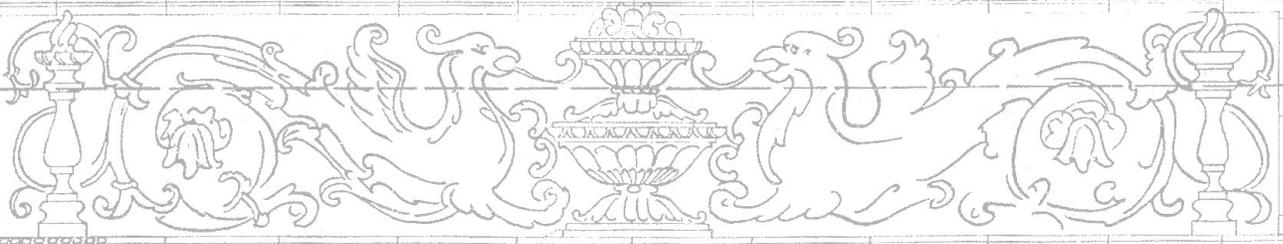


(Background of Buck and Raynor Building Blueprint)



(JLA Johnson-Lasky Architects logo)



BUILDING PRESERVATION PLAN

202 South State Street
Chicago, Illinois, IL0318ZZ

FIXED LIGHT

GSAGS05P04GAD0224

JLA# 08621

Final Submittal

June 30, 2009



BUCK & RAYNOR

(GSA Starmark logo)

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I. HISTORY & DOCUMENTATION

A. GENERAL INFORMATION

Building ID: IL0318ZZ
Current Building Name: 202 South State Street
Building Status: Owned, Unoccupied
Historic Building Name: The Century Building, State and Adams
Building, Buck and Rayner Building, Twentieth Century Building

Address: 202 South State Street, Chicago, Illinois
Building Type: Office Building
NR Historical Designation: Contributing Structure of a NR Historic District

UTM:
Northing: 4,636,567
Easting: 447,886

GIS:
Latitude: 41° 52' 45.52" N
Longitude: 87° 37' 41.06" W

Size:
Floor Area Total: 86,945 square feet
First Floor Area: 4225 square feet
Occupiable Area: 51,455 square feet

Dimensions:
Stories/Levels: 16 & 2 basements
Perimeter: 286 linear feet
Depth: 100 linear feet
Height: c. 226' (to Penthouse roof)
Length: 43 linear feet

B. HISTORY

Historic Designation

NR Historical Designation

District

Contributing: Yes

District Name: Loop Retail NR Historic District

State/Local District

District: N

State/Local Date: N/A

District

Contributing Jurisdiction: N

Jurisdiction Name: Federal

GSA Determination

Determined Eligible: "may be eligible" according to
March 2006 Cultural Resources Survey

GSA Date: March 2006

Criteria: A – Commerce, and C - Architecture

Awards: N/A

General

HSR: N

Part of Complex: N

HABS/HAER ID: N/A

Map: N

Construction History Information

Year begun: 1915

Year finished: 1915

Cost: approx. \$700,000

Description: Original construction

Architect: Holabird & Roche

Style: Commercial Style

Year begun: 1928

Year finished: 1928

Cost: Unknown

Description: Fire escape

Architect: N/A

Style: N/A

Year begun: 1934
Year finished: 1934
Cost: Unknown
Description: Replacement of 192 pieces of damaged terra cotta.
Architect: Unknown
Style: N/A

Year begun: 1934
Year finished: 1934
Cost: Unknown
Description: Changes to storefront
Architect: Unknown
Style: N/A

Year begun: 1944
Year finished: 1944
Cost: Unknown
Description: Storefront repairs
Architect: Unknown
Style: N/A

Year begun: 1946
Year finished: 1946
Cost: Unknown
Description: Erection of signpost for clock
Architect: Unknown
Style: N/A

Year begun: 1951
Year finished: 1951
Cost: Unknown
Description: General renovation of 1915 lobby/installation of new front stairway and entrance/store front alterations
Architect: Unknown
Style: Art Moderne

Year begun: 1951
Year finished: 1951
Cost: Unknown
Description: Addition of passenger elevator
Architect: Unknown
Style: N/A

Year begun: 1951
Year finished: 1951
Cost: Unknown
Description: Repair of four elevators
Architect: Unknown
Style: N/A

Year begun: 1997
Year finished: 1997
Cost: Unknown
Description: Removal of loose masonry and repairs
Architect: Unknown
Style: N/A

Year begun: 1998
Year finished: 1998
Cost: Unknown
Description: Interior alterations to retail space on ground floor
Architect: Unknown
Style: N/A

Year begun: 2000
Year finished: 2000
Cost: Unknown
Description: Replacement of existing six concrete lintels
Architect: Unknown
Style: N/A

Year begun: 2001
Year finished: 2001
Cost: Unknown
Description: Masonry repair at the NE corner, removal and replacement
Architect: Unknown
Style: N/A

Year begun: 2003
Year finished: 2003
Cost: Unknown
Description: Erection of eight modular swingstage scaffolds
Architect: N/A
Style: N/A

Architectural Description

202 S. State Street is located on the southwest corner of State and Adams streets. The 16-story steel-framed Commercial style building has two basements and a rectangular footprint with frontage of 42 feet on State Street, and a depth of 101 feet on Adams Street. The two street elevations are clad in cream-colored terra cotta, while the windowless rear (west) and south elevations are clad in common brick. The 16th floor ceiling reflects the pitched roof of the north and east sides, and a penthouse and tall brick chimney are situated at the southwest corner of the building's flat roof.

The ground level has continuous, floor-to-ceiling plate glass windows and stainless steel trim along the north and east elevations. A recessed corner entrance with a revolving door is fronted by large, stainless steel columns supporting the entrance ceiling's overhang. A secondary entrance with recessed plate-glass double doors surrounded by gray granite is located at the southern end of the State Street elevation. Metal lettering above this entrance states: "202 S. State Street Building." A third entrance exists near the west end of the Adams Street façade, aligning vertically with the fire escape doors of the floors above. The second floor's street elevations are clad in gray granite and once featured ribbon windows with large, fixed-pane windows divided by stainless steel mullions (likely alterations from the Home Federal's 1951 remodeling). The windows have been removed, and corrugated panels installed in their place. Windows on the third 3rd to 15th floors remain and are original to the building.

The building's north and east elevations have a strong vertical emphasis, with narrow, sharply molded piers alternating with strips of recessed windows and darker, fluted spandrels. The third floor features Chicago windows (one fixed pane of glass flanked by smaller operable windows) on both street elevations—two on State Street and four along Adams. Above the third floor, wide flattened piers visually divide the State Street elevation into two bays and the Adams Street elevation into five bays. Each bay is comprised of a grouping of four double-hung wood sash windows. The westernmost bay of the Adams Street elevation varies, featuring a grouping of three double-hung metal sash windows and a door with wired glass on each floor leading to the ornamental metal fire escape stairway. This fire escape is original to the building, and an important contributing element to the design of the north façade. Terra cotta spandrels situated above the third floor feature Gothic-inspired motifs, such as shields with dragons, while spandrels above the 12th, 13th, and 15th floor windows are ornamented with curvilinear, naturalistic designs. The 16th floor features a profusion of flamboyant ornamentation in terra cotta. The upper levels of the rear (west) elevation feature a six-story sign advertising Home Federal Bank, painted directly onto the brickwork, which was located in the 202 S. State St. building from 1952-65.

