305	Carpet in admin offices, typ.
FLOORING TYPE 3	TRZ				$3,700	Minor movement cracks observed in terrazzo at 2nd floor corridors in multiple locations
CEILINGS						
2000						
CEILING TYPE 1	ACT					
CEILING TYPE 2	GYP					
INTERIOR DOORS						
DOORS THROUGHOUT	WD DOORS W/ LEVER HARDWARE					
CASEWORK						
STANDARD DUTY CASEWORK	PL					Casework has normal wear and tear, but functionally serviceable
SCIENCE LAB CASEWORK	WD / EPOXY COUNTERS					
Music Instrument Storage Casework	PL				$67,712	Instrument storage casework is past useful life span. Various pieces are damaged and/or missing doors
CORRIDOR LOCKERS						
	MTL					
TOILET ROOMS						
2000						
GANG TOILET ROOMS						
CEILING	GYP					
FLOORING	CMT					
PARTITIONS	METAL				$142,455	
SINGLE USER ROOMS						
CEILING	GYP					
FLOORING	CMT					

Architectural Interior Assessment

ARCHITECTURAL ELEMENTS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
BUILDING INTERIOR					**$950,646**	
SPECIAL SPACES						
MAIN GYMNASIUM						
CEILNG	EXP.					
FLOORING	WD					
AUXILLIARY GYM NASIUM						
FLOORING	WD				$266,738	Auxilliary Gym Floor is in fair condition
AUDITORIUM						
CEILING	GYP					
FLOORING	CPT	6005 SF			$88,877	
SEATING					$29,601	
LOCKER ROOMS						
CEILNG	GYP					
FLOORING	SEALED CONC.					
LOCKERS						
MEDIA CENTER						
CEILNG	ACT					
FLOORING	CPT	4277 SF			$63,301	
DRY WALL					$15,000	Dry Wall Cracking
BAND/CHOIR ROOM						
CEILNG	ACT					
FLOORING	CPT	2178 SF			$32,235	
CAFETERIA						
CEILING	EXP.					
FLOORING	TRZ					

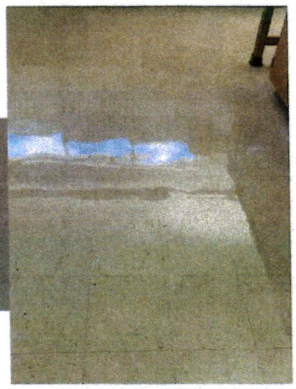
Summary | Architecture Interior

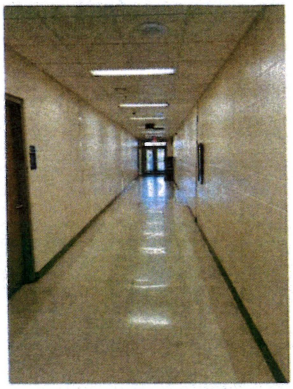
FLOORING
Flooring appears to be in good condition. Corridor floors are terrazzo, and classroom floors are typically VCT, with some rooms having carpet. The second-floor terrazzo has minor cracking in some locations and could be repaired.

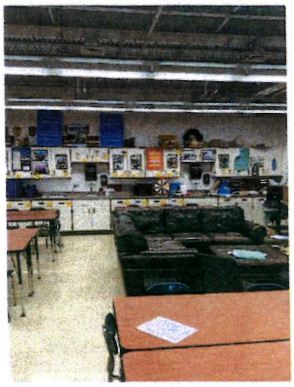
CEILINGS
Ceilings and lighting appear to be in maintainable condition. Most spaces include acoustic ceiling tiles with recessed lighting. Most lighting has been replaced with LED lights. There are a few areas with exposed ceilings. Refer to Electrical Elements Summary for additional information regarding lighting.

INTERIOR DOORS
Interior doors appear to be in maintainable condition and functionally serviceable. Typical interior rooms are wood with lever handles.

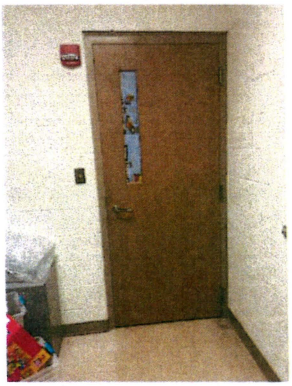
CASEWORK
Casework is generally in maintainable condition with normal wear and tear for it's age. Typical casework is plastic laminate; science labs casework is in good condition and is wood with epoxy tops. The musical instrument storage casework in the music area is in poor condition and in need of replacement.

