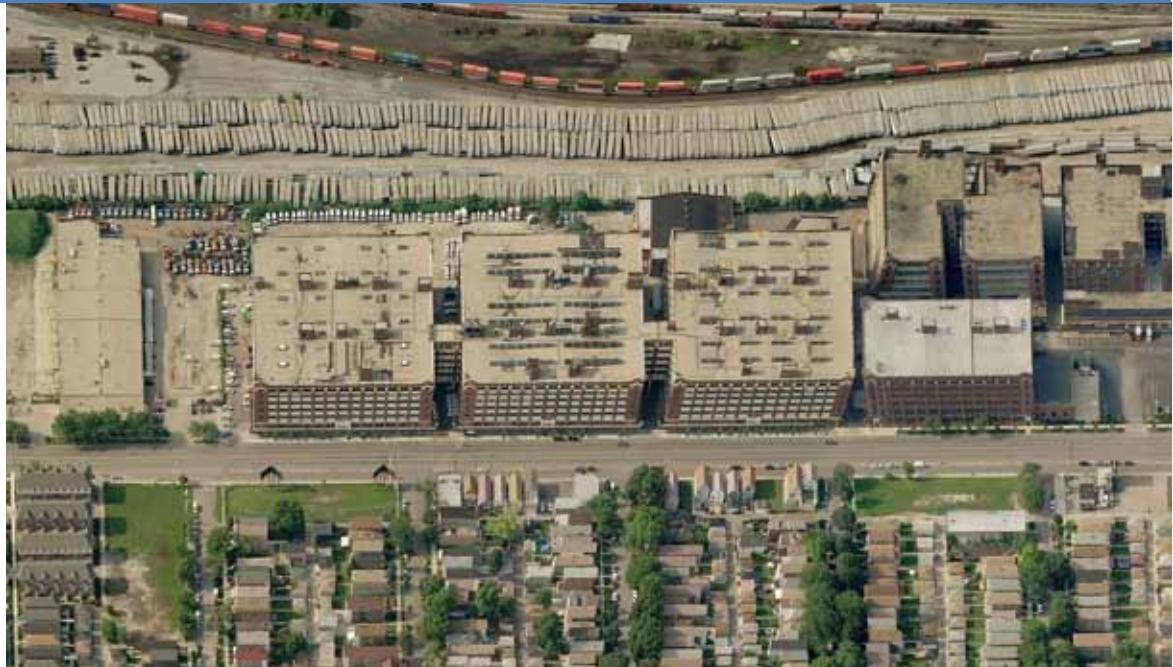


CITY OF CHICAGO

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT



ASSESSMENT OF 1769 & 1819 W. PERSHING ROAD



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1819 W. Pershing Road - Central Building

Work Needed to Vacate Building
1769 W. Pershing Road - East Building
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Building Assessment Work Sheets

EXECUTIVE SUMMARY



VIEW FROM 6TH FLOOR

EXECUTIVE SUMMARY

OVERVIEW

Wight & Company (Wight) was retained by the City of Chicago's Department of Fleet and Facility Management (2FM) to perform a comprehensive visual inspection of the facilities at 1769 and 1819 West Pershing Road. Included in the survey were the interior architecture, interior structural components, the mechanical systems (electric, plumbing, fire protection, health and life safety, storm and sanitary) as well as a visual environmental assessment. Upon completing the survey, Wight was to provide detailed recommendations and associated costs for either vacating of the structures or for the rehabilitation of the buildings for use as inactive warehouse storage.

Centrally located on the south side of Pershing Avenue, The two subject buildings were originally built as part of second phase of the Central Manufacturing District, one of the nation's earliest planned industrial districts. Situated adjacent to the railroad, these particular buildings were built during the First World War (approx. 1918) as part of a larger complex that housed the US Quartermaster Depot which handled supplies and materials for the Army. These buildings are designated as orange in the Chicago Historic Resources Survey (CHRS). An orange designation indicates that the "properties possess some architectural feature or historical association that made them potentially significant in the context of the surrounding community. About 9,600 properties are categorized as "Orange" in the CHRS. An orange designation triggers the Demolition-Delay Ordinance, adopted by City Council in 2003. This ordinance "establishes a hold of up to 90 days in the issuance of any demolition permit for certain historic buildings in order that the Department of Housing and Economic Development can explore options, as appropriate, to preserve the building, including but not limited to landmark designation".

During the late seventies the Buildings ownership was transferred to the Board of Education and subsequently to the City of Chicago. Several of the floors were built out to house various city departments including a division of detectives for the Chicago Police Department. Currently the facility uses include storage for the Board of Elections as well as storage and a production shop for the Department of Cultural Affairs and Special Events.

Built in the early 20th century, established industry standards indicate that the average life expectancy of the building systems is in the range of 20-40 years, depending on the system. Due to the age of the structures, the systems appear to have been updated and/or replaced at some time during the life of the building. However, depending on when that replacement occurred it is to be expected that many of the systems fall outside of the expected life cycle range. Also expected are environmental concerns due to the use of outdated materials that are no longer industry standards, such as lead paint and asbestos. In addition, there are issues related to current city ordinances and building codes.

EXECUTIVE SUMMARY

OVERVIEW

Generally, despite their age, the outdated systems and presence of environmental conditions, the buildings appear to remain structurally solid. Should it be required, their heavy concrete construction, built to house heavy military material, remains capable of housing storage with the necessary updates.

This Report is divided into several parts. The Executive Summary includes the methodology as well as summarizes the assessment findings by system. It also includes a summary of the work and costs required to vacate the buildings in their entirety, as well as, a summary of the work required and the associated costs to use the buildings as H2 storage.

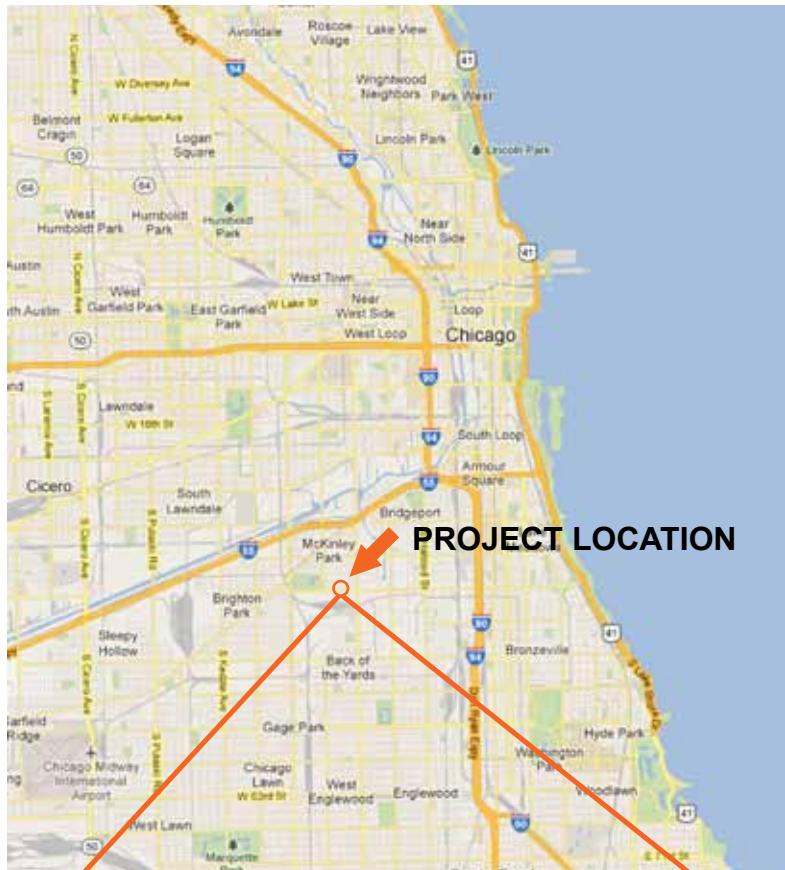
Following the executive summary is the Existing Conditions Report by building and by floor. These reports provide a more in depth information and abridged notes from the field surveys regarding general conditions as well as the state of the various systems. Each system is ranked and critical issues are identified to help prioritize the elements.

Next are the Recommendations floor by floor of the work required to use the buildings as H2 storage as well as associated costs, followed by the work required to vacate the buildings and the associated costs

Finally, there are the Building Data Worksheets. This section contains the unabridged data that was collected during floor by floor building site visits and includes specific system and sub-system information, conceptual cost data, and additional notes and comments.

EXECUTIVE SUMMARY

LOCATION MAP



1769 & 1819 W. PERSHING ROAD, CHICAGO IL

EXECUTIVE SUMMARY

PROJECT TEAM



Wight & Company
211 N. Clinton Avenue
Chicago, Illinois 60661



Primera Engineers, Ltd.
100 S. Wacker Drive, Suite 700
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33 West Monroe Street, Suite 1825
Chicago, IL 60603-5326

EXECUTIVE SUMMARY

The approach used in this survey and report was based upon three phases.

METHODOLOGY

First - **understanding**. The buildings and their systems were evaluated by the appropriate building professionals by on-site observation as well as review of the City of Chicago Municipal Code.

Next - **assessment**. During this phase the buildings systems and components were evaluated and ranked based upon the information and observations gathered.

Finally – **recommendation**. The buildings were evaluated in the context of two potential futures. The first for the work required to simply vacate the buildings. The second was to adapt the buildings to become inactive storage facilities. This phase also included a review by a professional estimator to arrive at conceptual costs for the work recommended.

SITE OBSERVATION SURVEYS

An on-site survey was conducted at each facility between June and July of 2012 by professionals in the mechanical/HVAC, electrical, plumbing, fire protection, environmental, structural, and architectural disciplines. A building data worksheet for each discipline was created from the observations noted and information collected for each building.

Once the site observations were complete, each Building sub-system was evaluated based on average life expectancy and observations from the on-site survey. A rating system on the scale of 1-4 was established in order to assign a level of priority as follows:

1. Critical – This item poses a risk to human safety and/or the continued successful operation of other systems within the building.
 2. Replace – This system is either approaching the end of its useful lifespan or is not operational and should be considered for replacement in the next 0-5 years.
 3. Repair – While this system is generally in working order, there are elements that require repairs to keep the system from degrading further or to bring it up to full functionality. Repairs may be required within the next 0-10 years
 4. Maintain – The systems appear to be in standard working conditions and only require maintenance and upkeep to continue functioning as designed.
- Item is not operational and therefore not able to be rated, or rating scale does not apply to this evaluation due to the nature of the system.

EXECUTIVE SUMMARY

FLOOR BY FLOOR BUILDING SYSTEMS ASSESSMENTS

METHODOLOGY

Following the evaluation of each systems by floor, the findings in the Building Assessment Worksheets (appendix) were compiled in Building Systems Assessment Report which consists of a summary of the floor with each system was ranked on a more general scale to reflect the general condition of that system for that floor. Here the rating system scale is as follows:

1. Most of this system is at a critical level of disrepair and constitutes a risk to human safety and/or the continued successful operation of other systems within the building.
2. Most of this system on this floor is either approaching the end of its useful lifespan or is not operational and should be considered for replacement in the next 0-5 years.
3. Much of the system on this floor is generally in working order, there are elements that require repairs or replacement to keep the system from degrading further or to bring it up to full functionality. Repairs may be required with the next 0-10 years
4. Most of the system on this floor appears to be in standard working conditions and only requires maintenance and limited repair and replacement to continue functioning as designed.

NA Rating scale does not apply to this evaluation due to the nature of the assessment.

RECOMMENDATIONS

Next, the buildings were evaluated in the context of two potential futures. The first for the work required to simply vacate the buildings and register them with the city building department as inactive. This basically included work required to disconnect any necessary systems and secure the building to prevent unlawful trespass as well as preventing, as much as possible any further deterioration.

The second was to evaluate the buildings to make the necessary adaptations for reuse entirely as inactive storage – classified as H2. H2 Storage is defined as buildings used primarily for the storage of goods, wares or merchandise, in which less than five persons are engaged in manufacturing or processing of products or materials. H2 storage contains items other than low-hazard storage which is primarily for the storage of asbestos, clay products, chalk, glass, ivory, metals, porcelain or pottery, stone, and materials of similar hazard classification) or as H3 which is for garages or servicing of motor vehicles. This basically consists of removing all hazardous substances and conditions, removing any existing interior construction, applying fresh finishes on appropriate surfaces, supplying the necessary building systems to allow for

EXECUTIVE SUMMARY

the new use and creating functioning support space to service both of the buildings.

METHODOLOGY

Each of the disciplines reviewed their assessments and the municipal code of the City of Chicago to make recommendations for the required work necessary for each outcome.

CONCEPTUAL COST BUDGETING

These recommendations were then assessed by a professional estimator to arrive at conceptual costs for each of the outcomes. If a critical building system was determined by the evaluator to be inoperable, beyond their useful life, or in need of replacement or repair then conceptual cost information was estimated based on the cost to replace or repair the effected system.

Conceptual cost numbers should not be assumed to equate to estimated actual project costs. Actual projects costs will deviate from the conceptual costs based on additional work needed to accomplish system replacement, the uncovering of unexpected existing conditions, program requirements, soft costs, cost escalation, etc.

EXECUTIVE SUMMARY

EAST BUILDING

ASSESSMENT FINDINGS

The East Building, located at 1769 West Pershing Road, was built as the eastern most part of a larger grouping of three buildings known, based on location, as the East Building the Central Building and the West Building. The West Building is currently in use and not part of the scope of this report. The East Building is connected to the central Building by bridges at all levels above grade, and tunnels in the basement. Consisting of six stories plus a partially below grade concrete basement, the East Building is largely unused except for the first floor which houses active storage and a production workshop for the Department of Cultural Affairs and Special Events. Floors two through five have some built out areas and storage that appear to have been abandoned for some time. The sixth floor was fully built out though, again, it has been abandoned for some time. Most of the floors have a significant amount of abandoned furniture and other objects and debris - sometimes blocking the means of egress. The buildings built out areas and systems have generally deteriorated through the years from disuse, water infiltration, pest infestation and use as training facilities by law enforcement.

The envelope is brick with steel frame windows, many of which are original. The structure was built to handle heavy loads with interior and exterior concrete columns supporting a two-way reinforced concrete flat slab. This structure appears to be in excellent condition with no visible signs deterioration. The roof structural framing was typically covered with ceiling finishes and was not exposed to view. However, significant water infiltration was observed through the skylights and saw-tooth framing window openings, as was cracking in the slab-on grade in the basement, where significant water infiltration (likely ground water) was observed. Spalling and corrosion in the exposed steel reinforcement, along with evidence of water infiltration was observed in the utility tunnel running along the southern portion of the buildings.

The heat is mostly provided by a low pressure steam system, most of which is inoperable and abandoned in place. The sixth floor is heated by perimeter hot water heat steam with hot water heat exchanges this is in good condition and appears to be operational. The 60 ton roof mounted air cooled condensing unit is not operational and requires repair.

The electrical system is generally in fair condition on the fifth and sixth floors, though the lights appear to be in poor condition and require replacement. On the rest of the floors the electrical panels, feeders and branch circuits, are in poor condition, requiring replacement. Some of the branch circuits appear to be very old and have wires with cloth insulation. In general the lights are in poor condition and require replacement except for the basement where they have been replaced. The emergency lighting, where it exists is not functioning.

EXECUTIVE SUMMARY

**ASSESSMENT
FINDINGS**

New LED exit and directional signs are recommended for all paths of egress. Also new fire alarm speakers and audio devices are recommended for local notification when the sprinklers are activated.

While some repairs to existing plumbing and fire protection systems are in good condition, on the whole these systems are in poor condition. Most piping shows significant signs of corrosion and has either exceeded its lifespan or is near the end of its useful life. The sprinkler heads appear to be original and are required to either be tested to determine condition, or replaced. The risers lack test labels and also require testing to determine functionality. A portion of the zone flow switches are not addressed and the wires are cut. Plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff.

The hazardous materials visual inspection consisted of the identification and quantification of suspect hazardous (and non-hazardous) materials such as PCBs-containing components, mercury-containing components, chemicals, and other hazardous (and non-hazardous) materials that require removal prior to future renovations of the buildings. Specific areas of concern of suspect hazardous materials included fluorescent lighting bulbs/ballasts, fire extinguishers, mercury-containing thermostats, various chemicals stored in 55-gallon drums and 5-gallon buckets, batteries, air-conditioning/heating units and refrigerants. Suspect mold and pigeon excrement were also observed throughout various locations of the buildings. The suspect hazardous materials identified in the buildings were not sampled, therefore these materials should be presumed to be hazardous until sampling confirms otherwise.

There are many significant code violations in the building from an accessibility and life/safety standpoint. For instance, at this point there is no accessible entrance into the building. The toilet rooms are not configured to current code. Some of the doors to stairwells required for egress are locked, sealed or blocked by debris, and fire extinguishers are either non-existent or lack current testing.

CENTRAL BUILDING

1819 West Pershing Road is the central Building in the group of three. It is connected on both sides by bridges at the second through 6th floor and tunnels in the basement to the East Building and the West Building (which is currently in use and not part of the scope of this report). Similar to the others in appearance, the Central Building consists of six stories plus a partially below grade concrete basement. The Chicago Board of Elections currently occupies part of the first floor through the fourth floor. The fifth and sixth floors have been fully built out as offices and a police department as well as a cafeteria, though these areas have been abandoned for some time. Like the east

EXECUTIVE SUMMARY

**ASSESSMENT
FINDINGS**

Building, the abandoned floors have a significant amount of abandoned furniture and other objects and debris - sometimes blocking the means of egress. These areas and systems have generally deteriorated through the years from disuse, water infiltration, pest infestation and use as training facilities for, in this case fire department personnel.

Matching the East Building - The envelope is brick with steel frame windows, some of which are original. The structure was built to handle heavy loads with interior and exterior columns supporting a two-way reinforced concrete flat slab. This structure is less visible due to finishes, however, it also appears to be in excellent condition with no visible signs of deterioration. The roof structural framing was covered with ceiling finishes and was not exposed to view. However, as in the east Building, significant water infiltration was observed through the skylights and saw-tooth framing window openings. There was standing water in the basement, though the cause is uncertain at this point. Spalling and corrosion in the exposed steel reinforcement, along with evidence of water infiltration was observed in the utility tunnel running along the southern portion of the buildings.

Centrifugal chillers are located in the basement to distribute chilled water to cool the Central and East Building. In addition, there are three water pumps connected to two cooling towers located on the roof. This equipment has not operated in several years. The heat is mostly provided by a low pressure steam system, most appear to be in fair condition though many are inoperable and abandoned in place. The sixth floor is heated by perimeter hot water heat steam with hot water heat exchangers. They appear to be in fair condition though the hot water circulation pumps are near the end of their useful lives. The 65 ton air handling units and return fans are not operational.

The electrical system is generally in good condition on the second, fourth, fifth and sixth floors and requires only general maintenance, though the lights appear to be in poor condition and require replacement. On the rest of the floors the electrical panels, feeders and branch circuits, are in poor condition, requiring replacement. Some of the branch circuits appear to be very old and have wires with cloth insulation. The lights in the basement, first second and most of the third floor are in good condition and require only maintenance. The emergency lighting, where it exists is not functioning. New LED exit and directional signs are recommended for all paths of egress. Also new fire alarm speakers and audio devices are recommended for local notification when the sprinklers are activated.

While some repairs to the existing domestic water system are in good condition, on the whole the system is in poor condition. The majority of the storm downspouts are in good condition with isolated areas of corrosion that require repair and replacement, except on the 6th floor where replacement

EXECUTIVE SUMMARY

**ASSESSMENT
FINDINGS**

is critical. The fire protection main piping is only in need of replacement in isolated areas, the majority branch piping requires replacement. Also, the sprinkler heads appear to be original and are required to either be tested to determine condition or replaced. The risers lack test labels and also require testing to determine functionality. A portion of the zone flow switches are not addressed and the wires are cut. Plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff.

The hazardous materials visual inspection consisted of the identification and quantification of suspect hazardous (and non-hazardous) materials such as PCBs-containing components, mercury-containing components, chemicals, and other hazardous (and non-hazardous) materials that require removal prior to future renovations of the buildings. Specific areas of concern of suspect hazardous materials included fluorescent lighting bulbs/ballasts, fire extinguishers, mercury-containing thermostats, various chemicals stored in 55-gallon drums and 5-gallon buckets, batteries, air-conditioning/heating units and refrigerants. Suspect mold and pigeon excrement were also observed throughout various locations of the buildings. The suspect hazardous materials identified in the buildings were not sampled, therefore these materials should be presumed to be hazardous until sampling confirms otherwise.

There are many significant code violations in the building from an accessibility and life/safety standpoint. For instance, at this point there is no accessible entrance into the building. The toilet room configurations are not current, some of the doors to stairwells required for egress are locked, sealed or blocked by debris, and fire extinguishers are either non-existent or lack current testing. One of the most pressing issues is that the central stair on the north side has uneven risers creating a potential tripping hazard even to those familiar with the building.

EXECUTIVE SUMMARY

SUMMARY OF WORK
NEEDED TO USE AS
ACTIVE STORAGE

EXECUTIVE SUMMARY

SUMMARY OF COSTS
ASSOCIATED WITH
VACATING

BUILDING SYSTEM ASSESSMENT



BUILDING SYSTEM ASSESSMENT

EAST BUILDING

1769 W. Pershing Road

BASEMENT

Mechanical/HVAC **1 2 3 4 NA**

Comments: There are no significant mechanical systems on this level.

Electrical **1 2 3 4**

Comments: Main serve entrances and power distribution panels are in fair condition and only require general maintenance and labeling. However, several of the conductors have cloth insulation and should be replaced. All of the lighting panels are nearing the end of their useful life and should be replaced. While the lighting fixtures are generally in good condition, they should be cleaned and relamped. Emergency lighting is either non-existent or in adequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Description:

The basement is partially excavated with concrete retaining walls. It is not currently built out, however, there are remnants of some earlier partitions. A utility tunnel runs on the south side connecting all three buildings with common utilities.

Plumbing **1 2 3 4**

Comments: While some repairs to existing plumbing are in good condition, on the whole the plumbing systems in the basement are in poor condition. Most systems show significant signs of corrosion and have either exceeded their lifespans or are near the end of their useful lives. Most plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff. These however are also near the end of any extended reliable service. Some hose bibbs lack adequate backflow protection and most floor drains are clogged by debris and traps have evaporated allowing sewer gases to accumulate.

Fire Protection **1 2 3 4**

Comments: The fire protection system in the basement is at a critical level. While the main piping is corroded and only requires replacement in isolated areas, all of the branch piping is severely corroded and requires replacement. In addition, sprinkler heads and riser control valves appear to be original and require testing. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental **1 2 3 4 NA**

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; electrical transformers and fire extinguishers.

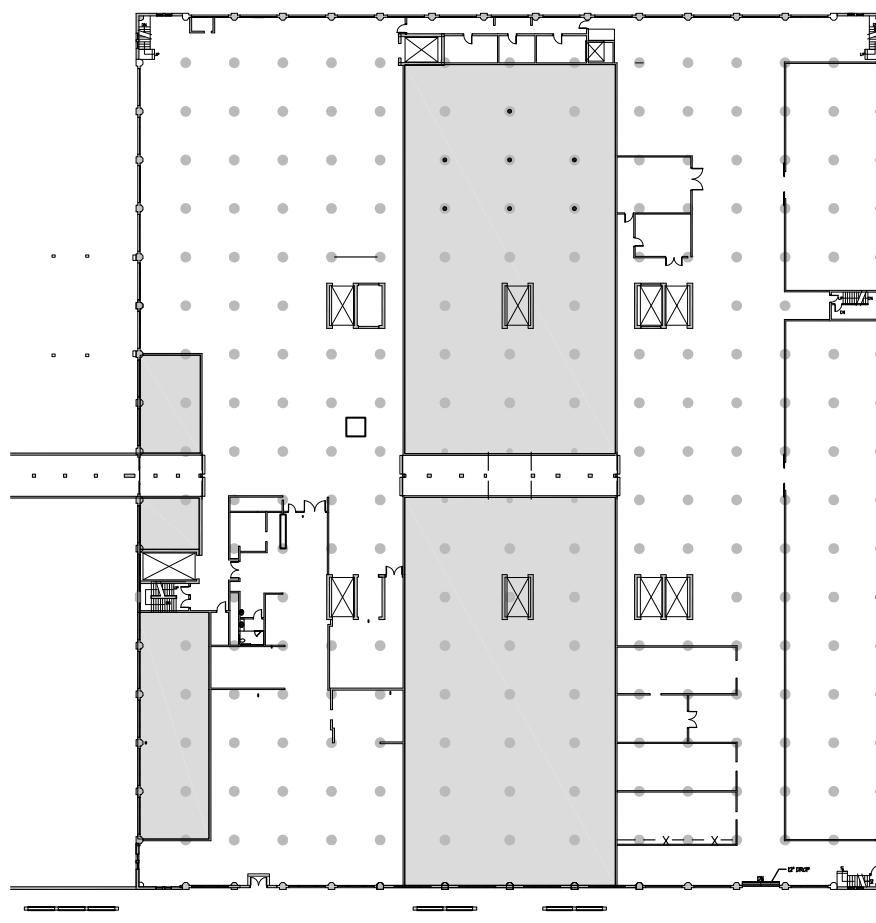
Structural **1 2 3 4**

Comments: The partial below grade basement walls have some areas of minor concrete spalling from their interior face, but show no significant signs of water infiltration or cracking. The basement slab-on-grade exhibited cracking and settlement in several areas. There is evidence of significant water infiltration, likely ground water coming through the slab cracks. The walls of the service tunnels on the south side of the buildings appear to be in relatively good condition. However, the soffit of the concrete slab and concrete header beams showed significant deterioration likely due to years of water infiltration. The concrete has consistently spalled from the slab soffit and exposed steel reinforcement bars and the exposed steel reinforcement was severely corroded.

Architectural-Life/Safety**1 2 3 4**

Comments: In addition to the general state of dilapidation, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to multiple breaches of the exterior wall; insufficient fire rated enclosures at the stairs; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; and evidence of pest infiltration.

Floor Plan - Basement



1

2

3

4



1. Unclosed southeast stair



2. Power distribution panel



3. Access tunnel



4. Plumbing

EAST BUILDING

1769 W. Pershing Road

1ST FLOOR

Mechanical/HVAC 1 2 3 4 NA

Comments: The heating system is low pressure steam, however the majority of the heaters have been disconnected and abandoned in place, air handling units have not been operable for 10+ years, however there are some exhaust fans that function in conjunction with operable windows.

Electrical 1 2 3 4

Comments: The service feeders are at the end of their useful life and should be replaced. Distribution panels are in fair condition and only require general maintenance and labeling. All of the branch circuit wiring and panels are nearing the end of their useful life and should be replaced. While the lighting fixtures are generally in good condition, they should be cleaned and re-lamped, except for the high pressure sodium lights in the dock area that should be replaced. Emergency lighting is either non-existent or in adequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Plumbing 1 2 3 4

Comments: While some repairs to existing plumbing are in good condition, on the whole the plumbing systems in the basement are in poor condition. Most systems show significant signs of corrosion and have either exceeded their lifespans or are near the end of their useful lives. Most plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff. These however are also near the end of any extended reliable service. Some hose bibbs lack adequate backflow protection and while floor drains are generally in good condition, traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The fire protection system on the 1st floor is at a critical level. While the main piping is corroded and only requires replacement in isolated areas, all of the branch piping is severely corroded and requires replacement. In addition, sprinkler heads appear to be original and require testing. All dry valves are unsupervised and have been shut off. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; electrical transformers and other lighting.

Structural 1 2 3 4

Comments: The base building framing, where exposed appeared to be in excellent condition. There are no visible signs of structural distress or deterioration in the above noted structural elements. The top surface of the slab exhibited some minor random cracking.

