

Public Building Commission  
**North Park Village – Chapel Building F**  
**Chicago, IL**  
Preliminary Property Condition Assessment  
October 21, 2021



## **TABLE OF CONTENTS**

- 1. Executive Summary**
  - 1.1. General Description**
  - 1.2. General Physical Condition**
  - 1.3. Recommendations**
- 2. Purpose and Scope**
- 3. System Description and Observations**
  - 3.1. Site**
  - 3.2. Structural Frame and Building Envelope**
  - 3.3. Mechanical, Electrical and Plumbing Systems**
  - 3.4. Interior Elements**
  - 3.5. Code Compliance/ADA Compliance**
- 4. Additional Considerations**
  - 4.1. Furniture**
  - 4.2. Exploration of Exterior Wall Construction**
  - 4.3. Exiting Requirements**
  - 4.4. Environmental Assessment**
- 5. Document Review**
  - 5.1. Documents Reviewed**
- 6. Recommendations and Opinion of Probable Costs**
  - 6.1. Pricing Matrix**
- 7. Out of Scope Considerations**
- 8. Project Team**
- 9. Limiting Conditions**
- 10. Exhibits**
  - 10.1 Dimension Reference Drawings**
  - 10.2 Roof Report - Not Included in Preliminary Report**

# 1 EXECUTIVE SUMMARY

## 1.1 GENERAL DESCRIPTION

This Property Assessment of the North Park Village Chapel Building F was prepared by KOO LLC at the request of the Public Building Commission of Chicago for the purpose of informing decisions on the potential renovation or restoration of the building. The Chapel building is located at 5801 N. Pulaski Road F. Completed in the 1930's, and originally part of the Municipal Tuberculosis Sanatorium (M.T.S.), the building is a Chapel and is currently closed.



The original M.T.S. building is an Orange Building as identified by the Chicago Historic Resources Survey (CHRS) and is subject to the City of Chicago's Demolition Delay Ordinance. Given the structural integrity and architectural and historical significance of the building, our recommendations do not include demolition. The assessment assumes the intent for the Chapel is to remain a house of worship; significant but targeted structural, system and aesthetic upgrades will maintain the buildings' function and use, and allow it to be safely used again.

At minimum, complete updates of the plumbing systems, repair of significantly damaged roof structure, repair or replacement of the clay tile and low roofs and replacement of interior finishes is recommended. The mechanical system for the building appears to recently installed and in working condition.

## **1.2 GENERAL PHYSICAL CONDITIONS**

### **1.2.1 Site Elements**

Per the RFP an extensive site investigation was not requested, KOO performed a cursory review of the exterior site elements. In general site elements included concrete walks at the main entry and exits along with secondary exits and entrances. See the ADA Section of this Assessment for information regarding site access recommendations.

### **1.2.2 Building Structure**

The existing below grade structure consists of a cast-in-place concrete foundation and basement structure including concrete walls, slabs and columns. First floor framing above basement is composed of concrete slab on concrete beams. Beams show signs of deficiencies, including concrete spalling and corroded reinforcement bars. Concrete beams should be repaired.

The exterior walls of the building consist of multi-wythe solid masonry. The perimeter masonry walls are load bearing.

The roof structure is concealed from view but appears to be trusses framing various roofs as noted in Section 1.2.4 below. KOO recommends that PBC, with assistance of KOO procure a contractor to perform Destructive Testing in order to expose structural elements concealed from view, prior to the completion of the Construction Document phase.

### **1.2.3 Exterior Masonry Walls**

The exterior walls which were inspected from the ground, appear to be in good to fair condition, with some areas of degradation and damage. They appear to be recently tuckpointed. The Main Entrance on the west façade is surround by a decorative limestone portal and facade, in fair condition. The other three facades are a combination of multi-wythe brick masonry with a decorative limestone banding at the base. This limestone is in fair condition, with some degradation at mortar joints, organic growth and dirt build-up.

The building has a masonry bell tower. Visibility from the ground was limited due to the height but it appears in fair condition, with some moisture damage and masonry cracking visible.

### **1.2.4 Roofing**

The existing roof system is a sloped clay tile roof system with copper gutters. The roof is comprised of one main gable roof that covers the nave, and sloped hip roofs that cover the Sacristy and rear areas of the Church. In addition, low slope roofs cover the north and west sides of the Narthex. There does not appear to be roof access. Clay Tile roofs cannot be walked on, lest the tiles be damaged, therefore KOO observations on based on what can be seen from the ground. The clay tile roof appears to be in very poor condition and non-existent at certain areas. There are broken tiles visible on the roof, in addition to active leaks and complete openings in roof and roof structure visible from the interior.

### **1.2.5 Exterior Doors and Windows**

The existing exterior doors appear to be in a variety of conditions. The doors from the main level are in fair condition, and appear new in relation to the original construction date of the building. The existing doors from the basement to below grade areas are in poor condition, out of date and past there useful life.

There are three types of windows present on the building. Existing large stained-glass windows, an existing rose window with glass set in limestone at the main entrance and existing non-insulated double hung and casement windows. The stained-glass windows are in fair condition with some of the lower panels broken or damaged. The double hung and casement windows are in poor condition and need replacement. At the stained-glass windows there are also decorative limestone elements in fair condition.

#### **1.2.6 Building Interior**

The building interior is in variety of conditions. The nave is in fair to poor condition, there are multiple damaged ceiling tiles and damaged walls, while the stone flooring, church pews, and interior exposed masonry are in fair condition. The most significant damage in the nave is above the Altar and Sacristy. Plaster is damaged to the point of collapse, and has already fallen exposing to view the roof structure and substrate.

The rear spaces of the Church behind the sacristy are in poor condition, with multiple severely damaged areas. Wall and Ceiling finishes are in advanced state of deterioration due to water damage from the roof, including as mentioned previously, daylight being visible through openings in the roof and roof structure. Plastic sheets have been laid down or fastened to the roof to prevent further water damage. In addition, flooring is in poor condition through the rear spaces with broken tiles and exposed floor slab visible.

In the narthex and mezzanine areas of the Church plaster wall and ceiling finishes are deteriorated due to water damage at the roof and window heads. The stair from the ground floor to the mezzanine is in poor condition.

In the basement, finishes are in fair condition. There is some damage of paint and non-load bearing partitions, but given than the basement is cast-in-place concrete, there is minimal observable damage.

#### **1.2.7 Water**

The building water entry is in the basement. The building sewer was not observed onsite. Much of the building water piping distribution is uninsulated galvanized steel and should be replaced throughout. An electric tank type water heater is located in a basement mechanical room which provides hot water piping for all building fixtures. All building plumbing fixtures are past their useful life and should be replaced with new. When replacing fixtures, all domestic water piping should be replaced with new, insulated per energy code, and a new water heater with circulation pump provided.