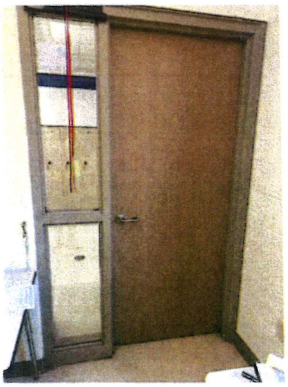

VCT Flooring


Corridor Terrazzo


Exposed Ceilings


ACT Ceiling


Interior Doors


Interior Doors


Music Room Casework


Plastic Laminate Casework

Summary | Architecture Interior

TOILET ROOMS
Group toilet rooms are in maintainable condition. Typical toilet rooms include porcelain plumbing fixtures, metal toilet partitions, ceramic floor tile, and gypsum ceiling with recessed lighting.

GYMNASIUM
The gymnasium appears to be in maintainable condition. The wood flooring is maintained well. The flooring in the Auxiliary Gym is in poor condition and in need of replacement.

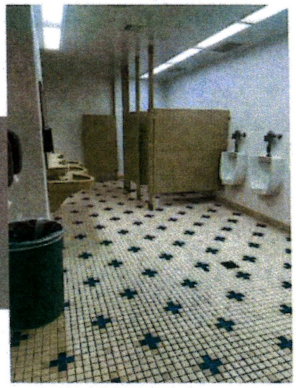
CAFETERIA
The cafeteria is in maintainable condition with terrazzo flooring, an exposed ceiling, and a large exterior curtain wall.

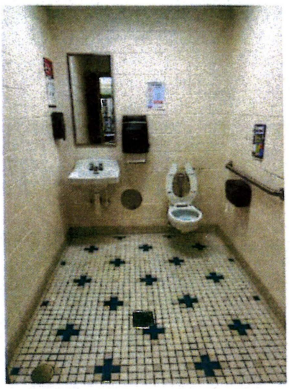
AUDITORIUM
The auditorium is in maintainable condition. The seats and carpet are in good condition but have normal ear and tea. .

LOCKER ROOMS
The locker rooms are in maintainable condition with sealed concrete floors, metal lockers, and a gypsum ceiling.

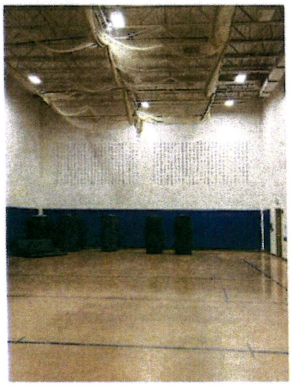
BAND/CHOIR
The Band/Choir room is in maintainable condition with carpet flooring and an ACT ceiling.

MEDIA CENTER
The media center is in maintainable condition with carpet flooring, wooden casework, and an ACT ceiling. There is dry wall cracking at the media center.

