

Avoca SD 37 AVOCA WEST ELEM SCHOOL											
4. Item ID	5. Location(s) (Room No)	6. Priority Code	7. Rule Violated	8. Description of the violation	9. Recommendation to correct violation	Estimated Cost	Completed Summer 2014	Completed Summer 2015	Completed Summer 2016	To Be Completed Summer 2017	To Be Completed Summer ???
1	Principal Office 1B, Nurse 1D	b.	185.380f; 430 ILCS 60-Safety Glazing Act	The existing door glazing are non-tempered glass and do not have a safety label	Replace glazing with glass bearing a label designation	1,400		1,400			
2	Classroom 76	b.	NFPA101 1997-5-1.9.1	Carpet transition strip is loose and has large gaps creating a tripping hazard	Replace carpet transition strip	1,200	1,200				
3	various locations	a.	185.370m7B	Doors located in walls serving as a required separation are required to be self-closing. No hold open feature or devices shall be permitted. Doors have hold-open device preventing the door from closing.	Remove hold open object to maintain door closed	0					
4	OMIT	c.		OMIT	OMIT	0					
5	Library 50	a.	Boca 93-1017.4.2	Fire-rated door panic hardware is in disrepair not allowing the door leaf to close. Therefore the fire-rated door is not self-closing as required and the 2-hour fire-resistance rating is not met.	Replace panic hardware	1,400		1,400			
6	OMIT	c.		OMIT	OMIT	0					
7	Computer Lab 49	b.	Boca 93-1017.4.1; NFPA 101 1997-5-1.9.2.1	One leaf of the exit double door is not operable and storage is located in front of the door. These conditions impede egress.	Repair door and remove storage to allow for egress	600		600			
8	Kitchen 3C, Gymnasium 36, Computer Lab 49, Classroom 17, Classroom 18	b.	185.370m6Bi; Boca 93-716.5	Fire-rated door sticks on frame. Therefore, the door is not self-closing as required and the fire-resistance rating is not met.	Adjust door closer and /or door to allow door to close	3,500		3,500			
9	Computer Lab 49	b.	Boca 93-719.1	1 1/2-hour fire-rated door has a wired transom that exceeds the 100 square inches allowable area of the wired glass.	Remove glass and infill with fire-rated material	1,200		1,200			
10	Mechanical 26A	b.	185.370m6Bi	The active door leaf of the double door sticks on the inactive door leaf making it not self-closing as required by the code.	Adjust door closer and /or door to allow door to close	800		800			
11	Storage 47	b.	185.390g4Biii; 185.390L	1/2-hour fire-rated enclosure is compromised with the see-through cracks in the mortar joints.	Point mortar joints	3,000				3,000	
12	Vestibule V-104	b.	185.370m6C; 185.370m7B	Exterior doors have door closers with integrated hold-open device. Exterior door are required to be self-closing and self-latching and cannot have any hold-open devices.	Replace door closers	1,400		1,400			
13	Classroom 48	b.	185.390L; PM-305.3	Portions of existing CMU are loose and there are cracks at the mortar joints.	Remove cracked CMU and point mortar joints	800				800	
14	Corridor C-111, Corridor C-104	b.	175.285a1	Doors located in fire walls are missing and therefore the fire area separations are not met	Install 3-hour fire-rated doors and frame	12,500	12,500				
15	OMIT	c.		OMIT	OMIT	0					
16	Storage 45	b.	175.285a2B	The required 1-hour fire-rated door is not labeled. Frame is UL-rated.	Install 1-hour fire-rated door in existing frame	1,800		1,800			
17	Classroom 27, Boiler Room 35A,	b.	175.285a	Door does not latch, therefore it is not self-closing as required.	Adjust door closer and /or door to allow door to latch	2,100		2,100			
18	OMIT	c.		OMIT	OMIT	0					
19	Janitor Closet 43	b.	175.285a2B;	The required 1-hour fire-rated door and frame are not fire-rated.	Install 1-hour fire-rated door and frame	5,000		5,000			
20	Classroom 29, Classroom 30, Classroom 32, Classroom 39, Classroom 40, Classroom 41	b.	175.285a	Interior exit door to corridor has a closer with a hold-open device, therefore the door is not self-closing.	Replace door closer	4,200		4,200			
21	OMIT	c.		OMIT	OMIT	0					
22	Corridor C-105	b.	175.410c; NFPA101 1997-5-1.9.1; 185.370b4D	Ceramic tile floor is missing creating a tripping hazard	replace missing ceramic tile floor	3,000				3,000	
23	Kitchen 3C	b.	185.370m6C; 185.370m7B	Exterior door are required to be self-closing and self-latching. Door does not latch.	Adjust door closer	500				500	
24	OMIT	c.		OMIT	OMIT	0					
25	Classroom 52, 53, 54, Corridor C-108, Stage 36D	b.	Boca PM- 305.3	Portions of existing CMU are loose and there are cracks at the mortar joints.	Remove cracked CMU and point mortar joints	15,000				15,000	
