

WEST CENTRAL COMMUNITY UNIT SCHOOL DISTRICT #235
SPECIAL BOARD OF EDUCATION MEETING
Thursday, April 30, 2015, 7:00 pm
WCES Cafeteria

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE ALLEGIANCE TO THE FLAG
- IV. ACTION ITEMS:
 - A. Consider Approval of the Joe Torrance Memorial Scholarship (Enclosure)
 - B. Consider Approval of MOU #17 Clarification of Overload Pay (Enclosure)
 - C. Consider Approval of Resignation of Troy Linden as WCHS Assistant Girls Basketball Coach (Enclosure)
 - D. Consider Approval of Retirement Notice of Gary Ricketts (Enclosure)
 - E. Consider Approval of 2015-2016 Student Book/Tech Fees (Enclosure)
- IV. DISCUSSION ITEMS (Enclosure)
 - A. District HVAC Project
 - B. Renovations to WCHS
 - C. Payment Options for the Above
 - D. Other Building Issues
- VII. Adjourn

TO: Board of Education and Administrators
FROM: Ralph Grimm *RG*
RE: Special Board Meeting of Thursday, April 30, 2015
DATE: Tuesday, April 28, 2015

There is need for a Special Board Meeting on Thursday, April 30, 2015. The meeting will begin at 7 pm and be held in the WCES Cafeteria. The agenda for the meeting is attached. With the permission of Dr. Brent, I have added several Action Items that I feel are easily approved and should not require much discussion. Please review the content of the packet and let me know if you have any questions.

ACTION ITEMS

IV-A. Consider Approval of the Joe Torrance Memorial Scholarship (Enclosure)

We have been asked to create a scholarship in memoriam of Joe Torrance by his family. The family has "donated" a total of \$2000 to the district for the creation of this scholarship. They would like to have a \$500 scholarship awarded each year to a graduating senior at the Honors Night Program as long as funds are available. A copy of the scholarship form and application are included in your packet. Please review both and let me know if you have any questions.

I believe that a separate WCHS Activity Account should also be created to deposit these funds into. Since this is a relatively small, finite amount, I think it is fine to do this through the WCHS Activity Account rather than invest the money and operate the scholarship out of the unit office.

Please let me know if you have any questions or concerns about either of the following recommendations.

RECOMMENDATION: I recommend the Board approve the creation of The Joe Torrance Memorial Scholarship.

RECOMMENDATION: I recommend the Board approve the creation of The Joe Torrance Memorial Scholarship account in the WCHS Activity Account as presented.

IV-B. Consider Approval of MOU #17 Clarification of Overload Pay (Enclosure)

I spoke to you about this item in Closed Session at the April Board Meeting. I wrote the first draft of the MOU and sent it to attorney David Braun for review and polishing. He returned it to me last Friday. I shared it with Jane and Charlotte over the weekend and they have approved it.

I believe this MOU is fairly self-explanatory in that it clarifies a distinction on overload pay that the teachers requested and deemed more appropriate. It was mentioned in Closed Session that the three teachers involved stepped up to help us out at a time that we really

needed their assistance. I have not calculated the total cost of this MOU but I am confident in saying that the total additional costs will probably be less than \$2000. Please review the enclosed MOU and let me know if you have any questions or concerns.

RECOMMENDATION: I recommend the Board approve MOU #17 Clarification of Overload Pay as presented.

IV-C. Consider Approval of Resignation of Troy Linden as WCHS Assistant Girls Basketball Coach (Enclosure)

Enclosed in this packet is a copy of a letter addressed to Randy Frakes from Troy Linden resigning his position as WCHS Assistant Girls Basketball Coach. I believe the letter of resignation speaks for itself. Please let me know if you have any questions or concerns about this letter of resignation.

RECOMMENDATION: I recommend the Board approve the resignation of Troy Linden as WCHS Assistant Girls Basketball Coach as presented.

IV-D. Consider Approval of Retirement Notice of Gary Ricketts (Enclosure)

As the Board will recall, I presented to you in closed session at the last Board meeting, a MOU regarding extending the retirement incentive to Gary Ricketts if he presented to the Board an irrevocable letter of retirement. I presented the Board approve MOU to Mr. Ricketts the next morning and had his irrevocable letter of retirement by late that afternoon. A copy of that letter is enclosed in your packet. You will find that Mr. Ricketts is a man of few words. Please let me know if you have any questions or concerns about this letter.

