



GSA Great Lakes Region

214 State Street Evaluation Report

214 S State Street

Chicago, IL 60604

BUILDING NO: IL0314ZZ

Report Issuance 6.1.23

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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 will be as 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 State Street building facade is a contemporary panelized metal cladding system covering an existing glass and steel storefront system. The panelized metal cladding appears in good condition. The older facade below it is a painted steel storefront system that is in poor condition. The western facade is common brick with all original window openings filled with concrete masonry units. The interior finishes are largely untouched from the day the last tenant left the building. Plaster partitions and drop ceilings have significant damage and are mostly not repairable. The single elevator was decommissioned and will require full replacement. Only one open stair exists in the building, which does not satisfy the required by code means of egress.

Structural:

214 South State Street is a 4-story building with a single basement level. The structure is a single bay with wood floor framing spanning between exterior masonry walls at the north and south. The north wall is a shared party wall with the 208-212 South State building. The interior stair above the second floor is hung with a pair of steel rods from steel beams framing to the walls above the roof. This assembly requires further evaluation and several components have corrosion. Most of the remaining structure is concealed by finishes, but observed portions appeared to be in serviceable condition.

Envelope - Roofing:

The existing main roof and elevator overrun roof are severely deteriorated. The roofs, copings, flashings, drainage systems 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. The elevator overrun structure will need to be reconstructed to accommodate a new hoistway and elevator requirements.

Envelope - Facade:

Original fabric at the east elevation has been removed at some point in the past. The current cladding systems are aged and deteriorated. Reconstruction of the facade is likely required. The west elevation requires comprehensive maintenance type masonry repairs.

Mechanical :

Based on the site visit conducted on February 6th, 2023, it has been noticed that all mechanical equipment and services are broken, beyond their expected lifetimes 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 and inoperable due to the age of the systems. The building was abandoned 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

214 South State Street is a 4-story building with a single basement level. Originally, the building was 6 stories and the upper two stories were reportedly removed following a fire. The structure consists of a single bay with wood floor framing generally spanning between exterior masonry walls at the north and south. The north wall is a shared party wall with the 208-212 South State building.

East of the building line is a vaulted portion of the State Street sidewalk which consists of a slab-on-metal deck, supported on steel beams spanning north-south. These beams are supported on a below-grade masonry wall at the north, and a steel girder at the south. The steel beams and deck likely date back to the State Street improvement project completed in the 1990's. Structural drawings for the building were not available for review.

At one time, there were several openings in the south wall of the basement; these openings have been infilled with brick masonry.

On the west facade there is a steel fire escape which was observed from 220 South State and from ground level.

The interior stair above the second floor is more narrow and is hung from steel beams framing to the masonry walls above the current roof level. The steel beams are exposed and are not galvanized or otherwise coated. The steel hanger system consists of a pair of rods with periodic turnbuckles and steel saddles. The rods are not fireproofed between floors. At the current roof level, a steel saddle is exposed and the timber framing that it supports can be seen. Water infiltration in the area has caused corrosion of the steel saddle and the expansion of the rust pack is crushing the timber roof framing.

The majority of the remaining structure is concealed by existing finishes still in place. The structure observed appeared to be in serviceable condition. The steel beam supporting the stair hangers has corroded and will need to be cleaned and coated. The hanger structure for the stair should be further evaluated if keeping it in place is desired, however it is not likely that the stair would have adequate width once the hangers are fireproofed.

Active leaks were not observed at the time of the walkthrough.

Structural Scope of Work for Building Reuse

1. The existing fire escape requires evaluation and repair. Alternately, the fire escape could be removed and a new secondary means of egress established.
2. Evaluate existing roof framing for deterioration based on evidence of past water infiltration.
3. Evaluate existing stair hanger system for reuse and fireproof hangers and saddles.
4. Alternately, remove the existing stair and reframe each floor to provide a compliant stair.

Representative photographs of the structural conditions follow:



Exterior East elevation



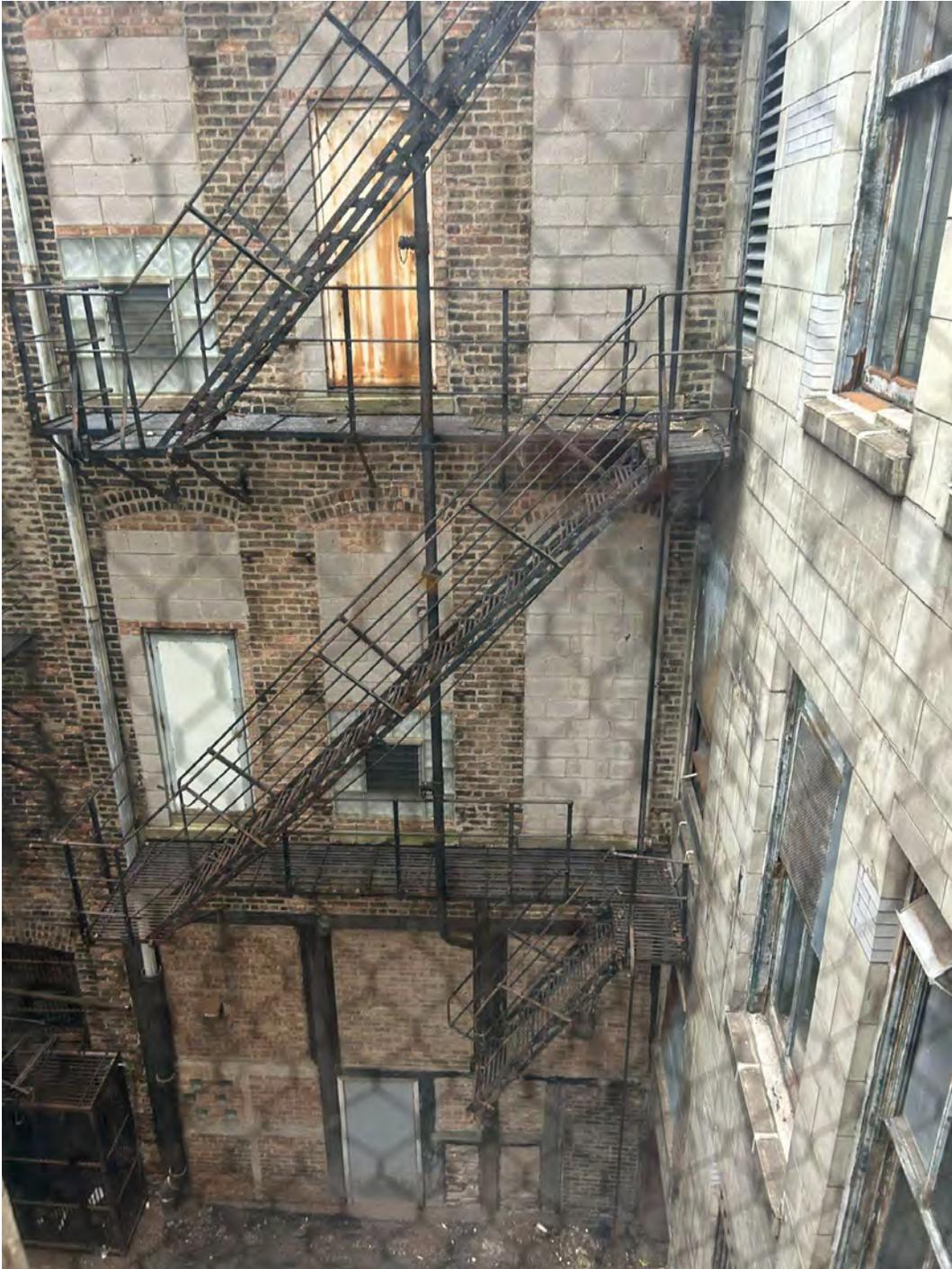
Ground Level Interior



Interior stair and hangers, photo taken from Level 2



Stair hanger to beam connection, photo taken from Level 2



Exterior West elevation fire escape

Envelope

Roof - Existing Conditions

The roof system appears to be a type of modified bitumen roof system with an unknown coating. One dog house structure is located on the roof to the northeast. The dog house has standing water on the roof.

