

# TEN-YEAR SAFETY SURVEY REPORT VIOLATION AND RECOMMENDATION SCHEDULE

[23 IL Adm. Code 180 Sections 180.320]

ILLINOIS STATE BOARD OF EDUCATION  
School Business and Support Services Division  
100 North First Street  
Springfield, Illinois 62777-0001  
Telephone: 217/785-8779 Fax: 217/782-6096

For ISBE Use:  
ISBE review recommendations have been discussed with the A/E  
Date: \_\_\_\_\_ By: \_\_\_\_\_

1. COUNTY CODE		2. DISTRICT CODE		3. SITE CODE		4. FACILITY CODE/NAME		COSTS	
022 - DuPage		2000 - CUSD 200				3001 - Jefferson Early Childhood			
5. ITEM I.D.	6. LOCATION(S) (ROOM No.)	7. PRIORITY CODE	8. RULE VIOLATED	9. DESCRIPTION OF THE VIOLATION	10. RECOMMENDATION TO CORRECT VIOLATION	QTY	UNIT	UNIT COST (estimated)	ESTIMATED COST
<p><b>NOTE:</b> The following violations were reported and documented in Amendment No. 2, dated March 10, 1992 and approved by ISBE on May 28, 1992. The violation descriptions are summarized and each remains incomplete. The listed violations were reviewed on 6/21/2013 and have been updated to reflect current cost.</p>									
1	Replace Entrance Doors	b	185.370 (m) 2) A)	A-1. Replace Deteriorated Entrance Doors	Replace Entry Doors and Frames at 2 locations (originally 7); Exits 4 and 6	1	LS	\$9,600.00	\$9,600.00
2	Multi-Purpose Kitchen	b	175.260 c)	A-3. Doors not rated.	Provide three C-Label door assemblies.	3	EA	\$2,500.00	\$7,500.00
3	Storage Rooms	b	175.260 d)	A-4. Doors not rated.	Provide three B-Label door assemblies.	3	EA	\$2,500.00	\$7,500.00
4	Entire Building	b	185.380 (j) 4)	A-5. The window system is deteriorated.	Replace window system with new thermally broken window system with insulated glazing.	3,481	SF	\$65.00	\$226,284.50
5	Entire Building	b	185.30 a)	A-8. Remove asbestos boiler insulation, pipe wrap, floor tile and boiler room ceiling.	Abate all asbestos materials.	1	LS	253,000.00	\$253,000.00
6	Northwest Exit Corridor	b	185.370 (b) 4) A, B, 185.380 (c) 1) B)	A-11. Egress compromised because storage room built in boiler room ceiling.	Condition no longer exists				
7	Classrooms	b	175.260 c)	A-12. Classroom/corridor compromised because display case penetrate classroom/corridor wall.	Modify wall to maintain required separation.	13	EA	\$1,000.00	\$13,000.00
8	Toilet Rooms	b	175.10 b)	A-13. Toilet room not accessible.	Reconfigure and remodel two toilet rooms. (partially complete); have accessible toilets/ entry doors not accessible; sinks not ADA.	2	EA	\$15,000.00	\$30,000.00
9	Corridor	b	185.390(a) 4) B) 175.420 a)	A-14. Wood paneling exceeds flame spread rating.	Apply fire retardant sealer to wood paneling (3 - Coat System)	17,888	SF	\$1.50	\$26,832.00
10	Storage Room	b	175.26	A-17. Walls do not extend to under side of deck.	Extend walls to deck.	1	LS	\$2,000.00	\$2,000.00
11	Corridor Doors	b	175.260, 185.370 (m) 7) B)	A-19. The doors are held open by a manual hold-open device.	Remove all hold-open devices.	1	LS	\$600.00	\$600.00
12	Handicapped Accessible Entrance	b	175.10 b)	A-20. Handicap Accessible Entrance. Existing aluminum ramp does not comply with Environmental Barriers Act. Exceeds 1:12 slope.	Install new code compliant concrete ramp (slope not to exceed 1:12) with handrails	1	LS	\$15,000.00	\$15,000.00
13	Toilet Rooms	b	185.370 (m) 2) A)	A-23. The doors are deteriorated.	Provide four door assemblies.	4	EA	\$2,300.00	\$9,200.00
14	Mechanical Room	b	175.260	A-25. There are open pipe and duct penetrations.	Seal-up all penetrations.	1	LS	\$4,597.00	\$4,597.00
15	Stairwalk	b	185.370 (b) 4) D, F	A-26. The concrete walk settled and creates a tripping hazard at the first step riser. Asphalt was installed over settled concrete but has made the first step inconsistent in height to the rest of the stairs.	Replace walk in the area of the stair to create a consistent step height.	225	SF	\$20.00	\$4,500.00
16	Boiler Room	b	175.510, 175.515, 175.525, 175.540	M-1. The boiler, piping and associated components are deteriorated.	Replace boiler with two high efficiency non-condensing boilers (each sized for 100%). Replace all heating water piping within the building. Provide new combustion air system for new boilers and interlock new heating water system to the district BAS. Includes HVAC, electrical, and general trades (ceiling replacement, wall patching, etc.). This does not include upsizing piping to accommodate a future 2-pipe heating/cooling system.	1	LS	\$510,000.00	\$510,000.00

