

**EXHIBIT C**  
**10.22.2021**

HOH Project # 5422:

2021-F326-REN CIP- Lakeview Health Center Renovations

Project Address: 2849-61 N. Clark St., Chicago Illinois

**BACKGROUND:** Per proposed scope of work below observe existing conditions and recommend repair action.

AIS Project Summary:

Improve interior environment conditions, accessibility and life safety for the Chicago Department of Health and building lessees. Various Upgrades were identified in the 2021 Capital Project Spreadsheet: MEP (upgrade electrical service, Upgrade plumbing fixtures). Items were reviewed with the Building Engineer, and the conditions, findings and recommended actions are summarized below:

**Accessibility**

1. Sample boxes at the entry present a protruding object hazard and should be relocated.
2. Provide new code-compliant handrails at both interior stairs.
3. Upgrade plumbing fixtures in first floor toilet rooms to provide greater accessibility.
4. Provide new ADA-compliant room signage for all rooms and spaces within CDPH-occupied areas.

**Exterior Envelope**

1. The asphalt shingles on the mansard roof were observed to be loose and in danger of falling off. Replace asphalt shingles and underlayment.
2. The upper roof was reported to have been leaking from snow melt in the spring and is not properly pitched to drain. The modified bit roof is showing evidence of ponding. Remove existing membrane, investigate condition of roof components, and provide new tapered insulation and roof membrane.

**Interior**

1. Provide proper panic hardware at all exit doors.

**MEPFP&T**

1. Building Engineer indicated no known electrical issues or need for a service upgrade unless a
2. new elevator is being contemplated. The second floor of the facility is leased by Thresholds.
3. Provide a new DDC controls package and valves to replace the existing non-functional pneumatic controls.
4. A new BAS system for the two AHU's and steam boiler should also be provided along with VFD's for the AHU's to increase energy efficiency.
5. A full fire alarm system should be installed. FO forwarded a proposal from Granite/RTG dated 5/19/2021
6. Replace faded exit signs in lobby.

**SOLUTIONS TO CONSIDER:**

1. Install an elevator to provide access to second floor for tenants and their clients that use wheelchairs.
2. The second-floor wood windowsills appear to be deteriorating. Consider replacing sills and capping with aluminum trim to match new windows.
3. A new facility sign should be considered – corrosion was observed at the existing sign enclosure.
4. Consider upgrading mansard roof covering to standing seam metal panels for increased longevity.

**OBSERVATIONS:**

Following the AIS project summary the following observations were made:

**Accessibility**

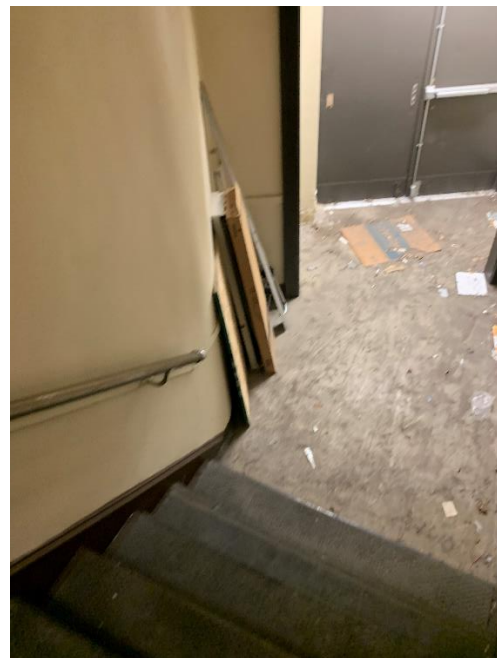
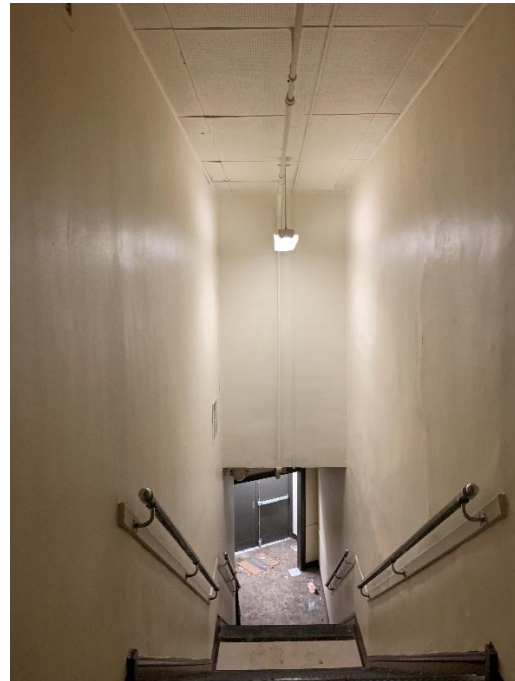
1. Sample boxes at the entry present a protruding object hazard and should be relocated.