202 S. State Street has been vacant for a number of years and the first floor's interior exists in a deteriorated state. This floor has an open plan, with mezzanine level dividing its height in the western portion of the plan and a full two-story height near the northeast corner entry. An elevator core with 4 passenger cars lines the south wall. The main staircase, which accesses all floors, is located directly to the west. An additional passenger elevator was added on the west wall in 1951 and accesses a limited number of floors. At this date (December 2008), piles of debris and patches of fallen plaster reveal exposed clay tile walls in various locations. Remaining decorative elements include the main original marble staircase with corroded bronze newel posts and railings on the lower floors, and cast iron railings above in the southwest corner of the building. A winding staircase, with decorative Moderne handrail and balusters from the 1951 remodeling, leads to the basement near the first floor corner entrance at State and Adams. The decorative wall panels and cove ceiling above this more recent staircase and the marble cladding covering the south wall and central column are also notable decorative elements in this space. Nickel-plated elevator doors featuring American eagle medallions, nickel-plated building directory and mailbox, and glass and nickel-plated handrails and balusters (mezzanine level) from the 1951 remodeling are the only other extant decorative features in this area.

Upper floors are currently in a mostly deteriorated state and largely gutted. Almost all previously-existing partition walls and light fixtures have been removed. Remaining historic material includes paneled mahogany closet doors in the southwest corner of each floor, decorative wooden moulding above each elevator bank, radiators on several floors, a few remaining light fixtures, decorative ceiling beams, and fire escape doors.

Many of the mechanical systems have been removed or are non-operational. Some electrical power is still active.

Physical History

On 1 July 1910, Buck & Rayner, a pioneer Chicago drug firm (later absorbed by Liggett Drug stores), obtained a 103-year lease upon two parcels of land fronting 42 feet on State Street and 101 feet along Adams Street at a net annual rental of \$21,000. The land was owned by Charles and Ralph Starkweather and comprised a portion of their father's 1847 homestead consisting of four lots fronting 82 feet on State Street and 101 feet on Adams. The elder Starkweather later partitioned this property as "Starkweather's Subdivision" and divided it among his five children.

In 1910, the prominent site at the southwest corner of State and Adams streets was occupied by two 19th century masonry commercial buildings, each four stories in height. Buck and Rayner's intent to improve the site with a skyscraper was reported in the *Chicago Tribune* as early as 1912, and the noted architectural

firm Holabird and Roche was hired in 1913 to design the 16-story store and office building, producing plans for an “unusually attractive structure of the highest type of fireproof instruction.” (*Chicago Tribune*, 26 Jan. 1915). The two buildings on the site were razed in January 1915, and a permit to erect the new skyscraper, estimated to cost \$700,000, was obtained the following month. Construction proceeded rapidly, and the edifice was ready for occupancy by July 1915.

It was originally named the “Twentieth Century Building” upon its completion in September 1915, following a contest instigated by Buck and Rayner to select a better name than the “State and Adams Building.” A Buck & Rayner drug store occupied its corner commercial space and basement, marking the company’s third drug store on a valuable corner on State Street, the others being State and Madison and State and Randolph. The remaining stores on the ground floor were rented and the upper floors devoted to shops and offices. Display cases were provided in the lobby for tenants of the building.

The Twentieth Century Building’s name was changed to the Century Building in March 1917 after the newly named Century Trust and Savings Bank, (formerly the Lake and State Savings Bank), signed a twenty-year lease and occupied the second story. In addition to a regular banking business, Century Trust had a savings department, safety deposit vaults, and transacted general trust business. They remained in the building until the early 1920s. The building’s corner tenant—Buck and Rayner drug store—became a Liggett drug store in 1928 when Liggett absorbed the former company. An excellent example of a tall shops building, its upper floors were occupied by a wide variety of tenants through the years, including tailors, furriers, beauty shops, clothes shops, lawyers, brokers, and dentists.

In February 1931, James Porter of Winnetka purchased from Charles Starkweather of Lake Forest a portion of the land beneath the Century Building at a cost of \$350,000. The land, an L-shaped parcel extending on two sides of the actual corner lot, fronted 20 feet on State and extended back 101 feet, with a frontage on Adams of 20 ½ feet. This parcel, together with the corner lot, comprised the 42 by 101 foot site upon which the Century Building was situated. In 1941, the late James Porter’s estate sold the L-shaped parcel to an undisclosed buyer at a cost of \$192,000 for 2,450 square feet, or a rate of \$9,625 per front foot. In 1942, Buck and Rayner sold the Century Building and its leasehold to State and Adams Properties, Inc., a syndicate composed mostly of Chicagoans. Liggett’s drug store remained a corner tenant at that time.

Home Federal Savings and Loan Association purchased the Century Building and its lease in 1949 for \$880,000, and the following year became owner of the ground beneath the building at an additional cost of \$375,000. The land was purchased from Ralph Starkweather of Beverly Hills, California, ending over one hundred years of ownership by the Starkweather family. Home Federal—formerly located at 1618 W. 18th Street—occupied the basement and first five

floors of the building, comprising 10,000 square feet of space, which they modernized in 1951. In 1965, Home Federal moved into a new headquarters building across State Street at Adams, which replaced the 12-story Republic Building designed by Holabird and Roche.

An item in the 31 July 1976 issue of *Realty and Building* magazine noted that the 84,000 square foot Century Building was sold in that month for \$700,000 by Sheldon F. Good & Company and that a renovation was planned for the vacant 14 floors of the building. The Romas Restaurant was to remain at street level. However, no building permits were located from the 1970s verifying that renovation work was actually done.

Overall, the building at 202 S. State Street has poor exterior integrity. Alterations have occurred at the storefront and second floor levels which have been completely altered from their original appearance. The building's off-center main entrance was originally situated on State Street and flanked by storefronts on either side that were directly accessed via secondary doors along State. This highly ornamental entrance—situated just left of the central pier—featured bronze framed double glass doors, a sign plate at the transom level that read “State and Adams Building,” and a bronze canopy. A Buck & Rayner drugstore (Liggett's after 1928) occupied the corner commercial space and extended westward along the entire Adams Street elevation. Buck and Rayner's floor-to-ceiling glass storefront display windows were framed in metal. Terra cotta banding separating the first and second floors of the State and Adams street elevations originally featured the Buck and Rayner name in metal lettering. Metal display cases surrounded by granite were situated at the base of each main pier. The second floor originally featured Chicago windows and was identical in appearance to the third floor. The sharply defined cornice, originally an important design element, was removed at an early date (see historic images).

The main State Street entrance accessed a highly ornamental lobby that featured marble floors, walls and ceiling, as well as elaborate bronze chandeliers, wall sconces, mailbox, and spiral grillwork fronting the four elevator cabs. Even the lobby display cases were framed in bronze. The main staircase in the southwest corner of the building had bronze newel posts and railings on the lower floors, and cast iron railings on the floors above.

According to building permits, storefront changes occurred in 1934 and 1944. However, the ground floor's current (December 2008) appearance—featuring continuous plate glass windows, stainless steel trim and recessed corner entry with revolving door—likely occurred during Home Federal Savings and Loan's 1951 remodeling, which was undertaken two years after they acquired the building. The current front staircase leading to the basement was installed at this time, and virtually all of the original lobby's extravagant marble cladding materials and bronze fixtures were removed. The current elevator doors with eagle motifs, wall-mounted building directory and mailbox with nickel plating

were likely installed at this time. The marble-clad elevator wall and marble staircase with bronze railings in the southwest corner of the building are the only extant features from the original lobby. In July 1951, a 15-ton safe door was lowered into the basement. The safe, built by Mosler Safe Company, was used as the entrance to the 5,000-box safety deposit vault. An article in the 27 June 1952 *Chicago Tribune* reported on the changes to Home Federal's new headquarters:

"The Association's new home has been modernized and beautified. Large amounts of plate glass, stainless steel trim, and other decorative trim give it an appearance of a handsome store. The Association will occupy two floors below street level and five above."