26	Gymnasium 36	b.	Boca 93- 1017.4	Door subject to use for exit purpose by 50 or more persons shall swing only in the direction of exit travel and shall be equipped with panic hardware. Existing door swings in the wrong direction.	Replace existing door and frame with doors that swing in the direction of exit travel.	3,000		3,000			
27	Storage 36E, Storage 36F	b.	Boca 93- Table 302.1.1	Doors and frames at storage room walls are not rated as required and have glazing that is not labeled.	Replace door and frame	8,000		8,000			
28	Storage 36C	b.	Boca 93 - 302.1.1.1	Door does not have the required closer in a smoke separation	Install door closer	700		700			
29	Roof Areas M, M1, N, O & I	b.	185.390L	Existing roofing system is allowing water to infiltrate into the building and is beyond its useful life cycle. This condition is creating a potentially hazardous condition that may lead to the growth of mold.	Replace the existing roofing section with a new water tight system.	180,000		180,000			
30	Corridors C-101, C-102, C-103 & C-104	b.	185.390g5Bii	Corridor walls do not extend to underside of deck above. Top of wall is not sealed and there are also unsealed pipe penetrations. These conditions compromise the required 30-minute fire separation.	Extend walls to underside of deck above, fire-seal top of wall and fire-seal pipe penetrations	125,000				125,000	
31	Boiler Room 4	b.	185.390e2C	Boiler room corridor walls do not extend to underside of deck and there are also unsealed wall penetrations. These conditions compromise the required 1-hour fire separation.	Extend walls to underside of deck above and fire-seal penetrations	4,000				4,000	
32	Corridor C-105	b.	175.275a	Corridor walls do not extend to underside of deck above. Top of wall is not sealed and there are also unsealed pipe penetrations. These conditions compromise the required 30-minute fire separation.	Extend walls to underside of deck above, fire-seal top of wall and fire-seal pipe penetrations	75,000				75,000	
33	Art Room 33	b.		Special educational rooms are not enclosed with 45-minute fire-rated walls that extend to underside of deck above. This condition compromises the required fire separation.	Extend walls to underside of deck above to achieve fire-rated separation	20,000				20,000	
34	Corridor C-104	b.	175.255	Unsealed pipe penetrations in fire wall compromise the fire-resistance rating of the wall.	Fire-seal pipe penetrations	3,000				3,000	
35	Storage 36B, Storage 36C	b.	BOCA 93- 302.1.1	Storage walls do not extend to the underside of the deck above and there are also unsealed wall penetrations. These conditions compromise the required smoke separation	Extend walls to underside of deck above and fire-seal wall penetrations	20,000				20,000	
36	Storage 36C, Corridor C-109	b.	Boca 93- 707.1 Boca 93-Table 302.1.1	Unsealed pipe penetrations in fire/smoke separation compromise the fire-resistance rating of the wall.	Fire-seal pipe penetrations	3,000				3,000	
37	Storage 36E	b.	Boca 93- Table 302.1.1	Storage walls have unsealed wall penetrations that compromise the 1-hour fire-resistance rating of the wall.	Fire-seal wall penetrations	1,500				1,500	
38	OMIT	c.		OMIT	OMIT	0					
39	OMIT	c.		OMIT	OMIT	0					
40	Boiler Room 4	b.	185.390e2E	Boiler room door is required to be self-closing and self-latching. Existing door does not latch therefore compromising the fire separation.	Adjust door closer and/or door to allow door to latch	700		700			
41	Office 15, Office 16	b.	185.370m6Bi	Door in corridor partition are required to be self-closing. Existing door does not have a door closer.	Install door closer	1,400		1,400			
42	Storage 34C, Storage 34D	b.	175.285a2B	Door in partition is required to have a 1-hour fire-resistance rating and be self-closing. Door is not fire-rated and does not have a closer. Door frame is UL-labeled.	Install fire-rated door in existing frame	10,500		10,500			
43	Kiln Room 33A, Special Ed 70, Classroom 71, Classroom 72, Special Ed 73, Conference Room 77	a.	Boca 96- 717.5	Door in partition shall be self-closing and self-latching. Hold open device prevents the door from self-closing and self-latching compromising the required fire separation.	Remove hold open devices	0					
44	Art Room 33, Music Room 34	a.	175.285a	Interior exit door to corridor shall be self-closing and self-latching. Hold open device prevents the door from self-closing and self-latching compromising the required fire separation.	Remove hold open devices	0					
45	OMIT	c.		OMIT	OMIT	0					

