

**Kimball Hill 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                    |
|------|------------|--|-------------------------|---|--|------------------------------------|--------------|----------------|-----------------------------|
| KH   | 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 |
| KH   | A (Urgent) | All Corridors; Resource Center; Girls 110; Boys 111; Comp. Ed. 113; Office 115; Main Off. 117; Conf. 121A; Staff Rm. 121B; Classroom(s) 100, 101, 103, 104, 105, 106, 107, 108, 109, 117, 202, 203, 204, 205, 206, 207, 208, 209, 210, 213, 214, 218; Nurse 118; Spec. Serv. 122; Spec. Serv. 123; Spec. Serv. 124; Spec. Serv. 125; Art Stor. 128; Spec. Serv. 129; Art/Sci. 130; Stor. 130A; Staff Supply; Spec. Serv. 136; Music 138; Office 140; Stor. 140C; Inst. Rm. 142; Multi-Purpose Rm. 144; Spec. Serv. 219 | PM 305.3                | Sagging, deteriorated ceiling tiles.  | Remove and replace sagging and deteriorated ceiling tiles.   | 12,700                             | \$5.47/SF    | \$69,500       | Architectural Maint./Repair |
| KH   | 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                    |
| KH   | A (Urgent) | Entire Building  | 175.480b                | Inadequate/old emergency lighting units along path of egress.                       | Provide new and/or replace existing emergency lighting unit.   | 81                                 | \$770/EA     | \$62,400       | Electrical                  |
| KH   | A (Urgent) | Elect. 102E; Stor. 102F; AVStor. 115; Stor. 130A; Sci. Stor. 132; P.E. Stor. 133; Stor. 140A; Stor. MOB; Stor. 140C; Multi-Purpose Rm. 144(doset at entry); Vest. 1(Jan. Closet); Mech. 221; Mech. 228   | 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.  | (1) Double Doors (14) Single Doors | ---          | \$30,400       | Fire-Protection             |
| KH   | 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.  | 6                                  | \$4,500/EA   | \$27,000       | Plumbing                    |
| KH   | A (Urgent) | Vol Office 126   | BOCA 403.2              | Rooms do not have a source of heating or ventilation.                               | Provide new mechanical system to heat and provide proper amount of conditioned outside air to the space. | 1                                  | \$25,000/EA  | \$25,000       | Mechanical                  |

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| KH   | A (Urgent) | Corridor 100A; Toilet 102D; Stor. 102F; Boys 111; Comp. Prep. 114; AV Stor. 115A; Corridor 116; Principal 117A; Assist. Principal 117B; Office 117D; Office 117E; Resource Center; Staff Rm. 121B; Spec. Serv. 122; Spec. Serv. 123; Spec. Serv. 125; Girls 127A; Art Stor. 128; Office 131; Spec. Serv. 136; Office 137; Stor. 140C; Multi-Purpose Rm. 144; Corridor 149; Corridor 150; Corridor 151; Corridor 152; Corridor 153; Wbrk Rm.(between Classrooms 100 & 102); Classroom(s) 100, 102, 104, 105, 200, 201, 202, 204, 206, 208, 209, 210, 212, 213, 214, 215; Stair 226; Spec. Serv. 217; Mech. 221; Corridor 224; Corridor 225 | PM 305.3                        | Wet, stained ceiling tiles.  | Resolve cause of staining or wetness. Remove and replace stained or wet ceiling tiles.                                | 1,116    | \$19.09/SF  | \$21,300       | Architectural Maint./Repair |
| KH   | A (Urgent) | Music 138; Ramp(outside Stair 100D)   | 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. | 2        | \$9,900/LOC | \$19,800       | Accessibility               |
| KH   | A (Urgent) | Staff Rm. 121B; Classroom(s) 200, 208, 210,   | PM 305.1, 305.3                 | Deteriorated wall due to moisture.                                   | Resolve cause of moisture/leak, and seal/repair wall.   | 678      | \$25.81/SF  | \$17,500       | Architectural Maint./Repair |

|                                |                    |             |
|--------------------------------|--------------------|-------------|
| <b>Subtotal Urgent Top 10:</b> | <b>\$503,800</b>   | <b>6%</b>   |
| Other Urgent:                  | 49,200             | 1%          |
| Required:                      | 4,014,700          | 49%         |
| Recommended:                   | 360,800            | 4%          |
| Beyond Life Safety:            | 3,318,400          | 40%         |
| <b>TOTAL:</b>                  | <b>\$8,246,900</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.