GSA Great Lakes Region

202 State Street Evaluation Report

202 S State Street

Chicago, IL 60604

BUILDING NO: IL0318ZZ

Report Issuance 6.1.23

TABLE OF CONTENTS

Executive Summary

The intent of this facility condition assessment is to document the current existing conditions of the building and to identify a conceptual scope of work and cost estimate for adaptive reuse. The cost estimate standard for reuse is defined by GSA as a warm lit shell. Observations were visual only with no destructive or material/systems testing employed other than environmental for hazardous materials.

The intent of this assessment is for GSA evaluative purposes and not for recommendations for occupancy type or reuse.

High Point Summary

Architectural:
The original building facades are in distress with significant replacement required for long term reuse. Water migration has cracked and spalled the terracotta cladding along with damaging the primary iron anchorage. Wood windows are unpainted and in poor condition. The fire escape is unsafe structurally. The interior finishes are largely non-existent. The remaining plaster partitions and ceilings have significant damage from freeze thaw cycles and are mostly not repairable. Existing wood flooring is buckled and needs to be removed. The elevator systems were decommissioned and require full replacement. Only one open stair exists in the building, which does not satisfy the required code means of egress.

Structural:
202 S State St is a 16-story tall building with two basement levels. The structure consists of concrete foundations supporting an encased steel framed superstructure. A significant amount of water is entering the basement levels, and mostly collecting in the sub-basement. Areas of slab in the basement with exposed rebar will need to be patched or replaced, and corroded steel beams require cleaning and coating and some may require reinforcement. The superstructure is generally in good condition. Localized repair of clay tile arch and steel encasement is required. At the northwest corner of the 7th and 8th floors, a 500 square foot area of removed topping slab must be replaced. Water is infiltrating at the northwest corner and upper flat roof and migrating down several floors through the clay tile system. The saturated clay tile will need to be evaluated for possible damage due to freeze thaw, local replacement of the tile system with slab on metal deck may be required.

Envelope - Roofing:
The existing main roof and penthouse roofs are severely deteriorated and actively leaking water throughout the building causing interior deterioration to portions of the building. The roofs, copings, flashings, drainage systems, diagonal parapet brace cladding and other associated roofing features are beyond their useful service life and cannot be salvaged or reused. The complete roof system will need to be replaced to meet current building code requirements for roofing, coping, flashing,

insulation, regular and overflow drainage systems, roof slope, roof access and other related roof features. Rooftop penthouse structures require brick and terra cotta replacement and restoration as well as door and window replacement to restore the structures.

Envelope - Facade:
Many of the observed conditions are typical for a building of this age, though larger areas of deterioration exist. The parapet walls at the north and east elevation are in very poor condition and are recommended to be disassembled and terra cotta units salvaged. Terra cotta adjacent to the fire escapes has extensive deterioration due to corroded steel embedments. A large number of decorative units were removed at some point in the past and have been successfully covered with aluminum sheeting.

Mechanical :
Based on the site visit conducted on February 6th, 2023, it has been noticed that all mechanical equipment and services are broken, beyond its expected lifetime and cannot be salvaged and reused. This narrative proposes an approach to rehabilitate the building as a warm shell and core for office usage. The approach suggests demolishing the existing mechanical services and providing new mechanical services. The narrative includes an estimation for the new systems capacities and quantities for the purpose of budgetary cost estimates.

Plumbing:
Plumbing piping, equipment, and fixtures in the building are heavily deteriorated due the age of the systems. The building was vacated and not heated for multiple winter seasons. Repeated exposure to freezing temperatures has accelerated the corrosion of the plumbing system within the building. The narrative illustrates the scope of work required to fully demolish all plumbing systems within the building, and install all new plumbing infrastructure for a shell-and-core space capable of supporting business occupancy on each floor of the building.

Electrical:
The state of the building's electrical infrastructure has significantly deteriorated beyond repair and is now non-functional due to the advanced age of the system. The level of damage is extensive and widespread, affecting the entirety of the building's electrical systems, including wiring, panels, and fixtures.

To establish a shell-and-core structure that can support business occupancy on each story, extensive work is required to completely demolish and replace all the electrical systems in the building. This project will require a comprehensive plan to install new wiring, panels, and fixtures. Careful attention will need to be given to the electrical load capacity and safety requirements, as well as meeting the latest codes and standards for electrical infrastructure.

Structural

Structural Overview

202 S State St is a 16-story tall building with a basement and a sub-basement level located at the corner of Adams and State. The existing structure consists of concrete foundations supporting a steel framed superstructure. The two basement levels consist primarily of reinforced concrete floor slabs and walls. The east portion of the basement extends below the vaulted sidewalk along State Street. This vaulted sidewalk (ground) level slab was replaced relatively recently with concrete slab on metal deck. The eastern concrete foundation wall that supports the vaulted sidewalk was also replaced at that time. The northmost bay of the basement extends under the vaulted sidewalk along Adams Street. This sidewalk slab was recently replaced with concrete slab on steel beams, the wood formwork for which remains in place. The steel columns throughout the building height including the basements are typically encased in concrete, however the columns on the south and west perimeter walls are encased in either brick masonry or clay tile. Steel beams are typically encased in clay tile throughout the building, except that steel beams supporting the upper basement level slab are encased in concrete. The floor framing at the ground level and above are of clay tile arch construction spanning between steel beams, except for the sidewalk slabs on the east and north sides of the building.

A partial set of as-built structural drawings prepared by Holabird & Roche Architects dated April 4, 1916 were provided for review.

Basement Levels

A significant amount of water is entering the basement levels. At the first basement level, water was observed dripping from the bottom of the roof drain line where it turns to run horizontal, adjacent to the west basement wall. A small amount of water was also observed entering at the north wall of the first basement where the domestic water service enters the building. Corrosion was observed at the perimeter of the lift-out slabs of the vaulted Adams Street sidewalk indicating some degree of water infiltration.

In the sub-basement, water was observed leaking through the first basement slab in the westernmost bay. Spalling of the underside of the slabs were observed as was exposed and corroded reinforcing bars. Water was also observed leaking at an abandoned elevator shaft adjacent to the north basement wall. Corrosion was observed on overhead exposed steel framing and on embedded rolled shapes cast into the basement wall. The elevator pit at this location is full of water. A tunnel connection to the tunnel below Adams Street is indicated below the sub-basement level; however it is unknown if this connection remains due to the presence of standing water.

Standing water of varying depths was observed at multiple locations throughout the sub-basement, making some locations inaccessible. It is not clear whether another source of water infiltration exists

beyond those previously noted; however, a portion of the sub-basement slab has been removed adjacent to an interior column from which a sump pump pumps water up to the first basement level and out of the building.

Portions of the concrete floor slabs at the basement levels require repair or replacement. Levels of concrete repair range from partial depth concrete patches to full depth slab replacement including supplemental reinforcement to replace steel lost through corrosion. Approximately 25% of the floor slab areas in the basement level slab will require some level of concrete repair.

The underside of the ground level clay tile arch slab has localized areas of damage in the tiles across the building footprint. Approximately 10% of the ground level clay tile will require repair.

Repair of missing encasement (fireproofing) around existing steel framing members is also anticipated which will include cleaning and coating of the exposed steel member and replacement of fireproofing. TT estimates approximately 20% of the steel framing supporting the basement and ground levels will require repair of encasement and cleaning of steel. A small percentage of steel beams may require reinforcement due to section loss caused by corrosion.

Superstructure

The superstructure is generally in good condition. This includes the steel structure and the clay tile arch floor system. Localized areas of repair are anticipated to address isolated areas of damage caused by prior modifications, approximately 1 to 5% of the tile arch system will require repairs for isolated areas of damage.

Similarly, several areas have been exposed presumably for investigative purposes. Exposed columns and various connections of steel framing members were observed. At these locations, reinstatement of the concrete or masonry encasement will be required.

At the northwest corner of the 7th and 8th floors, an approximate 500 square foot area of topping slab has been removed. These areas will require replacement of the topping slab over the clay tile arch and localized repair of the clay tile where damaged, and possibly repair to embedded steel tie rods if damaged.

Active leaks were observed at multiple locations at the roof level, with higher concentrations at the northwest corner and the flat portion of the roof adjacent to the elevator penthouse. At these locations, water is migrating down several floors through the clay tile system. In the northwest corner, the roof drain pipe allows water to migrate further down the building. Saturated areas of the clay tile floor system were observed down to the 7th floor. Water was observed running over the surface of the drain pipe, from the roof level to the first basement level.

The saturated areas of clay tile will need to be evaluated for possible damage due to freeze thaw and those areas may require replacement of the tile system with slab on metal deck. Similarly, these

areas should be investigated for possible corrosion of embedded steel beams and/or tie rods which are embedded in the tile arch system.

The existing roof parapet is masonry with steel bracing back to the roof structure. The majority of the existing parapet is being replaced as a part of a separate project scope.