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Date: \_\_\_\_\_ Reviewer Initials: \_\_\_\_\_

1. COUNTY CODE 022 - DuPage	2. DISTRICT CODE 2000 - CUSD 200	3. SITE CODE	4. FACILITY CODE/NAME 3001 - Jefferson Early Childhood	5. COSTS						
				QTY	UNIT	ESTIMATED COST				
5. ITEM I.D.	6. LOCATION(S) (ROOM No.)	7. PRIORITY CODE	8. RULE VIOLATED	9. DESCRIPTION OF THE VIOLATION	10. RECOMMENDATION TO CORRECT VIOLATION	QTY	UNIT	UNIT COST (estimated)	ESTIMATED COST	
17	Classrooms	b.	175.510, 175.574	M-2: The unit ventilators are deteriorated.	Replace existing unit ventilators in a 1-10-1 fashion. Provide controls for unit ventilators from district BAS. Includes HVAC electrical (power disconnect and reconnect) and general trades (wall patching, etc.). This cost includes unit ventilators capable of providing cooling through a 2-pipe or 4-pipe (requires additional coil in the UV) system. The cost of chiller, piping, electrical, etc. associated with cooling the building is NOT included.	1	LS	290,000.00	\$290,000.00	
18	Fire Walls	b.	NFPA 96, 175.547	M-4: Several ducts are missing fire dampers.	Provide fire dampers. (assume 5 locations)	5	EA	2,000.00	\$10,000.00	
19	Plumbing Fixtures	b.	175.730	M-5: The existing fixtures and faucets are in poor condition.	Replace existing fixtures and faucets with new. (12 small toilet room lavs, 13 Water Closets)	1	LS	27,950.00	\$27,950.00	
20	Classrooms	b.	175.694 a) b) c)	E-1: The fixtures are deteriorated.	Replace existing pendant mounted classroom light fixtures with new, including ceiling and grid. Lighting replacement will trigger current energy code requirements which include multi-level switching occupancy sensors and daylighting sensors near windows.	5,080	sf	\$11.00	\$55,880.00	
21	Corridor	b.	175.695 g)	E-2: The fixtures are deteriorated.	Replace existing surface mounted corridor light fixtures with new, including ceiling and grid. Lighting replacement will trigger current energy code requirements which include occupancy sensors or timer/BAS control. Will also need to include emergency lighting.	3,400	sf	\$11.00	\$37,400.00	
22	Gymnasium	b.	175.695 f)	E-3: The fixtures are deteriorated.	Replace existing gym light fixtures with new fluorescent lighting meeting current energy codes.	2,072	sf	\$6.00	\$12,432.00	
23	Entire Building	b.	175.690, 175.480	E-4: The fixtures are deteriorated.	In place of battery EM lights, provide an EM generator. If battery EM lights are installed, a generator is not code required. If a generator is desired for operational needs to serve other items (IT, heating, select areas of the building, etc.), then supplying EM lighting from the generator and removing battery lights would make sense. Cost covers a generator for EM lighting only. Additional loads would increase generator size and cost.	1	LS	18,000.00	\$18,000.00	
24	Entire Building	b.	175.460, 175.470, 175.580, 175.610 c), 175.692	E-5: The fire alarm system is deteriorated. Replaced 2015	Replace system with new. 2012 IBC now requires Group E buildings to have voice evacuation system using speakers instead of horns. However, R O E has not formally adopted IBC 2012 as of this date.	25,402	sf	\$4.00	\$101,608.00	
25					Subtotal (excludes contingency and A/E Costs)	0.1			\$1,672,883.50	
26					Contingency				\$ 167,288	
									Total	\$1,840,171.85