46	Supply Room 35	b.	175.285a2B	Door in partition is required to have a 1-hour fire-resistance rating. Existing door is not fire-rated. Door frame is UL-labeled.	Install fire-rated door in existing frame	2,000		2,000			
47	Corridor C-111	b.	175.255	Fire wall is required to separate portions of the building into fire areas. The 2-hour fire wall shall be continuous to the underside of the deck above.	Provide a 2-hour fire wall extending to underside of deck above	5,000				5,000	
48	OMIT	c.		OMIT	OMIT	0					
49	Classroom 13	a.	185.370m6A	Exit doors shall be of stable construction to provide an effective retardant to the passage of fire, smoke or gases. Existing door light glass is loose.	Secure glass in door light	700		700			
50	Corridor C-101 & C-102	b.	185.320c2B; 185.390g3C	Interior corridor 300 or more feet in length shall be divided into sections not to exceed 300 feet in length by smoke partitions having a 1/2-hour fire resistance rating. Corridor exceeds the allowable length limit.	Install 1/2-hour rated doors in existing door frame and extend wall to underside of deck above	10,000		10,000			
51	Corridor C-106, Corridor C-108, Corridor C-108A	b.	175.410g	Doors located as part of the means of egress are required to swing in the direction of travel. The doors do not swing in the direction of travel and create a dead-end corridor.	Replace existing door and frame with doors that swing in the direction of exit travel.	21,000		21,000			
52	Science Classroom 14	b.	185.3904Biii	Special educational room is not enclosed with 30-minute fire-rated walls that extend to underside of deck above. This condition compromises the required fire separation.	Extend walls to underside of deck above to achieve fire-rated separation	25,000				25,000	
53	Classroom 10	b.	185.370m7C	Door does not latch, therefore it is not self-closing as required.	Adjust door closer and /or door to allow door to latch	700		700			
54	Classrooms 9, 10, 11, 12	a.	185.370m6B; 185.370m7B	Interior exit door to corridor shall be self-closing and self-latching. Hold open device prevents the door from self-closing and self-latching compromising the required fire separation.	Remove hold open devices	0					
55	OMIT	c.		OMIT	OMIT	0					
56	Outside	b.	180.60/890.1130f; 175.730; 185.610	Freeze proof sill cook with threaded outlet does not have a vacuum breaker.	Provide freeze proof sill cook with vacuum breaker.	7,200			7,200		
57	Toilet Rooms: 37, 38, 42,44, Barker 53, Kelly 54	b.	175.730 / 890.680e	Lavatory faucet does not have a thermostatic mixing valve to temper the hot water and prevent scalding.	Provide thermostatic mixing valve for the lavatory.	8,400			8,400		
58	Multiple Rooms	b.	175.730 / 890.680e	Sink faucet does not have a thermostatic mixing valve to temper the hot water and prevent scalding.	Provide thermostatic mixing valve for the sink.	9,600			9,600		
59	Toilet Rooms: 37, 38, 6a, Rosic 48	b.	175.730 / 890.1370; 185.610 / 890.1370	Public toilet room does not have a floor drain. At least one floor drain shall be located in every restroom having a masonry or concrete floor except those for private use. This prevents waste water from contaminating adjacent areas.	Provide floor drain.	36,600			36,600		
60	JC 43, Boiler Room 4	b.	175.730 / 890.1130f; 185.610 / 890.1130f	Mop sink / service sink faucet with threaded outlet does not have a vacuum breaker.	Provide faucet with vacuum breaker.	1,500			1,500		
61	Boiler Room 4	b.	185.610 / 890.1130f	Hose bib with threaded outlet does not have a vacuum breaker.	Provide hose bib with vacuum breaker.	600			600		
62	Boiler Room 35A	b.	175.730 / 890.1130g7	Water heater is not equipped with an expansion tank.	Install an expansion tank.	3,000			3,000		
63	Toilet room 22, 31A, 37, 38, 42, 44, Barker 53, Kelly 54	b.	175.730 / IAC 400.310; 185.610 / IAC 400.310	ADA Lavatory does not have protective covers on supplies.	Provide protective covers for plumbing under the lavatories.	3,250			3,250		
64	Office 3B, PE Office 3A, Office 101	b.	175 / IMC-401.2; 185 / IMC-401.2	Occupants do not have outside air provided to the space by a mechanical ventilation system.	Provide outside air to the space via fan coil unit with hot water heat (no air conditioning).	32,400				32,400	
65	Classrooms 29, 30, 32, 33, 39,40, 41	b.	175.574 and 175.507	Existing unit ventilator are over 50 years old and are beyond their useful life expectancy. If the systems fail, the spaces served by these units will not be able to be properly heated and ventilated.	Replace existing unit ventilator.	216,000		216,000			
66	Boiler room 4 & 35A	a.	175.586 g; 185.485 G	Existing "gas main shut off" signage for boilers is too small to read in an emergency.	Replace the sign with an appropriately sized sign.	500				500	
67	Office 21A	b.	185.457 / IMC-401.2	Occupants do not have outside air provided to the space by a mechanical ventilation system.	Provide outside air to the space.	8,400				8,400	
68	Pass 31, ESL 102, Office 103	b.	175.586 g	Occupants do not have outside air provided to the space by a mechanical ventilation system.	Provide outside air to the space via fan coil unit with hot water heat (no air conditioning).	32,400				32,400	
69	Corridors	b.	NFPA 101	A smoke detector is missing. Smoke detectors are required corridors of occupancies that are used for Day Care.	Install a new smoke detector.	23,600			23,600		
70	Kitchen 3C, Exterior	b.	185.510, NEC	Receptacle does not have GFCI protection. Receptacles within 6 feet of a sink or drinking fountain shall have GFCI protection for occupant safety. Receptacles located outdoors shall have GFCI protection as well.	Replace receptacle with GFCI type receptacle.	400				400	
71	Exterior	b.	185.510, NEC	Outdoor receptacle has missing or broken cover plate.	Install while in-use weatherproof cover plate.	200				200	
72	Classroom 27, Classroom 28, Office 50A, Elec 78	b.	185.395; 175.460	Fire detector is missing. Fire detectors are required in storage areas and mechanical rooms not protected by an automatic sprinkler system.	Install a smoke detector	4,800			4,800		
73	Music Room 34, Classroom 54, Classroom 53, Classroom 52, Classroom 48, Classroom 46	b.	185.395d3, 175.470	There is no manual fire alarm station at the exit door. A manual fire alarm station shall be located within 5'-0" of the exit passageway in accordance with NFPA 72.	Install a new manual fire alarm pull station.	5,600			5,600		
74	Boys Toilet 80	b.	NEC110	The occupancy sensor wall switch cover plate is loose. Per the NEC, live parts shall be guarded against accidental contact and physical damage.	Replace the cover plate.	100				100	
75	Corridor C-101, Cust Office 21, Storage 45	b.	185.510; 175.610; NEC110	There is not adequate working clearance in front of electrical equipment due to owner's storage items. Access to electrical equipment must be maintained for maintenance.	Relocate storage items to a new location. Mark the floor showing the NEC required working clearance in front of the equipment.	300				300	
76	Classroom 51, Comp Lab 49	b.	185.395c2D, 175.460a1	A smoke detector is missing. Smoke detectors are required in computer rooms and hub closets not protected by an automatic sprinkler system.	Install a new smoke detector.	2,400			2,400		
77	Library 50	b.	185.370a6, 175.480, 180/PM:702.5	The exit sign is damaged. Illuminated exit signs and directional exit signs shall be installed at every required exit doorway, and must be connected to a battery or electrical back-up system.	Replace with a new illuminated exit sign.	400				400	
78	Boiler Room 4, Elec 78	b.	185.510; NEC 250	The grounding electrode system is incomplete. The electrical services should be bonded to the incoming water services for a NEC grounding electrode system.	Install grounding electrodes from both electrical services to the incoming water service.	18,000				18,000	
79	Staff Lounge 2	b.	185.370a6, 175.480, 180/PM:702.5	There is no exit sign at the exit door. Illuminated exit signs and directional exit signs shall be installed at every required exit doorway, and must be connected to a battery or electrical back-up system.	Install a new illuminated exit sign.	1,200				1,200	
80	1997 Stage 36D and adjacent storage rooms (Rooms 36 B, C, E & F)	b.	105 ILC5 5/22-23; BOCA 93- 302.1.1; BOCA 93-412.6	Spaces are not protected with a wet pipe sprinkler system as required by code.	Provide new wet pipe sprinkler system to fully protect these areas.	125,000					125,000
81	Main Office/building	c.	17-211	Areas of the existing building do not have intercom coverage, line of sight is not clear to the front of the building and the front door. Access control is needed to prevent entry to the rest of the building from the front office.	In order to help assure the continued safety of all students, the front office needs minor reconfiguration. The work includes removal of a drywall partition, installation of an exterior window, door access control, full coverage of the intercom system, a new door, security cameras, an ai-phone system and the retrofit of existing office door frames and hardware.	117,375		117,375			