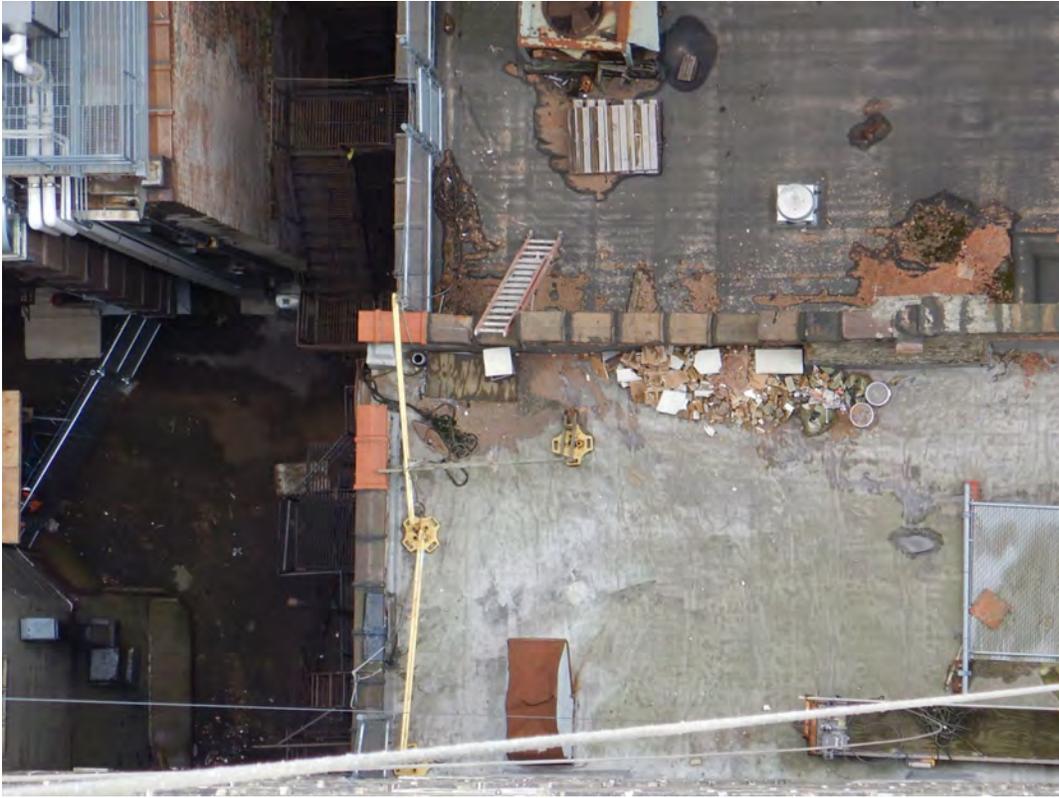
Drainage appears to be accomplished by sheet draining to the west. The water is collected in a conductor head at a break in the west parapet. A downspout directs the water to the storm sewer below grade.

The west parapet and north shared parapet walls have clay tile coping. The tiles are deteriorated with some replaced. The east parapet is capped with metal coping.

Roof Scope of Work for Building Reuse

1. Install a completely new roofing system.
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 elevator overrun structure.
5. New roof access.

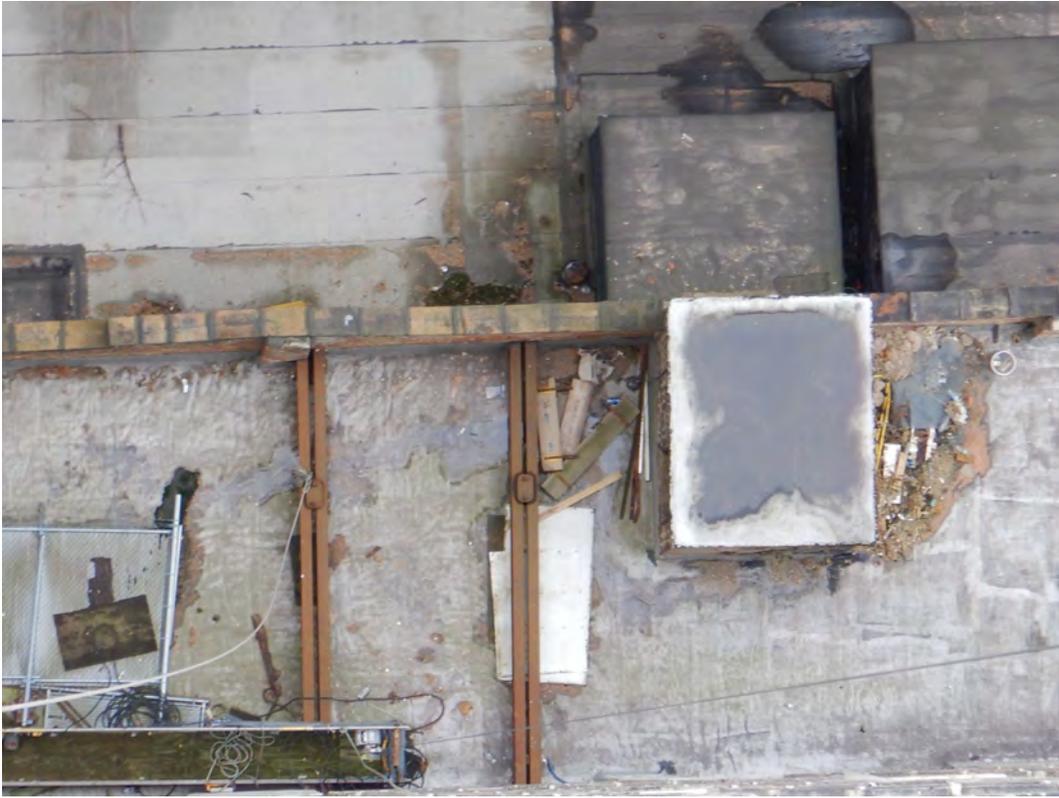
Representative photographs of the roof follow:



West section of roof



Middle west section of the roof



Middle east section of the roof with elevator overrun. Note: the beams supporting the interior stair.



East section of the roof with elevator overrun

Facade - Existing Conditions

The review of the exterior walls was performed by binocular survey from the street level.

EAST ELEVATION

A curved modern metal and glass storefront system has been installed at the ground floor. Above the storefront is a panelized metal cladding system that has been installed at floors two through four. At the top floor, the panelized system includes an open screen with narrow vertical slats and openings. No other fenestrations exist. Above the roof level of the adjacent building to the north (208-12 South State), limestone clads the northeast corner.

It is unknown if any elements of the original historic façade remain behind the retrofit cladding components. The limestone cladding elements likely date to the time of the building's height reduction from six-stories to four-stories. At the top floor, aged but modern metal and glass awning windows exist behind the metal screen wall.