Structural Scope of Work for Building Reuse

1. Perform repairs ranging from partial depth patches to full depth replacement of concrete slab at the basement and sub-basement level slabs. It is estimated that approximately 25% of the slab supporting these levels requires repair or replacement.
2. Perform repairs to approximately 10% of the footprint area of the ground level clay tile arch floor system.
3. Perform steel cleaning and coating and replacement of fireproofing at the basement levels where concrete or clay tile arch cover on existing steel is missing. It is estimated that approximately 20% of existing steel on the lower levels will require this.
4. Repair approximately 1 - 5% of the superstructure clay tile arch areas due to isolated damage.
5. Locally reinstate the concrete or masonry encasement at superstructure steel where previously removed or deteriorated.
6. Replace topping slab at Levels 7 and 8 in the northwest corner where removed. Evaluate clay tile arch in these areas for higher concentration of damage to clay tile arch and steel tie rods due to previous topping slab removal activities. Repair clay tile arch and tie rods as necessary.
7. Evaluate the clay tile arch and steel tie rods in the northwest corner of Levels 7 through the Roof level for additional deterioration due to freeze thaw cycles from observed water infiltration in these areas. Repair clay tile arch and tie rods as necessary.

Representative photographs of the structural conditions follow:

Exterior East elevation

Upper basement slab from below: Area with exposed and corroded rebar and steel

Upper basement slab from below: Corroded steel beams with missing cover above elevator pit

Upper basement: Encased framing overview

Ground Level slab from below: Vaulted slab on deck at east sidewalk

Ground Level slab from below: Vaulted concrete slab at north sidewalk (wood formwork left in place)

Ground Level floor from below: Isolated damage to clay tile floor system

Superstructure: Typical upper floor layout and clay tile arch floor system, looking east

Superstructure: Previously removed concrete encasement on steel column

Superstructure: Area of removed topping slab at Level 7, northwest corner

Superstructure: Observed water infiltration at northwest corner of slab typical Levels 7 - Roof

Roof framing: Clay tile encased roof framing, photo take from attic

Envelope

Roof - Existing Conditions

The main roof is made up of a low flat perimeter on the north and east sides, which transitions up a sloped roof to an upper flat roof at the southeast corner. An upper penthouse has two separate roof areas and a tower with an exhaust stack in the center. The roofs are all modified bitumen membranes except for the tower. All roofs were actively leaking during site visits. The tower has terra cotta perimeter coping that transitions to a sloped concrete interior perimeter around a metal enclosure for an exhaust stack. The round stack is capped with a sheet metal enclosure that loosely closes the top. The metal enclosure is heavily corroded with holes through it. Anchors are installed to temporarily secure the perimeter terra cotta coping pieces.

The upper penthouse roofs were observed from the roof of 220 S. State Street. Even from this distance, the separate roofs are severely deteriorated, have failed flashings, and have vegetation growing out of them. It appears that roof drainage is provided by through wall scuppers on the north elevation, where the center upper-most roof drains onto the lower roof, which then drains to the main roof below. The penthouse structures are brick clad with terra cotta coping and trim. Sections of the walls are covered with wire mesh that acts as temporary protection against falling materials from the building. Metal doors and windows are in a deteriorated condition. Access ladders to the different roof levels are corroded.

The main roof's upper portion is flat and has standing water. Vegetation is growing out of the roof. The sloped portion has abandoned skylights that are roofed over. The low flat perimeter slopes from a high point at the southeast corner down to the north and then to the low point at the northwest corner near the fire escape. Only one roof drain drains the entire roof, and it was clogged with debris. The roof membrane terminates on the inside brick parapet with a termination bar along the north and east elevations. The termination bar sealant is failing while the brick parapet wall is deteriorated. The roof membrane is severely deteriorated and membrane details at parapets, and penetrations are failed. Corroded metal coping covers the top of the remaining brick and terra cotta parapet wall, after a portion of the parapet was previously removed. Terra cotta coping caps the south and west parapet walls with the pieces temporarily anchored to prevent dislodgement.

The diagonal steel bracing encased in concrete that supports the tall parapet wall penetrates the roof membrane. The braces as well as the interface with the roof are deteriorated. Plant growth occurs at the roof intersections.

Roof Scope of Work for Building Reuse

1. Install completely new roofing systems at all roof levels.
2. Roofing insulation will need to meet current energy code requirements.

3. New roof drainage design with proper slope to drains and overflow drains to meet current building code requirements.
4. New doghouse structure for roof access.
5. Repair all deteriorated and damaged terra cotta and brick on the penthouse structures.
6. Replace all doors and windows.
7. Replace all access ladders to various roof levels.

Representative photographs of the roofs follow:

Overall roof from 220 S. State St. looking north

Roof of the tower

West section of the penthouse roof

Center and east sections of the penthouse roof

East section of the penthouse roof

Upper flat roof with ponding water and vegetation growing from roof

Upper flat roof with ponding water

Failed roofing membrane and ponding water on upper flat roof

Sloped section of roof with roof covered skylight, penthouse in background

Sloped roof looking west

Sloped roof at west parapet wall

West section of roof, north elevation of penthouse

North side of sloped roof

Southeast corner of roof

Northwest corner of roof, the only roof drain was buried under debris

Failed roof membrane at parapet brace

Vegetation growing out of diagonal brace to roof membrane juncture

Facade - Existing Conditions

The aesthetic of the primary north and east facades represents a transition period from the Chicago School to Art Deco with a strong emphasis on verticality. The historic Portuguese Neo-Manueline ornamentation is seen in the terra cotta ornament including shields, knights, serpents, lanterns, and organic elements, such as oak leaves. Terra cotta elements include decorative spandrel panels, fluted columns, and vertical mullions. On the fourth floor, terra cotta panels depict a knight and shield. The spandrels are typically recessed, the 13th and 14th floor spandrel panels project forward flush with the column face. Common brick masonry clads the south and west elevations.

A fire escape exists at the westernmost bay of the north elevation. A review of the fire escape was not included in this scope of work.

The facade varies in condition from good to poor depending on the cladding material, but observed distress is generally consistent with a building of this age. The review of the exterior walls was performed by binocular survey from the street level.

NORTH AND EAST ELEVATIONS

The original storefront system at the lower two floors was removed some time in the past. The first floor is now clad with a retrofitted metal storefront system. The second floor is clad with thin granite panels. A large metal frame with decorative Panaflex panels covers a large portion of the granite. The storefront system is aged but in serviceable condition. Sealants at the storefront and granite cladding are all beyond their service life.

Above the second floor the facades are clad with terra cotta. Brick has been used at isolated locations to replace terra cotta units.

The columns are clad with fluted terra cotta units. The quarter-round units at the edge of the columns have been removed and the gap covered with aluminum sheeting. Terra cotta column units are generally in fair condition with localized cracking and glazing spalls. Terra cotta units adjacent to the fire escape show signs of extensive cracks and spalls due to corroded metal embedments for the fire escape. Previous repair efforts appear to be temporary in nature, including stabilization pins and crack repairs. The aluminum sheeting appeared to be in place and intact. Mortar joints generally appeared aged and weathered. Sealants are typically in poor condition and beyond their service life.

Continuous mullions extend from the third floor window sill to the top of the 15th floor window. Most of the terra cotta mullion units have been removed and the gap covered with aluminum sheeting. The aluminum sheeting appeared to be intact and in place. Where the original terra cotta mullion units are in situ, mainly at the 3rd floor, the terra cotta is typically cracked. Mortar joints generally appeared aged and weathered. Sealants are typically in poor condition and beyond their service life.

Terra cotta spandrel panels exist beneath each fenestration (door and window). The spandrels are constructed with a sill course, a middle course, and a window head course. Spandrel terra cotta units are a deep green color and are positioned behind the face of the columns. The decorative middle course typically consists of ornamented terra cotta. At the fourth floor, heavily ornamented spandrels panels depict a knight and shield. At floors 13 and 14, the spandrels are flush with the face of the columns and are heavily ornamented.

The sill and middle courses are generally in good to fair condition, while the window head course tends to have varying degrees of cracking due to corrosion of embedded steel elements. A number of previous repair efforts were observed. Metal support channels exist at the window head course of floors 14 and 15. These metal channels have begun to corrode. Steel straps and steel mesh were noted at several window head locations across the north and east elevations. Terra cotta surface glaze spalls were noted intermittently. Numerous previous crack repairs, as well as some newer cracks, were observed at several window head locations across both facades. A few units appeared to be slightly displaced. Mortar joints generally appeared aged and weathered. Sealants are typically in poor condition and beyond their service life.

At the parapet level, most of the original terra cotta is in situ above floor 15. The uppermost part of the decorative cornice was removed and covered with a metal coping at some time in the past. The ornamented terra cotta is either cream or green. Elements include urns, decorative columns, and lamp figures. The parapet wall has a common brick backup wall.

The parapet construction is generally in poor condition. Several of the projecting terra cotta units have been removed and the gap covered with metal sheeting or a parge material, which is typically in poor condition. Previous repair efforts include stabilization pins, strapping, steel mesh and crack repair. New open cracks and glazing spalls were noted across the parapet walls. The large terra cotta urns that cap each column have been strapped with wire cables. Displacement and cracking of terra cotta units was observed across the parapets. Widened or open joints were noted at the majority of the joints. Sealants have failed and beyond their service life.