RECOMMENDATION: I recommend the Board approve the retirement notice of Gary Ricketts effective at the end of the 2014-2015 school year as presented.

IV-E. Consider Approval of 2015-2016 Student Book/Tech Fees (Enclosure)

At the meeting last week, I presented to the Board a proposed list of fee increases for the 2015-2016 school year, including an increase in lunch prices. I have revised the list of fees charged last year to reflect the increases I proposed at the meeting last week. I also updated the name of the fees to incorporate the word "tech" as part of the fee structure. Please review the list. I am asking that you approve this list now, so that we can finalize some of our paperwork for the 2015-2016 school year earlier than we would be able to by waiting another four weeks. Please review the list and let me know if you have any questions or concerns.

RECOMMENATION: I recommend the Board approve the revised list of Student Book/Tech Fees for the 2015-2016 school year as presented.

DISCUSSION ITEMS

You will see on the agenda that I have listed the three primary topics that are to be discussed at the meeting on Thursday. I believe it is Dr. Brent's intent to have the Board discuss these items and to come to some consensus as to what items to pursue, if any.

Enclosed in your packet is a copy of a letter to me from District Architect Bill Phillips outlining the various projects that he is currently involved in and the status of those projects. I am also including in your packet another copy of the alternative HVAC project that Mr. Phillips presented at the meeting last week. Please review both documents.

There is no action scheduled for Thursday evening as a result of these discussions. I think Dr. Brent wants to determine if there is a consensus of the Board on any of the projects listed that will need to be moved forward at some point in time. If there are projects that need to be moved forward, another special meeting will be planned for some time in June to approve those projects. That meeting will take place with the new superintendent present and after he/she has been fully briefed on what is taking place.

Please let me know if you have any questions.

The Joe Torrance Memorial Scholarship

The Joe Torrance Memorial Scholarship is dedicated to the memory of Mr. Joe Torrance who was a beloved husband, father, grandfather, son and brother. Joe was a friend to all. Joe was raised in an agricultural family, but his interests were many. Farming helped to develop his skills and understanding of mechanization and electrical systems. He was a troubleshooter and could repair anything. However, his real gift was his giving nature. His family was fortunate enough to experience his kindness and brilliance, first hand.

The Joe Torrance Memorial Scholarship will be awarded to a graduating Senior of West Central High School each year in May, at the annual Honors Night Program, as long as the funds in the scholarship account will support the award being given. The scholarship amount of \$500 will be awarded to a West Central High School graduating senior who demonstrates the following characteristics:

- Demonstrated commitment to helping others
- Strong work ethic
- Demonstrated passion for Agriculture or chosen trade
- Must have a GPA of C or better

In addition, the scholarship recipient must provide proof of acceptance to the college or trade school, that they will be attending in the fall, in order to receive the scholarship. Scholarship monies will be paid directly to the student at the awards assembly in May, as long as long as funds are available to do so.

The family will be responsible for reviewing all applications and choosing the recipient. The WCHS Counselor will be responsible for distributing the scholarship applications each year.

Joe Torrance Memorial Scholarship

The family of Joe Torrance has established this scholarship in the memory of their husband, father, grandfather, brother and son. One scholarship will be awarded each year to a graduating senior from West Central High School, who plans on furthering their education. The amount of the award will be \$500. Joe was born into an Agricultural family but had many other interests and skills. He was mechanically inclined and creative in nature. Joe was a very kind and giving man. The family would hope that the recipient of this scholarship would also have some of these same traits.

Personal Information

Student name _____
Telephone _____
Parent's Name _____
Mailing Address _____
City _____ Zip _____

Scholarship Potential

Cumulative GPA _____

Which college, community college, university or technical school are you planning to attend in the fall? _____

Please briefly describe your educational goal and where you see yourself in 5 years... _____

MEMORANDUM OF UNDERSTANDING #17

May 20, 2015

Clarification of "Overload" Pay Article VIII. E-3

This memorandum attempts to clarify the language in the above referenced section of the current CBA in place between the West Central CUSD #25 Board of Education (Board) and the West Central Association of Teachers and Staff (WCATS).

Current Article VIII. E-3 language is as follows:

Any certified staff member who is asked to give up their planning period to teach an academic class will receive a stipend for teacher under these conditions equal to 1/7th of the base salary as outlined in Appendix B of this contract. This overload pay is based on the teaching needs of the school on an annual basis and as such will be determined on an annual basis for each teacher involved. The administration and the Board reserve the right to determine if an overload exists.

