

Central Road School
Top 10 Urgent Safety Items

Bldg	Priority	Location	Rule Violated	Description of the Violation	Recommendation to Correct Violation	Quantity	Cost/Unit	Estimated Cost	Category
CR	A (Urgent)	Entire Building	Recommended BOCA-F 503.5	The existing fire alarm is obsolete and inadequate. System is not expandable to accept additional zones, audio and visual signaling devices.	Replace entire system and all components with new code approved fire alarm system. Replacement is recommended. Parts for repair are not available. System has been discontinued.	1	\$113,300/LS	\$113,300	Electrical
CR	A (Urgent)	HS Area "C" - concrete sidewalks and entrances	PM 303.3	Sporadic cracking, spading and missing pieces in panels; missing joint sealers. These conditions pose tripping hazards for users. Heaved and settled areas in asphalt pavement. These conditions present safety dangers to users and students. ADA: non-compliant entrance ramp; non-compliant handrail end.	Cut out and remove portions of deteriorated or settled sidewalk panels; mudjack panels where possible. Repour new 4-inch thick concrete sidewalk slabs and curbs, aligned with adjacent surfaces. Install joint sealant and make repairs to asphalt pavement to provide safe conditions and finishes. Replace ramp and modify handrails to be ADA-compliant.	1	\$70,000/LS	\$70,000	Site / Hardscape
CR	A (Urgent)	Toilet Room	IDPH 890.810(2)(C)	Toilet Room does not have proper hand washing fixture located within room.	Provide approved hand washing fixture within Toilet Room.	4	\$10,500/EA	\$42,000	Plumbing
CR	A (Urgent)	Toilet Room	IDPH 890.810(2)(c)	Toilet Room does not have proper hand washing fixture located within room.	Provide approved hand washing fixture within Toilet Room.	4	\$10,500/EA	\$42,000	Mechanical
CR	A (Urgent)	Admin. Off. 101; Conf. 114; Music 128; Classroom(s) 147, 150, 153, 155, 157, 205, 208, 209; Ed. Off. 141,145; Media 146b; Music 128; Practice Rm. 130; Multi-Purpose 131; Corridor 132; Vest.(near Corridor 132); Corridor 162; LRC-Off. 140; Stor. 143; Stora	PM 305.3	Wet, stained ceiling tiles.	Resolve cause of staining or wetness. Remove and replace stained or wet ceiling tiles.	12	\$2,658/LOC	\$31,900	Architectural Maint./Repair

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CR	A (Urgent)	Rework Toilet Room with Exposed Lavatories in Corridor	I PC 890.810(2)(C)	Lavatories do not located within the restroom area or in the hallways or vestibule.	Install drywall partitions to separate lavatories within the restroom area. Provide ceramic tile finish.	28	\$836/LF	\$23,400	Architectural Maint./Repair
CR	A (Urgent)	Area outside Gymnasium 123a	IAC 400.310f), PM 304.10, 702.9	The handrails are not present or missing presenting a safety hazard.	Install new painted steel handrails and guards that are compliant with IAC including the required landing extensions.	1	\$21,100/LOC	\$21,100	Accessibility
CR	A (Urgent)	Entire School	PM 305.3	Damaged ceiling tile.	Remove and replace damaged ceiling tiles.	3,265	\$5.48/SF	\$17,900	Architectural Maint./Repair
CR	A (Urgent)	LRC/Comp. 146, Mech. 118B, Stor. 220C, Teacher's Lounge 105, LRC 165, TV Studio 146a, Production 146b, Cust. Closet, Gymnasium 123a, Multipurpose Room 131, Care 110	BOCA-F 503.5	Fire alarm smoke detector missing.	Add additional fire alarm smoke detector.	23	\$752/EA	\$17,300	Electrical
CR	A (Urgent)	Mechanical 220a	Recommended	Water heater is deteriorating and is beyond normal life.	Replace water heater.	1	\$15,000/EA	\$15,000	Mechanical

Subtotal Urgent Top 10:	\$393,900	8%
Other Urgent:	118,200	2%
Required:	3,665,300	72%
Recommended:	352,100	7%
Beyond Life Safety:	560,000	11%
TOTAL:	\$5,089,500	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.