All components are aged and have exceeded their anticipated life expectancy. Visible sealants are deteriorated.

WEST AND NORTH ELEVATIONS

The west elevation and exposed portion of the north elevation are constructed of common brick and mass masonry walls. A limited portion of the north elevation is exposed above the roof level of the adjacent building. Brick masonry appears to be weathered. Mortar joints are deeply eroded and several areas of mortar parging were noted.

At the west elevation, most window openings have been infilled with a combination of glass block units and concrete masonry units. The original openings for windows and doors have a load-bearing brick masonry arch. Steel framed doors, which reportedly have been welded shut, provide access to a metal fire escape at the west elevation. The fire escape has been modified and does not extend to the ground level. A review of the fire escape was not performed.

Bricks appear to be weathered. Mortar joints are deeply eroded. The brick masonry parapet wall appears to be extensively deteriorated and the brick arches appear to have heavily eroded mortar joints. A wide crack has developed in the mortared building joint between the parapet wall and the building to the north (208-12 South State). Embedded steel components have corroded and the masonry is cracked.

Facade Scope of Work for Building Reuse

EAST ELEVATION

Different approaches are available for the east elevation, depending on the requirements of authorities having jurisdiction. The first approach is to follow the Secretary of the Interior's Standards to bring the façade back to its historic period of significance. The second approach assumes only a redevelopment of the building.

1. Secretary of the Interior's Standards Approach

The modern metal and glass storefront system at the east elevation could be refurbished to improve its performance. Disassembly may be needed to provide new gaskets and sealants and to replace aged components, such as anchors. Additional investigation is necessary to determine if the existing metal panels could be insulated or if new insulated panels would be an option at the storefront.

The exact construction of the façade above the storefront system is unknown, but it likely does not meet modern building code performance requirements and it may not align with the building's historic period of significance. Modern materials, such as GFRC (glass fiber reinforced concrete) panelized systems, allow for cost effective reconstruction of façade profiles. A GFRC façade, or similar, would require a new insulated interior backup wall and new windows.

2. Redevelopment Approach

For redevelopment of the building, existing cladding materials could be completely removed and replaced with a new curtainwall system or a panelized façade cladding system with a new insulated interior backup wall and new doors and windows.

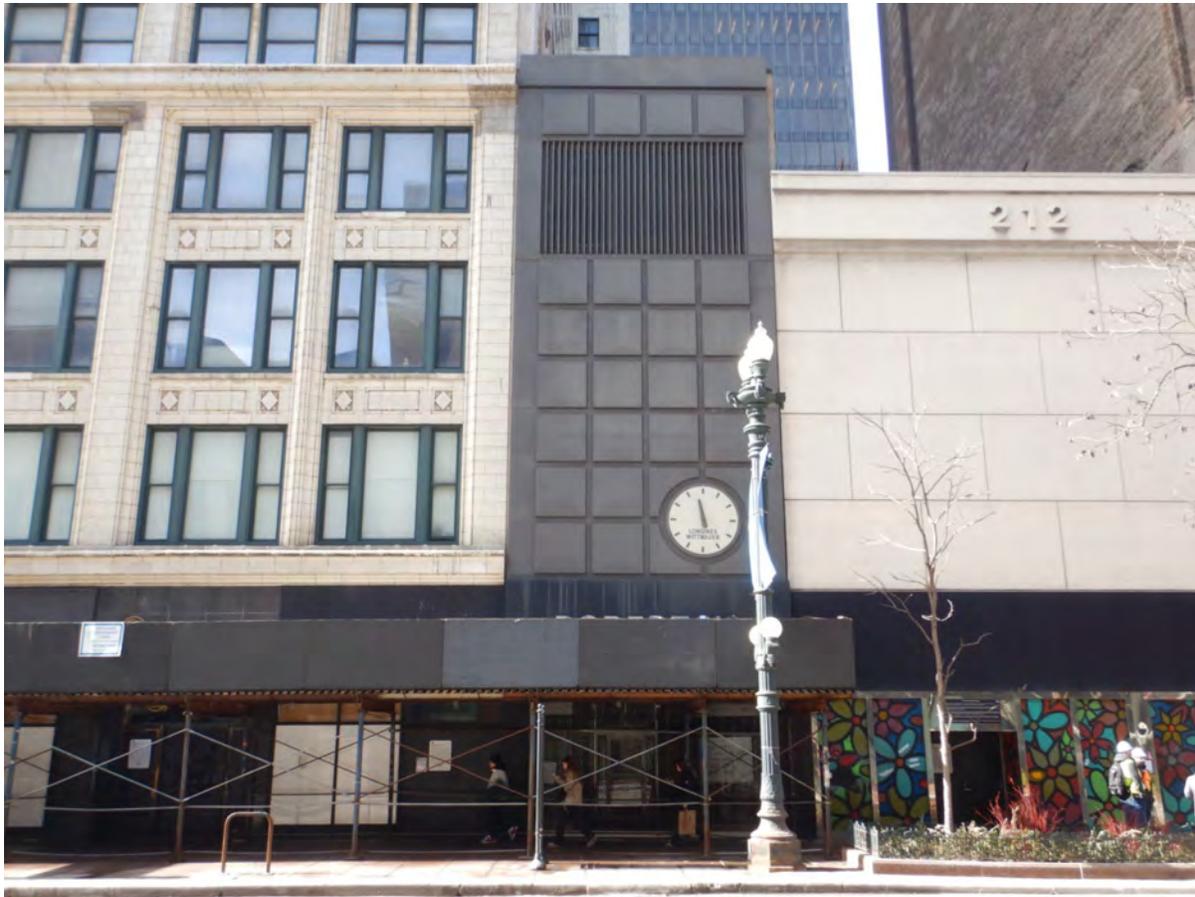
WEST ELEVATION

The west elevation is the rear of the building and is not accessible to the public. As such, Secretary of the Interior's Standards would not need to be followed at this portion of the building.

The parapet walls of the west and north elevations will need to be reconstructed in their entirety. Installation of through-wall flashings should be included in the work. Brick masonry arches will require deep mortar joint repair or reconstruction depending on the extent of deterioration. All mortar joints should be ground and re-pointed. Cracked or otherwise deteriorated brick masonry will need to be replaced.

Door and window infill materials will need to be removed and replaced to meet code requirements for the anticipated interior programmed space.

Representative photographs of the facade follow:



East elevation of 214 South State Street, center



West elevation of 214 South State Street



West elevation of 214 South State Street, ground floor

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 and are not suitable to 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 steam boiler : The boiler looks in good shape from outside, however most probably cannot be reused because of internal blockage and sedimentation.
2. Natural gas meter.
3. Radiators in typical floors.
4. Existing ducts 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 8,000 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 his own services within the leased space such as DX split units, heat pump with electric heater, duct distribution, air diffusers and grilles, pipe 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 boilers, steam condensate tanks, pipes, air compressors , fitting, valve, AHU/RTU , fans, ducts, air outlets, natural gas and control.
2. Provide DX RoofTop Unit with gas fired heating coil (for level 1 Lobby) : 10 Ton .

3. Provide galvanized duct work with thermal insulation:500 lb.
4. Provide central exhaust air fan : 800 CFM
5. Provide Outdoor air fan : 800 CFM.
6. Provide gas meter and booster.
7. Provide Building Automation System (BAS).