#### **1.2.8 Natural Gas**

Natural Gas supply and systems were not observed during assessment.

#### **1.2.9 Cooling, Ventilation and Heating**

The building is heated via a steam boiler and steam radiators throughout. The boiler is a Bryan Boiler model DR850 capable of 680 MBH output and was installed in 2011. The boiler is relatively new and in good working condition.

A condensate return station appears relatively new and in good working condition. The building engineer noted the heating system is working well in this building. A new combustion air intake damper and steam unit heater serve the basement mechanical room and appear in good working condition.

Distributed steam radiation piping appears original and is very corroded/uninsulated. Steam piping and steam radiators warrant replacement throughout the building.

There are no air conditioning or ventilation systems for the building.

#### **1.2.10 Electrical**

The electrical service is provided via a neighboring building. Service conduits are routed across the campus through a below ground tunnel. Two electrical panels were observed in the chapel to support all electrical loads. How this building is metered and which building the service is being provided from was not able to be verified while on site or with the building engineer.

The electrical room located on the lower level is crowded and contains obsolete equipment which has been abandoned in place. It is recommended that abandoned equipment be removed to ensure proper working clearances are met for the working equipment within the space.

The lighting throughout the back of house areas consists of both incandescent and fluorescent fixtures. Most light fixtures have reached their end of life with a large amount of these fixtures not currently in operation. Replacement of all back of house light fixtures with energy efficient LED luminaires is recommended.

Lighting for the main Chapel area was not operational at the time of the observation. The lighting for the main Chapel is broken up into multiple zones which are controlled by standard switches. The condition of the light fixtures installed within the main chapel area are no longer in good working condition and are recommended to be replaced.

There are no occupancy sensor controls or means of automatic shut off for any spaces within the building. The lighting controls for the building consist of single-pole and three-way switches. Replacement of lighting controls throughout the building will be required to meet the occupancy/vacancy, daylight harvesting, time of day control, and manual on/off requirements of IECC 2018.

No emergency light fixtures, emergency service, or emergency battery units were observed in the building. New emergency battery units, fixtures with integral batteries, or a central Chicago approved auxiliary source of power (such as generator or UPS) is required for the building to meet all current requirements of the Chicago Electrical Code Article 700.

#### **1.2.11 Other Systems**

There is no fire alarm system installed within the building. Standalone smoke detectors are placed throughout the back of house areas and pre-function space near the entrance. A new horn/strobe fire alarm system is recommended and may be required depending on the future occupancy classification of the building.

There are no Sprinkler Systems for the building.

### **1.3 RECOMMENDATIONS**

Summarized below are recommendations for the North Park Village Chapel Building F prioritized as Critical, and Non-Critical, See Section 6 for itemized breakdown of remediations and associated costs.

#### **1.3.1 Critical**

Critical recommendations are those items that should be addressed as soon as possible to maintain building functionality and prevent further degradation.

- Conduct environmental remediation to mitigate hazardous materials when affected by areas of work.
- Provide Illinois Accessibility Code (IAC) compliant ramps and guardrails to the building
- Provide IAC compliant automatic paddles at accessible entrances and exits
- Repair and replace failing finishes, including plaster ceilings, wall systems, and flooring.
- Repair damaged roof structure
- Replace all the existing finishes, fixtures and equipment in the Basement Bathroom
- Replace all the existing finishes, fixtures and equipment in the First Floor Bathroom, and convert into Accessible All-Gender Restroom
- Provide new Plumbing and Electrical Systems to replace non-functioning equipment including new lighting, occupancy controls and the like
- Decommission and remove abandoned equipment, piping and conduit.
- Provide deep grinding and repointing of damaged exterior masonry
- Provide deep grinding and repointing of damaged exterior limestone elements
- Clean exterior limestone building elements
- Assume repair of 100% the clay tile roof and low roof areas, including salvaging and reuse of clay tiles, new underlayment, ice and water shield and related items
- Replace all double hung windows with historically appropriate insulated windows
- Repair damaged stained-glass window panes
- Replace all exterior doors
- Remove all organic and plant debris from stairways and access points around building

#### **1.3.2 Non-Critical**

Non-Critical recommendations are those items where remediation is suggested to achieve the desired occupant experience or will be required in the next 5-20 years.

- Conduct non-critical grinding and tuckpointing at façade.
- Provide landscape services to maintain site and prevent over growth from trees near the building perimeter

## **2 PURPOSE AND SCOPE**

The assessment of North Park Village Chapel Building will aid the PBC in the development of a scope for renovation of the property. It includes an analysis of the current interior and exterior conditions, level of compliance with current applicable Building Codes, level of compliance with Accessibility Requirements and level of compliance with Energy Codes.

Information included in this report was gathered over three site visits by KOO LLC and two site visits by their consultants. Existing conditions of the site, exterior walls, roof, interior rooms, and MEP Systems were observed and documented. The existing conditions were then evaluated for quality, functionality, appearance and code compliance. Based on this analysis, recommendations were provided.



### **3 SYSTEM DESCRIPTION AND OBSERVATIONS**

This section contains the documentation of conditions and deficiencies observed during site visits conducted by KOO LLC and their consultants. Please note that information regarding the condition of furniture is not included in this portion of the Assessment.

#### **3.1 SITE**

##### **3.1.1 Storm Water Drainage**



3.1.1.1 Although overall review of site and storm drainage was not part of the scope of this report. There are a number of locations where downspouts are damaged, not draining properly, or not extending far enough to grade. This can cause stormwater to backflow onto the building.

##### **3.1.2 Access & Egress –**



3.1.2 Overall review of site access and egress were not part of the scope of this report. The chapel in general is accessed from main access road and sidewalks of North Park Village.

### **3.1.3 Paving, Curbing, & Parking**

Parking areas were not part of the scope of this report.

### **3.1.4 Flatwork**

Concrete sidewalks and enclosures were not part of the scope of this report.

### **3.1.5 Landscaping & Appurtenances**



3.1.5.1 Landscape debris is present at stairs from the basement to grade.



3.1.5.2 – There are multiple mature trees adjacent to the façade. This causes landscape debris build up on the existing building.

### **3.1.6 Electricity**

Site Electricity systems included but not limited to Site Lighting were not part of the scope of this Assessment.

### **3.1.7 Natural Gas**

Site Natural Gas systems were not part of the scope of this Assessment.

### **3.1.8 Sanitary/Storm Sewer**

Site Sanitary/Storm Sewer systems were not part of the scope of this Assessment.

### **3.1.9 Site Security Systems**

Site Security systems were not part of the scope of this Assessment.

## **3.2 STRUCTURAL FRAME AND BUILDING ENVELOPE**

### **3.2.1 Foundation and Building Structure**



3.2.1.1 Concrete basement wall exhibits signs of minor cracking.





3.2.1.2. First floor framing above basement is composed of concrete slab on concrete beams



3.2.1.3. Ceilings show signs of significant water damage. This is an indication that water damage to the roof structure is expected. It is expected that the roof be composed of timber. Structural framing system should be inspected (or replaced) to ensure no structural deficiencies, which will require selective demo.

