

**2017 New Schools' Request For Proposals
INSPECTING ARCHITECT'S REPORT**

Please note, where ADA issues are noted herein, be sure they are included in the additional ADA

Site Address:

Number of Buildings: 1

(Please complete a separate report for each building on site that students will access)

School Name: Hirsch High School

Inspector's Name: Joyce Chou (Holabird and Root, LLC)

(include firm if appropriate)

Telephone: 312-357-1410

Date: 08-25-2017

Compliance Report (Appendix G).

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General Building Info

Construction Type (if multiple types, list all) Type

Approximate Age of each construction type, building addition, wing, etc. 92 Years
II
Two Wings

Approximate Size of Building (sq. ft.) 158,471.00sf Useable Space (sq. ft.) 120,000 sf

Approximate Amount of Space School Needs (sq. ft.) 20 Classrooms, gyp and dance room 50,000sf

Number of Floors 2 and 3 Approximate sq. ft. per Floor 52,823sf

20 Occupied 15 Unoccupied

Current and Previous Uses Junior High School

Appearance ___ Poor X Good ___ Excellent

Maintenance ___ Poor ___ Good X Excellent

Describe Area ___ Depressed X Stable ___ Prosperous

Current Zoning RS-3 Is school use permitted? X YES ___ NO

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

		Condition							Code Issues		Rough Cost Estimate
Type	Quantity (Units)	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											
Site	Street-Alley-Drives	Street		Yes							\$3,000
	Parking	Yes	50	X				X			\$2,000
	Fences	Partial		X							\$1,000
	Landscaping	Yes	X								
	Drainage	Yes		X							\$1,000
	Playground	None							X		
	Trash Enclosure	None					X				
Comments											

Structural	Roofs	MOD		X							\$5,000
	Flashing	Metal	x								
	Foundation-Piers-Beams	Conc.	X								
	Parapet Walls-Capping/Coppi	Bricks	x								\$8,000

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ng											
Gutters-Downspouts								X			
Masonry					X						\$25,000
Lintels				X							\$1,000
Entrance Stairs and Landings									X		\$2,000
Windows			X								\$5,000
Doors				X					X		\$15,000
Foundation			X								
Comments:											

INTERIOR

General

Classrooms (flooring, ceiling, and walls)				X							\$6,000 classroom
Stairways			X								
Corridors (Flooring, Ceiling, and Walls)			X	X							\$20,000
Doors-Door Hardware									X		\$4,000
Lighting			X								
Elevators			X								
Bathrooms				X					X		\$3,000

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Basement	Yes		X								
Code-required Natural Day Lighting in Classrooms? (Indicate location in comments section where this doesn't exist)	Yes		X								
Exiting Distances and Egress Requirements Met?	Yes		X								
Do Dead Corridors Exist?	No							X			
Maximum Allowable Occupancy (by floor)											
Comments											

MEP Systems	Heating System	Boiler		X							
	Cooling System	window		X							

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Ventilation	Natural										
Plumbing System			X								
Plumbing Fixtures			X						X		\$5000
Water Heaters	Gas		X								
Electrical System			X								
Comments											

Fire & Life Safety

Sprinkler System	None										
Fire Alarms	Yes		X								
Emergency Exits	Yes		X								
Signage-Lighting-Smoke Detectors	Yes		X								
Carbon Monoxide detectors	Yes		X								
Security System	Yes		X								
City tie-in								X			
Annunciator Panel	1		X								
Numbered Exits	10										

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Occupancy Placards	None										
Does the School Share the Facility with a Third-party Group (Indicate ages served and how many groups in comments section)	No							X			
If Facility is Shared, does Code-Required Level of Fire Separation Exist?	No							X			
*PLEASE HAVE AN ENVIRONMENTAL REPORT COMPLETED FOR THE FACILITY BY A LICENSED ENVIRONMENTAL CONSULTANT.											
Comments											

School-specific

Auditorium	1							X			\$66,000
Gymnasium	1										\$10,000
Kitchen	1										\$5,000
Kitchen Equipment	Yes										

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Lunchroom			X					X		
Science Labs			X							
Computer Labs										
Specialty Labs/Studios (Art, Dance, Music)	2		X							\$20,000
Multi-Purpose Room(s)	1		X							\$3,000
Comments										

Total Renovation Costs (sum of above costs) \$204,000.00

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

Contingency \$66,000

General Contractor's Overhead and Profit (11%, \$22,440)

GRAND TOTAL:

\$ 292,440

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ADA Non-Conformance

Non-Conformance Items	Recommended Improvements and Estimated Renovation Costs
1.Path from parking lot to school entrance	Remove/Replace sidewalk 500LF (\$6,250)
2. Bathroom (min one for man and woman)	Remove/Replace plumbing fixtures (\$6,000)
3. Classroom door clearance	Remove side wall and replace hardware (\$11,000)
4. Auditorium Stage and seating	Install lift at stage and replace seating (\$12,000)
Total Cost: \$35,250.00	

Comments