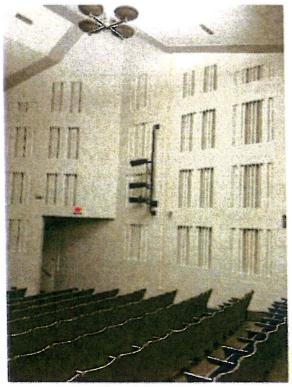

Group Toilet Rooms

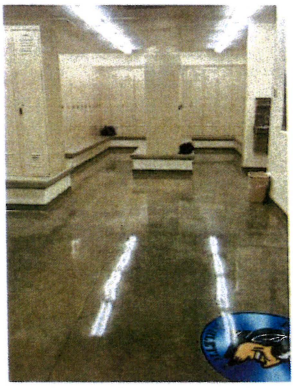

Single - User Toilet Rooms

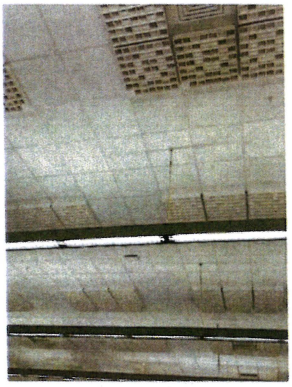

Gymnasium


Auxilliary Gym


Cafeteria


Auditorium


Locker Rooms


Band/Choir

Mechanical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.		USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
MECHANICAL SYSTEMS						**$2,677,704**	
COOLING SYSTEMS							
CHILLERS	1	30	0	30			Daikan Unit installed in Summer 2025. (300 T)
AIR COOLED CONDENSER	2	25	25	0		included with AHUs	For AH3 & AH5
DX CONDENSING UNITS	2	20	25	0		$60,000	Liebert Units
PUMPS	2	25	0	25			New Pumps installed with Chiller Replacement
CHW/ CW PIPING		40	25	15			
INSULATION		15-20				$25,000	Replace Damaged Insulation in Mech Rooms
HEATING SYSTEMS							
STEAM BOILERS	N/A	30					
HW BOILERS	2	30	25	5		$437,634	RITE Non Condensing Boilers 5000 MBH each
HW BOILERS		30					
HEAT EXCHANGER	N/A	30					
RADIANT/UNIT HEATERS	25	20	25	0			Misc Cab & Unit Heaters throughout Bldg.
FIN TUBE RADIATORS		30	25				
PUMPS	2	25	25	0			Motor Replaced on one unit.
PUMPS	10	25	25	0		included with AHUs	Pumps for AHU coils
STEAM/HW PIPING		30	25	5			
INSULATION		15-20	25	0		included with AHUs	Replace Damaged Insulation in Mech Rooms

Mechanical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.		USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
AIR HANDLING SYSTEMS							
PACKAGED A/C	N/A	20					
ROOFTOP UNIT		20	25	0	2 Fair	$99,717	Wood Shop Roof Top - Heat Only
AIR HANDLING UNITS	7	25	25	0	2 Fair	$700,396	Fans and CHW/HW Coils
AIR HANDLING UNITS	2	25	25	0	2 Fair	$390,050	DX Cooling to AH3 & AH5
EXHAUST FANS	9	20	25	0	2 Fair	$255,345	Replace exhaust fans that are not working (Toilets)
EXHAUST FANS	24	20	25	0	2 Fair	included above	Replace exhaust fans that are not working (General)
EXHAUST FANS	6	20	25	0	2 Fair	included above	Replace exhaust fans that are not working (Science)
DUST COLLECTOR	1	20	1	19	4 Maintain		For Wood Shop.
FAN COILS		30					
UNIT VENTILATORS	N/A	30					
TERMINAL DEVICES		20			4 Maintain		
DUCTWORK		40	25	15	4 Maintain		
INSULATION		15-20	25		4 Maintain		
TEMPERATURE CONTROLS							
DDC SYSTEM		20	25	0	2 Fair	709,563	Existing BAS is obsolete. Replace with Tridium system

Plumbing Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.		USEFUL LIFE LEFT (yrs)	Condition (1 Poor / 2 Fair / 3 Good / 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
PLUMBING/ FIRE PROTECTION SYSTEMS						**$178,560**	
WATER HEATER		15-20	25	0	2 Fair	$148,560	Lochnivar Gas HW Heater 990 MBTU/HR w Storage Tank
WATER HEATER		15-20					
PLUMBING FIXTURES		30	25	5	4 Maintain		Plumbing Fixtures appear to be in good condition.
DOM. BOOSTER PUMP		30	25				
HW CIRCULATING PUMP	1	20			4 Maintain		Pump looks to be in good condition
DOM. WATER PIPING		30	25		4 Maintain		
SUMP/SEWAGE PUMP		10-15	25		2 Fair	$20,000	Allowance to replace
NEUTRALIZATION BASIN	1		25		2 Fair	$10,000	Complaints of smells with basin (Allowance to investigate & address
SPRINKLERS		30	25	5	4 Maintain		Entire Bldg is Sprinkled