**3.2.2 Exterior and Exterior Walls**



3.2.2.1 Exterior Limestone in the front façade is in a good condition

3.2.2.2 Front door / main entrance is in good condition and secure



3.2.2.3 Exterior brick wall is in a good condition.

3.2.2.4 Dirt and debris built up at the exterior base of the building.





3.2.2.5 Exterior windows are not in good condition.



3.2.2.6 Plants and dirt built up on the gutter of the building.



3.2.2.7 Light well is covered with dirt and plants.



3.2.2.8 Concrete paths into exit doors are damaged.



3.2.2.9 Dirt and debris built up along the wall, steps and door of basement exit door.



3.2.2.10 Cracking on bell tower allows water to leak through brick.

### **3.2.3 Fenestration System**



3.2.3.1 Existing Double Hung windows in poor condition



3.2.3.2 Existing divided light casement windows in poor condition



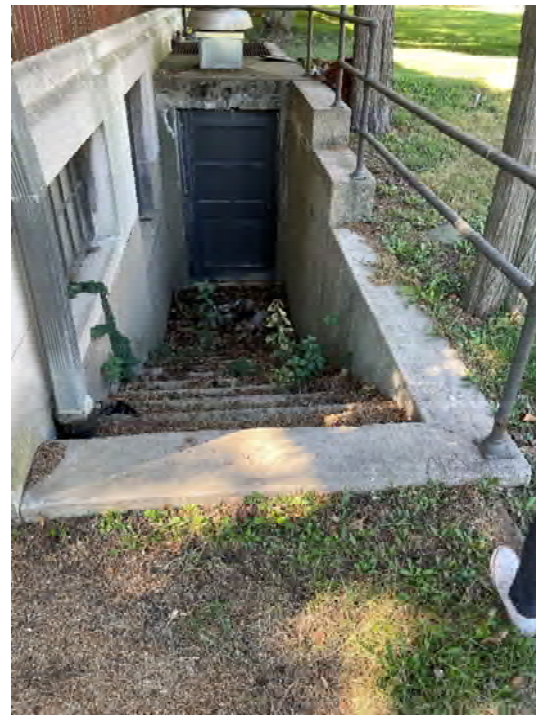
3.2.3.3 Existing stained-glass windows with limestone inlay elements



**3.2.4 Exterior Doors & Entry Systems**



3.2.4.1 Main Entry Door, Hardware in fair condition but glazing is damaged.



3.2.4.2 Basement doors are in poor condition and past their usable life



### **3.2.7 Roof & Roof Drainage**



3.2.7.1 Given the interior finishes, it should assume roofs are in poor condition when viewed from the ground.



3.2.7.2 Given the interior finishes, it should assume roofs are in poor condition when viewed from the ground.





3.2.7.3 Overgrowth and damaged sheet metal on north west corner of the building

### 3.3 MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS

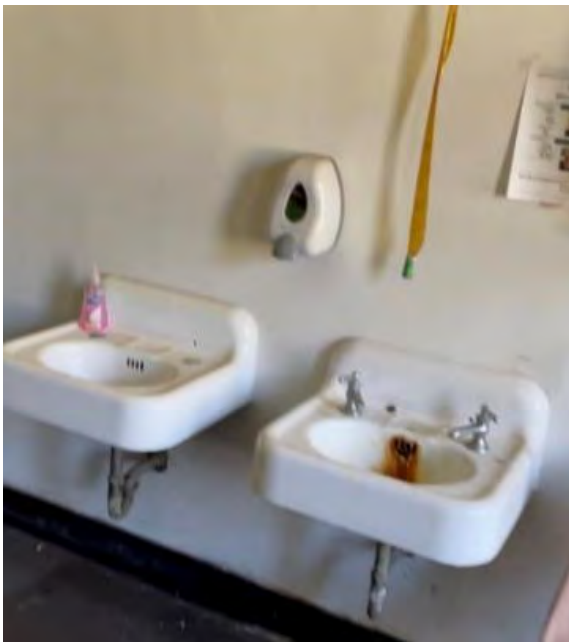
#### 3.3.1 Plumbing



3.3.1.1. Galvanized domestic water piping is present throughout the basement. Piping is uninsulated.



3.3.1.2. An existing bathroom on the first floor. All fixtures warrant replacement.



3.3.1.3 Existing lavatories in a first-floor bathroom. All fixtures warrant replacement.



### 3.3.2 Heating



3.3.2.1 Nameplate of existing steam boiler in basement.



3.3.2.2. Existing condensate return station in basement.

### **3.3.3 Air Conditioning and Ventilation**

There are no air conditioning or ventilation systems for the building.

### **3.3.4 Electrical**

#### **3.3.4.1 Electrical Service**

As mentioned in the Executive Summary, the electrical service is provided via a neighboring building. Service conduits are routed across the campus through a below ground tunnel. Two electrical panels were observed in the chapel to support all electrical loads. How this building is metered and which building the service is being provided from was not able to be verified while on site or with the building engineer.

#### **3.3.4.2. Electrical Distribution**



**3.3.4.2.1** As mentioned in the executive summary The second panelboard without a tag is located on the main level. The 225A 208 volt, 3-phase, 4-wire panelboard is fed from a 45kVA transformer located in a previously allocated electrical room on the lower level. This panel provides power to the lighting and all general system and receptacles on the main level of the chapel. It is recommended a panel director is completed and fixed to the interior of the panel in accordance with Chicago Electrical Code 408.4.



3.3.4.4.2.2 Electrical Distribution on the First Floor



3.3.4.4.2.3 Electrical Room with insufficient clearances and out of date/non-function equipment.

#### 3.3.4.3. Lighting



3.3.4.3.1 View of the ceiling with no emergency light fixtures, emergency service, or emergency battery units were observed.

#### 3.3.4.4 Fire Alarm

As mentioned in the executive summary, there is no fire alarm system installed within the building. Standalone smoke detectors are placed throughout the back of house areas and pre-function space near the entrance. A new horn/strobe fire alarm system is recommended and may be required depending on the future occupancy classification of the building.