The roof side of the north and east parapet walls are one-story high common brick masonry, supported by steel columns embedded in the brick masonry. Steel kickers support the tops of the columns and are encased in concrete. The roof side brick masonry of the parapets is extremely deteriorated. The brick masonry and mortar joints are severely weathered. The concrete encasements are cracked. Exposed steel components have begun to corrode.

Windows and Doors

The original Chicago style windows exist at floor three. At floors four through fifteen, original double hung windows exist, except at the fire escape. Along the fire escape, steel frame windows and a steel egress door exist.

Windows and doors are in poor condition. The coating has worn away leaving the wood and steel exposed to the weather. The wood windows, including the glazing putty, are in very poor condition. Steel windows and doors have begun to corrode and are not operable. Sealants have failed and are beyond their service life.

SOUTH AND WEST ELEVATIONS

The south and west elevations are of similar construction with common brick mass masonry walls. A white glazed brick decorates the upper floors of the south elevation. Coping units are terra cotta. No fenestrations exist at these elevations. Observed distress is generally consistent with a building of this age.

The south elevation is in fair condition, with localized areas of deterioration. Localized areas of weathered brick masonry and mortar joints were noted. At the east end of the parapet wall, steel mesh has been installed. It appears that failed roof flashings have allowed moisture to seep into the masonry parapet wall. The southwest building corner is wrapped in steel mesh, which could indicate unsound masonry.

The west elevation is in generally fair to poor condition. Mortar joints were completely repointed at several floors, but large areas of eroded brick masonry and mortar joints still exist across the facade.

The locations of shelf angles were not evident during observations (e.g., widened joints, cracking, etc.). It is possible that shelf angles are positioned deeper in the masonry wall so that the horizontal toe is not exposed.

The roof side of the south and west parapet walls vary in height as the roof slopes from the top of the attic roof down to the attic floor level. The roof side of the parapet walls are common brick masonry. The brick masonry and mortar joints are weathered and have been exposed to moisture since roof flashings are in poor to failed condition. Sealants at the coping units are aged. No through-wall flashings exist.

<u>Penthouses</u>

Two penthouses sit above the attic and are constructed of a combination of face brick and common brick. The walls of the uppermost penthouse are severely bowed and displaced with extensive and wide cracks through the masonry. The lower penthouse also has several areas of bowed and displaced masonry and numerous cracks through the masonry. Corners with wide vertical cracks have been wrapped in steel mesh. Areas of distress typically emanate from embedded steel elements, such as lintel angles, or at scuppers.

Windows at the penthouse are steel framed with wire glass. The steel coating is deteriorated with varying levels of corrosion. Several locations of cracked glass were noted.

<u>Chimney</u>

The chimney is constructed of face brick and terra cotta. It is wrapped in steel mesh. Up close observations were not feasible; however, no significant signs of distress were visible through the mesh at the time of the site visit.

Facade Scope of Work for Building Reuse

NORTH AND EAST ELEVATIONS

Different approaches are available for the north and east elevations, depending on the requirements of authorities having jurisdiction. The first approach is to follow the Secretary of the Interior's Standards to restore the façade back to its original aesthetic. The second approach assumes only a redevelopment of the building.

1. Secretary of the Interior's Standards Approach

    a. At the ground and second floors, a new curtain wall could be fabricated to meet modern building code requirements and to recreate the aesthetic of the historic period of significance.

    b. Repointing all mortar joints is recommended.

    c. Replacement of all sealants is recommended.

    d. At locations where all or a significant portion of a terra cotta element is missing (e.g., quarter rounds at columns, continuous mullions), the units could be reconstructed either with new terra cotta replacement units or a new panelized glass fiber reinforced concrete (GFRC) system designed to mimic the original aesthetic. GFRC is much lighter and easier to install than traditional terra cotta but does have maintenance requirements.

    e. At locations of terra cotta units with minor deterioration (e.g., minimal cracks), terra cotta units are recommended to be removed, repaired and reinstalled.

    f. At locations of localized severely deteriorated terra cotta units (e.g., adjacent to the fire escape), new individual terra cotta units are recommended to be installed to maintain the original aesthetic.

    g. At locations of steel lintel units, it is recommended to fully expose the steel elements, clean and paint the steel, install flashings, and reinstall the terra cotta.

    h. Parapet Walls – Due to the extent of distress, the existing parapet walls are recommended to be dis-assembled and terra cotta units salvaged and

stored. The parapet walls should be reconstructed with a new backup structure designed to support the selected cladding material.

i. Salvaged and repaired units could be reinstalled along with new terra cotta replacement units.

ii. A new panelized GFRC system could be designed manufactured to mimic the original aesthetic of the historic parapet and cornice. GFRC is much lighter and easier to install than traditional terra cotta but does have maintenance requirements.

i. Windows and Doors – Windows and doors are recommended to be replaced. Modern windows and doors can be manufactured to meet modern building codes and with custom "snap on" components to mimic the historic profiles.

2. Redevelopment Approach

a. The curtain wall at the ground level is serviceable and could be refurbished or replaced with a new system to improve building performance.

b. All joints of the granite cladding at the second floor should be repaired and all anchorages replaced as necessary.

c. Repointing all mortar joints is recommended.

d. Replacement of all sealants is recommended.

e. At locations where all or a significant portion of a terra cotta element is missing (e.g., quarter rounds at columns, continuous mullions), the aluminum sheeting could remain in place. Replacement of sealants and corroded anchors is recommended.

f. At locations of terra cotta units with minor deterioration (e.g., minimal cracks), terra cotta units are recommended to be removed, repaired and reinstalled. Due to anchoring methods, alternate materials could be considered but may be difficult to install.

g. At locations of localized severely deteriorated terra cotta units (e.g., adjacent to the fire escape), new individual terra cotta units are recommended to be installed to maintain the original aesthetic. Due to anchoring methods, alternate materials could be considered but may be difficult to install.

h. At locations of steel lintel units, it is recommended to fully expose the steel elements, clean and paint the steel, install flashings, and reinstall the terra cotta.

i. Parapet Walls – Due to the extent of distress, the existing parapet walls are recommended to be dis-assembled and terra cotta units salvaged and stored. The parapet walls should be reconstructed to meet current building codes and maintain a water-tight condition. A modern material such as concrete masonry units (CMU) could be utilized.

j. Windows and Doors – Windows and doors are recommended to be replaced. Modern windows and doors can be manufactured to meet modern building codes.

SOUTH AND WEST ELEVATIONS

Repairs at the south and west elevations are generally maintenance type repairs that should be expected for a building of this age, with localized areas requiring more extensive repairs. Deteriorated brick masonry is recommended to be removed and replaced. This repair is localized at the south elevation with larger areas of brick replacement at the west elevation. Grinding and pointing of all mortar joints is recommended to improve the performance of the walls.

While shelf angle distress was not noted during visual observations, it may be advantageous to implement a restoration program during which the brick masonry would be removed, steel cleaned and painted, flashings installed, and brick masonry installed.

Parapet walls at the south and west elevations are recommended to be rebuilt with new through-wall flashings. The terra cotta units capping the walls can be salvaged and reinstalled.

<u>Penthouses</u>

Repairs for the south and west elevation involve typical maintenance type repairs for buildings of this age, as well as a few larger repair items.

The walls of the uppermost penthouse will need to be removed or completely reconstructed.

The lower penthouse requires large areas of the façade to be reconstructed. As part of that work, lintels should be replaced with new steel sections and new flashings. All windows should be replaced or infilled, if code required considerations are made for light and ventilation.

<u>Chimney</u>

The extent of deterioration at the chimney is unknown at this time. Further investigation is required to develop a repair scope of work.

Representative photographs of the facade follow:

Overview of north and east elevations.

Overview of east and south elevations.

Overview of west and north elevations.

