

**Lake Louise 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
LL	A (Urgent)	Entire Building	Recommended 175.470	The existing fire alarm is obsolete and inadequate.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	\$135,000/LS	\$135,000	Electrical
LL	A (Urgent)	Classroom(s) 104, 204, 214; Stair S103; Corridor C101; Corridor C102; Corridor C103; Corridor C105; Learning Resource Center 126; Lounge 133; Stor. 140; Stor. 153; Stor. 154; AV Stor. 158; Workroom 159; Gymnasium 156; Girls 166; Stage 180; Stor. 184;	PM 305.3	Wet/stained ceiling tile.	Resolve cause of staining or wetness. Remove & replace ceiling tile.	458	\$116/SF	\$52,900	Architectural Maint./Repair
LL	A (Urgent)	Classroom(s) 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112,113, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214; Learning Resource Center 126; Lounge 133; Stor. 140; Workroom 159; Stair S102; Corridor C101; Corridor C102;	PM 305.3	Damaged ceiling tile.	Remove and replace damaged ceiling tiles with new.	5893	\$6.84/SF	\$40,300	Architectural Maint./Repair
LL	A (Urgent)	Entire Building	175.480b	Inadequate/old emergency lighting units along path of egress.	Provide new and/or replace existing emergency lighting unit.	42	\$771/EA	\$32,400	Electrical
LL	A (Urgent)	Stair S102; Stair S103; Stair S104	IAC 400.310.f), PM 305.5	Existing handrail configuration does not comply with IAC. Handrail extensions at the top and bottom are not present.	Modify existing handrail or replace non-confirming handrail with painted tubular steel rails to comply with IAC.	4	\$7,625/LOC	\$30,500	Accessibility
LL	A (Urgent)	Stair S1; Stor. 41; Stor. 153; Stair S102; Stair S103; Stair S104	175.260.d, 175.285.a)b)	Doors and frames are not rated for storage or other usage requiring a fire-rating.	install rated doors and frames with self-closing devices and IAC complaint door handles.	(4) Double Doors (2) Single Doors	---	\$15,900	Fire-Protection
LL	A (Urgent)	Mechanical 165	Recommended	Water heater is deteriorating and is beyond normal life.	Replace water heater.	1	\$15,000/EA	\$15,000	Plumbing

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LL	A (Urgent)	Custodial Storage 41	Recommended	Room has stored chemicals which emit objectionable odors.	Current ventilation system is non effective. Provide exhaust ventilation to room.	1	\$12,000/EA	\$12,000	Mechanical
LL	A (Urgent)	Elec. 163	175.260.d	V\fills do not extend to the deck/missing firesafing insulation compromising fire resistance rating of the walls.	Infill masonry and/or fire safe to the wall openings.	1	\$8,300/LOC	\$8,300	Fire-Protection
LL	A (Urgent)	Gymnasium 156	175.460a	Fire alarm smoke detector missing.	Add additional fire alarm smoke detector.	8	\$750/EA	\$6,000	Electrical

<b>Subtotal Urgent Top 10:</b>	<b>\$348,300</b>	<b>8%</b>
Other Urgent:	30,200	1%
Required:	3,216,800	70%
Recommended:	508,600	11%
Beyond Life Safety:	470,500	10%
<b>TOTAL:</b>	<b>\$4,574,400</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.