



Illinois State Board of Education

100 North First Street, S-404
Springfield, Illinois 62777-0001

APPLICATION FOR WAIVER OR MODIFICATION OF STATE BOARD RULES AND/OR SCHOOL CODE MANDATES

LEGISLATIVE AFFAIRS DEPARTMENT

Instructions: This application is to be used for seeking a waiver or modification of State Board of Education rules or of School Code mandates in accordance with Section 2-3.25g of the School Code [105 ILCS 5/2-3.25g]. The completed application must be submitted by **certified** mail, return receipt requested, to the above address. Please use the instructions on the reverse side when completing this application.
Please note that action on incomplete applications will be delayed until all required documentation is received.

1. The application is for: (Check appropriate box(es) below.)

- Waiver of School Code
 Waiver of ISBE Rule
 Modification of School Code
 Modification of ISBE Rule

2. APPLICANT NAME Sycamore Community School District No. 427	CONTACT PERSON Howard Metz / Katie DiPiero - attorneys for District	
NAME OF SUPERINTENDENT/EXECUTIVE DIRECTOR Steve Wilder	CONTACT TELEPHONE (Include Area Code and Extension) 312-332-7760	
APPLICANT ADDRESS (Street, City, State, Zip Code) 245 W. Exchange Street, Sycamore, IL 60178	CONTACT FAX (Include Area Code) 312-332-7768	CONTACT E-MAIL hmetz@robbins-schwartz.com
COUNTY DeKalb	May we contact your e-mail address? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

3. Provide citation or language of the rule(s) or School Code mandate(s) which are the subject of this application.

If you are requesting a modification, display it here, using strike through or underlining.

ISBE Rule 23 Ill. Admin. Code 180.500(e) regarding "Request for Authorization"

(e) Except under emergency circumstances as provided for in Section 180.530, a regional superintendent shall not grant approval to use fire prevention and safety funds for any work which has already been initiated, without the prior express authorization of the State Superintendent. (Section 17-2.11 of the School Code [105 ILCS 5/17-2.11])

4. Attach a narrative identifying and justifying the specific request.

- a. For proposed waivers and modifications of rules or of the School Code that are based upon meeting the intent of the rule or mandate in a more effective, efficient or economical manner, a narrative description must provide all of the required information (see Item 4(a) on the reverse side).
- b. All proposed waivers/modifications requested to stimulate innovation or improve student performance, including all proposed waivers of School Code mandates, shall provide the specific plan for improved student performance and school improvement upon which the request is being based and how the applicant will determine success (see Item 4(b) on the reverse side).
- c. Applications requesting waivers from Section 17-1.5 of the School Code must include the amount, nature, and reason for the requested relief and all remedies that have been exhausted by the district to comply with the administrative expenditure limitation.

5. **Public Testimony:**

Attach a description of the testimony provided, to include the information enumerated in item 5 on the reverse side.

6. This application is for: Initial Waiver/Modification Renewal of Previously Approved Waiver/Modification
 This application requests waiver/modification for 2 years (from 2023 school year through 2025 school year).
 (See Item 6 on reverse side for limits on the duration of waivers/modifications.)

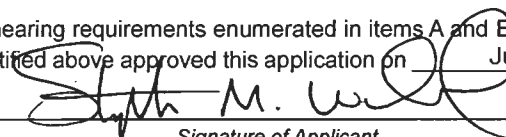
7. Attach a copy of each public notice required. Any request not meeting the requirements will be returned as ineligible for consideration.

8. Compliance with Notice and Hearing Requirements

I certify that a hearing concerning this application and any associated plan for improved student performance was held on July 10, 2024.
 (Date)

I further certify that the applicant has met all the notification and hearing requirements enumerated in items A and B on reverse side and that the board of education/board of directors of the applicant identified above approved this application on July 10, 2024.
 (Date)

July 23, 2024
 Date


 Signature of Applicant
 (i.e. District Superintendent/Executive Director/Regional Superintendent)

INSTRUCTIONS: Please use the following as a checklist in assembling your application package. Incomplete applications will not be considered until all required documentation is received. All applicants must hold a public hearing prior to submission of the application.

- A. **Public Hearing:** Each eligible applicant (see item 2 below) must hold a public hearing, providing for a time to take testimony about the request that is separate from the time when any other business is being conducted or testimony on other matters is being heard. The public hearing may be held during a regular board meeting.
- B. **Required Notices of Public Hearing:** Provide the following notices to inform the public and others of the hearing date. Each must state the time, date, location and general subject matter of the hearing.
 - **All applicants:** Publish a notice on the applicant's website at least 14 days in advance of the hearing. Applicants requesting an **increased fee for driver's education (105 ILCS 5/27-24.2)** must also publish the proposed amount of the fee as part of the website notice and as part of the notice placed in a newspaper of general circulation.
 - **School districts:** Publish a notice in a newspaper of general circulation within the applicant's area at least 7 days in advance of the hearing.
 - **Joint agreements, ISCs or regional superintendents:** Publish a notice in a newspaper of general circulation in each school district that is a member of the joint agreement or that is served by the educational service region or intermediate service center, provided that a notice in a newspaper generally circulated in more than one school district shall be considered sufficient notice to all of the affected districts.
 - **All applicants:** Provide a written notice to the applicant's exclusive bargaining agent(s) affected by the request at least 7 days in advance of the hearing; this notice must also state that testimony will be taken from staff.
 - **All applicants:** Provide a written advance notice to the applicant's state legislators affected by the request.

- Item 1.** Indicate the **type of action** sought under this application:
 - ISBE approval of waivers or modifications of ISBE rules and of modifications of School Code mandates to allow an applicant to meet the intent of the rule or mandate in a more effective, efficient or economical manner or when necessary to stimulate innovation or to improve student performance; or
 - General Assembly approval of waivers of School Code mandates to allow an applicant to meet the intent of the rule or mandate in a more effective, efficient or economical manner or when necessary to stimulate innovation or to improve student performance.

Waivers are not permitted from ISBE rules or School Code mandates pertaining to special education, educator licensure, teacher tenure and seniority, compliance with the Every Student Succeeds Act, or township treasurers (Sections 5-1 and 5-2.1 of the School Code). Waivers of mandates pertaining to the use of student performance data and performance categories for teacher and principal evaluations are not permitted after September 1, 2014.

- Item 2.** **Eligible applicants** are school districts, independent authorities established pursuant to Section 2-3.25f of the School Code, joint agreements made up of school districts, and Regional Superintendents of Schools and Intermediate Service Centers on behalf of schools and programs operated by them.

- Item 3.** The **exact language of, or citation to, the rule(s) or mandate(s)** involved may be obtained by contacting the Legislative Affairs Department by mail at 100 North First Street, S-404, Springfield, Illinois, 62777-0001 or by telephone at (217) 782-6510.

- Item 4.** Identify the rationale for the specific waiver and/or modification sought.

(4)(a) For requests to meet the intent of the rule or mandate in a **more effective, efficient, or economical manner**, provide a narrative description which sets forth:

 - i) the intent of the rule or mandate to be achieved;
 - ii) the manner in which the applicant will meet that intent; and
 - iii) how the manner proposed by the applicant will be more effective, efficient or economical.

iv) In those instances where the applicant proposes a more economical manner, provide a fiscal analysis showing current expenditures related to the request and the projected savings that would result if the request is granted.

- (4)(b) Requests necessary for **stimulating innovation or improving student performance** must include the specific plan for improved student performance and school improvement upon which the request is based that describes how the applicant will determine success.

- (4)(c) Requests for waivers of the **administrative expenditure limitation** established in Section 17-1.5 of the School Code can be submitted **only** when circumstances for exceeding the cap are beyond the control of the district, and the district has exhausted all available and reasonable remedies to comply with the limitation. ISBE is required to recommend that the General Assembly disapprove any request for a waiver of the administrative expenditure limitation not meeting these requirements

- Item 5.** Describe the testimony provided, including:
 - number of people attending the public hearing;
 - number speaking in favor of and against the request;
 - comments made during the hearing; and
 - whether any written comments were provided.

- Item 6.** Waivers and modifications are limited to five years with the exception of waivers of the administrative expenditure limitation which are limited to the year in which emergency relief is needed (i.e., one year only).

- Item 7.** **Attach copies of the following:** (a) **website posting**, which must be dated in order to verify that it was posted at least 14 days in advance of the public hearing; (b) **newspaper notice**; and (c) **written notice to the collective bargaining agent**, each of which must be dated in order to verify that each was provided at least 7 days in advance of the public hearing; and (d) **written advance notice to the state legislators representing the applicant's territory**.

- Item 8.** Indicate the **date of the public hearing**. Applicants with governing boards must hold a public hearing and provide for a separate time to take testimony about the request. The superintendent's/executive director's/ regional superintendent's signature on this application attests to the applicant's compliance with all hearing and notice requirements.

- Submission.** Applications must be postmarked not later than 15 calendar days following approval by the local board in the case of districts, joint agreements and ISCs, or by the regional superintendent of schools and be submitted by certified mail, return receipt requested, to:

**Illinois State Board of Education
Legislative Affairs Department
Attn: Waiver Coordinator
100 North 1st Street, S-404
Springfield, Illinois 62777-0001**

All complete applications for the waiver or modification of ISBE rules or for the modification of School Code mandates shall be deemed approved and effective 46 calendar days after the date of receipt by ISBE unless disapproved in writing. Receipt by ISBE shall be determined by the date of receipt shown on the return receipt form, except that material not properly addressed shall bear the date of receipt when the materials were provided to the Legislative Affairs Department.

Disapproval of an application upon which the ISBE must act shall be sent by certified mail to the applicant no later than 45 calendar days after receipt of the application. Applicants may appeal the ISBE's denial of an application by sending a written appeal to the address above by certified mail within 30 calendar days of receipt of the written denial.