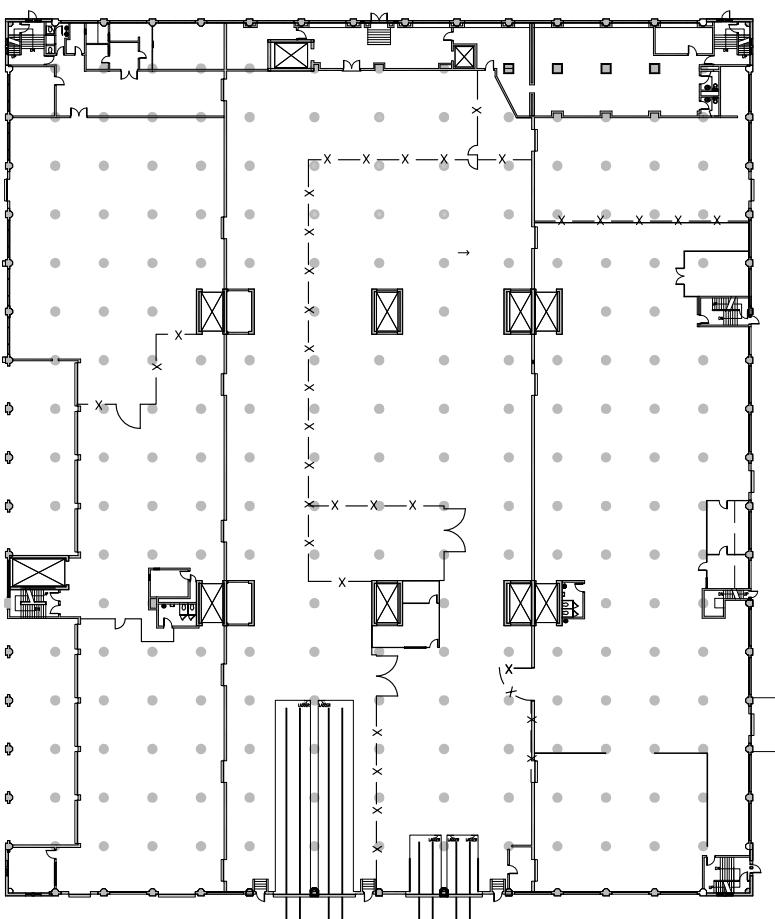
Description:

The 1st Floor is primarily in use as storage and production workshops for the Department of Cultural Affairs and Special Events. The north side of the building is built out as offices and as a detention center. There are truck loading docks and rail freight docks on the south side. The main entrance to the building is located on Pershing Road.

Architectural-Life/Safety**1 2 3 4**

Comments: The unused northern areas are in a general state of dilapidation. There are significant amounts of debris and moisture damage and there is no accessible entrance into the building. In addition, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to sealed and blocked exits required for egress; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; and evidence of pest infiltration.

Floor Plan - 1st Floor



1

2

3

4



1. Rail freight dock



2. Main entrance



3. Corroded plumbing



4. Detention center

EAST BUILDING

1769 W. Pershing Road

2ND FLOOR

Mechanical/HVAC 1 2 3 4 NA

Comments: The heating system is low pressure steam, the ones still in use are in fair condition, however the majority of the heaters have been disconnected and abandoned in place, air handling units have not been operable for 10+ years, however there are some exhaust fans that function in conjunction with operable windows.

Description:

The 2nd Floor is primarily in use as storage. The north side of the building is built out as offices but is abandoned.

Electrical 1 2 3 4

Comments: The service feeders are at the end of their useful life and should be replaced. Distribution panels are in fair condition and only require general maintenance and labeling. All of the branch circuit wiring and panels are nearing the end of their useful life and should be replaced. While the lighting fixtures are generally in good condition, they should be cleaned and re-lamped. Emergency lighting is either non-existent or inadequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Plumbing 1 2 3 4

Comments: While some repairs to existing plumbing are in good condition, on the whole the plumbing systems are in poor condition. Most systems show significant signs of corrosion and have either exceeded their lifespans or are near the end of their useful lives. Most plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff. These however are also near the end of any extended reliable service. Floor drains are generally in good condition, however, traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The condition of the fire protection system on the floor is poor. While the main piping is corroded and only requires replacement in isolated areas, all of the branch piping is severely corroded and requires replacement. In addition, sprinkler heads appear to be original and require testing. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; electrical transformers and refrigerators.

Structural 1 2 3 4

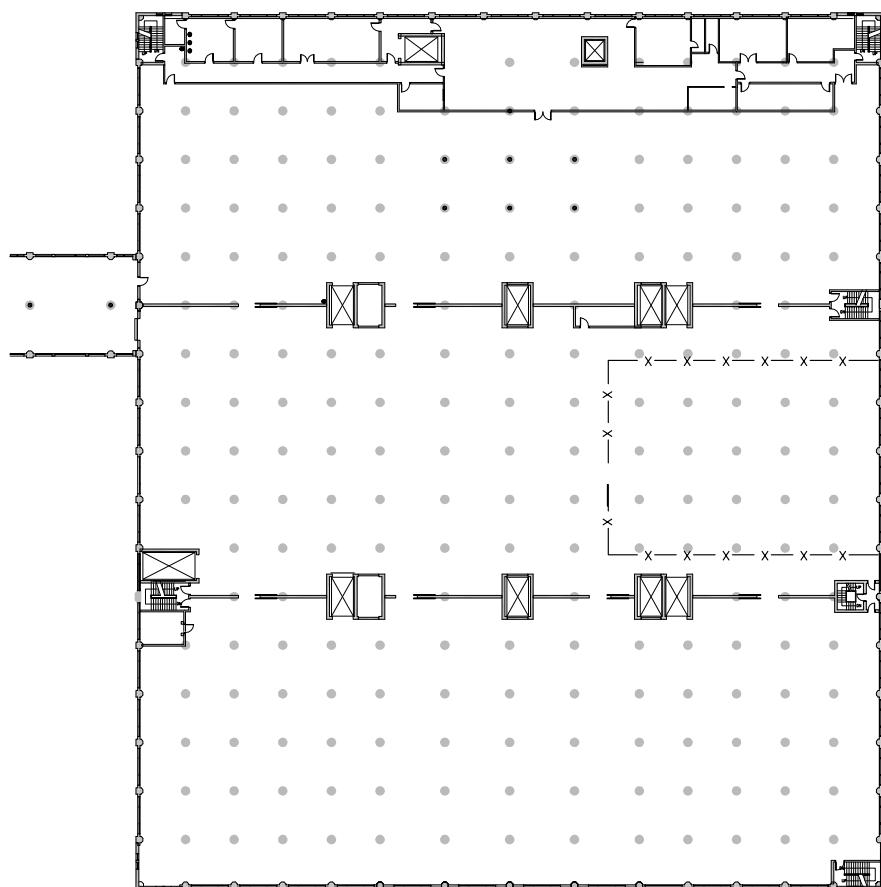
Comments: The base building framing, where exposed appeared to be in excellent condition. There are no visible signs of structural distress or deterioration in the above noted structural elements. The top surface of the slab exhibited some minor random cracking.

Architectural-Life/Safety

1 2 3 4

Comments: The abandoned northern areas are in a general state of dilapidation. There are significant amounts of debris and moisture damage. Toilet room configurations no longer meet code standards. In addition, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to sealed and blocked exits required for egress; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; and evidence of pest infiltration.

Floor Plan - 2nd Floor



1

2

3

4



1. Corroded plumbing



2. Typical lighting



3. Exhaust fan



4. North side offices

EAST BUILDING

1769 W. Pershing Road

3RD FLOOR

Mechanical/HVAC 1 2 3 4 NA

Comments: The heating system is low pressure steam, the ones still in use are in fair condition, however the majority of the heaters have been disconnected and abandoned in place, air handling units have not been operable for 10+ years, however there are some exhaust fans that function in conjunction with operable windows.

Description:

The 3rd Floor is open and unused.

Electrical 1 2 3 4

Comments: The service feeders are at the end of their useful life and should be replaced. Distribution panels are in fair condition and only require general maintenance and labeling. All of the branch circuit wiring and panels are nearing the end of their useful life and should be replaced. While the lighting fixtures are generally in good condition, they should be cleaned and re-lamped. Emergency lighting is either non-existent or inadequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Plumbing 1 2 3 4

Comments: While some repairs to existing plumbing are in good condition, on the whole the plumbing systems are in poor condition. Most systems show significant signs of corrosion and have either exceeded their lifespans or are near the end of their useful lives. Most plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff. These however are also near the end of any extended reliable service. Floor drains are generally in good condition, however, traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The condition of the fire protection system on the floor is poor. While the main piping is corroded and only requires replacement in isolated areas, all of the branch piping is severely corroded and requires replacement. In addition, sprinkler heads appear to be original and require testing. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; electrical transformers and refrigerators.

Structural 1 2 3 4

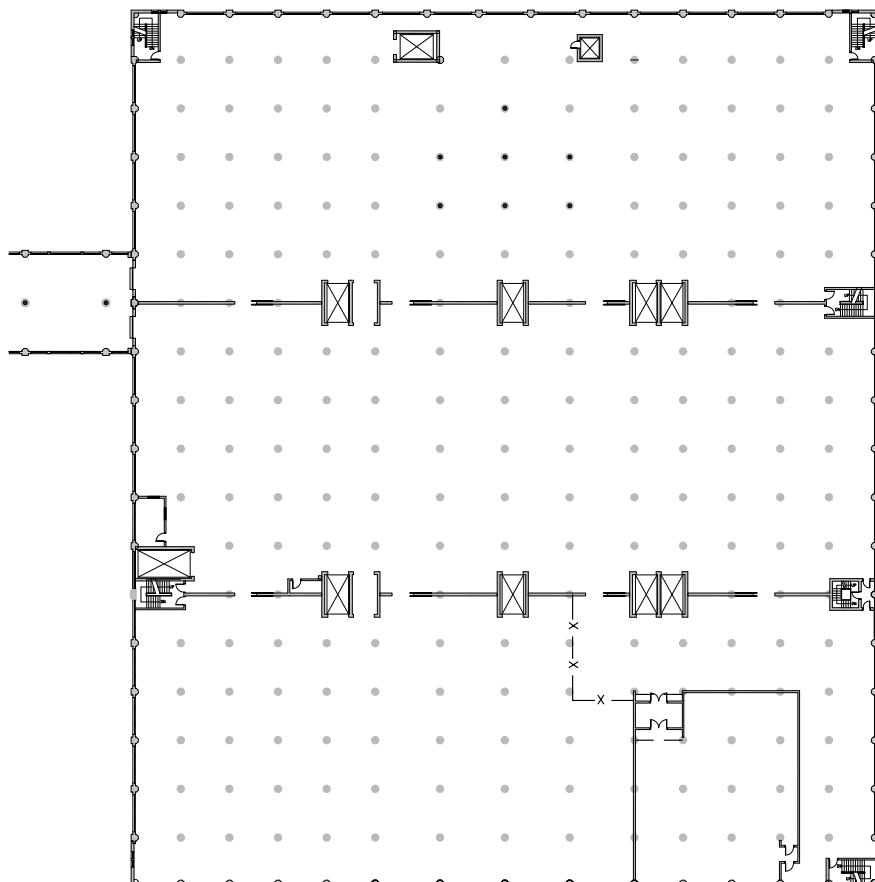
Comments: The base building framing, where exposed appeared to be in excellent condition. There are no visible signs of structural distress or deterioration in the above noted structural elements. The top surface of the slab exhibited some minor random cracking.

Architectural-Life/Safety

1 2 3 4

Comments: There are significant amounts of debris and moisture damage. Toilet room configurations no longer meet code standards. In addition, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to sealed and blocked exits required for egress; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; and evidence of pest infiltration.

Floor Plan - 3rd Floor



1

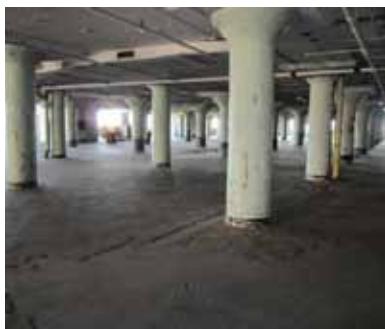
2

3

4



1. Sliding metal dividing doors



2. Typical area



3. Suspected asbestos



4. Damage at elevator

EAST BUILDING

1769 W. Pershing Road

4TH FLOOR

Mechanical/HVAC 1 2 3 4 NA

Comments: The heating system is low pressure steam, the ones still in use are in fair condition, however the majority of the heaters have been disconnected and abandoned in place, air handling units have not been operable for 10+ years, however there are some exhaust fans that function in conjunction with operable windows.

Description:

The 4th Floor is open and is sporadically in use for storage.

Electrical 1 2 3 4

Comments: The feeders and branch circuits have cloth insulation and are in poor condition. These should be replaced. General lighting fixtures are in poor condition and should be replaced. Emergency lighting is either non-existent or inadequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Plumbing 1 2 3 4

Comments: While some repairs to existing plumbing are in good condition, on the whole the plumbing systems are in poor condition. Most systems show significant signs of corrosion and have either exceeded their lifespans or are near the end of their useful lives. Most plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff. These however are also near the end of any extended reliable service. Floor drains are generally in good condition, however, traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The condition of the fire protection system on the floor is poor. While the main piping is corroded and only requires replacement in isolated areas, all of the branch piping is severely corroded and requires replacement. In addition, sprinkler heads appear to be original and require testing. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; fire extinguishers; electrical transformers; contaminated waste containers; drums of chemicals; and batteries.

Structural 1 2 3 4

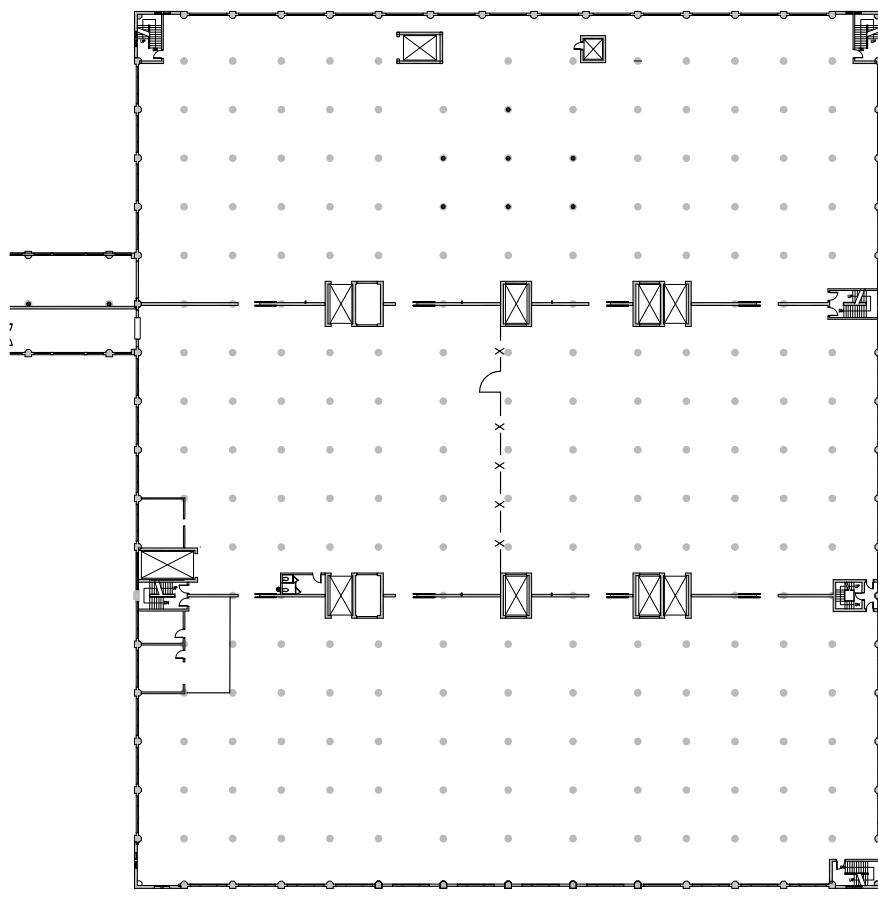
Comments: The base building framing, where exposed appeared to be in excellent condition. There are no visible signs of structural distress or deterioration in the above noted structural elements. The top surface of the slab exhibited some minor random cracking.

Architectural-Life/Safety

1 2 3 4

Comments: The unused northern areas are in a general state of dilapidation. There are significant amounts of debris and moisture damage. Toilet room configurations no longer meet code standards. In addition, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to sealed and blocked exits required for egress; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; and evidence of pest infiltration.

Floor Plan - 4th Floor



1

2

3

4



1. Southwest corner



2. Electrical panel



3. Ceiling heater



4. Plumbing fixtures

EAST BUILDING

1769 W. Pershing Road

5TH FLOOR

Mechanical/HVAC 1 2 3 4 NA

Comments: The heating system is low pressure steam, recessed in wall fin tube. The ones still in use are in fair condition where connected. Air handling units have not been operable for 10+ years. They consist of a 40 ton unit and a return fan. Pneumatic controls are not operational.

Electrical 1 2 3 4

Comments: Power distribution panels as well as lighting and receptacle panels are in fair condition and only require general maintenance and labels. General lighting fixtures are in poor condition and should be replaced. Emergency lighting is either non-existent or inadequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Description:

The 5th Floor has been partially built out with now abandoned offices along the north and the south wall the remainder is open and is sporadically in use for storage.

Plumbing 1 2 3 4

Comments: While some repairs to existing plumbing are in good condition, on the whole the plumbing systems are in poor condition. Most systems show significant signs of corrosion and have either exceeded their lifespans or are near the end of their useful lives. Most plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff. These however are also near the end of any extended reliable service. Floor drains are generally in good condition, however, traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The condition of the fire protection system on the floor is poor. While the main piping is corroded and only requires replacement in isolated areas, all of the branch piping is severely corroded and requires replacement. In addition, sprinkler heads appear to be original and require testing. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; other lighting; electrical transformers; Thermostats; and batteries.

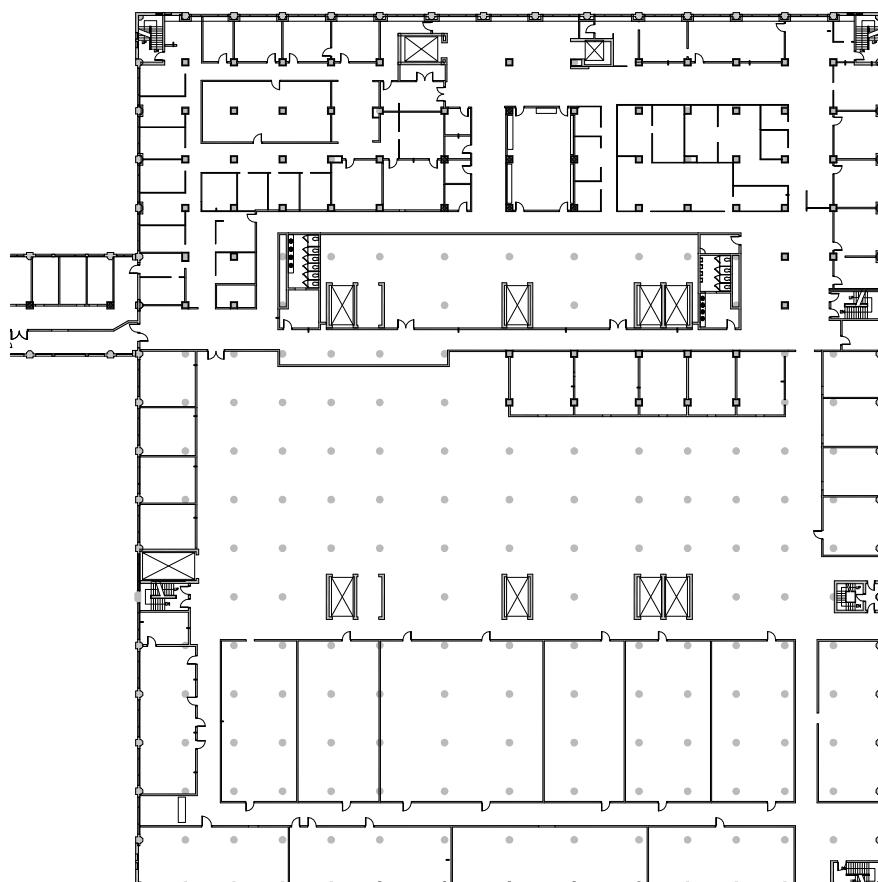
Structural 1 2 3 4

Comments: The base building framing, where exposed appeared to be in excellent condition. There are no visible signs of structural distress or deterioration in the above noted structural elements. The top surface of the slab exhibited some minor random cracking.

Architectural-Life/Safety**1 2 3 4**

Comments: All of the abandoned built out areas are in a general state of dilapidation. There are significant amounts of debris and moisture damage as well as wreckage. Toilet room configurations no longer meet code standards. In addition, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to sealed and blocked exits required for egress; doors open into hallways; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; and there is significant evidence of pest infiltration mostly in the form of bird activity including droppings, at times 1 inch deep, and bird carcasses.

Floor Plan - 5th Floor



1

2

3

4



1. Corridor



2. Typical south side room



3. Bird guano



4. Drinking fountain

EAST BUILDING

1769 W. Pershing Road

6TH FLOOR

Mechanical/HVAC 1 2 3 4 NA

Comments: The heating system is perimeter hot water heat steam-hot water heat exchangers and hot water circulation pumps are in good condition and are operational. The 60 ton roof mounted air cooled condensing unit is not operational and requires repair. The air handling system is at the end of its useful life and has not been operational in more than 10 years.

Description:

The 6th Floor has been fully built out with now abandoned offices.

Electrical 1 2 3 4

Comments: Power distribution panels as well as lighting and receptacle panels are in fair condition and only require general maintenance and labels. General lighting fixtures are in poor condition and should be replaced. Emergency lighting is either non-existent or inadequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Plumbing 1 2 3 4

Comments: While some repairs to existing plumbing are in good condition, on the whole the plumbing systems are in poor condition. The majority of exposed downspouts are in poor condition and require replacement along with the roof drains. Most plumbing fixtures are in a state of disrepair. These are near the end of any extended reliable service. Floor drains are generally in good condition, however, traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The majority of the piping has been damaged by leaking skylights and is in need of replacement. All branch piping is likely corroded and also requires replacement. In addition, sprinkler heads appear to be original and require testing. All dry valves are unsupervised and have been shut off. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; mercury switches; electrical transformers; thermostats; refrigerator/freezers; and batteries.

Structural 1 2 3 4

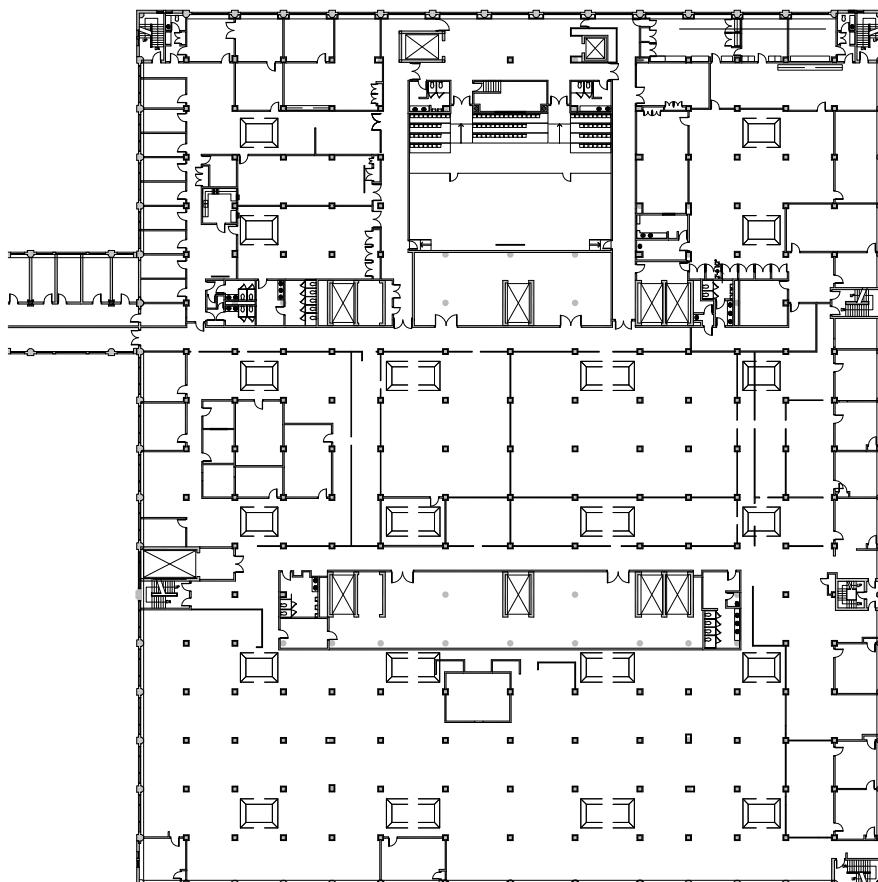
Comments: The roof and structure are not exposed typically being covered with ceiling and wall finishes. Significant water damage was observed at the skylights and saw tooth framing. Several columns have been removed to create a larger assembly space.

Architectural-Life/Safety

1 2 3 4

Comments: All of the abandoned built out areas are in a general state of dilapidation. There are significant amounts of debris and moisture damage as well as wreckage. Toilet room configurations no longer meet code standards. In addition, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to sealed and blocked exits required for egress; doors open into hallways; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; and there is evidence of pest infiltration.

Floor Plan - 6th Floor



1

2

3

4



1. Mechanical unit



2. Disconnected roof top unit



3. Typical skylight



4. Board room with auditorium seating

CENTRAL BUILDING
1819 W. Pershing Road
BASEMENT

Mechanical/HVAC 1 2 3 4 NA

Comments: There are centrifugal chillers located in the basement that distributes chilled water to cool the central and east building. A third chiller has been cannibalized for parts for the other two units. In addition, there are three water pumps connected to two cooling towers located on the roof. This equipment has not operated in 3 years

Electrical 1 2 3 4

Comments: Main serve entrances and power distribution panels are in fair condition and only require general maintenance and labeling. However, several of the conductors have cloth insulation and should be replaced. All of the lighting panels are nearing the end of their useful life and should be replaced. While the lighting fixtures are generally in good condition, they should be cleaned and re-lamped. Emergency lighting is either non-existent or in adequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Description:

The basement is partially excavated with concrete retaining walls. It is partially built out with a few rooms used for building maintenance. A utility tunnel runs on the south side connecting all three buildings with common utilities.

Plumbing 1 2 3 4

Comments: While some repairs to existing domestic water piping plumbing are in good condition, on the whole the plumbing systems in the basement are in poor condition. Storm and Vent piping are in fair to good condition with only isolated areas requiring replacement. The sanitary system shows significant signs of corrosion and the piping has either exceeded its lifespan or is near the end of its useful life. Most plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff. These, however, are also near the end of any extended reliable service. Some hose bibbs lack adequate backflow protection and most floor drains are clogged by debris and traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The fire protection system in the basement is at a critical level. Most control valves either don't have testing labels or the labels are out of date. In addition, riser #7 is shut off leaving some to all of the building without fire protection. While the main piping is corroded and only requires replacement in isolated areas, all of the branch piping is severely corroded and requires replacement. In addition, sprinkler heads and riser control valves appear to be original and require testing. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; electrical transformers; drums/buckets of chemicals; mercury switches, thermostats, and fire extinguishers.

Structural 1 2 3 4

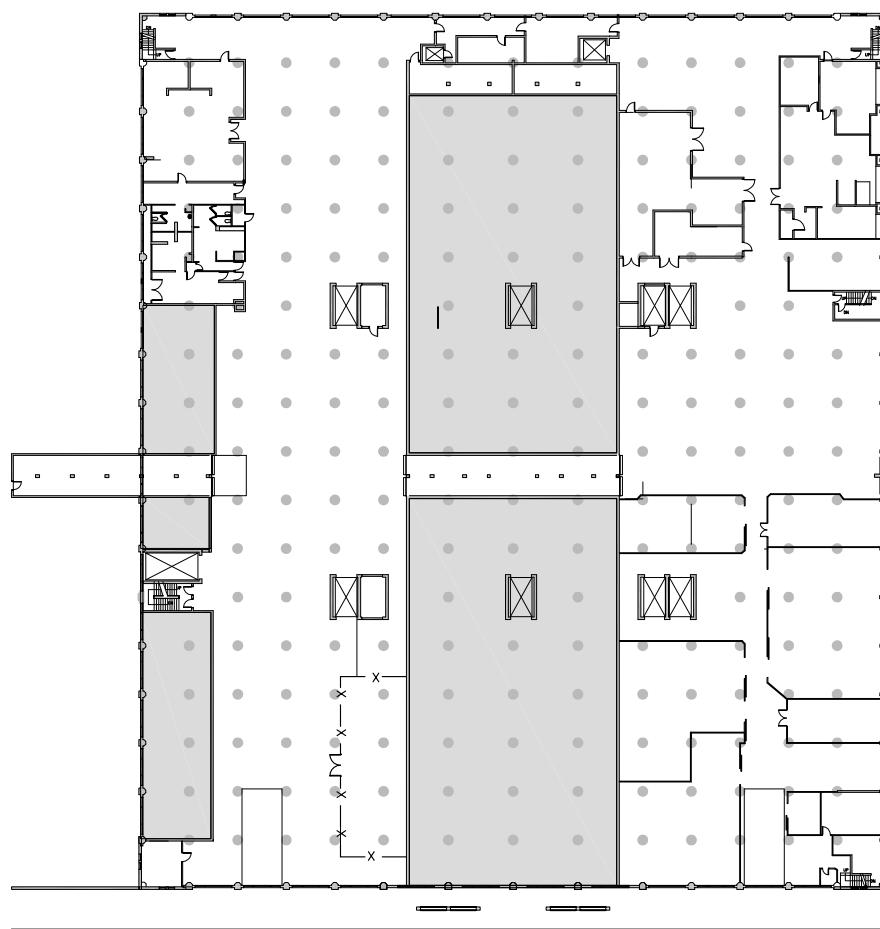
Comments: The partial below grade basement walls have some areas of minor concrete spalling from their interior face, but show no significant signs of water infiltration or cracking. The walls of the service tunnels on the south side of the buildings appear to be in relatively good condition. However, the soffit of the concrete slab and concrete header beams showed significant deterioration likely due to years of water infiltration. The concrete and exposed steel reinforcement bars and the exposed steel reinforcement is severely corroded.