Subtotal	1,238,825	23,700	585,475	106,550	324,900	198,200	
10% Contingency	123,883	2,370	58,548	10,655	32,490	19,820	
10% Architect/Engine Fees	123,883	2,370	58,548	10,655	32,490	19,820	
Grand Total	1,486,590	28,440	702,570	127,860	389,880	237,840	
Funding Sources:							
Bonds			702,570	127,860	388,560	38,880	1,257,870
Reserves	28,440				1,320	198,960	228,720
		28,440	702,570	127,860	389,880	237,840	1,486,590

Total
1,238,825
123,883
123,883
1,486,590

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1	Staff Lounge 118, Science Lab 151	b.	175.260c, 175.285a2C	The required 3/4-hour fire-rated door and frame are not fire-rated.	Install 3/4-hour fire-rated door and frame	7,500		7,500			
2	Classroom 137, 139, 163, 172, 181, 182, 184, 281, 288, JC 131, Corridor C-103, Corridor C-202	a.	185.370m7B	Interior exit doors located in walls serving as a required separation are required to be self-closing. No hold open feature or devices shall be permitted. Doors have hold-open device preventing the door from closing.	Remove hold open object to maintain door closed	0					
3	Staff Lounge 118	a.	175.410c; NFPA101 1997-5-1.9.1; 185.370b4D	Floor mounted door stop is in the path of egress and creates a tripping hazard	Remove floor mounted door stop	0					
4	Storage 105, Storage 106, Storage 115A	b.	175.260d, 175.285a2B, 175.285a	The required 1-hour fire-rated door and frame are not fire-rated. Door is also missing the required closer	Install 1-hour fire-rated door and frame	9,000		9,000			
5	Storage 106, Storage 149, Storage 153A, Storage 155A	b.	Boca PM 305.3	Ceiling tile shows signs of an active roof leak.	Replace stained acoustical ceiling panels	1,200				1,200	
6	Office 100, Corridor C-106, Men's 101, Women's 127, Multi Purpose Rm 122, Office/Stor 123, Stage 120	b.	175.285a1	Doors and frames located in fire walls are not fire-rated therefore the fire area separations are not met	Install 3-hour fire-rated doors and frames	35,000		35,000			
7	Staff Lounge 118, School Office 100, Multi Purpose Room 122	b.	175.285a	Interior exit door to corridor has a closer with a hold-open device, therefore the door is not self-closing.	Replace door closer	5,600		5,600			
8	Custodial Office/Storage 123	a.	175.285a	Door in fire wall shall be self-closing and self-latching. Hold open device prevents the door from self-closing and self-latching compromising the required fire separation.	Remove hold open devices	0					
9	Custodial Office/Storage 123, Stage 120	b.	175.285a	Door in fire wall shall be self-closing and self-latching. Double door leaves stick together preventing the door from self-closing and self-latching and compromising the required fire separation.	Adjust door closer and /or door to allow door to close	1,400		1,400			
10	School Office 100	b.	175.285a1	Borrowed lights in fire wall have unlabeled glazing therefore the fire area separations are not met	Replace glazing with fire-rated glass	700		700			
11	Corridor C-106	b.	175.410g	The swing direction of the pair of doors at the corridor creates a dead-end corridor and will impede egress in the event of an emergency.	Replace existing door with double-egress doors and frame	5,000		5,000			
12	OMIT	c.		OMIT	OMIT	0					
13	OMIT	c.		OMIT	OMIT	0					
14	OMIT	c.		OMIT	OMIT	0					
15	OMIT	c.		OMIT	OMIT	0					
16	Storage 103	b.	175.260d, 175.285a2B	The required 1-hour fire-rated door and frame are not fire-rated.	Install 1-hour fire-rated door and frame	2,500		2,500			
17	Boiler Room 107 (door between Boiler and Storage 111)	b.	175.260e, 175.285a2A	The required 2-hour fire-rated door is not fire-rated. Frame is UL-rated.	Install 2-hour fire-rated door	2,000		2,000			
18	Storage 111	b.	175.410c	Immediate step down at the door causes a tripping hazard	Eliminate the step by building a ramp	8,000					8,000
19	Kitchen 115 (door to Multi Purpose Room 122)	b.	175.285a	One leaf of the double door in a fire-rated partition rubs against the frame (at the head) therefore the door is not self-closing and self-latching compromising the required fire separation	Adjust door closer and door	700		700			
20	Kitchen 115	b.	NFPA101 1997-5-2.1.4.5	Interior exit door requires excessive force to pull it open making the evacuation of the room difficult	Adjust door closer	300		300			
21	Multi Purpose Room 122	b.	175.285, 185.370m6Biv	Interior exit doors are missing the required vision panels	Install vision panel at the door	5,000		5,000			
22	Stage 120	b.	175.410i	Door is missing the required panic hardware and a latch bolt is present	Either install the panic hardware or remove the latch and lock from the door	2,400		2,400			
23	Stage 120	b.	175.285a	Closer arm rubs against the door frame while the door is closing	Adjust/repair the closer and/or the door hinges	500		500			
