

## **ADA REPORT**

**This report is to be completed by a building professional and signed below by a representative of your school with the authority to commit to any necessary building and policy remediation.**

I have read the below report and commit to the remediation plan described in Section VII.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name (printed): Melissa Zaikos

School/Organization: Intrinsic Schools

Title: CEO

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## Instructions:

1. Please fill out a separate ADA Report for each of the following:
  - Your proposed facility;
  - Your back-up facility; and
  - Any temporary facility you contemplate using if your facility is not ready in time for your school's opening.
2. Answer the questions in Sections I-VII with regard to the *current state of the facility, regardless of any plans you may have to renovate it*; detail any planned renovations in Section VIII. Note in that section the details of any spaces for which you intend to change the use (e.g., converting a storage area into a lunchroom).
3. Survey each building for compliance with the 2010 ADA Standards for Accessible Design, 28 C.F.R. Pt. 36, Subpart D (2010) & 36 CFR pt. 1191, App. B & D. (2009) (available at [www.ada.gov](http://www.ada.gov)) which are strictly required in new construction and alterations and are used as a guide in pre-existing, unaltered buildings/spaces.
4. You or your building professional should survey each building feature listed below for each standard listed parenthetically after. Small deviations from ADA standards can amount to total exclusion from a facility for some persons with disabilities, and visual surveys alone, without careful measurements, will not be sufficient to detect these often critical deviations. Please note that the below-cited standards are not necessarily all of the standards applicable to the particular feature or to your building.
5. City permits or Certificates of Occupancy do not demonstrate or ensure ADA compliance.
6. CPS will provide assistance in completing this Report upon request. Please contact Eben Smith of CPS, at [esmith78@cps.edu](mailto:esmith78@cps.edu) to submit a request or if you have any questions about this Report.

<b>Name of School or Proposed School</b> <hr/> <u>Intrinsic School - Elston Campus</u> <b>Address of Facility</b> <u>1357 N Elston, Chicago, Illinois</u> <hr/>	<b>Year Constructed</b> <u>1926</u> <hr/> <b>Dates of Any Known Alterations</b> <u>Unknown.</u> <hr/>
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(check one)    proposed location X    back-up location \_\_\_\_\_    temporary location \_\_\_\_\_

<b>Person Completing Report (name &amp; title)</b> <u>Lawrence P. Kearns, AIA</u> <u>Principal, Wheeler Kearns Architects</u>  <b>Date of Report</b> <u>24 July 2018</u>	<b>School Organization/Design Team Member Attesting to Information &amp; Remediation Plan (name &amp; title)</b> <u>Intrinsic Schools</u> <u>Melissa Zaikos</u> <u>CEO</u>
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**I. Site:**

- A. Do the parking lot and the routes from the parking lot, bus drop-off, and sidewalks comply with all ADA Standards? (E.g., §206 & §402 [accessible routes-general]; §403 [walking surfaces]; §404 [doors, doorways & gates]; §405 [ramps-note: for areas primarily serving children 12 & under, some guidance recommends slopes  $\leq 1:16$  & ramp runs  $\leq 20'$ ]; §406 [curb ramps]; §208 & §502 [parking spaces]; §209 & §503 [drop-off zones])  
**No - The former use of the space was industrial, so the loading ramps are too steep to be ADA Standards. Additionally the Front of the building will need to be modified to be ADA accessible instead of having a 4' step as the space used to be unloading for rail cars.**
- B. Is there a playground area? (y/n) No If so, does it comply with all ADA play area guidelines? (E.g., §240 & §1008 [play areas])

## **Entrance:**

- C. Does the main building entrance comply with all ADA Standards? (E.g., §206.4 [entrances - general]; §206.5 [doors, doorways & gates]; §405 [ramps - note: for areas primarily serving children 12 & under, some guidance recommends slopes  $\leq 1:16$  & ramp runs  $\leq 20'$ ]; §216.2, §216.3, §216.6 & §703.7 [signs]; §205, §308, §309, §309.4 [intercoms: scoping, reach ranges, operability])

**No - Currently the street facing part of the property has a 4' step as the space used to be unloading for rail cars. The salt shed is at grade level, but not served by an accessible sidewalk as of now.**

- D. If there are other, inaccessible entrances, do they have signage directing to the accessible entrance? (E.g., §216.3, §216.5, §703.5)

**No - The loading dock building is only served by inaccessible entrances or ramps that exceed slope limits.**

## **II. Interior Routes:**

- A. Are all floor levels (including basements, half-levels & mezzanines that have functional rooms) served by an ADA-compliant elevator or other allowable means of vertical access (specify)? (E.g., §206.2.3, §206.6, §206.7 [accessible routes in multi-story buildings & facilities-scoping]; §407 [elevators]; §408 [Limited-Use-Limited-Application "LULA" elevators]; §410 [platform lifts])