During the second semester of the 2014-2015 school year, three WCHS teachers were asked to teach an overload section under this provision of the contract due to a resignation of a high school teacher effective at the end of the first semester of the 2014-2015 school year. The three teachers who agreed to take on this assignment feel that being paid 1/7 of the salary schedule base salary means they are working "overload" at a lesser rate than they are currently being paid per class. WCATS believes that the lower rate of pay does not factor in a teacher's experience, or additional education.

The Board has an interest in paying their employees fairly in recognition of a teacher's experience. However, the Board desires that the language distinguish between a teacher who is already teaching/preparing the overload class from a teacher teaching an overload assignment in a completely new preparation for the teacher affected.

Therefore, to address the interest of both parties, and in consideration for WCATS membership's performance of duties as assigned by the Board at a rate of pay established below, the following language addition to VIII, E-3 is agreed to by both the Board and WCATS:

If a teacher is assigned an overload class to teach during that teacher's planning period that is a completely new course/preparation during the semester of assignment, he or she will be paid 1/7th of his or her base salary placement on the salary schedule for each full-year of overload assignment.

If a teacher is assigned an overload class to teach during that teacher's planning period that the teacher is currently teaching/preparing for, during the semester of assignment, he or she will be paid 1/7th of the Step 1+Lane BA starting base salary placement on the salary schedule for each full-year of overload assignment.

In addition, the parties agree that this new interpretation will be applied to the three WCHS teachers who agreed to teach an overload class at the beginning of the second semester of the 2014-2015 school year and the salary difference payable to the affected teachers by June 30, 2015. (Boyle, Gittings and Smith)

Both WCATS and the Board agree that this agreement is not subject to the grievance procedure, and explicitly waive their rights to grievance to enforce this agreement. Both parties acknowledge the language was cooperatively drafted and agreed to.

West Central Association of Teachers and Staff Co President

Date

West Central Association of Teachers and Staff Co-President

Date

West Central CUSD #235 Board of Education

Date

Rec'd 4-27-15

Troy Linden
117 South 8th st.
Monmouth IL, 61462
04/24/2015

Randy Frakes
Athletic Director
West Central High
RR1
Biggsville, IL, 61418

Dear Randy Frakes:

Please accept this as my official resignation as the JV girls basketball coach. For personal reasons, I won't be able to continue in this role next year. My resignation will be effective at immediately to allow you time to find someone to support the summer practice schedule.

Sincerely,



Troy Linden
Junior Varsity Head Coach



West Central Community Unit #235
West Central Elementary
RR#1 Box 72
Biggsville, IL. 61418
309-627-2339

To Whom It May Concern:

I would like to submit an irrevocable letter of retirement. This will be effective at the end of this school year 2014-2015.

Sincerely,

Gary Ricketts

2015-2016 STUDENT BOOK/ TECH FEES

Early Childhood & Elementary Student Fees:

Book Rental (K-5 th grade)	\$55.00
Lunch (PreK-5 th grade).....	\$1.75
Breakfast (PreK – 5 th grade)	\$1.20
Pre K and Kindergarten Break Milk	\$.15 per day or \$25.00 per year

Middle School Student Fees:

Book Rental	\$65.00
Lunch	\$1.85
Breakfast	\$1.20

High School Student Fees

Book Rental -----	\$75.00
Lunch-----	\$2.05
Breakfast-----	\$1.20

Elective Courses

Driver's Education.....	\$150.00 (plus \$20.00 to Sec of State - permit)
All Art Classes.....	\$25.00 per class

Art Appreciation

Art I

Art II

Art III

Drawing

Ceramics I

Ceramics II

Photography/Computer Graphics

Accounting I	\$15.00
Accounting II	\$15.00
Orientation to Family & Consumer Science..	\$10.00
Textiles & Designs I	\$20.00
Textiles & Designs II.....	\$20.00
Nutrition & Culinary I	\$25.00
Nutrition & Culinary II.....	\$25.00
Culinary Occupations I	\$35.00
Orientation to Industrial Arts.....	\$20.00
Drafting.....	\$10.00
Electricity	\$25.00
*Building Trades	\$25.00
*Advanced Building Trades	\$25.00
Precision Metals (Welding)	\$25.00
Woodworking	\$25.00
Advanced Woodworking	\$25.00

* Not offered during the 2015-16 school year

Updated: 4/17/15



PHILLIPS AND ASSOCIATES ARCHITECTS, INC.