24	Storage 125A, 125B, 125C, 125D, 225C, Stair 125-1, Stair 125-2, Weight Room 225	b.	AHERA	Asbestos floor tile are cracked and pieces of them are missing	Abate and properly dispose of asbestos floor tiles and install new VCT	47,000					47,000
25	Storage 149, Storage 155A	b.	175.260d, 175.285a2B	The required 1-hour fire-rated door is not fire-rated. Frame is UL-rated.	Replace 1-hour fire-rated door in existing frame	4,000		4,000			
26	Corridor C-105	b.	175.285a1	Door in fire wall is missing. Fire area separation is not met.	Install 3-hour fire-rated doors and frame	5,000		5,000			
27	Prep Room 153 (to Science Lab 151)	b.	175.285a	Door in a fire-rated partition sticks on frame therefore it is not self-closing	Adjust door closer and /or door to allow door to close	700		700			
28	OMIT	c.		OMIT	OMIT	0					
29	Classrooms 180, 185, 187, 280, 284, 290	b.	185.370m6C; 185.370m7B	Interior exit door has hold-open device hardware attached to the door. Interior exit door is required to be self-closing and self-latching and cannot have any hold-open devices.	Remove hold-open device hardware	0					
30	Storage 155A, Storage 106	b.	175.210, Boca PM 305.3	Portions of existing CMU are loose and there are mortar joint cracks.	Remove cracked CMU and point mortar joints	6,000				6,000	
31	Prep Room 153 (to Corridor C-105)	b.	175.260c, 175.285a2C	The required 3/4-hour fire-rated door is not fire-rated. Frame is UL-rated.	Replace door with 3/4-hour fire-rated door in existing frame	2,000		2,000			
32	Vestibule V-105	a.	175.410c, 185.370m2Ai	U-shaped door locks located on exit door can impede safe egress of occupants in an emergency	Remove all U-shaped door locks	0					
33	OMIT	c.		OMIT	OMIT	0					
34	Stair 125-1, Stair 125-2	b.	185.390h2E, 185.370m6Biii	The existing door glazing is not wired and do not have a safety label	Replace glazing with glass bearing a label designation	4,200		4,200			
35	Boy's Locker Room 132, Girl's Locker Room 134	a.	185.370m7B	Door in a smoke partition shall be self-closing and self-latching. Hold open device prevents the door from self-closing and self-latching	Remove hold open devices	0					
36	Storage 125E	b.	185.370m7B	Door in a smoke partition shall be self-closing and self-latching. Double door leaves stick together preventing the door from self-closing and self-latching	Adjust door closer and /or door to allow door to close	700		700			
37	Gymnasium 125	b.	185.370m7C	Door latch is in disrepair not allowing the door to latch properly	Repair the door latch	300		300			
38	OMIT	c.		OMIT	OMIT	0					
39	Stair 125-1, Stair 125-2	b.	185.370c12B	Stair required to have handrails on both sides only has handrail on one side	Install handrail on missing side	20,000				20,000	
40	OMIT	c.		OMIT	OMIT	0					
41	OMIT	c.		OMIT	OMIT	0					
42	Stair 125-2	b.	185.390i	Portions of existing CMU are loose and there are mortar joint cracks.	Remove cracked CMU and point mortar joints	3,000				3,000	
43	Corridor C-200	b.	185.370b4C	Headroom at recessed drinking fountain is below the minimum required of 6'-6" above finished floor	Remove gyp bd soffit to increase headroom clearance	2,500				2,500	
44	Office 269	a.	185.370b4D	Floor cover strip over wires on the floor cause a tripping hazard	Remove floor cover and re-route wiring	2,000				2,000	
45	Wall between Corridor C-100 & Corridor C-106	b.	175.285a1	Fire wall does not extend to underside of deck above. This condition compromises the required 2-hour fire separation.	Extend walls to underside of deck above, fire-seal top of wall and penetrations	25,000				25,000	
46	Corridor C-105, Corridor C-106	b.	175.275, 175.260c, 175.260d, 175.260e	Corridor walls have unsealed pipe and conduit penetrations. These conditions compromises the required 30 minute; 3/4-hour; 1-hour and 2-hour fire separations	Fire-seal wall penetrations	10,000				10,000	
47	Storage 105	b.	175.260d	Storage wall has unsealed penetrations, compromising the required 1-hour fire separation required	Fire-seal wall penetrations	3,000				3,000	
48	Corridor C-103, Corridor C-104, Corridor C-105-1, Corridor C-202	b.	185.390g5Bii	Corridor walls do not extend to underside of deck above. Top of wall is not sealed and there are also unsealed pipe penetrations. These conditions compromise the required 30-minute fire separation.	Extend walls to underside of deck above, fire-seal top of wall and fire-seal pipe penetrations	100,000				100,000	
49	Stair 125-2	b.	185.370c2, 185.390h2Ci	Wall at stairwell has an opening. This condition compromises the required 3/4-hour fire separation	Fill in the opening and fire seal any penetrations	3,000				3,000	

