



## APPENDIX 1.2: FACILITIES

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### 1.2c: Inspecting Architects Reports

## INSPECTING ARCHITECT'S REPORT

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

<b>Site Address:</b>	1014 E. 47 <sup>th</sup> St. Chicago IL., 60653
<b>Number of Buildings:</b> <i>(Please complete a separate report for each building on site that students will access.)</i>	1
<b>School Name:</b>	St. Ambrose
<b>Inspector's Name:</b> <i>(include firm if appropriate)</i>	Paco Orozco Techno Ltd.
<b>Telephone:</b>	312.920.0060
<b>Date:</b>	July 16,2020

## INSPECTING ARCHITECT'S REPORT

### General Building Info

Construction Type (if multiple types, list all)	Type A _____		
Approximate Age of each construction type, building addition, wing, etc.	Approximately 114 years old, Type I Construction _____		
Approximate Size of Building (sq. ft.)	35,927	Useable Space (sq. ft.)	33,833
Approximate Amount of Space School Needs (sq. ft.)	Year 1 – 12,000sf. (120 Students) Year 2 - 18,000sf. (180 Students) Year 3 – 24,000sf. (240 Students) _____		
Number of Floors	Basement + 2 Stories _____	Approximate sq. ft. per Floor	13,468 (partial second floor: 7,600 SF.) _____
	___ Occupied    __X_ Unoccupied		
Current and Previous Uses	School K-12 _____		

### INSPECTING ARCHITECT'S REPORT

Appearance	<input checked="" type="checkbox"/> Poor	<input 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	<u>C1-2</u>	Is school use permitted?	<input type="checkbox"/> Special Use <input type="checkbox"/> YES <input type="checkbox"/> NO

## INSPECTING ARCHITECT'S REPORT

Please note in 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 ADA report)	Building Code Violation	
<b>EXTERIOR</b>										
Site	Street-Alley-Drives	Yes								
	Parking	Yes			X	X			X	\$30,000
	Fences	Chain link		X						
	Landscaping	Yes		X						\$40,000
	Drainage	Yes		X						
	Playground	No								
	Trash Enclosure	No								
<p><b>Comments</b>                      Front and rear asphalt will need to be re-surfaced and re-paved. Rear parking will need to be stripped per code.</p>										
Structural	Roofs	TPO				X				\$80,000
	Flashing	Metal				X				\$20,000
	Foundation-Piers-Beams	Conc	X							
	Parapet Walls-Capping/Copping	Mas.			X					\$30,000
	Gutters-Downspouts	Yes		X						
	Masonry	Brick			X					\$100,000
	Lintels	Steel			X					\$20,000

## INSPECTING ARCHITECT'S REPORT

	Type	Quantity (Units)	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 ADA report)	
Entrance Stairs and Landings/ramp	Conc			X						\$45,000
Windows	Alum	57		X						\$60,000
Doors	HM	5		X						\$15,000
Foundation	Conc		X							
<p><b>Comments</b>                      There seems to be water infiltrating from the lintels and/or sills. Some tuckpointing will be required.</p>										

## INSPECTING ARCHITECT'S REPORT

	Type	Quantity (Units)	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 ADA report)		Building Code Violation
<b>INTERIOR</b>											
General	Classrooms (flooring, ceiling, and walls)			X							\$200,000
	Stairways	2		X					X		\$50,000
	Corridors (Flooring, Ceiling, and Walls)			X							\$75,000
	Doors-Door Hardware		X								\$37,500
	Lighting					X					\$100,000
	Elevators										\$300,000
	Bathrooms								X		\$63,000
	Basement			X					X		
	Code-required Natural Day Lighting in Classrooms? (Indicate location in comments section where this doesn't exist)			X							
	Exiting Distances and Egress Requirements Met?										
	Do Dead										

## INSPECTING ARCHITECT'S REPORT

	Type	Quantity (Units)	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 ADA report)	Building Code Violation	
Corridors Exist?											
Maximum Allowable Occupancy (by floor)	Basement – 670 First - 670 Second - 380										
<p><b>Comments</b>                      No boys' toilets on 2<sup>nd</sup> floor. No boys' but for 1 ADA toilet</p>											