Complete waiver applications and any appeals of ISBE action shall be submitted to the General Assembly for consideration in March and October of each year (for application deadlines, see <https://www.isbe.net/Pages/waivers.aspx>).

Addendum to the Application for Waiver or Modification of State Board Rules:

SECTION 4: NARRATIVE

Sycamore School District 427 is requesting a corresponding waiver of the Illinois School Code, 105 ILCS 5/17-2.11(f), whereby the school code is permitted to replace the existing administrative building with the purchase of an existing building that is larger than the square footage of the current administrative building. The District plans to purchase this building with the use of health life safety funds and an expected closing date by the end of July. In order to expend funds as planned while also timely closing on the purchase of this property, the District requests a waiver of the portion of ISBE Rule 180.500(e) stating that “a regional superintendent shall not grant approval to use fire prevention and safety funds for any work which has already been initiated, without the prior express authorization of the State Superintendent” with parallel citation to 105 ILCS 5/17-2.11, a waiver of which has been separately requested from the General Assembly in the corresponding application. See “Approval must not be granted for any work that has already started without the prior express authorization of the State Superintendent of Education” at 17-2.11(a)(2). In the event that the “work” is considered commenced or initiated due to entering into a contract for purchase and/or the closing date of purchase, the District requests the waiver of this ISBE rule to allow for retroactive approval of its planned use of health life safety funds. All other applicable statutory requirements for this purchase have been timely met.

The intent of Section 17-2.11(f) is to allow for a school district to replace a building or addition when the costs of adequately rehabilitating an existing building exceed the costs of purchasing or building a replacement. The protections within this section of the code exist to prevent improper replacement of a building with one of lesser quality and utility. The opposite is the case here for Sycamore School District. Here, the costs of rehabilitating the existing administrative building so significantly exceed the costs of purchasing the chosen building, that the responsibly fiscal decision is immediately clear, especially when considering that the chosen building to be purchased is actually newer, larger, and can be more effectively utilized for the District’s needs. Additionally, the purchase of an existing building rather than a “new” building has proven to be effective, efficient, and economical, and allowing for a purchase of an administrative building, rather than a “school” building will more effectively allow the District to serve its student body with other funds and better resources at hand, even despite students not being present day-to-day in the building. The quantitative extent to which the planned purchase is more effective, efficient, and economical is best demonstrated by the fiscal analysis, a comparison of cost estimates provided by the District’s architect pursuant to the requirements of 17-2.11(f). See attached hereto as Exhibit A.

The intent of the language requested to be waived in ISBE Rule 23 Ill. Admin. Code 180.500(e) regarding express required approval of the state superintendent is to again to prevent potential abuses of power and funds. Here, again, the District is in the position to make an extremely economical financial decision with responsible use of health life safety funds. By allowing retroactive approval of the State Superintendent for use of these funds, the District may efficiently implement the purchase contemplated by Section 17-2.11(f).

**Addendum to the Application for Waiver or Modification of State Board Rules and/or
School Code Mandates:**

SECTION 3: CITATIONS

Illinois School Code 105 ILCS 5/17-2.11(f) regarding “School board power to levy a tax or to borrow money and issue bonds for fire prevention, safety, energy conservation, accessibility, school security, and specified repair purposes”

(f) For purposes of this Section a school district may replace a school building or build additions to replace portions of a building when it is determined that the effectuation of the recommendations for the existing building will cost more than the replacement costs. Such determination shall be based on a comparison of estimated costs made by an architect or engineer licensed in the State of Illinois. The new building or addition shall be equivalent in area (square feet) and comparable in purpose and grades served and may be on the same site or another site. Such replacement may only be done upon order of the regional superintendent of schools and the approval of the State Superintendent of Education.

ISBE Rule 23 Ill. Admin. Code 180.500(e) regarding “Request for Authorization”

(e) Except under emergency circumstances as provided for in Section 180.530, a regional superintendent shall not grant approval to use fire prevention and safety funds for any work which has already been initiated, without the prior express authorization of the State Superintendent. (Section 17-2.11 of the School Code [105 ILCS 5/17-2.11])

Illinois School Code 105 ILCS 5/17-2.11(a) regarding “School board power to levy a tax or to borrow money and issue bonds for fire prevention, safety, energy conservation, accessibility, school security, and specified repair purposes”

(a) Whenever, as a result of any lawful order of any agency, other than a school board, having authority to enforce any school building code applicable to any facility that houses students, or any law or regulation for the protection and safety of the environment, pursuant to the Environmental Protection Act, any school district having a population of less than 500,000 inhabitants is required to alter or reconstruct any school building or permanent, fixed equipment; the district may, by proper resolution, levy a tax for the purpose of making such alteration or reconstruction, based on a survey report by an architect or engineer licensed in this State, upon all of the taxable property of the district at the value as assessed by the Department of Revenue and at a rate not to exceed 0.05% per year for a period sufficient to finance such alteration or reconstruction, upon the following conditions:

(1) When there are not sufficient funds available in the operations and maintenance fund of the school district, the school facility occupation tax fund of the district, or the fire prevention and safety fund of the district, as determined by the district on the basis of rules adopted by the State Board of Education, to make such alteration or reconstruction or to purchase and install such permanent, fixed equipment so ordered or determined as necessary. Appropriate school district records must be made available to the State Superintendent of Education, upon request, to confirm this insufficiency.

(2) When a certified estimate of an architect or engineer licensed in this State stating the estimated amount necessary to make the alteration or reconstruction or to purchase and install the

equipment so ordered has been secured by the school district, and the estimate has been approved by the regional superintendent of schools having jurisdiction over the district and the State Superintendent of Education. Approval must not be granted for any work that has already started without the prior express authorization of the State Superintendent of Education. If the estimate is not approved or is denied approval by the regional superintendent of schools within 3 months after the date on which it is submitted to him or her, the school board of the district may submit the estimate directly to the State Superintendent of Education for approval or denial.

In the case of an emergency situation, where the estimated cost to effectuate emergency repairs is less than the amount specified in Section 10-20.21 of this Code, the school district may proceed with such repairs prior to approval by the State Superintendent of Education, but shall comply with the provisions of subdivision (2) of this subsection (a) as soon thereafter as may be as well as Section 10-20.21 of this Code. If the estimated cost to effectuate emergency repairs is greater than the amount specified in Section 10-20.21 of this Code, then the school district shall proceed in conformity with Section 10-20.21 of this Code and with rules established by the State Board of Education to address such situations. The rules adopted by the State Board of Education to deal with these situations shall stipulate that emergency situations must be expedited and given priority consideration. For purposes of this paragraph, an emergency is a situation that presents an imminent and continuing threat to the health and safety of students or other occupants of a facility, requires complete or partial evacuation of a building or part of a building, or consumes one or more of the 5 emergency days built into the adopted calendar of the school or schools or would otherwise be expected to cause such school or schools to fall short of the minimum school calendar requirements.

SECTION 4: NARRATIVE

Sycamore School District 427 is requesting a waiver of the Illinois School Code, 105 ILCS 5/17-2.11(f), whereby the school code is permitted to replace the existing administrative building with the purchase of an existing building that is larger than the square footage of the current administrative building. The District plans to purchase this building with the use of health life safety funds and an expected closing date by the end of July. The District respectfully requests that ISBE and the general assembly (a) modify or waive the “equivalent in area provision” to be read and interpreted as “at least” equivalent; (b) waive the “school building” requirement to permit administrative building; and (c) waive the “new” requirement to allow for the purchase of an existing building as a replacement building.

Additionally, in order to expend funds as planned while also timely closing on the purchase of this property, the District requests a waiver of the portion of ISBE Rule 180.500(e) stating that “a regional superintendent shall not grant approval to use fire prevention and safety funds for any work which has already been initiated, without the prior express authorization of the State Superintendent” with parallel citation to 105 ILCS 5/17-2.11. See “Approval must not be granted for any work that has already started without the prior express authorization of the State Superintendent of Education” at 17-2.11(a)(2). In the event that the “work” is considered commenced or initiated due to entering into a contract for purchase and/or the closing date of purchase, the District requests the waiver of these sections to allow for retroactive approval of its planned use of health life safety funds. All other applicable statutory requirements for this purchase have been timely met.

Section 4(a):

The intent of Section 17-2.11(f) is to allow for a school district to replace a building or addition when the costs of adequately rehabilitating an existing building exceed the costs of purchasing or building a replacement. The protections within this section of the code exist to prevent improper replacement of a building with one of lesser quality and utility. The opposite is the case here for Sycamore School District. Here, the costs of rehabilitating the existing administrative building so significantly exceed the costs of purchasing the chosen building, that the responsibly fiscal decision is immediately clear, especially when considering that the chosen building to be purchased is actually newer, larger, and can be more effectively utilized for the District’s needs. Additionally, the purchase of an existing building rather than a “new” building has proven to be effective, efficient, and economical, and allowing for a purchase of an administrative building, rather than a “school” building will more effectively allow the District to serve its student body with other funds and better resources at hand, even despite students not being present day-to-day in the building. The quantitative extent to which the planned purchase is more effective, efficient, and economical is best demonstrated by the fiscal analysis, a comparison of cost estimates provided by the District’s architect pursuant to the requirements of 17-2.11(f). See attached hereto as Exhibit A.

The intent of the language requested to be waived in ISBE Rule 23 Ill. Admin. Code 180.500(e) and in 105 ILCS 5/17-2.11(a) regarding express required approval of the state superintendent is to again to prevent potential abuses of power and funds. Here, again, the District is in the position to make an extremely economical financial decision with responsible use of health life safety funds. By allowing retroactive approval of the State Superintendent for use of these funds, the District may efficiently implement the purchase contemplated by Section 17-2.11(f).

