

Gray M. Sanborn 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
GMS	A (Urgent)	Custodial Closets	185.46	Janitor's closet does not have an exhaust system for removal of objectionable odors.	Provide an exhaust system for the room.	4	\$54,750/EA	\$219,000	Mechanical
GMS	A (Urgent)	Entire Building	185 395d1 BOCA-F 503.5	The existing fire alarm experiences problems on a regular basis from old and antiquated components, resulting in system downtime. Fire alarm control panel is obsolete and inadequate.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	\$147,000/LS	\$147,000	Electrical
GMS	A (Urgent)	Classroom(s) 103, 106 and 20% ACT area	PM 305.3	Discolored ceiling tile.	Remove & replace affected tile(s).	13860	\$5.47/SF	\$75,800	Architectural Maint./Repair
GMS	A (Urgent)	Wrk Rm 137B; Vest 504, 508; Sprink 109B	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.	4 Stairwells	---	\$51,100	Accessibility
GMS	A (Urgent)	Entire Building	185.570 BOCA-F 610.1	Inadequate/old emergency lighting units along path of egress.	Provide new and/or replace existing emergency lighting unit.	40	\$770/EA	\$30,800	Electrical
GMS	A (Urgent)	Classroom(s) 116, 117, 118,119, 120A, 120B, 127, 128, 129, 130; Corridor(s) 510, 512; Storage 119A	PM 305.3	Sagging, deteriorated ceiling tiles.	Remove and replace sagging and deteriorated ceiling tiles.	5320	\$5.47/SF	\$29,100	Architectural Maint./Repair
GMS	A (Urgent)	Stor 112C, 119A, 120E, 120G, 210; Closet 153A, S06B, 514B, 517A; Stairs (adj to Corridor 600); Stairs (adj to Corridor 518); Cust 502A;	175.260.d, 175.285.a)b)	Doors and frames are not rated for storage or other usage requiring a fire-rating.	Install B-labeled doors and frames with self-closing devices.	8 Single(s) 2 Pair(s)	---	\$22,500	Fire-Protection
GMS	A (Urgent)	Boiler Room 003; Sprink 109B; Vestibule (adj to Classroom 103); Stor001, 004, 102B, 109A, 516A; Closet 517A; PE Stor 144; Elec 006, 010;	185.390.g.1 & 2, 175.260.d	Penetrations in walls compromise the fire-resistance rating of walls and/or floors.	Seal penetrations with fire-safe and/or fire-resistant sealants and foams.	41	\$534/EA	\$21,900	Fire-Protection

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GMS	A (Urgent)	Office 307, Toilet 309, Corridor, and Learning & Resource Center 137	Recommended	Water main is routed under building.	Provide new water main at exterior wall routed within ceiling space back to existing water service.	1	\$20,000/EA	\$20,000	Plumbing
GMS	A (Urgent)	Classroom(s) 103, 106, 133; Gymnasium 142	175.285a)	Existing wall is covered with flammable materials or plywood, and do not meet required fir resistance rating.	Remove flammable infilled materials or plywood Replace with drywall to infill wall surface. Patch and paint new wall to match adjacent.	810	\$18.77/SF	\$15,200	Fire-Protection

Subtotal Urgent Top 10:	\$632,400	8%
Other Urgent:	79,800	1%
Required:	6,045,000	73%
Recommended:	1,354,100	16%
Beyond Life Safety:	195,000	2%
TOTAL:	\$8,306,300	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.