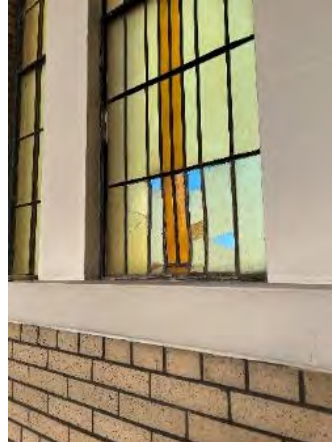
### 3.4 INTERIOR ELEMENTS

#### 3.4.1 Occupant Areas

##### 3.4.1.1 NAVE



3.4.1.1.1 Church Pews are in good condition.



3.4.1.1.2 Stained glass is broken and not in good condition.



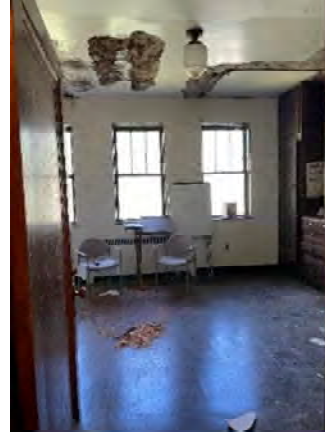
3.4.1.1.3 Plaster ceiling in the vestibule is not in good condition.



3.4.1.1.4 Ceiling tiles are missing in main hall ceiling.



3.4.1.1.5 Ceiling is missing.



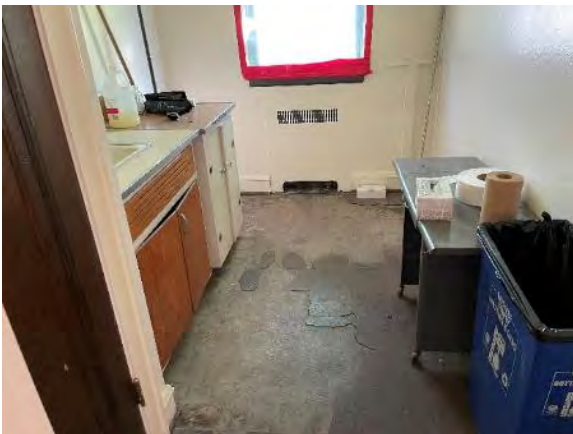
3.4.1.1.6 Ceiling in the outfit room is damaged by moisture.



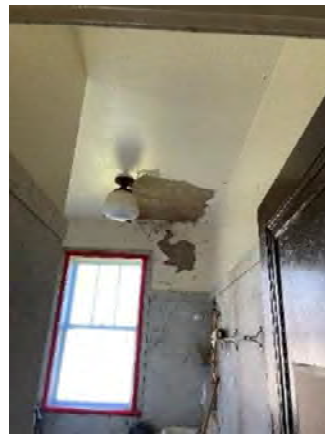
3.4.1.1.7 Ceiling in exit hall is damaged by moisture.



3.4.1.1.8 Office floor is in good condition. Ceiling shows damaged by moisture in the corner.



3.4.1.1.9 Floor tiles are missing in the pantry.



3.4.1.1.10 Ceiling is damaged by moisture in the bathroom.





3.4.1.1.11 Ceiling and dry wall in bedroom shows damaged by moisture.



3.4.1.1.12 Floor tiles are missing in the hall way from office to bedrooms.



3.4.1.1.13 Room is damaged by water leaking through roof.



3.4.1.1.14 Floor tiles are missing.



3.4.1.1.15 Concrete beam is damaged by moisture, potential mold growth.



3.4.1.1.16 Window sills are damaged by moisture, and show some cracking.



3.4.1.1.17 Ceiling tiles are missing in the choir area.



3.4.1.1.18 Some piece of trim on millworks is missing.

### 3.4.1.2 BASEMENT



3.4.1.2.1 Stairs down to basement are in good condition; however, it is not ADA compliant



3.4.1.2.2 Basement wall is damaged



3.4.1.2.3 Basement wall is damaged by moisture



3.4.1.2.4 Wall is cracking.





3.4.1.2.5 Basement ceiling and fire proofing is damaged



3.4.1.2.6 Basement floor is in good condition. There are couple spots of damage by moisture.



3.4.1.2.7 Mechanical equipment is in good condition.



3.4.1.2.8 Dirt and debris built up in basement. Wall showed damaged from moisture.



3.4.1.2.9 Dirt and debris built up in basement corridor. Some wall is damaged from moisture.



3.4.1.2.10 Windows in the basement are in poor condition.

### **3.5 CODE COMPLIANCE/ADA COMPLIANCE**

Summary of codes governing renovations.

#### **3.5.1 General Code Compliance Notes**

Applicable Codes :

- Chicago Building Code (2019-Current Edition)
- Chicago Rehabilitation Code (2019-Current Edition)
- Illinois Accessibility Code (with amendments)

General Code Information:

- Construction Type appears to be Type IIIA - Type III Construction is that type of construction in which the exterior walls are of non-combustible materials and the interior building elements are of any material permitted by this code.
- The building is Not Sprinklered
- The size of exterior exits and egress distances appear to be in compliance with current code requirements.
- The renovation of the Chapel should be considered a "Repair" in conformance with Chapter 4 of the Chicago Rehabilitation Code

#### **3.5.2 General Accessibility Notes**

The Chapel is not currently Accessible, but given the scope of renovation and repairs, full scale ADA upgrades including Accessible access to the basement and mezzanine should not be required. KOO recommends the following to ensure that an Accessible Route is maintained and the building addresses the needs of future users.

- Automated Entrances/Exits are provided at the Main West Entrance and Secondary Exits on the North and South Side of the building
- Door thresholds are revised to be a maximum height of 1/2"
- Accessible Hardware (lever type hardware) is installed on all doors
- Ramps and Handrails at the North and South Sides of the Building are upgraded to meet current ADA height and slope requirements.
- Restrooms on the First Floor and Basement are upgraded to meet current Accessibility standards to the greatest extent feasible
- Stair Handrails and Guardrails are upgraded to meet Accessibility standards to the greatest extent feasible



## **4. ADDITIONAL CONSIDERATIONS**

The following additional considerations were not included in the Assessment or Recommendations, but should be considered in future phases of the project.

### **4.1 FURNITURE**

Although not included in the recommendations or assessment of the existing conditions, the current furniture and appliances are in fair condition but should be considered for replacement by the PBC.

### **4.2 EXPLORATION OF EXTERIOR WALL CONSTRUCTION**

KOO LLC or its consultants have not conducted an in-depth exploration of the exterior wall construction, such as destructive testing or masonry removal. KOO recommends that PBC, with assistance of KOO procure a contractor to perform Destructive Testing in order to expose structural elements concealed from view, prior to the completion of the Construction Document phase.

### **4.3 EXITING REQUIREMENTS**

Within its current function as Chapel, the building has a maximum capacity (calculated in conformance with Chicago Building Code) of approx. 140 occupants. Per the Chicago Building Code, the locations and sizes of the operational exits appear to be in compliance. This initial analysis is not exhaustive and additional review would be required during the Construction Document Phase.

### **4.4 ENVIRONMENTAL ASSESSMENT**

KOO LLC or its consultants have not conducted an Environmental Assessment of the Existing Building. KOO recommends that Environmental Investigation and Testing is conducted in order to assess full scope of remediation required.

