

John G. Conyers Learning Academy
Top 10 Urgent Safety Items

Bldg	Priority	Location	Rule Violated	Description of the Violation	Recommendation to Correct Violation	Quantity	Cost/Unit	Estimated Cost	Category
CLA	A (Urgent)	Roof Areas 1A-1D, 3A, 5 - 7, 8A, 8B & 10A-10C	PM 304.7	The existing roof systems have reached (and exceeded) the end of their service life. Ongoing leaks and patching, surface deterioration, blistering and open laps will continue to allow moisture to penetrate into the roof substrate and cause interior damage. Further deterioration will compromise the structural integrity of the building.	Remove existing roof and replace with new roof system appropriate for use over existing structure and traffic conditions.	77,825	\$26.98/SF	\$2,100,000	Roofing
CLA	A (Urgent)	Throughout Building	IDPH 890.1210(a)	Existing galvanized piping is deteriorating and has excessive amount of rust. Hot and cold galvanized piping is deteriorating and is no longer capable of sustaining potable water at required pressures.	Replace old piping with copper piping and provide new ball valves for adequate shut-off.	1	\$220,000/EA	\$220,000	Plumbing
CLA	A (Urgent)	Classroom(s) 102, 103, 104, 106, 107, 154, 155, 156, 157, 158, 159, 161, 202, 203, 205, 206, 208, 210, 252, 254, 256, 257, 259, 261; Corridor (adj to Service D-112 & Classroom 158); Corridor(s) C100, C101, C104, C104A, C109B, D-102; Workroom; Conference 140E; Therapy 130; Assessment Rm 129; Main Office 140; Multi-Purpose 143; Office 140C, 140B, 140A, D-106, D-107, D-108a, D-109; Therapy 125, 127B, 128; Sensory 126; Laundry; Staff Lunch Room D-108; Cust 152; Small Grp Therapy 153; Toilet 154A; Vestibule (adj to Elev 116); Motor Room 207; Stair S102; Grp Meeting 253B; Isolation 254C; Clinicians 253C; Timeout 253A; PTA/Conf 219;	PM 305.3	Sagging, deteriorated ceiling tiles.	Remove and replace sagging and deteriorated ceiling tiles.	32,366	\$5.47/SF	\$176,900	Architectural Maint./Repair

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CLA	A (Urgent)	Stage 195; Workshop D-103; Office D-128, D-131	175.275.b	Improper/inadequate fire separation.	Improve fire rating. Infill borrowed lights in Workshop D103 and Bike storage D131, Replace under stage door, Infill, Extend wall in Storage 128	2,050	\$49.32/SF	\$101,100	Fire-Protection
CLA	A (Urgent)	North Wing of Building	175.470 BOCA-F 503.5	Fire alarm signaling devices are not ADAAG type.	Replace with ADAAG type fire alarm signaling devices.	4	\$20,000/EA	\$80,000	Electrical
CLA	A (Urgent)	Staging Area D-113; Office D-114; Storage D-145; Boiler Room 113; Corridor (adj to Stage 195)	PM 304.14, PM 304.16	Exterior hollow metal frames are old, rusted and deteriorated.	Replace exterior hollow metal doors, frames and hardware. Weatherstrip and provide new threshold.	2 Single(s) 4 Pair(s)	---	\$64,800	Exterior Walls
CLA	A (Urgent)	Entire Building	175.480b BOCA-F 610.1	Inadequate/old emergency lighting units along path of egress.	Provide new and/or replace existing emergency lighting unit.	78	\$771/EA	\$60,100	Electrical
CLA	A (Urgent)	Corridor(s) (adj to Storage 195d, 195b); Stair S100, S101, S102; Ext Stair (adj to Storage 195d); Stairs (adj to Corridor C104A)	IAC 400.310f), PM 305.5, 702.9	Improper handrail/guardrail configuration.	Install new painted steel handrails and guards that are compliant with IAC including the required landing extensions.	7 Sets of Stairs	---	\$55,500	Accessibility
CLA	A (Urgent)	Corridor (adj to Office D-107)	PM 702.7	Dead-end corridor.	Extend corridor thru lunch Room D108 and add door to Staging Area D113	1	\$54,500/EA	\$54,500	Fire-Protection
CLA	A (Urgent)	Corridor C101, C104A, C105A; Corridor(s) (adj to Resource 120, Kitchen 196a); Workshop D-103; Entry D-101; Storage 110B, D-143; Office 196e; Vestibule (adj to Gymnasium/Auditorium 196); Stair S101; Ex Lobby 197; Stair S102	PM 704.1, 704.2	Doors are not in good operating condition, do not close/latch properly is ineffective as a barrier to resist the movement of smoke.	Adjust and repair doors, frames and hardware. Replace if they cannot be repaired.	13	\$4,169/EA	\$54,200	Fire-Protection

Subtotal Urgent Top 10:	\$2,967,100	31%
Other Urgent:	265,200	3%
Required:	4,114,700	43%
Recommended:	1,969,300	21%
Beyond Life Safety:	195,000	2%
TOTAL:	\$9,511,300	100%

Priority

- A. Urgent ("immediate hazard to the safety of students"): Must be corrected as soon as achievable within one year.
- B. Required: Must be corrected within five years.
- C. Recommended: These items are not required by code.