

Winston Campus Elem and JH Schools**Top 10 Urgent Safety Items**

Bldg	Priority	Location	Rule Violated	Description of the Violation	Recommendation to Correct Violation	Quantity	Cost/Unit	Estimated Cost	Category
WC	A (Urgent)	Entire Building	Recommended 185.395d1 BOCA-F 503.5	The existing fire alarm is obsolete and inadequate.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	\$309,900/LS	\$309,900	Electrical
WC	A (Urgent)	Classroom(s) Dili, D112, F101, G101, G115, G117, G201, H101; Lobby E101A; NurseA102; Hall F114C; Prep G115A; Corridor 503, 504, E101C, E111B; AV Stor F114F; Comp Room F103, F105; Science Lab G104, G106, G204; Prep G113A; ESLG201A	PM 305.3	Sagging, deteriorated ceiling tiles.	Remove and replace sagging and deteriorated ceiling tiles.	17686	\$5.47/SF	\$96,700	Architectural Maint./Repair
WC	A (Urgent)	Classroom G201, G202 Classroom G102 is over 1,000 s.f.	185.310e), f), 185.360 c)2)	No second doorway, located as remote from each other as is practical, be provided in occupancy that required at least 2 separated paths of exit travel.	Provide/add second doorway to comply the second separated paths of exit travel. Modify room configuration if needed.	3	\$16,033/EA	\$48,100	Fire-Protection
WC	A (Urgent)	Office G114, G118C	PM 304.14	The window leaks, allowing air & water infiltration .	Remove and replace curtainwall system.	275	\$122/SF	\$33,500	Exterior Walls
WC	A (Urgent)	Office G114; Lobby F103; Rehearsal D103; Music D105; Art Classroom D101; Work Rm D120; Fitness D118; Classroom(s) D109, G202, G210, H102, H103, H201; StorG012A; Classroom/Foods G102; Vestibule 553; Team Plan Room F202; Science Lab G206	PM 305.3	Damaged ceiling tile.	Remove and replace damaged ceiling tiles.	4172	\$6.86/SF	\$28,600	Architectural Maint./Repair
WC	A (Urgent)	Classroom(s) C102, C119, G109; Office E112A; Stor D121, E106B, E111C, G116E, G116F; Maint E108, G112; Wood/Metal Shop G116; Unnamed (adj to Classroom C105); Wrk Rm B102; Receiving E106; Locker Commons F206	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.	13 29	---	\$23,400	Fire-Protection

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WC	A (Urgent)	Maint G112; Stor C117C, D101C, D108C, G116D, H200C; Storage (adj to Classrooms C101 & C103); Cust F203	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.	7 Single(s) 2 Pair(s)	---	\$20,500	Fire-Protection
WC	A (Urgent)	Classroom(s) C117, C118, C119, D109, D111, D112, D117, F101, G101, G105, G108, G111, G207, G208, G210, H201; Office A106, D106, D108B, E112, G118C; Storage D101C, D108A; Corridor 502, 503, 504, 505, 509, 512, 514, 515, 517, C130, E101C, E111B, G119, G215	PM 305.3	Wet, stained ceiling tiles.	Resolve cause of staining or wetness. Remove and replace stained or wet ceiling tiles.	1049	\$19.16/SF	\$20,100	Architectural Maint./Repair
WC	A (Urgent)	Coat C118B; Corridor 503; Record A107; Stor D108A; Maint G112; Elec G112A	175.260.d, 175.285.a)b)	Hollow metal frames are not rated for storage or other usage requiring a fire-rating.	Install rated frames and re-install existing fire rated door with self-dosing devices.	6 Single(s) 1 Pair(s)	---	\$15,100	Fire-Protection
WC	A (Urgent)	Classroom(s) 107, B104, B107, B108, C101, C102, C104, C110, C117, C118; AV Storage C115; Work Rm B102; Classroom B104/B106 Storage; Classroom C104/C105 Storage; Classroom C106/C108 Storage; Storage C112B	PM 305.3	Wet/stained pegboard ceiling.	Resolve cause of staining or wetness. Replace damaged ceiling system with new suspended ceiling.	269	\$49.44/SF	\$13,300	Architectural Maint./Repair

Subtotal Urgent Top 10:	\$609,200	6%
Other Urgent:	139,750	1%
Required:	7,737,300	75%
Recommended:	1,411,950	14%
Beyond Life Safety:	390,000	4%
TOTAL:	\$10,288,200	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.