## **5. DOCUMENT REVIEW**

### **5.1 DOCUMENTS REVIEWED**

Legacy Drawings were not available for this report.

## **6. RECOMMENDATIONS AND OPINION OF PROBABLE COSTS**

The matrix on the following pages and comments below enumerate and expand on the proposed recommendations and opinions of probable costs to remedy the deficient building components.

### **6.1 PRICING MATRIX**

In the matrix, Recommendations are separated within each Systems category as Critical and Non-Critical, Items in the critical category, are those items that are currently not functional, not code compliant, heavily worn or damaged, or are approaching the end of their effective life and will require replacement in the next 5 years. Non-Critical Items are those items considered still effective, but will most likely replacement, observation and maintenance in the next 20 years.

- General Notes:
1. All types of recommendations do not necessarily appear in all work items.
  2. Critical and Non-Critical are shown for each category, a blank box indicates there are not applicable actions for that category.

Work Item	Description of Recommended Work	Opinion of Probable Costs to be provided by PBC	
		Traditional Construction	
		Critical	Non-Critical
3.1.1 Storm Water Drainage			
Critical		\$0.00	
	Selective regrading at building corners to address drainage issues		
Non-Critical			\$0.00
3.1.2 Access & Egress			
	Access and Egress are not part of the scope of this Assessment		
3.1.3 Paving, Curbing & Parking			
Critical		\$0.00	
	See Earth Moving Section, include selective landscaping (turf planting and splash blocks) at building corners		
Non-Critical			\$0.00
3.1.4 Flatwork			
	Access and Egress are not part of the scope of this Assessment		
3.1.5 Landscaping & Appurtunances			
Critical		\$0.00	
	See Storm Water Drainage, include selective landscaping (turf planting and splash blocks) at building corners		
Non-Critical			\$0.00
3.1.6 Electricity			
	Site electricity systems including site lighting were not part of the scope of this assessment.		
3.1.7 Natural Gas			
	Site natural gas systems were not part of the scope of this assessment.		
3.1.8 Sanitary/Storm Sewer			
	Site sanitary/storm sewer systems were not part of the scope of this assessment.		
3.1.9 Site Security Systems			
	Site security systems were not part of the scope of this assessment.		
3.2.1 Foundation and Building Structure			
Critical		\$0.00	
	At Basement Provide 200 LF of epoxy injection at concrete foundation wall cracking		
	At Basement Provide 200 LF of epoxy injection at concrete slab cracking		
	Concrete beams with exposed reinforcement bars and spalled concrete should be repaired. Repair will consist of abrasive blast cleaning to remove rust, and possibly addition of new reinforcement. Concrete patch repair mix will be used to replace lost section. Assume 25% repair of concrete beams in the Basement		
	Structural framing at roof should be inspected (or replaced), which will require seletive demo. KOO recommends that PBC, with assistance of KOO procure a contractor to perform Destructive Testing in order to expose structural elements concealed from view, prior to the completion of the Construction Document phase.		
Non-Critical			\$0.00
3.2.2 Exterior Walls			
Critical		\$0.00	
	Grind Masonry Joints to a minimum depth of 1" and repoint. Assume 25% Grinding and Tuck-pointing on all exterior facades.		
	At exterior limestone base around the building, remove waterproofing dirt and debris		
	At the east side of building, remove vines and plants gorw along the gutter. Replace all existing gutters and downspouts with new copper downspouts and gutters.		
	At the exterior brick masonry at bell tower, replace existing damaged masonry with new masonry and laid flush to match adjacent masonry. Assume 100 SF.		
	At decorative limestone entrances, clean all limestone elements, assume 100% cleaning		
	Tuckpoint 100% of joints at limestone entrance		
Non-Critical			\$0.00
			\$0.00
3.2.3. Fenestration System			
Critical		\$0.00	
	At the back of house spaces, provide new thermally broken, insulated double hung windows. Assume 20 windows.		
	At the Narthex and Nave, repair the broken stained glass. Assume 115 SF		
	At the Narthex stairwell to second floor, provide new thermally broken, insulated casement windows with frosted glazing panels. Assume 6 windows		
Non-Critical			\$0.00
3.2.4 Exterior Doors & Entry Systems			
	See ADA Sections for Exterior Doors & Entry Systems.		
3.2.7 Roof			
Critical		\$0.00	
	Provide 100% replacement of existing clay tile roof with new clay tile roof, assume salvage and reinstallation of 25% of exisiting clay tile, other 75% should be new. Assume replacement 100% of underlayment and roof deck.		
Non-Critical			\$0.00
3.3.1 Plumbing			
Critical		\$0.00	
	Replace plumbing fixtures throughout the building		
Non-Critical			\$0.00
	Replace galvanized domestic water piping throughout		
3.3.2 Heating			
Critical		\$0.00	
Non-Critical			\$0.00
	Replace steam piping and radiators throughout		
3.3.3 Air Conditioning and Ventilation			
Critical		\$0.00	
	Provide air conditioning or ventilation systems for the building.		
3.3.4 Electrical			
Critical		\$0.00	
	Replacement of all lighting with LED luminaires		
	Upgraded lighting controls for the building in accordance with the requirements of IECC 2018		
	Installation of emergency source of power in accordance with CEC Article 700.		
	Installation of fire alarm system		
Non-Critical			\$0.00
3.3.4.5 Fire Stopping and Protection Systems			

- General Notes:
- 1. All types of recommendations do not necessarily appear in all work items.
  - 2. Critical and Non-Critical are shown for each category, a blank box indicates there are not applicable actions for that category.

