

Kent Metzger

From: Kent Metzger
Sent: Tuesday, April 11, 2023 2:17 PM
To: Phillip Holthaus
Subject: RE: Dennis Lab Schools - BFW Structural Inspections Proposal

The afternoon of April 19th works well for us

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Tuesday, April 11, 2023 2:15 PM
To: Kent Metzger <kametzger@dps61.org>
Subject: RE: Dennis Lab Schools - BFW Structural Inspections Proposal

Kent,

We have discussing timing of our inspections and wanted your opinion. We can see advantages of inspecting at least the inside of these schools when they are not occupied with students in order to stay out of the way of day-to-day activities and ensure we can visually get our eyes on all walls & floors, etc. I assume that you might still require us to have an escort or at least someone to have doors unlocked during our investigation and re-locked when we are done. Does this sound like a good option to you? If so, are there any early-out days or school holidays coming up that we could make out visit on those days?

Thanks,

Phillip Holthaus, PE, SE
Structural Engineer / Project Manager
Bacon Farmer Workman Engineering & Testing, Inc.

From: Kent Metzger <kametzger@dps61.org>
Sent: Tuesday, April 11, 2023 1:08 PM
To: Phillip Holthaus <pholthaus@bfwengineers.com>
Subject: RE: Dennis Lab Schools - BFW Structural Inspections Proposal

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Any idea about when?

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Tuesday, April 4, 2023 2:26 PM
To: Kent Metzger <kametzger@dps61.org>
Subject: RE: Dennis Lab Schools - BFW Structural Inspections Proposal

Kent, thank you for the update. I will look at our upcoming schedule and get back in touch with you.

Thanks,

Phillip Holthaus, PE, SE
Structural Engineer / Project Manager
Bacon Farmer Workman Engineering & Testing, Inc.

From: Kent Metzger <kametzger@dps61.org>
Sent: Tuesday, April 4, 2023 2:05 PM
To: Phillip Holthaus <pholthaus@bfwengineers.com>
Subject: RE: Dennis Lab Schools - BFW Structural Inspections Proposal

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Phillip,

I am in the process of getting you a Purchase Order number. I will sign and return your proposal with issuance of the PO. Please schedule the site visit for your earliest convenience.

Thanks,

Kent A. Metzger

Dir. of Buildings and Grounds
Decatur Public Schools #61
Buildings & Grounds Department
400 East Cerro Gordo
Decatur, IL 62523
Office – 217-362-3531
Cell – 217-413-3586

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Thursday, March 23, 2023 6:29 AM
To: Kent Metzger <kametzger@dps61.org>
Subject: Dennis Lab Schools - BFW Structural Inspections Proposal

Kent,

Please see the attached proposal and let me know if you have any questions or concerns.

Thanks,

Phillip Holthaus, PE, SE
Bacon Farmer Workman Engineering & Testing, Inc.
Structural Engineer / Project Manager
907 Arrow Road, Suite 2
Champaign, IL 61821
217-530-4283 phone
217-530-4279 direct



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Kent Metzger

From: Kent Metzger
Sent: Thursday, April 27, 2023 2:51 PM
To: Phillip Holthaus
Subject: Re: Dennis Lab Schools - BFW Structural Inspections Proposal

We probably need to do the work sooner than later. Can we schedule the work for an afternoon next week? If you need to look into an area which may disturb the occupants, it can be done after dismissal for the day.

Kent A. Metzger

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From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Thursday, April 27, 2023 2:47:05 PM
To: Kent Metzger <kametzger@dps61.org>
Subject: RE: Dennis Lab Schools - BFW Structural Inspections Proposal

Kent,

Are there any other dates that work well for you coming up so we can get this on our calendar?

Thanks,

Phillip Holthaus, PE, SE
Structural Engineer / Project Manager
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From: Kent Metzger <kametzger@dps61.org>
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To: Kent Metzger <kametzger@dps61.org>
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Thanks,

Phillip Holthaus, PE, SE
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Structural Engineer / Project Manager
907 Arrow Road, Suite 2
Champaign, IL 61821
217-530-4283 *phone*
217-530-4279 *direct*

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217-530-4279 direct



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BACON | FARMER | WORKMAN

ENGINEERING & TESTING, INC.

March 23, 2023

Decatur Public Schools District 61
101 W Cerro Good St
Decatur, IL 62523
Attention: Kent Metzger

Reference: Dennis Lab Mosaic & Kaleidoscope School Structural Inspections
1499 W. Main St. and 520 W Wood St.
Decatur, IL 62522

Dear Mr. Metzger,

We are pleased to propose the following Agreement for providing structural engineering services for the above referenced project. This proposal will remain open for acceptance for 60 days from the date above.

It is our understanding that there are two schools that need a structural inspection. The original Mosaic school was built in 1910 with additions/renovations in 1927, 1954, 1974, and 2004. It maxes out at three stories tall and is roughly 45,000 sf. The original Kaleidoscope school was built in 1914 with additions/renovations in 1974, 1994, and 2004. The following proposed scope and fee assume that we will have access to existing drawings for both buildings that can be used in our report to designate specific locations of deteriorations. If existing drawings cannot be provided, additional fees may be required in order to create reference floor plans if found pertinent to the school districts needs in our report deliverable.