ARCHITECTS | PLANNERS | RESEARCH

344 West Chestnut Street Canton, IL 61520 Phone: 309-647-2978 www.paarchitects.com

April 24, 2015

Ralph Grimm, Superintendent
West Central CUSD #235
Rural Biggsville, IL 61418

Re: Status of Work for Special Board Meeting

Dear Mr. Grimm,

We are listing and preparing estimates of cost for the topics we think will be discussed at the special board meeting next week. I would like to report our status on these items.

BOILER REPLACEMENT LIFE SAFETY AMENDMENT

The amendment has been approved by the Regional Office of Education and awaits review by the State Board of Education.

HVAC SYSTEMS REPLACEMENT

We have not done any more estimates or changed the estimated amounts previously prepared for the replacement work.

HVAC SYSTEM PRIORITIES

At the last Board meeting, I reviewed with the Board a reduced listing of high priority HVAC work. We have not done further work on these estimates.

ELEMENTARY ROOF REPAIR / REPLACEMENT

We have contacted the Carlisle and Firestone Roofing to inquire about the reason for the apparent adhesive failure on the Elementary Gym and on the west end of the west classroom wing. They are reviewing the matter and will report to us.

We have had discussion with the initial insurance adjuster and with Frank Millard Roofing. A specialist adjuster is scheduled to be at the site next week. We have also contacted Oldeen Roofing and plan to meet with them concerning roof repairs.

We plan to report more information about the roofing prior to Thursday's meeting.

VIDEO CAMERA PIPE INVESTIGATION

We have worked with Advanced Plumbing to insert a camera into the sanitary sewer pipes on the Biggsville Campus site and also into the west side sewer pipe at the Stronghurst Campus. The investigation found a broken pipe, leaking manholes, leaking pipes and pipes with "swayback". We are preparing estimates for the repair or replacement of the deteriorated conditions.

ADDITIONAL POSSIBLE LIFE SAFETY AMENDMENT ITEMS

We are reviewing our records to determine possible items that could be included on future Life Safety Amendments. As of this time, we are preparing estimates for the following:

Replace Deteriorated window wall in high school west hallway. This is an original full height window wall that is deteriorated. Replacement would be with a new insulated wall that would also allow more safety from high winds.

Repair / clean Sanitary Sewer Pipes identified during the video camera investigation.

Replace remainder of Elementary School Roof, if reports from our investigation and insurance company assessment indicate failure is likely in the near future.

REMODELING WORK THAT HAS BEEN SUGGESTED

We are reviewing our records to re-evaluate previous remodeling projects. As of this time, the possible projects include:

Remodel and enlarge the Cafeteria to allow 2 serving lines and adequate seating to accommodate all students in 2, not 3, lunch periods. This original approach utilized most of the classroom immediately west of the exiting cafeteria. The building and Grounds Committee requested additional study on this.

Build walls to enclose the covered walkway between the high school and the shop building. Under this plan, the work could be expanded to include additional classroom space on one side of the enclosed corridor. We are reviewing this and preparing cost estimates.

Build a new interior wall with doors to create a vestibule at the main high school entrance. We are reviewing previously prepared plans for this and updating previous estimates.

Repair or replace the greenhouse. We are not proceeding with any work on this item.

Install new site lights at Biggsville Campus west entrance. This work will not be done by IDOT per my conversation with state engineer Ray Barnes. New lighting could be installed on the State right of way, pending their approval. This would allow the lighting to be installed where it is needed.

Create new entry sign for Biggsville Campus west entrance. This entrance is not currently identified very well.

PREVIOUS PROJECTS STATUS

Water Main extension project: We will review the project punchlist status and contact Gunther Construction to make additional site repairs at settled or damage ground areas along the pipe route. We believe the final payment then can be issued.

HVAC Unit ventilator project at Stronghurst Campus: Core Mechanical has made additional repairs to the original installation to correct leaking air into the units. We are proposing that the project be declared substantially complete as of April 6, 2015. The 1 year guarantee would begin on that date. We believe the final payment then can be issued.

Locker Replacement at Stronghurst: The shop drawings for the locker replacement have been reviewed and the colors have been selected. We do not have a delivery date yet, but do not anticipate delivery problems.