SECTION 5: PUBLIC TESTIMONY

- Number of people in attendance:
 - Board of Education: Christian Copple, Michael DeVito, Beth Marie Evans, Alex Grados, Eric Jones
 - Additional Attendees: Rich Aguilera, Lynnae Ihm, Neal Pleckham, Nick Reineck, Kellie Vinz, Steve Wilder
- Number of people who spoke as proponents of waiver(s): None
- Number of people who spoke as opponents of waiver(s): None
- Description of any comments/testimony made: None related to the waiver
- Whether any written statements were submitted and contents: No written statements were submitted

SECTION 7: COPIES OF PUBLIC NOTICE REQUIRED

- Website posting – See attached as Exhibit B
- Newspaper notice – See attached as Exhibit C
- Notice to collective bargaining agent – See attached as Exhibit D
- Notice to state legislators – See attached as Exhibit E

SECTION 8: PUBLIC HEARING RESOLUTION

- See the attached resolution passed by the Board of Education of Sycamore School District 427 following public hearing on July 10th, 2024 – Exhibit F

FGMARCHITECTS

May 15, 2024

Ms. Nicole Stuckert
Assistant Superintendent for Business Services
Sycamore CUSD 427
245 W. Exchange Street
Sycamore, IL 60178

Subject: HLS Summary – District Administration Building

Dear Ms. Stuckert,

FGM Architects has reviewed the facilities conditions of the existing District Administration Building at 245 W. Exchange Street and itemized them in the attached spreadsheet with projected costs in today's dollars. The total value of all the items listed is six million six hundred seventy-four thousand one hundred ninety-four dollars and fifty cents (\$6,674,194.50).

The items highlighted in blue are all items that could be considered Health Life Safety funding eligible work. The total cost of those items is three million three hundred thirty-one thousand forty-two dollars and ninety-four cents (\$3,331,042.94). We understand that the District now has the option to replace the current Administration Building by purchasing the building located at 1947 Bethany Road for a price of \$2,300,000.00. As the estimated costs to effectuate the recommended HLS repairs in the current Administration Building far exceeds the replacement cost, we believe that the costs to acquire the building at 1947 Bethany Road is an appropriate use of Health Life Safety Funds in accordance with Section 17-2.11(f) of the School Code (105 ILCS 5/17-2.11(f)).

Should you have any questions regarding this information, I am available by phone at (312) 307-3002 or by email at JimWoods@fgmarchitects.com.

Sincerely,



James G. Woods, AIA, ALEP, LEED AP | Principal
JimWoods@fgmarchitects.com

cc: B. Ogle

Enclosure(s): Facilities Conditions Assessment – District Administration Building

Architectural, M,E,P, Building Program and Maintenance Items

Item	Location	Description of Problem	Corrective Measure	Notes	Priority	QTY	Unit Cost	Cost Summary	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031 & Beyond
1A	Tech Department LL2.	Interior CMU wall has visible cracks and/or step cracking.	Remove damaged CMU. Tooth in new CMU and repoint.	SF, 22	1	5	\$ 31.99	\$ 159.75										\$ 159.75	
5A	Corridor 221, 222	Efflorescence is visible at interior face of brick wall.	Clean wall as required to remove efflorescence. (SF)	SF	1	60	\$ 6.04	\$ 362.10										\$ 362.10	
7A	Electrical 212	Paint at interior CMU or concrete wall is peeling.	Scrape and repaint wall.	SF, 22	1	100	\$ 4.26	\$ 426.00										\$ 426.00	
8A	Mechanical Room 014, 014A, Fan Room 013	Paint at CMU wall is scuffed, worn and dirty	Repaint wall.	SF	1	1,500	\$ 4.26	\$ 6,390.00										\$ 6,390.00	
11A	Corridor 221	Mortar joints in interior face brick are deteriorating.	Tuck point affected area of wall. Match color of existing mortar. Clean wall upon completion of the work.	SF, 22	1	10	\$ 24.14	\$ 241.40										\$ 241.40	
12A	Throughout the facility. Copy Dept LL1, Office 103, 105, 106, 201, 201A, 202, 202A, 207B, Vestibule 107A, Conference 202, 203, Corridor 221, 222, 207, Storage 204A.	Gypsum board wall is damaged.	Repair surface of gypsum board wall and repoint.	SF, 22	1	2,000	\$ 15.33	\$ 32,660.00										\$ 32,660.00	
13A	Storage 011	Paint at gypsum board wall is scuffed, worn, and dirty.	Repaint gypsum board wall.	SF	1	80	\$ 4.26	\$ 340.80										\$ 340.80	
16A	Storage LL2-A, JC 010, Storage 009, Storage 002, 003, 134, Mechanical Room 014, 014A, Fan Room 013.	Fire rating at wall or ceiling piping is not maintained.	Repair holes in wall with construction to match existing. Seal around penetrations. Seal partition head to deck above.	EA, 22	1	200	\$ 8.52	\$ 1,704.00										\$ 1,704.00	
17A	Vestibule 107A, Vestibule 209B, Office 201, 201A, 201B, 203, 204, 204A, 206, 207, 207A, 207B, 208A, 209A, 209, 223, Storage 224, Corridor 221, 222, Kitchenette 210, Electrical 212	Wood wall paneling is cracked and/or the finish is discolored and peeling.	Repair strip wood paneling and refinish in-place.	SF, 22	1	1,000	\$ 13.49	\$ 13,490.00										\$ 13,490.00	
21A	Storage LL2-A, Office LL-2C, Storage 009, Office 106, Entry 123, Office 209, Corridor 222, Electrical 212	Acoustic ceiling tile is water stained.	Remove and replace ceiling tile. Investigate source of leak and repair. (SF)	SF, 22	1	144	\$ 8.66	\$ 1,247.33										\$ 1,247.33	
23A	Storage LL2-A, Tech Department LL2, Office 103	Acoustic ceiling tile is damaged or cracked.	Remove and replace ceiling tile.	SF, 22	1	48	\$ 11.50	\$ 552.10										\$ 552.10	
25A	Storage 006, Storage 133, 135, 136, Storage 027	Adhered acoustic 12" x 12" ceiling tile is damaged or missing. Creating a hazard of falling material.	Demo lighting fixtures in their entirety. Cover friable ceiling material with new 2 x 4 ACT and new recessed lighting fixtures.	SF, 22	1	2,715	\$ 25.79	\$ 70,012.25										\$ 70,012.25	
26A	Storage 003A, 002, 003, 207A, Mechanical Room 014A, Stair 133, JC 102V	Gypsum ceiling board is cracked, has holes, damaged or stained.	Gypsum board ceiling has holes, is stained, cracked and/or damaged.	SF, 22	1	1,285	\$ 15.83	\$ 20,345.41										\$ 20,345.41	
30A	Mechanical Room 014	Exposed concrete ceiling is cracked, has holes, damaged or stained.	Install new concrete in cracked areas and over stains. Sand and refinish as needed.	SF, 22	1	650	\$ 4.97	\$ 3,230.50										\$ 3,230.50	
32A	Office 107, 130, 131	Carpet is delaminating.	Remove damaged carpeting. Replace with new carpet tile.	SF, 22	1	850	\$ 11.86	\$ 10,078.45										\$ 10,078.45	
36A	Storage 012	VCT tile is cracked/damaged or missing.	Replace damaged flooring.	SF, 22	1	300	\$ 9.94	\$ 2,982.00										\$ 2,982.00	
38A	Corridor 121, 122, 221, 222	Terrazzo flooring is cracking in multiple lines across width of hallway.	Sawcut and remove terrazzo in its entirety. Investigate and reinforce subfloor. Install new flooring with expansion joint at location of previous crack in hallway.	SF, 22	1	204	\$ 127.80	\$ 26,071.20										\$ 26,071.20	
40A	Corridor 015, Entry 123	Epoxy flooring is scratched, cracking, peeling, worn or damaged.	Repair epoxy floor coating.	SF, 22	1	770	\$ 48.28	\$ 37,175.60										\$ 37,175.60	
41A	Vestibule 121A, 122A, JC 120B, Stairs 102QQ, 102TT	Terrazzo flooring is cracking, worn or damaged.	Sawcut and remove damaged terrazzo. Replace with new terrazzo to match existing.	SF, 22	1	550	\$ 127.80	\$ 70,290.00										\$ 70,290.00	
44A	Storage 006, Copy Dept LL1, Stairs 005, Office 101, 101A, 102, 102A, 102B, 105, 105A, 105B, 105C, 107, Kitchen 127, Vending 128, Mail Room 129, Office 130, 131, 132, 201, 201A, 201B, 202, 202A, 202B, 207, 207A, 207B, Vestibule 209B, Office 208, 208A, 209, 209A, Storage 224, Office 223, Kitchen 210	Floor is creaking and making noise when walked on.	Remove finish layer and add another layer of plywood. Adhere new floor finish.	SF, 22	1	11,850	\$ 21.30	\$ 252,405.00										\$ 252,405.00	
47A	Mail Room 129	Plastic laminate at casework is sagging, delaminating/chipping or damaged.	Replace damaged casework units. (36" Units)	EA, 22	1	10	\$ 390.50	\$ 3,905.00										\$ 3,905.00	
49A	Mens Toilet 137,	Paint is peeling at guardrail or handrail.	Scrape and repaint guardrail and handrail.	EA, 22	1	10	\$ 710.00	\$ 7,100.00										\$ 7,100.00	
50A	Stairs 005, Stairs 007, Stair 133, 140, Office 106, Vending 128	Guardrail or wall-mounted handrail does not meet code requirements.	Remove and install new guardrail or handrail as required to meet code.	LF, 22	1	270	\$ 71.00	\$ 19,170.00										\$ 19,170.00	
53A	Stairs 102QQ, 102TT	Stair not enclosed	Build new wall and new doors, frames, and hardware. (Allowance)	EA, 22	3	1	\$ 14,604.70	\$ 14,604.70										\$ 14,604.70	
57A	Mechanical Room 014, Storage 136, Storage 135, Men's Toilet 137	Stair does not meet code requirements.	Remove and install code compliant stair.	EA, 22	3	4	\$ 14,200.00	\$ 56,800.00										\$ 56,800.00	
60A	Stair 102TT, 102QQ, Office 101, Office 101A, 102, 102A, 103, 105, 105C, 106, 106A, 107, 131, 201A, 201B, 202, 202A, 223, 204A, 204, 205A, 206, 207, 207A, 209, 209A, Kitchen 210, Electrical 212, Women's Toilet 120, Mens Toilet 137, Office 208, Conference 203, 208A, Storage 006, 224, Mail Room 129	Wood window frame is worn, peeling or damaged.	Remove wood frame and replace with new hollow metal frame.	EA, 22	1	68	\$ 2,840.00	\$ 193,120.00										\$ 193,120.00	
62A	Corridor 121, 221	Double corridor doors assembly doesn't meet fire rating requirements.	Replace wall, doors, frame and hardware with new fire-rated assembly.	EA, 22	1	2	\$ 20,590.00	\$ 41,180.00										\$ 41,180.00	
64A	Mechanical Room 014	Accessible clear floor requirements are not met at ramp.	Replace ramp assembly, properly sloped to meet accessibility requirements. (\$31,250)	SF, 22	1	125	\$ 355.00	\$ 44,375.00										\$ 44,375.00	
69A	Storage 003A, Storage LL1-A, Copy Dept LL1, Storage 003, 005, 012, 134, 135, Stair 133, 005, Vestibule 137A, 107A, 120A, Office 101, 102, 103, 105, 105A, 105B, 105C, 107, 106, 106A, 130, 131, 132, 201, 202, 204, 204A, 206B, 207, 207B, 208, 208A, 223, Vestibule 209B, 210A, 211, 102W, Conference 203	Wood door assembly doesn't meet fire rating requirements.	Replace door, frame and hardware with new fire-rated assembly.	EA, 22	1	57	\$ 6,390.00	\$ 364,230.00										\$ 364,230.00	
70A	Storage 002, Server 008, JC 010, Storage 011, Mechanical Room 014, Fan Room 013, Kitchenette 127, Vestibule 210A	Hollow metal door is damaged or missing and doesn't meet fire rating requirements.	Replace door, frame and hardware with new fire-rated assembly. (Each)	EA, 22	1	10	\$ 3,976.00	\$ 39,760.00										\$ 39,760.00	
77A	Kitchenette 127, 210	Sink in room is not accessible.	Replace sink and faucet, casework and countertop with new accessible units.	EA, 22	1	2	\$ 1,491.00	\$ 2,982.00										\$ 2,982.00	
78A	Kitchenette 127, Vestibule 210A, Kitchenette 210	Plastic floor tiles are worn or damaged.	Remove and reinstall with new VCT tiles.	SF, 22	1	400	\$ 9.94	\$ 3,976.00										\$ 3,976.00	
85A	Women's Toilet 120, Men's Toilet 137, Staff Toilet 211	Multi-user toilet room does not meet accessible clearance requirements. Toilet room has damaged door and frame, rusted sink, non-accessible toilets, cracked and worn flooring.	Renovate multi-user toilet room to meet accessibility requirements. Demo existing adjacent construction to install new toilet and add compliant water fixtures, new hollow metal door and frame. Install new hardware and new floor tile. Repaint walls, and add new tiles on walls. Add new toilet partitions and accessories as required.	EA, 22	3	3	\$ 142,000.00	\$ 426,000.00										\$ 426,000.00	