SCOPE OF SERVICES

BFW will provide the following structural engineering scope for this project.

- Provide a site visit to each school to visually access the interior and exterior of each school structure.
- Be escorted by building maintenance employee(s) to any specific locations of concern that staff has seen or felt (vibrations).
- Take photos of any deteriorations
- Compile a stamped report of our findings and professional opinions/recommendations for remediation or next steps.

The following scope is not included in the proposed fee.

- Designed and detailed fixes to any discovered deteriorations
- Destructive material testing
- 3d scanning of buildings or portions of buildings
- Drone HD video of exterior walls at higher elevations

The proposed fee and scope assume only visual inspections of readily available spaces of the schools. Exterior inspections will be limited to what can be seen from the ground and roof is roof access is given. If we discover portions of the building that need further investigation like drone scanning, 3d scanning, or material testing, then these will be additional services and can be provided by a future negotiated fee.

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ENGINEERING COMPENSATION

Compensation for these services will be billed as a lump sum fee of **\$19,000.00**.

We are looking forward to working with you on this project and please feel free to contact us with any questions at (217)530-4283.

Sincerely,
Bacon Farmer Workman Engineering & Testing, Inc.

A handwritten signature in black ink, appearing to read 'Phillip M. Holthaus'.

Phillip M. Holthaus, PE, SE
Professional Structural Engineer

Authorization to Proceed:

Structural Engineering Services
Dennis Lab Mosaic & Kaleidoscope School Structural Inspections
Proposal Date: March 23, 2023

Signature

Date

Printed Name

Kent Metzger

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Monday, May 8, 2023 7:10 AM
To: Kent Metzger
Subject: Dennis Lab - School Visit this Week & Drawings

Kent,

I would like to make a site visit tomorrow (Tuesday May 9th) is that works for your schedule. It would be very helpful to have any existing drawings of the building whether original or a later renovation that at least shows the floor plan so we can use that for reference when completing our report. If you do not have access to the drawings, let me know if I should contact BLDD to see if they have any assuming they might have provided services at these school in the past. My goal would be to at least get through one school tomorrow. If tomorrow works, do you have a preference as to which one I could visit first?

Thanks,

Phillip Holthaus, PE, SE
Bacon Farmer Workman Engineering & Testing, Inc.
Structural Engineer / Project Manager
907 Arrow Road, Suite 2
Champaign, IL 61821
217-530-4283 *phone*
217-530-4279 *direct*



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ENGINEERING & TESTING, INC.



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Kent Metzger

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Monday, May 15, 2023 4:04 AM
To: Kent Metzger
Cc: Anna Marie Ignacio; Heath Pederson
Subject: Dennis Lab Schools

Kent,

While you were out of the office last week, I did get in contact with BLDD and get some floor plans of the two schools to aid in our inspections and reports. If we can get something scheduled this week, I am at a conference Monday through Wednesday and currently unavailable on Thursday, but Anna Marie and Heath might be available to make a site visit during those days if needed. I am rather open the following week. Let me know what works best for you and we will try to get something coordinated this week or next.

Thanks,

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Kent Metzger

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Monday, May 15, 2023 7:25 AM
To: Kent Metzger
Subject: Automatic reply: Dennis Lab Schools

I will be out of the office Monday May 15th through Wednesday May 17th for Strategic Planning Conferences. Email responses will be delayed. If you need immediate assistance, please call the office at (217)530-4283.

Kent Metzger

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Wednesday, May 17, 2023 11:48 AM
To: Kent Metzger
Cc: Anna Marie Ignacio; Heath Pederson
Subject: Re: Dennis Lab Schools

Great. Thank you.

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From: Kent Metzger <kametzger@dps61.org>
Sent: Wednesday, May 17, 2023 11:44:35 AM
To: Phillip Holthaus <pholthaus@bfwengineers.com>
Cc: Anna Marie Ignacio <amignacio@bfwengineers.com>; Heath Pederson <hpederson@bfwengineers.com>
Subject: RE: Dennis Lab Schools

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The kids will be present for a very short time on 5/30 and completely gone on 5/31

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Tuesday, May 16, 2023 9:09 AM
To: Kent Metzger <kametzger@dps61.org>
Cc: Anna Marie Ignacio <amignacio@bfwengineers.com>; Heath Pederson <hpederson@bfwengineers.com>
Subject: RE: Dennis Lab Schools

Kent,

We will hold both of those days for these two school inspections so if we don't get finished up on the 30th, we can do so on the 31st. Am I correct that students will not be present on these days?

Thanks,

Phillip Holthaus, PE, SE
Structural Engineer / Project Manager
Bacon Farmer Workman Engineering & Testing, Inc.

From: Kent Metzger <kametzger@dps61.org>
Sent: Monday, May 15, 2023 7:25 AM
To: Phillip Holthaus <pholthaus@bfwengineers.com>
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Subject: RE: Dennis Lab Schools

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Can we do 5/30 and/or 5/31?