Brick Tuck-pointing work is being arranged through Northwest Restoration. The site meeting is scheduled for April 28th.

Roof repair work at the roof edges at the high school: This work is to be reviewed with Oldeen Roofing on April 28th and with Frank Millard Company later in the week.

Remaining Life Safety Work: The remaining work on the 10 year Life Safety Survey consists of plumbing work, door security work at the Stronghurst Campus, miscellaneous work such as toilet partition replacement and miscellaneous exhaust fan work. The Life safety work is about 70% completed. Major projects are planned to be bid in January and February of 2016. Minor projects are planned to be done on a continuing basis.

If there are additional projects that I have inadvertently omitted, or if you would like to meet to discuss this further, please let me know.

Sincerely,

PHILLIPS & ASSOCIATES ARCHITECTS, INC.



William Phillips



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WEST CENTRAL CUSD #235

4/16/2015

HVAC PRIORITY WORK

Number	Description	Estimate
1	At the Elementary School boiler room, replace existing non-functioning temperature control panel with a new one.	\$30,000
2	At the Elementary School and at the High School, repair or replace the leaking unit ventilator damper blades and install new.	\$40,000
3	At the Elementary and High School, install hinged covers over unit ventilator air intakes.	\$15,000
4	At the High School Boiler room, replace existing boiler with multiple boilers and install new boiler controls	\$250,000
5	At the High School Boiler room, repipe High School zone piping and pumps to allow redundancy.	\$90,000
6	At the High School Bus Building, remove connection to high school boiler and add gas fired heaters.	\$30,000
7	At the High School Shop building, remove the existing exterior hot water pipes and add new rooftop hvac units.	\$100,000
8	At the High School, replace remaining 60 year old unit ventilators	\$60,000
9	At the High School corridors, replace the existing ceiling mounted hallway heaters	\$70,000
10	At the Middle School, original building, replace basement zone dampers with new dampers and controls.	\$100,000
11	At the Middle School original building, abandon the exterior steam pipes and install new hotwater boilers in original building.	\$200,000
12	At the Middle School original building, replace the existing steam heating coils, piping and terminal units with new hot water components	\$150,000
	Subtotal	\$1,135,000
	Contingency	\$113,500
	Fees	\$113,500
	Total	\$1,362,000

4/16/2015



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WEST CENTRAL CUSD #235

4/29/2015

PRELIMINARY ESTIMATES OF CONSTRUCTION COST

	Life Safety (without fees and contingency)	O&M Approved to proceed to bid
BOILER REPLACEMENT LIFE SAFETY AMENDMENT	\$156,000	\$156,000
HVAC SYSTEM REPLACEMENT		
High School and Elementary School	\$2,494,136	
Middle School	\$1,103,340	
HVAC PRIORITY WORK		
1 At the Elementary School boiler room, replace existing non-functioning temperature control panel with a new one.	\$30,000	
2 At the Elementary School and at the High School, repair or replace the leaking unit ventilator damper blades and install new.	\$40,000	
3 At the Elementary and High School, install hinged covers over unit ventilator air intakes.	\$15,000	
4 At the High School Boiler room, replace existing boiler with multiple boilers and install new boiler controls	\$250,000	
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12 At the Middle School original building, replace the existing steam heating coils, piping and terminal units with new hot water components	\$150,000	

4/29/2015



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WEST CENTRAL CUSD #235

4/29/2015

PRELIMINARY ESTIMATES OF CONSTRUCTION COST

	Life Safety (without fees and contingency)	O&M	Approved to proceed to bid
<hr/>			
ELEMENTARY ROOF REPAIR / REPLACEMENT			
Elementary Gym Roof	\$186,830		
South and west Elementary Wing	\$497,525		
East Classrooms, east of Gym	\$244,213		
Elementary Cafeteria	\$70,263		
Boiler Room and Offices	\$89,635		
 UNDERGROUND PIPE REPAIR	 \$28,700		
REPLACE THE HALLWAY WINDOWS WITH A NEW WALL AND DOOR	\$25,000		
 REMODEL AND ENLARGE THE CAFETERIA		\$180,000	
BUILD WALLS TO ENCLOSE THE COVERED WALKWAY		\$160,000	
BUILD WALLS TO ENCLOSE THE COVERED WALKWAY AND ADD 2 CLASSROOMS		\$480,000	
BUILD NEW CLASSROOMS SOUTH OF SCIENCE ROOMS		\$460,000	
BUILD NEW WALLS FOR VESTIBULE AT HIGH SCHOOL FRONT ENTRY		\$40,000	
NEW SITE LIGHTS AT BIGGSVILLE WEST ENTRY		\$20,000	
NEW ENTRY SIGN FOR WEST ENTRANCE		\$5,000	

Since the Architect has no control over the cost of materials or the availability of labor, he makes no warranties, expressed or otherwise about the accuracy of preliminary construction estimates.