Major Equipment (all Priority 1):

Tag	Location	Description	Estimated Date of Installation	Approx. Life Cycle	Replacement Date	Notes	Cost Summary	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031 & Beyond	
AHU-1	Mech Room 14	Carrier 39MN50 (25,000 cfm)	2010	25	2035	Replacement price for 2035	\$ 395,000.00											\$ 395,000.00	
HWB-1 & 2	Mech Room 14A	Thermal Solutions EVA1000BN1	2010	25	2035	Replacement price of Heating Plant including boiler pumps for 2035	\$ 675,000.00											\$ 675,000.00	
P-1	Mech Room 14A	B&G Inline Boiler Circulating Pump	2010	20	2035	Price for boiler pump is included in Heating Plant Replacement	\$ -												
P-2	Mech Room 14A	B&G Inline Boiler Circulating Pump	2010	20	2035	Price for boiler pump is included in Heating Plant Replacement	\$ -												
P-3	Mech Room 14A	B&G 1510BF 7.3/5 2BC (120 gpm, 5hp)	2010	20	2030		\$ 32,500.00											\$ 32,500.00	
P-4	Mech Room 14A	B&G 1510BF 7.3/5 2BC (120 gpm, 5hp)	2010	20	2030		\$ 32,500.00											\$ 32,500.00	
ACCU-1	Grade	Carrier 3&APD0605 (49.4 Tons)	2010	20	2030		\$ 89,000.00											\$ 89,000.00	
RTU-1	Roof	York ZJ048N10 (4 tons)	2009	15	2024		\$ 30,500.00				\$ 30,500.00								
DFSS-1	Server 08/Roof	Mitsubishi PKA-A36/PUY-A36	2013	15	2028		\$ 26,500.00											\$ 26,500.00	
DFSS-2	Server 08/Roof	Mitsubishi PCA-A42/PUY-A42 (3.5 tons)	2007	15	2022		\$ 20,000.00	\$ 20,000.00											
DWH-1	Storage Room 3	Domestic Water Heater	2007	15	2022	This replacement is required to replace the old water heater with a new one of equal quality.	\$ 3,500.00				\$ 3,500.00								
DWH-2	Women's Toilet 54 (in the plumbing chase wall)	Domestic Water Heater	2013	10	2023	This replacement is required to replace the old water heater with a new one of equal quality.	\$ 1,800.00				\$ 1,800.00								
FA-1	Mech Room 14	FIRE ALARM PANEL SIMPLEX 4100U	~2010	25	2035	Newer Equipment/ Price for 2035	\$ 210,000.00											\$ 210,000.00	
MDP-1	Mech Room 14	MAIN SWITCHBOARD SQUARE D	Unknown	40	2050	Newer Equipment/ Price for 2050	\$ 85,000.00											\$ 85,000.00	
CR-1	Storage 1	LENEL CARD READER SYSTEM	Unknown	25	2040	Newer Equipment/ Price for 2040	\$ 25,000.00											\$ 25,000.00	
GEN-1	Exterior	KOHLER 100KVA GENERATOR	Unknown	25	2040	Newer Equipment/ Price for 2040	\$ 400,000.00											\$ 400,000.00	
Major Equipment Subtotals:							\$ 2,026,300.00	\$ -	\$ 20,000.00	\$ -	\$ 35,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,970,500.00

Roofing (all Priority 1)

Tag	Material	Area (ft²)	Estimated Date of Installation	Approx. Life Cycle	Replacement Date	Unit Cost	Cost Summary	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031 & Beyond	
A	Sprayed Polyurethane Foam	485	1998	18		\$ 32.50	\$ 15,762.50											\$ 15,762.50	
B	Sprayed Polyurethane Foam	1170	1998	18		\$ 32.50	\$ 38,025.00											\$ 38,025.00	
C	Sprayed Polyurethane Foam	2610	1998	18		\$ 32.50	\$ 84,825.00											\$ 84,825.00	
D	Sprayed Polyurethane Foam	995	1998	18		\$ 32.50	\$ 32,337.50											\$ 32,337.50	
E	Sprayed Polyurethane Foam	9370	1998	18		\$ 32.50	\$ 304,525.00											\$ 304,525.00	
		14,630																	
Roof Replacement/Maintenance Subtotals:							\$ 475,475.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 475,475.00	\$ -

Paving (all Priority 1)

Tag	Item	Material	Description	Notes	Unit Cost	Area (ft ²)	Cost Summary	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031 & Beyond
P1	Paving - Replace Existing Asphalt	Asphalt Pavement		11	\$ 5.90	33,528	\$ 197,815.20				\$ 197,815.20							
		Crack Sealing / Sealing			\$ 0.85	33,528	\$ 28,498.80											
P2	Paving - Replace Existing Concrete	Concrete Pavement		11	\$ 22.50	828	\$ 18,630.00											\$ 18,630.00
P3	Mulch Existing Plantings	Mulch		7	\$ -	735												\$ -
				7	\$ -													
P4	Add Gravel Maintenance Strip			11	\$ -	244												\$ -
			11	\$ -														\$ -
Paving Subtotals:							\$ 244,944.00	\$ -	\$ -	\$ -	\$ 197,815.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,630.00	\$ 28,498.80

35,091

Notes:

- General- all cost information is for budget purposes only. No designs have been developed- based on concept information only.
- General- final sequencing of the 10 Year Life Safety Survey items will be based on input from the district.
- Structural review required. Budgetary costs for this work have not yet been developed.
- Civil review and design required. Budgetary costs for this work have not yet been developed.
- Costs for this work are included in roofing budgets.
- Costs for this work are included in paving budgets.
- This work to be completed by District staff. No costs developed.
- Additional design input needed from Owner.
- Must be done in conjunction with a larger site restoration project.
- Cabinet replacement assumes new 24" D. x 36" W. base cabinets, Plastic-laminate countertops, and new flooring.
- No paving borings were taken to determine the sub-surface conditions or the pavement thickness.
- Architectural work associated with the galvanized piping replacement is budgeted as a lump sum that includes placeholder values for renovations of multi-user toilet rooms, single-user toilet rooms and corridor ceiling removal and replacement. Values are not included for equipment removal or upgrades in Kitchens, MEP Spaces or Classrooms.
- We have included the replacement of the existing flooring with new VCT flooring. The owner's abatement consultant will supply the pricing for the removal of asbestos flooring material.
- We have included an allowance of \$100,000 per multi-user restroom (\$20,000 for single use) for finishes and possible abatement of fittings. This number does not include any ADA modifications. Additional design and fixture count evaluation needs to occur before accurate budget information can be developed. Removal of corridor ceilings includes removal and replacement of ceiling tiles and grid, and reinstallation of all existing light fixtures and other devices. Refurbishment of toilet rooms includes removal and replacement of the plumbing wall(s) and associated finishes, replacement of fixtures and equipment, and replacement of toilet partitions. Piping replacement in janitors' closets includes removal and replacement of walls for piping replacements only. Piping replacement in locker rooms includes removal and replacement of the plumbing wall(s) and associated finishes, replacement of fixtures and equipment, and replacement of toilet partitions. Reconfiguration of spaces has not been included.
- This work is to be packaged as part of a larger more comprehensive district roofing future project. Consideration for the completion of this work should also be given to the construction timing of other roof related work.
- This work is to be packaged as part of a larger more comprehensive district masonry future project. Consideration for the completion of this work should also be given to the construction timing of other facade related work.
- The district should verify if the correction of this work is covered under a current warranty.
- The removal of this work will be by the owner's abatement consultant and the abatement consultant will supply the ACM pricing for the removal of this material or furnishings.
- The work shown in both of these items are solution options to the same deficiency. The District is to select the option that works best for the District's building program, construction timing and budget. Consideration should also be given to the potential worsening of this existing deficiency.
- The replacement cost of this equipment is listed under the "Major Equipment" section.
- Costs for this work is included in various work item packets.

Annual Total:

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031 & Beyond
Priority A- HLS items- 1 year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority B- HLS items- 5 years	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority C- Recommended items	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority 1- Items that should be replaced	\$ -	\$ 20,000.00	\$ -	\$ 233,615.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,443,054.86	\$ 1,998,998.80
Priority 2- Educational program/space planning need	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,333.34	\$ -
Priority 3- ADA											
Priority 4- Energy efficiency											
Priority 5- Circulation											
Subtotal 1	\$ -	\$ 20,000.00	\$ -	\$ 233,615.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,453,388.20	\$ 1,998,998.80

Annual Total with Cost Index:

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031 & Beyond
Inflation Factor	1.00	1.02	1.04	1.06	1.08	1.10	1.12	1.14	1.16	1.18	1.20
Priority A- HLS items- 1 year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority B- HLS items- 5 years	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority C- Recommended items	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority 1- Items that should be replaced	\$ -	\$ 20,400.00	\$ -	\$ 247,632.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,882,804.74	\$ 2,398,798.56
Priority 2- Educational program/space planning need	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,193.34	\$ -
Priority 3- ADA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority 4- Energy efficiency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority 5- Circulation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal 2	\$ -	\$ 20,400.00	\$ -	\$ 247,632.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,894,998.08	\$ 2,398,798.56

Annual Total w/ Adjustments, Cost Index and Contingency:

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031 & Beyond
Design-10%, Construction-10%	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
Priority A- HLS items- 1 year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority B- HLS items- 5 years	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority C- Recommended items	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority 1- Items that should be replaced	\$ -	\$ 24,480.00	\$ -	\$ 297,158.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,459,365.69	\$ 2,878,558.27
Priority 2- Educational program/space planning need	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,632.01	\$ -
Priority 3- ADA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority 4- Energy efficiency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Priority 5- Circulation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal 3	\$ -	\$ 24,480.00	\$ -	\$ 297,158.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,473,997.70	\$ 2,878,558.27

Total Cost : \$ 6,674,194.50

**** \$ 2,878,558.27**

** This cost does not include any inflation factors or contingency cost beyond year 2031 and is not included in the district total cost.



Steve Wilder <swilder@syc427.org>

RE: Sycamore - Code Violations

1 message

Brian Ogle <brianogle@fgmarchitects.com>

Tue, Jun 18, 2024 at 4:59 PM

To: Steve Wilder <swilder@syc427.org>

Cc: "JRUNGE@isbe.net" <JRUNGE@isbe.net>, "MGUM@isbe.net" <MGUM@isbe.net>, Jim Woods <JimWoods@fgmarchitects.com>

Steve,

Please see our comments below. We have referenced all relative code sections. Also, see attached requested photos and site plan for paving.

Let us know if additional information or clarification is needed.

Brian Ogle, AIA

FGM Architects Inc.
We Build Community

D 630.368.8327

From: John Runge <JRUNGE@isbe.net>

Date: June 13, 2024 at 1:04:50 PM CDT

To: Steve Wilder <swilder@syc427.org>

Cc: Jim Woods <JimWoods@fgmarchitects.com>, Michael Gum <MGUM@isbe.net>

Subject: Sycamore - Code Violations

Good afternoon Steve,

As you are aware, ISBE has received the cost estimate FGM Architects did for Sycamore District 427's Administration Building located at [245 W. Exchange Street](#) in Sycamore Illinois. ISBE is currently reviewing the cost estimate of the proposed Health Life Safety funding and needs the code citations of the items, as they are itemized in the estimate. Can you add the code violations for each item to the cost estimate? Specifically, we need the code violations for the following items:

19S – 185.390.l Structural Stability

24S – 185.390.m.2 Lead Paint and Other Surface Coating Material

11X – 185.370.b.4 Canopy above exit is combustible. It is also allowing water infiltration and degrading surrounding finishes.

17X - 185.390.l Structural Stability. Stained masonry could be from water infiltration, especially with older horizontal mortar joints. This is particularly problematic with stone copings as water

infiltration can degrade the bond to the parapet wall.

5R – No code reference. If drain is clogged, water infiltration could lead to more extensive damage of the roof assembly and potentially the roof structure.

16R - 185.390.I Structural Stability. Stained masonry could be from water infiltration, especially with older horizontal mortar joints. This is particularly problematic with stone copings as water infiltration can degrade the bond to the parapet wall.

20R – IBC 1503.2 Flashing. Industry standard is 8”.

7A – 185.390.m.2 Lead Paint and Other Surface Coating Material

21A – Glossary Item 23. When ceiling tiles are stained there are typically above ceiling issues with water leaks or water infiltration.

44A – 185.390.I Structural Stability

49A – 185.390.m.2 Lead Paint and Other Surface Coating Material

53A – 185.370.c.2 Interior Exit Stairs shall be enclosed.

57A – 185.370.c.10.F Interior Exit Stairs. Spiral stairs with winders are not allowed.

64A – 185 Tabel 1 Dimensional and Definitive Limitations of Ramps. Ramp far exceeds slope requirements of all Classes of Ramp and does not have handrails.

77A – ICC-A117.308.3.2

85A – ICC-A117.604

86A – ICC-A117.604

100A – Environmental Barriers Act – Currently there is no way for a person with disabilities to access all functional spaces within the building. Also, 185.360.f.1.A Storage Occupancies. Wall ratings are not maintained.

103A – 185.360.f.1.A Storage Occupancies. Wall ratings are not maintained.

119A – Environmental Barriers Act – Currently there is no way for a person with disabilities to access all functional spaces within the building.

122A – Glossary Item 23. Also, 185.360.f.1.A Storage Occupancies. Required ratings are not maintained.

P6 – IPC 108.7 Unsafe Plumbing

P13 – Was not listed as possible HLS item.

E1 – Was not listed as possible HLS item.

E2 – Was not listed as possible HLS item.

12A – 185.390.b Construction Types. Wall ratings are not maintained where required.

13A – Was not listed as possible HLS item.

17A – 185.390.m.2 Lead Paint and Other Surface Coating Material

21A - Glossary Item 23. When ceiling tiles are stained there are typically above ceiling issues with water leaks or water infiltration.

25A - Glossary Item 23.

26A – 185.390.b Construction Types. Wall ratings are not maintained where required.

30A – 185.390.I Structural Stability. Areas of concrete cracking should be stabilized

32A photos of the floor are required; Issue has been addressed.

36A photos of the floor are required; Please see attached photos labeled 36A

38A photos of the floor are required; Please see attached photos labeled 48A

40A photos of the floor are required; Issue has been addressed.

41A photos of the floor are required; Please see attached photos labeled 41A

44A – 185.390.I Structural Stability. The floor has movement when walking from area to area. It could be that the subfloor is not thick enough for a live load.

57A – 185.370.c. Numerous violations under section

64A – Repeat from above. 185 Tabel 1 Dimensional and Definitive Limitations of Ramps. Ramp far exceeds slope requirements of all Classes of ramp and does not have handrails.

79A photo of the issue needed; Issue has been addressed.

85A – Repeat from above. ICC-A117.604

DWH -1 – No code reference. Due to existing rusted galvanized piping and potential degraded quality of water, the life expectancy of the unit may be shortened.

DWH-2 – No code reference. Due to existing rusted galvanized piping and potential degraded quality of water, the life expectancy of the unit may be shortened.

P-1 need paving documentation, (photos, site-plan showing areas of work, Recommended Work Statement, *Board Resolution, public notice of hearing*); Please see attached photos labeled P1. Remove asphalt. Add subbase and compact. Provide new asphalt paving.

P-2 need paving documentation, (photos, site-plan showing areas of work, Recommended Work Statement, *Board Resolution, public notice of hearing*); Please see attached photos labeled P2. Remove portions of concrete sidewalk and replace concrete. Replace subbase as required.