Typical terra cotta column detail

Terra cotta column with cracked units

Terra cotta column with cracked units adjacent to steel fire escape embedments

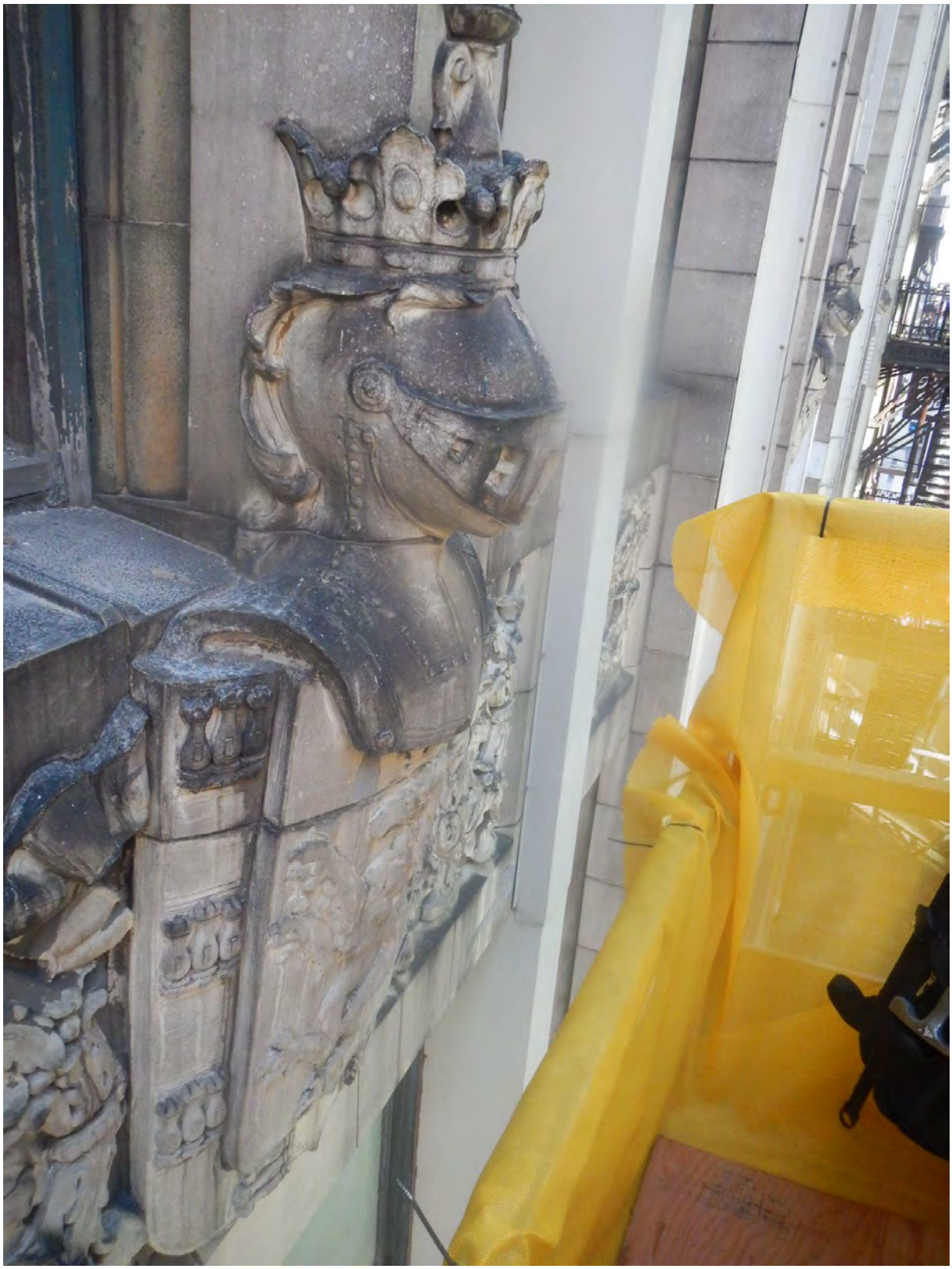
Continuous mullion clad in aluminum sheeting and spandrel unit

Terra cotta mullion with cracked units adjacent to steel fire escape fire escape embedments and steel framed window with wire glass

Terra cotta mullion with cracked units

Terra cotta spandrel with cracked window head unit

Terra cotta spandrel unit with channel beneath and cracked terra cotta jamb units



Terra cotta spandrel with knight and shield motif

Terra cotta spandrel unit with channel beneath and cracked terra cotta units

Overview of parapet and upper floors of east elevation

Strapped terra cotta urn at parapet wall

Roof side of parapet wall

Roof side of parapet wall

Typical deteriorated wood window with failed coatings, sealants and glazing

Weathered brick masonry and mortar joints

Weathered brick masonry and mortar joints

Weathered brick masonry and mortar joints

Mechanical

Existing Conditions

On February 6th, 2023, a site visit was conducted. No As-built documentations were available at the time of the walkthrough. All observations are based on visual inspection for the safely accessible areas.

All mechanical equipment, piping and ductwork in the building have exceeded its lifetime, broken and cannot be salvaged and reused.

The following list is for the major mechanical equipment that were able to be seen during the site visit:

1. One water cooled chiller with two reciprocating compressors.
2. Two chilled water pumps.
3. Two Condenser water pumps.
4. Expansion tank and air separator.
5. One Air Handling Unit (AHU) serving the first-floor mezzanine and second floor.
6. 3 Central ventilation fans.
7. Natural gas booster.
8. 4 Local AHUs within the mezzanine of 1st,2nd, 3rd and 4th floors.
9. Finned tube and radiators in typical floors.
10. One steam boiler and condensate tank/pump.
11. Existing ducts, thermal insulation, and pipes .

Refer to the below representative photos for the above-mentioned mechanical services.

Mechanical Scope of Work for Building Reuse

Based on the available data, the building's area is around 87,000 SqFt. The following systems capacities and quantities are for budgetary cost estimate only and cannot be used as final design for construction. Final equipment capacities and quantities are subject to detailed design requirements.

The tenant will provide their own services within the leased space such as FCU/AHU, duct distribution, air diffusers and grilles, pipe, finned tubes/radiator, and control.

The design will be as per GSA P100 Facilities standards latest edition.

The following mechanical services are required to reuse the building as a warm shell and core for office usage:

1. Demolish existing mechanical systems such as but not limited to chiller, cooling tower, chilled water pumps, condenser water pumps, boilers, steam condensate tank and pumps, hot water pumps, expansion tanks, air separators, pipes, fitting, valve, AHU, fans, ducts, air outlets, natural gas, and control.
2. Provide water cooled centrifugal chillers: two chillers, 250 Ton each.
3. Provide cooling tower with two cells, induced draft counterflow: total flow 1400 GPM.
4. Provide chilled water Variable Primary pumps: three pumps, 450 GPM each, 25 HP.
5. Provide condenser water constant speed pumps: three pumps, 700 GPM each, 30 HP.
6. Provide cooling system hydronic specialties: expansion tank, air separator and pressure fill (30% PG).
7. Provide cooling BTU energy meters for tenants (around sixteen meters).
8. Provide a dedicated outdoor air unit with energy recovery: 15000 CFM.
9. Provide one AHU for the entrance lobby: 5000 CFM.
10. Provide central exhaust air fan: two fans, each 7500 CFM.
11. Provide miscellaneous fans: four fans, each 1500 CFM.
12. Provide stair pressurization fan: one fan 13000 CFM.
13. Provide galvanized duct work with thermal insulation: 80000 Ib.
14. Provide chilled water pipes with thermal insulation: total length 1300 ft.
15. Provide hot water condensate Boilers: two boilers ,1500MBH each output capacity.
16. Provide hot water variable primary pumps: two pumps, 150 GPM each, 15 HP.
17. Provide heating BTU energy meters for tenants (around sixteen meters).
18. Provide heating system hydronic specialties: expansion tank, air separator and pressure fill (30% PG).
19. Provide heating water pipes with thermal insulation: total length 1300 ft.
20. Provide gas meter and booster.
21. Provide Building Automation System (BAS).

Representative photographs of existing mechanical services follow:

Lower Level 2-Existing Water cooled chillers

Lower Level 2-Existing condenser water pumps

Lower Level 2-Existing Chilled water pumps

Lower Level 2-Existing AHU

Lower Level 2-Existing Fan

Lower Level 2-Existing Pipes and ductwork

Level 2-Existing AHU and ductwork

Level 2-Existing ductwork

Upper mechanical room -Existing boiler

Electrical

Existing Conditions

On February 6th, 2023, a visual only site inspection was performed to determine the existing conditions of the electrical infrastructure within this building. As-builts, one-lines or drawings showing the existing system were not available for review. The inspection of the electrical system consisted of the sub-basement, basement, and first through fifth floors. No testing was performed. No equipment was opened or operated.

There are visible signs of water damage in the sub basement where the main switchboard, sub panels and utility meters are located. The extent of the damage appears that the water may have infiltrated into the power distribution panels, causing significant damage. With this building being vacated for numerous years, it is difficult to determine the full extent of the damage the water may have caused. It is not recommended to reuse any power distribution equipment that may be damaged by water. New temporary panels and utility meters have been provided to pump out the water from the sub basement, in addition to installation of temporary lighting.

In addition to water damage, the existing electrical panels are outdated throughout the building and in poor condition. The electrical panels do not have enough circuit breakers or adequate amperage ratings to handle the power demands of modern appliances and electronics. The wiring in the panels and conduits may not meet current safety codes or may have become damaged or corroded over time and due to water incursion. This can cause shorts, arcing, and other hazards.

Most of the existing lighting in this building has been removed. The lighting controls, lighting conduit and wiring have been stripped or abandoned in place.

Existing low voltage, a/v, and security systems were not found.

The existing main fire alarm control panel was not found. Existing pull stations, smoke/heat detectors, strobes and speakers were missing.

The existing electrical system within the building is in overall poor and unreliable condition and poses a significant safety risk, and is potentially hazardous. It is not recommended to reuse any of the existing electrical power distribution equipment, fixtures, panels, conduits or wiring.

Refer to pictures below for representation of existing conditions.

Electrical Scope of Work for Building Reuse

Electrical Infrastructure:

The electrical utility main service entrance needs to be replaced back to the ComED connection on the exterior side of the building. Coordinate with ComEd for replacement of existing feed with new CT cabinet, metering, wiring, and conduits. Provide a second separate new ComEd feed for the fire pump.

Demolish all existing electrical equipment and infrastructure in this building in its entirety.

Provide a new switchboard to feed the entire building. Switchboard to be sized to accommodate multiple future tenants. Provide new bus duct to upper floors for connection to for future buildout. Provide for shell and core, new distribution and house panels that will feed life safety lighting, general lighting, receptacles, elevators, plumbing, and HVAC equipment. Provide energy monitoring as required by the latest energy code.