The second floor alterations that resulted in new granite cladding and windows also likely occurred during Home Federal's 1951 remodeling. The building's terra cotta cladding evidently experienced deterioration as early as 1934, when a building permit was given for the replacement of 192 pieces of damaged terra cotta. In 1974, 202 S. State Street was cited as one of 1,100 buildings in a state of dangerous disrepair in a survey ordered by the City of Chicago. Although repairs were reportedly made, in May 1984 a four-foot-tall section of terra cotta broke loose from the building, plummeting 100 feet and critically injuring a woman below. A dark gash marked the 7th floor window frame where the four 20-pound mullion pieces fell from the building. According to one report, metal hooks that anchored the terra cotta tiles through the decades of winter freezes and spring thaws rusted due to water seepage and finally gave way as temperatures climbed to 87 degrees. (*Chicago Tribune*, 27 May 1984) Emergency work was subsequently undertaken at the structure. The building's terra cotta cornice was removed at an unknown date.

The Federal Government purchased 202 S. State Street in 2005.

The building is currently (May 2009) vacant.

Integrity & Significance

The 202 S. State Street Building was designed by the noted firm Holabird and Roche. It is historically unique for two important reasons. First, the distinct vertical expression of the exterior elevations of this building and others by the firm, notably the North American Building, portend the transition from the Chicago School buildings of the late 19th Century to the Art Deco of the 1920s. This change is prominently exhibited in the Tribune Competition of 1922, in which the first three places were won by architects who accented the vertical in their designs. Second, the overall design of the façade ornament appears to be based on a design of unique origin, contributing to the diversity of the architectural environment within the Chicago Loop.

Mr. Robert Bruegmann, Professor of Architecture History, University of Illinois at Chicago, and author of “Holabird & Roche/Holabird & Root,” has stated;

1. John Holabird and John Root came to the H&R office in 1913. (This follows their education at l'École des Beaux-Arts, Paris). John Root was extremely interested in obscure historic styles that had not been “discovered” and someone gave him a book on Portuguese Gothic (Manueline) architecture.
2. This team knew was familiar with Cass Gilbert’s design for the Woolworth Building in New York.
3. The North American Building, at the intersection of Monroe and State Streets, just predates 202 S. State Street and exhibits some verticality in the façade. Bruegmann feels the size of the property, 96’X120’ for the North American vs. 42’X101’ for the Century, probably had something to do with accenting the verticality on the latter’s façade, i.e., the narrow bay spacing selected for State St. was carried through on Adams and the spandrels were set back.

It can be assumed that Root’s interest in obscure historic styles led him to the design of the façade of 202 S. State. Manueline and Neo-manueline styles feature a proliferation of complex ornament around building openings, such as windows and doors, and often feature botanical motifs and pinnacles, among other elements. Neo-manueline surged in popularity in Portugal at the turn of the 20th century. Therefore, it is likely that the program of ornament for 202 S. State was based largely on this unique historic style.

Emphasis of verticality is also seen in the design of 202 S. State. Comparison to earlier Holabird and Roche designs, such as the Marquette Building, which used strong horizontals in balance with verticals, it can be understood that this trend began with a strict derivation from preceding popular architectural forms. The motif of strong, deep verticals with recessed understated spandrels was also used in Holabird and Roche’s entry for the Tribune Tower Competition seven years later. Several other entries for the competition, including Howells and Hood’s first place design and, most notably, Saarinen’s second place design, also used this design technique. Then a radically new motif, it soon became a Chicago skyscraper standard. 202 S. State, constructed 7 years before the contest, was a precursor to the proliferation of this new vertically-focused style.

Louis Sullivan said of Eliel Saarinen’s entry for the Tribune Tower Competition, a design which also lauded a strong vertical emphasis:

“.....it prophesies a time to come, and not so far away, when the wretched and the yearning, the sordid, and the fierce, shall escape the bondage and the mania of fixed ideas.

Qualifying as it does in every technical regard, and conforming to the mandatory items of the official program of instructions, it goes freely in advance, and, with the steel frame as a thesis, displays a high science of design such as the world up to this day had neither known or surmised. In its single solidarity of concentrated

intention, there is revealed a logic of a new order, the logic of living things; and this inexorable logic of life is most graciously accepted and set forth in fluency of form. Rising from the earth in suspiration as of the earth and as of the universal genius of man, it ascends in beauty lofty and serene.....until its lovely crest seems at one with the sky.

To summarize current (May 2009) levels of interior integrity: most interior partition walls have been demolished and few original finishes remain. Only the stairways (original) and main lobby (1951 remodeling) retain high levels of historic character. Overall, 202 S. State Street also has poor exterior integrity. The remaining original façade, while deteriorated, is important as a rare example of Neo-Manueline influenced architecture in the Midwest and as a very early precursor of the vertically-emphasized façade that became very popular in the 1920's and 1930's (as manifested in the 1922 Tribune Tower Competition). The overall form and detailing is very important to maintaining the significance of this building. Alterations at the storefront and second floor levels have completely altered their original appearance, but remain in fair to good condition and have contributed historically in their own right. The alterations are significant due to the rarity of remaining Art Moderne architecture in the area, and because 202 S. State Street acts as a testament to the multiplicity and diversity of styles popular in Chicago architectural design in the first half of the twentieth century. Therefore, major changes that occurred to the storefront and lobby during the 1950's should also be considered as unique and important examples of the age that they represent.

Nara Grid for 202 South State Street

The Nara Grid is a methodology to assist in understanding the many entwined layers that compose the authenticity of the built environment and architectural heritage. Dimensions of heritage are divided into several different categories related to the built environment. The resulting organization is used to evaluate the cultural significance of a given building, object, or space.

ASPECTS OF THE SOURCES RELATED TO DOCUMENTATION	DIMENSION OF HERITAGE			
	Artistic	Historic	Social	Scientific
Form & Design	Highly detailed façade ornament.	Through massing and décor, the façade is a precursor to the trend of emphasizing verticality of skyscrapers that would soon occur in Chicago and worldwide. – See Tribune Tower competition.	Combination of styles can be seen as a unique narrative of the progression of architectural styles and fashion over a relatively short period.	
Materials & Substance	Public spaces originally featured cream colored terra cotta, marble, and bronze.	Some fine materials have been removed in lobby remodeling. Marble, bronze, and terra cotta remain in elevations, elevator lobby and main stairway.		Exterior materials Deteriorating and in need of repair.
Use & Function		Excellent example of a tall shops building, serving a variety of tenants.		
Tradition, Techniques, and Workmanship	Use of Neo-Manueline style is unique for Chicago and the Midwest.			
Location & Setting	Designed by important Chicago architects, Holabird and Roche.	Contributing building in the Loop Retail National Register Historic District.	Corner lot at State and Adams on a busy commercial thoroughfare.	
Spirit & Feeling	Historic and unique stylistic character.	Contributing to the historic setting and diversity of architectural styles of downtown Chicago, and the greater city.	Excellent location and open layout provide high potential for supporting, even increasing, commerce in the area.	

C. INSPECTIONS

Date	Firm	Address & Phone	Scope of Work	Notes
May 2, 2002	Gustitus Group, Inc	2000 North Racine Suite 4800 Chicago, IL 60614 773.665.9900	Critical Examination Report: to satisfy requirements of the City of Chicago "Maintenance of Exterior Walls and Enclosures" ordinance.	Included condition assessment and recommendations for repair work and future examinations.
March 6, 2006	Wight	656 West Randolph Street Suite 4W Chicago, IL 60661 312.261.5700	Chicago Federal Center Phase I Cultural Resources Survey – research, surveys, and analysis of potential for cultural resources and potential for buried resources.	For 202 S State: Potentially eligible for the National Register, no archaeological potential.
August 23, 2006	Versar Inc	100 W. 22 nd St. Suite 151 Lombard, IL 60148 630.268.8555	Phase I Environmental Site Inspection: To identify recognized environmental conditions as defined by ASTM.	No recognized environmental conditions (REC's) were found in connection with the property. Asbestos was detected in various materials and lead-based paint was identified in 8 of 18 samples of predominant paint types tested.
April 25, 2008	Gustitus Group, Inc ¹	2000 North Racine Suite 4800 Chicago, IL 60614 773.665.9900	Exterior Façade Stabilization Project	Recommendations and drawings for stabilization of façade, floors 2 through tower.