Work Item	Description of Recommended Work	Opinion of Probable Costs to be provided by PBC	
Critical		\$0.00	
	Provide 2 HR. resistive Sealant around all rated wall, floor and ceiling penetration requiring 2 Hour rating. Assume 100 SF of Sealant		
	Provide Fire Extinguishers and Cabinets in conformance with applicable codes		
	Patch and repair existing fire proofing on First Floor Slab, assume 50 SF of Fire Proofing Replacement		
Non-Critical			\$0.00
3.4 Indoor Finishes and Elements (Walls, Floors, Ceilings & Soft Surfaces)			
Critical		\$0.00	
	Provide plaster repair and patching at interior walls and ceilings. Assume 100 % replacement at Rooms 103 through 109		
	Provide plaster ceiling repair at Narthex 101, assume 50% of ceiling area including decorative cove ceiling		
	In the Nave, remove and replace 100% of ceiling tile. Replace with direct applied acoustic ceiling tile system.		
	Provide plaster repair and patching at severely damaged ceiling Sacristy and Altar. Assume 50 SF.		
	Replace all existing interior wood doors and casings with new solid core wood doors and casings, including new ADA compliant hardware.		
	Provide new Casework for Pantry, including PLAM lower cabinets, upper cabinets, quartz countertop, plumbing fixtures, and sink.		
	Provide limestone repair and patching for window lintels at casement windows, stairwell to second floor. Assume 15 SF of patching.		
	Replace 100% floor tile and wood flooring with resilient tile, including underlayment and related items at Rooms 103 through 109. Include resilient wall base.		
	KOO recommends that Environmental Investigation and Testing is conducted in order to assess full scope of remediation required. At minimum assume removal of mold in the Organ Loft.		
	Provide interior painting at 100% of the building		
Non-Critical			\$0.00
	In Outfit Room 103, clean millwork and provide ADA compliant Hardware		
	Provide 10 SF of millwork repair at Choir 201		
	Remove and Replace Existing Appliances with Energy Star Appliances		
3.5 ADA/Code Compliance			
Critical		\$0.00	
	Provide Automated ADA Compliant Push Paddles at Main Entrance.		
	Replace existing exterior concrete ramps. Provide ADA compliant stainless steel ramp guardrail and handrail. Assume 2 ramps.		
	Replace existing stair guardrail and handrail with ADA and Code compliant Handrails and Guardrail.		
	Replace all door hardware to be Accessible Type to match existind hardware.		
	Replace all door thresholds to be maximum 1/2" in height		
	At Bathroom 108, remove all existing finishes, fixtures and similar items. Convert existing bathroom into ADA Accessible All-Gender Toilet Room, including new plumbing fixtures, tile floor and wainscot, vanity, grab bars and toilet accessories. Include 50 SF of slab trenching and infill for plumbing routing.		
	At Restroom 108, remove and all existing finishes, fixtures and similar items. Provide new plumbing fixtures, toilet partitions, plumbing fixtures, tile floor and wainscot and similar items.		
Non-Critical			\$0.00
Base - Total Cost Estimate Critical Option		\$0.00	

## **7. OUT OF SCOPE CONSIDERATIONS**

The items identified below were generally not included in the Assessment.

7.1 Geotechnical or subsurface exploration of existing soils and site elements were not conducted as part of this assessment, and thus not included in this report.

7.2 Structural or MEP Calculations were not conducted. Recommendations stated previously in this report are based solely on visual observation of the existing components and systems.

7.3 Confirmation or measurements of existing property lines, easements and setbacks.

7.4 Information or the observation of pests such as rodents or insects, and any recommendations that would result from such observation.

7.5 Assessment of furniture and equipment.

## **8. PROJECT TEAM**

### **OWNER (PBC)**

Public Building Commission  
50 W Washington St, #200  
Chicago, IL, 60602  
312.744.3090

### **ARCHITECT (KOO)**

KOO LLC  
55 W Wacker Dr, Ste 600C  
Chicago, IL 60601  
312.235.0920

### **MEP & STRUCTURAL ENGINEER (IMEG)**

IMEG Corp  
225 W Washington St, Ste 2700  
Chicago, IL 60606  
312.294.0501

### **ROOFING CONSULTANT (IRCA)**

Illinois Roof Consulting Associates  
4302 W Crystal Lake Rd, Ste G  
McHenry, IL 60050  
815.385.6560

### **CIVIL ENGINEER (TERRA)**

Terra Engineering  
225 W Ohio St, 4<sup>th</sup> Floor  
Chicago, IL 60654  
312.467.0123

### **WATERPROOFING CONSULTANT (USWP)**

U.S. Waterproofing  
81 Remington Road  
Schaumburg, IL 60173  
888.733.7243

### **LASER SCANNING & MODELING (KDA)**

Kevin Drake Architecture LLC  
1026 Princeton Ave  
Highland Park, IL 60035  
312.998.9455

## **9. LIMITING CONDITIONS**

The items identified below represent the limiting conditions of the assessment. These items generally prevented further understanding, review or observation of the existing conditions.

### **9.1 Site Access**

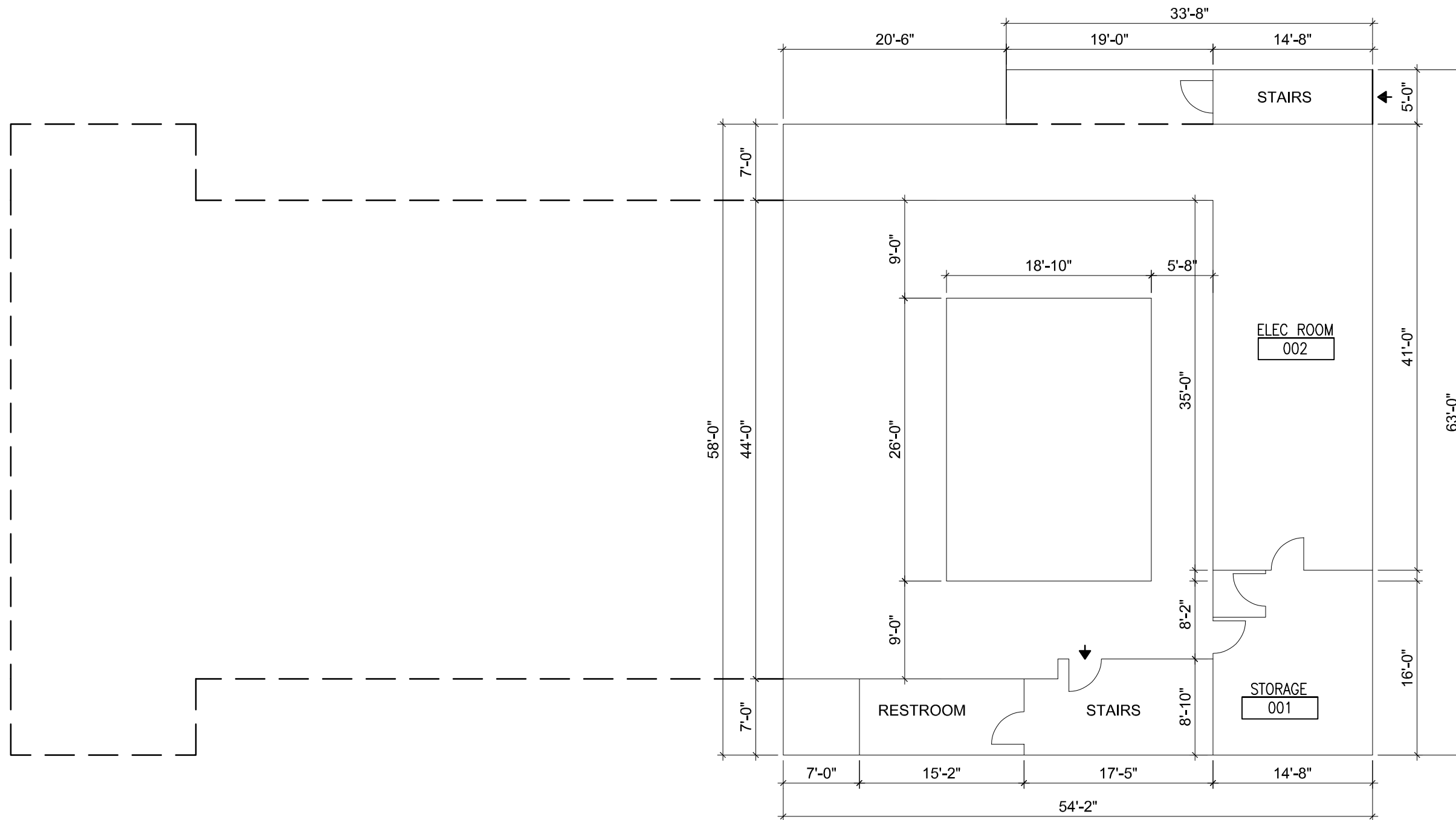
Given the current program as an active gymnasium facility, all areas were not fully observed due to limited visibility. Recommendations were made on observations of interior conditions and systems that were visible and reasonably accessible without relocating stored items.