Architectural-Life/Safety

1 2 3 4

Comments: In addition to the general state of dilapidation, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; standing water; out of date certifications, and evidence of pest infiltration.

Floor Plan - Basement



1

2

3

4



1. Electrical meters



2. Standing water



3. Chemical buckets/drums



4. Rise control valve

CENTRAL BUILDING
1819 W. Pershing Road
1ST FLOOR

Mechanical/HVAC 1 2 3 4 NA

Comments: The heating system is low pressure steam, however the majority of the heaters have been disconnected and abandoned in place. Exhaust fans, in conjunction with operable windows allow for ventilation. Several offices that are currently in use are cooled by packaged thru the wall ac units. The heat is rejected to the interior of the building.

Electrical 1 2 3 4

Comments: The service feeders are at the end of their useful life and should be replaced. Distribution panels are in fair condition and only require general maintenance and labeling. All of the branch circuit wiring and panels are nearing the end of their useful life and should be replaced. While the lighting fixtures are generally in good condition, they should be cleaned and re-lamped, except for the high pressure sodium lights in the dock area that should be replaced. Emergency lighting is either non-existent or in adequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Plumbing 1 2 3 4

Comments: While some repairs to existing domestic water piping are in good condition, on the whole the plumbing systems in the basement are in poor condition. The downspouts are generally in good condition with some areas of corrosion requiring repair. The vents while currently in fair condition will require replacement for further reliable service. Most plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff. These however are also near the end of any extended reliable service. Some hose bibbs lack adequate backflow protection and while floor drains are generally in good condition, traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The fire protection system on the 1st floor is at a critical level. While the main piping is corroded and only requires replacement in isolated areas, all of the branch piping is severely corroded and requires replacement. In addition, sprinkler heads appear to be original and require testing. All dry valves are unsupervised and have been shut off. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; electrical transformers and batteries.

Structural 1 2 3 4

Comments: The base building framing, where exposed appeared to be in excellent condition. There are no visible signs of structural distress or deterioration in the above noted structural elements. The top surface of the slab exhibited some minor random cracking.

Description:

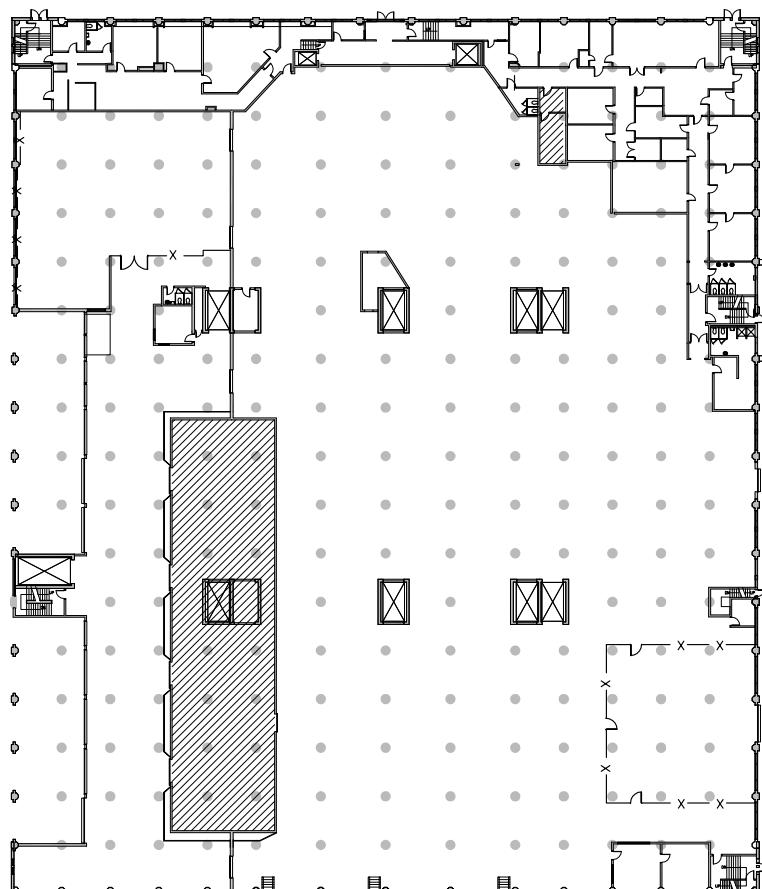
The 1st Floor is primarily in use by the Board of Elections and another city department. The north side of the building is built out as offices. These are not in use. There are truck loading docks on the west and south side. The main entrance to the building is located on Pershing Road.

1 2 3 4

Architectural-Life/Safety

Comments: The unused northern areas are in a general state of dilapidation. There are significant amounts of debris and moisture damage and there is no accessible entrance into the building. In addition, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to sealed and blocked exits required for egress; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; and evidence of pest infiltration.

Floor Plan - 1st Floor



1

2

3

4



1. Main entrance



2. Fire protection



3. Typical lighting



4. Water damage

CENTRAL BUILDING

1819 W. Pershing Road

2ND FLOOR

Mechanical/HVAC 1 2 3 4 NA

Comments: The heating system is low pressure steam, the ones still in use are in fair condition, however the majority of the heaters have been disconnected and abandoned in place, air handling units have not been operable for 10+ years, however there are some exhaust fans that function in conjunction with operable windows.

Description:

The 2nd Floor is primarily in use as storage for the Board of Elections.

Electrical 1 2 3 4

Comments: Distribution, lighting and receptacle panels are in fair condition and only require general maintenance and labeling. Feeder and branch circuit panels connected with cloth insulated wiring should be replaced. While the lighting fixtures are generally in good condition, they should be cleaned and re-lamped. Emergency lighting is either non-existent or inadequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Plumbing 1 2 3 4

Comments: While some repairs to existing domestic water piping are in good condition, on the whole the plumbing systems in the basement are in poor condition. Where exposed, the downspouts appear to be in generally in good condition with some areas of corrosion requiring repair. The sanitary system has exceeded its useful life and needs to be replaced. The vents while currently in fair condition will require replacement for further reliable service. Most plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff. These however are also near the end of any extended reliable service. Some hose bibbs lack adequate backflow protection and while floor drains are generally in good condition, traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The main piping of the fire protection system on this floor is fair to good. However, all of the branch piping is severely corroded and requires replacement. In addition, sprinkler heads require testing due to their age. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous materials, including but not limited to fluorescent light bulbs/ballasts; electrical transformers; fire extinguishers; and mercury switches.

Structural 1 2 3 4

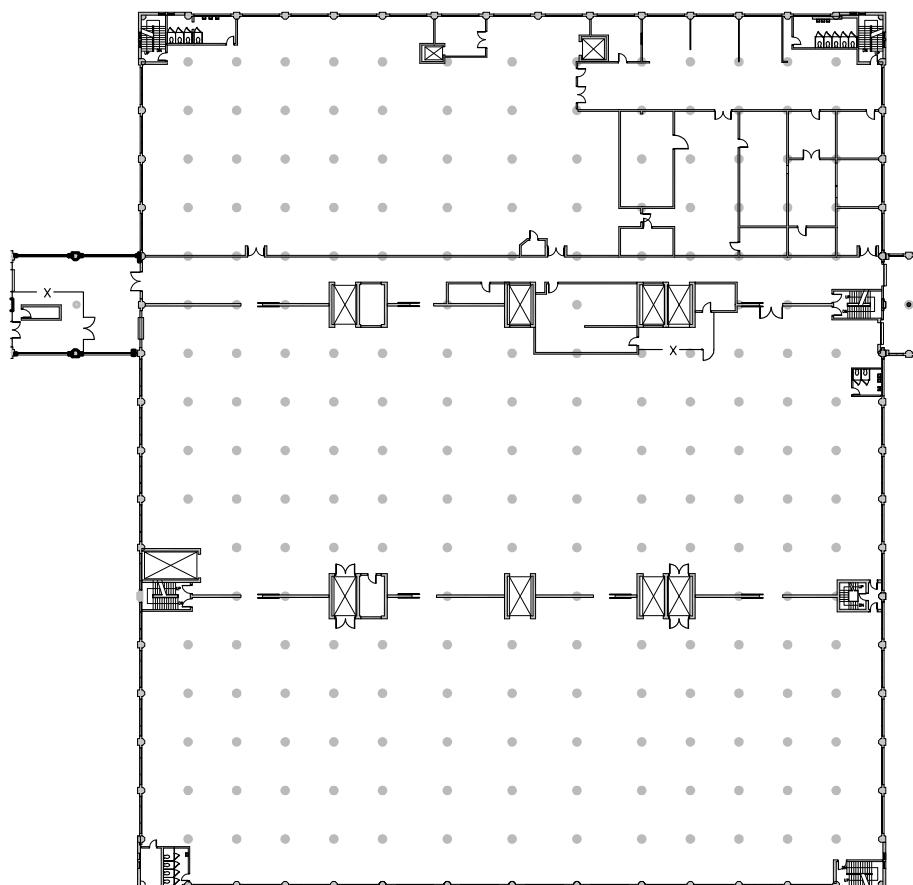
Comments: The base building framing, where exposed appeared to be in excellent condition. There are no visible signs of structural distress or deterioration in the above noted structural elements. The top surface of the slab exhibited some minor random cracking.

Architectural-Life/Safety

1 2 3 4

Comments: Toilet room configurations no longer meet code standards. In addition, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to sealed and blocked exits required for egress; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; and evidence of pest infiltration.

Floor Plan - 2nd Floor



1

2

3

4



1. Exhaust fan



2. Board of elections storage



3. TSI pipe fitting



4. Stairs blocked at bridge

CENTRAL BUILDING
1819 W. Pershing Road

3RD FLOOR

Mechanical/HVAC 1 2 3 4 NA

Comments: The heating system is low pressure steam, the ones still in use are in fair condition, however the majority of the ceiling radiators have been disconnected and abandoned in place, air handling units have not been operable for 10+ years, however there are some exhaust and return fans that function in conjunction with operable windows.

Electrical 1 2 3 4

Comments: Distribution panels are in fair condition and only require general maintenance and labeling. Feeder and branch circuit panels connected with cloth insulated wiring should be replaced. While the lighting fixtures on the north side of the building are generally in good condition, they should be cleaned and re-lamped. Other lighting fixtures that are fluorescent screw bases with integral ballast should have the sockets and cloth wiring replaced. Emergency lighting is either non-existent or inadequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Plumbing 1 2 3 4

Comments: While some repairs to existing domestic water piping are in good condition, on the whole the plumbing systems in the basement are in poor condition. Where exposed, the downspouts appear to be in generally in good condition with some areas of corrosion requiring repair. The sanitary system has exceeded its useful life and needs to be replaced. The vents while currently in fair condition will require replacement for further reliable service. Most plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff. These however are also near the end of any extended reliable service. Some hose bibbs lack adequate backflow protection and while floor drains are generally in good condition, traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The main piping of the fire protection system on this floor is fair to good. However, all of the branch piping is severely corroded and requires replacement. In addition, sprinkler heads require testing due to their age. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; electrical transformers and refrigerators.

Structural 1 2 3 4

Comments: The base building framing, where exposed appeared to be in excellent condition. There are no visible signs of structural distress or deterioration in the above noted structural elements. The top surface of the slab exhibited some minor random cracking.

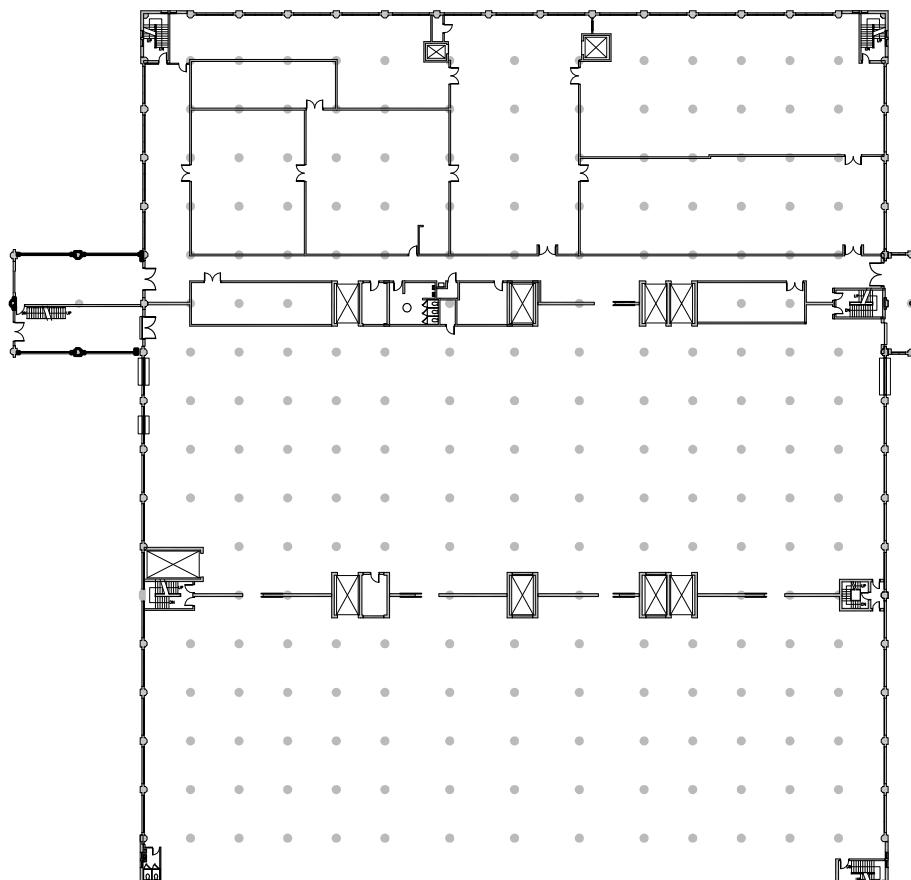
Description:
The 3rd Floor is primarily in use as storage for the Board of Elections.

Architectural-Life/Safety

1 2 3 4

Comments: There are significant amounts of debris. Toilet room configurations no longer meet code standards. In addition, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to sealed and blocked exits required for egress; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; and evidence of pest infiltration.

Floor Plan - 3rd Floor



1

2

3

4



1. Branch circuit panel



2. Typical light fixture



3. Ceiling steam radiator



4. Plumbing fitting

CENTRAL BUILDING
1819 W. Pershing Road
4TH FLOOR

Mechanical/HVAC 1 2 3 4 NA

Comments: The heating system is low pressure steam, the units still in use are in fair condition, however many of the recessed wall fin radiators have been disconnected and abandoned in place, air handling units have not been operable for 10+ years and are at the end of their useful life. There are several packaged thru wall air conditioning units that are currently in use these units reject heat to the interior of the building.

Description:

The 4th Floor is open and is sporadically in use for storage.

Electrical 1 2 3 4

Comments: Distribution, lighting and receptacle panels are in fair condition and only require general maintenance and labeling. The lighting fixtures are in poor condition and the T12 fluorescent tubes are out of date, they should be replaced. Emergency lighting is either non-existent or inadequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Plumbing 1 2 3 4

Comments: While some repairs to existing domestic water piping are in good condition, on the whole the plumbing systems in the basement are in poor condition. Where exposed, the downspouts appear to be in generally in good condition with some areas of corrosion requiring repair. The sanitary system has exceeded its useful life and needs to be replaced. The vents while currently in fair condition will require replacement for further reliable service. Most plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff. These however are also near the end of any extended reliable service. Some hose bibbs lack adequate backflow protection and while floor drains are generally in good condition, traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The main piping of the fire protection system on this floor is fair to good, though some isolated areas require replacement. However, all of the branch piping is severely corroded and requires replacement. In addition, sprinkler heads require testing due to their age. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; fire extinguishers; electrical transformers; refrigerators; and batteries.

Structural 1 2 3 4

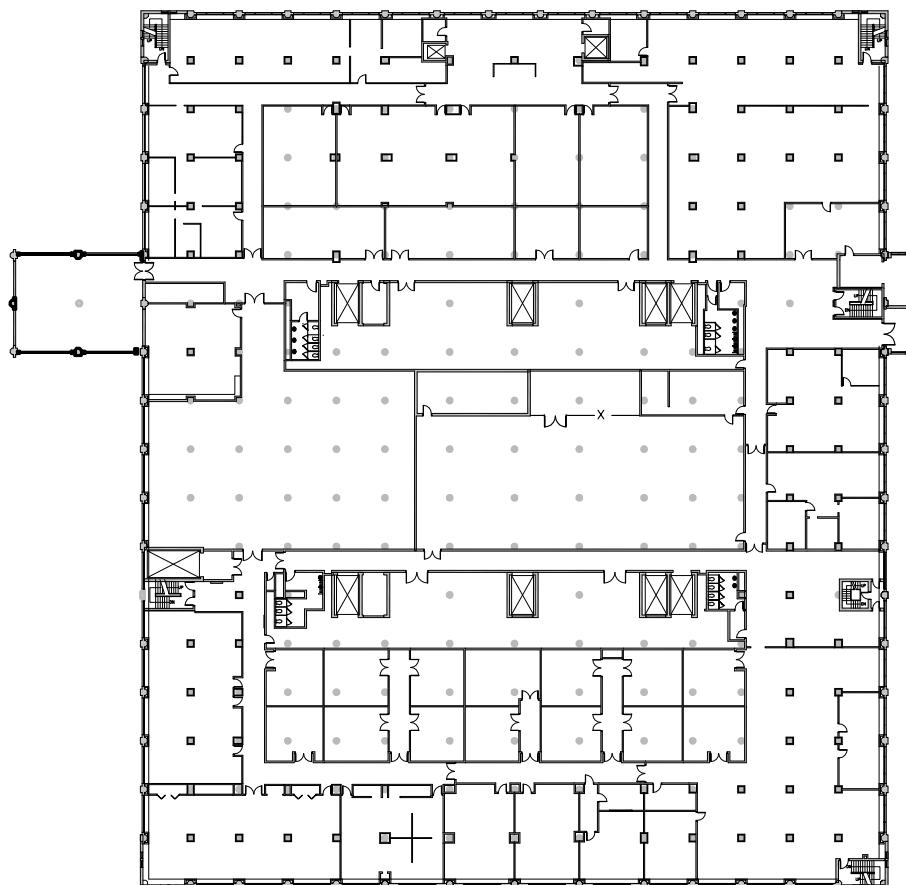
Comments: The base building framing, where exposed appeared to be in excellent condition. There are no visible signs of structural distress or deterioration in the above noted structural elements. The top surface of the slab exhibited some minor random cracking.

Architectural-Life/Safety

1 2 3 4

Comments: The built out areas are in a general state of dilapidation. There are significant amounts of debris and moisture damage. Toilet room configurations no longer meet code standards. In addition, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to sealed and blocked exits required for egress; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; and evidence of pest infiltration.

Floor Plan - 4th Floor



- 1
- 2
- 3
- 4



1. Typical lighting



2. HVAC unit



3. Inoperable recessed wall fin radiator units



4. Corroded drainpipe

CENTRAL BUILDING

1819 W. Pershing Road

5TH FLOOR

Mechanical/HVAC 1 2 3 4 NA

Comments: The heating system is low pressure steam, recessed in wall fin tube. The ones still in use are in fair condition where connected. Air handling units have not been operable for 10+ years. They consist of three 35 ton units and 1 50 ton unit and return fans. Pneumatic controls are not operational.

Electrical 1 2 3 4

Comments: Power distribution panels as well as lighting and receptacle panels are in fair condition and only require general maintenance and labels. General lighting fixtures are in poor condition and should be replaced. Emergency lighting is either non-existent or inadequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Description:

The 5th Floor has been built out with now abandoned offices interrogation rooms and locker rooms used by a Police unit. There is also a cafeteria and kitchen for the entire complex.

Plumbing 1 2 3 4

Comments: While some repairs to existing plumbing are in good condition, on the whole the plumbing systems are in poor condition. Most systems show significant signs of corrosion and have either exceeded their lifespans or are near the end of their useful lives. Most plumbing fixtures are in a state of disrepair with the exception of several isolated fixtures that are cleaned and used regularly by staff. These however are also near the end of any extended reliable service. Floor drains are generally in good condition, however, traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The condition of the fire protection system on the floor is poor. While the main piping is corroded and only requires replacement in isolated areas, all of the branch piping is severely corroded and requires replacement. In addition, sprinkler heads appear to be original and require testing. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; other lighting; electrical transformers; thermostats; mercury switches; bottles of chemicals; and batteries.

Structural 1 2 3 4

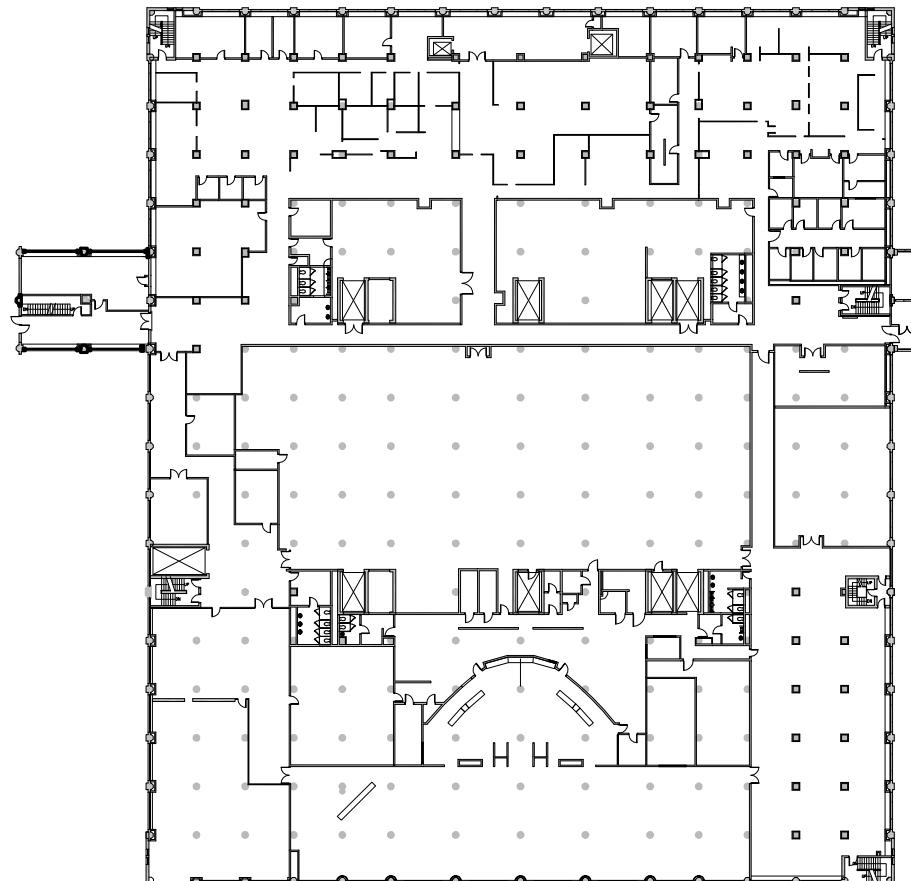
Comments: The base building framing, where exposed appeared to be in excellent condition. There are no visible signs of structural distress or deterioration in the above noted structural elements. The top surface of the slab exhibited some minor random cracking.

1 2 3 4

Architectural-Life/Safety

Comments: All of the abandoned built out areas are in a general state of dilapidation. There are significant amounts of debris and moisture damage as well as wreckage. Toilet room configurations no longer meet code standards. In addition, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to sealed and blocked exits required for egress; doors open into hallways; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage.

Floor Plan - 5th Floor



1

2

3

4



1. Cafeteria



2. Kitchen



3. Suspected mold



4. Blocked exit

CENTRAL BUILDING

1819 W. Pershing Road

6TH FLOOR

Mechanical/HVAC 1 2 3 4 NA

Comments: The heating system is perimeter hot water heat steam-hot water recessed wall fin tube units with heat exchangers and hot water circulation pumps are in fair condition though the hot water circulation pumps are near the end of their useful lives.. The two 65 ton air handling units and return fans are not operational. The air handling system is at the end of its useful life and has not been operational in more than 10 years. The pneumatic compressors are not operational.

Description:

The 6th Floor has been fully built out with now abandoned offices.

Electrical 1 2 3 4

Comments: Power distribution panels as well as lighting and receptacle panels are in fair condition and only require general maintenance and labels. General lighting fixtures are in poor condition and should be replaced. Emergency lighting is either non-existent or inadequate and should be replaced along with exit signage. Fire alarm speakers are recommended for local notification when sprinklers are activated.

Plumbing 1 2 3 4

Comments: While some repairs to existing plumbing are in good condition, on the whole the plumbing systems are in poor condition. The storm downspouts are in poor condition due to the leaking skylights require replacement along with the roof drains. Foliage growing in and around roof drains can lead to further damage. Sanitary and vent piping has exceeded its lifespan and requires replacement. Most plumbing fixtures are in a state of disrepair. These are near the end of any extended reliable service. Floor drains are generally in good condition, however, traps have evaporated allowing sewer gases to accumulate.

Fire Protection 1 2 3 4

Comments: The majority of the piping has been damaged by leaking skylights and is in need of replacement. All branch piping is likely corroded and also requires replacement. In addition, sprinkler heads appear to be original and require testing. All dry valves are unsupervised and have been shut off. Also, a portion of the zone flow switches are not addressed and the wires are cut.

Environmental 1 2 3 4 NA

Comments: Visual inspection of this level reveals significant amounts of suspected ACM (Asbestos Containing Material), LPB (Lead Based Paint) and other suspected hazardous Materials, including but not limited to fluorescent light bulbs/ballasts; mercury switches; electrical transformers; thermostats; refrigerator/freezers; mercury switches; and batteries.

Structural 1 2 3 4

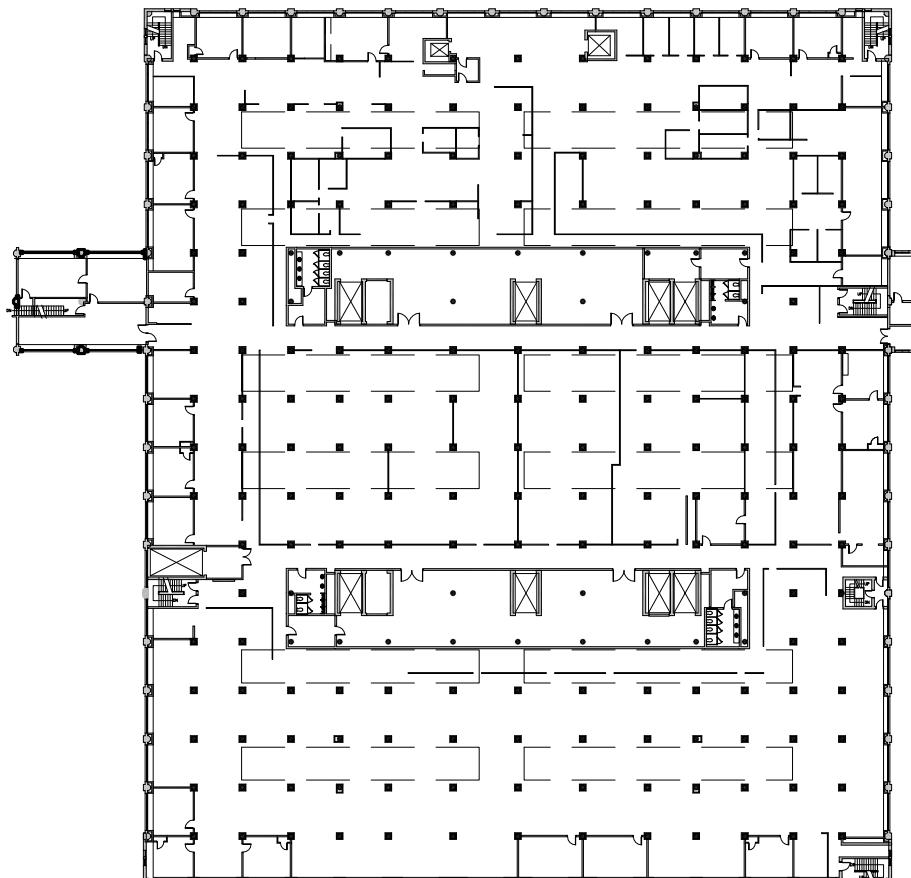
Comments: The roof and structure are not exposed typically being covered with ceiling and wall finishes. Significant water damage was observed at the skylights and saw tooth framing. Several columns have been removed to create a larger assembly space.

