

COMMUNITY UNIT SCHOOL DISTRICT #304

OFFICE OF FACILITY OPERATIONS

SCOTT NEY, DIRECTOR

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TO: Donna Oberg

FROM: Scott Ney

RE: 10 Year Health Life Safety Items for Geneva MS South and Geneva MS North

DATE: November 4, 2015

On February 23, 2015 the Board approved the recommended request for Dahlquist & Lutzow Architects (DLA Ltd.) to perform the 10 Year Life Safety Survey for Geneva MS North and Geneva MS South.

DLA Ltd performed the site surveys in April 2015. Attached please find the recommendations that will be reported to ISBE's IWAS system for Geneva MS North and South.

Ten-Year Safety Survey Report

**VIOLATION AND RECOMMENDATION
SCHEDULE**

(23 IL Adm. Code 180, 180.320)

1. COUNTY CODE: 045/KANE												2. DISTRICT CODE/NAME: 3040/GENEVA COMMUNITY UNIT SCHOOL DISTRICT 304			3. FACILITY CODE/NAME: 1003/GENEVA MIDDLE SCHOOL NORTH			COST TOTALS PER PRIORITY CODE		
ITEM I.D.	LOCATION(S) (ROOM NO.)	RULE VIOLATED	DESCRIPTION OF THE VIOLATION	RECOMMENDATION TO CORRECT VIOLATION	ACTION I.D.	PRIORITY CODE	SPECIFICATION(S)	UNITS OF MEASURE	QUANTITY	LABOR CODE	ESTIMATED COST	ESTIMATED COMPLETION DATE	a	b	c					
A1	Stair A, B, C, D, E, and F	BOCA 1996 1005.5	The guardrail along the open side of the stair has a height of 36" which is lower than the required 42" height.	Extend the existing guardrail to achieve a minimum overall height of 42 inches.		b		LS	1		\$25,000			\$25,000						
A2	Stair C and Stair D	BOCA 1996 Table 716.1	Door leading to basement does not have a label and therefore does not comply with the 1-hour fire rating requirement for an interior stair.	Replace door with 1-hour fire-rated door.		b		ea	2		\$5,000			\$5,000						
A3	Stair C, D and F	BOCA 1996 Table 716.1	First floor doors have vision panels that are rated 1/3 or 3/4-hour and therefore do not meet the required 1-hour fire-rating.	Replace doors with 1-hour fire-rated doors.		b		ea	4 pair		\$20,000			\$20,000						
A4	Library	BOCA 1996 Table 716.1	Doors leading to the north Team Center are labeled with a 1/3-hour fire rating and therefore do not meet the required 3/4-hour fire rating.	Replace doors with 3/4-hour fire-rated doors.		b		ea	1 pair		\$5,000			\$5,000						
A5	Custodian 139B	BOCA 1996 Table 302.1.1	Wall penetration is not sealed and therefore does not comply with the required fire or smoke rating.	Seal penetrations in the wall separating the Library to comply with 1-hour fire rating. Seal penetrations in all other walls against the passage of smoke.		b		LS	1		\$500			\$500						
A6	White Gym	BOCA 1996 Table 717.1	Door leading into Storage 199B are labeled with a 1/3-hour fire rating and therefore do not meet the required 3/4-hour fire rating.	Replace the door with a 3/4-hour fire rated door.		b		Ea	1 pair		\$5,000			\$5,000						
A7	Blue Gym	BOCA 1996 Table 717.1	Doors leading into Storage 197A are labeled with a 1/3-hour fire rating and therefore do not meet the required 3/4-hour fire rating.	Replace the door with a 3/4-hour fire rated door.		b		Ea	1 pair		\$5,000			\$5,000						
A8	Cafeteria 164	BOCA 1996 Table 717.1	Doors leading into Storage 171 and out the back of the Platform are not labeled and therefore do not meet the required 3/4-hour fire rating.	Replace the door with a 3/4-hour fire rated door.		b		ea	2		\$10,000			\$10,000						
A9	Technical Education 157 and 156	BOCA 1996 Table 717.1	Doors are not labeled and therefore do not meet the required 3/4-hour fire rating.	Replace the doors with a 3/4-hour fire rated door.		b		Ea	6		\$15,000			\$15,000						