4/29/2015



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WEST CENTRAL SCHOOL DISTRICT #235 - HIGH SCHOOL SEWER DRAINAGE INVESTIGATION
PROJECT 3382
REPAIR ESTIMATES

OBSERVATION	ACTION	ESTIMATE
NORTH CAMPUS		
1 2 1/2" - 3" DIAMETER HOLE IN TOP OF VCT PIPE	EXCAVATE AND REPAIR BROKEN VCT	\$1,500
2 PVC CLEANOUT CONNECTED TO UNKNOWN PIPE	EXCAVATE AND DETERMINE WHAT EXISTING PVC CLEANOUT SERVES	\$200
3 95% OBSTRUCTION NEAR TEACHER'S LOUNGE	MECHANICALLY REMOVE THEN WATER JET	\$280
4 LOW FLOW OBSERVED AT FORCED MAIN - PUMP COULD BE TOO SMALL	INCREASE PUMP SIZE	\$1,800
5 EJECTOR PIT NOT SEALED ALLOWING GROUND WATER TO PENETRATE STRUCTURE	EXCAVATE AND SEAL CONCRETE BASIN FROM EXTERIOR	\$9,150
6 LOW FLOW OBSERVED AT FORCED MAIN - POSSIBLE BLOCKAGE IN PIPE	CLEAN FORCED MAIN PIPE	\$150
7 LOW FLOW OBSERVED AT FORCED MAIN - POSSIBLE AIR BOUND SYSTEM	CHECK SYSTEM PERFORMANCE	\$200
8 FORCED MAIN AIR RELEASE VALVE NOT WORKING	REPLACE AIR RELEASE VALVE	\$200
9 WATER INFILTRATION AROUND VENT PIPE	EXCAVATE AROUND VENT PIPE AND SEAL PERIMETER FROM EXTERIOR OF TANK	\$300
10 PIPE UNDER BUILDING HAS HARD OBSTRUCTIONS ON BOTTOM	CLEAN SEWER PIPES WITH WATER JET	\$90
11 PIPE FROM ART ROOM HAS HEAVY BUILD-UP ON BOTTOM	CLEAN SEWER PIPES WITH WATER JET	\$100
12 OBSTRUCTION FROM BOTH ENDS	CLEAN SEWER PIPES WITH WATER JET	\$110
13 MODERATE SLUDGE BUILD-UP	CLEAN SEWER PIPES WITH WATER JET	\$160
14 MANHOLE COVER AT CONCRETE DRIVE IS NOT WATERTIGHT	INSTALL WATERPROOF SEAL AT PERIMETER OF MANHOLE COVER	\$200
15 CAST IRON PIPE UNDER BUILDING HAS HEAVY SCALING	CONSIDER RELINING PIPE	\$6,960
16 PIPE HAS LOW SPOT APPROXIMATELY UNDER RETAINING WALL	TO DATE THIS HAS NOT AFFECTED THE SEWER DRAINAGE - NO ACTION	\$0
17 PIPE BETWEEN MH-S4 AND MH-S3 APPEARS TO HAVE A 45 DEGREE FITTING	TO DATE THIS HAS NOT AFFECTED THE SEWER DRAINAGE - NO ACTION	\$0
		<hr/> \$21,400
SOUTH CAMPUS		
1 INTERMITTENT BLOCKAGE REPORTED WEST OF LOCKER ROOM - OBSERVED LOW SPOTS AND MULTIPLE PIPE TYPES TO SEPTIC TANK	REPLACE SEWER PIPE FROM EXTERIOR CLEANOUT TO SEPTIC TANK	<hr/> \$7,300
OPINION OF ESTIMATE OF COST		
	NORTH CAMPUS	\$21,400
	SOUTH CAMPUS	\$7,300
	TOTAL	<hr/> \$28,700

Since the architect has no control over the availability of materials or labor or the bid climate, he makes no warranties or guarantees about the accuracy of construction estimates.