Architectural-Life/Safety

1 2 3 4

Comments: All of the abandoned built out areas are in a general state of dilapidation. There are significant amounts of debris and moisture damage as well as wreckage. Toilet room configurations no longer meet code standards. In addition, there are significant health and life safety code violations that are considered minimal requirements for existing buildings. These include but are not limited to sealed and blocked exits required for egress; doors open into hallways; out of date or non-existent fire extinguishers; the accumulation of debris blocking exits and creating a fire hazard; malfunctioning or non-existent directional signage; and there is evidence of pest infiltration.

Floor Plan - 6th Floor



1

2

3

4



1. Leaking plumbing at bridge



2. Plumbing fixture



3. Moisture damage at skylight



4. Skylight at roof

RECOMMENDATIONS



RECOMMENDATIONS

RECOMMENDATIONS

EAST BUILDING

1769 W. Pershing Road

INACTIVE STORAGE

RECOMMENDATIONS

RECOMMENDATIONS

EAST BUILDING

1769 W. Pershing Road

INACTIVE STORAGE

RECOMMENDATIONS

RECOMMENDATIONS

EAST BUILDING

1769 W. Pershing Road

INACTIVE STORAGE

RECOMMENDATIONS

RECOMMENDATIONS

CENTRAL BUILDING

1819 W. Pershing Road

INACTIVE STORAGE

RECOMMENDATIONS

RECOMMENDATIONS

CENTRAL BUILDING
1819 W. Pershing Road

INACTIVE STORAGE

RECOMMENDATIONS

RECOMMENDATIONS

CENTRAL BUILDING
1819 W. Pershing Road

INACTIVE STORAGE

RECOMMENDATIONS

EAST BUILDING

1769 W. Pershing Road

VACATE BUILDING

MECHANICAL/HVAC

General Scope Intent: Mechanical/HVAC requirements for vacating the building include Disconnecting, draining, and abandoning all ventilation/heating/cooling equipment in place. As no fire protection system is required; therefore no space heating is required. A minimum indoor space temperature of 55F shall not be maintained. No ventilation air shall be provided. Remaining interior storm piping shall be heat traced per plumbing scope of work.

ITEM	DESCRIPTION	REMARKS
1	DISCONNECT all utility connections in Low Pressure Steam Boiler Plant to existing steam boilers serving Center and East buildings.	
2	DISCONNECT, DRAIN, and ABANDON steam boiler plant. Entire system shall be fully drained.	
3	SEAL all exhaust air and combustion air intake openings in the building envelope. These openings include, but are not limited to: LOW PRESSURE STEAM BOILER PLANT (2) Approx 4'x3' combustion air intake louver (Low pressure steam boiler plant) (2) Approx 30" diameter boiler exhaust flues to roof 1st FLOOR (3) Approx 5'x5' outdoor air intake and exhaust louvers 2nd Floor (3) Approx 4'x4' Sidewall exhaust fans – 2 nd Floor (2) Approx 5'x5' outdoor intake and exhaust louvers – 2 nd Floor 3rd FLOOR (8) Approx 4'x4' Sidewall exhaust fans 4th FLOOR (7) Approx 4'x4' Sidewall exhaust fans ROOF Approx 500 SF of outdoor air and exhaust air openings in the building envelope on roof	
4	DISCONNECT, DRAIN, and ABANDON (2) 10 ton air handling units and return fans on 1 st floor	
5	Chilled water shall be disconnected, drained, and abandoned at central chilled water plant.	
6	DISCONNECT, DRAIN, and ABANDON (1) 15 ton air handling unit and return fan on 2 nd floor	
7	DISCONNECT, DRAIN, and ABANDON (1) 40 ton air handling unit and return fan on 5 th floor	
8	DISCONNECT, DRAIN, and ABANDON (1) 20+ ton air handling unit and return fan on 6 th floor	
9	DISCONNECT, DRAIN, and ABANDON (1) 30 ton air handling unit and return fan on 6 th floor	
10	DISCONNECT, DRAIN, and ABANDON (1) 60 ton, direct expansion cooling, air handling unit and return fan on 6 th floor	
11	DISCONNECT, DRAIN, and ABANDON (2) 1,400 MBH shell and tube steam-hot water heat exchangers, pumps, and associated equipment on 6 th floor	

RECOMMENDATIONS

12	DISCONNECT, DRAIN, and ABANDON 1400 linear feet of perimeter hot water fin tube on 6 th floor	
13	DISCONNECT, DRAIN, and ABANDON (1) 60 ton, air-cooled condensing units serving 6 th floor air handling unit located on roof	
14	SEAL approx 500 SF of outdoor air and exhaust air openings in the building envelope on roof	

ELECTRICAL

General Scope Intent: Electrical requirements for vacating the building include disconnecting the electrical service and installing exterior lighting to be fed from the west building.

ITEM	DESCRIPTION	REMARKS
1	Disconnect all water flow and tamper switch zones for the east and center buildings from the fire alarm panel on the first floor of the west building. Reprogram the existing fire alarm panel with these modifications	Note: This is located at the West Building
2	Provide new branch circuits from the sixth floor electrical panel including conduit and wiring to the exterior lights on the center and east building	Note: This is located at the West Building
3	Provide new photo cell to control the exterior lights	Note: This is located at the West Building
4	The utility company shall disconnect the primary service cables feeding the Main Service Entrances for Switchboard #1: 277/480volt 3phase 4wire 3000amp.	

PLUMBING

General Scope Intent: Plumbing requirements for vacating the building include disconnecting and abandoning all existing piping and equipment in order to drain and cap the systems for winterization. The storm system shall be maintained within the East and Center buildings and on the roof including underground mains that are routed out of the building to the street. The West building will remain functional and all systems serving west should be maintained and all ties to the East and Center buildings shall be removed or abandoned

ITEM	DESCRIPTION	REMARKS
1	DISCONNECT, DRAIN, and ABANDON all domestic cold water, hot water, and hot water return branch mains routed to the East and Center buildings. Rebalance existing hot water return pump to maintain service to the West building	Note: Located on West Basement
2	Maintain existing water service, meter, domestic booster pumps, and water heating equipment within the west building	Note: Located on West Basement
3	DISCONNECT, DRAIN, and ABANDON all domestic water piping	
4	REMOVE all plumbing fixtures	
5	(1) DISCONNECT, DRAIN, and ABANDON all sanitary, waste, and vent piping	
6	DISCONNECT, DRAIN, AND ABANDON all sanitary and waste piping exiting the building back to the property line	

EAST BUILDING

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VACATE BUILDING

7	REMOVE all suspended water, waste, or vent piping that may be inadequately supported for abandonment or in a condition that may pose a hazard.	
8	Decommission, drain, and abandon the sewage ejectors, controls, and pits within the basement at 2 locations. Seal all connections to the pit	
9	REPLACE damaged or corroded storm piping downspouts	
10	Teleview existing underground storm mains and replace cracked or broken portions as necessary	
11	REPLACE damaged or corroded storm piping downspouts and horizontal piping on 6 th Floor	
12	PROVIDE heat trace and insulation for all horizontal Storm piping on 6 th Floor	

FIRE PROTECTION

General Scope Intent: Fire Protection requirements for vacating the building include disconnecting and abandoning all existing piping and equipment associated with the Center and East buildings while maintaining service to the West building. The existing fire pumps and controllers in the West basement shall be tested per NFPA 25 and adjusted, repaired/reconditioned, or replaced as necessary.

ITEM	DESCRIPTION	REMARKS
1	DISCONNECT, DRAIN, and ABANDON the 10" bulk main in the South tunnel serving the Center and East buildings.	NOTE: Located in West Building
2	Test all Fire Pumps and Controllers per NFPA 25. Adjust, repair/recondition, or replace equipment and piping as necessary to provide a fully tested and functional system.	Note: Located in West Building
3	DISCONNECT, DRAIN, and ABANDON all Fire Protection equipment and piping	
4	REMOVE fire department connections at the exterior of building at 2 locations in basement	
5	REMOVE fire hose cabinets at exterior of building	
6	DISCONNECT, DRAIN, and ABANDON all Fire Protection risers on first floor	
7	REMOVE and properly dispose of existing Halon ceiling mounted canisters in room near stairway F on the West end of the 4 th floor	

ENVIRONMENTAL

General Scope Intent: Suspect ACM and suspect LBP materials identified herein be protected from damage and further deterioration that would increase mitigation, remediation and abatement cost. Areas identified with active water intrusion be repaired to eliminate continued water intrusion and limit further suspect mold development. Furthermore, based on the pigeon excrement identified herein, it is recommended that the buildings be secured with appropriate avian exclusion remedy to reduce further accumulation of excrement.

ITEM	DESCRIPTION	REMARKS
1	Protect ACM materials identified herein from damage and further deterioration that would increase mitigation, remediation and abatement cost.	

RECOMMENDATIONS

2	Protect LBP materials identified herein from damage and further deterioration that would increase mitigation, remediation and abatement cost.	
3	Suspect PCBs and suspect mercury containing materials and other suspect hazardous materials should be removed, handled, and disposed of in accordance with applicable federal, state, and local regulations.	
4	Suspect mold and pigeon excrement should be remediated and disposed of to reduce potential exposure and possible health effects	
5	Repair areas identified with active water intrusion to eliminate continued water intrusion and limit further suspect mold development	
6	Secure building with appropriate avian exclusion remedy to reduce further accumulation of excrement	

STRUCTURAL

General Scope Intent: Repair damage to utility tunnels to prevent further spalling and rebar deterioration thus increasing costs for required future repairs. Further evaluation of the roof structural framing is recommended after removal of the ceiling finishes, roofing materials and skylight/windows as the significant amount of water infiltration may have deteriorated the structural roof framing system

ITEM	DESCRIPTION	REMARKS
1	Repair top surface of utility tunnel and providing waterproofing membrane, drainage to make watertight	
2	Patch the Structural members of the utility tunnel and repair rebar at underside	
3	Further evaluate roof structural framing	

ARCHITECTURAL

General Scope Intent: Register Building with designated city department. Building must be reasonably secured in a fashion acceptable to the building commissioners. Broom clean all areas removing all junk, trash and debris. Maintain exterior and light per electrical scope. Secure additional egress doors as required.

ITEM	DESCRIPTION	REMARKS
1	Within 30 days file a registration with the Department of Buildings and allow an inspection of the building.	By Owner - This registration must be refiled every six months.
2	Pay a registration Fee of \$250.00	By Owner - A renewal fee of \$250.00 must be paid every six months
3	Enclose and secure the building	Within 30 days. Building must be secured in a fashion acceptable to the building commissioners such that the building is reasonably secure from trespassers or others acting without the owner's consent.
4	Place a sign legible from the nearest public street or sidewalk with owners name, address and telephone number and the name address and telephone number of person managing the building.	Within 30 days. Sign must be legible from the nearest public street or sidewalk
5	Obtain Liability insurance in the amount of not less than \$1,000,000.	By Owner - Within 30 days.

EAST BUILDING

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VACATE BUILDING

6	Grass must be kept below 10 inches, dead or broken trees, tree limbs or shrubbery must be removed.	Ongoing maintenance by Owner
7	Walk ways must be maintained and cleared of snow.	Ongoing maintenance by Owner
8	No rubbish, water or areas attractive to rodent infestation may be permitted.	Ongoing maintenance by Owner
9	Seal all openings, cracks, and holes in the envelope including foundations, walls, windows, chimneys and roofs to prevent infiltration of moisture and pests.	
10	All exit areas must have be lit from dusk till dawn with secure lighting fixtures	
11	Broom clean all areas, Remove All junk, trash, debris, boxes, lumber, scrap metal and junk from the interior.	By Owner
12	One building exit shall be designated as an entrance and maintained as accessible from the exterior. This entrance shall be secured such that only authorized persons may access the building. Exit doors must be secured with a deadbolt lock able to be opened easily from the inside without the use of a key or special knowledge.	
13	Additional exit doors allowing egress from the interior must be maintained at least every 150 linear horizontal feet. Exit doors must be secured with a deadbolt lock able to be opened easily from the inside without the use of a key, or special knowledge.	Any signage directing to doors that are not exits should be removed. Signs stating "This is not an exit" and directions to the nearest exit should be mounted to comply with Illinois Accessibility Code.
14	All openings larger than 1 square foot to be secured using secure doors, windows, Materials like the surrounding materials and a 24 hour security alarm with direct access to the emergency services must be installed OR All openings larger than 1 square foot and with 8' above grade to be secured with commercial grade, 14 gauge, rust-proof steel security panel or door secured from the interior, finished to allow for the easy removal of graffiti OR a watchman must be present every day from 4:00PM to 8:00AM.	

RECOMMENDATIONS

CENTRAL BUILDING

1819 W. Pershing Road

VACATE BUILDING

MECHANICAL/HVAC

General Scope Intent: Mechanical/HVAC requirements for vacating the building include Disconnecting, draining, and abandoning all ventilation/heating/cooling equipment in place. As no fire protection system is required; therefore no space heating is required. A minimum indoor space temperature of 55F shall not be maintained. No ventilation air shall be provided. Remaining interior storm piping shall be heat traced per plumbing scope of work.

ITEM	DESCRIPTION	REMARKS
1	DISCONNECT all utility connections in Low Pressure Steam Boiler Plant to existing steam boilers serving Center and East buildings.	
2	DISCONNECT, DRAIN, and ABANDON steam boiler plant. Entire system shall be fully drained.	
3	SEAL all exhaust air and combustion air intake openings in the building envelope. These openings include, but are not limited to: LOW PRESSURE STEAM BOILER PLANT (2) Approx 4'x3' combustion air intake louver (Low pressure steam boiler plant) (2) Approx 30" diameter boiler exhaust flues to roof BASEMENT (1) DISCONNECT, DRAIN, and ABANDON chilled water plant. 1st FLOOR (2) Approx 3'x2' Packaged Thru the Wall AC (PTAC) units (2) Approx 4'x4' Sidewall exhaust fans 2nd Floor (2) Approx 4'x4' Sidewall exhaust fans (2) Approx 6'x3' outdoor intake louvers 3rd FLOOR (2) Approx 5'x5' exhaust air louvers (2) Approx 5'x5' outdoor intake louvers ROOF (1) Approx 500 SF of outdoor air and exhaust air openings in the building envelope. These openings include, but are not limited to	
4	DISCONNECT, DRAIN, and ABANDON chilled water plant at basement	
5	Chilled water shall be disconnected, drained, and abandoned at central chilled water plant on 3 rd floor	
6	Chilled water shall be disconnected, drained, and abandoned at central chilled water plant on 4 th floor	
7	Chilled water shall be disconnected, drained, and abandoned at central chilled water plant on 5 th floor	
8	DISCONNECT, DRAIN, and ABANDON (2) 35 ton ceiling-hung, direct expansion cooling air handling units (AHU C2-1, AHU C2-2) on 2 nd floor	
9	DISCONNECT, DRAIN, and ABANDON (2) 20 ton air handling units (AHU C3-1, AHU C3-2) on 3 rd floor.	
10	DISCONNECT, DRAIN, and ABANDON (1) 65 ton air handling unit and return fan (AHU C4-1, RF C4-1) on 4 th floor	
11	DISCONNECT, DRAIN, and ABANDON (1) 50 ton air handling unit and return fan (AHU C4-2, RF C4-2) on 4 th floor	

RECOMMENDATIONS

12	DISCONNECT, DRAIN, and ABANDON (3) 35 ton air handling units and return fans (AHU C5-1, RF C5-1, AHU C5-2, RF C5-2, AHU C5-4, RF C5-4) on 5 th floor	
13	DISCONNECT, DRAIN, and ABANDON (1) 50 ton air handling unit and return fan (AHU C5-3, RF C5-3) on 5 th floor	
14	DISCONNECT, DRAIN, and ABANDON (2) 65 ton, direct expansion cooling, air handling units and return fans (AHU C6-1, RF C6-1, AHU C6-2, RF C6-2) on 6 th floor	
15	DISCONNECT, DRAIN, and ABANDON (2) 1,000 MBH shell and tube steam-hot water heat exchangers, pumps, and associated equipment on 6 th floor	
16	DISCONNECT, DRAIN, and ABANDON 1400 linear feet of perimeter hot water fin tube on 6 th floor	
17	DISCONNECT, DRAIN, and ABANDON (2) 65 ton, air-cooled condensing units serving 6 th floor air handling units on roof	

ELECTRICAL

General Scope Intent: Electrical requirements for vacating the building include disconnecting the electrical service and installing exterior lighting to be fed from the west building.

ITEM	DESCRIPTION	REMARKS
1	Disconnect all water flow and tamper switch zones for the east and center buildings from the fire alarm panel on the first floor of the west building. Reprogram the existing fire alarm panel with these modifications	Note: This is located at the West Building
2	Provide new branch circuits from the sixth floor electrical panel including conduit and wiring to the exterior lights on the center and east building	Note: This is located at the West Building
3	Provide new photo cell to control the exterior lights	Note: This is located at the West Building
4	The utility company shall disconnect the primary service cables feeding the Main Service Entrances for Switchboard #1: 277/480volt 3phase 4wire 3000amp at basement	
5	The utility company shall disconnect the primary service cables feeding the Main Service Entrances for Switchboard #2: 120/208volt 3phase 4wire 3000amp at basement	
6	The utility company shall disconnect the primary service cables feeding the Main Service Entrances for Switchboard #3: 120/208volt 3phase 4wire 3000amp at basement	

PLUMBING

General Scope Intent: Plumbing requirements for vacating the building include disconnecting and abandoning all existing piping and equipment in order to drain and cap the systems for winterization. The storm system shall be maintained within the East and Center buildings and on the roof including underground mains that are routed out of the building to the street. The West building will remain functional and all systems serving west should be maintained and all ties to the East and Center buildings shall be removed or abandoned

ITEM	DESCRIPTION	REMARKS
1	DISCONNECT, DRAIN, and ABANDON all domestic cold water, hot water, and hot water return branch mains routed to the East and Center buildings. Rebalance existing hot water return pump to maintain service to the West building	Note: Located on West Basement

CENTRAL BUILDING

1819 W. Pershing Road

VACATE BUILDING

2	Maintain existing water service, meter, domestic booster pumps, and water heating equipment within the west building	Note: Located on West Basement
3	DISCONNECT, DRAIN, and ABANDON all domestic water piping	
4	REMOVE all plumbing fixtures	
5	DISCONNECT, DRAIN, and ABANDON all sanitary, waste, and vent piping	
6	DISCONNECT, DRAIN, AND ABANDON all sanitary and waste piping exiting the building back to the property line	
7	REMOVE all suspended water, waste, or vent piping that may be inadequately supported for abandonment or in a condition that may pose a hazard.	Provide 200 ft of piping at basement Provide 150 ft of piping on 1 st – 5 th floors Provide 300 ft of piping on 6 th floor
8	Decommission, drain, and abandon the sewage ejectors, controls, and pits within the basement at 2 locations. Seal all connections to the pit	
9	REPLACE damaged or corroded storm piping downspouts	
10	Televise existing underground storm mains and REPLACE cracked or broken portions as necessary	
11	REPLACE damaged or corroded storm piping downspouts and horizontal piping on 6 th Floor	
12	PROVIDE heat trace and insulation for all horizontal Storm piping on 6 th Floor	
13	REPLACE all Roof drains with cast iron drains with dome strainers.	
14	REPAIR roof areas around drains to ensure no leaks exist.	
15	Cap and Seal existing plumbing vents on the roof. REPAIR roof areas that are leaking around plumbing vents.	
16	Televise existing storm drains and replace all sections of cracked or broken piping at roof.	

FIRE PROTECTION

General Scope Intent: Fire Protection requirements for vacating the building include disconnecting and abandoning all existing piping and equipment associated with the Center and East buildings while maintaining service to the West building. The existing fire pumps and controllers in the West basement shall be tested per NFPA 25 and adjusted, repaired/reconditioned, or replaced as necessary.

ITEM	DESCRIPTION	REMARKS
1	DISCONNECT, DRAIN, and ABANDON the 10" bulk main in the South tunnel serving the Center and East buildings.	Note: Located in West Building
2	Test all Fire Pumps and Controllers per NFPA 25. Adjust, repair/recondition, or replace equipment and piping as necessary to provide a fully tested and functional system.	Note: Located in West Building
3	DISCONNECT, DRAIN, and ABANDON all Fire Protection equipment and piping	
4	REMOVE fire department connections at the exterior of building at 2 locations in basement. Cap piping inside the building.	
5	REMOVE fire hose cabinets at exterior of building	

RECOMMENDATIONS

ENVIRONMENTAL

General Scope Intent: Suspect ACM and suspect LBP materials identified herein be protected from damage and further deterioration that would increase mitigation, remediation and abatement cost. Areas identified with active water intrusion be repaired to eliminate continued water intrusion and limit further suspect mold development. Furthermore, based on the pigeon excrement identified herein, it is recommended that the buildings be secured with appropriate avian exclusion remedy to reduce further accumulation of excrement.

ITEM	DESCRIPTION	REMARKS
1	Protect ACM materials identified herein from damage and further deterioration that would increase mitigation, remediation and abatement cost.	
2	Protect LBP materials identified herein from damage and further deterioration that would increase mitigation, remediation and abatement cost.	
3	Suspect PCBs and suspect mercury containing materials and other suspect hazardous materials should be removed, handled, and disposed of in accordance with applicable federal, state, and local regulations.	
4	Suspect mold and pigeon excrement should be remediated and disposed of to reduce potential exposure and possible health effects.	
5	Repair areas identified with active water intrusion to eliminate continued water intrusion and limit further suspect mold development.	
6	Secure building with appropriate avian exclusion remedy to reduce further accumulation of excrement	

STRUCTURAL

General Scope Intent: Repair damage to utility tunnels to prevent further spalling and rebar deterioration thus increasing costs for required future repairs. Further evaluation of the roof structural framing is recommended after removal of the ceiling finishes, roofing materials and skylight/windows as the significant amount of water infiltration may have deteriorated the structural roof framing system

ITEM	DESCRIPTION	REMARKS
1	Repair top surface of utility tunnel and providing waterproofing membrane, drainage to make watertight	
2	Patch the Structural members of the utility tunnel and repair rebar at underside	
3	Further evaluate roof structural framing	

ARCHITECTURAL

General Scope Intent: Register Building with designated city department. Building must be reasonably secured in a fashion acceptable to the building commissioners. Broom clean all areas removing all junk, trash and debris. Maintain exterior and light per electrical scope. Secure additional egress doors as required.

ITEM	DESCRIPTION	REMARKS
1	Within 30 days file a registration with the Department of Buildings and allow an inspection of the building.	This registration must be re-filed every six months.
2	Pay a registration Fee of \$250.00	A renewal fee of \$250.00 must be paid every six months

CENTRAL BUILDING

1819 W. Pershing Road

VACATE BUILDING

3	Enclose and secure the building	Within 30 days. Building must be secured in a fashion acceptable to the building commissioners such that the building is reasonably secure from trespassers or others acting without the owner's consent.
4	Place a sign legible from the nearest public street or sidewalk with owners name, address and telephone number and the name address and telephone number of person managing the building.	Within 30 days. Sign must be legible from the nearest public street or sidewalk
5	Obtain Liability insurance in the amount of not less than \$1,000,000.	Within 30 days.
6	Grass must be kept below 10 inches, dead or broken trees, tree limbs or shrubbery must be removed.	Ongoing maintenance
7	Walk ways must be maintained and cleared of snow.	Ongoing maintenance
8	No rubbish, water or areas attractive to rodent infestation may be permitted.	Ongoing maintenance
9	Seal all openings, cracks, and holes in the envelope including foundations, walls, windows, chimneys and roofs to prevent infiltration of moisture and pests.	Plywood is acceptable for openings smaller than 1 square foot as long it is made weatherproof with paint or varnish to match the surrounding surfaces and matches the interior dimensions of the opening.
10	All exit areas must have be lit from dusk till dawn with secure lighting fixtures	
11	Boon clean and Remove All junk, trash, debris, boxes, lumber, scrap metal and junk from the interior.	Authorized stored materials must be neatly stacked away from any place of ingress or egress, corridors and stairs.
12	One building exit shall designate as an entrance and maintained as accessible from the exterior. This entrance shall be secured such that only authorized persons may access the building. Exit doors must be secured with a deadbolt lock able to be opened easily from the inside without the use of a key or special knowledge.	
13	Additional exit doors allowing egress from the interior must be maintained at least every 150 linear horizontal feet. Exit doors must secured with a deadbolt lock able to be opened easily from the inside without the use of a key, or special knowledge.	Any signage directing to doors that are not exits should be removed. Signs stating "This is not an exit" and directions to the nearest exit should be mounted to comply with Illinois Accessibility Code.
14	Remove stair runs where uneven risers occur and replace entire run to create even code compliant steps.	Note: This should occur regardless of future use or vacating.
15	All openings larger than 1 square foot to be secured using secure doors, windows, Materials like the surrounding materials and a 24 hour security alarm with direct access to the emergency services must be installed OR All openings larger than 1 square foot and with 8' above grade to be secured with commercial grade, 14 gauge, rust-proof steel security panel or door secured from the interior, finished to allow for the easy removal of graffiti OR a watchman must be present every day from 4:00PM to 8:00AM.	

APPENDICES



APPENDICES

BUILDING ASSESSMENT WORKSHEET

MECHANICAL - SIXTH FLOOR

1769 W. PERSHING ROAD - EAST BUILDING

WALKTHROUGH -

1-Critical 2-Replace 3-Repair 4-Maintain



MECHANICAL SYSTEMS							Type	Capacity	Condition	Useful Life Left (Yrs.)	Ranking	Comments
1. Cooling Systems												
Air-cooled Condensing Unit Serving AHU E6-3	McQuay air-cooled, roof-mounted	Approx. 60 ton		30+ years, not operational	0	-						
2. Heating Systems												
Perimeter Heating - Hot Water	Recessed wall fin tube	6 ft lengths		30+ years	5-10	4						
Steam-Hot Water Heat Exchangers - North (x1)	Shell and tube HX	4000 mbh		30+ years	5-10	4						
Hot Water Circulation Pumps - North (x2)	Base-mounted pump	5 hp		30+ years	0-5	4						
Steam-Hot Water Heat Exchangers - South (x1)	Shell and tube HX	1400 mbh		30+ years	5-10	4						
Hot Water Circulation Pumps - South (x2)	Base-mounted pump	1.5 hp, 140 gpm, 15 ft wsg		30+ years	0-5	4						
3. Air Handling Systems												
Air Handling Unit (AHU E6-1)	Bohn chilled water cooling, hot water heating	Approx. 20+ ton		30+ years	0-5	-						
Return Fan (RF E6-1)	Floor-mounted return fan	Approx. 8,000 cfm		30+ years	0-5	-						
Air Handling Unit (AHU E6-2)	Bohn multizone, chilled water cooling, hot water heating	Approx. 30 ton		30+ years	0-5	-						
Return Fan (RF E6-2)	Floor-mounted return fan	Approx. 12,000 cfm		30+ years	0-5	-						
Air Handling Unit (AHU E6-3)	Bohn multizone, DX cooling, hot water heating	Approx. 60 ton		30+ years	0-5	-						
Return Fan (RF E6-3)	Floor-mounted return fan	Approx. 24,000 cfm		30+ years	0-5	-						
4. Temperature Controls												
DDC System	No	N/A										
Pneumatic System (AHU ONLY)	Yes	N/A		30+ years, not operational	0-5	-						
GLI	No											

BUILDING ASSESSMENT WORKSHEET**MECHANICAL - FIFTH FLOOR**1769 W. PERSHING ROAD - EAST BUILDING
WALKTHROUGH -

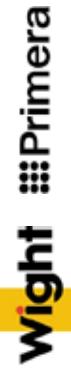
1-Critical 2-Replace 3-Repair 4-Maintain

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MECHANICAL SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Cooling Systems						
None						
2. Heating Systems						
Perimeter Heating - low pressure steam						
Recessed wall fin tube	6 ft lengths, 5# steam	20+ years, operational where connected	10-20	4		
3. Air Handling Systems						
Air Handling Unit (AHU E5-1)	Constant volume, chilled water cooling, steam heating	Approx. 40 ton	20+ years	0-5	-	Unit not operational for last 10+ years
Return Fan (RF E5-2)	Floor-mounted centrifugal fan	Approx. 17,000 cfm	20+ years	0-5	-	Unit not operational for last 10+ years
4. Temperature Controls						
DDC System	No	N/A				
Pneumatic System	Yes	N/A	20+ years, not operational	0-5	-	Pneumatic compressors not operational.
GUI	No					
Local Controls	No					

BUILDING ASSESSMENT WORKSHEET**MECHANICAL - FOURTH FLOOR**1769 W. PERSHING ROAD - EAST BUILDING
WALKTHROUGH -

1-Critical 2-Replace 3-Repair 4-Maintain



MECHANICAL SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Cooling Systems						
None						
2. Heating Systems						
Perimeter Heating - low pressure steam	Sidewall radiators	20 ft lengths, 5# steam	30+ years, operational where connected	10-20	4	Majority of radiators are disconnected and abandoned in place.
3. Air Handling Systems						
Exhaust Fans	Wall-mounted propeller	N/A	20 years	0-5	-	Provides increase air change rate in conjunction with operable windows.
4. Temperature Controls						
DDC System	No	N/A				
Pneumatic System	No	N/A				
GUI	No					
Local Controls	Yes					Local disconnect at each piece of equipment.