Representative photographs of existing mechanical services follow:



Basement : Existing Boiler and piping



Level 2 : Existing duct and radiator

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 basement, and first through fourth floor. No testing was performed. No equipment was opened or operated.

The existing electrical panels are outdated throughout the building and are in poor condition. The existing 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 conduit may not meet current safety codes or may have become damaged or corroded over time. This can cause shorts, arcing, and other hazards.

The existing lighting on the first floor are specialty lights that served the previous business. The upper floor and basement were storage and have linear fluorescent strip fixtures. The lighting controls were not located. Light fixtures and controls would need to be updated to meet current energy standards and practices.

Emergency battery units were non-operational throughout the building.

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

The existing main fire alarm 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, 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 main panel to feed this entire building. 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 for shell and core new emergency battery units throughout the building to meet minimum egress lighting requirements.

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 roof top units and fans.

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

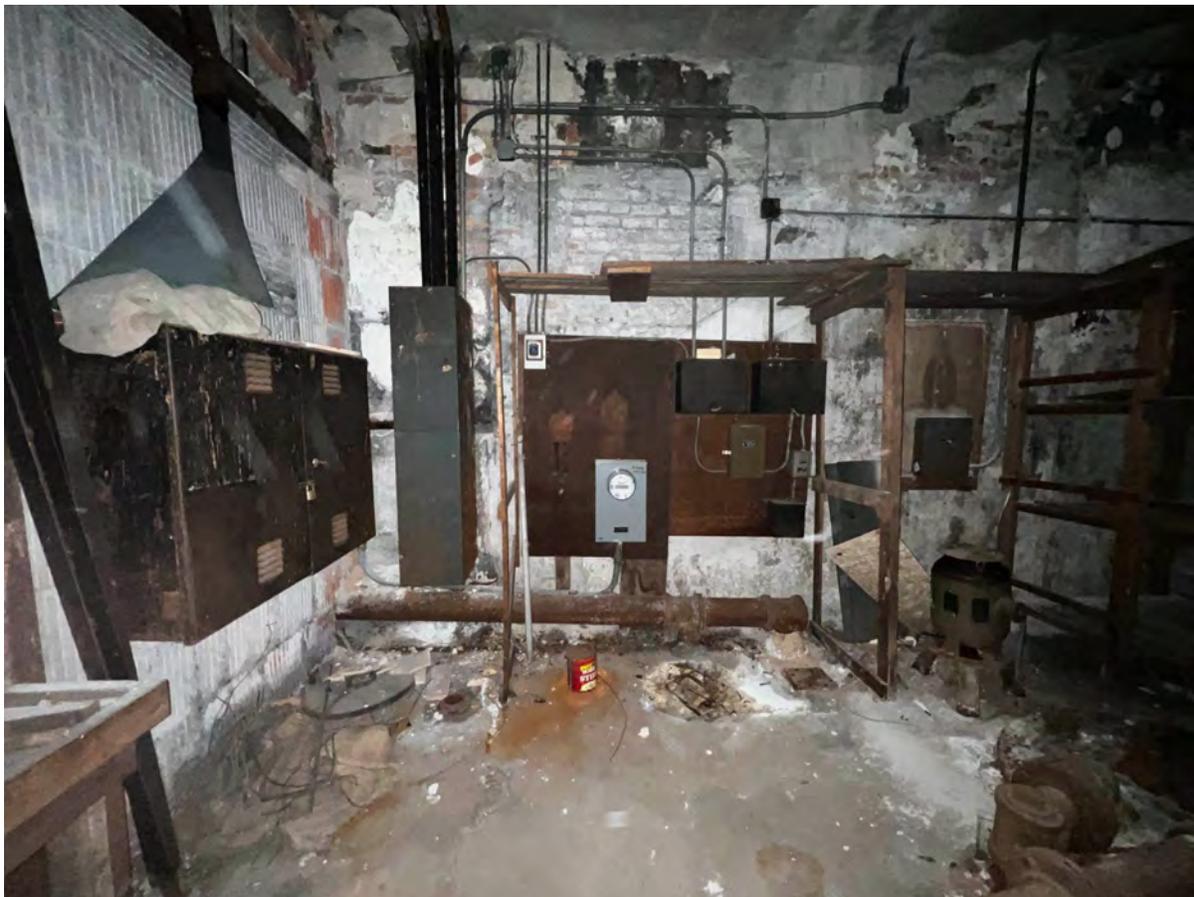
Provide for shell and core a new Fire Alarm Control system that will monitor the entire building with expandability for future build-out. The system should include, but not limited to:

- 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 for shell and core, 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 for the entire building.