Electrical Assessment

MEP BUILDING SYSTEMS	GENERAL INFO/ MATERIAL	APPROX. QTY.	USEFUL LIFE LEFT (yrs)	Condition (1 Poor, 2 Fair, 3 Good, 4 Maintain)	CONCEPTUAL BUDGET COST ($)	COMMENTS
ELECTRICAL SYSTEMS					**$1,563,268**	
ELECTRICAL SERVICE(S)						
MAIN SERVICE #1		50	25			3000A 480/277V Service
MAIN SERVICE #2		50				
EM ELEC SERVICE						School has EM panels
GENERATOR	N/A	30				Building does not have Generator
DISTRIBUTION PANELS		40	25			
BRANCH PANELBOARDS		40	25			
SURGE PROTECTION		20	25			
LIGHTING						
INTERIOR		20			$269,410	75% of lights have been upgraded to LED. Allowance to replace any lights with damaged lenses.
INTERIOR CONTROLS		20			$587,804	Recommend upgrading with occ sensors
BUILDING EXTERIOR		20				
SITE EXTERIOR		20			$118,250	Issues with Student Parking Lot. Stay on 24/7. Provide new Controls
EXTERIOR CONTROLS		20			included above	
EXIT		20				
EMERGENCY		20				
BRANCH POWER (RECEPT)						
CLASSROOMS						
FIRE ALARM						
MAIN PANEL		30	2	28	$587,804	Simplex 4100 Panel. Recommend Upgrading so classrooms meet current ADA codes, can operate as Emergency Broadcast for mass notification/evacuation.
ANNUNCIATOR		30	25		included above	
INITIATE/ALARM DEVICES		30	25		included above	Updgrade Fire Alarm Devices
INTERCOM/PA						
HEAD END		30	25			
DEVICES		30	25			
CLOCK						
HEAD END		30	25			
DEVICES		30	25			

Summary | Mechanical

COOLING SYSTEMS

Cooling for the facility is primarily provided by a 300T Daikin air cooled chiller that was installed in the summer of 2025. Two (2) chilled water pumps were installed with the chiller for cooling distribution to the air handling units.

HEATING SYSTEMS

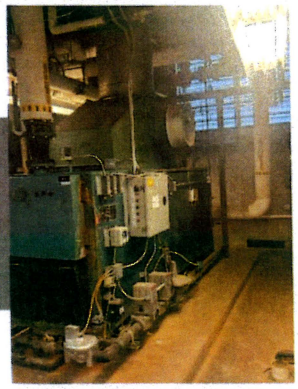
The building has two (2) Rite gas-fired non-condensing boilers with an input of 5000 MBH each and total output capacity of approximately 8000 MBH. The boilers are 25 years old and should be scheduled for replacement within the next 5 years. Hot water is distributed through the building by (2) base mounted pumps with VFDs. The motor on one of these pumps was recently replaced. Both are in good condition. Heating for the building is provided through cabinet unit heaters and primary air handlers. Additional pumps are located with air handlers to support the unit hot water coils. Supply and return piping is in good condition, with some areas of damaged insulation observed in the mechanical room that should be repaired or replaced.

AIR HANDLING SYSTEMS

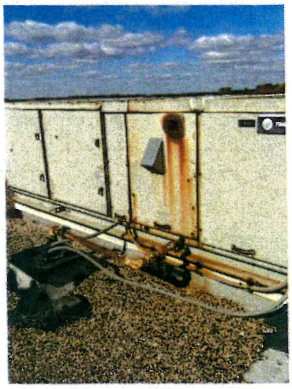
Ventilation for the building is provided by nine (9) air handling units with heating and cooling coils located in mechanical rooms throughout the building and one (1) heating only rooftop unit which serves the wood shop. Seven (7) of the air handling units utilize chilled water for cooling while two (2) utilize DX cooling. AH3 and AH5 units have associated air cooled condensing units. These condensing units are 25 years old and should be replaced based on age. Two additional Liebert units with associated condensing units provide supplemental cooling. These units are past their life expectancy of 20 years and should be replaced. Multiple exhaust fans serve the school toilet rooms, general areas, and science classrooms. These fans are all past their life expectancy and several are not functional. It is recommended that any fan that is not working should be replaced.

TEMPERATURE CONTROLS

The existing DDC building automation system is obsolete. Replacement with a Tridium system and new graphic user interface is recommended.