Kent A. Metzger

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Kent Metzger

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Friday, May 26, 2023 4:05 PM
To: Kent Metzger
Subject: Automatic reply: Inspections Next Week

I will be out of the office Friday May 26th. Email responses will be delayed. If you need immediate assistance, please call the office at (217)530-4283.

Kent Metzger

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Tuesday, May 30, 2023 6:54 AM
To: Kent Metzger
Subject: Re: Inspections Next Week

Okay, thank you

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From: Kent Metzger <kametzger@dps61.org>
Sent: Tuesday, May 30, 2023 6:46:22 AM
To: Phillip Holthaus <pholthaus@bfwengineers.com>
Subject: Re: Inspections Next Week

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Ok. We will meet you there. Park wherever you find a spot

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From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Tuesday, May 30, 2023 6:21:06 AM
To: Kent Metzger <kametzger@dps61.org>
Subject: Re: Inspections Next Week

Kent, I will be at the Mosaic School at 7:15 am. Where should I park? Should I call your cell when I arrive?

Thanks,
Phillip

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From: Kent Metzger <kametzger@dps61.org>
Sent: Friday, May 26, 2023 4:04:34 PM
To: Phillip Holthaus <pholthaus@bfwengineers.com>
Cc: Anna Marie Ignacio <amignacio@bfwengineers.com>
Subject: Re: Inspections Next Week

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Let's start at the Mosaic campus. We start at 6:00 so anytime time after that. I'll have someone escort you. My maintenance foreman and mason are knowledgeable about some structural issues so they can meet too. Let me know what works for you.

My cell is (217) 413-3586.

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From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Friday, May 26, 2023 3:25:04 PM
To: Kent Metzger <kametzger@dps61.org>
Cc: Anna Marie Ignacio <amignacio@bfwengineers.com>
Subject: Inspections Next Week

Kent,

Do you have a preference for which school we start at Tuesday morning? How early can we get started? Can I have your cell number if needed? If you not be present when we start, how will be check in at the first school?

Thanks,
Phillip Holthaus

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Subject: Re: Dennis Lab School
Date: Thursday, June 1, 2023 at 9:54:26 AM Central Daylight Time
From: Denise Swarthout
To: Bryan Bridge
Attachments: image001.png, image002.jpg, image003.png

Hi Bryan – here’s the information I have to share at the moment, we hope to have more info to share soon:

Out of an abundance of caution, we are temporarily closing the two Dennis Lab School campuses following an analysis from a structural engineer. We are looking to get a second opinion this week, but for the moment we are asking all staff at the two Dennis Lab School campuses to work from home or at an alternate location through Monday, June 5.

Denise Swarthout

Chief Communications Officer
Decatur Public Schools
217.855.3639



From: Bryan Bridge <bpbbridge@sbgvtv.com>
Date: Thursday, June 1, 2023 at 9:38 AM
To: Denise Swarthout <DSwarthout@dps61.org>
Subject: Dennis Lab School

Good morning Denise,
I am just seeking a bit more information on the Dennis Lab School closing and confirming details I’ve seen in other articles.
Why did the district temporarily close Dennis Lab School?
Any timeline or date that you plan on reopening it?
I’ve seen something about an infrastructure problem, can you confirm exactly what it was?
If somebody came out to check it, when was that?

Thank you!

Bryan Bridge
Decatur Journalist
Email: bpbbridge@sbgvtv.com
Cell: (217)299-4999



Subject: Re: Dennis Lab School Update
Date: Wednesday, May 31, 2023 at 8:20:35 PM Central Daylight Time
From: Denise Swarhout
To: Scarlett Ohara
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, Outlook-fmmls0ez.png, Outlook-mwywps0l.png

It is, and we will communicate with affected families as necessary, pending the second engineering opinion.

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From: Scarlett Ohara <SOhara@wcia.com>
Sent: Wednesday, May 31, 2023 8:18:34 PM
To: Denise Swarhout <DSwarhout@dps61.org>
Subject: Re: Dennis Lab School Update

Is any tutoring scheduled to be held there?

Scarlett O'Hara | Multimedia Journalist
OFFICE: 217.356.8333
NEWSROOM: 217.373.3650
WCIA 3 | WCIX 49 | WCIA.COM | 509 S. NEIL ST., CHAMPAIGN, IL 61820
sohara@wcia.com



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From: Denise Swarhout <DSwarhout@dps61.org>
Sent: Wednesday, May 31, 2023 8:17 PM
To: Scarlett Ohara <SOhara@wcia.com>
Subject: Re: Dennis Lab School Update

Correct.

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From: Scarlett Ohara <SOhara@wcia.com>
Sent: Wednesday, May 31, 2023 7:41:55 PM
To: Denise Swarhout <DSwarhout@dps61.org>
Subject: Re: Dennis Lab School Update

One more question - yesterday was the last day of school, right? So, students won't be affected by the closure at this point?

Scarlett O'Hara | Multimedia Journalist
OFFICE: 217.356.8333
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sohara@wcia.com



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From: Denise Swarthout <DSwarthout@dps61.org>
Sent: Wednesday, May 31, 2023 3:48 PM
To: Scarlett Ohara <SOhara@wcia.com>
Subject: Re: Dennis Lab School Update

No, I don't have those available.