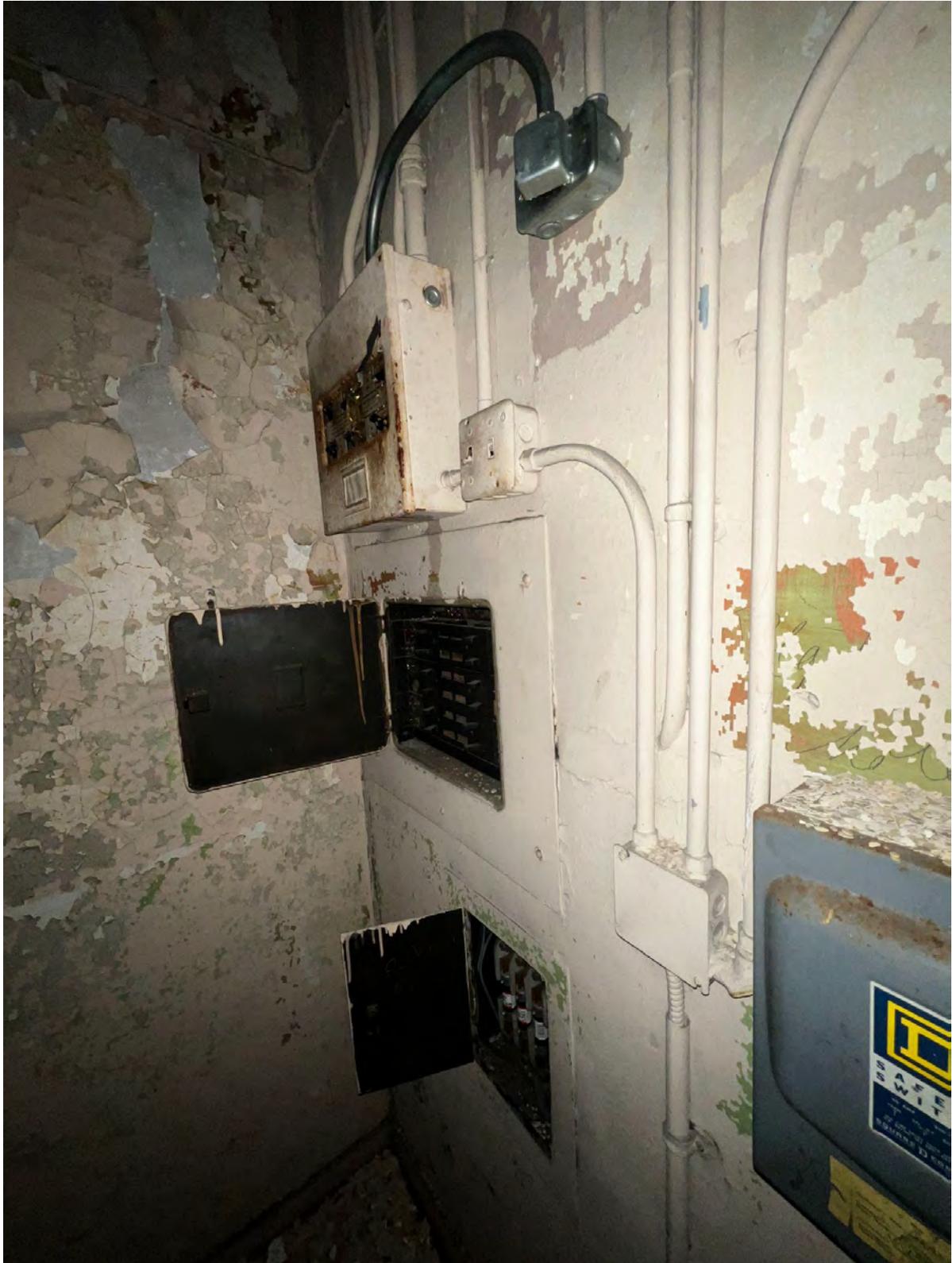
Basement: Main power feed



First Floor: Existing lighting



First Floor: Power Panel



Upper Floor: Stairwell power panels



UpperFloor: Storage rooms



First Floor: Existing emergency battery unit.

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 basement, first, and second floors were inspected.

Plumbing piping, equipment, and fixtures in the building are heavily deteriorated and inoperable due to the age of the systems. The buildings were abandoned and not heated for multiple winter seasons. Repeated exposure to freezing temperatures has accelerated the corrosion of the plumbing system within the building.

Existing Equipment:

The existing plumbing equipment that was identified on site included: a simplex domestic water booster pump, a tank type electric water heater, water heaters, etc. All plumbing equipment is heavily corroded, antiquated, and aged beyond its useful service life.

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. Local piping near some of the fixtures was PVC material. The cast iron piping utilized hub-and-spigot joints or 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.

Existing Domestic Water Piping System:

The existing domestic water piping was galvanized steel material. The piping appears 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 domestic water risers with subs on each floor.

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.

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.

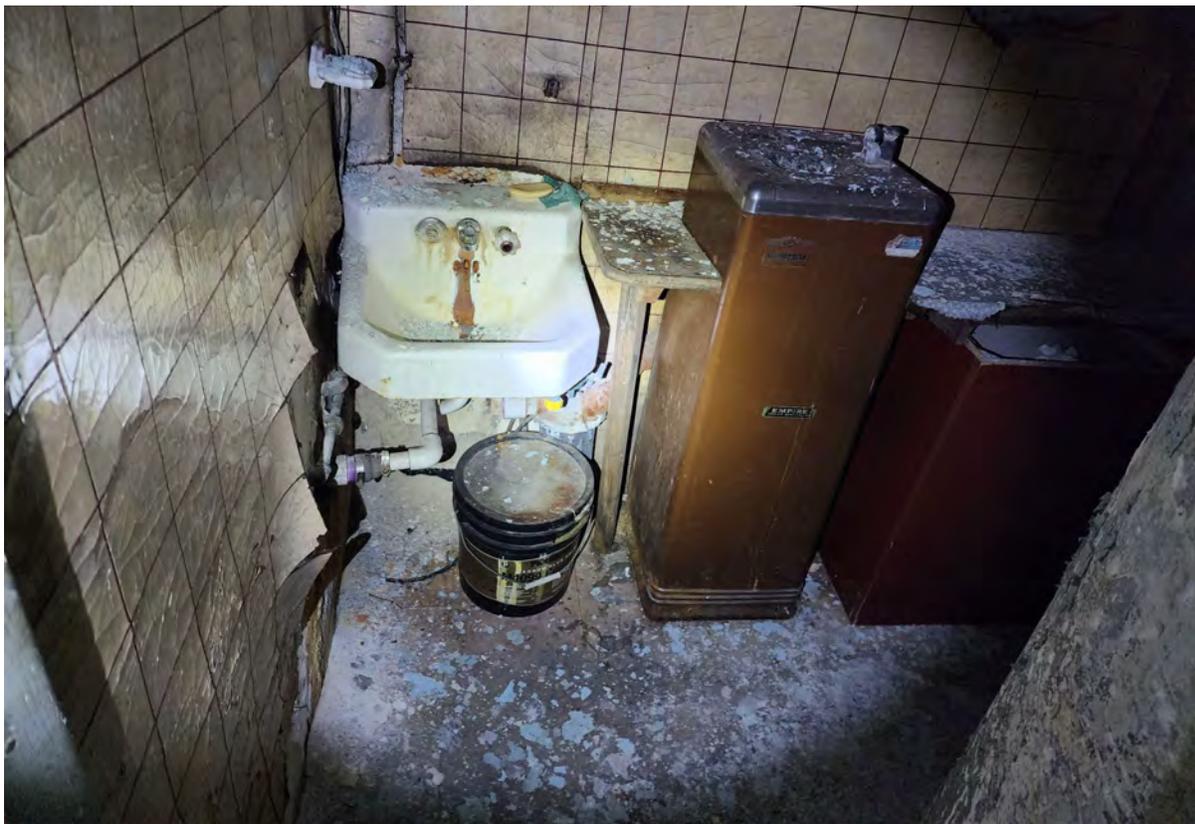
Fire Protection:

- Provide all new fire pump, FP piping, 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: Domestic water meter assembly - Approximate size 1-¼”.



Second Floor Restroom: Plumbing fixtures.



Basement Level: Electric Domestic Water Heater



Basement Level: Air Compressor and Booster Pump.

Architectural/Interiors

Existing Materials/Vertical Movement

The first floor has somewhat intact retail millwork display cabinets and product systems. On the upper floors, remnants of the former retail tenant build outs exist on all floors in the form of storage racks, offices, and display components. The lower level is raw basement space with both stairs opening up to the first floor.

The interior wall and ceiling finishes are predominantly plaster. In numerous areas, wood veneer panels are the finished wall surface. On the upper levels, these are residential grade type panels which appear to be more for wall protection than aesthetics. The building's condition of being unheated for more than 15 years has resulted in freeze thaw damage to the plaster. Paint is extensively peeling from the exposure.

Flooring is a mixture of tiles and wood. All areas of the building have suffered from exposure and none is realistically reusable.

Toilet rooms - None remain operational.

Stairs - Only one stair accesses each floor of the building except two stairs access the lower level. The stairs up beyond the first floor are open, very narrow, and without a rated enclosure. This stair is of wood construction and is a winder at several levels. No acceptable paths of egress exist in the building. A fire escape exists on the west side of the building. The condition of it is deteriorated and not advisable for use due to corrosion. Access to the fire escape is not accessible as it has steps above the floor levels.

Elevators - One elevator exists in the building servicing first through fourth floors. The system was abandoned over 15 years ago when the building was acquired by GSA. All hoistway doors have been permanently sealed so there is no access to the shaft or cabs. The elevator is extremely small and appears to be a residential type elevator. Unclear where the equipment is located. The size of the elevator cab can not be accessible given the small area of the footprint. An elevator of this type is not usable for a commercial application.