¹ Sub-contractor to Coffey & Associates, now titled "Environ".

D. SOURCES USED

Primary and Unpublished Sources

City of Chicago building permit no. A28251, Book C4, p. 90, dated 9 Feb. 1915
(store and office bldg)

Building permit no. 6785, dated 30 Nov. 1928 (fire escape)

_____ no. 91466, dated 18 Dec. 1934 (replacing 192 pieces of damaged
terra cotta)

_____ no. 87989, dated 15 May 1934 (change store front)

_____ no. 138525, dated 20 April 1944 (repair store front)

_____ no. 115351, dated 20 June 1939 (alterations)

_____ no. 70637, dated 19 March 1946 (alt. to stone)

_____ no. 115846, dated 22 March 1946 (erect signpost for clock)

_____ no. A63173, dated 21 Aug. 1951 (erect temporary canopy over
sidewalk for approx. 6 months)

_____ no. 59117, dated 8 June 1951 (revised plans for front and int alts
permit 53468)

_____ no. A67545, dated 15 Nov. 1951 (install pass elev)

_____ no. A84214, dated 14 Nov. 1952 (vent only)

_____ no. A70839, dated 10 March 1952 (installation of 17 plumbing
fixtures)

_____ no. A67544, dated 15 Nov. 1951 (repair four elev)

_____ no. A53468, dated 25 Jan. 1951 (new front stairway and entrance)

_____ no. 858302, dated 25 Sept. 1997 (remove loose masonry and
repair)

_____ no. 865751, dated 4 Feb. 1998 (Interior alterations to retail space
on ground floor)

_____ no. 882584, dated 22 Sept. 1998 (exterior façade stabilization
repairs per plans)

_____ no. 901664, dated 23 June 1999 (install 4 hatch latches on the 4
passenger elevators)

_____ no. 927902, dated 23 June 2000 (per plans exterior repairs only;
replace existing 6 conc lintels)

_____ no. 946394, dated 13 March 2001 (repair plumbing only repair
valves, piping, drains per violation)

_____ no. 957291, dated 6 August 2001 (masonry repair at the ne
corner, remove and replace)

_____ no. 1026239, dated 11 Dec. 2003 (erect eight modular swingstage
scaffolds)

_____ no. 1040269, dated 30 June 2004 (removal of a non-load bearing
partitions, include patching to)

_____ no. 1039912, dated 25 June 2004 (erect 1 hi-lo scaffold)

Chicago History Museum Architectural Archives: Holabird & Roche Collection, A-B Binder: Buck & Rayner Building (Century Building), sw corner State and Adams, Holabird & Roche, Architects, 1914, Job. No. 1803, 1 folder, 1 roll; Design Folders #2831 and #4535. This collection does not include floor plans for the building. The drawings on file are listed below. All are dated Nov. 28, 1914 unless otherwise noted:

Sheet no. 13: Scale Details of Toilet Rooms
Sheet no. 14: F.S. Details of Toilet Rooms
Sheet no. 16: Typical Stair and Elevator Enclosure
Sheet no. 20: Main Entrance, Etc. (includes details of elevator cab)
Sheet no. 21: Cross Section
Sheet no. 22: East and West Elevations
Sheet no. 23: Adams Street Elevation
Sheet no. 24: South Elevation
Sheet no. 25: Typical Exterior Details Upper Stories
Sheet no. 26: Typical Exterior Details
Sheet no. 27: Full-Size Details of Storefront
Sheet no. 28: Elevator Lobby, dated Dec. 27, 1914
Sheet no. 29: Elevator Lobby
Scale Detail of Barber Shop
Exhibit "A" of Party Wall Agreement, dated Oct. 26, 1914
Full Size Details of Stairway Partition, undated
Full Size Details of Typical Window Frames and Trim
Sheet M-1: Electrical Details
Sheet M-2: Sub-Basement Plan, dated Dec. 29, 1914
Sheet M-3: Sub-Basement Plan, dated Dec. 29, 1914
Sheet M-4: Basement Plan, dated Nov. 29, 1914
Sheet M-5: Plumbing Riser Diagram, dated Feb. 29, 1914
Sheet M-6: Steam and Vent Repair, dated Dec. 29, 1914
Sheet M-7: Plans of Men's Toilet Room and Barber Shop (8th floor) and Plan of Women's Toilet Room (7th floor), dated Feb. 8, 1915 (hand-drawn)
Sheet M-9: Revised Machinery Layout Sub-Basement, dated May 24, 1913
Sheet S-1: Sub-Basement Plan
Sheet S-2: Basement Framing Plan
Sheet S-3: Basement and Sub-Basement Sections
Sheet S-4: First Floor Framing Plan
Sheet S-5: Mezzanine Framing Plan
Sheet S-6: Typical Floor Framing Plan
Sheet S-7: Wind Bracing System
Sheet S-8: Spandrel Sections and Girder Connections
Sheet S-9: Column Schedule
Sheet S-10: Attic Floor Framing Plan
Sheet S-11: Roof and Pent House Framing Plans

Robinson's Atlas of the City of Chicago, Vol. I. New York: E. Robinson, 1886.
Sanborn Fire Insurance Map, Volume One, South Division. NY: Sanborn Fire Insurance Company, 1906 (rev. 1950).
Tatum, Raymond Terry. National Register of Historic Places nomination for The Loop Retail Historic District, 1998.

Secondary and Published Sources

Architecture and Design, Vol. 7, no. 2, March 1943. NY: Architectural Catalog Co. (This issue highlights some of the buildings erected by Henry Ericsson Co., General Contractors, and includes a photo of the Century Building.)

Brueggemann, Robert. *Holabird & Roche of Chicago: 1880-1918*. Chicago: University of Chicago Press, 1997, pp. 254, 298, 464.

"Big Deals Mark Week's Trading in Real Estate," *Chicago Tribune*, 31 Jan. 1915.

"Century Trust Bank Absorbs Jefferis State," *Chicago Tribune*, 11 Dec. 1921.

Chase, Al, "Buildings on Four Important Loop Corners Sold to Syndicate," *Chicago Tribune*, 7 Nov. 1942.

_____, "James F. Porter Buys Loop Fee At State-Adams," *Chicago Tribune*, 19 Feb. 1931.

_____, "New Quarters of Two Firms to Be Modernized," *Chicago Tribune*, 5 Jan. 1950.

_____, "State St. Land Sold at \$9,600 Per Front Foot," *Chicago Tribune*, 20 Dec. 1941.

City of Chicago Directory, 1950 Criss-Cross. Chicago: Chicago Cross Reference Association, 1950.

Davidson, Jean, "As buildings go to pieces, danger looms on streets," *Chicago Tribune*, 27 May 1984.

"15 Ton Safe Door Put in Building," *Chicago Tribune*, 13 July 1951.

Gilbert, Paul T. *Chicago and its Makers*. Chicago: F. Mendelsohn, 1929, p. 331, 557. (Streetscape photo on p. 331 features the 200 block of South State Street, west side, looking north from Quincy, in 1889. This view shows the two four-story buildings that preceded the Century Building on its site. Photo on p. 557 shows the Century Building as it appeared shortly after completion.)

Hampson, Philip, "Home Federal Move Viewed Aid To Stores," *Chicago Tribune*, 27 June 1952.

"Leases and Loans," *Chicago Tribune*, 16 Nov. 1913.