Provide a new stand-by generator sized appropriately to serve emergency light fixtures, fire alarms, elevators, and other life safety systems.

Provide for shell and core new LED light fixtures. LED lights will need to be in compliance with GSA standards. Provide lighting controls compliant with the most current standards and energy code including occupancy sensors, daylight harvesting, and time-based scheduling.

Provide for shell and core new LED exit signage throughout the building based upon egress plans.

Provide for shell and core convenience power in house spaces to serve building maintenance and custodial staff. Provide plug load controls in areas required by the latest energy code.

Provide power for mechanical equipment such as pumps, chillers, cooling towers, air condition units, air handling units, and fans.

Provide power for plumbing equipment such as hot water heater, sump pumps, and sewage ejector pumps.

Provide for shell and core a new Fire Alarm Control system that will monitor the entire building with expandability for future build-out. The system should include, but not limited to:

- Multi-sensor detectors: These detectors use a combination of technologies, such as smoke and heat detection, to provide early warning of a fire.
- Addressable control panel: An addressable control panel allows for precise detection and identification of the location of a fire or smoke.

- Wireless connectivity: A wireless fire alarm system can provide greater flexibility and ease of installation, particularly in retrofit applications. It can also allow for faster communication of alarms and alerts to emergency responders.
- Voice evacuation system: A voice evacuation system provides clear and concise instructions to occupants in the event of a fire. This can help to reduce panic and ensure a safe and orderly evacuation.
- Emergency communication system: An emergency communication system can be integrated with the fire alarm system to provide mass notification in the event of an emergency. This can include text messaging, email alerts, and automated phone calls to keep occupants informed and safe.
- Remote monitoring: Remote monitoring allows for 24/7 monitoring of the fire alarm system, providing early detection of any issues or malfunctions. This can help to prevent false alarms and ensure the system is functioning properly at all times.

Provide a new security system that includes an access control system such as key cards, CCTV system, and intrusion detection system with expandability for the entire building.

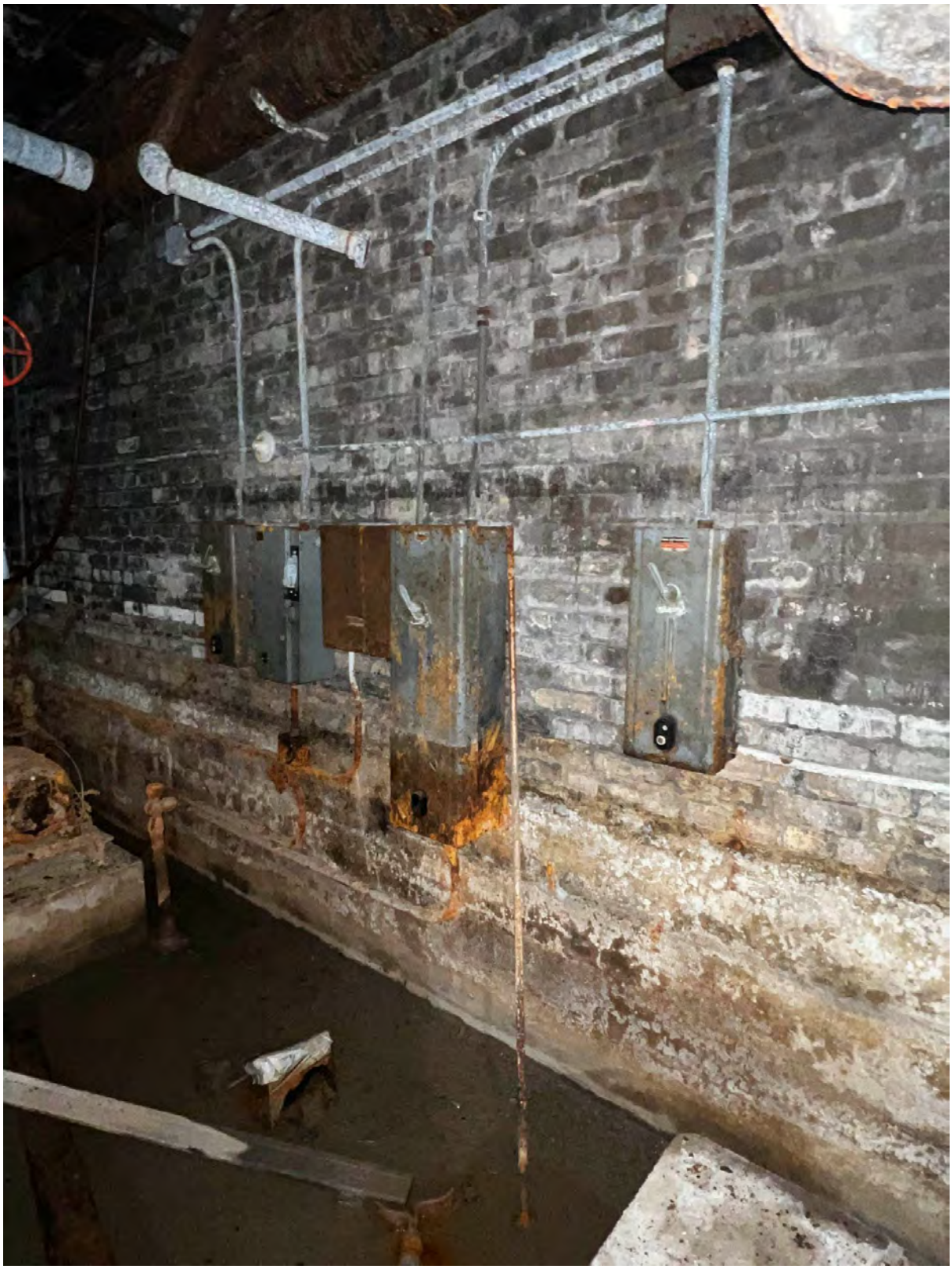
Provide for shell and core, a new low voltage system with capabilities to provide data outlets and wifi with expandability to provide services to future tenants.

Sub Basement: Existing meter and incoming wire feeds degraded by water damage

Sub-Basement: Existing switchboard - Degraded due to water damage

Sub-Basement: House panel with outdated style breakers.

Sub-Basement: Outdated mechanical equipment disconnects



Sub-Basement: Equipment Disconnects degraded by water damage.

Basement: Non-code compliant house panel

Upper floors bus duct disconnect, panel, and separate tenant metering

Upper floors distribution panel and separate tenant metering

Plumbing

Existing Conditions

The site visit was performed on February 6th, 2023. As-built documentation for this property was not available at the time of the walkthrough for review and field verification. Plumbing systems of the building's sub-basement, basement, first, second, and third floors were inspected. Upper floors and the roof were not accessed due to safety concerns.

Plumbing piping, equipment, and fixtures in the building are heavily deteriorated due the age of the systems. The buildings were not heated for multiple winter seasons. Repeated exposure to freezing temperatures has accelerated the corrosion of the plumbing system within the building. Severe flooding at the basement level was observed. Additionally, severe flooding and high humidity levels rendered all equipment inoperable.

Existing Equipment:

The existing plumbing equipment that was identified on site included: a domestic water booster pump, a sump pump, a sewage ejector, water heaters, and a fire pump. All the plumbing equipment is heavily corroded, antiquated, and aged beyond its useful service life.

To partially mitigate flooring in the basement a temporary sump pump was installed in a hole that cut out in the basement floor slab and connected to a temporary power source. The pump was connected with a hose to an open site drain. Unfortunately, not all moisture in the basement finds its way to the pit, and many areas of the basement still have over one inch of standing water.

Existing Sanitary and Storm Piping:

The existing sanitary waste and vent piping was a combination of cast iron and copper piping and appeared original to the building. The cast iron piping utilized threaded joints. The piping exhibits signs of severe corrosion cracks and extensive surface rust.

The storm piping system, like the sanitary piping, appears to be heavily deteriorated and beyond its useful life. Insulation on storm piping is damaged and/or missing.

Some vertical strom stacks were replaced with PVC piping. The piping replacement appears to be done as part of an emergency repair to mitigate flooding in the basement which occurred due to leaks in the aging piping system. The use of PVC pipe for this application is not compliant with the local codes or GSA standards. The new PVC piping would have to be removed along with the other, original cast iron and copper, deteriorated piping to bring the installation up to code and GSA building standards.

Existing Domestic Water Piping System:

The existing domestic water piping system is a combination of galvanized steel piping material and copper piping. All domestic water mains that were accessible for inspections were galvanized steel. Smaller, local, piping serving individual was demolished back to mains along with the fixtures. The piping mains appear to be heavily corroded, and insulation is missing on many pipe segments.

Plumbing Scope of Work for Building Reuse

Domestic Water System:

- Provide complete demolition of the domestic water piping system including all distribution piping, risers, plumbing fixtures, and the domestic water piping service back to the municipal water main.
- Provide all new ductile iron combined domestic water/FP service for the building.
- Provide dedicated backflow preventer for the FP service.
- Provide all new domestic water booster pump system.
- Provide all new galvanized steel domestic water risers with subs on each floor. The building is high-rise construction and at least two pressure zones would be required not to exceed code allowable pressure at each floor. Assume PRV stations would be required to satisfy this requirement.
- It is assumed that the domestic hot water equipment and associated hot water and hot water recirculation piping systems would be furnished for each tenant on each floor and are excluded from the shell-and-core renovation's scope of work.

