

Plum Grove Junior High 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
PG	A (Urgent)	Storage L7; Storage L8; Storage L9; Storage L10; Boiler Rm. L11; Storage L13; Stair L19	PM 305.1, 305.3	Concrete floor has damage due to moisture/water.	Resolve cause of moisture/water, remove & clean affected area Reseal floor surface.	16400	\$25.53/SF	\$418,700	Architectural Maint./Repair
PG	A (Urgent)	Entire Building	Recommended 175.470 185.395d1	The existing fire alarm is obsolete and inadequate.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	\$234,800/LS	\$234,800	Electrical
PG	A (Urgent)	Throughout Building	IDPH 890.1210(a)	Existing galvanized piping is deteriorating and has excessive amount of rust. Hot and cold galvanized piping is deteriorating and is no longer capable of sustaining potable water at required pressures.	Replace old piping with copper piping and provide new ball valves for adequate shut-off.	1	\$231,600/LS	\$231,600	Plumbing
PG	A (Urgent)	Corridor L18; Classroom(s) 116, 122, 123; Comp. Music 106; Office 107; Office 108; Corridor 108A; Corridor(to Classrooms 102, 103, 104, 105); Corridor 111B; Corridor 118A; Office 119; Book Rm.; Corridor 123A; Nurse 128; Copy Rm. 128C; Corridor 129A; Computer Lab	PM 305.3	Sagging, deteriorated ceiling tiles.	Remove and replace sagging and deteriorated ceiling tiles.	17179	\$5.47/SF	\$93,900	Architectural Maint./Repair
PG	A (Urgent)	Storage L8; Stair L12; Stair L16; Stair L19; Stair 102A; Stair 108C; Activity Rm. 112; Stair 112B; Stair 116A; Stair(into Band Rm. 115); Stair(between Fitness 209 & Girls Locker 208); Stair 214B	IAC 400.310 f)4), PM 305.5, PM 702.9	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 including the required landing extensions.	12 (see plans)	---	\$79,200	Accessibility
PG	A (Urgent)	Location Boys and Girls Locker Room (2 locker rooms)	IDPH 890.690(e)	Not an adequate number and locations of floor drains for each shower head.	Provide additional floor drains to match number if existing shower heads.	12	\$4,417/EA	\$53,000	Plumbing

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PG	A (Urgent)	Toilet L14/Storage L9 (entry doors to ramp connection);	185.390.g.1 & 4	Openings and/or penetrations in mechanical closets walls render the wall ineffective as a fire and smoke barrier.	Infill masonry to the wall openings. Fire safe and seal all holes and utility penetrations.	2	\$20,750/LOC	\$41,500	Fire-Protection
PG	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.	8	\$4,500/EA	\$36,000	Plumbing
PG	A (Urgent)	Classroom(s) 102, 105; Gymnasium 110; Activity Rm. 112; Stair 112B; Science 113; Science 114; Band Rm. 115; Classroom(s) 202, 204, 206; Stair 207D; Food Lab 213; Corridor 217A;	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.	(5) Double Doors (9) Single Doors	---	\$35,000	Fire-Protection
PG	A (Urgent)	Storage L9; Toilet L20; Band Off. 115B; Band Off. 115B(closet); Rec. Rm.; L.D. Resource 124; Cust.(between Girls 209D & Boys 209C); Mech. 209A; Office 210A; Prep. Stor. 210B; Book Rm.(off Corr. 217A); Serving Lab 212; Stor. 213;	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.	(13) Single Doors (1) Double Door	---	\$28,500	Fire-Protection

Subtotal Urgent Top 10:	\$1,252,200	11%
Other Urgent:	264,100	2%
Required:	8,398,600	74%
Recommended:	1,107,200	10%
Beyond Life Safety:	300,000	3%
TOTAL:	\$11,322,100	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.