Pic 1, 2, 3 & 4: Sample boxes to be removed and reinstalled to side panel.

**Recommendation:** Final location to be coordinated. Immediate removal is recommended to avoid potential injury since they are in the path of travel in and out of the facility.

2. Provide new code-compliant handrails at both interior stairs.



Pics 5, 6, 7 & 8:

Handrails at both staircases are non-compliant with ADA requirements.

Recommendation: Removal of existing non-compliant handrail and installation of new ADA compliant handrails is recommended. Finishes shall be removed and replaced since they are damaged, very old and worn out.



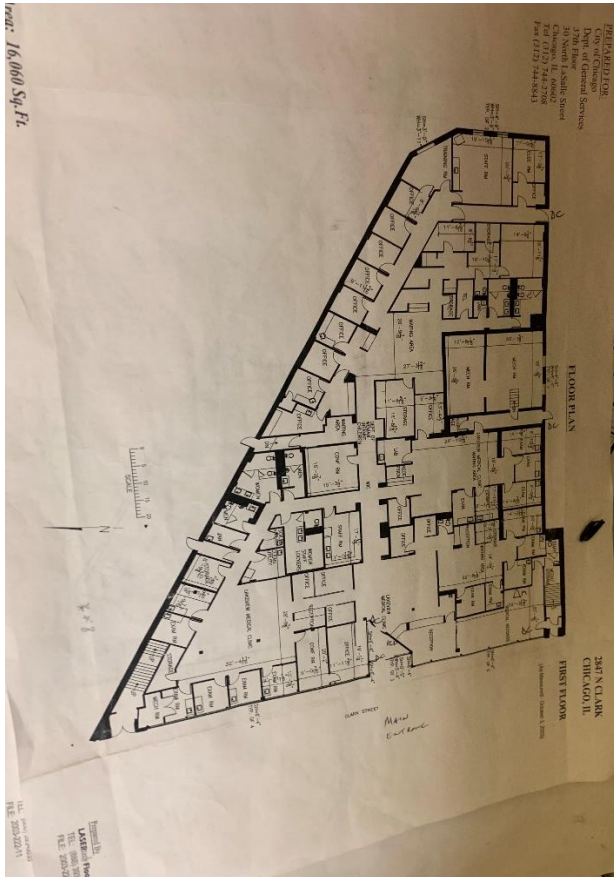
3. Upgrade plumbing fixtures in first floor toilet rooms to provide greater accessibility.



Pics 9, 10, 11 & 12: First floor restrooms' plumbing fixtures to be removed and replaced per ADA requirements.

Recommendation: New first floor restrooms' layout and new plumbing fixtures and accessories to comply with ADA requirements. New finishes shall be installed after removal of existing restroom plumbing fixtures and existing finishes. 2 Men, 2 Women, 1 Staff and 2 single ADA restrooms were observed.

4. Provide new ADA-compliant room signage for all rooms and spaces within CDPH-occupied areas.

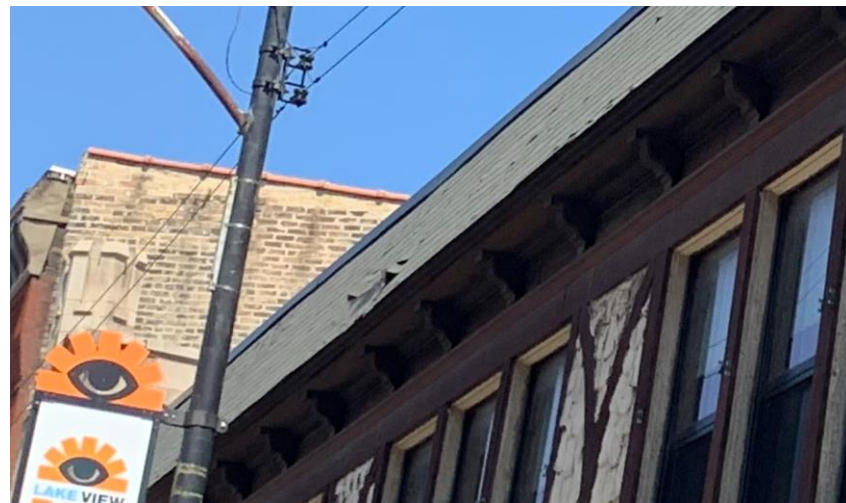


Pics 13 & 14: ADA compliant room signage is not provided for all rooms and spaces with CDPH first floor occupied areas.

