

**Frank C. Whiteley 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
FCW	A (Urgent)	Rework Toilet Room with Exposed Lavatories in Corridor	IPC 890.810(2)(C)	Lavatories do not located within the restroom area or in the hallways or vestibule.	Modify configuration to locate lavatories within the restroom area.	3	\$55,967/LOC	\$167,900	Architectural Maint./Repair
FCW	A (Urgent)	Entire Building	Recommended 175.470	The existing fire alarm is obsolete and inadequate.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	\$128,500/LS	\$128,500	Electrical
FCW	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.	6	\$10,500/EA	\$63,000	Plumbing
FCW	A (Urgent)	Instrument Rm. 140; Staff; Classroom(s) 106, 108, 117, 205, 206; Stair(near Classroom 100); Multi-Purpose Room; Vest.; Special Services 124; ESL 204; Gymnasium; Corridor(next to Classroom 101); Special Services 123	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.	14	\$2,871/EA	\$40,200	Fire-Protection
FCW	A (Urgent)	Entire Building	175.480b	Inadequate/old emergency lighting units along path of egress.	Provide new and/or replace existing emergency lighting unit.	52	\$771/EA	\$40,100	Electrical
FCW	A (Urgent)	Entire Building	PM 305.3	Damaged ceiling tile.	Remove and replace damaged ceiling tiles.	7001	\$5.47/SF	\$38,300	Architectural Maint./Repair

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FCW	A (Urgent)	Instr. Stor.; Art Stor. 128; Science Stor. 132; Multi-Purpose Rm.(from Music 138); Storage(next to Kitchen); Gym Stor. 133; Storage(from Art/Science Rm. 130); Stage door from Music 138, Jan. Clos.(outside Classroom 102); Science Stor. 132; Instr. Stor.; Instrument Rm.; Receiving Vest.; Receiving; Mech. Rm. 131; Jan. Clos.(near Mech. Rm. 131); Stor.(outside Classroom 102); AV Stor. 115B; 2nd Floor Cust./Stor.; 2nd Floor Cust.(between Clas	175.260.d, 175.285.a)b), 175.295a	Doors and frames are not rated for storage or other usage requiring a fire-rating.	Install B-labeled doors and frames with self-dosing devices.	20	\$1,860/EA	\$37,200	Fire-Protection
FCW	A (Urgent)	Mechanical Room 131	Recommended	VWter heater is deteriorating and is beyond normal life.	Replace water heater.	2	\$15,000/EA	\$30,000	Plumbing
FCW	A (Urgent)	Janitor's Closet	IDPH 890.700(d)	120° hot water is required to service sinks/mop basins.	Provide 120° hot water to service sinks/mop basins.	4	\$4,500/EA	\$18,000	Plumbing
FCW	A (Urgent)	Classroom(s) 103, Jan. Clos.fnear Classroom 102); Art/Science Rm. 130; 2nd Floor Corridor (between Classrooms 203 & 204)	PM 305.1, 305.3	Deteriorated wall due to moisture.	Resolve cause of moisture/leak, and seal/repair wall.	5	\$2,780/LOC	\$13,900	Architectural Maint./Repair

<b>Subtotal Urgent Top 10:</b>	<b>\$577,100</b>	<b>7%</b>
Other Urgent:	61,200	1%
Required:	4,292,100	49%
Recommended:	404,300	5%
Beyond Life Safety:	3,358,400	39%
<b>TOTAL:</b>	<b>\$8,693,100</b>	<b>100%</b>

**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.