Denise Swarthout

Chief Communications Officer
Decatur Public Schools
217.855.3639



From: Scarlett Ohara <SOhara@wcia.com>
Date: Wednesday, May 31, 2023 at 3:47 PM
To: Denise Swarthout <DSwarthout@dps61.org>
Subject: Re: Dennis Lab School Update

Are you able to share the findings from his analysis?

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From: Denise Swarthout <DSwarthout@dps61.org>
Sent: Wednesday, May 31, 2023 3:44:59 PM
To: Scarlett Ohara <SOhara@wcia.com>
Subject: Re: Dennis Lab School Update

We requested the analysis from a structural engineer this spring, but yesterday was the first availability on his schedule to come out and do the analysis.

Denise Swarthout

Chief Communications Officer
Decatur Public Schools
217.855.3639



From: Scarlett Ohara <SOhara@wcia.com>
Date: Wednesday, May 31, 2023 at 3:44 PM
To: Denise Swarthout <DSwarthout@dps61.org>
Subject: Re: Dennis Lab School Update

When was the first opinion sought?

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From: Denise Swarthout <DSwarthout@dps61.org>
Sent: Wednesday, May 31, 2023 3:35:27 PM
To: Scarlett Ohara <SOhara@wcia.com>
Subject: Re: Dennis Lab School Update

We are looking to get a second opinion this week, but for the moment we are asking all staff at the two Dennis Lab School campuses to work from home or at an alternate location through Monday.

Denise Swarthout
Chief Communications Officer
Decatur Public Schools
217.855.3639



From: Scarlett Ohara <SOhara@wcia.com>
Date: Wednesday, May 31, 2023 at 3:22 PM
To: Denise Swarthout <DSwarthout@dps61.org>
Subject: Re: Dennis Lab School Update

Thanks for getting back to me. Are you able to clarify what the structural concerns are and how long the campuses will be closed for?

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From: Denise Swarthout <DSwarthout@dps61.org>
Sent: Wednesday, May 31, 2023 3:20:49 PM
To: Scarlett Ohara <SOhara@wcia.com>
Subject: Re: Dennis Lab School Update

Hi Scarlett! We're not available for on-camera interviews at this time, the statement is all the information we have to share.

Denise Swarthout

Chief Communications Officer
Decatur Public Schools
217.855.3639



From: Scarlett Ohara <SOhara@wcia.com>
Date: Wednesday, May 31, 2023 at 2:33 PM
To: Denise Swarthout <DSwarthout@dps61.org>
Subject: Re: Dennis Lab School Update

Hi,

We'll be in town covering this today. Would you and/or the principal of Dennis Lab School be available for a quick interview? I can also be reached at 773-603-9339 (cell). Thank you!

Best,
Scarlett O'Hara

Scarlett O'Hara | Multimedia Journalist

OFFICE: 217.356.8333
NEWSROOM: 217.373.3650
WCIA 3 | WCIX 49 | WCIA.COM | 509 S. NEIL ST., CHAMPAIGN, IL 61820
sohara@wcia.com



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From: Denise Swarthout <DSwarthout@dps61.org>
Sent: Wednesday, May 31, 2023 2:01 PM
Subject: Dennis Lab School Update

Out of an abundance of caution, Decatur Public Schools is temporarily closing the two Dennis Lab School campuses while we further assess structural concerns with the two buildings. We continue to do our due diligence, as we take proactive steps to ensure the safety of students and staff at all DPS schools.

Denise Swarthout

Chief Communications Officer
Decatur Public Schools
217.855.3639



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From: [Angela Brown](#)
To: [Phillip Holthaus](#)
Subject: RE: BFW - COI & W9
Date: Wednesday, May 24, 2023 2:38:00 PM
Attachments: [BFW Engineering & Testing - Agreement 3.23.23.pdf](#)

Phillip,

Attached is the signed agreement. You will receive a PO once I get the requisition submitted to our purchasing department. I received your W9 and as soon as I receive the certificate of insurance, I will get the requisition submitted.

Thanks.

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Wednesday, May 24, 2023 10:21 AM
To: Angela Brown <ABrown@dps61.org>
Subject: RE: BFW - COI & W9

Angie,

You may have received this direct from Peel & Holland, but I wanted to send to you as well. Do you need anything else from us? Do you have a copy of the PO or contract for our records?

Thanks,

Phillip Holthaus, PE, SE
Structural Engineer / Project Manager
Bacon Farmer Workman Engineering & Testing, Inc.

From: Phillip Holthaus
Sent: Wednesday, May 24, 2023 5:46 AM
To: abrown@dps61.org
Subject: RE: BFW - COI & W9

Angie, please see the attached W9 form. I hope to have the COI to you by the end of the week. Thanks.

Phillip Holthaus, PE, SE
Structural Engineer / Project Manager
Bacon Farmer Workman Engineering & Testing, Inc.

From: Phillip Holthaus
Sent: Tuesday, May 23, 2023 7:38 PM
To: abrown@dps61.org
Subject: BFW - COI & W9

Angie,

I received your message last week and have requested the Certificate of Insurance and the W9 form.