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II. ANALYSIS & TREATMENT

A. INVENTORY OF SPACES

Zone: 1A – Restoration

Exterior

Space Type: ELEVATIONS (N & E) & TOWER

Description

The 202 S. State Street Building is located on the southwest corner of State and Adams Streets. The north elevation faces Adams Street and the east elevation faces State Street. Above the second floor, both street elevations are clad in cream-colored terra cotta. The ground level has continuous floor-to-ceiling plate glass windows and stainless steel trim along both elevations. A recessed corner entrance with a revolving door is fronted by large, stainless steel-clad columns supporting the entrance ceiling's overhang. A secondary entrance with recessed, double plate-glass doors surrounded by gray granite is situated at the southern end of the State Street elevation. Metal lettering above this entrance states: "202 S. State Street Building." A third entry is a recessed single door at the west end of the north façade. All original finishes and windows have been removed from the second level façade. Granite cladding covering the second story, likely from the 1951 remodeling, has been recently re-secured to the building. A corrugated material has been installed over the second floor window opening openings and extends down to cover the granite below, to the top of the mezzanine windows (May 2009).

The building's north and east elevations have a strong vertical emphasis, with sharply molded, narrow piers alternating with strips of recessed windows and darker, fluted spandrels. The third floor features Chicago windows (one fixed pane of glass flanked by smaller operable windows) on both street elevations—two on State Street and four along Adams. Above the third floor, wide flattened piers visually separate the State Street elevation into two bays and the Adams Street elevation into five bays. Each bay comprises a grouping of four double-hung wood sash windows. The exception is the westernmost bay of the Adams Street elevation, which features a grouping of three double-hung metal sash windows and a door with wired glass on each floor leading to the ornamental metal fire escape stairway. Spandrels situated above the third floor feature Gothic-inspired motifs, such as shields with dragons, while spandrels above the 12th, 13th, and 15th floor windows are ornamented with curvilinear, naturalistic designs.

Exterior alterations have mainly occurred at the storefront and second floor levels which have been completely altered from their original appearance. The building's off-center main entrance was originally situated on State Street and flanked by storefronts on either side that were directly accessed via secondary doors along State. This highly ornamental entrance—situated just left of the central pier—featured bronze framed double glass doors, a sign plate at the transom level that read "State and Adams Building," and a bronze canopy. A Buck & Rayner drugstore (Liggett's after 1928) occupied the corner commercial space and extended westward along the entire Adams Street elevation. Buck

and Rayner's floor-to-ceiling glass storefront display windows were framed in metal. Terra cotta banding separating the first and second floors of the State and Adams Street elevations originally featured the Buck and Rayner name in metal lettering. Metal display cases surrounded by granite were situated at the base of each main pier. The second floor originally featured Chicago windows and was identical in appearance to the third floor.

According to building permits, storefront changes occurred in 1934 and 1944. However, the ground floor's current appearance—featuring continuous plate glass windows, stainless steel trim and recessed corner entry with revolving door—was likely attained during Home Federal Savings and Loan's 1951 remodeling, which occurred two years after they acquired the building.

The 202 S. State Street Building's terra cotta cladding evidently experienced deterioration as early as 1934, when a building permit was given for the replacement of 192 pieces of damaged terra cotta. In 1974, the building was cited as one of 1,100 buildings in a state of dangerous disrepair in a survey ordered by the City of Chicago. Although repairs were reportedly made, in May 1984 a four-foot-tall section of terra cotta broke loose from the 202 S. State Street Building. A dark gash marked the 7th floor window frame where the four 20-pound mullion pieces fell from the building. According to one report, metal hooks that anchored the terra cotta tiles rusted through the decades of winter freezes and spring thaws due to water seepage, and finally gave way as temperatures climbed to 87 degrees. (*Chicago Tribune*, 27 May 1984) The building's terra cotta cornice was removed at an unknown date.

More recently, the Critical Examination Report by the Gustitius Group, Inc. (May 2002) outlined the condition of the all façades and prioritized recommendations for repair. At that time, it was reported that existing terra cotta masonry cladding was in fair condition. Some new cracks in the terra cotta and few spalls were found. Where necessary, unsound terra cotta was stabilized. It was also reported that in 1997 and 1998, severely distressed terra cotta pieces were replaced at window mullions and corners of columns by painted aluminum sheet metal cladding. North and east parapet walls consisting of the interior and terra cotta on the exterior face are in fair to poor condition. Many cracks exist on the brick masonry, several decorative terra cotta elements have been removed and replaced by aluminum sheet metal, and terra cotta mortar joints have been sealed unsatisfactorily with sealant. The glazed brick masonry tower (chimney stack) with decorative terra cotta elements are in stable condition. A few terra cotta elements are missing.

Currently an exterior stabilization project is underway. As of May 2009, repairs to the brick facades, stabilization of the exterior granite at the second floor, and covering the second floor window openings with a corrugated material are nearing completion. The construction of a temporary canopy at the second floor level along State and Adams Streets is underway along with the replacement of the vaulted Adams Street sidewalk's concrete wearing surface and corner curb ramps.

Recommendations

The remaining original façade is both a rare example of Neo-Manueline influenced architecture in the Midwest, and a very early precursor of the vertically-emphasized Art Deco/Moderne façade that became very popular in the 1920's and 1930's, especially in Chicago. The overall form and detailing is very important to maintaining the significance of this building. Major changes that occurred to the storefront and lobby during the 1950's should also be considered unique important examples of the age that they represent. Therefore, preservation and restoration of original terra cotta decoration should be conducted on the upper stories and the 1951 remodeling of the lower stories of the facades should be restored and/or preserved. The storefront façade of the first floor and mezzanine should be repaired, cleaned, repaired, and preserved. The façade directly above this storefront (corresponding to the upper portion of the mezzanine level and the full 2nd floor), once covered in granite and banded windows, should be restored to its 1951 design to complement the preserved façade on the 1.5 stories below.

The fire escape, located on the north elevation, is an original and highly decorative element. This feature should also be preserved as code permits. An ongoing (May 2009) project at the building proposes the removal of a lower portion of the existing fire escape. It is recommended that the removed portion be salvaged and stored within the building until it may be remounted in its original location.

Restoration of the original 1915 storefront would typically be recommended for a project such as this, but the more current storefront is of high quality design and is also significant to the history of the building and its historical context. The 1951 Art Moderne elements are in stark contrast to the rest of the Neo-Manueline façade, but attest to the variety of styles that influenced architecture in the area during the first half of the 20th century. The fourth of the Secretary of the Interior's Standards for Rehabilitation states, "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved." GSA will evaluate the architectural significance of these 1951 alterations and render a decision on the course of action to be taken. Virtually all original storefront material has been removed or greatly altered and the interior spaces no longer correspond functionally or stylistically to the original façade. Much of the 1951 façade still remains in good condition and corresponds in material, form, and special relationships to other historically significant in the interior lobby area and mezzanine levels.

Repairs to stabilize the existing façade (including the tower) should continue and restoration of the original design should begin. Remaining original material should be preserved and repaired wherever possible. Where original material has been lost, it should be replicated as closely as possible in form and material. Total replacement of terra cotta may be considered if a satisfactory alternative detail for attachment to the facades is designed. Another critical examination should be conducted (the last was in 2002) to assess current conditions of the façade and make recommendations on how to retain as much original material as possible. The original cornice should be restored using a lighter material, such as painted sheet metal or fiberglass, to avoid issues caused by the

weight of terra cotta. A bird control system (or several systems) should be considered for the tower, east, and north facades.

Existing windows at the third floor and above should be preserved and repaired. Interior storm windows should be added to increase thermal efficiency. Design of storm windows should not interfere with lite patterns, dead lite openings, or frame profiles of the original windows.

Zone: 1B – Restoration

Interior

Space Type: 1ST FLOOR TENNANT SPACE (1.5 STORIES), ORNAMENTAL STAIR, AND LOBBY

Description

The 202 S. State Street Building has been vacant for a number of years and the first floor exists in a deteriorated state. Piles of debris and patches of fallen plaster reveal exposed clay tile walls in various places. The first floor tenant space has an open plan and a false ceiling throughout most of the space, ending near the State Street entrance where the space reveals its 1.5 story height. A 1951 curving staircase leading to the basement is situated near the first floor's corner entrance at State and Adams. Decorative steel and glass balustrades and railings line this stair as well as the east and north sides of the mezzanine; the east mezzanine railing has been removed. The marble-clad elevator wall and central column, four nickel-plated elevator doors with American eagle medallions, the building directory and mailbox, also nickel-plated, are the only extant decorative features in the lobby.