1. *Italicized items are not needed at this time.*

Let me know if you have any questions.

Thank you for your help!

John Runge

Principal Consultant

School Business Services

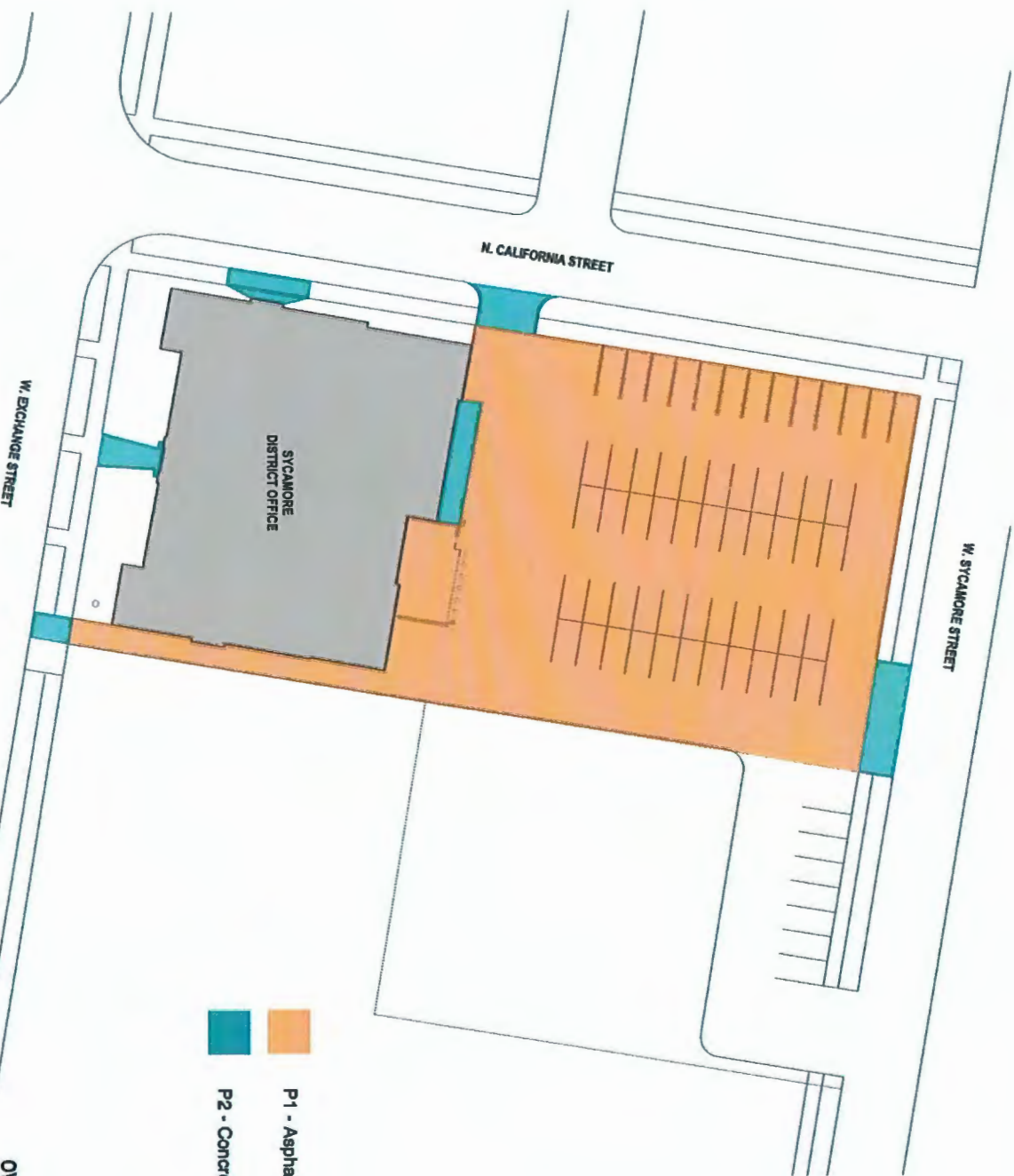
Illinois State Board of Education

100 North 1st St., N-330

Springfield, IL 62777

(217) 785-8779 (p)