**Area of existing building under review for proposed school is only a single story.**

- B. Are all rooms & spaces on each floor on accessible routes (i.e., no rooms up a step or curb from the regular floor level; no rooms set off from the regular floor by a narrow corridor)? (E.g., §206.2.3)

**No - As this was an industrial space there are steps and ramps that are not ADA compliant.**

- C. If the school includes student lockers, does the appropriate number meet ADA Standards for reach and operability? (E.g., §225.2.1 & §811)

**NA - Current use is not a school.**

- D. Are there objects that protrude more than 4" into circulation paths, which may pose a danger to people who are blind or visually impaired? (E.g., §204.1, §307)

**NA - Current space is not broken into circulation paths.**

## **III. Classrooms**

- A. Do all classrooms & instructional spaces comply with ADA Standards? (E.g.: §404 [doors & doorways]; §216.2 & §703 [signs]; §225 & §811 [shelves/storage]; §606 [sinks]; §204.1 & §307 [protruding objects]; §308 [whiteboards]; §205, §309 [controls]; §226 & §902 [lab stations/work surfaces], §902.4 [work surfaces for children 12 & under])

**NA - Current use is not a school.**

- B. List any classrooms that are on an inaccessible floor level, noting any that are specially equipped classrooms (e.g., rooms with built-in lab tables, kitchen equipment, computer labs)?

**NA - Current use is not a school.**

**IV. Unique Purpose Rooms** (e.g., gym, locker rooms, auditorium, multipurpose room, cafeteria, library, administrative offices)

A. List any unique purpose rooms or spaces that are on a floor level for which there is no wheelchair access.

**NA - Current use is not a school.**

B. Other than access to their floor level, do all unique purpose rooms & spaces comply with ADA Standards? (E.g.: §404 [doors & doorways]; §216.2 & §703 [signs]; §225 & §811 [shelves/storage]; §221 & §802 [gym & auditorium seating], §219 & §706 [assistive listening systems]; cafeterias: §227 & §904.5 [food service lines], §226 & §902 [dining surfaces-note §902.4 for children 12 & under]; locker rooms: §222 & §803 [dressing areas], §213 & §§601-610 [toilet & bathing rooms - note §604.5 advisory for children 12 & under]; libraries & administrative offices: §227 & §904.3 [counters & check-out aisles], §226 & §902 [work surfaces-note §902.4 for children 12 & under])

- **Gym**

**NA - Current use is not a school.**

- **Locker Rooms**

**NA - Current use is not a school.**

- **Pool/Natatorium**

**NA - Current use is not a school.**

- **Auditorium**

**NA - Current use is not a school.**

- **Multipurpose Room**

**NA - Current use is not a school.**

- **Cafeteria**

**NA - Current use is not a school.**

- **Library**

**NA - Current use is not a school.**

- **Principal's/Administrative Office**

**NA - Current use is not a school.**

- **Courtyard**

**NA - Current use is not a school.**

- **Greenhouse/Public-Use Green Roof/Garden**

**NA - Current use is not a school.**

- **Other Unique Space (specify)\_\_\_\_\_**

**V. Restrooms & Water Fountains:**

- A. Are all restrooms accessible? *(E.g., §213 & §§603-606 [note standards for children 12 & under])*

**Current Restrooms not evaluated because current use and occupancy is so different to proposed school.**

- B. If there are other, inaccessible restrooms, do they have signage directing to the accessible entrance? *(E.g., §216.8)*

**Current Restrooms not evaluated because current use and occupancy is so different to proposed school.**

- C. If drinking fountains exist, are there accessible fountains in close proximity? *(E.g. §211 & §602-note §602.2 standard for clear floor space & spout height of fountains primarily serving children 12 & under)*

**No Current Drinking Fountains.**

**VI. Fire Alarms:** Does the building have ADA-compliant visual (strobe) alarms? *(E.g. §215 & §702)*

**Yes.**

**VII. Remediation Plans:** If any of the above currently does not comply with ADA standards, please describe in detail your remediation plan, including:

- The details of what you will renovate: For example, describe, if applicable:
  - how you will modify parking and entrances to be accessible;
  - how you will provide vertical access to any currently inaccessible floor levels;
  - which and how many restrooms you will make accessible;
  - and for any element which you described as not accessible above, what specific renovation or other measure you will undertake to make it accessible;
- **Your deadline for completion of the renovation;**
- Any interim alternate access measures planned; and/or
- Any legal justifications for non-compliance.
- Make sure to describe the details of any spaces for which you intend to change the use (e.g., converting a storage area into a lunchroom).

**Landlord to provide accessible provisions prior to tenant school build-out.**

**These include:**

- ADA compliant ramps and curbs from entry dropoff area and parking lot.
- Ramps, lifts, or elevators to inaccessible locations
- ADA compliance in all restrooms serving school

**The deadline to complete these renovations will be prior to the opening of the school. All plans for new school buildout will be reviewed by CPS and DOB.**