Drainage/Vent Piping System:

- Demolish existing sanitary/vent piping within the building. Include demolition of the sanitary piping service back to the municipal sanitary main.
- Provide all new drainage/vent piping systems for the building. The system shall consist of:
    - new sanitary service connection to the City main,
    - new vent and sanitary stacks with stub-outs on each floor for future tenants to connect to,
    - new vent terminals (VTRs) on the roof,
    - and new floor drains and associated underground drainage piping required for mechanical/plumbing/FP equipment in the basement. Provide associated floor slab saw-cutting/repair as required to install the new underground piping.
- The new piping shall be cast iron pipe as required per the GSA standards. Provide new sanitary/vent stacks with stub-outs on each floor where the new fixture could connect during the fit-out.

Storm Piping System:

- Demolish existing roof drains, storm stacks, associated horizontal storm piping system, and storm water service back to municipal storm water main.

- Provide an all-new storm piping system for the building including new roof drains, piping, storm stacks, and storm water service connection to the municipal storm water main. The new piping shall be cast iron pipe as required per GSA standards.

Drain tile System:

- Demolish or abandon in place the existing underground drain tile system. Demolish the associated sump pump serving the existing drain tile system.
- Provide an all new drain tile system below the basement floor. Provide associated floor slab trenching and repair required for installation of the new underground piping system.

Miscellaneous Equipment:

- Provide a new sump pump system with new pit, pumps, controls, connection to BAS, etc.
- Demolish existing elevator sump pumps & sewage ejectors.
- Provide all new elevator sump pumps.
- Provide a new sewage ejector system with new pit, pumps, controls, connection to BAS, etc.
- Provide an all-new sump pump system for the new electrical switchgear room.

Fire Protection:

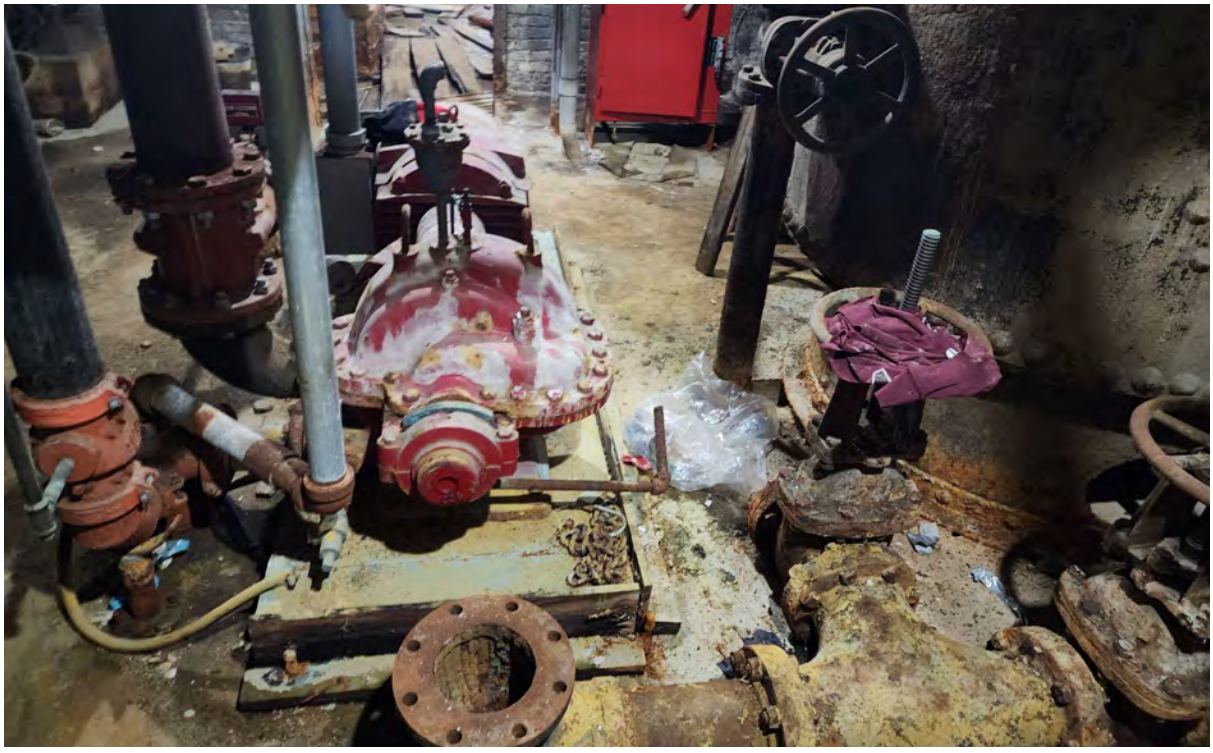
- Demolish all existing FP systems including: existing fire pump, FP piping, etc.
- Provide all new fire pump, FP piping, standpipes, and FP sprinkler system with full coverage on all floors including: mechanical spaces, stairwells, future tenant spaces, etc.

Representative photographs of all floors follow:

Basement Level: Existing storm service leaving the building. Discharge hose from the temporary sump pump shown discharging into an open pipe fitting.

Basement Level: Floor slab has been cut and a temporary pump pit has been created to mitigate basement flooding by collecting water. A simplex pump was put into the pit to pump out the water.

Basement Level: Mechanical and Plumbing equipment in flooded area of the basement. The water ponding is several inches deep.



Basement Level: Fire pump, fire pump controller, and damaged abandoned FP piping

2nd Floor stairwell: Fire Protection Standpipe and hose connection valve.

3rd Floor: Storm stack. Portions of the existing piping were replaced with PVC piping as part of emergency repairs performed to alleviate building flooding.

3rd Floor: Plumbing rough-ins from demolished multi-user toilet room.

Basement Level: Incoming Domestic water service. Approximate size: 8”.

Architectural/Interiors

Existing Materials/Vertical Movement

The condition of interior finish materials are generally consistent throughout the entire building. All prior tenant build outs have been demolished with the floor void of the majority of partitions. Some core/shell walls remain however they suffer from significant damage.

No definable intact spaces exist in the building. The ground floor retail space is in significant disrepair with no components other than the communicating lower level glass stair (see photos) remaining.

Marble is located in the stairwell from Lower Level 1 to the upper mechanical room. The stone is consistently damaged with chips, graffiti, and abrasions.

The interior wall and ceiling finishes are predominantly plaster. The building's condition of being unheated for more than 15 years, has resulted in freeze thaw damage to virtually all surfaces. A significant portion of the plaster ceilings have already fallen to the floor exposing the structure. Very little if any in our estimation is able to be reused.

Wood panel doors and hardware are in poor condition throughout the building. Few if any may be reused.

The non heated conditions have significantly damaged the typical wood floors throughout the building. In most conditions where they remain they are not only damaged but have additionally buckled and are therefore not able to be reused.

Existing clay tile or concrete fireproofing enclosures around steel beams and columns are damaged or deteriorated at various locations. Repairs to the fireproofing are required to maintain protection of the structural elements.

Toilet rooms - None remain. All were demolished when the tenant spaces were cleared out. Janitor's closets remain but are in significant disrepair and not able to be reused.

Stairs - Only one stair exists in the building above the mezzanine. The stair is typically open to all floors vertically up the building with doors only on the first and Lower Level 1. As a result no acceptable paths of egress exist in the building. The existing stair is steep and would most likely require AHJ approval to utilize as a means of egress. The open stair provides no fire separation and as such would be considered an atrium. No appropriate mechanical/fire suppression/alarm systems are in place to address this condition. Stair has stone treads and ornamental metal railings with a wood cap. Generally undamaged except in localized places with broken treads. The metal has overall

corrosion throughout. The underside soffit is plaster in poor condition. The structural condition of the stair is unknown.

Elevators - Four overhead traction passenger elevators exist in the building. The elevators were abandoned for use over 15 years ago. All hoistway doors have been permanently sealed so there is no access to the shaft or cabs. Hoistway frames in lower levels are bronze and are probably original. Three lower level floors have hoistway doors with federal eagle medallions. See historic section for images. The overhead machine room contains older open controllers that are rusted and covered in debris. Motors and ropes are significantly rusted. The elevators were decommissioned 15 years ago and no components of the system are reusable.

Accessibility - First floor is level with the sidewalk so the building is configured to have an accessible route in. The balance of the building is inaccessible without vertical transportation.