<image001.png>



- P1 - Asphalt Replacement
- P2 - Concrete Replacement

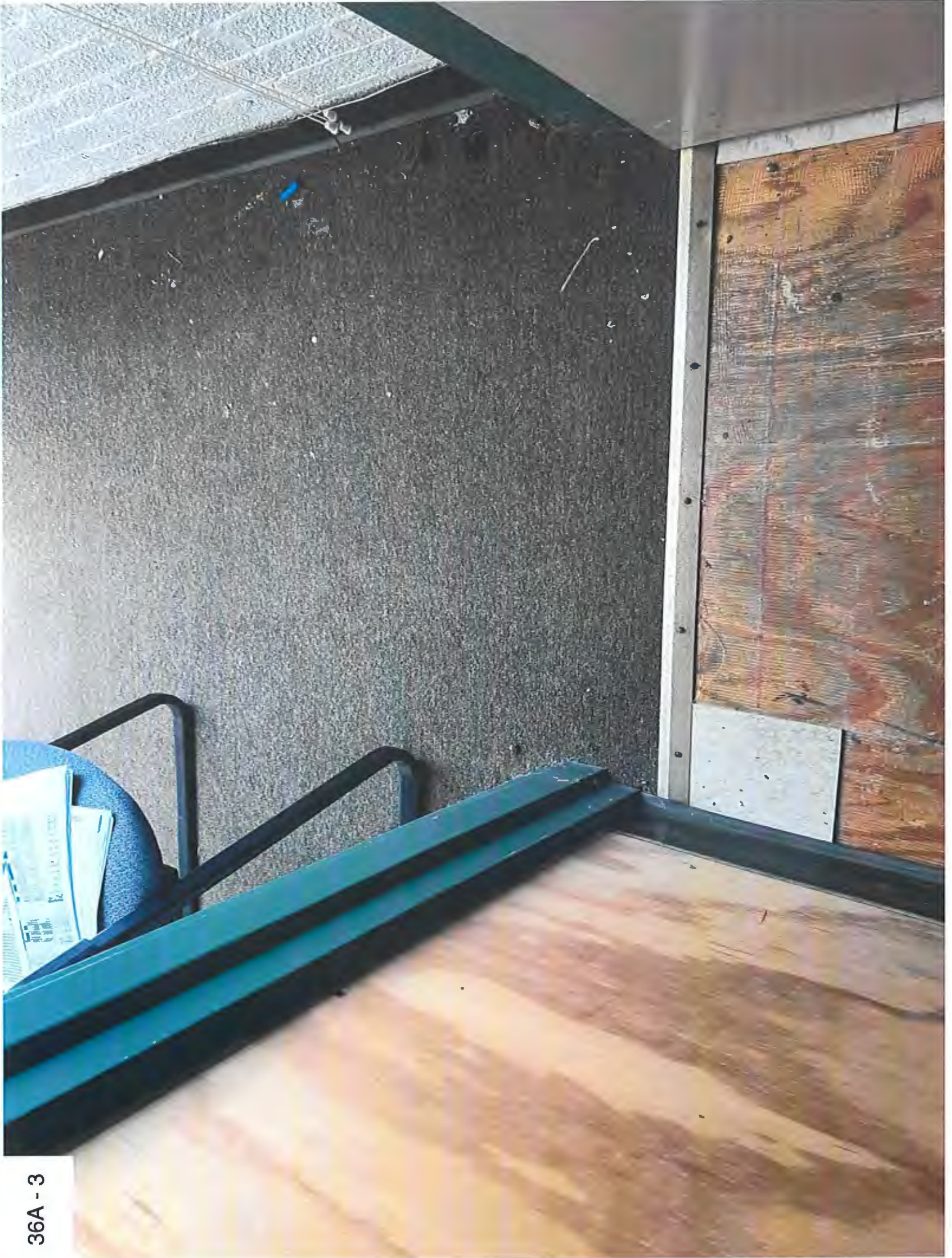
OVERALL SITE PLAN



36A - 1



36A - 2



36A - 3



38A - 1



38A - 2

38A - 3





41A - 1



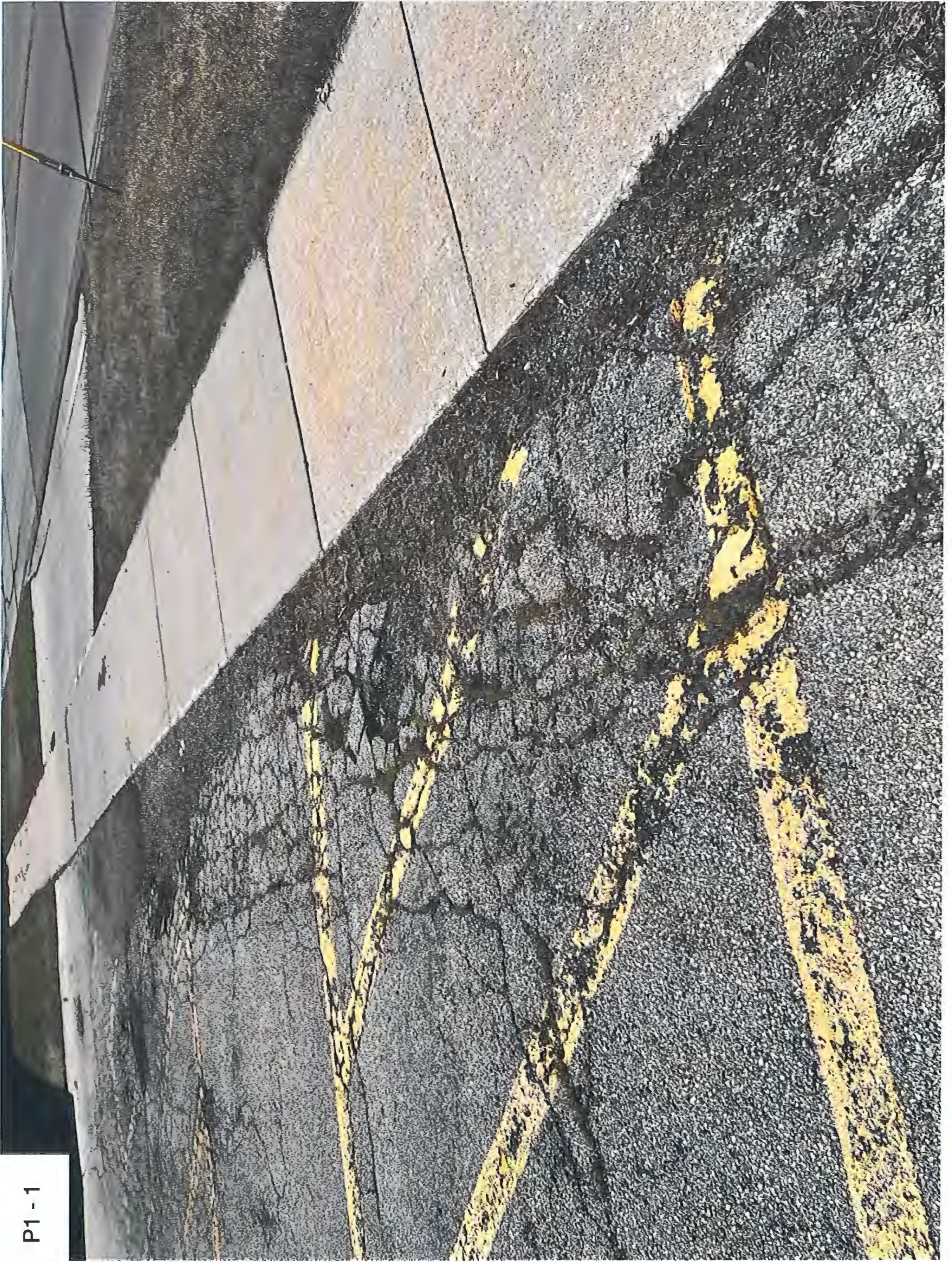
41A - 2



41A - 3

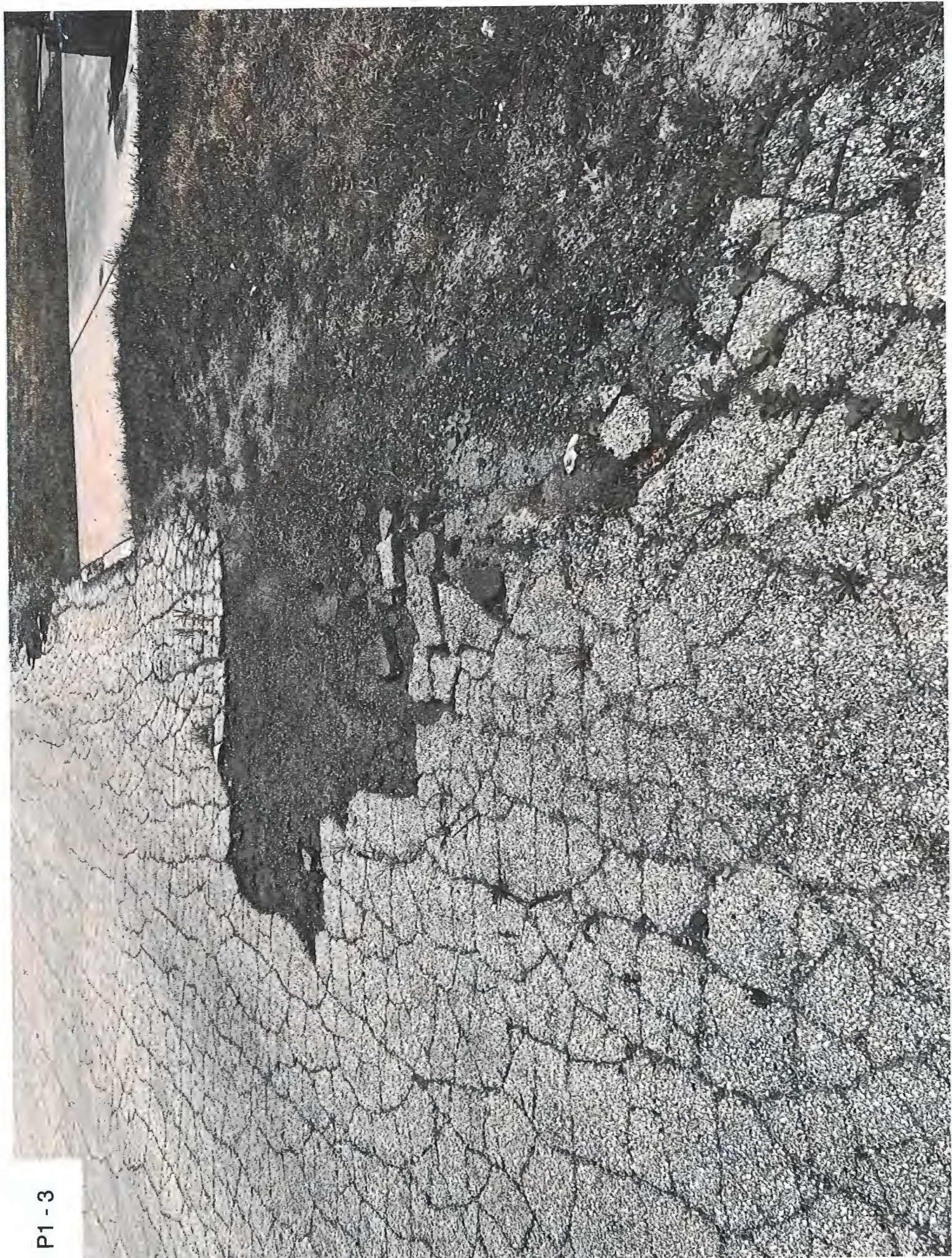


41A - 4

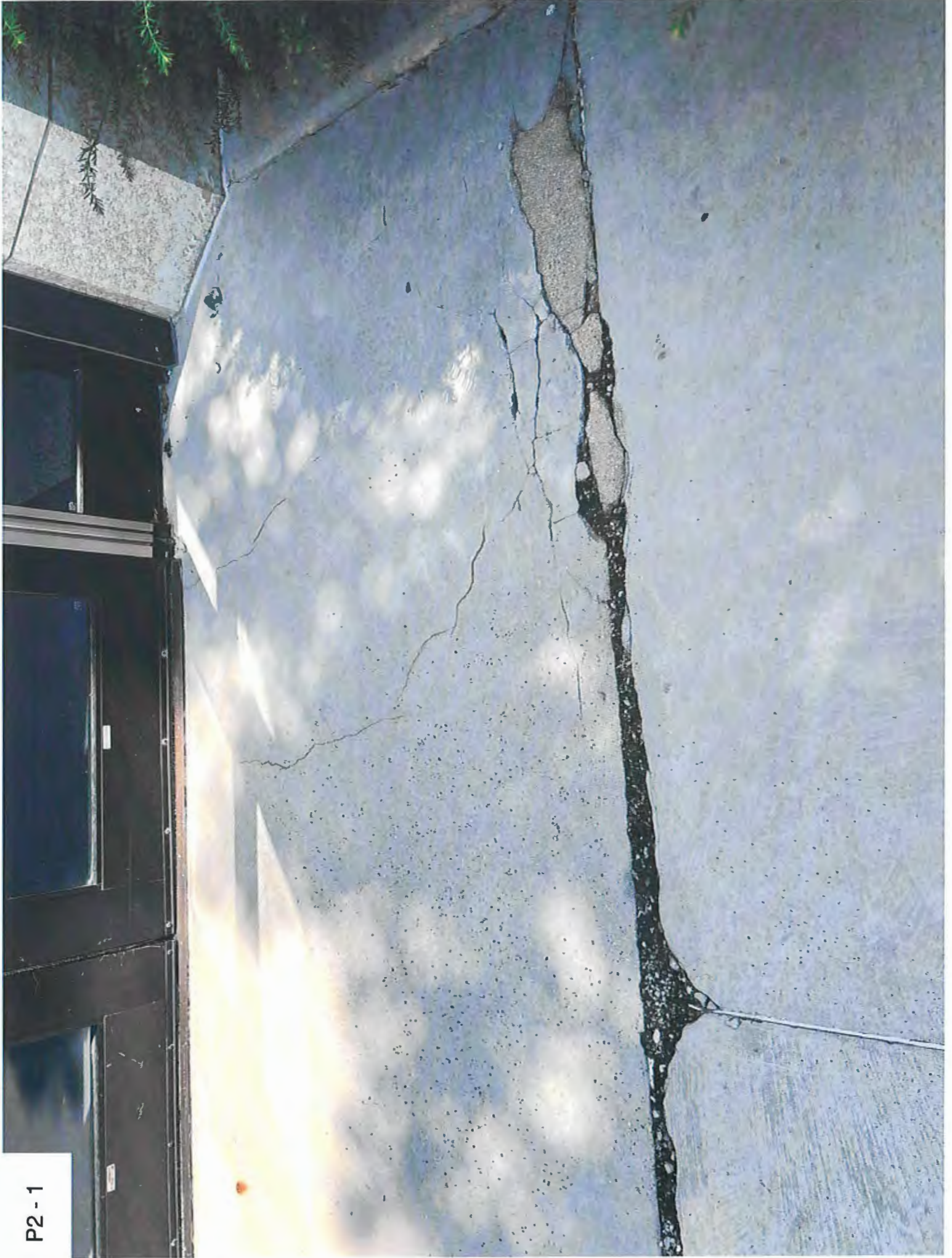


P1 - 1





P1 - 3



P2 - 1



P2 - 2



P2 - 3



P2 - 4

[Our District \(/our-district\)](#) > [Leadership \(/our-district/leadership\)](#) > Board of Education

Board of Education

Notice of Public Hearing

Posted on Tuesday, June 25, 2025

The Board of Education of Sycamore Community School District 427 will hold a Public Hearing on July 10, 2024 at 7:00 p.m. at the Sycamore CUSD #427 Administration Building, 245 W. Exchange Street, Sycamore, IL 60178.