50	Corridor C-102	b.	185.220	Fire wall is not sealed at the top. This condition compromises the required 2-hour fire separation	Fire-seal top of fire wall	7,500				7,500	
51	Wall between Corridor C-102 & Corridor C-103	b.	185.220	Fire wall has unsealed penetrations. This condition compromises the required 2-hour fire separation	Fire-seal fire wall penetrations	3,000				3,000	
52	Corridor C-101, Corridor 200	b.	185.390g5Bii	Corridor walls have unsealed penetrations. This condition compromises the required 30-minute fire separation	Fire-seal wall penetrations	20,000				20,000	
53	Stair B (at Office 167), Corridor C-201 (at Storage 261A)	b.	175.265	Top of stairwell wall is not sealed and there are also unsealed penetrations. These conditions compromise the required 1-hour fire separation	Fire-seal top of wall and fire-seal penetrations	6,000				6,000	
54	Stair D (between Stair and Corridor C-202)	b.	185.370c2	Top of stairwell wall is not sealed. This condition compromises the required 3/4-hour fire separation	Fire-seal top of wall	3,000				3,000	
55	Corridor C-202, Stair C	b.	175.285a1	Fire wall is not sealed at the top. This condition compromises the required 2-hour fire separation	Fire-seal top of fire wall	3,000				3,000	
56	Classrooms 163, 165, 172, 181, 187, 280, 281, 284, 290, Corridor C-202, Stair D	b.	185.370m6Bi	Interior exit doors located in walls serving as a required separation do not latch. Therefore, the doors are not self-closing and self-latching as required and the fire-resistance rating is not met.	Adjust door closer and /or door to allow door to close	8,400		8,400			
57	Weight Room 225	b.	185.390g4Biii	Top of wall is not sealed. This condition compromises the required 30-minute fire separation	Fire-seal top of wall	3,000				3,000	
58	Storage 133A, 133B, 133D	b.	185.380c10F	Storage room doors shall be of substantial, stable construction to provide an effective retardant to the passage of fire, smoke or gases when in the closed position. Existing door is splintered and delaminated.	Replace door with a 30-minute fire-rated door.	10,500		10,500			
59	Music Room 135, Janitor Closet 181A	b.	185.370m6Bi	All interior exit doors shall be self-closing and self-latching. The existing door does not have a closer therefore compromising the fire-resistance separation.	Install door closer	2,100		2,100			
60	Stair D, Vestibule V-104	b.	185.370b4D	Floor surfaces must be free from any irregularities or other qualities which would increase unnecessarily the possibility of tripping, stumbling or falling. The recessed mat has been removed and the recessed frame that remains creates a tripping hazard.	Infill depression within the recessed frame to create a level floor surface or provide a recessed mat	5,000				5,000	
61	OMIT	c.		OMIT	OMIT	0					
62	Corridor C-102	b.	185.380c9	The swing direction of the pair of doors at the corridor creates a dead-end corridor and will impede egress.	Replace existing door with double-egress doors and frame	5,000		5,000			
63	Vestibule V-104, Music Room 135, Classroom 137	b.	185.370m6A	All interior exit doors shall be of substantial, stable construction to provide an effective retardant to the passage of fire, smoke or gases when in the closed position. Existing door is splintered and delaminated.	Replace door with a 30-minute fire-rated door.	9,000		9,000			
64	Classroom 161	b.	185.370m6Bi	Interior exit doors located in walls serving as a required need to be self-closing and self-latching. Bottom of door rubs against floor finish and does not latch.	Adjust door closer and /or cut bottom of door to allow door to close	1,400		1,400			
65	Roof Areas B, C, D, E, F, G, H and I	b.	185.390L	Existing roofing system is allowing water to infiltrate into the building and is beyond its useful life cycle. This condition is creating a potentially hazardous condition that may lead to the growth of mold.	Replace the existing roofing section with a new water tight system.	1,335,000	218,764	372,620	546,429	197,187	
66	OMIT	c.		OMIT	OMIT	0					
67	Outside	b.	175/730/890.1130f; 185.610 / 890.1130f	Freeze proof sill cook with threaded outlet does not have a vacuum breaker.	Provide freeze proof sill cook with vacuum breaker.	7,200				7,200	
68	Toilet Rms: 114,116,117,136,130,174,176,226A,281,287, Nurse 110, Boys Locker 132, Girls Locker 134	b.	175.730 / 890.680e; 185.610 / 890.680e	Lavatory faucet does not have a thermostatic mixing valve to temper the hot water and prevent scalding.	Provide thermostatic mixing valve for the lavatory.	13,200				13,200	
69	Staff lounge 118, Nurse 110, Kitchen 113A, Science Lab 151, 155, Classroom 181	b.	175.730 / 890.680e; 185.610 / 890.680e	Sink faucet does not have a thermostatic mixing valve to temper the hot water and prevent scalding.	Provide thermostatic mixing valve for the sink.	18,000				18,000	
70	Toilet Room in Nurse's Office 110	b.	185.610 / 890.1370	Public toilet room does not have a floor drain. At least one floor drain shall be located in every restroom having a masonry or concrete floor except those for private use. This prevents waste water from contaminating adjacent areas.	Provide floor drain.	7,200			7,200		
