

ADA REPORT

This report is to be completed by a building professional and signed below by a representative of your school with the authority to commit to any necessary building and policy remediation.

I have read the below report and commit to the remediation plan described in Section VII.

Signature: 

Date: December 2, 2013

Name (printed): Salim Ucan

School/Organization: Concept Schools

Title: Vice President

Instructions:

1. Please fill out a separate ADA Report for each of the following:
 - Your proposed facility;
 - Your back-up facility; and
 - Any temporary facility you contemplate using if your facility is not ready in time for your school's opening.
2. Answer the questions in Sections I-VII with regard to the current state of the facility, regardless of any plans you may have to renovate it; detail any planned renovations in Section VIII. Note in that section the details of any spaces for which you intend to change the use (e.g., converting a storage area into a lunchroom).
3. Survey each building for compliance with the 2010 ADA Standards for Accessible Design, 28 C.F.R. Pt. 36, Subpart D (2010) & 36 CFR pt. 1191, App. B & D. (2009) (available at www.ada.gov) which are strictly required in new construction and alterations and are used as a guide in pre-existing, unaltered buildings/spaces.
4. You or your building professional should survey each building feature listed below for each standard listed parenthetically after. Small deviations from ADA standards can amount to total exclusion from a facility for some persons with disabilities, and visual surveys alone, without careful measurements, will not be sufficient to detect these often critical deviations. Please note that the below-cited standards are not necessarily all of the standards applicable to the particular feature or to your building.
5. City permits or Certificates of Occupancy do not demonstrate or ensure ADA compliance.
6. CPS will provide assistance in completing this Report upon request. Please contact CPS to submit a request or if you have any questions about this Report.

Name of School or Proposed School
 Horizon Science Academy
 Chatham _____

Address of Facility
 5401 S Western Blvd Chicago IL 60609

Year Constructed _____ **1925 (est.)** _____

Dates of Any Known Alterations

_____4 additional buildings constructed in the 1920's and 1940's

(check one) **proposed location** ☒ **back-up location** _____ **temporary location** _____

Person Completing Report (name & title)

School Organization/Design Team Member Attesting to Information & Remediation Plan (name & title)

Date of Report **_November 25, 2013** _____

I. Site:

- A. Do the parking lot and the routes from the parking lot, bus drop-off, and sidewalks comply with all ADA Standards? (E.g. §206 & §402 [accessible routes-general]; §403 [walking surfaces]; §404 [doors, doorways & gates]; §405 [ramps-note: for areas primarily serving children 12 & under, some guidance recommends slopes ≤ 1:16 & ramp runs ≤ 20']; §406 [curb ramps]; §208 & §502 [parking spaces]; §209 & §503 [drop-off zones])
No existing parking lot. NPL intends to demolish existing manufacturing building at the west end of the site to create a new parking lot.
- B. Is there a playground area? (Y/n) n If so, does it comply with all ADA play area guidelines? (E.g. §240 & §1008 [play areas])

Entrance:

- C. Does the main building entrance comply with all ADA Standards? (E.g. §206.4 [entrances - general]; §206.5 [doors, doorways & gates]; §405 [ramps - note: for areas primarily serving children 12 & under, some guidance recommends slopes ≤1:16 & ramp runs ≤20']; §216.2, §216.3, §216.6 & §703.7 [signs]; §205, §308, §309, §309.4 [intercoms: scoping, reach ranges, operability])
Existing office entry does not fully comply with ADA standards.

- D. If there are other, inaccessible entrances, do they have signage directing to the accessible entrance? (E.g., §216.3, §216.5, §703.5)
No.

II. Interior Routes:

- A. Are all floor levels (including basements, half-levels & mezzanines that have functional rooms) served by an ADA-compliant elevator or other allowable means of vertical access (specify)? (E.g., §206.2.3, §206.6, §206.7 [accessible routes in multi-story buildings & facilities-scoping]; §407 [elevators]; §408 [limited-Use-Limited-Application "LULA" elevators]; §410 [platform lifts])
No elevators. Single story building only.

