

**Thomas Jefferson 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
TJ	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.	4	\$55,950/LOC	\$223,800	Architectural Maint./Repair
TJ	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.	38	\$4,168/EA	\$158,400	Plumbing
TJ	A (Urgent)	Entire School	PM 305.3	Deteriorated ceiling tiles	Remove & replace ceiling tile.	19,331	\$6.83/SF	\$132,100	Architectural Maint./Repair
TJ	A (Urgent)	Entire Building	Recommended 175.470	The existing fire alarm is obsolete and inadequate.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.	44	\$2,786/LS	\$122,600	Electrical
TJ	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.	10	\$10,500/EA	\$105,000	Plumbing
TJ	A (Urgent)	Entire Building	175.480b	Inadequate/old emergency lighting units along path of egress.	Provide new and/or replace existing emergency lighting unit.	2	\$26,200/EA	\$52,400	Electrical
TJ	A (Urgent)	Various Locations	Recommended I.A.C. A.D.A.A.G. BOCA-F 503.5	Fire alarm visual signaling device is missing.	Add fire alarm visual signaling device.	5	\$7,680/EA	\$38,400	Electrical
TJ	A (Urgent)	Roof Areas 1-9	PM 304.7	The existing roof systems have the following notable deficiencies: Failing membrane seams, allowing moisture infiltration into the roof substrate and building.	Perform seam repairs by applying cover strips to prevent water entry until roof systems can be scheduled for replacement.	1	\$32,000/LS	\$32,000	Roofing

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TJ	A (Urgent)	Storage 144; Kindergarten 111A; Kindergarten 111B; Classroom(s) 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 200, 201, 202, 203, 204, 205, 206, 208, 217; Wet Area 161; Instr. Music 119; Wet Area 164; Corridor 218; Multi-Use Rm. 222; Wet Area 230	175.290	The existing door(s) is missing a self-closing device or device is broken. Door opening shall provide an effective barrier to resist the movement of smoke.	Install self closing device at door(s).	35	\$589/EA	\$20,600	Fire-Protection
TJ	A (Urgent)	Toilet Room	IDPH 890.1370(a)(4)	Public toilet rooms do not have floor drains.	Provide floor drains.	5	\$3,500/EA	\$17,500	Plumbing

<b>Subtotal Urgent Top 10:</b>	<b>\$902,800</b>	<b>16%</b>
Other Urgent:	128,900	2%
Required:	3,965,800	69%
Recommended:	440,300	8%
Beyond Life Safety:	325,000	6%
<b>TOTAL:</b>	<b>\$5,762,800</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.