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(23 IL Adm. Code 180, 180.320)

1. COUNTY CODE: 045/KANE			2. DISTRICT CODE/NAME: 3040/GENEVA COMMUNITY UNIT SCHOOL DISTRICT 304				3. FACILITY CODE/NAME: 1003/GENEVA MIDDLE SCHOOL NORTH						COST TOTALS PER PRIORITY CODE		
ITEM I.D.	LOCATION(S) (ROOM NO.)	RULE VIOLATED	DESCRIPTION OF THE VIOLATION	RECOMMENDATION TO CORRECT VIOLATION	ACTION I.D.	PRIORITY CODE	SPECIFICATION(S)	UNITS OF MEASURE	QUANTITY	LABOR CODE	ESTIMATED COST	ESTIMATED COMPLETION DATE	a	b	c
A10	Finishing 156A	BOCA 1996 Table 716.1	Doors are not labeled and therefore do not meet the required 3/4-hour fire rating.	Replace the door with a 3/4-hour fire rated door.		b		Ea	2		\$5,000			\$5,000	
P1	Public Lavatories and Sinks	IDPH 890.680(e)	Water temperature at public lavatories exceeds 110 degrees.	Provide thermostatic mixing valve at all public lavatories to prevent water temperature from exceeding 110 degrees.		a		Ea.	16		\$6,400		\$6,400		
P2	Science Rooms 115, 121, 136, 141, 215, 221, 236, 241	ANSI Standard Z358.1	Science Room does not have proper thermostatic mixing valve at eye wash unit.	Provide proper thermostatic mixing valve		a		Ea.	8		\$7,120		\$7,120		
P3	Science Rooms 115, 121, 136, 141, 215, 221, 236, 241	IDPH 890.700€	Faucet is cold water only (special purpose) does not have serrated nozzle outlet.	Provide serrated nozzle outlet.		a		Ea.	42		\$2,575		\$2,575		
P4	Abandon Plumbing Fixtures Shower	IDPH 890.1200(c)	Abandon fixtures resulting in sections of unused piping ("dead ends").	Remove abandoned fixture and remove unused sections of piping back to mains.		b		Ea.	3		\$5,400			\$5,400	
P5	Boys and Girls Locker Room Shower	IDPH 890.690(e)	Not adequate number and locations of floor drains for each shower head.	Provide additional floor drains to match number of existing shower heads.		b		Ea.	9		\$31,500			\$31,500	
P6	Dishwashing	ANSI Standard Z358.1	Eye wash is supplied with cold water only.	Provide necessary hot water piping and approved mixing valve		a		Ea.	1		\$1,500		\$1,500		
													\$17,595	\$132,400	\$0

Ten-Year Safety Survey Report

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(23 IL Adm. Code 180, 180.320)