Thanks,

Phillip Holthaus, PE, SE
Bacon Farmer Workman Engineering & Testing, Inc.
Structural Engineer / Project Manager
907 Arrow Road, Suite 2
Champaign, IL 61821
217-530-4283 *phone*
217-530-4279 *direct*



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From: [Michael J. Fries](#)
To: [Michael Curry](#)
Cc: [Kyle T. Hannel](#); [Alan D. Lukens](#)
Subject: Decatur Public Schools- Structural Evaluations
Date: Wednesday, May 31, 2023 5:03:03 PM
Attachments: [20230531 \[Kaleidoscope & Mosaic School Structural Evaluations SFA.pdf\]](#)

Dr. Curry,

Thank you for contacting Klingner today regarding the need for structural evaluations at two school buildings in your district. As discussed, our structural engineer Kyle Hannel will be onsite tomorrow morning with Kent Metzger to perform the onsite visual evaluation. Two reports will be provided as described in the scope of work found on the attached proposal. Please sign and return scanned copy of this proposal. We are prioritizing this work and will have reports to you early next week.

Thank you again for contacting me. On behalf of Klingner, we look forward to working with you. If you have any questions, please let me know.

Best,
Michael

Michael J. Fries, AIA, LEED AP
Architecture Department Director
Klingner & Associates, P.C.

The Molengracht Plaza
604 Liberty Street, Suite 125 | Pella, IA 50219
Office: 515.612.7402 | Cell: 641-629-9938
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From: [Michael J. Fries](#)
To: [Michael Curry](#); [Kent Metzger](#)
Cc: [Kyle T. Hannel](#); [Alan D. Lukens](#)
Subject: Decatur School District- Kaleidoscope School Structural Evaluation Report
Date: Thursday, June 8, 2023 1:54:57 PM

Dr. Curry,

Attached, please find our structural evaluation observation report for the Kaleidoscope School in Decatur, IL. Per your request, this observation report includes our recommendations for the conditions we observed in the observation report. The text of the observation report remains unchanged, however we have **inserted our recommendations in bold text**.

If you have any questions, please let me know.

Thank you again for this opportunity for Klingner and Associates to work with the Decatur School District.

Best,
Michael

Michael J. Fries, AIA, LEED AP
Architecture Department Director
Klingner & Associates, P.C.

The Molengracht Plaza
604 Liberty Street, Suite 125 | Pella, IA 50219
Office: 515.612.7402 | Cell: 641-629-9938
mfries@klingner.com | www.klingner.com



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From: [Kent Metzger](#)
To: [Denise Swarthout](#)
Subject: Fwd: Decatur School inspections
Date: Monday, June 12, 2023 4:30:17 PM
Attachments: [Dennis Lab Kaleidoscope - Minimum Recommended Unoccupied Space.pdf](#)

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From: Michael J. Fries <mfries@klingner.com>
Sent: Monday, June 5, 2023 4:37:47 PM
To: Michael Curry <mcurry@dps61.org>; Kent Metzger <kametzger@dps61.org>
Cc: Kyle T. Hannel <khannel@klingner.com>; Alan D. Lukens <adl@klingner.com>
Subject: RE: Decatur School inspections

Dr. Curry and Kent,

Structural Engineer Kyle Hannel from Klingner made a visit to two Decatur School District buildings last week. We were asked to provide a second opinion on specific structural conditions at each building. Below, please find a brief summary of each building provide by Kyle Hannel (I have copied Kyle on this email). He is in the process of completing a formal report that should be sent to you on Wednesday. Our observations below were limited to what could be visually seen without making any openings in the existing construction. There is the possibility of hidden defects we could not observe.

Kaleidoscope School Building Inspection Summary: The exterior multi-wythe brick walls of the original 3-story school building built in 1913 has walls that are bowing and leaning near the tops of the walls and parapets. The worst of the bowing and leaning is on the top of the north end of the east walls. The exterior façade decorative terre cotta pieces on the exterior side of the parapets also appear to be leaning and shifting. The worst of the terre cotta pieces shifting appears to be on the north end of the east wall. From observations in the attic space, it does not appear the exterior walls are tied back to the roof structure on the east and west side of the buildings. It further appears the roof framing is only pocketed into the walls on the north and south walls with no real attachment. We could not visually verify the direction of floor framing due to the structural framing being hidden. We assume due to the direction of the floor spans, it is likely that the east and west exterior walls are not tied back to the floor level structural framing either. It is possible that the 2-story building additions on the east and west side of the 1913 building may be helping brace the 1913 building and prevent some of the east and west wall deflection and bowing below the 2nd floor. A floor plan drawing was sent to us last week showing areas of the interior and exterior highlighted for no occupancy at this time (see attached). From my observations, I would continue to have the unoccupied interior and exterior spaces of those floor plans highlighted remain unoccupied until repairs or temporary stabilization can be provided. I will provide more details and photos of the observations in a follow up inspection report. I will also try to have a report summarizing some possible recommendations for some of the deteriorated items observed.