A curving glass wall once separated the tenant space and the entry/elevator lobby space to the south. While the glass no longer exists, the concrete curb on the floor and a wooden support on the top are still in place.

Electrical:

Branch circuit panels, risers, conduit and wiring are in poor condition throughout the zone. The fire alarm system does not appear to be functioning. The system configuration does not meet current high-rise fire alarm system requirements. There is no emergency electrical system in the building.

Structural:

The building superstructure consists of steel columns and beams, connected by rivets. Lateral loads are resisted by wind bracing girders located on both the North and South building elevations and each column line in the North-South direction. However, the North-South bracing girders do not extend through the elevator core. The bracing girders include triangular gusset plates either below, or above and below, the beams where they connect to the supporting columns.

Recommendations

While not original to the building, this space is a unique and exceptional example of its time and a significant amount of its design remains intact. The abstract curvaceous international style design is an interesting juxtaposition to the strict verticality and profundity of detailing which defined the original building design. The opposition creates an interesting visual narrative about the trends in Chicago architecture and culture in the

first half of the 20th century. Therefore, the remaining elements of these 1951 spaces – the curving stair to the basement, the cove ceiling with recessed cans, the marble column cladding, wooden wall panels with neon lighting, the mailbox, directory, elevator doors, and the glass and stainless steel mezzanine railing and balustrades – should be preserved and repaired where needed. The curved glass wall between the main tenant space and lobby should be reconstructed. Restoration of the rest of the elements in the area should be sympathetic to the character of the historic elements and the period.

GSA will evaluate the architectural significance of these 1951 alterations and render a decision on the course of action to be taken.

Should the north and east facades be reconstructed following the building's original design, the original entry lobby should also be reconstructed. No drawings have been found showing the original design of the first floor tenant space and little to no original material exists. Redesign of this space should not distract from the character of the reconstructed elements of the lobby and façade.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Structural:

The floor system appear to be in generally good condition where exposed. Isolated areas will require repair where the clay tile has been damaged.

Zone: 1C – Restoration
Interior
Space Type: 1915 MAIN STAIRS

Description

An original marble staircase with corroded bronze newel posts and railings on the lower floors and cast iron railings above is situated in the southwest corner of first floor. This stair is completely open to each floor, but is dimensionally compliant with exit stair codes.

Mechanical:

The pipe riser running up the main stairway is a fire protection standpipe.

Electrical:

Branch circuit panels, risers, conduit and wiring are in poor condition throughout the zone. The fire alarm system does not appear to be functioning. The system configuration does not meet current high-rise fire alarm system requirements. There is no emergency electrical system in the building.

Recommendations

Another combination of the original and 1951 designs, this space is important for both its detailing and fine materials of the original building and the juxtaposition with mid-century decorative elements. The main stair is in good condition. It should also be preserved and repaired where necessary on all levels. This stair and the corridor directly to its north (along the length of the stairs) are to be completely enclosed to meet fire codes. This will be done in a manner that retains the stair's original open spatial character. Glazed fire-rated walls should be considered. An additional fire stair must be added to the building exterior on the south façade. If a new building is constructed directly to the south, location of a fire stair within the new building, with connection to 202 S. State, should be considered.

Mechanical:

Remove pipe riser once other fire protection means are installed.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Zone: 2A – Rehabilitation

Interior

Space Type: HISTORIC ELEMENTS (BASEMENT AND 2ND – 15TH FLOORS)

Description

Except for small closets in the southwest corner of each floor, the existing partition walls are not original to the building. Those elements which are original are likely nonfunctional and/or in need of repairs. These include radiators, fire escape doors, original light fixtures (fl. 4), wood moulding above utility closets, and original doors on washroom and fire hose and mechanical closets.

Recommendations

Major historic elements that remain should be preserved in place and repaired: fire escape doors (code pending), mechanical closet doors, and wood crown molding that exists above elevator doors, stair, and mechanical closets. Recreation of missing crown molding on floors 3 and above is not necessary.

It is recommended that the basement be restored to its 1951 design. This includes preservation and repair of existing finishes, elevator doors and frame, and the decorative stair.

Zone: 3A – Renovation**Interior****Space Type: SECOND FLOOR CORRIDOR****Description**

On the second floor, existing elevator doors and frames were installed during the 1951 remodeling by Home Federal Savings and Loan. Doors from this period are adorned with bronze eagle medallions. On all other floors, these elements have been replaced. Moderne elevator hall call lamps once existed above each set of elevator doors. These have all been removed, but several remain on floors above. Paneled wall covering divides the elevator wall into several rectangular sections with seams corresponding to the elevator doorframes. Centered above the bank of doors, portions of an Art Moderne clock, matching those in the first floor lobby, remains.

Original design of the corridor consisted of wood, marble, and plate glass storefronts on north and east sides. Bronze elevator grilles covered the elevator doors and wall. Original crown molding from this design remains above the elevator wall and above utility closets at the west end of the corridor.

Recommendations

On the second floor (preferably open to the public or accessible by most building tenants), a typical main corridor should be recreated as closely as possible to the historic design while adhering to current codes (see recommendations for main stairs, zone 1C). Due to the integrity of existing material and consistency with first floor façade and lobby, it is recommended that elements in this corridor from the 1951 design be preserved and repaired. Historic material found on other floors may also be incorporated into this restoration (see Zone 2A). Design of the rest of the corridor should not distract from these historic elements.

GSA will evaluate the architectural significance of these 1951 alterations and render a decision on the course of action to be taken.

Should it be decided to reconstruct the original (1915) design of the first floor façade and lobby, the second floor corridor should also be restored to this period of significance. This should be based upon original building drawings, using materials to match those existing, and modified to comply with current codes. Original materials found on upper floors may also be incorporated into this reconstruction (see Zone 2A).

Zone: 4A - Free

Interior

Space Type: TENANT AREAS (2ND – 15TH FLOORS)

Description

Except for a small number of historic elements (see Zone 2A), these floors have been almost completely gutted.

Electrical:

Branch circuit panels, risers, conduit and wiring are in poor condition throughout the zone. The fire alarm system does not appear to be functioning. The system configuration does not meet current high-rise fire alarm system requirements. There is no emergency electrical system in the building.

Structural:

The building superstructure consists of steel columns and beams, connected by rivets. Lateral loads are resisted by wind bracing girders located on both the North and South building elevations and each column line in the North-South direction. However, the North-South bracing girders do not extend through the elevator core.” The bracing girders include triangular gusset plates either below, or above and below, the beams where they connect to the supporting columns.

A clay tile structural arch floor system was typically used throughout the building for the first floor and above. The system consists of a topping slab and clay tile infill between steel floor beams with tension rods spaced along the span to resist the resulting thrust from the arch.

Recommendations

A study of the property directly south of 202 S. State should be conducted to consider the possibility of replacement or increasing the size of this building. This would allow for a fusing together of the two buildings to increase both size and ease of circulation. By turning the 202 S. State elevator openings to the south and adding another bank of elevators just south of these in the new building (opening north), a perfectly serviceable cul-de-sac plan could be produced.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Structural:

The floor system appears to be in generally good condition where exposed. Isolated areas will require repair where the clay tile has been damaged or where topping slabs have been removed.

On multiple floors, small rooms were built near the west end of the building with a concrete slab ceiling supported by clay tile partition walls. The clay tile partitions have since been demolished or partially demolished leaving the concrete slabs with inadequate support. These slabs should either be properly shored or removed.