BUILDING ASSESSMENT WORKSHEET

MECHANICAL - THIRD FLOOR
1769 W. PERSHING ROAD - EAST BUILDING
WALKTHROUGH -

1-Critical 2- Replace 3- Repair 4- Maintain

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BUILDING ASSESSMENT WORKSHEET					
MECHANICAL - THIRD FLOOR					
1769 W. PERSHING ROAD - EAST BUILDING					
MECHANICAL SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS)	RANKING
1. Cooling Systems					
None					
2. Heating Systems					
Perimeter Heating - low pressure steam	Sidewall radiators	20 ft lengths, 5# steam	30+ years, operational where connected	10-20	4
Perimeter Heating - low pressure steam	Wall-mounted fin tube	6 ft lengths, 5# steam	20+ years, operational where connected	10-20	4
3. Air Handling Systems					
Exhaust Fans	Wall-mounted propeller	N/A	20 years	0-5	-
4. Temperature Controls					
DDC System	No	N/A			
Pneumatic System	No	N/A			
GUI	No				
Local Controls	Yes				Local disconnect at each piece of equipment.

BUILDING ASSESSMENT WORKSHEET**MECHANICAL - SECOND FLOOR**1769 W. PERSHING ROAD - EAST BUILDING
WALKTHROUGH -

1-Critical 2-Replace 3-Repair 4-Maintain



BUILDING ASSESSMENT WORKSHEET					
MECHANICAL - SECOND FLOOR					
1769 W. PERSHING ROAD - EAST BUILDING					
WALKTHROUGH -					
1-Critical 2-Replace 3-Repair 4-Maintain					
MECHANICAL SYSTEMS					
1. Cooling Systems		TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.) RANKING COMMENTS
None					
2. Heating Systems					
Perimeter Heating - Low Pressure Steam		Ceiling radiators	20 ft lengths, 5# steam	30+ years, operational where connected	10-20 4 Majority of radiators are disconnected and abandoned in place.
Perimeter Heating - Low Pressure Steam		Recessed wall fin tube	6 ft lengths, 5# steam	20+ years, operational where connected	10-20 4
3. Air Handling Systems					
Exhaust Fans		Wall-mounted propeller	N/A	20 years	0-5 - Provides increase air change rate in conjunction with operable windows.
Air Handling Unit (AHU E2-1)		Ceiling-hung multizone chilled water cooling, steam heating	Approx. 15 ton	20+ years	0-5 - Unit not operational for last 10+ years
Return Fan (RF E2-2)		Floor-mounted centrifugal fan	Approx. 6,000 cfm	20+ years	0-5 - Unit not operational for last 10+ years
4. Temperature Controls					
DDC System		No	N/A		
Pneumatic System		Yes	N/A	20+ years, not operational	0-5 - Pneumatic compressors not operational.
GUI		No			
Local Controls		Yes			Local disconnect at each piece of equipment.

BUILDING ASSESSMENT WORKSHEET

MECHANICAL - FIRST FLOOR

1769 W. PERSHING ROAD - EAST BUILDING

WALKTHROUGH -

1-Critical 2- Replace 3- Repair 4- Maintain

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MECHANICAL SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Cooling Systems						
None						
2. Heating Systems						
Perimeter Heating - low pressure steam	Ceiling radiators	20 ft. lengths, 5# steam	30+ years, operational where connected	10-20	4	Majority of radiators are disconnected and abandoned in place.
Perimeter Heating - low pressure steam	Ceiling-hung unit heater	N/A	25+ years, operational where connected	0-5	4	
3. Air Handling Systems						
Exhaust Fans	Wall-mounted propeller	N/A	20 years	0-5	-	Provides increase air change rate in conjunction with operable windows.
Air Handling Unit (AHU E1-1)	Ceiling-hung chilled water cooling, steam heating	Approx. 10 ton	20+ years	0-5	-	Supply fan missing belt, inoperable.
Air Handling Unit (AHU E1-2)	Ceiling-hung chilled water cooling, steam heating	Approx. 10 ton	20+ years	0-5	-	Unit not operational for last 10+ years
Return Fan (RF E1-2)	Ceiling-hung inline fan	Approx. 4,000 cfm	20+ years	0-5	-	Unit not operational for last 10+ years
4. Temperature Controls						
DDC System	No	N/A				
Pneumatic System	Yes	N/A	20+ years, not operational	0-5	-	Pneumatic compressors not operational
GUI	No					
Local Controls	Yes					Local disconnect at each piece of equipment.

BUILDING ASSESSMENT WORKSHEET**MECHANICAL - BASEMENT**

1769 W. PERSHING ROAD - EAST BUILDING

WALKTHROUGH -

1-Critical 2-Replace 3-Repair 4-Maintain

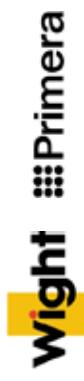

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MECHANICAL SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Cooling Systems						
None						
2. Heating Systems						
None						
3. Air Handling Systems						
None						
4. Temperature Controls						
None						

BUILDING ASSESSMENT WORKSHEET

MECHANICAL - SIXTH FLOOR
1819 W. PERSHING ROAD -CENTRAL BUILDING
WALKTHROUGH -

1-Critical 2- Replace 3- Repair 4- Maintain



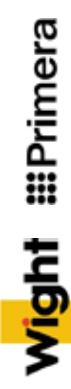
MECHANICAL SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS)	RANKING	COMMENTS
1. Cooling Systems						
Air-cooled Condensing Unit Serving AHU CG-1	McQuay air-cooled, roof-mounted	Approx. 65 ton	20+ years, not operational	0	-	
Air-cooled Condensing Unit Serving AHU CG-2	McQuay air-cooled, roof-mounted	Approx. 65 ton	20+ years, not operational	0	-	
2. Heating Systems						
Perimeter Heating - Hot Water	Recessed wall fin tube	6 ft lengths	20+ years	5-10	4	
Steam-Hot Water Heat Exchangers (x2)	Shell and tube HX	1,000 mph	20+ years	5-10	4	
Hot Water Circulation Pumps (x4)	Base-mounted pump	111 gpm, 24 ft wg	20+ years	0-5	4	
3. Air Handling Systems						
Air Handling Unit (AHU CG-1)	Bohn multizone, DX cooling, hot water heating	Approx. 65 ton	20+ years	0-5	-	DX coil disconnected and drained. Not operational in 10+ years.
Return Fan (RF CG-1)	Floor-mounted return fan	Approx. 25,000 cfm	20+ years	0-5	-	Not operational in 10+ years.
Air Handling Unit (AHU CG-2)	Bohn multizone, DX cooling, hot water heating	Approx. 65 ton	20+ years	0-5	-	DX coil disconnected and drained. Not operational in 10+ years.
Return Fan (RF CG-2)	Floor-mounted return fan	Approx. 25,000 cfm	20+ years	0-5	-	Not operational in 10+ years.
4. Temperature Controls						
DDC System	No	N/A				
Pneumatic System (AHU ONLY)	Yes	N/A	20+ years, not operational	0-5	-	Pneumatic compressors not operational.
GUI	No					

BUILDING ASSESSMENT WORKSHEET**MECHANICAL - FIFTH FLOOR**

1819 W. PERSHING ROAD -CENTRAL BUILDING

WALKTHROUGH -

1-Critical 2-Replace 3- Repair 4- Maintain



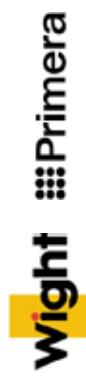
MECHANICAL SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Cooling Systems						
None						
2. Heating Systems						
Perimeter Heating - low pressure steam	Recessed wall fin tube	6 ft lengths, 5# steam	20+ years	5-10	4	
3. Air Handling Systems						
Air Handling Unit (AHU CS-1)	Bohn constant volume, single zone, chilled water cooling only	Approx. 35 ton	20+ years	0-5	-	Unit not operational for last 10+ years
Return Fan (RF CS-1)	Floor-mounted return fan	Approx. 15,000 cfm	20+ years	0-5	-	Unit not operational for last 10+ years
Air Handling Unit (AHU CS-2)	Bohn multizone, chilled water cooling, steam heating	Approx. 35 ton	20+ years	0-5	-	Unit not operational for last 10+ years
Return Fan (RF CS-2)	Floor-mounted return fan	13,800 cfm	20+ years	0-5	-	Unit not operational for last 10+ years
Air Handling Unit (AHU CS-3)	Bohn constant volume, chilled water cooling, steam heating	Approx. 50 ton	20+ years	0-5	-	Unit not operational for last 10+ years
Return Fan (RF CS-3)	Floor-mounted return fan	20,000 cfm	20+ years	0-5	-	Unit not operational for last 10+ years
Air Handling Unit (AHU CS-4)	Bohn constant volume, chilled water cooling, steam heating	Approx. 35 ton	20+ years	0-5	-	Unit not operational for last 10+ years
Return Fan (RF CS-4)	Floor-mounted return fan	Approx. 15,000 cfm	20+ years	0-5	-	Unit not operational for last 10+ years
4. Temperature Controls						
DDC System	No	N/A				
Pneumatic System (AHUS ONLY)	Yes	N/A	20+ years	0-5	-	Pneumatic compressors not operational.
GUI	No					

BUILDING ASSESSMENT WORKSHEET

MECHANICAL - FOURTH FLOOR

1819 W. PERSHING ROAD -CENTRAL BUILDING
WALKTHROUGH -

1-Critical 2- Replace 3- Repair 4- Maintain



MECHANICAL SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Cooling Systems						
Packaged thru the wall AC units	PTAC	1-2 ton	Varies	5-10	-	Located in small office currently in use. Heat rejected to interior of building.
2. Heating Systems						
Perimeter Heating - low pressure steam	Recessed wall fin tube	6 ft lengths, 5# steam	20+ years, operational where connected	10-20	4	
3. Air Handling Systems						
Air Handling Unit (AHU C4-1)	BOHN vav, chilled water cooling, steam heating	Approx. 65 ton	20+ years	0-5	-	Unit not operational for last 10+ years
Return Fan (RF C4-1)	Floor-mounted return w/ vfd	Approx. 26,000 cfm	20+ years	0-5	-	Unit not operational for last 10+ years
Air Handling Unit (AHU C4-2)	BOHN multi-zone, chilled water cooling, steam heating	Approx. 50 ton	20+ years	0-5	-	Unit not operational for last 10+ years
Return Fan (RF C4-2)	Floor-mounted return fan w/ vfd	Approx. 20,000 cfm	20+ years	0-5	-	Unit not operational for last 10+ years
4. Temperature Controls						
DDC System	NO	N/A				
Pneumatic System (AHU ONLY)	YES	N/A	20+ years, not operational	0-5	-	Pneumatic compressors not operational.
GUI	NO					

BUILDING ASSESSMENT WORKSHEET**MECHANICAL - THIRD FLOOR**1819 W. PERSHING ROAD -CENTRAL BUILDING
WALKTHROUGH-

1-Critical 2-Replace 3-Repair 4-Maintain



MECHANICAL SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Cooling Systems						
None.						
2. Heating Systems						
Perimeter Heating - low pressure steam	Ceiling radiators	20 ft lengths, 5# steam	30+ years, operational where connected	10-20	4	Majority of radiators are disconnected and abandoned in place.
Perimeter Heating - low pressure steam	Fin tube	5 TO 10 ft lengths, 5# steam	10+ years, operational where connected	10-20	4	
3. Air Handling Systems						
Exhaust Fans	Wall-mounted propeller	N/A	20 years	0-5	-	Provides increase air change rate in conjunction with operable windows.
Air Handling Unit (AHU C3-1)	Constant volume, chilled water cooling, steam heating	Approx. 18 ton	10+ years, not operational	0-5	-	Supply fan missing. Unit inoperable.
Return Fan (RF C3-1)	Inline return fan	Approx. 7,500 cfm	10+ years	0-5	-	
Air Handling Unit (AHU C3-2)	Constant volume, chilled water cooling, steam heating	Approx. 20 ton	10+ years, not operational	0-5	-	Coil section missing. Unit inoperable.
Return Fan (RF C3-2)	Inline return fan	Approx. 8,000 cfm	10+ years	0-5	-	
4. Temperature Controls						
DDC System	No	N/A				
Pneumatic System (AHU ONLY)	Yes	N/A	20+ years, not operational	0-5	-	Pneumatic compressors not operational.
GUI	No					

BUILDING ASSESSMENT WORKSHEET
MECHANICAL - SECOND FLOOR
 1819 W. PERSHING ROAD -CENTRAL BUILDING
 WALKTHROUGH -
 1-Critical 2- Replace 3- Repair 4- Maintain

MECHANICAL SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Cooling Systems						
Packaged thru the wall AC units	PTAC	1-2 ton	Varies	5-10	-	Located in small office currently in use. Heat rejected to interior of building.
Air-cooled condensing unit serving AHU C2-1	Bohn air-cooled, roof-mounted	35 ton	20+ years, not operational	0	-	
Air-cooled condensing unit serving AHU C2-2	Bohn air-cooled, roof-mounted	35 ton	20+ years, not operational	0	-	
2. Heating Systems						
Perimeter heating - low pressure steam	Ceiling radiators	20 ft lengths, 5# steam	30+ years, operational where connected	10-20	4	Majority of radiators are disconnected and abandoned in place.
Perimeter heating - low pressure steam	Fin tube	5 ft lengths, 5# steam	10+ years, operational where connected	10-20	4	Fin tube currently used for space heating
Electric Unit heater	Wall-mounted elec heater	3-5 kw	20+ years	0-5	4	
3. Air Handling Systems						
Exhaust Fans	Wall-mounted propeller	N/A	20 years	0-5	-	Provides increase air change rate in conjunction with operable windows.
Air Handling Unit (AHU C2-1)	Bohn constant volume, DX Cooling, steam heating	35 ton	20+ years, operational heating only	0-5	-	Condensing unit on roof inoperable. Unit operates in heating only mode.
Air Handling Unit (AHU C2-2)	Bohn constant volume, DX Cooling, steam heating	35 ton	20+ years, operational heating only	0-5	-	Condensing unit on roof inoperable. Unit operates in heating only mode.
4. Temperature Controls						
DDC System	No	N/A				
Pneumatic System (AHU ONLY)	Yes	N/A	20+ years, not operational	0-5	-	Pneumatic compressors not operational.
GUI	No					

BUILDING ASSESSMENT WORKSHEET**MECHANICAL - FIRST FLOOR**

1819 W. PERSHING ROAD -CENTRAL BUILDING

WALKTHROUGH -

1-Critical 2-Replace 3-Repair 4-Maintain



MECHANICAL SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Cooling Systems						
Packaged thru the wall AC units	PTAC	N/A	5 years	0-5	-	Located in small offices currently in use. Heat rejected to interior of building.
2. Heating Systems						
Perimeter Heating - low pressure steam	Ceiling radiators	20 ft lengths, 5# steam	30+ years, operational where connected	10-20	4	Majority of radiators are disconnected and abandoned in place.
Perimeter Heating - low pressure steam	Floor-mounted steam radiator	5 ft lengths, 5# steam	30+ years, operational where connected	10-20	4	
Perimeter Heating - low pressure steam	Trane ceiling-hung unit heater	N/A	25+ years, operational where connected	0-5	-	
3. Air Handling Systems						
Exhaust Fans	Wall-mounted propeller	N/A	20 years	0-5	-	Provides increase air change rate in conjunction with operable windows.
4. Temperature Controls						
DDC System	No	N/A				
Pneumatic System	No	N/A				
GUI	No					
Local Controls	Yes					Local disconnect at each piece of equipment.

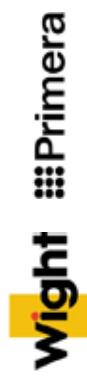
BUILDING ASSESSMENT WORKSHEET

MECHANICAL - BASEMENT

1819 W. PERSHING ROAD -CENTRAL BUILDING

WALKTHROUGH -

1-Critical 2-Repair 3-Replace 4-Maintain



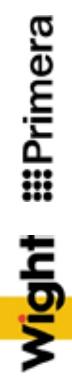
MECHANICAL SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Cooling Systems						
Chiller (CH-1)	Centrifugal	350-400 ton	20 years, not operated in 3 years	0-10	-	Chilled water distributed to Center and East buildings.
Chiller (CH-2)	Centrifugal	350-400 ton	20 years, not operated in 3 years	0-10	-	Chilled water distributed to Center and East buildings.
Chiller (CH-3)	Centrifugal	350-400 ton	20 years, not operated in 3 years	0	-	Unit used for spare parts to serve CH-1 and CH-2.
Primary Chilled Water Pumps (x3)	Base-mounted	800 gpm, 50 ft wg	20 years, not operated in 3 years	0-10	-	
Secondary Chilled Water Pumps (x3)	Base-mounted	1420 gpm, 130 ft wg	20 years, not operated in 3 years	0-10	-	Installed with Variable Frequency Drives
Condenser Water Pumps (x3)	Base-mounted	1200 gpm, 85 ft wg	20 years, not operated in 3 years	0-10	-	Cooling Towers located on Roof of Center Building
Cooling Towers (x2)	Open	600 ton	20 years, not operated in 3 years	0-10	-	
2. Heating Systems						
None						
3. Air Handling Systems						
None						
4. Temperature Controls						
DDC System	No	N/A				
OA Dampers	N/A	N/A				
Pneumatic System	Yes	N/A	20 years, not operated in 3 years	0	-	All controls and actuators are pneumatic. System non-functioning.
GUI	No					
Variable Frequency Drives	Yes	N/A	20 years, not operated in 3 years	0	-	Outdated technology.

BUILDING ASSESSMENT WORKSHEET**MECHANICAL - BASEMENT**

1869 W. PERSHING ROAD -WEST BUILDING

NOTE: For informational use only. West building is not a part of this report
WALKTHROUGH -

1-Critical 2- Replace 3- Repair 4- Maintain



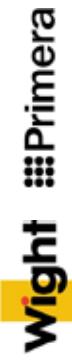
MECHANICAL SYSTEMS						
	TYPE	CAPACITY	CONDITION	USEFULLIFE LEFT (YRS.)	RANKING	COMMENTS
1. Cooling Systems						
None						
2. Heating Systems						
Steam Boiler (B-1A)	Scotch Marine, Kewanee	8000 lb/hr @ 5# steam	30 years, operational	5-10	4	
Steam Boiler (B-3A)	Scotch Marine, Kewanee	8000 lb/hr @ 5# steam	30 years, operational	5-10	4	Low pressure steam distributed to east and west buildings for primary heating.
Steam Boiler (B-4A)	Scotch Marine, Kewanee	8000 lb/hr @ 5# steam	30 years, not operational	5-10	3	1 boiler on when OAT > 55F. 3 boilers on when OAT < 55F. Common ducted combustion intake/exhaust.
Steam Boiler (B-4B)	Scotch Marine, Kewanee	8000 lb/hr @ 5# steam	30 years, operational	5-10	4	
Feedwater Plant	Gravity fed break tank	N/A	30 years, operational	0-5	4	
Condensate Pumps	Gravity fed	N/A	10 years, operational	5-10	4	
3. Air Handling Systems						
None						
4. Temperature Controls						
DDC System	No	N/A				
OA Dampers	N/A	N/A				
Pneumatic System	No	N/A				
GUI	No					
Boiler Controls	Local	N/A	30 years, operational	5-10		Gas trains and control panels replaced after 2010 flood in basement. Manual controls at each boiler - No centralized control.

BUILDING ASSESSMENT WORKSHEET**ELECTRICAL - SIXTH FLOOR**

1759 W. PERSHING ROAD EAST BUILDING

WALKTHROUGH -

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Power Distribution						
North Mechanical Room Distribution Panel D6N1	Main lugs only with branch switches	600amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Distribution Panel D6S1	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Distribution Panel D6L5	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
2. Lighting and Receptacle Panels						
North Mechanical Room Panel 6L3	Main lugs only with branch switches	100amp 120/208volt 3phase with 30 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel 6L5	Main lugs only with branch switches	200amp 120/208volt 3phase with 30 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel 6L7	Main lugs only with branch switches	200amp 120/208volt 3phase with 30 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel 6L8	Main lugs only with branch switches	200amp 120/208volt 3phase with 30 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel P6NE	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel 6SE1	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel 6SE2	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel P6CW	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel L6S1	Main lugs only with branch switches	100amp 120/208volt 3phase with 30 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel L6S2	Main lugs only with branch switches	100amp 120/208volt 3phase with 30 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel L6S3	Main lugs only with branch switches	100amp 120/208volt 3phase with 30 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel L6S4	Main lugs only with branch switches	210amp 120/208volt 3phase with 30 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel L6S5	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.

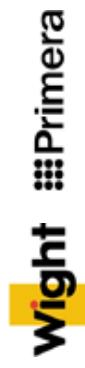
3. General lighting						
North, Center and South areas	2X4' 3 lamp T12 fluorescent	2X4' Recessed lay-in Ceiling	The lights are in poor condition and appear to be 30 years old	1-5	1	The light fixtures should be replaced.
4. Emergency Lighting						
	Emergency battery lighting units	Located only in the stairways And center area corridors	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.
5. Exit signage						
	a/c only	Located only near the stairways and center area corridors	Units are not functioning and appear to be 20 years old	-	1	New led type exit signs with emergency battery power units should be added at all paths of egress.
6. Fire Alarm						
	Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.

BUILDING ASSESSMENT WORKSHEET**ELECTRICAL - FIFTH FLOOR**

1769 W. PERSHING ROAD - EAST BUILDING

WALKTHROUGH -

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Power Distribution						
North Mechanical Room Distribution Panel DPEZ	Main lugs only with branch switches	600amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Distribution Panel DSNE	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Distribution Panel DSS2	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
2. Lighting and Receptacle Panels						
North Mechanical Room Panel LSN1	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel LSN2	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel LSN3	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel LSN4	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
3. General lighting						
North Area Office	2x4' 3 lamp T12 fluorescent	2x4' Recessed lay-in Ceiling	The lights are in poor condition and appear to be 30 years old	1-5	1	The light fixtures should be replaced.
Center Area	Fluorescent medium screw base lamps with integral ballast	Surface	The lights are in poor condition and appear to be 30 years old. The branch circuits for these lights have cloth insulations.	1-5	1	The light fixtures and branch wiring should be replaced
South Area	4 feet long 2 lamp T12 fluorescent	Pendant industrial strip lights	The lights are in poor condition and appear to be 30 years old. The branch circuits for these lights have cloth insulations.	1-5	1	The light fixtures and branch wiring should be replaced
4. Emergency Lighting						
	Emergency battery lighting units	Located only in the stairways And center area corridors	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.
5. Exit signage						
	a/c only	Located only near the stairways and center area corridors	Units are not functioning and appear to be 20 years old		1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
6. Fire Alarm						
	Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately 5 years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.

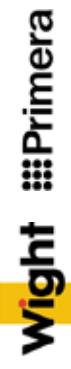
BUILDING ASSESSMENT WORKSHEET

ELECTRICAL - FOURTH FLOOR

1769 W.-PERSHING ROAD -EAST BUILDING

WALKTHROUGH -

1-critical 2- Replace 3- Repair 4- maintain



1. Lighting and Receptacle Panels

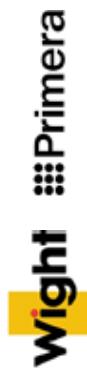
BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Lighting and Receptacle Panels						
Panel north center	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The feeder and branch circuit connected to this panel has cloth insulation and appears to be in poor condition. Also the panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced.
Panel south center	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The feeder and branch circuit connected to this panel has cloth insulation and appears to be in poor condition. Also the panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced.
2. General lighting						
	4 feet long 2 lamp T8 fluorescent	Pendant industrial strip lights	The lights are in poor condition and appear to be 20 years old. The branch circuits for these lights have cloth insulations.	1-5	1	The light fixtures and branch wiring should be replaced
4. Emergency Lighting						
	Emergency battery lighting units	Located only in the stairways	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.
5. Exit signage						
	a/c only	Located only near the stairways	Units are not functioning and appear to be 20 years old		1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
6. Fire Alarm						
	Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately 5 years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.

BUILDING ASSESSMENT WORKSHEET**ELECTRICAL - THIRD FLOOR**

1769 W. PERSHING ROAD -EAST BUILDING

WALKTHROUGH -

1-Critical 2- Replace 3- Repair 4- maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Lighting and Receptacle Panels						
Panel north center	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The feeder and branch circuit connected to this panel has cloth insulation and appears to be in poor condition. Also the panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced.
Panel south center	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The feeder and branch circuit connected to this panel has cloth insulation and appears to be in poor condition. Also the panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced.
2. General lighting						
North Area	4 feet long 2 lamp T8 fluorescent	Pendant Industrial strip lights	The lights are in poor condition and appear to be 20 years old. The branch circuits for these lights have cloth insulations.	1-5	1	The light fixtures and branch wiring should be replaced
Center and South Area	Incandescent	Surface	The lights are in poor condition and appear to be 30 years old. The branch circuits for these lights have cloth insulations.	1-5	1	The light fixtures and branch wiring should be replaced
4. Emergency Lighting						
	Emergency battery lighting units	Located only in the stairways	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.
5. Exit signage						
	a/c only	Located only near the stairways	Units are not functioning and appear to be 20 years old	-	1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
6. Fire Alarm						
	Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately 5 years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.

BUILDING ASSESSMENT WORKSHEET

ELECTRICAL - SECOND FLOOR

1769 W. PERSHING ROAD - EAST BUILDING

WALKTHROUGH -

1-Critical 2- Replace 3- Repair 4- maintain



1. Critical

BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Lighting and Receptacle Panels						
Panel North	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The feeder and branch circuits connected to this panel have cloth insulation. The panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced.
Panel South	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The feeder and branch circuits connected to this panel have cloth insulation. The panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced.
Panel East	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The feeder and branch circuits connected to this panel have cloth insulation. The panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced.
2. General Lighting						
	Incandescent	Surface	The lights are in poor condition and appear to be 30 years old. The branch circuits for these lights have cloth insulation.	1-5	1	The light fixtures and branch wiring should be replaced
3. Emergency Lighting						
	Emergency battery lighting units	Located only in the stairways	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.
4. Exit signage						
	a/c only	Located only near the stairways	Units are not functioning and appear to be 20 years old		1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
5. Fire Alarm						
	Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately 5 years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.

BUILDING ASSESSMENT WORKSHEET**ELECTRICAL - FIRST FLOOR**

1769 W. PERSHING ROAD - EAST BUILDING

WALKTHROUGH -

1-Critical 2-Replace 3-Repair 4-maintain

BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Main Serve Entrances						
Distribution Panel DNW1	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Distribution Panel DNE1	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
3. Lighting and Receptacle Panels						
Panel L1NW	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The branch circuits fed from this panel have wires with cloth insulation. The panel appears to be 30 years old and in poor condition.	1-5	1	The branch circuit wiring fed from this panel and the panel should be replaced
Panel L1NE	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The branch circuits fed from this panel have wires with cloth insulation. The panel appears to be 30 years old and in poor condition.	1-5	1	The branch circuit wiring fed from this panel and the panel should be replaced
4. General lighting						
Dock Area - high pressure sodium	250watt		The lights appear to be 20 years old and in poor condition	1-5	1	The lights should be replaced.
Locked storage - 4 feet long 2 lamp T8 fluorescent	Pendent mounted industrial strip lights with reflectors		The lights are in good condition	5-10	4	The light fixtures should be cleaned and re-lamped
5. Emergency Lighting						
Emergency battery lighting units	Located only in the stairways		Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.
6. Exit signage						
a/c only	Located only near the stairways		Units are not functioning and appear to be 20 years old	1	1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
7. Fire Alarm						
Water flow devices to monitor existing sprinkler	-		The water flow devices were installed approximately 5 years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.

BUILDING ASSESSMENT WORKSHEET

ELECTRICAL - BASEMENT

1769 W. PERSHING ROAD -EAST BUILDING
WALKTHROUGH -

1-Critical 2- Replace 3- Repair 4-maintain

BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Main Serve Entrances						
Switchboard #1	Main switch with branch switches	120/208volt 3phase 4wire. Main Fusible Boiler Pressure Switch with Branch Circuits	The switchboard appears to be 30 years old and in fair condition	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
2. Power Distribution						
Distribution Panel DBNE	Main lugs only with branch switches	900amps 120/208volt 3phase 4wire with (2) 200amp 3pole fusible switches, (2) 100amps 3pole fusible switches and (1) 200amp 3pole fusible switches.	The distribution panel appears to be 20 years old and in fair condition.	5-10	2	All conductors with cloth insulation should be replaced. General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
3. Lighting and Receptacle Panels						
LBW	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The panel is in poor condition	1-5	2	Panel should be replaced
LBE	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The panel is in poor condition	1-5	2	Panel should be replaced
4. General lighting						
	4 feet long 2 lamp T8 fluorescent reflectors	Open lamp industrial strip lights with reflectors	The lights are in good condition	5-10	4	The light fixtures should be cleaned and re-lamped
5. Emergency Lighting						
	Emergency battery lighting units	Located only in the stairways	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.
6. Exit signage						
	a/c only	Located only near the stairways	Units are not functioning and appear to be 20 years old	1	1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
7. Fire Alarm						
	Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately 5 years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.