Recommendation: Provide ADA compliant room signage in all first-floor rooms and spaces. Total 16,060SF.

## Exterior Envelope

1. The asphalt shingles on the mansard roof were observed to be loose and in danger of falling off. Replace asphalt shingles and underlayment.



Pics 15 & 16: The shingles on the mansard roof shall be removed and replaced.

Recommendation: The shingles along Clark Street elevation must be removed and replaced in kind.

Remove and Replace asphalt shingles and underlayment including all accessories related to Clark St elevation.



2. The upper roof was reported to have been leaking from snow melt in the spring and is not properly pitched to drain. The modified bit roof is showing evidence of ponding. Remove existing membrane, investigate condition of roof components, and provide new tapered insulation and roof membrane.



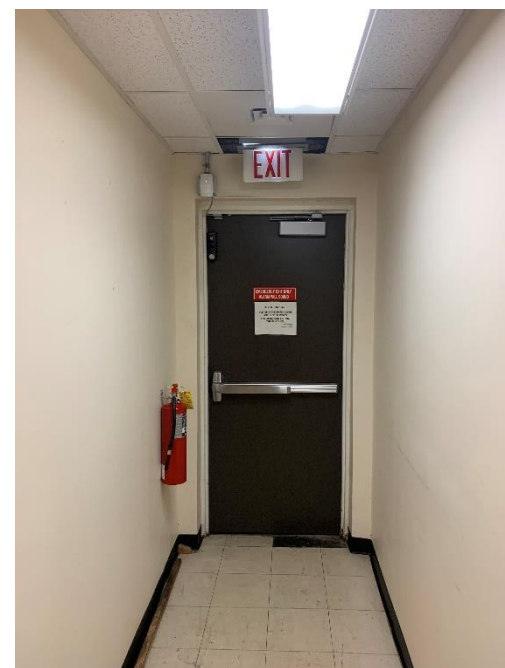
Pics 17, 18, 19 & 20: Ponding in roofing system confirms its deterioration and need for removal and replacement.

Recommendation: Remove existing roofing system and replace with new system. Provide proper slopes and roof drainage. Roof leak damage to be repaired in exterior envelope: parapet walls, upper floor lintels and miscellaneous roof system accessories. Repair of interior damage caused by roof leaks shall be executed: remove and replace some acoustical ceiling tiles, gypsum board walls and ceilings and patch, prepare and paint accordingly. Once the AOR and roofing consultant visit the site and perform core samples and provide lab results to verify and confirm visual observations the assessment is to remove existing roofing system and replace with new system to be determined by owner. TPO is the recommended system to be used.