1. COUNTY CODE: 045/KANE			2. DISTRICT CODE/NAME: 3040/GENEVA COMMUNITY UNIT SCHOOL DISTRICT 304				3. FACILITY CODE/NAME: 1002/GENEVA MIDDLE SCHOOL SOUTH						COST TOTALS PER PRIORITY CODE		
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A1	Library	BOCA 1996 Table 313.1.2	The fire shutters surrounding the Library do not close and therefore do not provide the required 1-hour fire rating. Repairs to improve the operation have been unsuccessful.	Remove the fire shutters and construct 1-hour fire rated wall partitions to enclose the library.		b		LS	1		\$125,000			\$125,000	
A2	Stair B, C, F, and G	BOCA 1996 Table 716.1	Doors do not have a label and therefore do not meet the required 1-hour fire rating. In addition, the hardware is in disrepair making it difficult to egress.	Replace doors with 1-hour fire-rated doors.		b		Ea.	5		\$25,000			\$25,000	
A3	Storage 109A, Library Workroom 109B, Library 140 (two pairs of doors), ITC 109C, Faculty Resource 109D, LRC Storage 109E, and Electrical Room 109F	BOCA 1996 Table 717.1	Doors do not have a label or have a label that is less than what is required and therefore do not meet the 3/4-hour fire rating.	Replace doors with 3/4-hour fire-rated doors.		b		Ea.	8		\$25,000			\$25,000	
A4	Cafeteria 185	BOCA 1996 Table 717.1	Large coiling door into Serving Area does not have a label or fusible link and therefore does not meet the required 3/4-hour fire rating.	Replace coiling door with 3/4-hour rated door.		b		Ea.	1		\$9,000			\$9,000	
A5	Corridor outside Receiving 180	BOCA 1996 1011.2	Pair of doors creates a dead-end corridor therefore impeding egress.	Remove doors.		a		Ea.	1		\$1,500		\$1,500		
A6	Storage 196A	BOCA 1996 Table 302.1.1	Door between storage room and Contest Gym has a label that is less than what is required and therefore does not meet the 3/4-hour fire rating.	Replace door with 3/4-hour fire-rated door.		b		Ea.	1		\$2,500			\$2,500	
A7	Multi-Purpose Room 197	BOCA 1996 Table 717.1	Door into Electrical Room has a label that is less than what is required and therefore does not meet the 3/4-hour fire rating.	Replace door with 3/4-hour fire-rated door.		b		Ea.	1		\$2,500			\$2,500	
A8	Cafeteria 185	BOCA 1996 Table 717.1	Doors do not have a label and therefore do not meet the 3/4-hour fire rating.	Replace the door with a 3/4-hour fire rated door.		b		Ea.	14		\$35,000			\$5,000	

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A9	Technical Education 173, Finishing Room 173A, Office 173C, and Technical Education 179	BOCA 1996 Table 717.1	Doors do not have a label and therefore do not meet the 3/4-hour fire rating.	Replace the door with a 3/4-hour fire rated door.		b		Ea.	6		\$15,000			\$15,000								
M1	Boiler Room	IDPH 890.1060b	No acid neutralization device installed on the drain of "BLR-3".	Install acid neutralization device.		a		Ea.	1		\$2,500		\$2,500									
M2	Roof	PM 603.1 2009	Air cooled condensing units (2) near "PRV-2" & "PRV-3" are within 10' of roof edge and are dangerous to service.	Provide movable roof guard for fall protection.		a		Ea.	2		\$6,000		\$6,000									
P1	Public Lavatories and Sinks throughout building	IDPH 890.680(e)	Water temperature exceeds 110 degrees.	Provide thermostatic mixing valve to prevent water temperature from exceeding 110 degrees.		a		Ea.	74		\$29,600		\$29,600									
P2	Toilet Rooms	IDPH 890.1370(a)(4)	Public toilet rooms do not have floor drains.	Provide floor drains.		b		Ea.	9		\$31,500			\$31,500								
P3	Nurse 191	IDPH 890.800(b)	Sink has eye wash installed as an attachment to the faucet.	Provide separate eye wash fixture with thermostatic mixing valve. Remove existing faucet mounted eye wash.		a		Ea.	1		\$3,800		\$3,800									
P4	Science Rooms throughout building	IDPH 890.700(e)	Faucet is cold water only (special purpose) does not have serrated nozzle outlet.	Provide serrated nozzle outlet.		a		Ea.	46		\$2,760		\$2,760									
P5	Abandon Plumbing Fixtures throughout building	IDPH 890.1200(c)	Abandon fixtures resulting in sections of unused piping ("dead ends").	Remove abandoned fixture and remove unused sections of piping back to mains.		b		Ea.	24		\$43,200			\$43,200								

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P6	Boys and Girls Locker Room	IDPH 890.690(e)	Not adequate number and locations of floor drains for each shower head.	Provide additional floor drains to match number of existing shower heads.		b		Ea.	4		\$14,000			\$14,000										
E1	Entire Building	Recommended 175.470 185.395d1 BOCA-F 503.5	The existing fire alarm panel is obsolete and inadequate. System is not expandable to accept additional zones, audio and visual signaling devices.	Replace fire alarm panel.		b		Lot	1		\$20,000			\$20,000										
												\$46,160	\$317,700	\$0										