

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: 1357 N Elston, Chicago, Illinois,

Number of Buildings: One

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

School Name: Intrinsic Schools Elston 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

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General Building Info

Construction Type (if multiple types, list all)	<u>Type IC (assumed), Sprinkled</u>		
Approximate Age of each construction type, building addition, wing, etc.	<u>1929 Salt Shed + Brick and Steel Accessory Structures</u>		
Approximate Size of Building (sq. ft.)	<u>102,200sf total</u>	Useable Space (sq. ft.)	<u>99,700sf single story building</u>
Approximate Amount of Space School Needs (sq. ft.)	<u>77,500gsf in single story building including a roughly 13,000sf mezzanine.</u>		
Number of Floors	<u>Two at North end, One at south end</u>	Approximate sq. ft. per Floor	<u>1st Floor: 79,277 2nd Floor: 18,811 3rd Floor: 4,112</u>
	<u> </u> Occupied	<u>X</u> Unoccupied	
Current and Previous Uses	<u>Warehouse and Salt Shed for Morton Salt Company</u>		
Appearance	<u> </u> Poor	<u>X</u> Good	<u> </u> Excellent
Maintenance	<u>X</u> Poor	<u> </u> Good	<u> </u> Excellent
Describe Area	<u>X</u> Depressed	<u> </u> Stable	<u> </u> Prosperous
Current Zoning	<u>M3-3</u>	Is school use permitted?	<u>YES</u> <u>X</u> * NO

* The Proposed Location is within the North Branch Corridor, which is reverting from PMD2A to M3-3, opening this area to non-industrial uses. The Landlord of this property is currently undergoing the process to convert the property to be approved for school use through the process outlined in Chapter 16-8 of the Municipal Zoning Code.

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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.

		Condi on							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							Sportsfield	X			81,000
	Drainage								X			
	Playground								X			
	Trash Enclosure								X			
Comments Exterior Improvements by Landlord. Exception is Sportsfield.												
Structural	Roofs								X			
	Flashing								X			
	Foundation- Piers-Beams								X			
	Parapet Walls- Capping/Coppi ng								X			

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INTERIOR General	Gutters-Downspouts							X			
	Masonry							X			
	Lintels							X			
	Entrance Stairs and Landings							X			
	Windows							X			
	Doors							X			
	Foundation										
	Comments Exterior Envelope Landlord Responsibility. Exception is Springfield.										
		Type	Quantity (Units)	Good (no work needed)	Minor Repairs Needed	Major Repairs needed	Replacement	Nonexistent (must be constructed/added)	Not Applicable	Code Issues	
										ADA Issue (refer to the ADA report)	Rough Cost Estimate
	Classrooms (flooring, ceiling, and walls)	14 Pods	2,700 sqft					X			\$1,817,424
	Stairways	2						Mezzanine Stair			
	Corridors (Flooring, Ceiling, and Walls)		10,670 sqft					X			\$513,013
	Doors-Door Hardware							X			
	Lighting							X			Inc. in Elec. Below
	Elevators							X			\$200,000
	Bathrooms							X			\$722,240
	Basement								X		
	Code-required Natural Day Lighting in Classrooms?	YES		X				All New Partitions subject to DOB and CPS Review			

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(Indicate location in comments section where this doesn't exist)											
Exiting Distances and Egress Requirements Met?	YES						All Exiting subject to DOB and CPS Review				
Do Dead Corridors Exist?	YES						All Corridors subject to DOB and CPS Review - Code requirements will be met.				
Maximum Allowable Occupancy (by floor)	2,500 <small>* See note below</small>										
Comments <p>*Project meets the frontage requirements of Table 13-84-030 for occupancy of 1,001 to 2,500 with frontage on Elston, Blackhawk, and Access to adjacent field between Salt Shed and River. School is primarily at grade level with numerous exits, to be confirmed to meet exiting requirements of the Chicago Building Code and compartmentalization requirements of 13-48-070.</p>											

MEP Systems

Heating System												\$1,499,000
Cooling System												↓
Ventilation												
Plumbing System									X			
Plumbing Fixtures									Included Above			
Water Heaters									X			
Electrical System							X		X			\$1,827,000

Comments

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section)											
If Facility is Shared, does Code-Required Level of Fire Separation Exist?							X				
*PLEASE HAVE AN ENVIRONMENTAL REPORT COMPLETED FOR THE FACILITY BY A LICENSED ENVIRONMENTAL CONSULTANT.											
Comments Separation between floors exists, otherwise fire separated build out will need to be constructed as part of Landlords demising of space prior to tenant occupancy. Current thinking is the premises will be shared with an office tenant on the second floor and a coffeeshop in the front Northwest corner.											

School-specific

Auditorium										X	
Gymnasium	1						X				\$434,690
Kitchen							X				
Kitchen Equipment							X				\$300,000
Lunchroom	(Share with Gym)										
Science Labs	3						X				\$176,918
Computer Labs	0										
Specialty Labs/Studios (Art, Dance, Music)	3						X				\$101,968
Multi-Purpose Room(s)	1						X				\$144,240

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<i>Comments</i>		
SUBTOTAL		\$8,006,493
Mezzanine Construction		\$1,500,000
Total Renovation Costs (sum of above costs)		\$9,506,493
ADA Renovation Costs (additional work from ADA Report not included above)		\$0
Contingency	8.5%	\$800,649
General Contractor's Overhead and Profit		\$887,481
GRAND TOTAL		\$11,194,623

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ADA Non-Conformance

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

Comments

Zero Cost - Space will be turned over to tenant complying with ADA codes.