Mosaic School Building inspection Summary: The interior 3-story stair on the north side of the original school building (built over 100 years ago) appears to have wood framing superstructure that is excessively deflecting and sagging in areas. It appears the stairs have columns, headers, and stringers that are in need of repair or replacement. While the worst of the deflection and sagging appears to be limited to the top two levels of stairs and landings, from my observations of the severity of deflection and out of plumbness of the supports I would recommend the following at this time. This main interior stair and landings associated with this interior stair and any rooms that can only be accessed by this stair remain unoccupied until repairs or temporary stabilization can be provided. Depending on the number of other stairs in the building that can be used as a means of emergency egress, a code review may be required to see if teachers/staff can still access other portions of the school building without being able to have access to this main stair. I will provide more details and photos of the observations in a follow up inspection report. I will also try to have a report summarizing some possible recommendations for some of the deteriorated items observed.

If you have any questions, please let us know.

Best,
Michael

Michael J. Fries, AIA, LEED AP
Architecture Department Director
Klingner & Associates, P.C.

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From: [Mike Curry](#)
To: [Michael Curry](#)
Subject: KLINGNER & ASSOCIATES, P.C.
Date: Friday, June 2, 2023 11:51:29 AM
Attachments: [KLINGNER & ASSOCIATES, P.C..pdf](#)

Sent from my iPhone

From: [Michael Curry](#)
To: [Sherry McIlravy](#)
Subject: PLEASE Print
Date: Friday, June 2, 2023 9:32:35 AM
Attachments: [20230531 \[Kaleidoscope & Mosaic School Structural Evaluations SFA\[70\].pdf](#)

Mike Curry, EdD.
Chief Operations Officer/CSBO
Decatur Public School District #61
Educating for Success
(217) 462-6421 (c)
(217) 362-3021 (o)

"Travel teaches tolerance, patience, acceptance, and how to live in the moment." -@worldlyroamer

From: [Kent Metzger](#)
To: [Kyle T. Hannel](#)
Cc: [Michael Curry](#)
Subject: RE: Board Meeting
Date: Wednesday, June 21, 2023 2:15:52 PM

Thanks. Looking forward to seeing you this evening.

From: Kyle T. Hannel <khannel@klingner.com>
Sent: Wednesday, June 21, 2023 1:14 PM
To: Kent Metzger <kametzger@dps61.org>
Cc: Michael Curry <mcurry@dps61.org>
Subject: Board Meeting

Kent,

Michael Fries let me know that the special school board meeting was going to be at 5PM tonight at the MacArthur School (1499 W Grand Ave, Decatur, IL 62522). I plan to be there to answer any questions the board may have about our Klingner Structural Inspection reports. If you need to get ahold of me this afternoon/evening my cell phone # is **217-653-2796**. Was just wanting to send my cell number over to you in case the meeting location or time gets revised while I am driving to Decatur this afternoon.

Thanks,

Kyle T. Hannel, P.E., C.W.I.
Structural Engineer
Klingner & Associates, P.C.

616 N. 24th Street | Quincy, IL 62301
Office: 217.223.3670 | Fax: 217.223.3603
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From: [Michael J. Fries](#)
To: [Michael Curry](#); [Kent Metzger](#)
Cc: [Kyle T. Hannel](#); [Alan D. Lukens](#)
Subject: RE: Decatur School District- Mosaic School Structural Evaluation Reports
Date: Thursday, June 8, 2023 11:07:11 AM
Attachments: [20230607 Mosaic School Evaluation Observations and Recommendations Report.pdf](#)

Dr. Curry,

Attached, please find our structural evaluation observation report for the Mosaic School in Decatur, IL. Per your request, this observation report includes our recommendations for the conditions we observed in the observation report. The text of the observation report remains unchanged, however we have **inserted our recommendations in bold text**.

If you have any questions, please let me know.

Best,
Michael

Michael J. Fries, AIA, LEED AP
Architecture Department Director
Klingner & Associates, P.C.
Engineers – Architects – Surveyors

From: Michael J. Fries <mfries@klingner.com>
Sent: Thursday, June 8, 2023 11:04 AM
To: 'Michael Curry' <mcurry@dps61.org>; 'Kent Metzger' <kametzger@dps61.org>
Cc: 'Kyle T. Hannel (khannel@klingner.com)' <khannel@klingner.com>; Alan D. Lukens <adl@klingner.com>
Subject: Decatur School District- Mosaic School Structural Evaluation Reports

Dr. Curry,

Attached, please find our structural evaluation observation report for the Mosaic School in Decatur, IL. We will be sending the observation report for the Kaleidoscope school over this afternoon.

Best,
Michael

Michael J. Fries, AIA, LEED AP
Architecture Department Director
Klingner & Associates, P.C.

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From: [Michael J. Fries](#)
To: [Michael Curry](#); [Kent Metzger](#)
Cc: [Kyle T. Hannel](#); [Alan D. Lukens](#)
Subject: RE: Decatur School inspections
Date: Monday, June 5, 2023 4:37:58 PM
Attachments: [Dennis Lab Kaleidoscope - Minimum Recommended Unoccupied Space.pdf](#)

Dr. Curry and Kent,

Structural Engineer Kyle Hannel from Klingner made a visit to two Decatur School District buildings last week. We were asked to provide a second opinion on specific structural conditions at each building. Below, please find a brief summary of each building provide by Kyle Hannel (I have copied Kyle on this email). He is in the process of completing a formal report that should be sent to you on Wednesday. Our observations below were limited to what could be visually seen without making any openings in the existing construction. There is the possibility of hidden defects we could not observe.

