

DATE: February 18, 2011

TO: Roycealee J. Wood  
Regional Superintendent of Schools  
Lake County, Illinois

FROM: Dr. John Barbini and Mr. John Frase  
Education Consultants  
Lake County Regional Office of Education

RE: Visit to Navy Hospital Corps School, Building 130H at Great Lakes Naval Training Center

This report reflects the observations we have made regarding the possible use of this facility as a Charter School in the future. These observations are based on a tour of the facility conducted for Dr. John Barbini, Mr. John Frase, Ms. Roycealee J. Wood, and Ms. Linda Nikutin from the Lake County Regional Office of Education and Mr. Kent Blake from North Chicago School District 187 on February 15, 2011.

This facility was built in 1974, with additions constructed in 1990 and 2001. The total square footage is approximately 41,000 square feet; however we were informed that one wing will be rented to another user thereby reducing some of the total square footage available for the charter school. The facility consists of two floors with elevator service. The classrooms were found to be large. Classrooms in the rotunda did not have windows, but classrooms in one of the wings did have windows. The original construction drawings are available to verify the exact building footprint and construction classification per IBC code. As of today the drawings have not been received. Existing buildings construction classification varies slightly from building to building but would either be classified as Type 2, protected and or unprotected. The education wing has a cast in place concrete structural frame with masonry infill bearing walls. In any case, the buildings are totally constructed of non-combustible materials. We've requested information on the extent of the automatic sprinkler system; the classroom wings for the most part are not protected with automatic sprinkler systems. The rotunda connection was partially protected with sprinklers.

The building is wired for technology. In fact approximately 600 computers along with a video conferencing system that could be used for distance learning will remain with the facility. The video camera security system will remain as well. Mr. Allan Smith, Director, Biomedical Communications, stated that these computers could be given to schools rather than destroying them when the last class leaves this facility in July. This includes furniture as well. He believes his recommendations should be followed up by a school system such as North Chicago District 187. These computers could meet a need in this school system and would be a better use of taxpayers' dollars.

Overall the facility was clean and in good order. The fire alarm system appeared up to date and portions of the facility were equipped with ceiling sprinklers. The ceiling tiles and lighting is relatively new. The auditorium could be converted into a multipurpose room/cafeteria with minimal investment. There is no cafeteria kitchen in this building so a decision would need to be made about bringing future student lunches in from a remote location or building a kitchen facility.

Two adjacent barracks buildings will be leveled once the facility closes in July. This space could be used for parking and play areas. There is a ravine that runs along the east side of the building and it is recommended that a fence be installed to separate it from students if the building is used for a school.

The Rotunda building has a 3<sup>rd</sup> floor enclosed mechanical suite that allows for separate zones in the heating and ventilating system. Each of the building portions will be metered separately for electrical usage. Adequate electrical service is evident throughout the facility.

Emergency lighting and exit signs are self contained battery units.

Existing guard rails in the Rotunda stairwells will have to be improved with additional pickets to restrict the clear openings. The stairs have a configuration of 10" run with a 7" rise. Current IBC code requires new stairs configured with 11" run with 7" rise. This could be acceptable if grandfathered.

Existing stairwells in the Rotunda and education wings are quite sufficient and spaced evenly for an efficient means of egress. The egress doors into the stairwells are held open with magnetic links activated by the fire detection system.

Exit discharges from building have accessible components for wheelchair users.

The elevator core arrangement will take some planning for security, life safety, etc.; as I believe the one existing elevator core would service both the School function and a separate Navy function that will be maintained.

Many doors are not recessed and when open swing into the corridor. A check of occupant load and clear egress width in the corridor will have to be checked.

Many of the doors that are recessed out of the corridor do not have adequate pull side latch clearance for wheelchair accessibility. (15" side-latch clearance was measured on many doors): 18" is required by IAC. The doors will have to be moved to comply with accessibility code.

Washrooms: water closets and fixtures will have to be reconfigured to the age appropriate heights and for accessibility.

Connection to a Central Base steam power plant will be eliminated and separate building boilers will be installed.

In conclusion, based upon what we observed, this facility could be used as a future charter school, pending some of the modifications previously described.