- B. Are all rooms & spaces on each floor on accessible routes (i.e., no rooms up a step or curb from the regular floor level; no rooms set off from the regular floor by a narrow corridor)? (E.g., §206.2.3)
Small percentage of spaces accessible by stairs only (Office building and Building #1) or by non-compliant ramp (Office building to Building #2)

- C. If the school includes student lockers, does the appropriate number meet ADA Standards for reach and operability? (E.g., §225.2.1 & §811)
No student lockers.

- D. Are there objects that protrude more than 4" into circulation paths, which may pose a danger to people who are blind or visually impaired? (E.g., §204.1, §307)
Yes.

III. Classrooms

- A. Do all classrooms & instructional spaces comply with ADA Standards? (E.g., §404 [doors & doorways]; §216.2 & §703 [signs]; §225 & §811 [shelves/storage]; §606 [sinks]; §204.1 & §307 [protruding objects]; §308 [whiteboards]; §205, §309 [controls]; §226 & §902 [lab stations/work surfaces]; §902.4 [work surfaces for children 12 & under])
No classroom spaces – existing industrial/manufacturing building.

B. List any classrooms that are on an inaccessible floor level, noting any that are specially equipped classrooms (e.g., rooms with built-in lab tables, kitchen equipment, computer labs)?

IV. Unique Purpose Rooms (e.g., gym, locker rooms, auditorium, multipurpose room, cafeteria, library, administrative offices)

A. List any unique purpose rooms or spaces that are on a floor level for which there is no wheelchair access.
None.

B. Other than access to their floor level, do all unique purpose rooms & spaces comply with ADA Standards? (E.g.: \$404 [doors & doorways]; \$216.2 & \$703 [signs]; \$225 & \$811 [shelves/storage]; \$221 & \$802 [gym & auditorium seating]; \$219 & \$706 [assistive listening systems]; cafeterias: \$227 & \$904.5 [food service lines]; \$226 & \$902 [dining surfaces-note \$902.4 for children 12 & under]; locker rooms: \$222 & \$803 [dressing areas]; \$213 & \$8601-610 [toilet & bathing rooms - note \$604.5 advisory for children 12 & under]; libraries & administrative offices: \$227 & \$904.3 [counters & check-out aisles]; \$226 & \$902 [work surfaces-note \$902.4 for children 12 & under])

No existing unique rooms & spaces. All new will be designed to meet ADA standards.