BUILDING ASSESSMENT WORKSHEET**ELECTRICAL - SIXTH FLOOR**

1819 W. PERSHING ROAD - CENTRAL BUILDING

WALKTHROUGH -

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY (EACH)	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Power Distribution						
North Mechanical Room Distribution Panel D62N	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Distribution Panel L6M	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Distribution Panel D651	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Distribution Panel D651	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
2. Lighting and Receptacle Panels						
North Mechanical Room Panel E6N	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel L6N	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel L6N2	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel L6N3	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel L6N4	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel L6N5	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel D6M	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel D6M	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel M56	Main lugs only with branch switches	200amp 120/208volt 3phase with 36 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel L6S1	Main lugs only with branch switches	200amp 120/208volt 3phase with 36 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel L6S2	Main lugs only with branch switches	200amp 120/208volt 3phase with 30 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.

South Mechanical Room Panel L6S3	Main lugs only with branch switches	200amp 120/208volt 3phase with 30 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel L6S4	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel L6S5	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel L6S6	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel R6CS	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel P6CS	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	v	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed
3. General lighting						
North, Center and South areas	2x4' 3 lamp T12 fluorescent	2x4' Recessed lay-in Ceiling	The lights are in poor condition and appear to be 30 years old	1-5	1	The light fixtures should be replaced.
4. Emergency lighting						
	Emergency battery lighting units	Located only in the stairways And center area corridors	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.
5. Exit signage						
	a/c only	Located only near the stairways and center area corridors	Units are not functioning and appear to be 20 years old		1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
6. Fire Alarm						
	Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately 5 years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.

BUILDING ASSESSMENT WORKSHEET**ELECTRICAL - FIFTH FLOOR**

1819 W. PERSHING ROAD - CENTRAL BUILDING

WALKTHROUGH -

1-Critical 2- Replace 3- Repair 4- maintain



BUILDING SYSTEMS	TYPE	CAPACITY (EACH)	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Power Distribution						
North Mechanical Room Distribution Panel D5M	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Distribution Panel D5NE	Main lugs only with branch switches	400amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
South Kitchen Equip. Rm. Distribution Panel CAF	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include Cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
2. Lighting and Receptacle Panels						
Panel P1	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 C/B circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Panel P2	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 C/B circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Panel P3	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 C/B circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Panel LP-C	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 C/B circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Panel SE-1	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 C/B circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Panel SE-2	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 C/B circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel R5NE	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel R5NE	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel LSNE	Main lugs only with branch switches	200amp 120/208volt 3phase with 36 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel R6ES	Main lugs only with branch switches	200amp 120/208volt 3phase with 36 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel P6NW	Main lugs only with branch switches	200amp 120/208volt 3phase with 30 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel M5NE	Main lugs only with branch switches	200amp 120/208volt 3phase with 30 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include Cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel D5N1	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.

North Mechanical Room Panel L5N	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel L5NW	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel R5NW	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
3. General lighting						
North Area and South Area Office	2X4' 4 lamp T12 fluorescent	2X4' Recessed lay-in Ceiling	The lights are in poor condition and appear to be 30 years old	1-5	1	The light fixtures should be replaced.
Center Area	4 feet long 2 lamp T12 fluorescent	Pendant Industrial strip lights	The lights are in poor condition and appear to be 30 years old	1-5	1	The light fixtures should be replaced.
4. Emergency Lighting						
	Emergency battery lighting units	Located only in the stairways And center area corridors	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.
5. Exit signage						
	a/c only	Located only near the stairways and center area corridors	Units are not functioning and appear to be 20 years old	-	1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
6. Fire Alarm						
	Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately 5 years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.

BUILDING ASSESSMENT WORKSHEET**ELECTRICAL - FOURTH FLOOR**1819 W. PERSHING ROAD - CENTRAL BUILDING
WALKTHROUGH -

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY (EACH)	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Power Distribution						
North Mechanical Room Distribution Panel D4NC	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Distribution Panel D4N1	Main lugs only with branch switches	600amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Distribution Panel D4N2	Main lugs only with branch switches	600amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Distribution Panel D4SW	Main lugs only with branch switches	400amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
2. Lighting and Receptacle Panels						
North Mechanical Room Panel R4N1	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel R4N2	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel L4N1	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel L4N2	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel L4N3	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
North Mechanical Room Panel L4N4	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel Center	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel North	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
South Mechanical Room Panel South	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The panel is in fair condition.	5-10	4	General maintenance is required which will include cleaning and relighting all bus work and switches. Provide labels identifying the equipment being fed.
3. General Lighting						
North Area and South Area Office	2X4' 4 lamp T12 fluorescent	2X4' Recessed lay-in Ceiling	The lights are in poor condition and appear to be 30 years old	1-5	1	The light fixtures should be replaced.
Center Area	4 feet long 2 lamp T12 fluorescent	Pendant Industrial strip lights	The lights are in poor condition and appear to be 30 years old	1-5	1	The light fixtures should be replaced.
4. Emergency Lighting						
	Emergency battery lighting units	Located only in the stairways	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.

5. Exit signage	a/c only	Located only near the stairways 20 years old	Units are not functioning and appear to be 20 years old	1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
6. Fire Alarm	Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately 5 years ago and are in good condition	15-20	- New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.

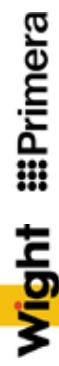
APPENDICES

BUILDING ASSESSMENT WORKSHEET

ELECTRICAL - THIRD FLOOR

1819 W. PERSHING ROAD - CENTRAL BUILDING
WALKTHROUGH -

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY (EACH)	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Power Distribution						
Distribution Panel D3NE	Main lugs only with branch switches	600amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
2. Lighting and Receptacle Panels						
Panel NE	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The feeder and branch circuit connected to this panel has cloth insulation and appears to be in poor condition. Also the panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced.
Panel CE	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The feeder and branch circuit connected to this panel has cloth insulation and appears to be in poor condition. Also the panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced.
Panel CW	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The feeder and branch circuit connected to this panel has cloth insulation and appears to be in poor condition. Also the panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced.
Panel Se	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 fuse circuits	The feeder and branch circuit connected to this panel has cloth insulation and appears to be in poor condition. Also the panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced.
3. General lighting						
North Area	4 feet long 2 lamp T8 fluorescent	Pendant Industrial strip lights	The lights are in good condition and appear to be 20 years old	1-5	4	The light fixtures should be cleaned and re-lamped.
Center and South Area	Fluorescent medium screw base lamps with integral ballast	Surface	The lamps are utilizing the existing sockets and wiring that is over 30 years old	1-5	1	The sockets and the cloth wiring should be replaced.
4. Emergency Lighting						
	Emergency battery lighting units	Located only in the stairways	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.
5. Exit signage						
	a/c only	Located only near the stairways	Units are not functioning and appear to be 20 years old		1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
6. Fire Alarm						
	Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately 5 years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.

BUILDING ASSESSMENT WORKSHEET

ELECTRICAL - SECOND FLOOR

1819 W. PERSHING ROAD - CENTRAL BUILDING
WALKTHROUGH -
1-Critical 2- Replace 3- Repair 4- maintain



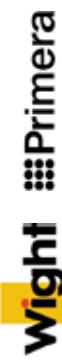
BUILDING SYSTEMS	TYPE	CAPACITY (EACH)	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Power Distribution						
Distribution Panel DP-2-480	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire,	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Distribution Panel DP-4p-1	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Distribution Panel DPH	Main lugs only with branch switches	400amps, 120/208volt 3phase 4wire	The distribution panel appears to be 20 years old and in fair	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
2. Lighting and Receptacle Panels						
Panel PSE (north-west)	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Panel PSM (north)	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Panel PSN (north)	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed
Panel PSD (north)	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed
Panel LTG (north)	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The panel is in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed
Panel SC-1	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The feeder and branch circuits connected to this panel have cloth insulations. The panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced
Panel SC-2	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The feeder and branch circuits connected to this panel have cloth insulations. The panel appears to be 30 years old and in poor condition.	1-5	2	The feeder and branch circuits along with the panel should be replaced
3. General lighting						
4. General lighting	4 feet long 2 lamp T8 fluorescent lights	Pendant mounted industrial strip	The lights are in good condition and appear to be 20 years old.	1-5	4	The light fixtures should be cleaned and re-lamped
4. Emergency Lighting	Emergency battery lighting units	Located only in the stairways	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery power units should be added to the stairways and all paths of egress.
5. Exit signage	a/c only	Located only near the stairways	Units are not functioning and appear to be 20 years old	-	1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
6. Fire Alarm	Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately 5 years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.

BUILDING ASSESSMENT WORKSHEET**ELECTRICAL - FIRST FLOOR**

1819 W. PERSHING ROAD - CENTRAL BUILDING

WALKTHROUGH -

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY (EACH)	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Main Serve Entrances						
Switchboard #3	Main switch with branch switches	277/480volt 3phase 4wire. 3000amp Main Fusible Boiler Pressure Switch with Branch Circuits	service feeders and the branch distribution feeders have cloth insulation and appear to be in poor condition. The switchboard appears to be 30 years old and in fair condition.	1-5	1	The Service feeders and branch circuits should be replaced. General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
2. Power Distribution						
Distribution Panel DPH1	Main lugs only with branch switches	800amps, 120/208volt 3phase 4wire	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Distribution Panel TEC	Main lugs only with branch switches	400amps, 120/208volt 3phase 4wire	The distribution panel appears to be 20 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
3. Lighting and Receptacle Panels						
Panel SC	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The branch circuits fed from this panel have wires with cloth insulation. The panel appears to be 30 years old and in poor condition.	1-5	1	The branch circuit wiring fed from this panel and the panel should be replaced
Panel NE-1	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The branch circuits fed from this panel have wires with cloth insulation. The panel appears to be 30 years old	1-5	1	Panel should be replaced
Panel NE-2	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The branch circuits fed from this panel have wires with cloth insulation. The panel appears to be 30 years old	1-5	1	Panel should be replaced
4. General lighting						
5. Emergency Lighting	4 feet long 2 lamp T8 fluorescent	Pendant mounted industrial strip lights with reflectors	The lights are in good condition	5-10	4	The light fixtures should be cleaned and re-lamped
6. Exit signage	Emergency battery lighting units	Located only in the stairways	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.
7. Fire Alarm	a/c only	Located only near the stairways	Units are not functioning and appear to be 20 years old	-	1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
	Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately 5 years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.

BUILDING ASSESSMENT WORKSHEET

ELECTRICAL - BASEMENT

1819 W. PERSHING ROAD - CENTRAL BUILDING

WALKTHROUGH -

1-Critical 2- Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. Main Serve Entrances						
Switchboard #1	Main switch with branch switches	277/480volt 3phase 4wire. 3000amp Main Fusible Bolter Pressure Switch with Branch Circuits	The switchboard appears to be 30 years old and in fair condition.	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Switchboard #2	Main switch with branch switches	120/208volt 3phase 4wire. 3000amp Main Fusible Bolter Pressure Switch with Branch Circuits	The switchboard appears to be 30 years old and in fair condition	5-10	4	General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
2. Power Distribution						
Distribution Panel DBNE	Main lugs only with branch switches	600amps, 120/208volt 3phase 4wire with (2) 200amp 3pole fusible switches, (2) 100amp 3pole fusible switches and (1) 200amp 3pole fusible switches.	The distribution panel appears to be 20 years old and in fair condition.	5-10	2	All conductors with cloth insulation should be replaced. General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Distribution Panel DP	Main lugs only with branch switches	400amps, 120/208volt 3phase 4wire	The distribution panel appears to be 20 years old and in fair condition.	5-10	2	All conductors with cloth insulation should be replaced. General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed.
Distribution Panel DBW	Main lugs only with branch switches	400amps, 120/208volt 3phase 4wire	The distribution panel appears to be 20 years old and in fair	5-10	2	All conductors with cloth insulation should be replaced. General maintenance is required which will include cleaning and retightening all bus work and switches. Provide labels identifying the equipment being fed
3. Lighting and Receptacle Panels						
SW Panel 1	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The panel is in poor condition	1-5	2	Panel should be replaced
SW Panel 2	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The panel is in poor condition	1-5	2	Panel should be replaced
Center Panel 3	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The panel is in poor condition	1-5	2	Panel should be replaced
SW Panel A	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The panel is in poor condition	1-5	2	Panel should be replaced
SW Panel B	Main lugs only with branch switches	200amp 120/208volt 3phase with 42 circuits	The panel is in poor condition	1-5	2	Panel should be replaced
4. General lighting						
	4 feet long 2 lamp T8 fluorescent	Open lamp industrial strip lights with reflectors	The lights are in good condition	5-10	4	The light fixtures should be cleaned and re-lamped
5. Emergency Lighting						
	Emergency battery lighting units	Located only in the stairways	Units are not functioning and appear to be 20 years old	-	1	New Emergency battery lighting units should be added to the stairways and all paths of egress.
6. Exit signage						
	a/c only	Located only near the stairways	Units are not functioning and appear to be 20 years old		1	New Led type exit signs with emergency battery power units should be added at all paths of egress.
7. Fire Alarm						

APPENDICES

Water flow devices to monitor existing sprinkler	-	The water flow devices were installed approximately 5 years ago and are in good condition	15-20	-	New fire alarm speaker and audio device are recommended for local notification when the sprinklers are activated.
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BUILDING ASSESSMENT WORKSHEET

PLUMBING - BASEMENT

1769 W. PERSHING ROAD - EAST BUILDING

WALKTHROUGH - SAB

1-Critical 2- Replace 3- Repair 4- maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. WATER SYSTEMS						
DOMESTIC WATER PIPING	Threaded Steel, Copper		Poor	0-5	2,3	Some repairs to existing piping are in good condition, poor condition as a whole. Some insulation contains asbestos and 25% of insulation is missing as a whole.
2. WASTE SYSTEMS						
STORM PIPING	Threaded/Flanged Steel	13,000sq ft (each), 6"	Fair to Good	0-20	2, 3, 4	The majority of the storm downspouts are in good condition within basement with isolated areas of corrosion needing replacement.
SANITARY PIPING	Cast iron, steel, copper		Poor to Fair	0-20	2, 3, 4	Most of the piping has exceeded its lifespan and needs replacement for any further reliable service.
VENT PIPING	Cast iron, steel, copper		Fair to Good	0-20	2, 3, 4	Recent repairs and additions are in good condition with the majority needing replacement for any further reliable service.
3. FIXTURES						
WATER CLOSETS						
LAVATORIES	Vitreous China		Poor to Fair	0-5	2, 3	Most lavatories do not flow hot water. Isolated exceptions include fixtures that are used and cleaned regularly by staff that are in usable condition, however they are not suitable for any extended reliable service past 5 years.
URINALS						
MOP SINKS	Enamel Cast Iron		Fair	0-10	3, 4	
ELECTRIC WATER COOLERS						
HOSE BIBBS	Bronze/Brass		Fair	0-5	3, 4	A portion of hose bibbs have inadequate backflow protection by todays code standards.
FLOOR DRAINS	Cast iron, Cast iron/bronze grates		Poor to Fair	0-20	3, 4	Most floor drains within basement are clogged with debris and will not flow. Risk of flooding in basement if water seepage occurred. Some isolated areas have floor drains in good condition, however the traps have evaporated exposing areas to sewer gas smell.

notes:

BUILDING ASSESSMENT WORKSHEET**PLUMBING - FIRST FLOOR**

1769 W. PERSHING ROAD - EAST BUILDING

WALKTHROUGH - SAB

1-Critical 2- Replace 3- Repair 4- maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. WATER SYSTEMS						
DOMESTIC WATER PIPING	Threaded Steel, Copper		Poor	0-5	2,3	Some repairs to existing piping are in good condition, poor condition as a whole. Some insulation contains asbestos and 25% of insulation is missing as a whole.
2. WASTE SYSTEMS						
STORM PIPING	Threaded/Flanged Steel	13,000sq ft (each), 6"	Fair to Good	0-20	2,3, 4	The majority of the storm downspouts are in good condition within the first floor with isolated areas of corrosion needing replacement.
SANITARY PIPING	Cast iron, steel, copper		Poor to Fair	0-20	2,3, 4	Most of the piping has exceeded its lifespan and needs replacement for any further reliable service.
VENT PIPING	Cast iron, steel, copper		Fair to Good	0-20	2,3, 4	Recent repairs and additions are in good condition with the majority needing replacement for any further reliable service.
3. FIXTURES						
WATER CLOSETS	Vitreous China	3.5 gpm flush valves	Poor to Fair	0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding. Some exceptions include water closets that are in regular use and are maintained, however these fixtures are not reliable for any extended reliable service past 5yrs.
LAVATORIES	Vitreous China		Poor to Fair	0-5	2, 3	Most lavatories do not flow hot water. Isolated exceptions include fixtures that are used and cleaned regularly by staff that are in usable condition, however they are not suitable for any extended reliable service past 5yrs.
URINALS	Vitreous China		Poor to Fair	0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding. Some exceptions include urinals that are in regular use and are maintained, however these fixtures should not be used for any extended reliable service past 5yrs.
MOP SINKS	Enamel Cast Iron		Fair	0-10	3, 4	Most water coolers have not been used in many years leading to badly corroded interiors. Not safe for drinking water.
ELECTRIC WATER COOLERS	Stainless Steel		Poor to Fair	0	1	A portion of hose bibbs have inadequate backflow protection by todays code standards.
HOSE BIBBS	Bronze/Brass		Fair	0-5	3, 4	Some isolated areas have floor drains in good condition, however the traps have evaporated exposing areas to sewer gas smell.
FLOOR DRAINS	Cast iron, Cast iron/bronze grates		Poor to Fair	0-20	3, 4	notes:

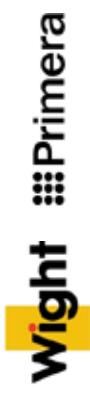
BUILDING ASSESSMENT WORKSHEET

PLUMBING - FLOORS 2-5

1769 W. PERSHING ROAD - EAST BUILDING

WALKTHROUGH - SAB

1-Critical 2- Replace 3- Repair 4- maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. WATER SYSTEMS						
DOMESTIC WATER PIPING	Threaded Steel, Copper		Poor	0-5	2,3	Some repairs to existing piping are in good condition, poor condition as a whole. Some insulation contains asbestos and 25% of insulation is missing as a whole.
2. WASTE SYSTEMS						
STORM PIPING	Threaded/Flanged Steel	13,000sq ft (each), 6" downspouts	Fair to Good	0-20	2, 3, 4	The majority of the storm downspouts are in good condition within the floors with isolated areas of corrosion needing replacement. This is an assumption based on condition of floors above and below; piping is concealed in most areas.
SANITARY PIPING	Cast iron, steel, copper		Poor to Fair	0-20	2, 3, 4	Most of the piping has exceeded its lifespan and needs replacement for any further reliable service.
VENT PIPING	Cast iron, steel, copper		Fair to Good	0-20	2, 3, 4	Recent repairs and additions are in good condition with the majority needing replacement for any further reliable service.
3. FIXTURES						
WATER CLOSETS	Vitreous China	3.5 gpm flush valves	Poor to Fair	0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding. Some exceptions include water closets that are in regular use and are maintained, however these fixtures should not be used for any extended reliable service past 5yrs.
LAVATORIES	Vitreous China		Poor to Fair	0-5	2, 3	Most lavatories do not flow hot water. Isolated exceptions include fixtures that are used and cleaned regularly by staff that are in usable condition, however they are not suitable for any extended reliable service past 5 years.
URINALS	Vitreous China		Poor to Fair	0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding. Some exceptions include urinals that are in regular use and are maintained, however these fixtures are not reliable for any extended reliable service past 5yrs.
MOP SINKS	Enamel Cast Iron		Fair	0-10	3, 4	
ELECTRIC WATER COOLERS	Stainless Steel		Poor to Fair	0	1	Most water coolers have not been used in many years leading to badly corroded internals. Not safe for drinking water.
HOSE BIBBS	Bronze/Brass		Fair	0-5	3, 4	A portion of hose bibs in mechanical areas have inadequate backflow protection by today's code standards.
FLOOR DRAINS	Cast iron, Cast iron/bronze grates		Poor to Fair	0-20	3, 4	Some isolated areas have floor drains in good condition, however the traps have evaporated exposing areas to sewer gas smell.

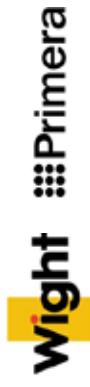
notes:

BUILDING ASSESSMENT WORKSHEET**PLUMBING - SIXTH FLOOR**

1769 W. PERSHING ROAD - EAST BUILDING

WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS						TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS	
1. WATER SYSTEMS												
DOMESTIC WATER PIPING	Threaded Steel, Copper		Poor		0-5	2.3	The majority of the storm downspouts are in poor condition within the 6th floor due to leaking skylights, replacement is critical. Roof drains are in poor condition as well and are in need of replacement. Foliage growing around and in drains can lead to cracked piping and further water damage. This condition is propagated to the floors below with less and less damage seen on subsequent floors.					
2. WASTE SYSTEMS												
STORM PIPING	Threaded/Flanged Steel	13,000sq ft (each), 6"	Fair to Good		0-20	2, 3, 4	Most of the piping has exceeded its lifespan and needs replacement for any further reliable service.					
SANITARY PIPING	Cast iron, steel, copper		Poor to Fair		0-20	2, 3, 4	Recent repairs and additions are in good condition with the majority needing replacement for any further reliable service.					
VENT PIPING	Cast iron, steel, copper		Fair to Good		0-20	2, 3, 4						
3. FIXTURES												
WATER CLOSETS	Vitreous China	3.5 gpm flush valves	Poor to Fair		0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding.					
LAVATORIES	Vitreous China		Poor to Fair		0-5	2, 3	Most lavatories do not flush hot water.					
URINALS	Vitreous China		Poor to Fair		0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding.					
MOP SINKS	Enamel Cast Iron		Fair		0-10	3, 4						
ELECTRIC WATER COOLERS	Stainless Steel		Poor to Fair		0	1	Most water coolers have not been used in many years leading to badly corroded internals. Not safe for drinking water.					
HOSE BIBBS	Bronze/Bass		Fair		0-5	3, 4	A portion of hose bibs in mechanical areas have inadequate backflow protection by today's code standards.					
FLOOR DRAINS	Cast iron, Cast iron/bronze grates		Poor to Fair		0-20	3, 4	Some isolated areas have floor drains in good condition, however the traps have evaporated exposing areas to sewer gas smell.					

notes:

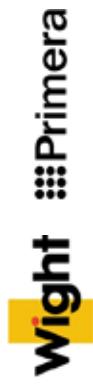
BUILDING ASSESSMENT WORKSHEET

PLUMBING - BASEMENT

1819 W. PERSHING ROAD - CENTRAL BUILDING

WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. WATER SYSTEMS						
DOMESTIC WATER PIPING	Threaded Steel, Copper		Poor	0-5	2,3	Some repairs to existing piping are in good condition, poor condition as a whole. Some insulation contains asbestos and 25% of insulation is missing as a whole.
2. WASTE SYSTEMS						
STORM PIPING	Threaded/Flanged Steel	13,000sq ft (each), 6"	Fair to Good	0-20	2, 3, 4	The majority of the storm downspouts are in good condition within basement with isolated areas of corrosion needing replacement.
SANITARY PIPING	Cast iron, steel, copper		Poor to Fair	0-20	2, 3, 4	Most of the piping has exceeded its lifespan and needs replacement for any further reliable service.
VENT PIPING	Cast iron, steel, copper		Fair to Good	0-20	2, 3, 4	Recent repairs or additions are in good condition with the majority needing replacement for any further reliable service.
3. FIXTURES						
WATER CLOSETS	Vitreous China	3.5 gpm flush valves	Poor to Fair	0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding.
LAVATORIES	Vitreous China		Poor to Fair	0-5	2, 3	Most lavatories do not flow hot water. Isolated exceptions include fixtures that are used and cleaned regularly by staff that are in usable condition, however they are not suitable for any extended reliable service past 5 years.
URINALS	Vitreous China		Poor to Fair	0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding.
MOP SINKS	Enamel Cast Iron		Fair	0-10	3, 4	Most fixtures have not been used in many years leading to badly corroded internals. Not safe for drinking water.
ELECTRIC WATER COOLERS	Stainless Steel		Poor to Fair	0	1	Most water coolers have not been used in many years leading to badly corroded internals. Not safe for drinking water.
HOSE BIBBS	Bronze/Brass		Fair	0-5	3, 4	A portion of hose bibbs have inadequate backflow protection by todays code standards.
FLOOR DRAINS	Cast iron, Cast iron/bronze grates		Poor to Fair	0-20	3, 4	Most floor drains within basement are clogged with debris and will not flow. Risk of flooding in basement if water seepage occurred. Some isolated areas have floor drains in good condition, however the traps have evaporated exposing areas to sewer gas smell.