Zone: 4B - Free
Exterior
Space Type: SOUTH AND WEST FACADES

Description

The windowless rear (west) and south elevations are clad in common brick. The upper levels of the rear (west) elevation feature a six-story sign for Home Federal Bank, located in the Century Building from 1952-65, which is painted directly onto the brickwork. The sign appears to advertise a building that once existed across Adams Street. The east end of the south façade features a sign indicating the address of the building and advertising tenant space and a restaurant. The date of this sign is unknown but is not considered historically significant. It is also painted directly onto the brick face. Other than these features, the south and west façades are utilitarian and void of historically significant elements.

According to the 2002 Critical Condition Report, brick masonry on the south and west walls was also found to be in fair condition. Several spalled brick units were observed & mortar joints were in poor condition.

Recommendations

The painted sign on the west wall references a major tenant of the building and reflects changes that took place to the building during the Home Federal Bank remodeling in 1951, but it does not directly reference the building at 202 S. State Street. Remains of this sign should be allowed to erode naturally, although the wall on which it is painted should be repaired. Other changes to these elevations will not affect the historic significance of this building, but renovations should be sympathetic to the building's historic character.

Repairs to stabilize the existing façades are currently (May 2009) underway and should continue. Remaining original material should be preserved and repaired wherever possible. Where original material has been lost, it should be replicated as closely as possible in form and material. Another critical examination should be conducted (the last was in 2002) to assess current conditions of the façade and make recommendations on how to retain as much original material as possible.

**Zone: 4C – Free
Interior / Exterior
Space Type: 16TH FLOOR, PENTHOUSE, & ROOF**

Description

These areas are mostly utilitarian while the tower projecting several stories above the rooftop is quite decorative and an important historic element of this building. The tower is under repair as of late 2008. Original skylights through the roof of the 16th floor have been covered. An interesting Art Deco wall sconce exists in the stairway between the 16th floor and penthouse level (see image 48).

According to the 2002 Critical Examination Report, mechanical penthouse walls, constructed of glazed brick, are also in poor condition.

Mechanical:

Natural gas serves one domestic water heater and one heating hot water boiler (1,500 MBH output). The domestic water heater is not properly vented to outdoors. The hot water boiler and associated piping, expansion tank, and valves are uninsulated and in poor condition. The cooling tower has been removed from the roof and piping demolished to a point above its roof penetration.

Electrical:

Branch circuit panels, risers, conduit and wiring are in poor condition throughout the zone. The fire alarm system does not appear to be functioning. The system configuration does not meet current high-rise fire alarm system requirements. There is no emergency electrical system in the building.

Plumbing:

In the penthouse there are two large steel domestic water tanks that serve the domestic water needs and the original fire protection standpipe systems. There is also a domestic gas fired water heater that services the domestic hot water needs of the building.

Structural:

The building superstructure consists of steel columns and beams, connected by rivets. Lateral loads are resisted by wind bracing girders located on both the North and South building elevations and each column line in the North-South direction. However, the North-South bracing girders do not extend through the elevator core.” The bracing girders include triangular gusset plates either below, or above and below, the beams where they connect to the supporting columns.

A clay tile structural arch floor system was typically used throughout the building for the first floor and above. The system consists of a topping slab and clay tile infill between steel floor beams with tension rods spaced along the span to resist the resulting thrust from the arch. The upper levels of the structure also include reinforced concrete slabs and concrete encased beams in the mechanical and roof areas.

Recommendations

The one historically significant element, the decorative wall sconce, should be preserved in place. If this is not possible, reuse elsewhere in the building or salvaging for other historic purposes should be considered. Reuse in another location within the building should be done with special care. All other elements may be renovated or reused as needed. Additions to the rooftop must not be seen from street level from the north, east, or south.

Repairs to stabilize the existing penthouse façade should continue. Remaining original material should be preserved and repaired wherever possible. Another critical examination should be conducted (the last was in 2002) to assess current conditions of the façade and make recommendations on how to retain as much original material as possible.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Plumbing:

It is recommended that the existing domestic booster pump be replaced and the storage tanks be abandoned. The existing water heater is recommended to be replaced.

Structural:

In the upper level elevator machine room it was observed that hoist beams had been pocketed into the brick masonry walls. The brick masonry showed signs of severe distress, especially where the hoist beam was either placed over a window or a window was added after the hoist beam. No lintel was observed. The existing hoist beams should not be used to replace or service existing equipment.

Zone: 4D - Free

Interior

Space Type: BASEMENT AND SUB BASEMENT

Description (as of December 2008)

With the exceptions of the ornamental stair, elevator doors matching those on the first and second floors, and decorative tile mosaic floor, these areas are utilitarian and void of material of historic significance (see Zone 2A).

Mechanical:

Natural gas service enters the building through the north foundation wall in the Sub Basement at the west end of the building. Presumably the incoming service is connected to one of Peoples Energy's old low-pressure gas mains below Adams Street. The gas piping and pressure booster are in poor condition. There is a mechanical room at the southwest corner of the Sub Basement housing a kitchen exhaust fan and a make-up supply fan. The kitchen exhaust ductwork is largely uninsulated, corroded, and unusable – and is still connected to unusable hoods in the Basement and Sub Basement. The supply fan and associated ductwork is in poor condition. There is a single width, single inlet exhaust fan in a small fan room on the south side of the Sub Basement in poor condition. The Boiler Room houses an abandoned boiler, associated steam piping; two shell-and-tube heat exchangers; one condensate receiver with duplex pumps; one combustion supply fan. All equipment is either in poor condition or unusable. The large east mechanical room in the Sub Basement houses one water-cooled chiller; two chilled water pumps; two condenser water pumps; one expansion tank; one air separator; and two air handling units with filters, heating and cooling coils; supply fans; ductwork and piping. All equipment is either in poor condition or unusable.

Electrical:

Electric service is rated 208Y/120V 3 phase 4 wire 3,000A. Service originates from the utility vault located in the northeast basement. The service switchboard is located in the basement adjacent to the utility vault. Service switchboard has fusible switch construction and, based on its age and condition, appears to be at the end of its useful life. Branch circuit panels, risers, conduit and wiring are in poor condition throughout the zone. The fire pump is provided with a separate 208V 3 phase metered service fed directly from the utility vault. This pump is not currently in working condition. The fire alarm system does not appear to be functioning. Manual pull stations were observed. The system configuration does not meet current high-rise fire alarm system requirements. There is no emergency electrical system in the building.

Plumbing:

There were few lights in the basement, so observations were restricted to what could be seen with a flashlight. There was also no heat in the basement and it appeared the domestic water system was turned off. The incoming water service appears to come in to the building from the north and then run overhead to the domestic fill pumps on the east

side of the building. The domestic water pumps consist of electric fill pumps for the water tanks located in the penthouse. The existing pumps are very old. There appears to have been a modification to the original incoming water service. The original water service most likely served both plumbing and fire protection. The fire water service was since upgraded to handle the newer fire pump located in the basement that is believed to be inactive. The domestic piping, service and valves appear to be in very poor condition. The sewage ejector in the basement consists of a duplex set of Gorman Rupp self-priming pumps, which are in poor condition, and not known to be fully operational. The sewage ejector collects both sub-grade sanitary and the drain tile's subsurface ground water. Brick rod-out basins were observed. These pumps are most likely a replacement set of pumps from the original Shone pneumatic pumps.

Structural:

The building is supported on concrete caissons below grade. The sub-basement floor consists of grade beams spanning between caissons and a slab on grade. At the perimeter is a concrete retaining wall, reinforced with rolled steel shapes spans between floors, to resist lateral earth pressures. The first basement floor is a two-way reinforced concrete slab supported by steel beams located on column lines.

The sidewalks are vaulted on both the North and East faces of the building. The East sidewalk vault has been recently rebuilt, whereas the North sidewalk vault exhibits signs of deterioration. Deterioration is most apparent at locations where there are slab penetrations, including a lift-out slab and an abandoned service elevator. Openings for a hatch and service elevator are currently being infilled. The exterior topping slab on the North side of the building exhibits severe deterioration and is currently being replaced.

