

**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 Compliance Report (Appendix G).

**Site Address: 2545 S Martin Luther King Drive,  
Chicago, IL 60616**

**Number of Buildings: (2) 2-story buildings with basements on site (2545 S MLK & 2555 S MLK) that are connected. Each building can function independently from the other (in terms of use / separation). Each building with its corresponding basement is approximately 71,000 SF. This report is for 2545 S MLK only.**

**School Name: Chicago Classical Academy (CCA)**

**Inspector's Name:  
Joe Buehler, AIA  
TEAM A LTD**

**Telephone: (312) 961-1292**

**Date: 08.18.2017**

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**General Building Info**

Construction Type (if multiple types, list all)	I-C _____		
Approximate Age of each construction type, building addition, wing, etc.	1982 _____		
Approximate Size of Building (sq. ft.)	71,000 (including basement)	Useable Space (sq. ft.)	63,500 (less mechanical spaces, shafts & atrium space)
	_____	_____	_____
Approximate Amount of Space School Needs (sq. ft.)	33,750 SF (min) 42,000 SF (ideal) _____		
Number of Floors	2 + basement	Approximate sq. ft. per Floor	23,500 (gross)
	_____	_____	_____
	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Unoccupied	
Current and Previous Uses	Advocate Medical Center (Will be moving out into new facility in a month) _____		
Appearance	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Maintenance	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Describe Area	<input type="checkbox"/> Depressed	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Prosperous
Current Zoning	PD18 _____ _____	Is school use permitted?	Possibly*YES <input type="checkbox"/> NO

\*Educational use is not currently an included use in PD18, but an amendment could be pursued. PD amendments typically take about 5-6 months.

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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		
<b>EXTERIOR</b>											
Site	Street-Alley-Drives	MLK Drive west side of building & access driveway along north side of building		Drive access along north side needs patching / resurfacing.							LL mentioned east parking lot / drive access will be resurfaced
	Parking	Yes – adjacent and south of building (main lot) and parking along north side of building	(116) Standard Spaces (11) HC Spaces	Good							
	Fences	Yes		Good							
	Landscaping	Yes		Good							
	Drainage	Yes		Good							
	Playground	No									
	Trash Enclosure	Trash / Loading Dock Area in Back		Good							

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<b>Comments</b>
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Structural

Roofs	Yes - Flat		Good (replaced within past 10 years and under warranty)								
Flashing	Yes		Good								
Foundation- Piers-Beams	Yes		Good								
Parapet Walls- Capping/Copping	Yes		Good								
Gutters- Downspouts	Internal Roof Drains		Good								
Masonry	Yes		Good								
Lintels	Yes		Good								
Entrance Stairs and Landings								N/A			
Windows	Yes (Aluminum)		Good								
Doors	Yes		Good								
Foundation	Yes		Good								

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**Comments:**

**INTERIOR**

General

Classrooms (flooring, ceiling, and walls)	None – new layout required										
Stairways	Yes		Exit Stairs are good	Atrium stair needs handrails on each side & extended guardrail on open side							
Corridors (Flooring, Ceiling, and Walls)	Yes		Good	Recommend removing wall paper and re-painting							
Doors-Door Hardware	Yes		Good	Main Entry doors need panic hardware							
Lighting	Yes		Good								
Elevators	Yes		Good								
Bathrooms	Yes					Insufficient quantity & accessibility for children. Must be replaced			X		
Basement	Yes		Good								
Code-required Natural Day Lighting in	New classroom layout to										

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Classrooms? (Indicate location in comments section where this doesn't exist)	comply with daylight requirements											
Exiting Distances and Egress Requirements Met?	New interior layout to comply with egress / travel distance requirements (max 150')											
Do Dead Corridors Exist?	New layout to comply (max 20').											
Maximum Allowable Occupancy (by floor)	Based on existing exit doors / stairs: Basement: (800) 1 <sup>st</sup> Floor: (1,035) 2 <sup>nd</sup> Floor: (640)											
<b>Comments</b>												

MEP Systems	Heating System	Forced air / VAV & Electric base board heating		Good								
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Cooling System	Forced air / VAV		Good								
Ventilation	Mechanical		Good								
Plumbing System	4" City water service w/ booster pump. 8" combined San / Storm.		Good								
Plumbing Fixtures	Commercial grade, wall hung w/ flush valves (TYP)					Existing to be replaced to comply with ADA & children heights					
Water Heaters	(2) 125 GAL water heaters w/ recirculation pump		Good								
Electrical System	1400A 120/208 (total) incoming power w/ back-up emergency generator		Good								
<b>Comments</b>											

Fire & Life	Sprinkler System	None									
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Safety

Fire Alarms	Yes			Updates required (no City tie & visual alarms missing or not located correctly throughout building)					X		
Emergency Exits	Yes		Good								
Signage-Lighting-Smoke Detectors	Yes			Additional signage is required per CPS & ADA standards. Renovation will likely cause adjustments to smoke detector locations.					X		
Carbon Monoxide detectors	No – did not observe CM detectors						CM detectors to be installed				
Security System	Yes		Good								
City tie-in	No						To be installed				
Annunciator Panel	Yes – modifications likely for new devices / expansion										
Numbered Exits	Yes (3 existing exits)										
Occupancy Placards	None existing, however						To be provided with				



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	placards will be obtained for required assembly spaces following renovation						renovation				
Does the School Share the Facility with a Third-party Group (Indicate ages served and how many groups in comments section)	Adjacent / connected building will remain as a medical clinic. Secure access control via key card credential will be provided between two buildings. Basement is likely to be leased to 3 <sup>rd</sup> party also and provisions for key card access control in elevators & stair doors will be required.										
If Facility is Shared, does Code-Required Level of Fire Separation Exist?	Yes – 3HR										
<p><b>*PLEASE HAVE AN ENVIRONMENTAL REPORT COMPLETED FOR THE FACILITY BY A LICENSED ENVIRONMENTAL CONSTULTANT. PHASE I ENVIRONMENTAL ASSESSMENT DATED 07.02.2007 IS AVAILABLE</b></p>											

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<b>Comments</b>
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School-specific

Auditorium	No									
Gymnasium	Yes – new fitness room planned for in renovation									
Kitchen	Yes – new warming kitchen for catering is planned for in renovation									
Kitchen Equipment	Yes – new equipment for warming kitchen is planned for in renovation									
Lunchroom	Yes – new lunchroom / multi-purpose room is planned for in renovation									
Science Labs	No									
Computer Labs	No									
Specialty Labs/Studios (Art, Dance,	The following rooms are planned for									

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Music)	in renovation: Art Room, Music Room and Library										
Multi-Purpose Room(s)	See lunchroom above										
<b>Comments</b>											

**Total Renovation Costs (sum of above costs)**

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

**Contingency**

**General Contractor's Overhead and Profit**

**GRAND TOTAL**

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ADA Non-Conformance

Non-Conformance Items	Recommended Improvements and Estimated Renovation Costs
	<u>ESTIMATED</u> COST OF RENOVATION, INCLUDING ACCESSIBILITY IMPROVEMENTS, WOULD BE IN THE \$135/SF RANGE.
	Total Cost:  Minimum space needed: 33,750 SF x \$135 = \$4,556,250 Ideal amount of space: 42,000 SF x \$135 = \$5,670,000

Comments
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