71	Toilet 137A	a.	175.730 / 890.650	Water closet seat is missing.	Install water closet seat.	250			250		
72	Toilet Rooms: 281, 287	b.	185.610 / IAC 400.310	ADA Lavatory does not have protective covers on supplies.	Provide protective covers for plumbing under the lavatories.	1,000			1,000		
73	Office 172A	b.	185.457 / IMC-401.2	Occupants do not have outside air provided to the space by a mechanical ventilation system.	Provide outside air to the space via a fan coil unit with hot water heat.	11,000					11,000
74	Roof	b.	175.556, 558, 560, 564 & 570, 185.460	Existing exhaust fans are relatively old. Existing exhaust fans are over 50 years old and are beyond their useful life expectancy. If the systems fail, the spaces served by these units will not be able to be properly ventilated.	Replace existing exhaust fan.	101,000		101,000			
75	Above Corridor Ceilings	b.	185.405 & 185.457	Six existing air handlers are 50 years old and are beyond their useful life expectancy. If the systems fail, the spaces served by these units will not be able to be properly heated and ventilated.	Replace six existing air handlers (for gym, weight room, locker rooms, music rooms and corridors) with roof mounted air handling units.	230,000		230,000			
76	Corridor C-102, Receiving 115B	a.	185.370a6, 175.480	There is no illuminated exit sign at doorway. Illuminated exit signs and directional exit signs shall be installed at every required exit doorway, and must be connected to a battery or electrical back-up system.	Install a new illuminated exit sign.	2,500				2,500	
77	Corridor C-102, Corridor C-100, Stage 120	a.	185.370a6, 175.480	The existing exit sign is broken / damaged. Illuminated exit signs and directional exit signs shall be installed at every required exit doorway, and must be connected to a battery or electrical back-up system.	Replace with a new illuminated exit sign.	1,500				1,500	
78	Media Center 124, Receiving 115B	a.	185.395d3, 175.470	There is no manual fire alarm station at the exit door. A manual fire alarm station shall be located within 5'-0" of the exit passageway in accordance with NFPA 72.	Install a new manual fire alarm pull station.	2,000			2,000		
79	Stair C, Corridor C-102, Corridor C-100, Multipurpose Rm 122	a.	185.510; 175.610; NFPA72	Smoke detector is missing. Smoke detectors are required within 5'-0" on each side of a door with door hold open devices connected to a fire alarm system.	Install a new smoke detector.	5,000			5,000		
80	Boiler Room 107	a.	185.510; 175.610; NEC110	There is not adequate working clearance in front of electrical equipment due to mechanical equipment. Access to electrical equipment must be maintained for maintenance.	Relocate the panel to a location within the boiler room (TBD) that give the panel proper working clearance and clearance above the panel.	6,000					6,000
81	Elec Rm 109	a.	185.510; 175.610; NEC 250	The grounding electrode system is incomplete. The electrical service should be bonded to the incoming water services for a NEC grounding electrode system.	Install grounding electrode from the electrical service to the incoming water service. Provide a bonding jumper across the water meter.	7,200				7,200	
82	Exterior	a.	185.510; 175.610; NEC	Outdoor receptacle has missing or broken cover plate.	Install while in-use weatherproof cover plate.	100				100	
83	Exterior, Science Lab 151, JC 135B, Science Lab 263	a.	185.510; 175.610; NEC	Receptacle does not have GFCI protection. Receptacles within 6 feet of a sink or drinking fountain shall have GFCI protection for occupant safety. Receptacles located outdoors shall have GFCI protection as well.	Replace receptacle with GFCI type receptacle.	2,500				2,500	
84	Prep Room 153, Kitchen 115, JC 131, Copy Room 168, Corridor C-103, Storage 225B	a.	185.510; 175.610; NEC110	There is not adequate working clearance in front of electrical equipment due to owner's storage items. Access to electrical equipment must be maintained for maintenance.	Relocate storage items to a new location. Mark the floor showing the NEC required working clearance in front of the equipment.	1,800				1,800	
85	Stage 120 (under stage), Stor 133D & 125F, JC in Men's Toilet 176, Office 264A, Business Office 262	a.	185.395; 175.460	Fire detector is missing. Fire detectors are required in storage areas and mechanical rooms not protected by an automatic sprinkler system.	Install a smoke detector	14,200			14,200		
86	Science Lab 151, Music Room 147, Music Room 135	a.	185.510; 175.610; NEC110	The wiring device cover plate is loose. Per the NEC, live parts shall be guarded against accidental contact and physical damage.	Replace the cover plate.	250				250	
87	Office 141A	a.	185.395c2D, 175.460a1	A smoke detector is missing. Smoke detectors are required in computer rooms and hub closets not protected by an automatic sprinkler system.	Install a new smoke detector.	1,200			1,200		
88	Multipurpose Room 122 (mech mezzanine)	b.	185.510; 175.610; NEC	The power cord for the scoreboard is run through the wall and plugged into a receptacle in the mechanical mezzanine above. Plug in SO cords are not listed for this type of installation.	Install a receptacle at the scoreboard inside the Multipurpose Room.	350				350	