Architectural Scope of Work for Building Reuse

1. Refinish stone back to an acceptable use condition with some replacement stabs utilized. This is applicable to both wainscot and stair treads. (Levels - Lower Level 1 to 16)
2. Gypsum board reclad interior face of exterior walls. (Levels - Lower Level 1 to 15) As this is a mass wall constructed exterior wall construction the addition of any insulation, vapor/air barriers will need to be carefully analyzed so as not to further impact the terracotta.
3. New interior layin ceilings and lighting in tenant areas. Replacement finishes (partitions and ceilings) in all common corridor areas. (Levels - Lower Level 1 to 15)
4. New carpet flooring in tenants and common areas. Included with this will be lightweight concrete topping slabs to correct floor elevations damaged in the existing building. (Levels - Lower Level 1 to 15)
5. Replace doors, frames and hardware.
6. New core toilet rooms on each floor. (Levels - Lower Level 1 to 15)
7. Create one new fire rated stair from Lower level 2 to 15. Include floor penetrations, stair, etc
8. Renovate the second Lower Level 1 stairwell to Lower Level 2.
9. Enclose and upgrade the existing open stair to a fire compliant fire egress stair. (Levels - Lower Level 1 to 16)
10. Construct a First Floor entry lobby
11. Replace all four elevators with new traction equipment along with a complete elevator control system and all components. This includes cabs, rails and hoistway openings.
12. Remediation of the source of lower level 2 and 3 water penetration.
13. Repair damaged or missing fireproofing on structural steel beams and columns.
14. Building graphics
15. Repairs to finishes in the 3 lower levels.

Representative photographs of all floors follow:

1st Floor Lobby

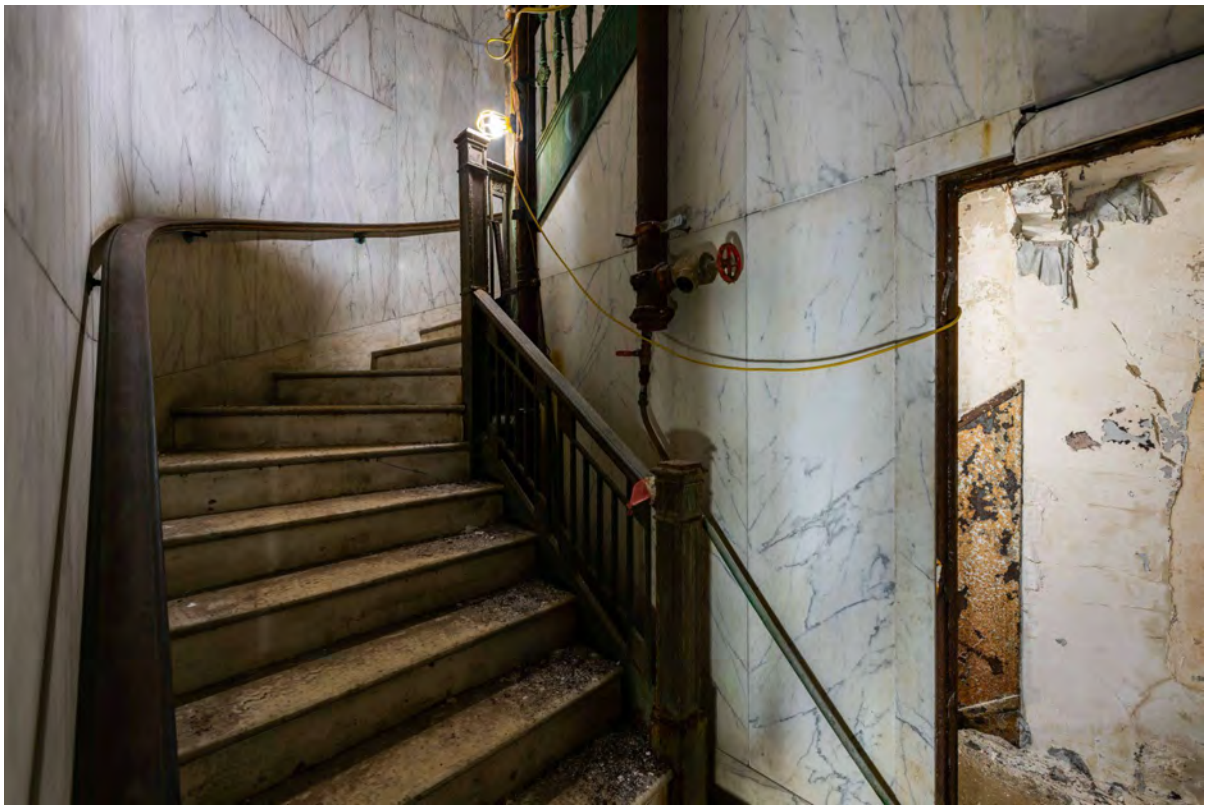
1st Floor Lobby/Retail

Lower Level 1 Stair to Lobby

Lower Level 1

Lower Level 1

Lower Level 1 Elevator Hoistway Opening



Lower Level 1 stair up to 1st Floor. Stair to Lower Level 2 through the right opening.

Stair down to Lower Level 2

Second Stair down to Lower Level 2 on next page

Lower Level 2

Lower Level 2

Lower Level 2

Lower Level 3 - Flooded

Lower Level 3 - Flooded

Stair between Lower Level 2 and 3 - Flooded

Stair leading up to the Mezzanine From 1st Floor

Stair Landing at the Mezzanine

Mezzanine looking East

Mezzanine looking West

Overlooking the 1st Floor Lobby

Stairwell on the Second Floor

2nd Floor Looking East

2nd Floor Looking West

3rd Floor Looking East

3rd Floor Looking West

3rd Floor Location of the Former Restrooms (typically removed on all floors)