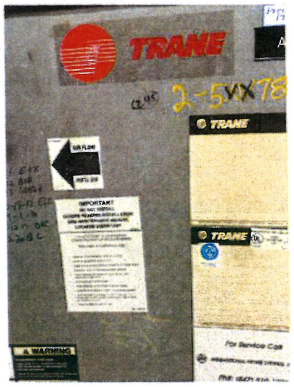
Hot Water Boilers



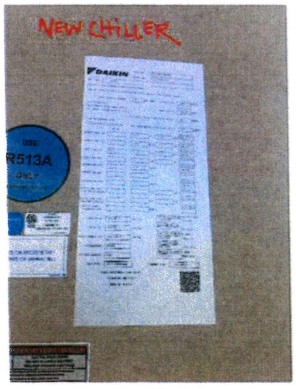
Air Handling Systems



Air Handling System



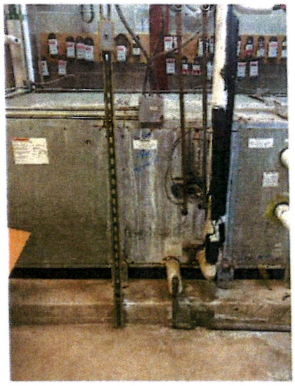
Air Handling System



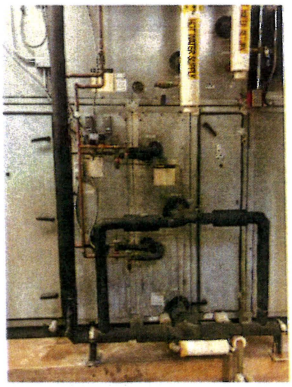
New Chiller



Air Handling System



Air Handling System



Air Handling Systems

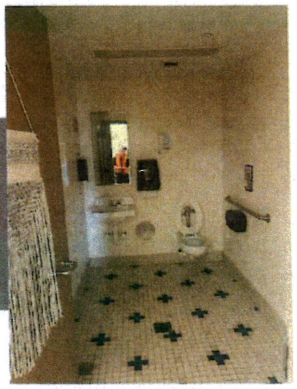
Summary | Plumbing

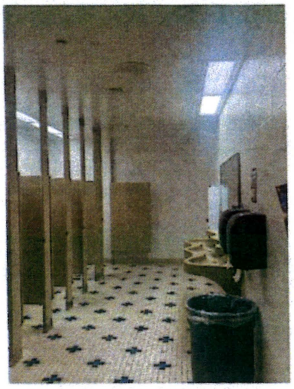
PLUMBING FIXTURES
The plumbing fixtures and piping appear to be in good condition.

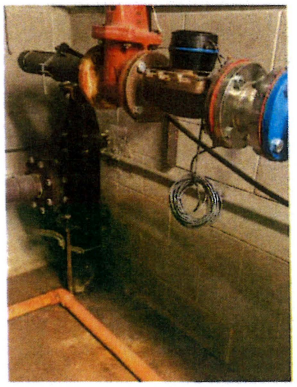
HW CIRCULATING PUMP
Domestic hot water for the building is provided by a gas-fired Lochinvar heater/tank with 990 MBH input capacity. This water heater is approximately 25 years old and past its life expectancy. Replacement is recommended. The associated hot water circulating pump looks to be in good condition.

SUMP/SEWAGE PUMP
The sewage ejector is original to the building. Due to the age, replacement is recommended.
Complaints of smells from the neutralization basin were noted. Further investigation and remediation are recommended for this basin.

SPRINKLERS
The building is fully sprinklered.


Plumbing Fixtures


Plumbing Fixtures


Water Service


Water Heater

Peotone High School Summary

PEOTONE 207U

PEOTONE HIGH SCHOOL FCA BUDGET SUMMARY FEBRUARY 2026

ADDRESS : 605 W North St, Peotone IL, 60468

SQUARE FOOTAGE: 140,000

SUMMARY	1-2 yrs Poor	3-5 yrs Fair	6-10 yrs Good	10 yrs + Maintain	TOTAL
Asset Category	**$665,220**	**$6,030,343**	**$641,196**	**$186,797**	**$7,523,556**
SITE	$502,608	$1,247,122	$0	$0	**$1,749,730**
ROOFING	$94,900	$121,950	$3,700	$0	**$220,550**
BUILDING ENVELOPE	$0	$0	$0	$183,097	**$183,097**
ARCHITECTURAL INTERIOR	$67,712	$266,738	$612,496	$3,700	**$950,646**
MECHANICAL SYSTEMS	$0	$2,652,705	$25,000	$0	**$2,677,705**
PLUMBING / FIRE PROTECTION SYSTEMS	$0	$178,560	$0	$0	**$178,560**
ELECTRICAL SYSTEMS	$0	$1,563,268	$0	$0	**$1,563,268**