## INSPECTING ARCHITECT'S REPORT

	Type	Quantity (Units)	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 ADA report)	Building Code Violation	
MEP Systems	Heating System	Boiler		X							
	Cooling System	None									
	Ventilation	Natural									
	Plumbing System										
	Plumbing Fixtures	Yes				X					\$120,000
	Water Heaters	Yes				X					
	Electrical System			X							
<b>Comments</b>											

Fire & Life Safety	Sprinkler System	Yes										\$5,000
	Fire Alarms	Yes										\$2,500
	Emergency Exits	Yes										
	Signage-Lighting-Smoke Detectors	No										\$40,000
	Carbon Monoxide detectors	No										\$10,000
	Security	Yes										

## INSPECTING ARCHITECT'S REPORT

System											
City tie-in	Yes										
Annunciator Panel	Yes										
Numbered Exits	No										\$1,000
Occupancy Placards	No										\$4,000
Does the School Share the Facility with a Third-party Group (Indicate ages served and how many groups in comments section)	No										
If Facility is Shared, does Code-Required Level of Fire Separation Exist?											
<b>*PLEASE HAVE AN ENVIRONMENTAL REPORT COMPLETED FOR THE FACILITY BY A LICENSED ENVIRONMENTAL CONSULTANT.</b>											
<p><b>Comments</b>          Provide smoke detectors, carbon monoxide detectors, occupancy placards and numbered exits.</p>											

School-specific

Auditorium	Yes									
Gymnasium	Yes									
Kitchen	No									



## INSPECTING ARCHITECT'S REPORT

Comments

## INSPECTING ARCHITECT'S REPORT

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

<b>Site Address:</b>	4052 S. Wabash Ave. Chicago IL. 60653
<b>Number of Buildings:</b> <i>(Please complete a separate report for each building on site that students will access.)</i>	1
<b>School Name:</b>	St. Elizabeth
<b>Inspector's Name:</b> <i>(include firm if appropriate)</i>	Paco Orozco – Techno Ltd.
<b>Telephone:</b>	312.920.0060
<b>Date:</b>	July 16, 2020

## INSPECTING ARCHITECT'S REPORT

### General Building Info

Construction Type (if multiple types, list all)	Type A		
<hr/>			
Approximate Age of each construction type, building addition, wing, etc.	130 years old (built 1890), Type II, single building with courtyard (adjacent building NIC)		
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Approximate Size of Building (sq. ft.)	19,855	Useable Space (sq. ft.)	17,474
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Approximate Amount of Space School Needs (sq. ft.)	Year 1 – 12,000sf. (120 Students) Year 2 - 18,000sf. (180 Students) Year 3 – 24,000sf. (240 Students)		
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Number of Floors	Basement + 3 Stories	Approximate sq. ft. per Floor	5,700
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	___ Occupied	_X_ Unoccupied	
Current and Previous Uses	PK, K-8 School		
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Appearance	__X_Poor	___ Good	___ Excellent

**INSPECTING ARCHITECT'S REPORT**

Maintenance	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent
Describe Area	<input type="checkbox"/> Depressed	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Prosperous
Current Zoning	RM-5	Is school use permitted?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

## INSPECTING ARCHITECT'S REPORT

Please note in 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 ADA report)	Building Code Violation	Rough Cost Estimate
<b>EXTERIOR</b>												
Site	Street-Alley-Drives	Street										
	Parking	No								X	X	
	Fences	Chain link			X							\$21,000.
	Landscaping								X			\$20,000.
	Drainage	Yes			X							
	Playground	None							X			
	Trash Enclosure	None						X				
	<b>Comments</b> There is an existing courtyard that could be utilized as a drop off or parking. Asphalt will need to be re-surfaced and repaved									Court Yard		\$30,000.
Structural	Roofs	Membrane				X						\$40,000
	Flashing	Metal				X						\$8,000.
	Foundation-Piers-Beams	Conc.			X							\$40,000.
	Parapet Walls-Capping/Copping	Brick			X							\$40,000.
	Gutters-Downspouts								X			
	Masonry				X							\$60,000.
	Lintels	Steel	122		X							\$20,000.