- Gym

- Cafeteria
- Library

- Locker Rooms

- Principal's/Administrative Office

- Pool/Natorium

- Courtyard

- Auditorium

- Greenhouse/Public-Use Green Roof/Garden

- Multipurpose Room

- Other Unique Space (specify) _____

V. Restrooms & Water Fountains:

A. Are all restrooms accessible? (E.g. §213 & §§603-606 [note standards for children 12 & under])
No.

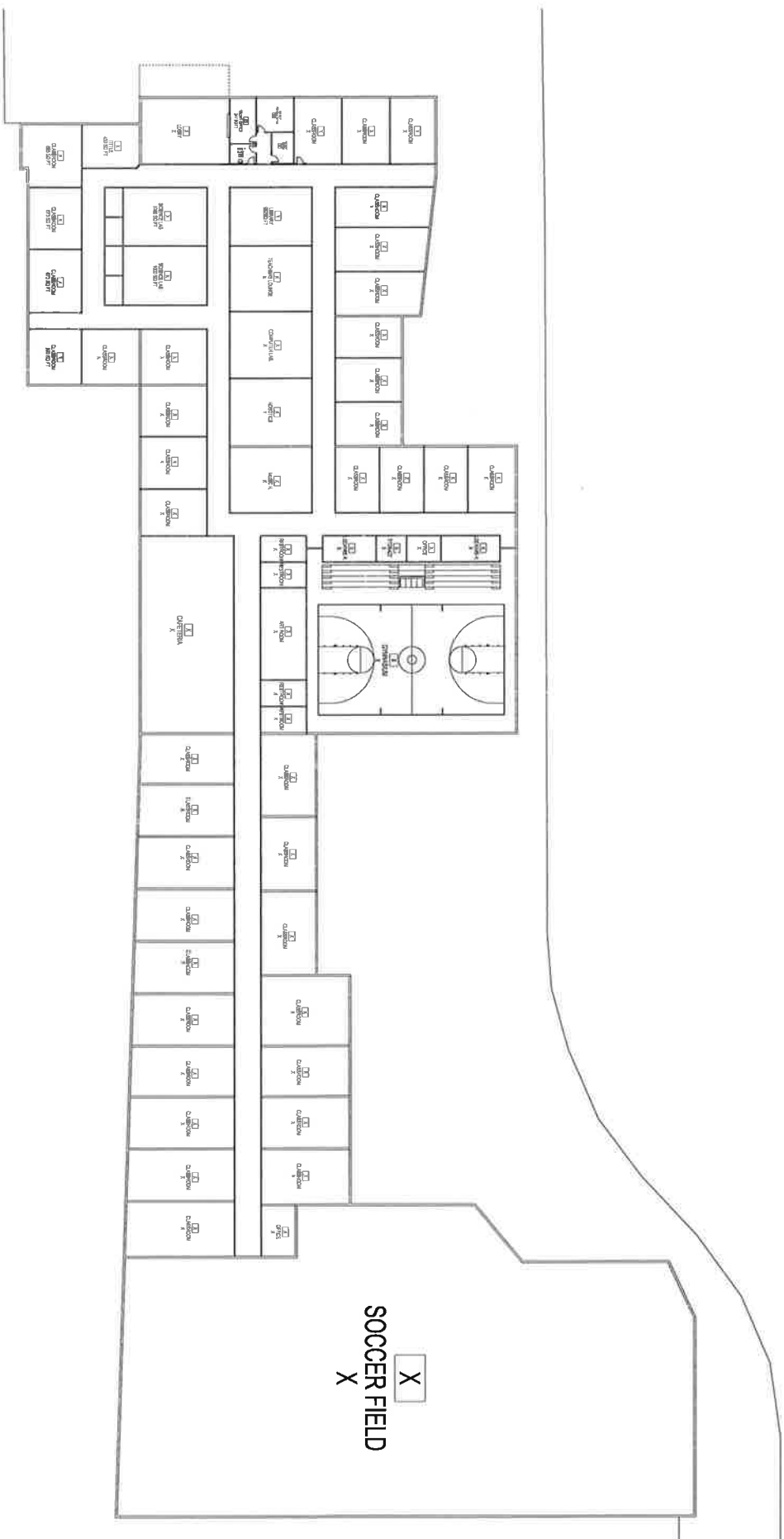
B. If there are other, inaccessible restrooms, do they have signage directing to the accessible entrance? (E.g. §216.8)
No.

C. If drinking fountains exist, are there accessible fountains in close proximity? (E.g. §211 & §602-note §602.2 standard for clear floor space & spout height of fountains primarily serving children 12 & under)
No accessible fountains.

VI. Fire Alarms: Does the building have ADA-compliant visual (strobe) alarms? (E.g. §215 & §702)
No.

VII. Remediation Plans: If any of the above currently does not comply with ADA standards, please describe in detail your remediation plan, including:

- The details of what you will renovate: For example, describe, if applicable:
 - how you will modify parking and entrances to be accessible;
 - how you will provide vertical access to any currently inaccessible floor levels;
 - which and how many restrooms you will make accessible;
 - and for any element which you described as not accessible above, what specific renovation or other measure you will undertake to make it accessible;
 - **Your deadline for completion of the renovation;**
 - Any interim alternate access measures planned; and/or
 - Any legal justifications for non-compliance.
1. **New parking lot created by demolishing existing manufacturing building will be designed for full accessibility.**
 2. **All inaccessible floor levels would be made accessible via ramps or lifts.**
 3. **All inaccessible toilet rooms (1 M, 1 W in Office building) would be modified for full compliance plus new staff/student toilet rooms created to meet Illinois Plumbing code requirements.**
 4. **Existing exit along the north face of building #1 would be modified to match existing floor level by filling a depressed area between the building and primary access road to the rest of the site.**



**2013 Call for Quality Schools
INSPECTING ARCHITECT'S REPORT**

Please note, where ADA issues are noted herein, be sure they are included in the additional ADA Compliance Report (Appendix G).

Site Address:	5401 S. Western
Number of Buildings:	5 connected buildings
(Please complete a separate report for each building on site that students will access)	
School Name:	Horizon Science Academy Chatham
Inspector's Name: (include firm if appropriate)	Ken Allen AltusWorks
Telephone:	773-545-1870 x225
Date:	November 25, 2013

2013 Call for Quality Schools INSPECTING ARCHITECT'S REPORT

General Building Info

Construction Type (if multiple types, list all)	I-C		
Approximate Age of each construction type, building addition, wing, etc.	Office: 2003 Bldg 1: 1920's Bldg 2: 1940 Bldg 3: 1920's Bldg 4: 1920's		
Approximate Size of Building (sq. ft.)	Office: 7,200 Bldg 1: 10,825 Bldg 2: 9,600 Bldg 3: 25,700 Bldg 4: 13,180 Total: 66,505	Useable Space (sq. ft.)	100% except 525 sf boiler room in Bldg #1.
Approximate Amount of Space School Needs (sq. ft.)	60,000		
Number of Floors	1	Approximate sq. ft. per Floor	66,505
	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied		
Current and Previous Uses	Unoccupied since 2011. Previous paper manufacturing and structural steel manufacturing		
Appearance	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent
Maintenance	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent
Describe Area	<input checked="" type="checkbox"/> Depressed	<input type="checkbox"/> Stable	<input type="checkbox"/> Prosperous
Current Zoning	<input type="checkbox"/> M2-2	Is school use permitted?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

2013 Call for Quality Schools INSPECTING ARCHITECT'S REPORT

Please indicate in the Comments whether estimates are for the entire building and/or just the portion(s) occupied by the school.

Site	Condition						Code Issues		Rough Cost Estimate
	Good (no work needed)	Minor Repairs Needed	Major Repairs needed	Replacement	Nonexistent (must be constructed/ added)	Not Applicable	ADA Issue (refer to the ADA report)	Building Code Violation	
EXTERIOR									
Street-Alley-Drives			X						50,000
Parking					X				270,000
Fences		X						X	40,000
Landscaping					X				40,000
Drainage			X						32,500
Playground					X				64,000
Comments	<p>Existing manufacturing building at west end of the site right up to Western Boulevard to be demolished to create new, accessible parking lot and approach to new building entrance. All drive access at north end of site on gravel road. Alley at west end of building is very tight and in disrepair. Building engineer reported no current storm drainage issues but given the age of the buildings we expect there to be some significant repairs/alterations (parking lot, grade alterations north of building 1, filling in loading dock at building 3, etc.)</p>								

Structural				X					925,000
Roofs-Flashing									
Parapet Walls-Capping			X						38,000
Gutters-Downspouts		X							3,000
Masonry		X							620,055
Lintels		X							35,000
Entrance Stairs and Landings							X		19,800
Windows			X						485,920
Doors			X						12,000
Foundation	X								