3rd Floor Elevator Lobby

3rd Floor

4th Floor Looking East

4th Floor Looking West

4th Floor Looking South

4th Floor Elevators

4th Floor at Stairwell

5th Floor Looking East

5th Floor Looking West

5th floor

5th Floor NW corner

5th Floor Looking South

5th Floor Prior Structural Floor Investigation

5th Floor Looking South

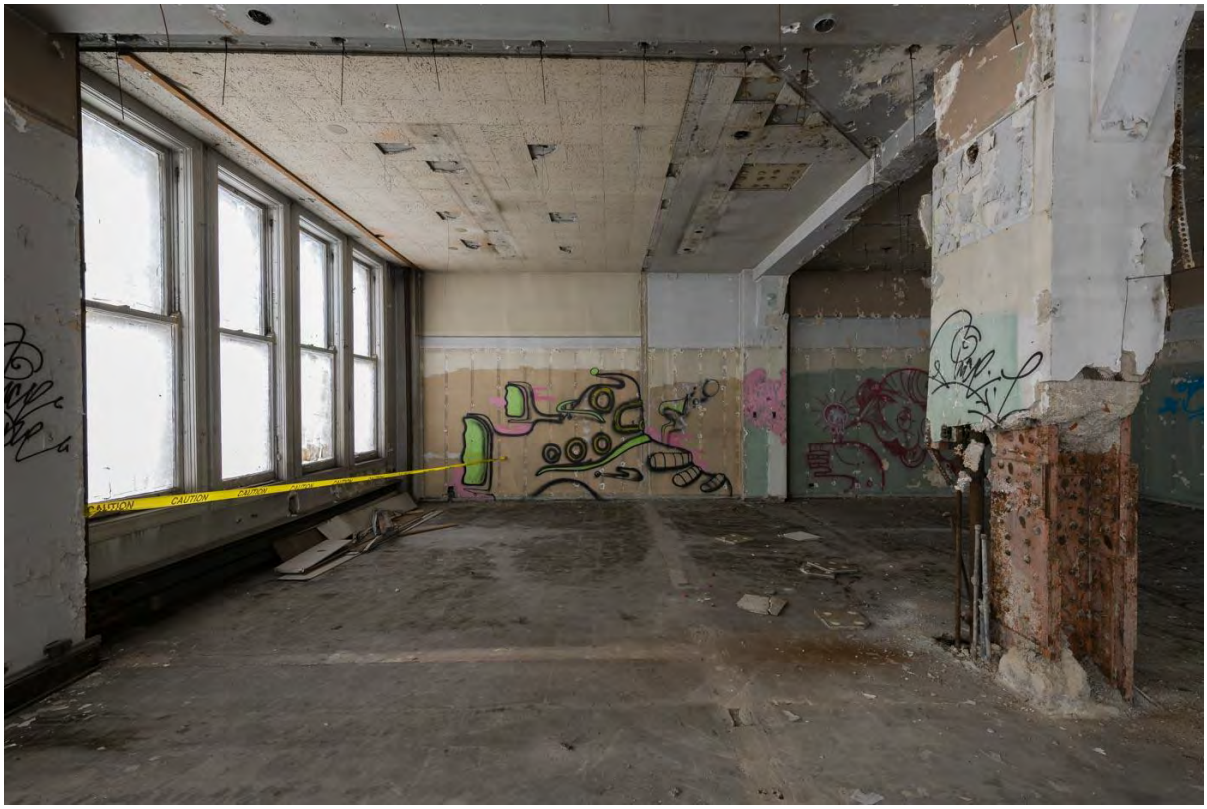
6th Floor Looking at the NW Corner

6th Floor at Stairwell

6th Floor Looking East

6th Floor Looking West

6th Floor Looking South



6th Floor Looking South

7th Floor Looking East

7th Floor Looking West

7th Floor Looking North East Corner

7th Floor Looking at NW Corner

7th Floor Looking Down to the 6th Floor

7th Floor Prior Column Investigation

7th Floor Looking South

8th Floor Looking East

8th Floor Looking West

8th Floor at Stairwell

8th Floor looking West

8th Floor Looking South

8th Floor Looking South at Elevators

9th Floor Looking West Beyond Stairwell

9th Floor at Stairwell

9th Floor Looking East

10th Floor Looking East

10th floor Looking West

10th Floor Looking South

10th Floor Looking West

11th Floor Looking East

11th Floor Stairwell Looking up to the 12th Floor

11th Floor Looking West

12th Floor Looking East

12th Floor Looking West

12th Floor Ceiling/Slab

12th Floor Looking South

13th Floor At Stair Top Landing

13th Floor at West End of the Floor

13th Floor Looking East

13th Floor Looking South

13th Floor Looking West

14th Floor Looking South at Elevators

14th Floor Looking East

14th Floor Looking West

14th Floor Looking South

15th Floor Looking North

15th Floor Looking East

15th Floor Looking West

15th Floor Wood Windows

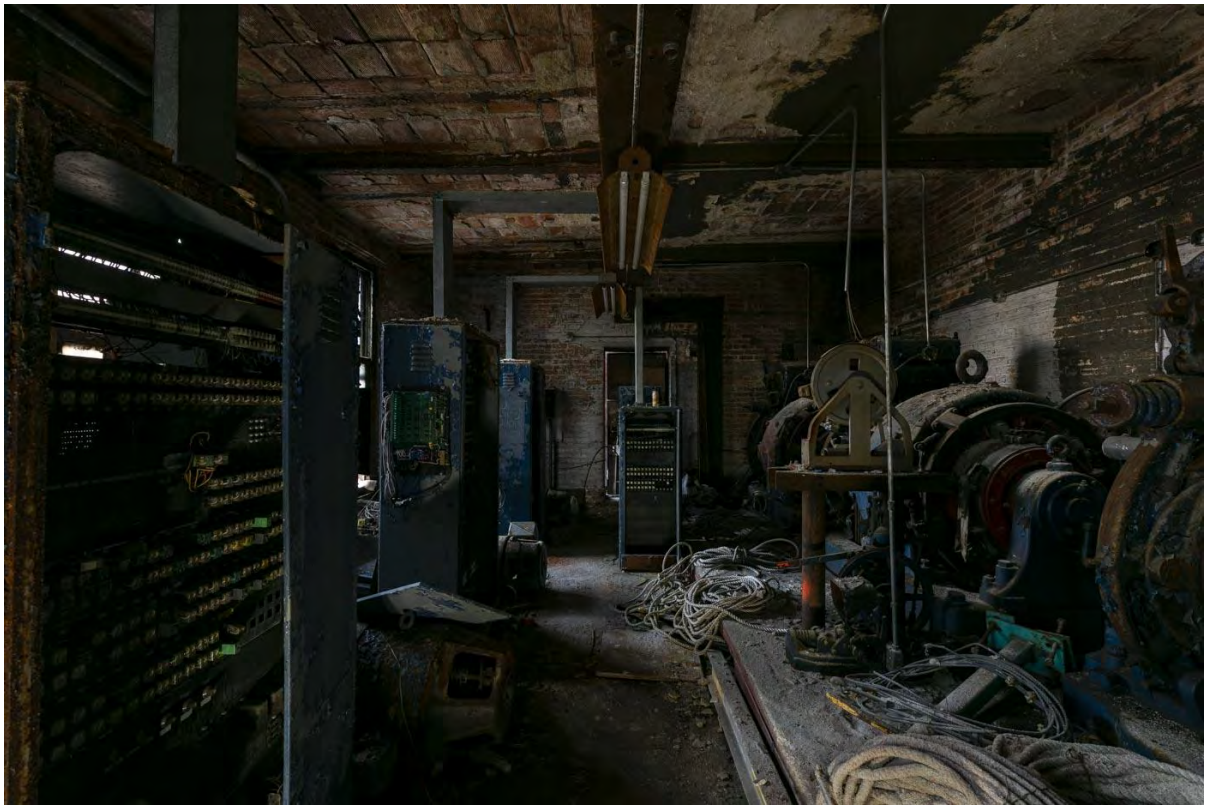
15th Floor Flooring

15th Floor Looking at Stairwell

15th Floor Looking North

15th Floor Stair to Equipment Room Above

16th Floor Equipment Room



Elevator Machine Room Penthouse

Elevator Machine Room Penthouse

Historic

The previously issued June 30, 2009 Building Preservation Plan prepared by Johnson Lasky Architects is the reference for the scope of the defining elements of the building. This report is comprehensive in identifying the historic features and concerns for the building.

A few updated photos of some of those components follow:

Stairwell Iron Handrail

Glass Handrail and Stair to Lower Level 1

Lover Level 1 Elevator doors with eagle medallions

Environmental

Carnow, Conibear & Assoc., Ltd. (Carnow Conibear) was requested to perform a survey for asbestos-containing materials and lead-based paint at the vacant Federal Building located at 202 S. State Street in Chicago, Illinois.

The asbestos-containing material survey was conducted in several phases. The first phase included a review of available historic asbestos and lead-based paint. Next, an onsite walkthrough inspection to identify homogeneous areas (materials which are uniform in composition throughout) and to assess material condition was conducted. The final phase consisted of collecting representative bulk samples from each suspect material, analyzing representative samples for the presence of asbestos, and to quantify each confirmed asbestos-containing material.

Asbestos-containing materials identified at the subject sites include:

- Pink Concrete – Approximately 100 square feet located on the Basement Floor Near North Wall
- Brown Layered Pipe Insulation – Approximately 10 linear feet located on Sub-Basement by Showers
- Pipe Insulation White – Approximately 10 linear feet located on Sub-Basement by Showers
- Gasket on Motors 1 & 2 – Approximately 10 linear feet located on Sub-Basement Boiler Room
- Pressure Vessel Gasket – Approximately 10 linear feet located on Sub-Basement Boiler Room
- Gasket on Condenser – Approximately 10 linear feet located on Sub-Basement Boiler Room
- Transite Panel – Approximately 500 square feet located on Sub-Basement NW Corner and 2nd floor
- Rope Vibration Damper – Approximately 40 linear feet located on Sub-Basement SW Corner
- Black Paper Laminate on Ceiling – Approximately 10 square feet located on Mezzanine Level.
- Cork Wall Paneling – Approximately 60 square feet located on Mezzanine Level by W. Elevator
- Cork Wall Paneling Caulk – Approximately linear feet located on Mezzanine Level by W. Elevator
- Door Caulk – Approximately 15 linear feet located on Mezzanine Level by W. Elevator Door
- Black Glue Pucks – Approximately 200 square feet located on Mezzanine Level by SE Room
- Elevator Door Insulation – Approximately 200 square feet located on 2nd Floor Main Elevators
- Black Mastic on Concrete Floor – Approximately 50,000 square feet located throughout 2nd through 15th Floors
- Black Electrical Panel – Approximately 200 square feet located on 2nd through 15th Floors by W. Elevators and Penthouse
- Exterior Window Caulk on Metal Windows – Approximately 18 Windows on Penthouse – Upper and Lower Levels
- Black Window Glazing Putty – approximately 360 windows located on north and east elevations
- Gray/Tan Sealant Putty – approximately 360 windows located on north and east elevations
- Exterior Marble Grout – approximately 50 linear feet located on the 2nd floor fire escape

The lead-based paint survey consisted of visually inspecting the painted survey areas to determine representative paint histories and collecting random samples. The testing was limited to representative paint or surface coatings on building components at locations throughout. Generally, deteriorated paint and paint debris was observed throughout the building.

The following lead-based paint is confirmed present:

- Plaster Walls – painted green, gray, brown, light blue, olive, and orange located throughout the building.
- Plaster Ceilings – painted beige and black and located throughout the building.
- Plaster Columns – painted beige and located throughout the building.
- Wood Doors – painted green located in Basement Level near Elevators
- Metal Doors – painted white, gray and green and located throughout the building.
- Metal Exterior Doors – painted black and located on Roof
- Metal Exterior Doors – painted brown and located on Penthouse Upper Elevator Machine Room
- Metal Ceiling Vault – painted black located on Sub-Basement near East Side
- Metal Pipe – painted red located on Sub-Basement near East Side
- Metal Water Tank – painted gray located on Sub-Basement near East Side
- Concrete Walls – painted black located throughout Sub-Basement and Penthouse
- Brick E. Wall – painted black and located on Penthouse Upper E. Machine Room
- Metal Pipe – painted olive located on Sub-Basement near E. Side
- Metal Mail Chute – painted black located throughout.
- Metal Radiator – painted white located on 7th floor N. Wall
- Metal Duct - painted beige located on Penthouse Upper West Side
- Metal Elevator Motor – painted blue and green located on Penthouse Upper E. Machine Room
- Metal Handrail – painted black and located in Stairwells
- Metal I-Beam – painted pink located in various areas throughout.

Carnow Conibear recommends incorporating this information into demolition or renovation documents regarding the presence and location of asbestos-containing materials and lead-based paint. All abatement activities shall be conducted by a licensed contractor in accordance with the Illinois Department of Public Health (IDPH), US EPA National Emissions Standards for Hazardous Air Pollutants (NESHAPS), and Occupational Safety and Health Administration (OSHA) regulations and requirements.

Cost Estimate

Provided separately