## INSPECTING ARCHITECT'S REPORT

	Type	Quantity (Units)	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 ADA report)		Building Code Violation
Entrance Stairs and Landings	Limestone	1				X			X		\$140,000.
Windows	Alum.	122				X				X(EC)	\$130,000.
Doors	HM	7				X(5)					\$40,000.
Foundation				X							
<p><b>Comments</b>                      Only the windows on the second floor have been replaced w/energy efficient windows.                      New ADA ramp will need to be constructed at main entrance.</p>											

## INSPECTING ARCHITECT'S REPORT

		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 ADA report)	Building Code Violation		
<b>INTERIOR</b>											
<b>General</b>											
Classrooms (flooring, ceiling, and walls)	Plaster, vinyl and carpet				X				X thresholds		\$280,000.
Stairways	open	3			X					X(open)	\$68,000.
Corridors (Flooring, Ceiling, and Walls)	Plaster, mosaic				X	X					\$100,000.
Doors-Door Hardware	WD/knobs					X			X	X	\$113,000.
Lighting	Fluo.					X				X (EC)	\$108,000.
Elevators							X		X		\$300,000.
Bathrooms	Yes					X			X		\$200,000.
Basement	Yes				X				X		
Code-required Natural Day Lighting in Classrooms? (Indicate location in comments section where this doesn't exist)	Yes										
Exiting Distances and Egress	No										

## INSPECTING ARCHITECT'S REPORT

	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 ADA report)	Building Code Violation	
Requirements Met?											
Do Dead Corridors Exist?	No										
Maximum Allowable Occupancy (by floor)	270										
<b>Comments</b>											

## INSPECTING ARCHITECT'S REPORT

	Type	Quantity (Units)	Condition					Nonexistent (must be constructed/added)	Not Applicable	Code Issues		Rough Cost Estimate
			Good (no work needed)	Minor Repairs Needed	Major Repairs needed	Replacement	ADA Issue (refer to ADA report)			Building Code Violation		
MEP Systems	Heating System	Boiler				X						\$175,000.
	Cooling System	Window				X						
	Ventilation	Natural										
	Plumbing System				X							
	Plumbing Fixtures						X		X			\$200,000.
	Water Heaters						X					\$10,000.
	Electrical System					X						\$270,000.
<b>Comments</b>												

Fire & Life Safety	Sprinkler System	None										\$270,000.
	Fire Alarms	Yes	X									
	Emergency Exits	Yes			X				X	X		\$40,000
	Signage-Lighting-Smoke Detectors	Yes			X							

## INSPECTING ARCHITECT'S REPORT

Carbon Monoxide detectors							X			X	\$40,000.
Security System	Yes			X							
City tie-in											
Annunciator Panel	Yes		X								
Numbered Exits	3								X	X	
Occupancy Placards	No										\$1,000.
Does the School Share the Facility with a Third-party Group (Indicate ages served and how many groups in comments section)	No										
If Facility is Shared, does Code-Required Level of Fire Separation Exist?											
<b>*PLEASE HAVE AN ENVIRONMENTAL REPORT COMPLETED FOR THE FACILITY BY A LICENSED ENVIRONMENTAL CONSTULTANT.</b>											
<b>Comments</b>											

School-

Auditorium	No								
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## INSPECTING ARCHITECT'S REPORT

specific

Gymnasium	No										
Kitchen	Yes				X						
Kitchen Equipment	No									\$20,000.	
Lunchroom	Yes							X			
Science Labs	No										
Computer Labs	No										
Specialty Labs/Studios (Art, Dance, Music)	No										
Multi-Purpose Room(s)	No										
<b>Comments</b>							Sub Total:			\$ 2,784,000	
Add contingency to do environment remediation throughout building.											
<p><b>There are signs of lead paint and asbestos. Remediation will be required. \$5,000 for testing and \$115,000 for remediation</b></p>											

## INSPECTING ARCHITECT'S REPORT

	Sub Total:	\$2,784,000.00
	Testing & Remediation:	\$ 120,000.00
	<b>Total:</b>	<b>\$2,904,000.00</b>

ADA Non-Conformance

Non-Conformance Items	Recommended Improvements and Estimated Renovation Costs
Main Entrance \$140,000.00 (included in estimates)	
Exits \$130,000.00 (included in estimates)	
Toilets \$200,000.00 (included in estimates)	
	<b>Total Cost: \$2,904,000.00</b>

Comments