2013 Call for Quality Schools INSPECTING ARCHITECT'S REPORT

Comments									
<ul style="list-style-type: none"> All buildings require some level of gyp deck repair/replacement (bldg. 4 worse off than 1/2/3). Expectation is that amount of repairs will trigger Illinois Energy Code compliance therefore new roofing, insulation, and related flashing. Parapet walls show significant tuckpointing or re-building required (building 1 has complete terra cotta coping failure at the north.) Stone coping at Office building requires regrouting with sealant at sky-facing joints. Existing gutters and downspouts (5% of roof area) are in a state of complete failure and will require full replacement. Areas of exterior masonry have been tuckpointed in the past but a minimum of 50% of the exterior wall area requires tuckpointing or repair. Masonry at west wall of buildings 3 & 4 covered with corrugated metal panels and assumed to require full tuckpointing. Exterior steel columns at Building 4 appear to be in relatively good shape without a tremendous amount of section loss but would need confirmation by a structural engineer. All windows and roof monitors (except for office building) are steel frame with single pane glazing typical of industrial buildings from the 20's and 40's. Complete replacement required to meet energy codes. Overhead doors to be replaced/removed because of disrepair and/or energy efficiency concerns. HM doors & frames require replacement. As exterior masonry walls do not show significant signs of cracking, foundations and footings assumed to be in good shape. 									

INTERIOR

General

Foundation-Piers-Beams		X						X	150,000
Hallways-Stairways					X			X	643,875
Doors-Windows-trim				X					84,000
Elevators							X		0
Bathrooms				X				X	119,000
Basement							X		0

Comments

- Interior steel structure and masonry walls appears to be in good shape with little sign of deterioration. Some previous tuckpointing work is visible.
- Concrete slabs still appear to be in decent shape with no signs of settlement issues however railway lines run through a significant portion of the slabs and would need to be revised/removed for accessibility compliance. 50% self leveling compound is estimated.
- Hallway from Office to Building #2 contains a non-compliant ramp. All new walls, floor finish, ceiling finish buildout included in hallways-stairways #.
- Interior hollow metal doors are worn and show their age - replace. New wood doors and hm frames required.
- Bathrooms in the Office building (1 M, 1 W, 1 Unisex) are all non-compliant.

MEP Systems

HVAC				X					652,800
Plumbing System			X						435,200
Plumbing Fixtures					X				In above
Water Heaters					X				7,000
Electrical System	X								384,480

2013 Call for Quality Schools INSPECTING ARCHITECT'S REPORT

- Comments**
- All heating is via boilers to radiators with the exception of the Office Building which is forced air from two roof top units installed in 2003. There is minimal ventilation for buildings 1 – 4 and would need to be added to the project scope.
 - Building Engineer reported no significant plumbing issues related to either storm or sanitary. New domestic and sanitary lines would be added for new staff/student toilets and other required building areas.
 - 2 existing electrical services provide 220 v, 3 phase. Anticipated new service required for additional HVAC and electrical loads.

Fire & Life Safety											
Sprinkler System				X							40,800
Fire Alarms					X						141,000
Emergency Exits				X							30,000
Signage-Lighting-Smoke Detectors							X				In above
Carbon Monoxide detectors							X				In fire alarm
Asbestos				X							By others
Lead Based Paint				X							By others
UST/Hazardous Substances									X		By others
Security System								X			90,000
Comments											
Complete sprinkler coverage. Building 4 to Building 5 (not in project scope) separated by party wall construction. All heads are upturned to exposed structure except for drop ceiling portions of Office Building.											
New annunciator panel to be required at future, proposed main entry location (relocated to Office Building entry if this ends up being the main entrance).											
Office Building has emergency lighting but no a/v strobes.											

2013 Call for Quality Schools INSPECTING ARCHITECT'S REPORT

School-specific

Auditorium																			
Gymnasium																			
Kitchen & kitchen equipment																			
Lunchroom																			
Science Labs																			
Comments The school specific spaces do not currently exist.																			

Total Renovation Costs (sum of above costs)	5,412,430
--	------------------

ADA Renovation Costs (additional work from ADA Report not included above)

Contingency 1,353,107

General Contractor's Overhead and Profit 608,898

GRAND TOTAL **\$7,374,435**