The purpose of said hearing will be to receive public comment on a proposed application to the State Board of Education to waive a mandate of the School Code to allow the District to use health life safety funds to purchase a larger administrative building, in lieu of an equivalently-sized building, when the cost of such purchase will be less than necessary repairs and renovations to the existing administrative building. Classroom instruction and staffing will not be impacted by this waiver.

Jim Dombek

Board of Education President

Sycamore Community School District 427

The Board of Education is the policy and decision making body for the District. Members are community members serving an elected term. The school board is responsible for hiring and evaluating the superintendent.

Board of Education members exemplify citizen ownership and decision-making in the schools. They volunteer hundreds of hours and an immeasurable amount of energy to assure that schools are providing the best education for students.

Board members are elected for four-year terms on a staggered basis. The board is the policy-making body for the district, while the superintendent is responsible for implementing those policies and plans. Board members make all final decisions regarding school district priorities, policies, personnel, textbooks, expenditures and growth management.

Board members appreciate community involvement and input regarding the operation of the district. The board can better represent the community when district residents, students, staff members, and parents take the time to express their opinions and raise questions.

AGENDAS AND MINUTES ([HTTPS://GO.BOARDDOCS.COM/IL/SYC427/BOARD.NSF/PUBLIC](https://go.boarddocs.com/il/syc427/board.nsf/public))

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DC	CL	97	S	06/25	
WED	CL	99	S	06/25	
APNW	CL	97	S	06/25	

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815) 459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: DONNA MCDONALD

Printed at 06/20/24 11:49 by dmcdo-sm

Acct #: 133182

Ad #: 2173312

Status: New

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

The Board of Education of Sycamore Community School District 427 will hold a Public Hearing on July 10, 2024 at 7:00 p.m. at the Sycamore Administration Building, 245 W. Exchange St., Sycamore, IL 60178.

The purpose of said hearing will be to receive public comment on a proposed application to the State Board of Education to waive a mandate of the School Code to allow the District to use health life safety funds to purchase a larger administrative building, in lieu of an equivalently-sized building, when the cost of such purchase will be less than necessary repairs and renovations to the existing administrative building. Classroom instruction and staffing will not be impacted by this waiver.

Jim Dombek
Board of Education President
Sycamore Community
School District 427

(Published in the Daily Chronicle on June 25, 2024) 2173312



July 1, 2024

VIA E-MAIL, REGULAR MAIL, AND CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Lynnae Ihm
32 W. Pine Ave.
Cortland, IL 60112

The Board of Education of Sycamore Community School District 427 will hold a Public Hearing to receive public comment on a proposed application to the State Board of Education to waive a mandate of the School Code to allow the District to use health life safety funds to purchase a larger administrative building, in lieu of an equivalently-sized building, when the cost of such purchase will be less than necessary repairs and renovations to the existing administrative building. Classroom instruction and staffing will not be impacted by this waiver.

The public hearing will be held on July 10, 2024, at 7:00 p.m. at Sycamore Middle School, 150 Maplewood Drive, Sycamore, IL 60178.

Testimony on said waiver application will be taken from staff and members of the public during this Public Hearing. This correspondence is sent pursuant to the requirements of the School Code to seek such waiver, in accordance with 105 ILCS 5/2-3.25g. If you have any questions about the content of this letter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Wilder", written in a cursive style.

Steve Wilder, Superintendent

Sycamore Community School District 427



July 1, 2024

VIA E-MAIL, REGULAR MAIL, AND CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Hutha Hicks
243 Charles St.
Sycamore, IL 60178

The Board of Education of Sycamore Community School District 427 will hold a Public Hearing to receive public comment on a proposed application to the State Board of Education to waive a mandate of the School Code to allow the District to use health life safety funds to purchase a larger administrative building, in lieu of an equivalently-sized building, when the cost of such purchase will be less than necessary repairs and renovations to the existing administrative building. Classroom instruction and staffing will not be impacted by this waiver.

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Sincerely,

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Steve Wilder, Superintendent

Sycamore Community School District 427



July 1, 2024

VIA E-MAIL, REGULAR MAIL, AND CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Representative Jeff Keicher
158 W. State Street
Suite C
Sycamore, IL 60178

The Board of Education of Sycamore Community School District 427 will hold a Public Hearing to receive public comment on a proposed application to the State Board of Education to waive a mandate of the School Code to allow the District to use health life safety funds to purchase a larger administrative building, in lieu of an equivalently-sized building, when the cost of such purchase will be less than necessary repairs and renovations to the existing administrative building. Classroom instruction and staffing will not be impacted by this waiver.

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A handwritten signature in black ink, appearing to read "Steve Wilder".

Steve Wilder, Superintendent

Sycamore Community School District 427

July 1, 2024

VIA E-MAIL, REGULAR MAIL, AND CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Senator Dave Syverson
158 W. State Street
Suite C
Sycamore, IL 60178

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Sincerely,



Steve Wilder, Superintendent

Sycamore Community School District 427

**RESOLUTION RE: THE APPLICATION FOR
WAIVER OF SCHOOL CODE MANDATES**

WHEREAS, Sycamore Community School District No. 427 (“School District”) is a public school district with territory lying within the boundaries of DeKalb County; and

WHEREAS, Section 17-2.11(f) of the Illinois School Code, 105 ILCS 5/17-2.11, mandates certain requirements to replace a school building with health life safety funds when the cost to adequately repair and renovate an existing building will exceed the costs of replacement; and

WHEREAS, Section 17-2.11(f) requires, in part that “[t]he new building or addition shall be equivalent in area (square feet) and comparable in purpose and grades served and may be on the same site or another site”; and

WHEREAS, Rule 23 Ill. Admin. Code 180.500(e) requires, in part, that “a regional superintendent shall not grant approval to use fire prevention and safety funds for any work which has already been initiated, without the prior express authorization of the State Superintendent” pursuant to Section 17-2.11(a)(2); and

WHEREAS, Section 2-3.25g of the Illinois School Code, 105 ILCS 5/2-3.25g, permits school districts to seek waiver or modification of State Board of Education Rules or School Code mandates; and

WHEREAS, the School District expects to replace its existing administrative building with a larger building which will cost less than the expenses necessary to repair and renovate the District’s existing administrative building; and

WHEREAS, due to the significant savings to be incurred by the School District to purchase this new, larger administrative building, the School District seeks to apply for a waiver of the “equivalent in area” mandate of the School Code after approval by school board resolution following a public hearing; and

WHEREAS, in order to implement the use of funds consistent with the purchase and closing of the new administrative building, the School District also seeks to apply for a waiver of the requirement to obtain prior express authorization of the State Superintendent and instead be allowed to request and obtain retroactive authorization for this use of funds; and

WHEREAS, the School District finds and determines that it is in the best interests of the School District to submit a waiver application to the State Board of Education requesting the use of health life safety funds to purchase the planned administrative building pursuant to Section 17-2.11(f) of the School Code; and

WHEREAS, the Board of Education posted notice on its website of the time, date, place, and general subject matter of a public hearing on the application at least fourteen (14) days prior to the hearing in accordance with Section 2-3.25g(c-5) of the School Code; and

WHEREAS, the Board of Education published notice in a newspaper in general circulation within the School District, and delivered notice to the collective bargaining agent(s) and the State Legislators representing the School District, of the time, date, place, and general subject matter of a public hearing on the application, at least seven (7) days prior to the hearing in accordance with Section 2-3.25g(c-5) of the School Code; and

WHEREAS, the following a hearing on the application where the public and staff were able to provide testimony, the Board of Education finds and determines that it is in the best interests of the School District to direct the administration to apply for waiver.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of Sycamore Community School District No. 427, DeKalb County, Illinois, as follows:

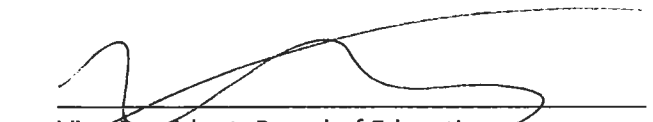
1. The recitals to this Resolution are hereby adopted, approved and ratified as if restated and set forth in this Paragraph 1.

2. The Board hereby approves the "Application for Waiver or Modification of State Board Rules and/or School Code Mandates" with each of its required attachments (the "Application"), attached hereto as **Exhibit 1**, and authorizes and directs the Superintendent to execute the same.

3. The administration of the School District is hereby authorized and directed to take all necessary actions to promptly submit the executed Application to the State Board of Education pursuant to Section 5/2-3.25g of the School Code.

ADOPTED this 10th day of July, 2024, by the following roll call vote:

AYES: Michael DeVito, Beth Marie Evans, Alex Grados, Eric Jones
NAYS: Christian Capple
ABSENT: James Chyllo, Jim Dombek



Vice President, Board of Education
Sycamore Community School District 427

IN WITNESS WHEREOF, I hereunto affix my official signature, this 10th day of July, 2024.



Secretary, Board of Education
Sycamore Community School District 427