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. Interior plaster will need significant patching for reuse on all levels.
2. Replacement floor and ceiling finishes.
3. Replacement steel stair with new fire rated enclosure. A second stair that replaces the fire escape would be required by code however this will significantly reduce a small floor footprint.
4. Replace doors, frames, and hardware.
5. New core toilet rooms on each floor.
6. Construct a first floor entry lobby if for a multi-tenant use.
7. Replace residential elevator with new MRL system along with a complete elevator control system and all components. This includes cabs, rails, and enlarged hoistway openings.
8. Fire rating of the existing structure may be required based on Building Construction Type and requirements of the current building codes.
9. Building graphics

Representative photographs of all floors follow:



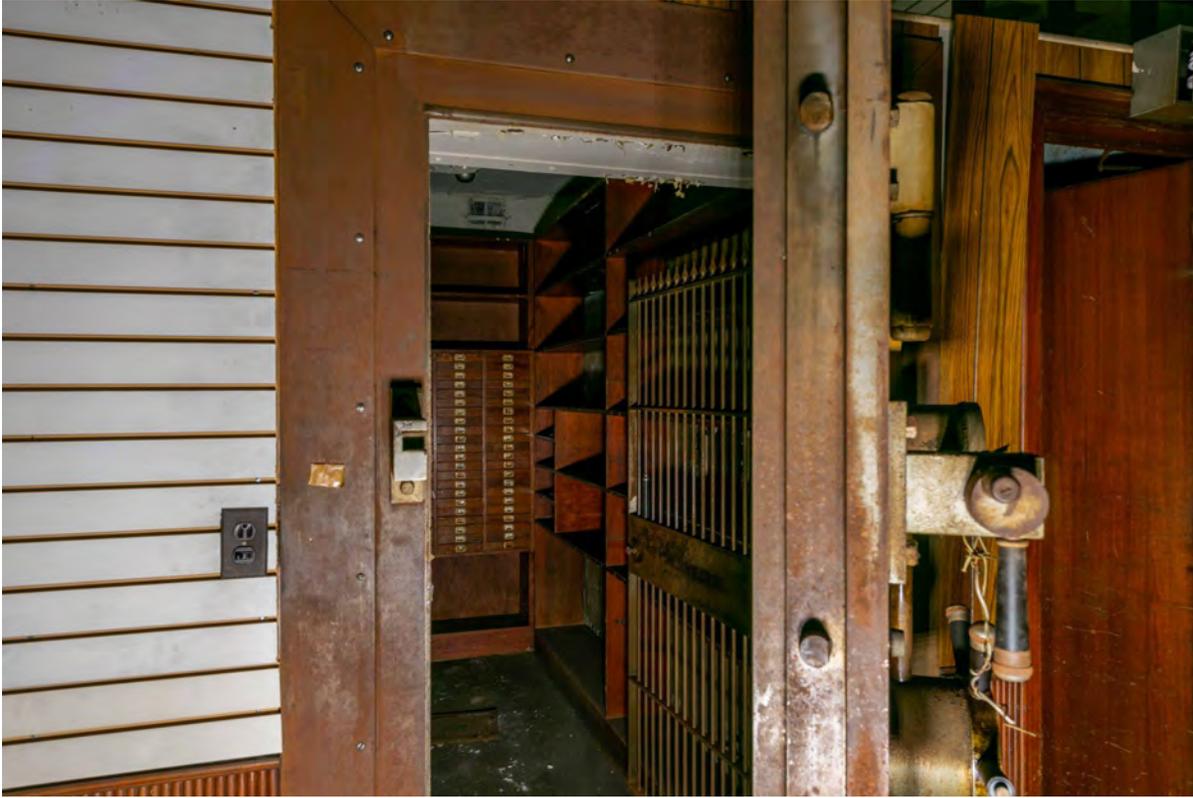
First Floor Retail Counter



First Floor Looking West



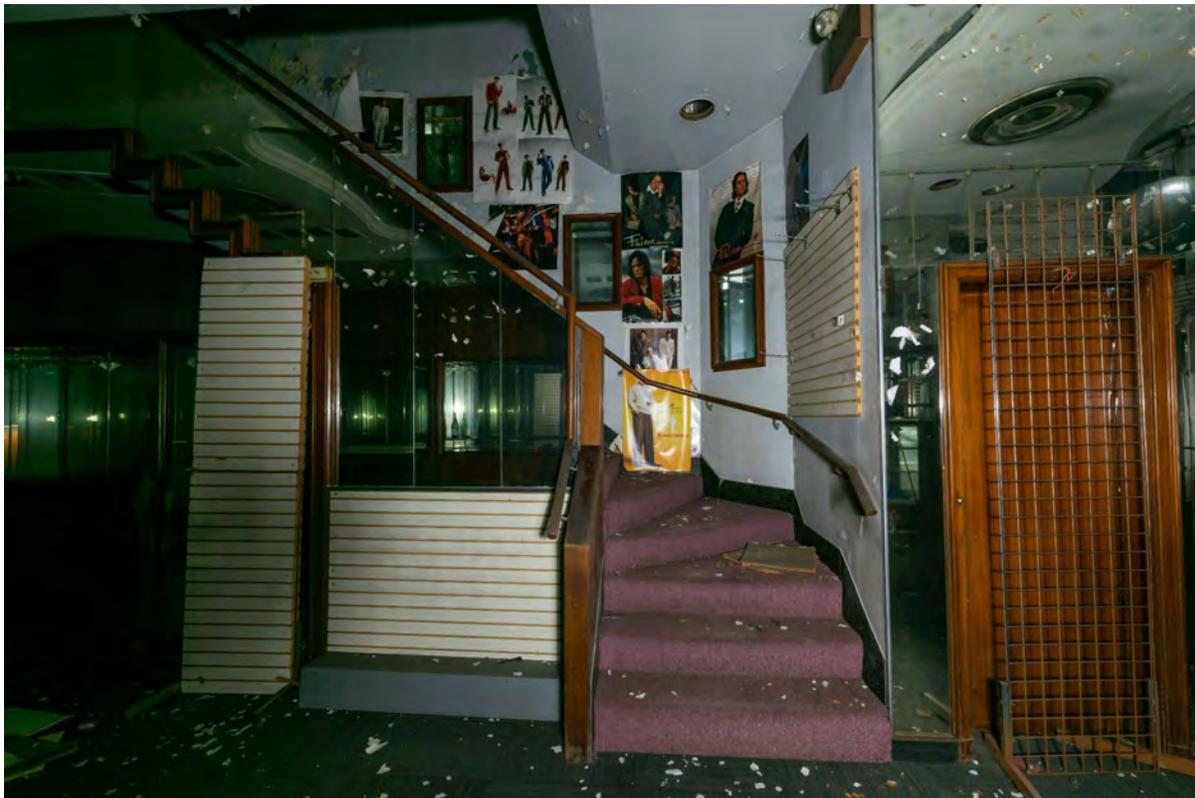
First Floor Looking East



First Floor Vault



First Floor Staff Area



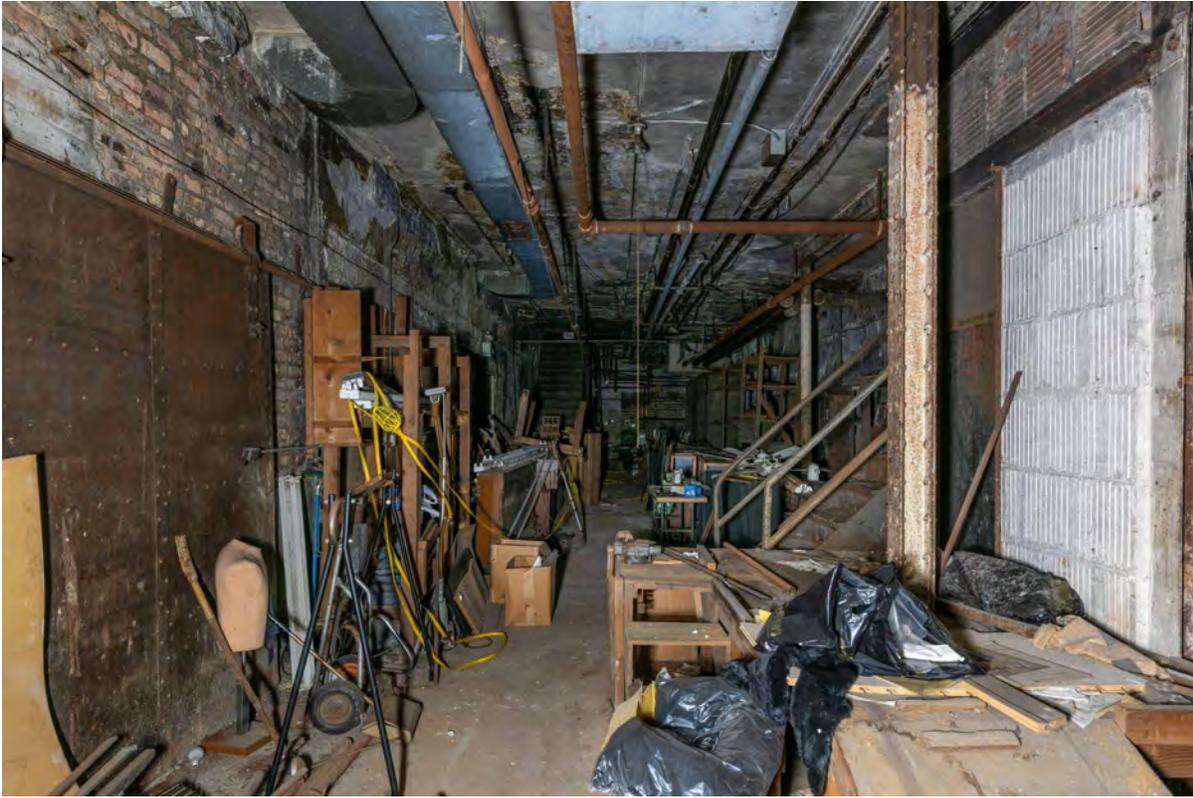
First Floor Stair up to the Second Floor. Elevator Hoistway opening to the Right.



First Floor Inside Display window



Lower Level



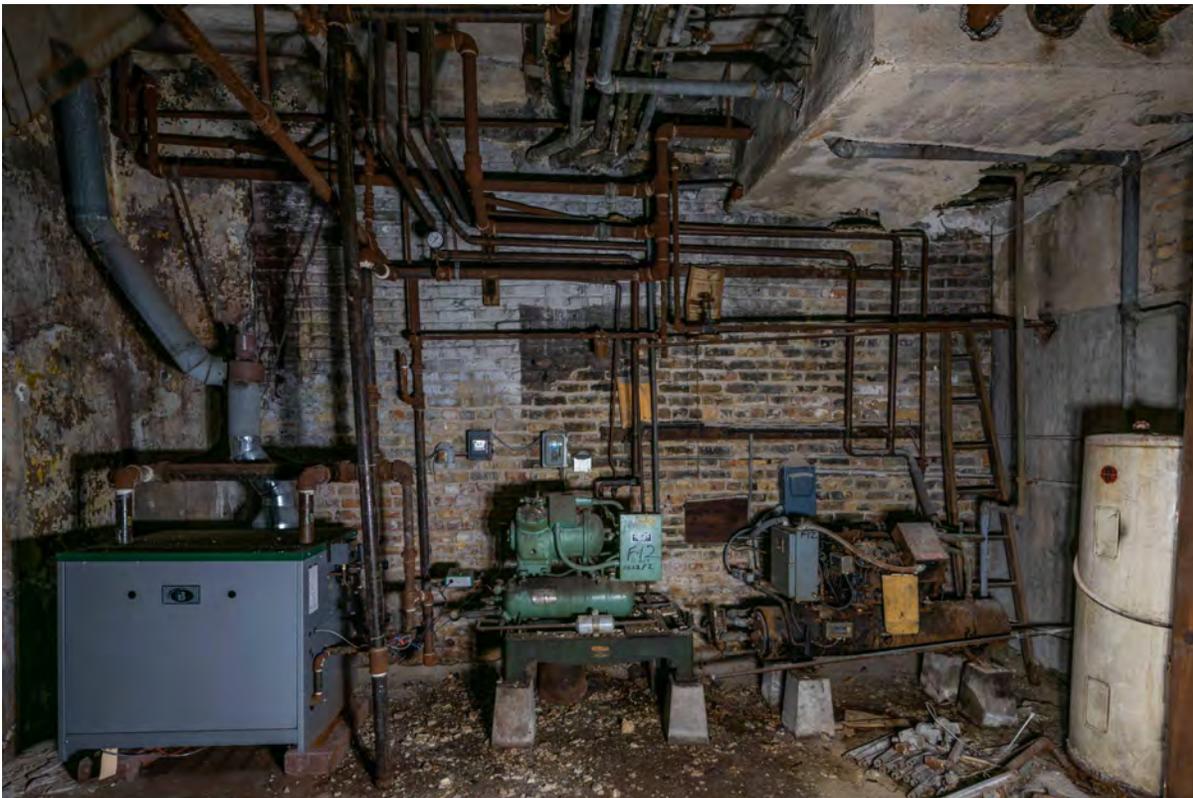
Lower Level



Lower Level Sidewalk Vault



Lower Level Looking West



Lower Level West End



Stair From First Floor to Second Floor



Second Floor Looking West



Second Floor Looking East



Second Floor Second Floor Retail Window Box (Next Two Pages - First inside - Second Outside)







Second Floor Retail Window Box Outside Looking Up (Storefront at top)



Second Floor Retail Window Box Outside Looking Down (Storefront at Left - Face Cladding on Right)