Kaleidoscope School Building Inspection Summary: The exterior multi-wythe brick walls of the original 3-story school building built in 1913 has walls that are bowing and leaning near the tops of the walls and parapets. The worst of the bowing and leaning is on the top of the north end of the east walls. The exterior façade decorative terre cotta pieces on the exterior side of the parapets also appear to be leaning and shifting. The worst of the terre cotta pieces shifting appears to be on the north end of the east wall. From observations in the attic space, it does not appear the exterior walls are tied back to the roof structure on the east and west side of the buildings. It further appears the roof framing is only pocketed into the walls on the north and south walls with no real attachment. We could not visually verify the direction of floor framing due to the structural framing being hidden. We assume due to the direction of the floor spans, it is likely that the east and west exterior walls are not tied back to the floor level structural framing either. It is possible that the 2-story building additions on the east and west side of the 1913 building may be helping brace the 1913 building and prevent some of the east and west wall deflection and bowing below the 2nd floor. A floor plan drawing was sent to us last week showing areas of the interior and exterior highlighted for no occupancy at this time (see attached). From my observations, I would continue to have the unoccupied interior and exterior spaces of those floor plans highlighted remain unoccupied until repairs or temporary stabilization can be provided. I will provide more details and photos of the observations in a follow up inspection report. I will also try to have a report summarizing some possible recommendations for some of the deteriorated items observed.

Mosaic School Building inspection Summary: The interior 3-story stair on the north side of the original school building (built over 100 years ago) appears to have wood framing superstructure that is excessively deflecting and sagging in areas. It appears the stairs have columns, headers, and stringers that are in need of repair or replacement. While the worst of the deflection and sagging appears to be limited to the top two levels of stairs and landings, from my observations of the severity of deflection and out of plumbness of the supports I would recommend the following at this time. This main interior stair and landings

associated with this interior stair and any rooms that can only be accessed by this stair remain unoccupied until repairs or temporary stabilization can be provided. Depending on the number of other stairs in the building that can be used as a means of emergency egress, a code review may be required to see if teachers/staff can still access other portions of the school building without being able to have access to this main stair. I will provide more details and photos of the observations in a follow up inspection report. I will also try to have a report summarizing some possible recommendations for some of the deteriorated items observed.

If you have any questions, please let us know.

Best,
Michael

Michael J. Fries, AIA, LEED AP
Architecture Department Director
Klingner & Associates, P.C.

The Molengracht Plaza
604 Liberty Street, Suite 125 | Pella, IA 50219
Office: 515.612.7402 | Cell: 641-629-9938
mfries@klingner.com | www.klingner.com



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From: [Michael J. Fries](#)
To: [Michael Curry](#)
Subject: RE: Dennis Lab Schools - Structural Inspection Reports
Date: Tuesday, June 20, 2023 3:15:19 PM
Attachments: [image003.png](#)

Thank you! I will share these with Kyle.

Best,
Michael

Michael J. Fries, AIA, LEED AP
Architecture Department Director
Klingner & Associates, P.C.
Engineers – Architects – Surveyors

From: Michael Curry <mcurry@dps61.org>
Sent: Tuesday, June 20, 2023 1:15 PM
To: Michael J. Fries <mfries@klingner.com>
Subject: FW: Dennis Lab Schools - Structural Inspection Reports

FYI

Mike Curry, EdD
Chief Operations Officer
Decatur Public School District #61
217-462-6421 (c)
217-362-3021 (o)

“Travel teaches tolerance, patience, acceptance, and how to live in the moment.”

From: Kent Metzger <kametzger@dps61.org>
Date: Tuesday, June 20, 2023 at 11:59 AM
To: Jason Fox <jefox@dps61.org>, Jay Marino <JJMarino@dps61.org>, Rochelle Clark <rclark@dps61.org>, Melissa Bradford <MBradford@dps61.org>, Michael Curry <mcurry@dps61.org>, Denise Swarthout <DSwarthout@dps61.org>
Subject: Fwd: Dennis Lab Schools - Structural Inspection Reports

See below

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From: Anna Marie Ignacio <amignacio@bfwengineers.com>
Sent: Tuesday, June 20, 2023 11:52:17 AM
To: Kent Metzger <kametzger@dps61.org>
Cc: Phillip Holthaus <pholthaus@bfwengineers.com>; Heath Pederson <hpederson@bfwengineers.com>
Subject: Dennis Lab Schools - Structural Inspection Reports

Kent,

Below please find links to our structural inspections for the Dennis Lab Schools. The files were too large to attach, so please let me know if you have issues accessing the files via the links below.

Please let us know if there are further questions or concerns at this time.