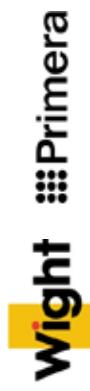
notes:

BUILDING ASSESSMENT WORKSHEET**PLUMBING - FIRST FLOOR**

1819 W. PERSHING ROAD - CENTRAL BUILDING

WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain



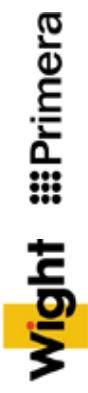
BUILDING SYSTEMS						
	Type	Capacity	Condition	Useful Life Left (Yrs.)	Ranking	Comments
1. WATER SYSTEMS						
DOMESTIC WATER PIPING	Threaded Steel, Copper		Poor	0-5	2,3	Some repairs to existing piping are in good condition, poor condition as a whole. Some insulation contains asbestos and 25% of insulation is missing as a whole.
2. WASTE SYSTEMS						
STORM PIPING	Threaded/Flanged Steel	13,000sq ft (each), 6"	Fair to Good	0-20	2, 3, 4	The majority of the storm downspouts are in good condition within the first floor with isolated areas of corrosion needing replacement.
SANITARY PIPING	Cast iron, steel, copper		Poor to Fair	0-20	2, 3, 4	Most of the piping has exceeded its lifespan and needs replacement for any further reliable service.
VENT PIPING	Cast iron, steel, copper		Fair to Good	0-20	2, 3, 4	Recent repairs and additions are in good condition with the majority needing replacement for any further reliable service.
3. FIXTURES						
WATER CLOSETS	Vitreous China	3.5 gpm flush valves	Poor to Fair	0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding. Some exceptions include water closets that are in regular use and are maintained, however these fixtures are not reliable for any extended reliable service past 5yrs.
LAVATORIES	Vitreous China		Poor to Fair	0-5	2, 3	Most lavatories do not flow hot water. Isolated exceptions include fixtures that are used and cleaned regularly by staff that are in usable condition, however they are not suitable for any extended reliable service past 5 years.
URINALS	Vitreous China		Poor to Fair	0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding. Some exceptions include urinals that are in regular use and are maintained, however these fixtures should not be used for any extended reliable service past 5yrs.
MOP SINKS	Enamel Cast Iron		Fair	0-10	3, 4	Most fixtures have not been used in many years leading to badly corroded internals. Not safe for drinking water.
ELECTRIC WATER COOLERS	Stainless Steel		Poor to Fair	0	1	A portion of these bibs have inadequate backflow protection by todays code standards.
HOSE BIBBS	Bronze/Brass		Fair	0-5	3, 4	Some isolated areas have floor drains in good condition, however the traps have evaporated exposing areas to sewer gas smell.
FLOOR DRAINS	Cast iron, Cast iron/bronze grates		Poor to Fair	0-20	3, 4	notes:

BUILDING ASSESSMENT WORKSHEET

PLUMBING - FLOORS 2-5

1819 W. PERSHING ROAD - CENTRAL BUILDING
WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
1. WATER SYSTEMS						
DOMESTIC WATER PIPING	Threaded Steel, Copper		Poor	0-5	2,3	Some repairs to existing piping are in good condition, poor condition as a whole. Some insulation contains asbestos and 25% of insulation is missing as a whole.
2. WASTE SYSTEMS						
STORM PIPING	Threaded/Flanged Steel	13,000sq ft (each), 6" downspouts	Fair to Good	0-20	2, 3, 4	The majority of the storm downspouts are in good condition within the floors with isolated areas of corrosion needing replacement. This is an assumption based on condition of floors above and below, piping is concealed in most areas.
SANITARY PIPING	Cast iron, steel, copper		Poor to Fair	0-20	2, 3, 4	Most of the piping has exceeded its lifespan and needs replacement for any further reliable service.
VENT PIPING	Cast iron, steel, copper		Fair to Good	0-20	2, 3, 4	Recent repairs and additions are in good condition with the majority needing replacement for any further reliable service.
3. FIXTURES						
WATER CLOSETS	Vitreous China	3.5 gpm flush valves	Poor to Fair	0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding. Some exceptions include water closets that are in regular use and are maintained, however these fixtures should not be used for any extended reliable service past 5yrs.
LAVATORIES	Vitreous China		Poor to Fair	0-5	2, 3	Most lavatories do not flow hot water. Isolated exceptions include fixtures that are used and cleaned regularly by staff that are in usable condition, however they are not suitable for any extended reliable service past 5 years.
URINALS	Vitreous China		Poor to Fair	0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding. Some exceptions include urinals that are in regular use and are maintained, however these fixtures are not reliable for any extended reliable service past 5 yrs.
MOP SINKS	Enamel Cast Iron		Fair	0-10	3, 4	
ELECTRIC WATER COOLERS	Stainless Steel		Poor to Fair	0	1	Most water coolers have not been used in many years leading to badly corroded internals. Not safe for drinking water.
HOSE BIBBS	Bronze/Brass		Fair	0-5	3, 4	A portion of hose bibbs in mechanical areas have inadequate backflow protection by todays code standards.
FLOOR DRAINS	Cast iron, Cast iron/bronze grates		Poor to Fair	0-20	3, 4	Some isolated areas have floor drains in good condition, however the traps have evaporated exposing areas to sewer gas smell.

notes:

BUILDING ASSESSMENT WORKSHEET**PLUMBING - SIXTH FLOOR**

1819 W. PERSHING ROAD - CENTRAL BUILDING

WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain

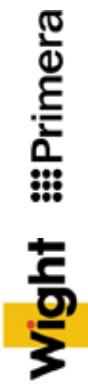


BUILDING SYSTEMS						
	Type	Capacity	Condition	Useful Life Left (Yrs.)	Ranking	Comments
1. WATER SYSTEMS						
DOMESTIC WATER PIPING	Threaded Steel, Copper	Poor	0-5	2,3		Some repairs to existing piping are in good condition, poor condition as a whole. Some insulation contains asbestos and 25% of insulation is missing as a whole.
2. WASTE SYSTEMS						
STORM PIPING	Threaded/Flanged Steel	13,000sq ft (each), 6"	Fair to Good	0-20	2, 3, 4	The majority of the storm downspouts are in poor condition within the 6th floor due to leaking skylights, replacement is critical. Roof drains are in poor condition as well and are in need of replacement. Foliage growing around and in drains can lead to cracked piping and further water damage. This condition is propagated to the floors below with less and less damage seen on subsequent floors.
SANITARY PIPING	Cast iron, steel, copper		Poor to Fair	0-20	2, 3, 4	Most of the piping has exceeded its lifespan and needs replacement for any further reliable service.
VENT PIPING	Cast iron, steel, copper		Fair to Good	0-20	2, 3, 4	Recent repairs and additions are in good condition with the majority needing replacement for any further reliable service.
3. FIXTURES						
WATER CLOSETS	Vitreous China	3.5 gpm flush valves	Poor to Fair	0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding.
LAVATORIES	Vitreous China		Poor to Fair	0-5	2, 3	Most lavatories do not flow hot water.
URINALS	Vitreous China		Poor to Fair	0-5	2, 3	Most fixtures have not been used in years leading to corroded flush valves. Most valves do not flush properly and/or need rebuilding.
MOP SINKS	Enamel Cast Iron		Fair	0-10	3, 4	
ELECTRIC WATER COOLERS	Stainless Steel		Poor to Fair	0	1	Most water coolers have not been used in many years leading to badly corroded internals. Not safe for drinking water.
HOSE BIBBS	Bronze/Brass		Fair	0-5	3, 4	A portion of hose bibbs in mechanical areas have inadequate backflow protection by today's code standards.
FLOOR DRAINS	Cast iron, Cast iron/bronze grates		Poor to Fair	0-20	3, 4	Some isolated areas have floor drains in good condition, however the traps have evaporated exposing areas to sewer gas smell.

notes:

BUILDING ASSESSMENT WORKSHEET**FIRE PROTECTION - BASEMENT**1769 W. PERSHING ROAD - EAST BUILDING
WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
RISER CONTROL VALVES	Supervised rising stem	All risers are 6"	Poor to Good		1	A portion of control valves do not have test labels on them and/or the test dates are old. All control valves within basement need testing. Critical
MAIN PIPING	Black Steel		Fair to Good		1	Some isolated areas of mains are corroded and need replacement
BRANCH PIPING	Black Steel	3/4" portions are not allowed by code anymore	Poor to Fair		1	All piping 1.5 inch and below is likely severely corroded inside given the age of installation. Replacement is necessary.
SPRINKLER HEADS	165°F			0	1	Most of the sprinkler heads in the basement are original and need to be replaced or tested by code due to their age.
DRY VALVES						
ZONE FLOW SWITCHES			Poor to Good	0-20	2, 3, 4	A portion of the flow switches are not addressed and the wires are cut

notes:

BUILDING ASSESSMENT WORKSHEET**FIRE PROTECTION - FIRST FLOOR**1769 W. PERSHING ROAD - EAST BUILDING
WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain

BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
RISER CONTROL VALVES						
MAIN PIPING	Black Steel		Fair to Good	0-20	1	Some isolated areas of mains are corroded and need replacement
BRANCH PIPING	Black Steel	3/4" portions are not allowed by code anymore	Poor to Fair	0-20	1	All piping 1.5 inch and below is likely severely corroded inside given the age of installation. Replacement is necessary.
SPRINKLER HEADS	165°F			0-20	1	A portion of the sprinkler heads on the first floor are original and need to be replaced or tested by code due to their age.
DRY VALVES	Supervised, rising stem			0-20	1, 3	All dry valves are shut off and unsupervised.
ZONE FLOW SWITCHES			Poor to Good	0-20	2, 3, 4	A portion of the flow switches are not addressed and the wires are cut

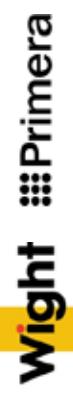
notes:

BUILDING ASSESSMENT WORKSHEET

FIRE PROTECTION - FLOORS 2-5

1769 W. PERSHING ROAD - EAST BUILDING
WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
RISER CONTROL VALVES						
MAIN PIPING	Black Steel		Fair to Good	0-20	1	Some isolated areas of mains are corroded and need replacement
BRANCH PIPING	Black Steel	3/4" portions are not allowed by code anymore	Poor to Fair	0-20	1	All piping 1.5 inch and below is likely severely corroded inside given the age of installation. Replacement is necessary.
SPRINKLER HEADS	165°F			0-20	1	A portion of the sprinkler heads on these floors are old and need to be replaced or tested by code due to their age.
DRY VALVES						
ZONE FLOW SWITCHES			Poor to Good	0-20	2, 3, 4	A portion of the flow switches are not addressed and the wires are cut.

notes:

BUILDING ASSESSMENT WORKSHEET

FIRE PROTECTION - SIXTH FLOOR

1769 W. PERSHING ROAD - EAST BUILDING
WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
RISER CONTROL VALVES						
MAIN PIPING	Black Steel		Fair to Good	0-20	1	The majority of the piping has been damaged by leaking skylights and are in need of replacement. Critical
BRANCH PIPING	Black Steel	3/4" portions are not allowed by code anymore	Poor to Fair	0-20	1	All piping 1.5 inch and below is likely severely corroded inside given the age of installation. Replacement is necessary.
SPRINKLER HEADS	165°F			0-20	1	A portion of the sprinkler heads on this floor are old and need to be replaced or tested by code due to their age.
DRY VALVES						
ZONE FLOW SWITCHES			Poor to Good	0-20	2, 3, 4	A portion of the flow switches are not addressed and the wires are cut.

notes:

BUILDING ASSESSMENT WORKSHEET**FIRE PROTECTION - BASEMENT**

1819 W. PERSHING ROAD - CENTRAL BUILDING

WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
RISER CONTROL VALVES	Supervised rising stem	All risers are 6"	Poor to Good		1	A portion of control valves do not have test labels on them and/or the test dates are old. All control valves within basement need testing. Riser #7 is shut off leaving 1/6 or the entire building susceptible to fire without protection. Critical
MAIN PIPING	Black Steel		Fair to Good		1	Some isolated areas of mains are corroded and need replacement
BRANCH PIPING	Black Steel	3/4" portions are not allowed by code anymore	Poor to Fair		1	All piping 1.5 inch and below is likely severely corroded inside given the age of installation. Replacement is necessary.
SPRINKLER HEADS	165°F			0	1	Most of the sprinkler heads in the basement are original and need to be replaced or tested by code due to their age.
DRY VALVES						
ZONE FLOW SWITCHES			Poor to Good	0-20	2, 3, 4	A portion of the flow switches are not addressed and the wires are cut

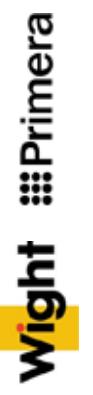
notes:

BUILDING ASSESSMENT WORKSHEET**FIRE PROTECTION - FIRST FLOOR**

1819 W. PERSHING ROAD - CENTRAL BUILDING

WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
RISER CONTROL VALVES	Black Steel		Fair to Good	0-20	1	Some isolated areas of mains are corroded and need replacement
MAIN PIPING	Black Steel	3/4" portions are not allowed by code anymore	Poor to Fair	0-20	1	All piping 1.5 inch and below is likely severely corroded inside given the age of installation. Replacement is necessary.
BRANCH PIPING	Black Steel			0-20	1	A portion of the sprinkler heads on the first floor are original and need to be replaced or tested by code due to their age.
SPRINKLER HEADS	165°F			0-20	1, 3	All dry valves are shut off and unsupervised.
DRY VALVES	Supervised, rising stem			0-20		
ZONE FLOW SWITCHES			Poor to Good	0-20	2, 3, 4	A portion of the flow switches are not addressed and the wires are cut

notes:

BUILDING ASSESSMENT WORKSHEET

FIRE PROTECTION - FLOORS 2-5

1819 W. PERSHING ROAD - CENTRAL BUILDING

WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
RISER CONTROL VALVES						
MAIN PIPING	Black Steel		Fair to Good	0-20	1	Some isolated areas of mains are corroded and need replacement
BRANCH PIPING	Black Steel	3/4" portions are not allowed by code anymore	Poor to Fair	0-20	1	All piping 1.5 inch and below is likely severely corroded inside given the age of installation. Replacement is necessary.
SPRINKLER HEADS	165°F			0-20	1	A portion of the sprinkler heads on these floors are old and need to be replaced or tested by code due to their age.
DRY VALVES						
ZONE FLOW SWITCHES		Poor to Good		0-20	2, 3, 4	A portion of the flow switches are not addressed and the wires are cut.

notes:

BUILDING ASSESSMENT WORKSHEET

FIRE PROTECTION - SIXTH FLOOR

1819 W. PERSHING ROAD - CENTRAL BUILDING

WALKTHROUGH - SAB

1-Critical 2-Replace 3-Repair 4-maintain



BUILDING SYSTEMS	TYPE	CAPACITY	CONDITION	USEFUL LIFE LEFT (YRS.)	RANKING	COMMENTS
RISER CONTROL VALVES						
MAIN PIPING	Black Steel		Fair to Good	0-20	1	The majority of the piping has been damaged by leaking skylights and are in need of replacement. Critical
BRANCH PIPING	Black Steel	3/4" portions are not allowed by code anymore	Poor to Fair	0-20	1	All piping 1.5 inch and below is likely severely corroded inside given the age of installation. Replacement is necessary.
SPRINKLER HEADS	165°F			0-20	1	A portion of the sprinkler heads on this floor are old and need to be replaced or tested by code due to their age.
DRY VALVES						
ZONE FLOW SWITCHES		Poor to Good		0-20	2, 3, 4	A portion of the flow switches are not addressed and the wires are cut.

notes:

BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - BASEMENT FLOOR
 1769 W. PERSHING ROAD -EAST BUILDING
 WALKTHROUGH -

MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)		
THERMAL SYSTEMS INSULATION (TSI)	1677 linear feet	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.
Fittings on TSI	93 fittings	
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR		
White	64125 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.
Light blue	20875 approx. sq. ft.	
3. SUSPECTED HAZARDOUS MATERIALS		
Fluorescent light bulbs/ballasts	376	
Fire Extinguishers	7	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.
Thermostats	1	
Batteries	9	
Electric transformers	5	

BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - FIRST FLOOR
 1769 W. PERSHING ROAD -EAST BUILDING
 WALKTHROUGH -

MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)		
THERMAL SYSTEMS INSULATION (TSI)	695 linear feet	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.
Fittings on TSI	77 fittings	
Floor tile and mastic	900 square feet	
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR		
White	64125 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.
Light green	15875 approx. sq. ft.	
Dark green	1000 approx. sq. ft.	
Light blue	4000 approx. sq. ft.	
3. SUSPECTED HAZARDOUS MATERIALS		
Fluorescent light bulbs/ballasts	195	
Other lighting	55	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.
Thermostats	1	
Batteries	1	
Electric transformers	9	



BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - SECOND FLOOR
 1769 W. PERSHING ROAD -EAST BUILDING
 WALKTHROUGH -



MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)		
THERMAL SYSTEMS INSULATION (TSI)	1085 linear feet	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.
Fittings on TSI	104 fittings	
Floor tile and mastic	4275 square feet	
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR		
White	64125 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.
Light green	16875 approx. sq. ft.	
Light blue	4000 approx. sq. ft.	
3. SUSPECTED HAZARDOUS MATERIALS		
Fluorescent light bulbs/ballasts	114	
Fire Extinguishers	11	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.
Batteries	6	
Refrigerators/freezers	2	
Electric transformers	15	

BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - THIRD FLOOR
 1769 W. PERSHING ROAD -EAST BUILDING
 WALKTHROUGH -



MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)		
THERMAL SYSTEMS INSULATION (TSI)	343 linear feet	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.
Fittings on T SI	44 fittings	
Floor tile and mastic	56700 square feet	
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR		
White	64125 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.
Light green	16875 approx. sq. ft.	
Light blue	4000 approx. sq. ft.	
3. SUSPECTED HAZARDOUS MATERIALS		
Fluorescent light bulbs/ballasts	141	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. . In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.
Fire Extinguishers	11	
Batteries	7	
Electric transformers	12	

BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - FOURTH FLOOR
 1769 W. PERSHING ROAD - EAST BUILDING
 WALKTHROUGH -

MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)		
THERMAL SYSTEMS INSULATION (TSI) (in stainwell)	20 linear feet	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.
Glue dots on ceiling	2700 square feet	
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR		
White	64125 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.
Light green	16875 approx. sq. ft.	
Light blue	4000 approx. sq. ft.	
3. SUSPECTED HAZARDOUS MATERIALS		
Fluorescent light bulbs/ballasts	549	
Fire Extinguishers	16	
Batteries	12	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.
Contaminated waste containers	51	
Drums of chemicals	1	
Electric transformers	4	

BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - FIFTH FLOOR
 1769 W. PERSHING ROAD -EAST BUILDING
 WALKTHROUGH -



MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS				
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)						
THERMAL SYSTEMS INSULATION (TSI) (in stainwell)	20 linear feet					
ceiling tile	86400 square feet	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.				
Floor tile and mastic	1350 square feet					
Glue dots on ceiling	18900 square feet					
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR						
White	86000 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.				
Light blue	4000 approx. sq. ft.					
3. SUSPECTED HAZARDOUS MATERIALS						
Fluorescent light bulbs/ballasts	579					
Fire Extinguishers	3					
Batteries	10	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.				
Thermostats	18					
Mercury switches	5					
Electric transformers	16					

BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - SIXTH FLOOR
 1769 W. PERSHING ROAD - EAST BUILDING
 WALKTHROUGH -



MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)		
THERMAL SYSTEMS INSULATION (TSI) (in stainwell)	20 linear feet	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.
Floor tile and mastic	8500 square feet	
Glue dots on ceiling	86400 square feet	
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR		
White	91000 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.
Light blue	4000 approx. sq. ft.	
Dark green (exterior)	40000 approx. sq. ft.	
3. SUSPECTED HAZARDOUS MATERIALS		
Fluorescent light bulbs/ballasts	1296	
Fire Extinguishers	1	
Batteries	28	
Thermostats	40	
Mercury switches	1	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.
Computer Monitors	4	
Computers	1	
Audio Control Panel	1	
Misc. valves/gauges (mercury)	13	
Electric transformers	29	

BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - BASEMENT
 1819 W. PERSHING ROAD -CENTRAL BUILDING
 WALKTHROUGH -

MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS					
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)							
THERMAL SYSTEMS INSULATION (TSI)	1,105 linear feet	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.					
Fittings on T SI	117 fittings						
Floor tile and mastic	1,500 square feet						
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR							
White	64125 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.					
Green	10000 approx. sq. ft.						
Light green	10000 approx. sq. ft.						
Light blue	875 approx. sq. ft.						
3. SUSPECTED HAZARDOUS MATERIALS							
Fluorescent light bulbs/ballasts	243						
Drums/buckets of chemicals	105						
Air conditioning units	30	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. . In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.					
Fire extinguishers	25						
Mercury switches	5						
Thermostats	2						
Electric transformers	16						



BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - FIRST FLOOR
 1819 W. PERSHING ROAD -CENTRAL BUILDING
 WALKTHROUGH -

MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)		
THERMAL SYSTEMS INSULATION (TSI)	602 linear feet	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.
Fittings on T SI	75 fittings	
Floor tile and mastic	900 square feet	
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR		
White	81000 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.
Light blue	4000 approx. sq. ft.	
3. SUSPECTED HAZARDOUS MATERIALS		
Fluorescent light bulbs/ballasts	459	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.
Air conditioning units	6	
Batteries	30	
Electric transformers	4	

BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - SECOND FLOOR
 1819 W. PERSHING ROAD -CENTRAL BUILDING
 WALKTHROUGH -

MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)		
THERMAL SYSTEMS INSULATION (TSI)	605 linear feet	
Fittings on T SI	69 fittings	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.
Floor tile and mastic	3875 square feet	
White ceiling tile and glue dots	15750 square feet	
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR		
White	86000 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.
Light blue	4000 approx. sq. ft.	
3. SUSPECTED HAZARDOUS MATERIALS		
Fluorescent light bulbs/ballasts	838	
Fire Extinguishers	14	
Air conditioning units	1	
Thermostats	7	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.
Mercury switches	4	
Batteries	57	
Electric transformers	22	

BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - THIRD FLOOR
 1819 W. PERSHING ROAD -CENTRAL BUILDING
 WALKTHROUGH -

MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)		
THERMAL SYSTEMS INSULATION (TSI)	160 linear feet	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.
Fittings on TSI	39 fittings	
Gray spray on fire proofing	225 square feet	
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR		
White	81000 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.
Dark green	100000 approx. square ft.	
Light blue	4000 approx. sq. ft.	
3. SUSPECTED HAZARDOUS MATERIALS		
Fluorescent light bulbs/ballasts	192	
Fire Extinguishers	8	
Thermostats	3	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.
Mercury switches	9	
Batteries	5	
Refrigerator/freezers	1	
Electric transformers	12	

BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - FOURTH FLOOR
 1819 W. PERSHING ROAD -CENTRAL BUILDING
 WALKTHROUGH -

MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS				
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)						
THERMAL SYSTEMS INSULATION (TSI)	20 linear feet					
Fittings on T SI	1 fittings	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.				
Floor tile and mastic	9225 square feet					
glue dots on ceiling	38250 square feet					
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR						
White	86000 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.				
Gray	10000 approx. square ft.					
Light blue	4000 approx. sq. ft.					
3. SUSPECTED HAZARDOUS MATERIALS						
Fluorescent light bulbs/ballasts	811					
Fire Extinguishers	5					
Thermostats	9	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. . In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.				
Batteries	38					
Mercury switches	25					
Refrigerator/freezers	4					
Electric transformers	27					

BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - FIFTH FLOOR
 1819 W. PERSHING ROAD -CENTRAL BUILDING
 WALKTHROUGH -

MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)		
THERMAL SYSTEMS INSULATION (TSI) (in stainwell)	120 linear feet	
Fittings on TSI	3 fittings	
Floor tile and mastic	11250 square feet	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.
6"x6" red ceramic tile	7200 square feet	
Ceiling Tile	8640 square feet	
glue dots on ceiling	3150 square feet	
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR		
White	91000 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.
Light blue	4000 approx. sq. ft.	
3. SUSPECTED HAZARDOUS MATERIALS		
Fluorescent light bulbs/ballasts	806	
Fire Extinguishers	9	
Thermostats	12	
Batteries	39	
Mercury switches	13	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. . In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.
Refrigerator/freezers	10	
Electric transformers	46	
Bottles of Chemicals	10	
Other lighting	52	

BUILDING ASSESSMENT WORKSHEET
ENVIRONMENTAL - SIXTH FLOOR
 1819 W. PERSHING ROAD -CENTRAL BUILDING
 WALKTHROUGH -



MATERIAL DESCRIPTION	APPROXIMATE QUANTITY	REMARKS				
1. SUSPECTED ASBESTOS CONTAINING MATERIAL (ACM)						
THERMAL SYSTEMS INSULATION (TSI) (in stainwell)	205 linear feet	Visual inspection to identify suspect ACM in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Carpeting existed throughout various locations of each of the buildings, and it is possible that suspect vinyl floor tile exists beneath the carpeting. During this ACM survey no bulk samples of suspect ACM were collected for laboratory analysis.				
Fittings on TSI	30 fittings					
Floor tile and mastic	11025 square feet					
2. SUSPECTED LEAD BASED PAINT (LBP) COLOR						
White	91000 approx. sq. ft.	Visual inspection to identify suspect LBP in accessible areas. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. The visual inspection identified suspect LBP in each of the buildings based on the age and condition of the painted surfaces. Please note that during this inspection, no XRF analysis or sample collection with laboratory analysis was performed on the suspect LBP surfaces.				
Light blue	4000 approx. sq. ft.					
Dark green (exterior)	60000 approx. sq. ft					
3. SUSPECTED HAZARDOUS MATERIALS						
Fluorescent light bulbs/ballasts	1169					
Fire Extinguishers	4					
Thermostats	6					
Batteries	30	Visual survey and assessment for suspect hazardous materials. Please note the visual survey and assessment was non-destructive, therefore, there was no access to concealed plenums, shafts, or cavities, and materials enclosed and not otherwise visually accessible were not included in the survey and assessment. Specific areas of concern include suspect PCBs, fluorescent light ballasts, and suspect mercury-containing devices. In addition, suspect mold and pigeon excrement was observed throughout various locations of each building.				
Mercury switches	40					
Refrigerator/freezers	4					
Electric transformers	41					
Bottles of Chemicals	5					
Phone panel	1					

BUILDING ASSESSMENT WORKSHEET

STRUCTURAL

1769 & 1819 W. PERSHING ROAD - CENTRAL BUILDING

WALKTHROUGH 7/30/2012

1-Critical 2-Replace 3-Repair 4-Maintain

ITEM	DESCRIPTION	REMARKS	RANKING	NOTES
1	Base building structural system	This was exposed to view and typically consists of reinforced concrete interior and exterior columns with drop panels and column capitals. The columns in turn support a two-way reinforced concrete flat slab. The columns, drop panels and capitals reduce in size from the basement to the roof floors.	4	
2	Base building framing	This appeared to be in excellent condition. There are no visible signs of structural distress or deterioration in the above noted structural elements. The top surface of the slab exhibited some minor random cracking.	4	
3	Roof structural framing	This was typically covered with ceiling finishes and was not exposed to view. We anticipate that it is the same reinforced concrete structural framing system as the remainder of the building. Significant water infiltration was observed through the skylights and saw-tooth framing window openings	?	Condition cannot be ranked at this time as roof structure was covered by existing finishes. However, due to visible evidence of water infiltration roof structure should be uncovered for further examination.
4	Partial below grade basement	This was framed with concrete retaining walls on all sides. The walls have some areas of minor concrete spalling from their interior face. However there are no significant signs of water infiltration or cracking.	4	Spalling does not require repair if building is vacated
5	Basement slab-on-grade	This exhibited cracking and settlement in several areas. Significant water infiltration, likely ground water coming through the slab cracks, was evident in the form of ponding or sand/silt located on the top surface of the slab.	3	
6	Service tunnels	Located on the south side of the buildings consisted of a concrete roof slab supported by concrete walls on both sides. The concrete walls appeared to be in relatively good condition. The soffit of the concrete slab showed significant deterioration likely due to years of water infiltration. The concrete has consistently spalled from the slab soffit and exposed steel reinforcement bars. The exposed steel reinforcement was severely corroded. Concrete header beams over wall openings exhibited cracking, spalling and subsequently corroded reinforcement bar at exposed areas.	1	These repairs should be made even if building is vacated as spalling and rebar deterioration will continue to expand, likely significantly increasing the cost to repair over time.
7	Elevated structure for the below grade tunnels between the buildings	These appeared to be in good condition and did not show signs of deterioration and distress. However, the slab-on-grade exhibited cracking, settlement and ponding of water as noted above in other areas of the basement.	3	
8	Above grade bridges linking both buildings	These were mostly covered with interior finishes and the structural framing was predominately not exposed to view. The infrequent areas that were exposed to view did not show signs of structural deterioration or distress.	4	

BUILDING ASSESSMENT WORKSHEET**ARCHITECTURAL - BASEMENT**

1769 W. PERSHING ROAD - EAST BUILDING

Note: This floor is primarily storage.

WALKTHROUGH: 6/18/2012



1-Critical 2-Replace 3-Repair 4-Maintain

ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	Stairs General	Stairs are unenclosed	§13-196-670	1 hr. enclosure/ 1 1/2 hr. Class B door	1	
2	General	Peeling paint	§13-196-760	unnecessary danger to health of employees	1	
3	Stairs General	no identification	§13-196-085	Floor and stairwell identification	1	
4	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	§13-196-090	Signs shall be properly installed and maintained	1	
5	General	Missing fire extinguishers where required,	§13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
6	General	no identification of fire extinguishers	§13-196-660	signage required visible at 50 ft.	1	
7	General	out of date certifications	§13-196-670	Inspection and tests and maintenance per NFPA 10	1	
8	Center Tunnel	Water observed collecting at low points in basement	§13-196-760	unnecessary danger to health of employees	1	
9	Utility Tunnel	Water observed dripping from pipe	§13-196-760	unnecessary danger to health of employees	1	
10	Various Locations	Water observed pooling in basement evidence of past water events	§13-196-760	unnecessary danger to health of employees	1	
11	Various Locations	Lighting is either at extremely low levels or non functioning	§13-196-760	unnecessary danger to health of employees	2	
12	Stairs General	Debris has accumulated in corridors and at stair	§13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
13	General	Thru penetrations not properly fire stopped			1	
14	General	Exterior enclosure has multiple breaches at windows and walls above grade			3	
15	General	Evidence of Insect and Bird pest infiltration			1	
16	Windows	Steel Window show signs of deterioration and lack of maintenance - require repair.			3	
17	Stair F	Storage space is located beneath stair	§13-160-330	No closet or storage space shall be located beneath stairs.	1	
18	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.			1	
19	Elevators General	Elevators are not operational.			4	

BUILDING ASSESSMENT WORKSHEET

ARCHITECTURAL - FIRST FLOOR

1769 W. PERSHING ROAD - EAST BUILDING

NOTE: This floor is primarily in use as storage and production shops for the Department of Cultural Affairs and Special Events. The north side is built out as offices.

