

2018 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: 79 W. Monroe, Chicago, Illinois, 60603

Number of Buildings: One

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

School Name: Intrinsic Schools Downtown Campus

Inspector's Name: Lawrence P. Kearns, AIA
(include firm if appropriate) Wheeler Kearns Architects
343 S. Dearborn Street, #200
Chicago, Illinois 60604

Telephone: 312-939-7787

Date: 20 July 2018

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

General Building Info			
Construction Type (if multiple types, list all)	Type IB (assumed), Sprinkled 14 Story Building, Masonry Exterior Walls, Concrete Structure.		
Approximate Age of each construction type, building addition, wing, etc.	1903		
Approximate Size of Building (sq. ft.)	200,000sf total	Useable Space (sq. ft.)	
Approximate Amount of Space School Needs (sq. ft.)	64,000sf		
Number of Floors	4	Approximate sq. ft. per Floor	2-3: 17,500 4: 16,400 5: 12,250
	<input checked="" type="checkbox"/> Occupied (Floor 5)	<input checked="" type="checkbox"/> Unoccupied (Floors 2,3,4)	
Current and Previous Uses	Former Federal Savings and Loan Insurance Company, Rented Office Space.		
Appearance	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Maintenance	<input type="checkbox"/> Poor	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Excellent
Describe Area	<input type="checkbox"/> Depressed	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Prosperous
Current Zoning	DC-16	Is school use permitted?	<input checked="" type="checkbox"/> [*] YES <input type="checkbox"/> NO

* Special use approval required.

2017 New Schools' Request For Proposals 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.

		Condi tion							Code Issues			
		Type	Quantit y (Units)	Good (no work needed)	Minor Repairs Needed	Major Repair s neede d	Replaceme nt	Nonexistent (must be constructed/added)	Not Applicabl e	ADA Issue (refer to the ADA report)	Building Code Violation	Rough Cost Estimate
EXTERIOR												
Site												
	Street-Alley- Drives								X			
	Parking								X			
	Fences								X			
	Landscaping								X			
	Drainage								X			
	Playground								X			
	Trash Enclosure								X			
Comments												
		Exterior Maintained by building, Outside of Schools Responsibility.										
Structural												
	Roofs								X			
	Flashing								X			
	Foundation- Piers-Beams								X			
	Parapet Walls- Capping/Coppi ng								X			

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

Gutters-Downspouts								X			
Masonry								X			
Lintels								X			
Entrance Stairs and Landings								X			
Windows								X			
Doors								X			
Foundation								X			
Comments Exterior Maintained by building, Outside of Schools Responsibility.											

INTERIOR

General

Classrooms (flooring, ceiling, and walls)	12	2000 sqft					X				\$1,551,090
Stairways	3							X			
Corridors (Flooring, Ceiling, and Walls)							X				\$472,054
Doors-Door Hardware							X				\$234,500
Lighting							X				\$600,000
Elevators	2							X			
Bathrooms	28	Fixtures				X					\$310,080
Basement								X			
Code-required Natural Day Lighting in Classrooms?			X								

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

(Indicate location in comments section where this doesn't exist)											
Exiting Distances and Egress Requirements Met?	3	Stairs	X Requirement Met								
Do Dead Corridors Exist?							Subject to Building and CPS Design Review, All Corridors will meet code requirement.				
Maximum Allowable Occupancy (by floor)	517.5	Persons *See Note									
Comments *Currently the space has 4.5 available exit units, with 6.5 exit units available in the stairs. If needed, we may look into adding to the door capacity to take advantage of more available stair exit capacity, to be reviewed with DOB/CPS if requested.											

MEP Systems

Heating System	VAV						New Ductwork from VAV Box	X			\$990,960
Cooling System							New Ductwork from VAV Box	X			↓
Ventilation							New Ductwork from VAV Box	X			↓
Plumbing System								X			
Plumbing Fixtures											Included Above
Water Heaters								X			
Electrical System							X	X			\$1,754,280

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

Comments

Chilled and Hot Water supplied from building to VAV Boxes. New Ductwork from VAV Boxes to Interior Buildout. Power distribution responsibility of Landlord, Tenant to build out space with power distribution

Fire & Life Safety

Sprinkler System					X							\$197,300
Fire Alarms								X				
Emergency Exits								X				
Signage-Lighting-Smoke Detectors						X						
Carbon Monoxide detectors						X						
Security System							X					
City tie-in								X				
Annunciator Panel												
Numbered Exits												
Occupancy Placards							X					
Does the School Share the Facility with a Third-party Group (Indicate ages served and how many groups in comments)	NO											

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

section)											
If Facility is Shared, does Code-Required Level of Fire Separation Exist?		YES - Separate Concrete Floors and Protected Exit Stairways									
*PLEASE HAVE AN ENVIRONMENTAL REPORT COMPLETED FOR THE FACILITY BY A LICENSED ENVIRONMENTAL CONSULTANT.											
Comments Sprinkler and Alarm system to be modified to suit the tenant buildout.											

School-specific

Auditorium								X			
Gymnasium								X			
Kitchen	1						X				
Kitchen Equipment							X				\$300,000
Lunchroom							(Multipurpose Room)				
Science Labs	7						X				Millwork \$140,000
Computer Labs								X			
Specialty Labs/Studios (Art, Dance, Music)	7						X				
Multi-Purpose Room(s)	2						X				

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

Comments

Total Renovation Costs (sum of above costs)	\$6,550,264
ADA Renovation Costs (additional work from ADA Report not included above)	\$0
Contingency	10% \$655,026
General Contractor's Overhead and Profit (Including General Requirements and Sub Insurance)	\$721,928
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GRAND TOTAL	\$7,927,218

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ADA Non-Conformance

Non-Conformance Items	Recommended Improvements and Estimated Renovation Costs
	Total Cost

Comments