 [23418 - Dennis Lab Schools \(Kaleidoscope\) Investigation Report \(2023.06.20\).pdf](#)

 [23418 - Dennis Lab Schools \(Mosaic\) Investigation Report \(2023.06.20\).pdf](#)

Best,

Anna Marie Ignacio
Bacon Farmer Workman Engineering & Testing, Inc.
Project Engineer II
907 Arrow Road, Suite 2
Champaign, IL 61821
217-530-4283 *phone*



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From: [Michael J. Fries](#)
To: [Kent Metzger](#)
Cc: [Alan D. Lukens](#); [Kyle T. Hannel](#); [Michael Curry](#)
Subject: RE: Kaleidoscope - Minimum Recommended Unoccupied Space
Date: Wednesday, May 31, 2023 2:58:04 PM

Mike and Kent,

Thanks for your time today. Please note these email addresses above

Best,
Michael

Michael J. Fries, AIA, LEED AP
Architecture Department Director
Klingner & Associates, P.C.
Engineers – Architects – Surveyors

From: Kent Metzger <kametzger@dps61.org>
Sent: Wednesday, May 31, 2023 2:39 PM
To: mfries@klingner.com
Subject: FW: Kaleidoscope - Minimum Recommended Unoccupied Space

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Wednesday, May 31, 2023 7:22 AM
To: Kent Metzger <kametzger@dps61.org>
Subject: Kaleidoscope - Minimum Recommended Unoccupied Space

Kent,

I have attached a plan of our minimum recommended unoccupied space inside and outside the building due to the extreme bowing and leaning of the east parapet. I have also attached a pdf set of a few photos of the east parapet. It might be a little hard to tell the extent of bowing and leaning from the photos. It is probably more noticeable in person. Please let me know if you have any questions. Please send a zoom invite for our meeting this morning. I will need to join the call from home.

Thanks,

Phillip Holthaus, PE, SE
Bacon Farmer Workman Engineering & Testing, Inc.
Structural Engineer / Project Manager
907 Arrow Road, Suite 2
Champaign, IL 61821
217-530-4283 *phone*
217-530-4279 *direct*



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From: [Michael J. Fries](#)
To: [Michael Curry](#)
Cc: [Jeremy T. Steenhoek](#); [Alan D. Lukens](#)
Subject: RE: Kaleidoscope - Minimum Recommended Unoccupied Space
Date: Wednesday, May 31, 2023 1:22:41 PM

Mike,

Thanks for the pictures. Do you have a copy of the other structural engineer's report? Are there any existing drawings for this building?

Best,
Michael

Michael J. Fries, AIA, LEED AP
Architecture Department Director
Klingner & Associates, P.C.
Engineers – Architects – Surveyors

From: Michael Curry <mcurry@dps61.org>
Sent: Wednesday, May 31, 2023 12:27 PM
To: mfries@klingner.com
Subject: Fwd: Kaleidoscope - Minimum Recommended Unoccupied Space

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From: Kent Metzger <kametzger@dps61.org>
Sent: Wednesday, May 31, 2023 7:53:06 AM
To: Rochelle Clark <rclark@dps61.org>; Michael Curry <mcurry@dps61.org>; Jay Marino <JJMarino@dps61.org>
Cc: Kim Kurtenbach <kim.kurtenbach@bldd.com>; Oliver, Steve <steve.oliver@bldd.com>
Subject: FW: Kaleidoscope - Minimum Recommended Unoccupied Space

For today's meeting

From: Phillip Holthaus <pholthaus@bfwengineers.com>
Sent: Wednesday, May 31, 2023 7:22 AM
To: Kent Metzger <kametzger@dps61.org>
Subject: Kaleidoscope - Minimum Recommended Unoccupied Space

Kent,

I have attached a plan of our minimum recommended unoccupied space inside and outside the building due to the extreme bowing and leaning of the east parapet. I have also attached a pdf set of a few photos of the east parapet. It might be a little hard to tell the extent of bowing and leaning from the photos. It is probably more noticeable in person. Please let me know if you have any questions. Please send a zoom invite for our meeting this morning. I will need to join the call from home.

Thanks,

Phillip Holthaus, PE, SE
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From: Michael Curry
To: [Michael J. Fries](mailto:mfries@klingner.com)
Subject: Re: Signed Short Form Agreement
Date: Friday, June 2, 2023 12:03:32 PM

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From: Michael J. Fries <mfries@klingner.com>
Sent: Friday, June 2, 2023 11:39:32 AM
To: Michael Curry <mcurry@dps61.org>
Subject: RE: Signed Short Form Agreement

Mike,

Thanks for the signed agreement. Kyle should have the reports ready for you early next week.

Best,
Michael

Michael J. Fries, AIA, LEED AP
Architecture Department Director
Klingner & Associates, P.C.
Engineers – Architects – Surveyors

From: Michael Curry <mcurry@dps61.org>
Sent: Friday, June 2, 2023 10:59 AM
To: Michael J. Fries <mfries@klingner.com>
Subject: Signed Short Form Agreement

Michael,
Apologies this took a couple days to get back to you. My guy said he was very impressed by your engineer. I am not near a scanner today, so I had to use the scanner function on my phone. Let me know if you need a cleaner copy.
Mike

Mike Curry, EdD
Chief Operations Officer
Decatur Public School District #61
217-462-6421 (c)
217-362-3021 (o)

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