89	Multipurpose Room 122 (mech mezzanine)	a.	185.395; 175.470	Audible fire alarm signal is missing. Audible fire alarm notification required in all occupied parts of the school as well as boiler rooms, auditoriums, gymnasiums, cafeterias, swimming pool rooms, locker rooms, shower rooms, music practice rooms, vocational shops, and similar areas with high noise levels.	Install a new audible visual fire alarm notification device.	1,200				1,200		
90	Media Center 124	a.	175.470f	The fire alarm manual pull station is damaged. Manual pull stations are required in the natural path of escape from fire.	Replace the fire alarm manual pull station.	400				400		
91	Weight Room 225	a.	185.510; 175.610; NEC110	There is exposed wiring in the existing junction box. Per the NEC, live parts shall be guarded against accidental contact and physical damage.	Install a blank cover over the junction box.	100					100	
92	Classroom 290	b.	185.510; NEC	There is a plug in strip mounted on the radiator. This type of equipment is not listed to be attached to radiators or any other type of mechanical equipment.	Remove the plug strip.	100					100	
93	Storage 262C	a.	185.510; NEC110	The panel working clearance is blocked by the IDF rack. Access to electrical equipment must be maintained for maintenance.	Relocate the panel so that proper clearance can be maintained.	10,000						10,000
94	Main Office/building	c.	17-211	Areas of the existing building do not have intercom coverage, line of sight is not clear to the front of the building and the front door. Access control is needed to prevent entry to the rest of the building from the front office.	In order to help assure the continued safety of all students, the front office needs minor reconfiguration. The work includes removal of a partition, installation of a new door, door access control, full coverage of the intercom system, security cameras, an ai-phone system and the retrofit of existing office door frames and hardware.	141,640			141,640			

Subtotal	2,333,990	218,764	976,160	617,279	439,787	82,000	2,333,990
10% Contingency	233,399	21,876	97,616	61,728	43,979	8,200	233,399
10% Architect/Engine Fees	233,399	21,876	97,616	61,728	43,979	8,200	233,399
Grand Total	2,800,788	262,517	1,171,392	740,735	527,744	98,400	2,800,788

Funding Sources:							
Bonds		53,217	1,171,392	740,735	501,464	28,800	2,495,608
Reserves		209,300			26,280	69,600	305,180
		262,517	1,171,392	740,735	527,744	98,400	2,800,788

Total

2,333,990

233,399

233,399

2,800,788

2,495,608

305,180

2,800,788