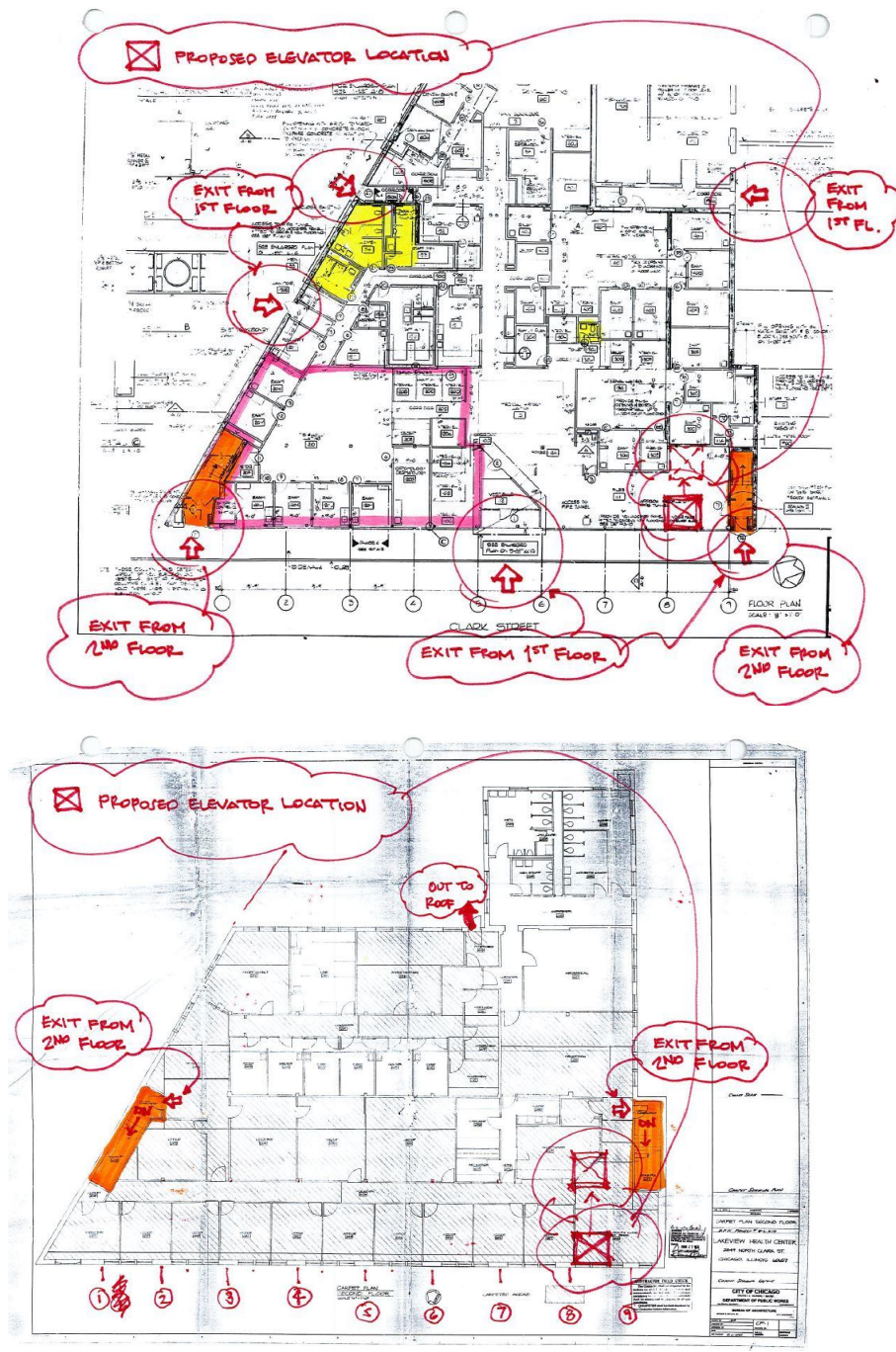
## Interior

1. Provide proper panic hardware at all exit doors.



Pics 21, 22, 23 & 24: Interior panic hardware needs to be assessed by door and security consultant to deem if appropriate or in need of replacement. A total of 3 doors facing Clark St, 2 doors facing the alley and 2 at the setback facing the neighbor at the south side of building.





Pics 25 & 26: show the locations for exit doors for first and second floors.

Recommendation: All exit doors were photographed but they need to be tested for proper functioning. AOR and door security consultant to test every one of the exit doors with their exit panic hardware for compliance.

### SOLUTIONS TO CONSIDER:

1. Install an elevator to provide access to second floor for tenants and their clients that use wheelchairs.

Pics 25 & 26: Show suggested location for elevator close to south staircase. This location seems to be most appropriate because it will need the least amount of disturbance to the facility's two levels.

An elevator consultant with KONE elevators has been contacted to give a proposal based on the sketches 25 and 26. When we receive the information will share it with the team. The hydraulic elevator requested is a 2500 lb for 2 stories ADA compliant.

Recommendation: if budget allows the elevator shall be installed to make 2<sup>nd</sup> floor ADA accessible.

2. The second-floor wood windowsills appear to be deteriorating. Consider replacing sills and capping with aluminum trim to match new windows.



Pics 27 & 28: Show the wood windowsills that may have been painted after the window replacement but need to be replaced or capped with aluminum to match the windows.

Recommendation: Remove and replace existing damaged wood sill with new wood sill and paint to match existing.



3. A new facility sign should be considered – corrosion was observed at the existing sign enclosure.



Pic 29 & 30: Sign enclosure shows corrosion.

Recommendation: Provide aluminum sheet to match gauge and color over existing enclosure if budget is tight. Another sign could be considered if budget allows it.

4. Consider upgrading mansard roof covering to standing seam metal panels for increased longevity.



Pic 31: Shingle roof shows damage and deterioration and needs to be removed and replaced.



Pic 32: Shingle roof shows damage and deterioration and needs to be removed and replaced.

Recommendation: AOR agrees with AIS recommendation to use metal standing seam roofing system in lieu of asphalt shingles to improve life expectancy of roofing system as well as better aesthetics.

Respectfully submitted.

Johnny Bueno-Abdala, Architect NCARB