Summary | Electrical

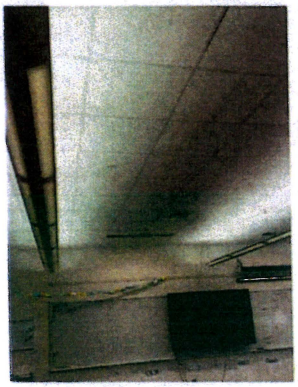

Electrical Switch Gear

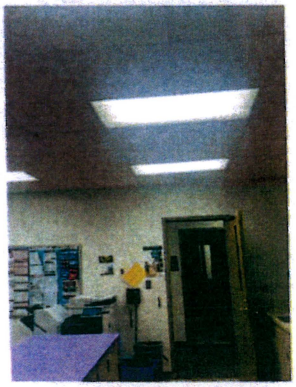


Gym Sound System

ELECTRICAL SERVICE(S)

The existing building has a 3000 amps 480/277V electrical service. Distribution and branch circuit panels are in good condition.
This building does not have an emergency generator.


LED Lighting

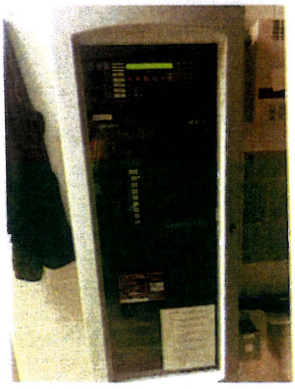

Recessed LED Lighting

LIGHTING

Approximately 75% of existing fluorescent fixtures throughout the building have been retrofitted to LED. Damaged lenses were observed and are recommended to be replaced. Lighting control is through manual switches and automated schedules. While toilet rooms are currently controlled by occupancy sensors, it is recommended that occupancy sensors be added to control the lighting in classrooms, corridors, offices, cafeterias, storage rooms, etc.
The existing site and exterior lighting consists of assorted metal halide fixtures. It is recommended that this lighting be upgraded to LED with automated controls installed. The student parking lighting currently stays on 24/7. It is recommended that controls be repaired to allow scheduling or



Electrical Panels


Fire Alarm Panel

BRANCH POWER (RECEPT)

There appears to be sufficient power in all classrooms for today's technology requirements.

CLOCK

All classrooms have clocks and they are also in good working condition.

FIRE ALARM

There is an existing Simplex 4100 panel. Upgrading to ensure classrooms meet current ADA code to have emergency broadcast for mass notification / evacuation is recommended.

INTERCOM/PA

The system is functional and in good condition.

Peotone District Summary

PEOTONE 207U

OVERALL FCA BUDGET SUMMARY FEBRUARY 2026

SUMMARY	1-2 yrs Poor	3-5 yrs Fair	6-10 yrs Good	10 yrs + Maintain	TOTAL
CONNOR SHAW	$1,836,475	$1,873,072	$297,484	$223,080	$4,230,111
PEOTONE ELEMENTARY SCHOOL	$2,094,852	$1,572,440	$740,343	$0	$4,407,635
PEOTONE INTERMEDIATE CENTER	$1,466,108	$2,973,642	$304,810	$417,184	$5,161,744
PEOTONE JUNIOR HIGH SCHOOL	$3,440,623	$5,597,996	$940,699	$207,415	$10,186,733
PEOTONE HIGH SCHOOL	$665,220	$6,030,343	$641,196	$186,797	$7,523,556
TOTAL	$9,503,278	$18,047,493	$2,924,532	$1,034,476	$31,509,779

Peotone District Summary

PEOTONE 207U
OVERALL FCA BUDGET SUMMARY FEBRUARY 2026

SUMMARY	1-2 yrs Poor	3-5 yrs Fair	6-10 yrs Good	10 yrs + Maintain	TOTAL
CONNOR SHAW	$1,836,475	$1,873,072	$297,484	$223,080	$4,230,111
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