

**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: 800 S Wells Street, Chicago, IL 60607

Number of Buildings: 1 BUILDING: 2nd floor tenant space in River City

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-A _____		
Approximate Age of each construction type, building addition, wing, etc.	1983 _____		
	Total Building: 1,000,000 sf (250,000 of which is commercial space)	33,033 SF	
Approximate Size of Building (sq. ft.)	Proposed Tenant Area: 33,750 SF	Useable Space (sq. ft.)	_____
Approximate Amount of Space School Needs (sq. ft.)	33,750 _____		
Number of Floors	18 _____	Approximate sq. ft. per Floor	_____
	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Unoccupied	
Current and Previous Uses	Residential (condos), commercial, parking _____		
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	PD225 _____ _____	Is school use permitted?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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			
		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	Rough Cost Estimate
EXTERIOR												
Site	Street-Alley-Drives	Wells Street to East, drive access to south of building		Good								
	Parking	Yes	125 spaces in building, valet optional	Good								
	Fences	No										
	Landscaping	Yes		Good								
	Drainage	Yes		Good								
	Playground	No										
	Trash Enclosure	In building		Good								
Comments												
Structural	Roofs	Yes - Flat		Good, replaced in 2015 and maintained by								

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			residential association								
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								
Comments:											

INTERIOR

General

Classrooms (flooring, ceiling, and walls)	CCA tenant space to be built out.										
Stairways	Yes		Good								
Corridors (Flooring, Ceiling, and Walls)	CCA tenant space to be built out.										
Doors-Door Hardware	CCA tenant space to be built out.										
Lighting	CCA tenant										

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	space to be built out.										
Elevators	Yes		Good								
Bathrooms	CCA tenant space to be built out.										
Basement								N/A			
Code-required Natural Day Lighting in Classrooms? (Indicate location in comments section where this doesn't exist)	CCA tenant space to be built out – new layout to comply with code.										
Exiting Distances and Egress Requirements Met?	CCA tenant space to be built out – new layout to comply with code. (max 150')										
Do Dead Corridors Exist?	CCA tenant space to be built out – new layout to comply with code. (max 20').										
Maximum Allowable Occupancy (by floor)	Based on (3) double door exits from tenant space, max occupancy will be 1,035										

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Comments

MEP Systems	Heating System	CCA tenant space to be built out and new Forced air / VAV installed off of building chiller / boiler.										
	Cooling System	CCA tenant space to be built out and new Forced air / VAV installed off of building chiller / boiler.										
	Ventilation	Mechanical										
	Plumbing System	(2) Separate City water mains at 12" each and sanitary at 16". Appropriate water service & sanitary will be offered to CCA after engineering is		Good								

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	complete for space.										
Plumbing Fixtures	CCA tenant space to be built out with new commercial grade, wall hung w/ flush valves at appropriate ADA heights (child / adult)										
Water Heaters	Building hot water boiler		Good								
Electrical System	Building electrical system will offer 800 amps to CCA tenant space.		Good								
Comments											

Fire & Life Safety

Sprinkler System	Yes – adjustments to layout will be made in renovation										
Fire Alarms	Yes – adjustments										

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	to layout will be made in renovation										
Emergency Exits	Yes		Good								
Signage-Lighting-Smoke Detectors	Yes			Additional signage is required per CPS & ADA standards.					X		
Carbon Monoxide detectors	In building residential units and parking garage only						Additional Carbon Monoxide Detectors to be added in renovation as required by CBC.				
Security System	Yes		Good								
City tie-in	Yes		Good								
Annunciator Panel	Yes – modifications likely for new devices / expansion		Good								
Numbered Exits	3										
Occupancy Placards	None existing, however placards will be obtained for required assembly spaces following renovation						To be provided with renovation				
Does the School Share the Facility with a Third-party Group (Indicate ages	Yes, there are 11 floors of residential condos above and										

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served and how many groups in comments section)	several commercial tenants in the building											
If Facility is Shared, does Code-Required Level of Fire Separation Exist?	Yes – 4HR at residential / 2HR at business											
*PLEASE HAVE AN ENVIRONMENTAL REPORT COMPLETED FOR THE FACILITY BY A LICENSED ENVIRONMENTAL CONSTULTANT. BUILDING MANAGEMENT HAS A COPY OF ENVIRONMENTAL REPORT CONDUCTED ON BUILDING – WILL BE PROVIDED TO CPS AT THEIR REQUEST.												
<i>Comments</i>												

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											

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Lunchroom	Yes – new lunchroom / multi-purpose room is planned for in renovation									
Science Labs	No									
Computer Labs	No									
Specialty Labs/Studios (Art, Dance, Music)	The following rooms are planned for in renovation: Art Room, Music Room and Library									
Multi-Purpose Room(s)	See lunchroom above									
Comments										

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

Comments