WALKTHROUGH: 6/19/2012

1-Critical 2-Replace 3-Repair 4-Maintain

ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	General	Acoustic Ceiling Tiles are deteriorated showing evidence of moisture deterioration and curling	§13-196-760	unnecessary danger to health of employees	2	
2	General	Partitions create areas of insufficient egress and dead end corridors			1	
3	General: North side finished	walls show evidence of moisture damage	§13-196-760	unnecessary danger to health of employees	2	
4	North side finished space	Windows blocked			3	
5	North side finished space	Carpet and tiles show signs of deterioration and moisture damage	§13-196-760	unnecessary danger to health of employees	2	
6	North side finished space	Toilet room configuration no longer meet current code standards			2/4	
7	North side finished space	1st level is 48" above grade, most entrances are inaccessible			1	
8	Various stair locations	Stairs marked as emergency exits are locked/and or sealed. Distance to exits is not to standards			1	
9	Various locations	Many Overhead doors are non-functioning, mechanisms are past useful life, doors are damaged			1	
10	Deck on East Side	Deck has insufficient railings and decking is deteriorated. Vegetation has obstructed some areas			2	
11	General	Penetrations thru fire rated walls have inadequate railings			1	
12	General	many doors have knobs which do not meet current codes.			1	
13	General	Hand rails no longer meet current standards			2	
14	General	Makeshift partitions have inadequate fire ratings			1	
15	Various locations	Partitions between uses lack sufficient fire ratings			2	
16	General	Peeling paint	§13-196-760	unnecessary danger to health of employees	1	
17	Northwest corner	detention cells no longer meet current accessibility/egress/hardware standards	§18-111107.4.5.2	one unit must be accessible	1/4	
18	Stair General	no identification	§13-196-085	Floor and stairwell identification	1	
19	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	§13-196-090	Signs shall be properly installed and maintained	1	
20	General	Missing fire extinguishers where required,	§13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
21	General	no identification of fire extinguishers	§13-196-660	signage required visible at 50 ft.	1	



APPENDIXES

22	General	out of date certifications on fire extinguishers	§13-196-670	Inspection and tests and maintenance per NFPA 10	1	
23	Various Locations	Water observed pooling in several locations, also evidence of past water events	§13-196-760	unnecessary danger to health of employees	1	
24	Various Locations	Lighting is either at extremely low levels or non functioning	§13-196-760	unnecessary danger to health of employees	2	
25	Stairs General	Debris has accumulated in corridors, at stair and at exits	§13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
26	General	Thru penetrations not properly fire stopped			1	
27	General	Exterior enclosure has multiple breaches at windows and walls above grade			3	
28	General	Evidence of insect and bird pest infiltration			1	
29	Windows	Steel Window show signs of deterioration and lack of maintenance - require repair.			3	
30	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.			1	
31	Elevators General	Elevators are not operational			4	

BUILDING ASSESSMENT WORKSHEET

ARCHITECTURAL - SECOND FLOOR

1769 W. PERSHING ROAD - EAST BUILDING

NOTE: This floor is primarily storage. There is some built out offices on the north side (Pershing Avenue side)
WALKTHROUGH: 6/21/2012

1-Critical 2-Replace 3-Repair 4-Maintain

ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	General- North side finished	Acoustic Ceiling Tiles are deteriorated showing evidence of moisture deterioration and curling	§13-196-760	unnecessary danger to health of employees	2	
2	General- North side finished	walls show evidence of moisture damage	§13-196-760	unnecessary danger to health of employees	2	
3	North side finished space	Windows blocked			3	
4	North side finished space	Carpet and tiles show signs of deterioration and moisture damage	§13-196-760	unnecessary danger to health of employees	2	
5	North side finished space	Toilet room configuration no longer meet current code standards			2/4	
6	Various stair locations	Stairs marked as emergency exits are locked/and or sealed. Distance to exits is not to standards			1	
7	Various locations	Sliding Doors are non-functioning or locked blocking way to egress			1	
8	General	Penetrations thru fire rated walls have inadequate ratings			1	
9	General	many doors have knobs which do not meet current codes.			2	
10	General	Hand rails no longer meet current standards			2	
11	Various locations	Partitions between uses lack sufficient fire ratings			2	
12	General	Peeling paint	§13-196-760	unnecessary danger to health of employees	1	
13	Stairs General	no identification	§13-196-085	Floor and stairwell identification	1	
14	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	§13-196-090	Signs shall be properly installed and maintained	1	
15	General	Missing fire extinguishers where required,	§13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
16	General	no identification of fire extinguishers	§13-196-660	signage required visible at 50 ft.	1	
17	General	out of date certifications on fire extinguishers	§13-196-670	Inspection and tests and maintenance per NFPA 10	1	
18	Various Locations	Water observed pooling in several locations, also evidence of past water events	§13-196-760	unnecessary danger to health of employees	1	
19	Various Locations	Lighting is either at extremely low levels or non functioning	§13-196-760	unnecessary danger to health of employees	2	
20	Stairs General	Debris has accumulated in corridors, at stair and at exits	§13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
21	General	Thru penetrations not properly fire stopped			1	
22	General	Evidence of pest infiltration (insects/bird)			1	



APPENDIXES

23	Stairs General	Glazing located below 18" should be tempered			2	
24	Windows	Steel Windows show signs of deterioration and lack of maintenance - require repair.			3	
25	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.			1	
26	Elevators General	Elevators are not operational.			4	

BUILDING ASSESSMENT WORKSHEET

ARCHITECTURAL - THIRD FLOOR

1769 W. PERSHING ROAD - EAST BUILDING

NOTE: This floor has a storage use.
WALKTHROUGH: 6/13/2012

1-Critical 2-Replace 3-Repair 4-Maintain

ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	General	walls show evidence of moisture damage	\$13-196-760	unnecessary danger to health of employees	2	
2	Toilet room	Locked - Inaccessible			-	
3	Various stair locations	Stairs marked as emergency exits are locked and or sealed. Distance to exits is not to standards			1	
4	Various locations	Many Overhead doors are non-functioning, mechanisms are past useful life, doors are damaged			2	
5	General	Penetrations thru fire rated walls have inadequate ratings			1	
6	General	many doors have knobs which do not meet current codes.			2	
7	General	Hand rails no longer meet current standards			2	
8	General	peeling paint	\$13-196-760	unnecessary danger to health of employees	1	
9	Stairs General	no identification	\$13-196-085	Floor and stairwell identification	1	
10	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	\$13-196-090	Signs shall be properly installed and maintained	1	
11	General	Missing fire extinguishers where required,	\$13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
12	General	no identification of fire extinguishers	\$13-196-660	signage required visible at 50 ft.	1	
13	General	out of date certifications on fire extinguishers	\$13-196-670	Inspection and tests and maintenance per NFPA 10	1	
14	Various Locations	Water observed pooling in several locations, also evidence of past water events	\$13-196-760	unnecessary danger to health of employees	1	
15	Various Locations	Lighting is either at extremely low levels or non functioning	\$13-196-760	unnecessary danger to health of employees	2	
16	Stairs General	Debris has accumulated in corridors, at stair and at exits	\$13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
17	General	Thru penetrations not properly fire stopped			1	
18	General	Exterior enclosure has multiple breaches at windows and walls			3	
19	General	Evidence of insect and bird pest infiltration			1	
20	Stairs - General	Glassing located below 18" should be tempered			2	
21	Windows	Steel Window show signs of deterioration and lack of maintenance - require repair.			3	



APPENDICES

22	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.		1	
23	Elevators General	Elevators are not operational.		4	

BUILDING ASSESSMENT WORKSHEET

ARCHITECTURAL - FOURTH FLOOR

1769 W. PERSHING ROAD - EAST BUILDING

NOTE: This floor has a storage use.
WALKTHROUGH: 6/19/2012

1-Critical 2-Replace 3-Repair 4-Maintain

ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	General- North side finished	walls show evidence of moisture damage	§13-196-760	unnecessary danger to health of employees	2	
2	North side finished space	Carpet and tiles show signs of deterioration and moisture damage	§13-196-760	unnecessary danger to health of employees	2	
3	North side finished space	Toilet room configuration no longer meet current code standards			4/2	
4	Various stair locations	Stairs marked as emergency exits are locked/and or sealed. Distance to exits is not to standards			1	
5	Various locations	Some Overhead doors are non-functioning, mechanisms are past useful life, doors are damaged			2	
6	Various locations	Some Sliding doors are locked/non-functioning creating insufficient egress			1	
7	General	Penetrations thru fire rated walls have inadequate ratings			1	
8	General	many doors have knobs which do not meet current codes.			2	
9	General	Hand rails no longer meet current standards			2	
10	General	Makeshift partitions have inadequate fire ratings				
11	General	peeling paint	§13-196-760	unnecessary danger to health of employees	1	
12	Stairs General	no identification	§13-196-085	Floor and stairwell identification	1	
13	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	§13-196-090	Signs shall be properly installed and maintained	1	
14	General	Missing fire extinguishers where required,	§13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
15	General	no identification of fire extinguishers	§13-196-660	signage required visible at 50 ft.	1	
16	General	out of date certifications on fire extinguishers	§13-196-670	Inspection and tests and maintenance per NFPA 10	1	
17	Various Locations	Water observed pooling in several locations, also evidence of past water events	§13-196-760	unnecessary danger to health of employees	1	
18	Various Locations	Lighting is either at extremely low levels or non functioning	§13-196-760	unnecessary danger to health of employees	2	
19	General	Debris has accumulated in corridors, at stair and at exits	§13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
20	General	Thru penetrations not properly fire stopped			1	
21	General	Exterior enclosure has multiple breaches at windows and wall is above grade			3	



APPENDIXES

22	General	Evidence of insect and bird pest infiltration			1	
26	South Side Ceiling	Some rooms have self contained automatic ceiling mounted fire suppression units possibly chemical or Halon gas			1	
23	Stairs General	Glazing located below 18" should be tempered			2	
24	Windows	Steel Window show signs of deterioration and lack of maintenance - require repair.			3	
25	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.			1	
26	Elevators General	Elevators are not operational.			4	

BUILDING ASSESSMENT WORKSHEET

ARCHITECTURAL - FIFTH FLOOR

1769 W. PERSHING ROAD - EAST BUILDING

NOTE: This floor has been partially built out as office space. The remainder is storage.
WALKTHROUGH: 6/25/2012

1-Critical 2-Replace 3-Repair 4-Maintain

ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	General	Acoustic Ceiling Tiles are deteriorated showing evidence of moisture deterioration and curling	§13-196-760	unnecessary danger to health of employees	2	
2	General	walls show evidence of moisture damage	§13-196-760	unnecessary danger to health of employees	2	
3	General	Walls show signs of forceful damage			3	
4	South Side Built out space	Doors intrude onto corridor			1	
5	North side finished space	Carpet and tiles show signs of deterioration and moisture damage	§13-196-760	unnecessary danger to health of employees	2	
6	Various stair locations	Stairs marked as emergency exits are locked/and or sealed. Distance to exits is not to standards			1	
7	General	many doors have knobs which do not meet current codes.			2	
8	General	Hand rails no longer meet current standards			2	
9	General	Makeshift partitions have inadequate fire ratings			2	
10	Various locations	Partitions between uses lack sufficient fire ratings			2	
11	General	peeling paint	§13-196-760	unnecessary danger to health of employees	1	
12	Stairs General	no identification	§13-196-085	Floor and stairwell identification	1	
13	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	§13-196-090	Signs shall be properly installed and maintained	1	
14	General	Missing fire extinguishers where required,	§13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
15	General	no identification of fire extinguishers	§13-196-660	signage required visible at 50 ft.	1	
16	General	out of date certifications on fire extinguishers	§13-196-670	Inspection and tests and maintenance per NFPA 10	1	
17	Various Locations	Water observed pooling in several locations, also evidence of past water events	§13-196-760	unnecessary danger to health of employees	1	
18	Various Locations	Lighting is either at extremely low levels or non functioning	§13-196-760	unnecessary danger to health of employees	2	
19	General	Debris has accumulated in corridors, at stair and at exits	§13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
20	General	Some Doorways are completely blocked by debris			1	
21	General - North side	Spent ballistics shell casings from police exercises are present			-	



APPENDICES

22	General	Thru penetrations not properly fire stopped			1	
23	General	Exterior enclosure has multiple breaches at windows and walls above grade			3	
24	General	Excessive evidence of insect and bird pest infiltration			1	
25	Windows	Steel Window show signs of deterioration and lack of maintenance - require repair.			3	
26	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.			1	
27	Elevators General	Elevators are not operational.			4	

BUILDING ASSESSMENT WORKSHEET

ARCHITECTURAL - 6TH FLOOR

1769 W. PERSHING ROAD - EAST BUILDING

NOTE: This floor has been built out as office space
WALKTHROUGH: 6/26/2012

1-Critical 2-Replace 3-Repair 4-Maintain

ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	General	Acoustic Ceiling Tiles are deteriorated showing evidence of moisture deterioration and curling	§13-196-760	unnecessary danger to health of employees	2	
2	Skylights	Skylights show evidence of moisture penetration			1	
3	General	Walls show evidence of moisture damage	§13-196-760	unnecessary danger to health of employees	2	
4	General	Walls show signs of forceful damage			3	
5	North side finished space	Carpet and tiles show signs of deterioration and moisture damage	§13-196-760	unnecessary danger to health of employees	2	
6	Various stair locations	Stairs marked as emergency exits are locked and or sealed. Distance to exits is not to standards			1	
7	General	many doors have knobs which do not meet current codes.			2	
8	General	Hand rails no longer meet current standards			2	
9	General	Makeshift partitions have inadequate fire ratings			2	
10	Various locations	Partitions between uses lack sufficient fire ratings			2	
11	General	peeling paint	§13-196-760	unnecessary danger to health of employees	1	
12	Stairs General	no identification	§13-196-085	Floor and stairwell identification	1	
13	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	§13-196-090	Signs shall be properly installed and maintained	1	
14	General	Missing fire extinguishers where required,	§13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
15	General	no identification of fire extinguishers	§13-196-660	signage required visible at 50 ft.	1	
16	General	out of date certifications on fire extinguishers	§13-196-670	Inspection and tests and maintenance per NFPA 10	1	
17	Various Locations	Water observed pooling in several locations, also evidence of past water events	§13-196-760	unnecessary danger to health of employees	1	
18	Various Locations	Lighting is either at extremely low levels or non functioning	§13-196-760	unnecessary danger to health of employees	2	
19	General	Debris has accumulated in corridors, at stair and at exits	§13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
20	General	Some doorways are completely blocked by debris			1	
21	General	Thru penetrations not properly fire stopped			1	
22	General	Exterior enclosure has multiple breaches at windows and walls above grade			3	



APPENDIXES

23	General	Excessive evidence of insect and bird pest infiltration		1	
24	Windows	Steel Window show signs of deterioration and lack of maintenance - require repair.		3	
25	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.		1	
26	Elevators General	Elevators are not operational.		4	

BUILDING ASSESSMENT WORKSHEET

ARCHITECTURAL - BASEMENT

1819 W. PERSHING ROAD - CENTRAL BUILDING

Note: This floor is in use by the board of elections
WALKTHROUGH: 7/30/2012

1-Critical 2-Replace 3-Repair 4-Maintain



ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	General	peeling paint	§13-196-760	unnecessary danger to health of employees	1	
2	Stair General	no identification	§13-196-085	Floor and stairwell identification	1	
3	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	§13-196-090	Signs shall be properly installed and maintained	1	
4	General	Missing fire extinguishers where required,	§13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
5	General	no identification of fire extinguishers	§13-196-660	signage required visible at 50 ft.	1	
6	General	out of date certifications	§13-196-670	Inspection and tests and maintenance per NFPA 10	1	
7	Center Tunnel	Water observed collecting at low points in basement	§13-196-760	unnecessary danger to health of employees	1	
8	Various Locations	evidence of past water events	§13-196-760	unnecessary danger to health of employees	1	
9	Various Locations	Lighting is either at extremely low levels or non functioning	§13-196-760	unnecessary danger to health of employees	2	
10	Stairs General	Debris has accumulated in corridors and at stair	§13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
11	General	Thru penetrations not properly fire stopped	§15-196-570	Firestopping shall close all concealed draft openings and form an effective fire barriers between stories of every building and in all concealed spaces therein.	1	
12	General	Exterior enclosure has multiple breaches at windows and walls above grade	§13-196-530	Exterior shall be watertight, and protected against rodents, and shall be kept in a sound condition and repair.	3	
13	General	Evidence of insect and pest infiltration	§13-196-620	all insect, rodents and pest must be exterminated.	1	
14	Windows	Steel Window show signs of deterioration and lack of maintenance - require repair.	§13-196-550	Every window shall be substantially tight	3	
15	Stair F	Storage space is located beneath stair	§13-160-330	No closet or storage space shall be located beneath stairs.	1	
16	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.	§15-8-140	Doors provided therein shall be not less fire-resistant than the enclosure	1	
17	Elevators General	Elevators are not operational Except for West side next to Stair F	-		4	

BUILDING ASSESSMENT WORKSHEET**ARCHITECTURAL - FIRST FLOOR**

1819 W. PERSHING ROAD - CENTRAL BUILDING

NOTE: This Floor is partially in use by the Board of Elections. North Side is builtout as offices. East is inaccessible.

WALKTHROUGH: 7/30/2012

1-Critical 2-Replace 3-Repair 4-Maintain

ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	North side finished space	Acoustic Ceiling Tiles are deteriorated showing evidence of moisture deterioration and curling	§13-196-760	unnecessary danger to health of employees	2	Note this area is only accessible from the basement
2	General	Partitions create areas of insufficient egress and dead end corridors	§13-160-120	Travel distance defined by code	1	
3	General- North side finished	North walls show evidence of moisture damage	§13-196-760	unnecessary danger to health of employees	2	
4	North side finished space	Windows blocked	§13-196-550	Every window shall be substantially sound.	3	
5	North side finished space	Carpet and tiles show signs of deterioration and moisture damage	§13-196-760	unnecessary danger to health of employees	2	
6	North side finished space	Toilet room configuration no longer meet current code standards	§18-11-1109.2	Toilet rooms shall be accessible	2/4	
7	North side finished space	1st level is 48" above grade, most entrances are inaccessible	§18-11-1105	At least one accessible entrance required	1	
8	Various stair locations	Stairs marked as emergency exits are locked/and or sealed. Distance to exits is not to standards	§13-196-570	Stairs shall be kept in safe condition.	1	
9	Various locations	Many Overhead doors are non-functioning, mechanisms are past useful life, doors are damaged	-		2	
10	General	Penetrations thru fire rated walls have inadequate ratings	§15-196-570	Firestopping shall close all concealed draft openings and form an effective fire barriers between stories of every building and in all concealed spaces therein.	1	
11	General	many doors have knobs which do not meet current codes.	§18-11-1109.13	Hardware shall be accessible.	2	
12	General	Hand rails no longer meet current standards; Guard rails insufficient in height and allow a 4" cylinder through baluster	§13-56-280	Guards shall be required at every point of danger.	2	
13	Various locations	Partitions between uses lack sufficient fire ratings	§13-124-320	Each occupancy shall be separated from any adjoining occupancy by construction materials providing fire resistance	2	
14	General	Peeling paint	§13-196-760	unnecessary danger to health of employees	1	
15	Stairs General	no identification	§13-196-085	Floor and stairwell identification	1	
16	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	§13-196-090	Signs shall be properly installed and maintained	1	
17	General	Missing fire extinguishers where required,	§13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
18	General	no identification of fire extinguishers	§13-196-660	signage required visible at 50 ft.	1	
19	General	out of date certifications on fire extinguishers	§13-196-670	Inspection and tests and maintenance per NFPA 10	1	
20	Various Locations	evidence of past water events	§13-196-760	unnecessary danger to health of employees	1	



21	North side finished space	Lighting is either at extremely low levels or non functioning	§13-196-760	unnecessary danger to health of employees	2	
22	Stairs General	Debris has accumulated in corridors, at stair and at exits	§13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
23	General	Thru penetrations not properly fire stopped	§15-196-570	Firestopping shall close all concealed draft openings and form an effective fire barriers between stories of every building and in all concealed spaces therein.	1	
24	General	Exterior enclosure has multiple breaches at windows and walls above grade	§13-196-530	Exterior shall watertight, and protected against rodents, and shall be kept in a sound condition and repair;	3	
25	General	Evidence of insect and pest infiltration	§13-196-620	all insect, rodents and pest must be exterminated.	1	
26	Windows	Steel Window show signs of deterioration and lack of maintenance - require repair.	§13-196-550	Every window shall be substantially tight	3	
27	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.	§15-8-140	Doors provided therein shall be not less fire-resistant than the enclosure	1	
28	Elevators General	Elevators are not operational Except for West side next to Stair F	-		4	
29	East side	Inaccessible	-		-	

BUILDING ASSESSMENT WORKSHEET**ARCHITECTURAL - SECOND FLOOR**

1819 W. PERSHING ROAD - CENTRAL BUILDING

NOTE: This floor is in use by the Board of Elections

WALKTHROUGH: 7/30/2012

1-Critical 2-Replace 3-Repair 4-Maintain



ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	Various stair locations	Stairs marked as emergency exits are locked/and or sealed. Distance to exits is not to standards			1	
2	Various locations	Sliding Doors are non-functioning or locked blocking way to egress			1	
3	General	Penetrations thru fire rated walls have inadequate ratings			1	
4	General	many doors have knobs which do not meet current codes.			1	
5	General	Hand rails no longer meet current standards			2	
6	Various locations	Partitions between uses lack sufficient fire ratings			2	
7	General	peeling paint	§13-196-760	unnecessary danger to health of employees	1	
8	Stairs General	no identification	§13-196-085	Floor and stairwell identification	1	
9	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	§13-196-090	Signs shall be properly installed and maintained	1	
10	General	Missing fire extinguishers where required,	§13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
11	General	no identification of fire extinguishers	§13-196-660	signage required visible at 50 ft.	1	
12	General	out of date certifications on fire extinguishers	§13-196-670	Inspection and tests and maintenance per NFPA 10	1	
13	Various Locations	evidence of past water events	§13-196-760	unnecessary danger to health of employees	1	
15	Stairs General	Debris has accumulated in corridors, at stair and at exits	§13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
16	General	Thru penetrations not properly fire stopped			1	
17	General	Evidence of pest infiltration (insects)			1	
18	Stairs General	Glazing located below 18° should be tempered			2	
19	Windows	Steel Window show signs of deterioration and lack of maintenance - require repair.			3	
20	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.			1	
21	Elevators General	Elevators are not operational Except for West side next to Stair F			4	
	Stairs at West Bridge	Stairs are open and do not descend to grade, treads are made of wood			2	

BUILDING ASSESSMENT WORKSHEET

ARCHITECTURAL - FOURTH FLOOR

1819 W. PERSHING ROAD - CENTRAL BUILDING

NOTE: This floor is currently in use by the Board of Elections
WALKTHROUGH: 7/30/2012

1-Critical 2-Replace 3-Repair 4-Maintain

ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	North side finished space	Carpet and tiles show signs of deterioration and moisture damage	§13-196-760	unnecessary danger to health of employees	2	
2	North side finished space	Toilet room configuration no longer meet current code standards			4	
3	Various stair locations	Stairs marked as emergency exits are locked/and or sealed. Distance to exits is not to standards			1	
4	Various locations	Some Overhead doors are non-functioning, mechanisms are past useful life, doors are damaged			2	
5	Various locations	Some Sliding doors are locked/non-functioning creating insufficient egress			1	
6	General	Penetrations thru fire rated walls have inadequate ratings			1	
7	General	many doors have knobs which do not meet current codes.			2	
8	General	Hand rails no longer meet current standards			2	
9	General	Makeshift partitions have inadequate fire ratings			2	
10	General	peeling paint	§13-196-760	unnecessary danger to health of employees	1	
11	Stairs General	no identification	§13-196-085	Floor and stairwell identification	1	
12	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	§13-196-090	Signs shall be properly installed and maintained	1	
13	General	Missing fire extinguishers where required,	§13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
14	General	no identification of fire extinguishers	§13-196-660	signage required visible at 50 ft.	1	
15	General	out of date certifications on fire extinguishers	§13-196-670	Inspection and tests and maintenance per NFPA 10	1	
16	Various Locations	Water observed pooling in several locations, also evidence of past water events	§13-196-760	unnecessary danger to health of employees	1	
17	Various Locations	Lighting is either at extremely low levels or not functioning	§13-196-760	unnecessary danger to health of employees	2	
18	General	Debris has accumulated in corridors, at stair and at exits	§13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
19	General	Thru penetrations not properly fire stopped			1	
20	General	Exterior enclosure has multiple breaches at windows and walls above grade			3	
21	General	Evidence of insect and bird pest infiltration			1	
22	Stairs General	Glazing located below 18" should be tempered			2	



APPENDIXES

23	Windows	Steel Window show signs of deterioration and lack of maintenance - require repair.			3	
24	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.			1	
25	Elevators General	Elevators are not operational Except for West side next to Stair F			4	
26	Stairs at West Bridge	Stairs are open and do not descend to grade, treads are made of wood			2	

BUILDING ASSESSMENT WORKSHEET

ARCHITECTURAL - FIFTH FLOOR

1819 W. PERSHING ROAD - CENTRAL BUILDING

NOTE: This floor was built out as Office space, a police facility, and cafeteria/kitchen.
WALKTHROUGH: 7/12/2012

1-Critical 2-Replace 3-Repair 4-Maintain

ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	General	Acoustic Ceiling Tiles are deteriorated showing evidence of moisture deterioration and curling	§13-196-760	unnecessary danger to health of employees	2	
2	General	walls show evidence of moisture damage	§13-196-760	unnecessary danger to health of employees	2	
3	General	Carpet and tiles show signs of deterioration and moisture damage	§13-196-760	unnecessary danger to health of employees	2	
4	Various stair locations	Stairs marked as emergency exits are locked/and or sealed. Distance to exits is not to standards			1	
5	General	many doors have knobs which do not meet current codes.			2	
6	General	Hand rails no longer meet current standards			2	
7	General	Makeshift partitions have inadequate fire ratings			2	
8	Various locations	Partitions between uses lack sufficient fire ratings			2	
9	Stairs General	no identification	§13-196-085	Floor and stairwell identification	1	
10	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	§13-196-090	Signs shall be properly installed and maintained	1	
11	General	Missing fire extinguishers where required,	§13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
12	General	no identification of fire extinguishers	§13-196-660	signage required visible at 50 ft.	1	
13	General	out of date certifications on fire extinguishers	§13-196-670	Inspection and tests and maintenance per NFPA 10	1	
14	Various Locations	Water observed pooling in several locations, also evidence of past water events	§13-196-760	unnecessary danger to health of employees	1	
15	Various Locations	Lighting is either at extremely low levels or non functioning	§13-196-760	unnecessary danger to health of employees	2	
16	General	Debris has accumulated in corridors, at stair and at exits	§13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
17	General	Some Doorways are completely blocked by debris			1	
18	Windows	Steel Window show signs of deterioration and lack of maintenance - require repair.			3	
19	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.			1	
20	Elevators General	Elevators are not operational.			4	
21	Stairs at West Bridge	Stairs are open and do not descend to grade, treads are made of wood			2	



BUILDING ASSESSMENT WORKSHEET**ARCHITECTURAL - 6TH FLOOR**

1819 W. PERSHING ROAD - CENTRAL BUILDING

NOTE: This floor was built out as finished office space.

WALKTHROUGH: 7/12/2012

1-Critical 2-Replace 3-Repair 4-Maintain



ITEM	LOCATION	DESCRIPTION	CHAPTER/ARTICLE	REQUIREMENT	RANKING	REMARKS
1	General	Acoustic Ceiling Tiles are deteriorated showing evidence of moisture deterioration and curling	§13-196-760	unnecessary danger to health of employees	2	
2	Skylights	Skylights show evidence of moisture penetration			1	
3	General	walls show evidence of moisture damage	§13-196-760	unnecessary danger to health of employees	2	
4	General	Walls show signs of forceful damage			3	
5	North side finished space	Carpet and tiles show signs of deterioration and moisture damage	§13-196-760	unnecessary danger to health of employees	2	
6	Various stair locations	Stairs marked as emergency exits are locked/and or sealed. Distance to exits is not to standards			1	
7	General	many doors have knobs which do not meet current codes.			2	
8	General	Hand rails no longer meet current standards			2	
9	General	Makeshift partitions have inadequate fire ratings			2	
10	Various locations	Partitions between uses lack sufficient fire ratings			2	
11	General	peeling paint	§13-196-530d	all interior walls and ceilings will be free of flaking, peeling, chipped or loose paint or structural material	1	
12	Stairs General	no identification	§13-196-085	Floor and stairwell identification	1	
13	Signs	Health and Life Safety Exit, Stairwell and directional signs missing or requiring maintenance	§13-196-090	Signs shall be properly installed and maintained	1	
14	General	Missing fire extinguishers where required, signs missing or requiring maintenance	§13-196-640	Standard Fire Extinguishers in accordance with NFPA 10	1	
15	General	no identification of fire extinguishers	§13-196-660	signage required visible at 50 ft.	1	
16	General	out of date certifications on fire extinguishers	§13-196-670	Inspection and tests and maintenance per NFPA 10	1	
17	Various Locations	Water observed pooling in several locations, also evidence of past water events	§13-196-760	unnecessary danger to health of employees	1	
18	Various Locations	Lighting is either at extremely low levels or non functioning	§13-196-760	unnecessary danger to health of employees	2	
19	General	Debris has accumulated in corridors, at stair and at exits	§13-196-670	Hallways, corridors, stairways shall be kept clear and unencumbered	1	
20	General	Some doorways are completely blocked by debris			1	
21	General	Thru penetrations not properly fire stopped			1	

22	General	Exterior enclosure has multiple breaches at windows and walls above grade			3	
23	General	Evidence of insect and pest infiltration			1	
24	Windows	Steel Window show signs of deterioration and lack of maintenance - require repair.			3	
25	Doors General	Many required fire rated doors are either not rated, are damaged, or have inadequate hardware.			1	
26	Elevators General	Elevators are not operational.			4	
27	Stairs at West Bridge	Stairs are open, have inadequate landings and do not descend to grade, treads are made of wood			2	