## **10. EXHIBITS**

### **10.1 DIMENSION REFERENCE DRAWINGS**

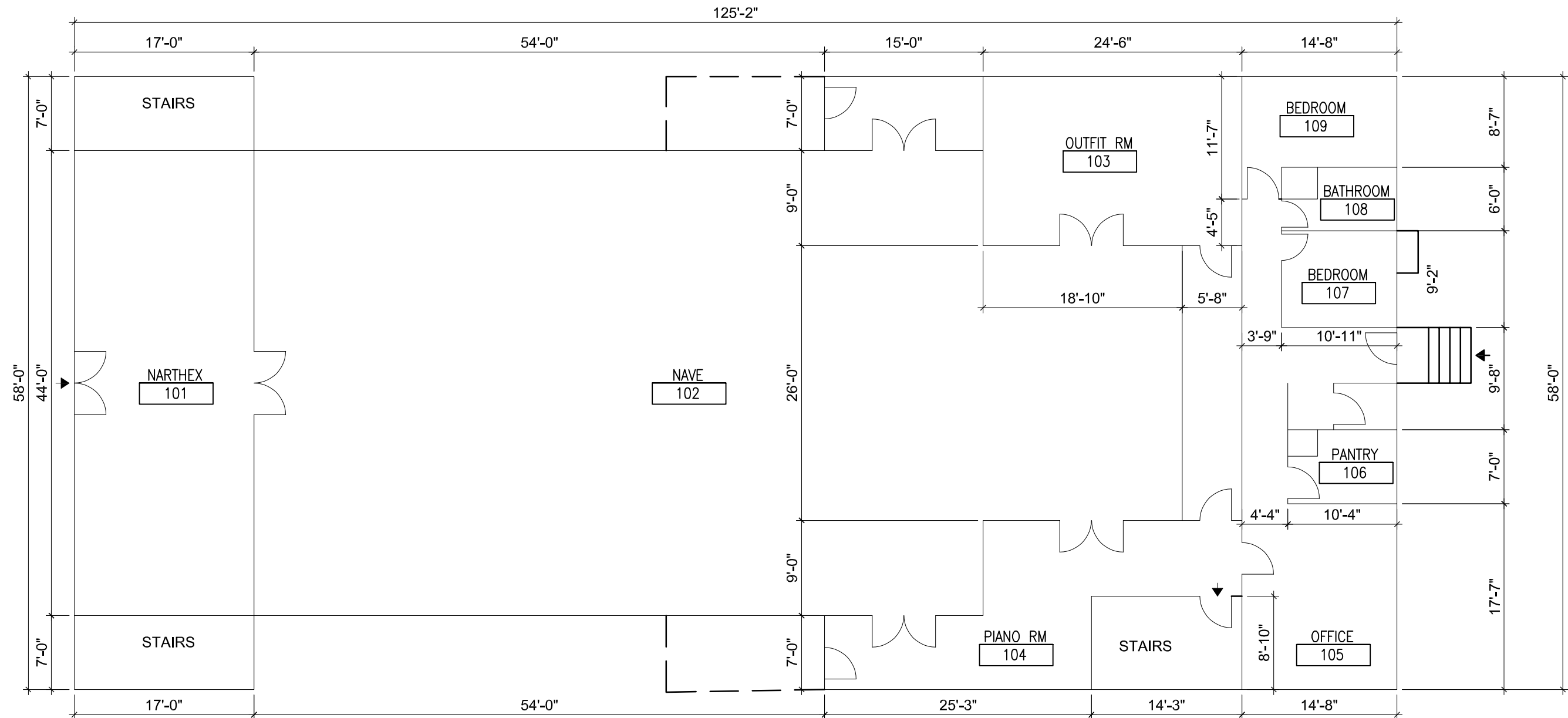
### **10.2 ROOF REPORT - NOT INCLUDED IN PRELIMINARY REPORT**





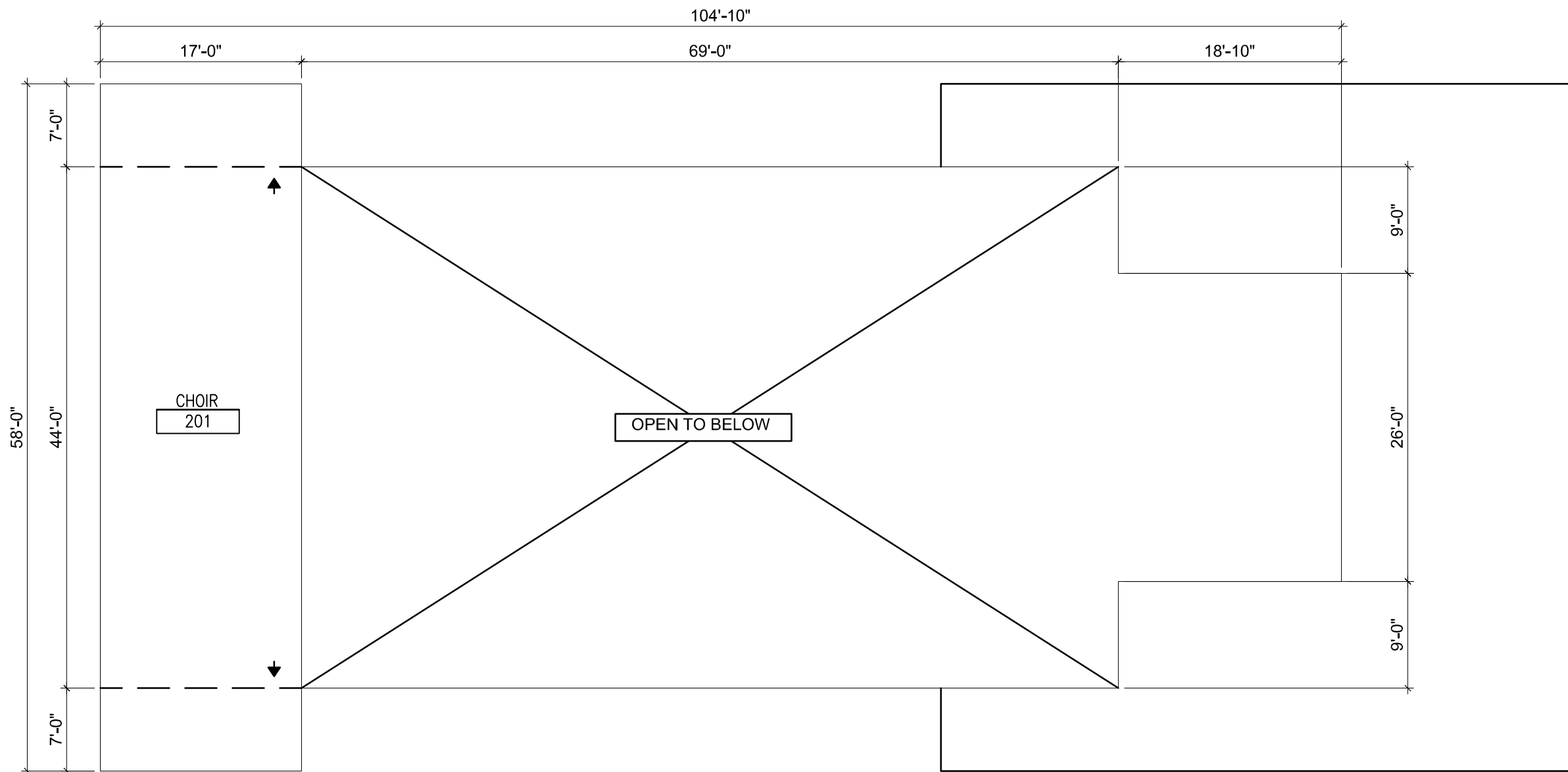
KOO COMPILED THESE DRAWINGS BASED ON AERIAL IMAGES  
AND APPROXIMATE FIELD'S DIMENSION. THESE DRAWINGS  
ARE FOR DIAGRAMMATIC PURPOSE ONLY.





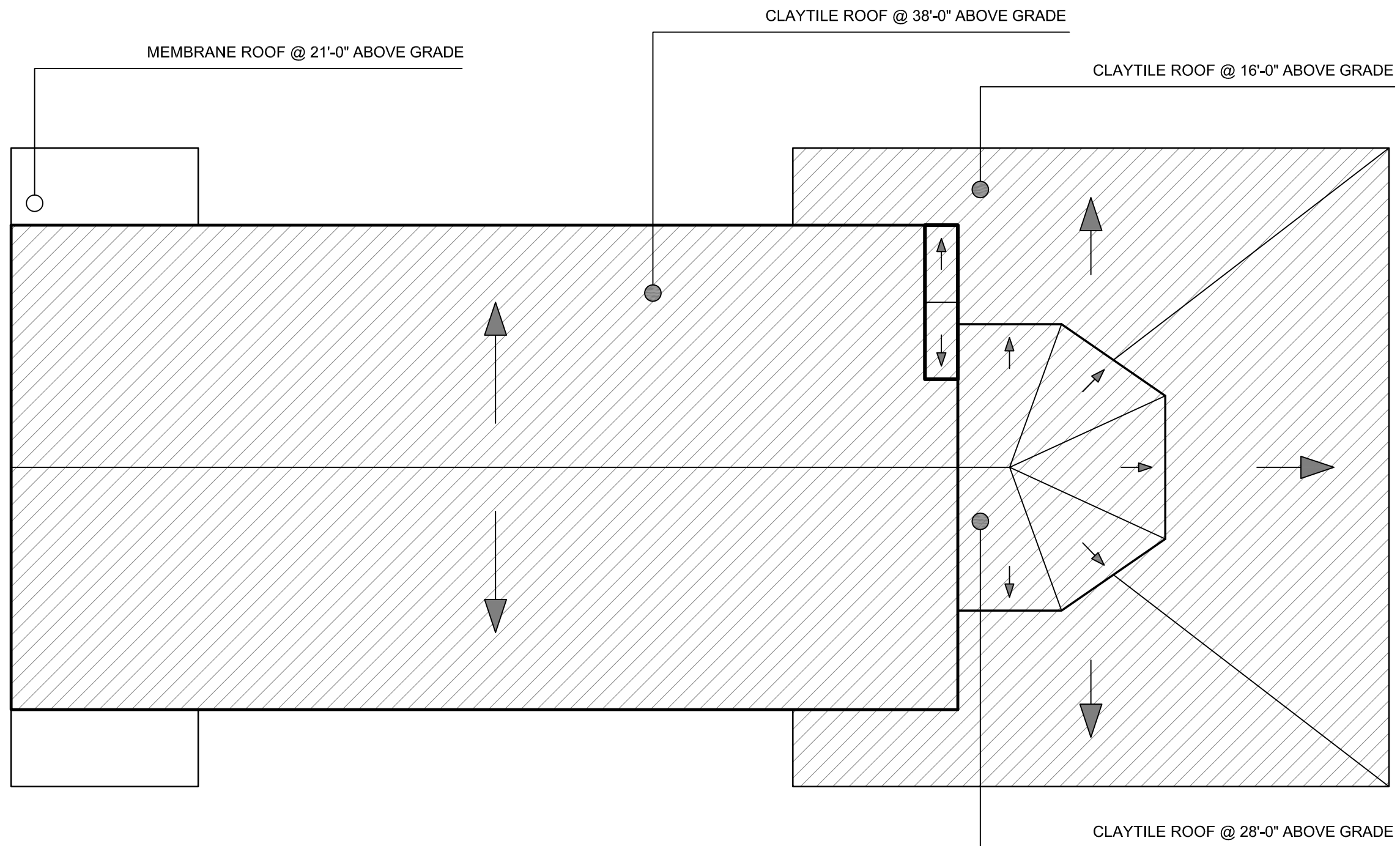
KOO COMPILED THESE DRAWINGS BASED ON AERIAL IMAGES AND APPROXIMATE FIELD'S DIMENSION. THESE DRAWINGS ARE FOR DIAGRAMMATIC PURPOSE ONLY.





KOO COMPILED THESE DRAWINGS BASED ON AERIAL IMAGES  
AND APPROXIMATE FIELD'S DIMENSION. THESE DRAWINGS  
ARE FOR DIAGRAMMATIC PURPOSE ONLY.





KOO COMPILED THESE DRAWINGS BASED ON AERIAL IMAGES AND APPROXIMATE FIELD'S DIMENSION. THESE DRAWINGS ARE FOR DIAGRAMMATIC PURPOSE ONLY.