Third Floor Looking East



Third Floor Window Looking East



Third Floor Looking West



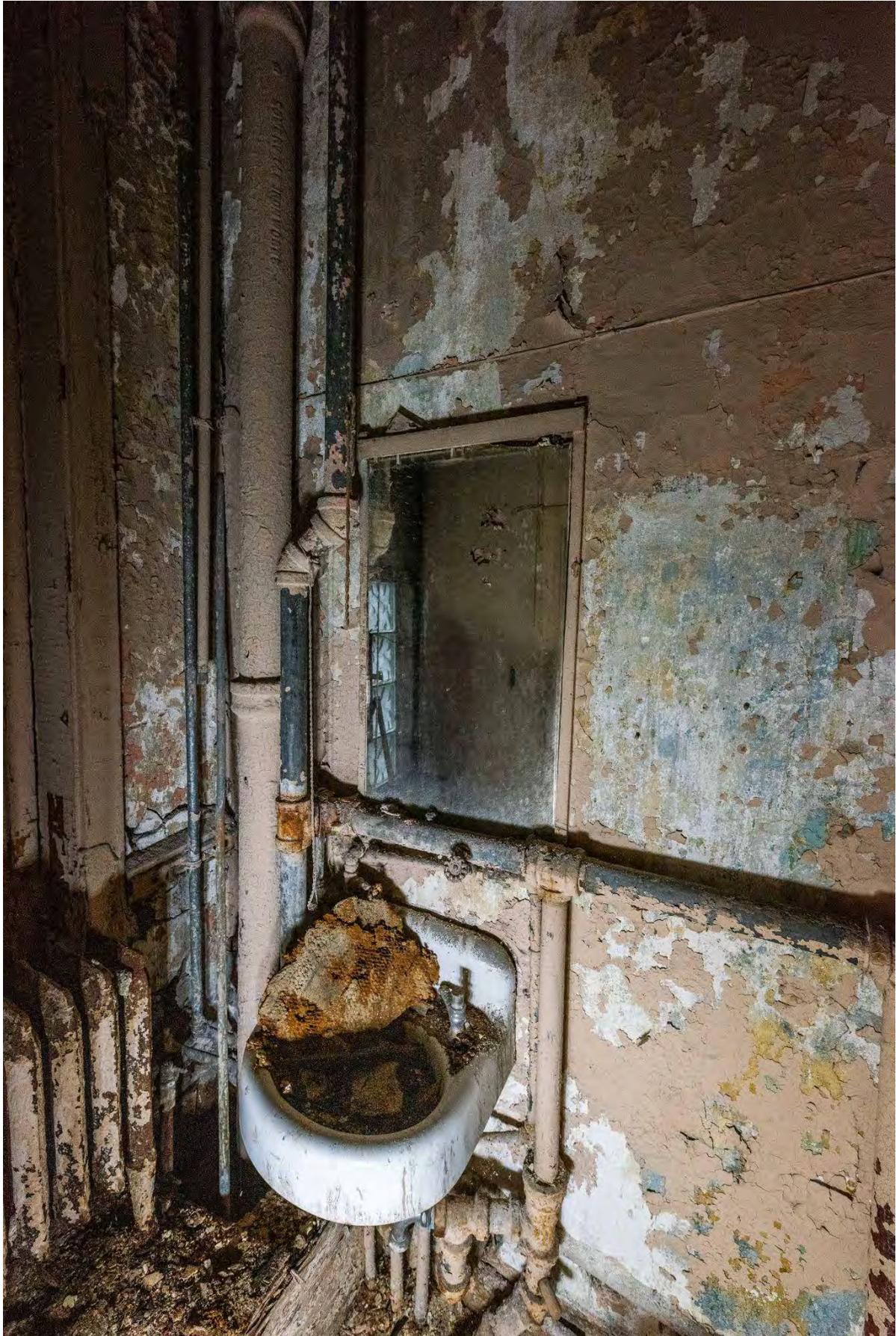
Third Floor Looking West



Third Floor Exit to Fire Escape

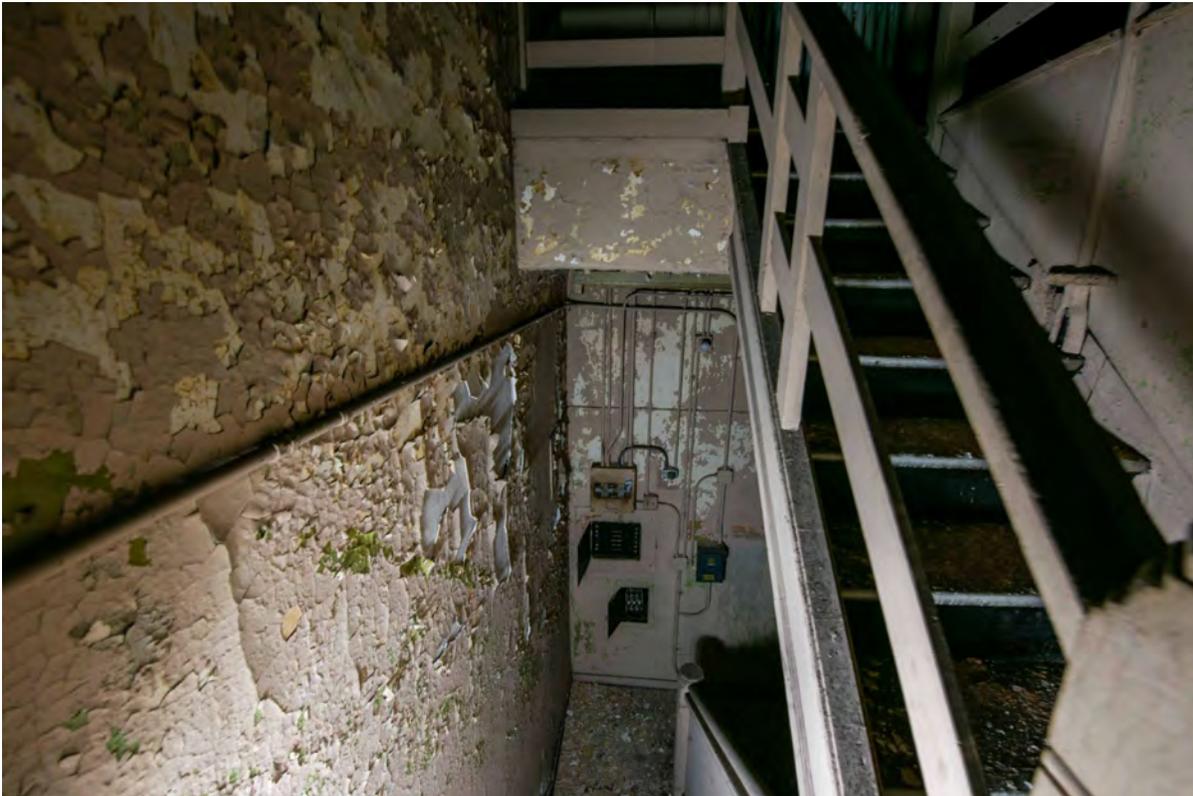


Third Floor Looking East





Third Floor Stair Up to the 4th Floor



Third Floor Stair Up to the 4th Floor



Fourth Floor Looking West



Fourth Floor Looking East in North Office



Fourth Floor Looking East in South Office



Fourth Floor Looking West at Elevator Opening

Historic

In discussions with GSA the primary defining characteristics of the building are as follows:

1. Exterior Deco retail storefront.
2. Retail Interior highlighted with wood curved casework.

A few photos of those components follow:



Entry Storefront



Retail casework

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 214 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:

- 9"x9" Floor Tile (various colors and patterns) – approximately 5,700 square feet located on the 2nd, 3rd, and 4th floors
- Floor Tile Mastic associated with 9"x9" Light Green Floor Tile – approximately 850 square feet located on the 2nd floor
- 12"x12" Dark Beige Floor Tile and associated Mastic – approximately 80 square feet located on the 2nd floor in the bathroom
- Canvas Wrap Insulation – approximately 200 square feet located on the 1st floor in the Vault
- Ceiling Plaster – approximately 9,500 square feet located ceiling throughout

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 and Ceilings – painted beige and located at the basement, 3rd, and 4th floors, and 2nd to 4th floor stair hall
- Wood Baseboard and Chair Rails – painted beige and located on the 2nd, 3rd, and 4th floors, and 2nd to 4th floor stair hall
- Wood Window Sill and Window Casing – painted beige and located at the west elevation on the 2nd, 3rd, and 4th floors
- Wood Door Frame – painted beige and located at the west fire escape exit
- Plaster Wall – painted green and dark gray and located at the 1st floor rear hallway to basement

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.