Recommendations

With the exceptions of the ornamental stair, elevator doors from the 1951 renovation, and tile mosaic floor, renovation and reuse of these floors will not interfere with the historic character of the building (see Zone 2A). The space surrounding the bottom landing of the stair should be maintained as a large open room, such as a lobby or reception area, so that its original purpose and sense of context is maintained.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Plumbing:

The existing domestic booster system is recommended to be replaced. The existing sewage ejector is recommended to be serviced and its longevity determined.

Structural:

Structural repairs are being made to deteriorated areas of the vaulted sidewalk. Existing openings that are no longer required are being infilled to limit water infiltration. The topping slabs and lift-out panels on the North side of the building are being replaced in their entirety.

B. SYSTEMS AND CODE COMPLIANCE

Currently (May 2009), the building is not occupied. Relevant codes and recommendations are only applicable if building is to be occupied for a particular use.

Egress

Only one set of stairs accesses the mezzanine and floors above. This stair must have a rated enclosure added. A second code-compliant fire stair should be added within, or in an addition to the south face of, the building. To all fire escape exits, add panic hardware to meet code. These exits must remain accessible to a public corridor on all levels.

Accessibility

There are no known accessible restrooms within building. Add to each occupied floor as needed.

Other

Façade condition issues need to be corrected.

Electrical

Existing building electrical systems do not comply with current code requirements or Public Building Services' Standard.

Plumbing

From the domestic penthouse tank the domestic water is downfed to a water distribution system. Most of the piping appears to be galvanized steel and cast iron piping. Copper water piping was most likely used for tenant development. The plumbing piping has outlived its life expectancy and should be replaced. Plumbing fixtures are a mixture of old and new but do not appear to comply with current plumbing and handicapped code and regulations.

Fire Protection

Fire protection consists of the following:

1. Fire protection systems are not active.
2. The existing building is classified in the Chicago Building Code (CBC) as "High-Rise" with an occupancy classification of Class "E" Business.
3. A Class III standpipe system is installed throughout the building.
4. A water storage tank for fire protection is located in the penthouse and is abandoned.
5. A fire pump is located in basement and is abandoned. The pipe riser running up the main stairway is a fire protection standpipe.
6. The existing building is not fully sprinklered.
7. A City of Chicago, Life Safety Data Sheet should have been completed by the previous owner on this building by April 1, 2005, CBC (13-196-203), but was not.

8. As of the date of this report, it appears that a plan to sprinkler the building has not been implemented.

Structural

The vaulted sidewalks and areas of damaged clay tile should be repaired. Other areas of the building are adequate for occupancy loadings originally designed for. Increased loading requirements for storage, MEP systems, etc. would require evaluation. Based on the observed support conditions of the existing hoist beam at upper machine room level at 202 S. State, the existing hoist beam not be used to service, install, or remove any equipment. Additionally, the beam should not be used as a tie-off point for any rigging that may be required to service the facade or any other purpose. Any future requirements for the beam should be identified and repairs made to meet those requirements.

Asbestos and Lead Abatement

According to the Phase I Environmental Site Assessment for this property, additional investigation should be conducted and all friable ACM (asbestos containing materials) must be removed before renovation or demolition. Lead-based paint “hazards” must also be managed following OSHA Lead in Construction Standard (29 CFR 1926.62). Details on the conclusions and recommendations of this report should be reviewed prior to any demolition or renovation work at this property.

C. Inventory of Elements

Note: The following tables contain quantity and pricing figures for each listed preservation item. This information composes the first portion of the preservation plan cost estimate, placed here due to its strict correspondence to the “Inventory of Elements.” The second part of the cost estimate, located within this appendix, addresses the additional costs associated with renovating the remaining parts of the building. These are furnished in a cost per square foot format. By adding these two sets of cost together, a total cost for renovation can be derived.

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 1A - ELEVATIONS (N & E) & TOWER

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
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Base Items, Use in conjunction with Alternative 1 or Alternative 2:

1	Exterior	Wall	Surface	Terra Cotta	SF	14750		Terra cotta covers floors 3 and above of east and north facades. Poor to fair condition.
2	Exterior	Windows	Frame & Sash	Wood	unit	306	2'-10" x 8'	Wood framed windows, levels 3 through 15.
3	Exterior	Windows	Glazing	Float Glass	unit	306	2'-10" x 8'	Original glass remains in many windows, levels 3 through 15.
4	Exterior	Windows	Frame	Metal	SF	936	2'-10" x 8'	Metal sash fire windows, levels 3 through 15, western most bay of north elevation.
5	Exterior	Stair/Ramp	Structure	Iron	fire escape	1	22' x 6.5' x 180'	Ornamental fire escape on north façade. A current project at the building proposes removal of part of the structure.
6	Exterior	Wall	Ornament	Terra Cotta	SF	550		The original decorative cornice is missing. This architectural feature was an essential part of the original building design.

Alternative 1: Restore to 1951 Design

7	Exterior	Wall	Structure	Curtain Wall	SF	2125		Steel framed curtain wall, first level (and mezzanine), dates to 1951 renovation. Rust, holes, and some warping present. Plywood added to west bay of Adams street elevation post-1951. Glass in fair to good condition, no visible cracks, but needs reattachment to frame.
8	Exterior	Door	Leaf Revolving	Stainless Steel		1	c. 6' dia x 7'	Stainless steel revolving door from 1951 corner storefront renovation.
9	Exterior	Door	Leaf Swinging	Stainless Steel		1	c. 6' x 7'	A pair of stainless steel framed glass doors act as the entry into the lobby space. 1951 renovation.
10	Exterior	Wall	Surface	Granite	SF	1730		Granite cladding covering the second story, from the 1951 remodeling. Most in poor condition - many pieces are damaged and several missing.
11	Exterior	Windows	Frame	Metal	SF	1014		Second floor windows have been removed and the remaining void has been covered with corrugated metal panels.
12	Exterior	Windows	Opening	Float Glass	SF	1014		Second floor windows have been removed and the remaining void has been covered with corrugated metal panels.
13	Exterior	Wall	Surface	Stainless Steel	SF	160		Stainless steel metal cladding covers the exterior portion of the northeast column. This element corresponds to the 1951 lobby remodeling. Slightly stained and warped.
14	Exterior	Wall	Ornament	Metal Castings	characters	24	c. 4" to 6" tall	Metal letters forming a sign over the southeast entrance. Sign reads "202 S. State Street Building." Letters in good condition, but are detaching from wall.
15	Exterior	Door	Leaf Swinging	Aluminum	door	1	c. 3' x 7'	Single framed glass door on West Adams acts as the third entry to the first floor. Likely post-1951.
16	Exterior	Floor	Surface	Ceramic Tile	SF	13		Decorative ceramic tile in front of the recessed third entry door, colors matching those inside the lobby. Likely post-1951.

Alternative 2: Restore to Original (1915) Design

17	Exterior	Wall	Structure	Masonry	LS	1		See original drawings.
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Significance Rating: 6 through 1, being the most significant
 Condition Options: Good/Fair/Poor
 Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Restore entire east and north facades (level 3 and up). Missing terra cotta shall be replaced and existing shall be cleaned and repaired, or a satisfactory alternative found for total replacement using a redesigned detail for attachment. HPTP 04214-01, 02, 03, 04, 05, 06, 07. Critical examination to be conducted. (Assume 40% replacement, 60% repair. \$800/sf replacement plug, \$250 repair plug.)	1	P	C	1, 7, 8, 10, 19, 20, 24, 25, 26, 27	\$ 470.00	\$ 6,932,500.00
2	Repair existing windows and add interior storm windows to increase thermal efficiency. Design of storm windows not to interfere with original lite patterns or frame profiles.	1	F		10	\$ 3,960.00	\$ 1,211,760.00
3	Retain as much original material as possible. Replace glass where broken (none noted), match optical qualities of original.	2	F		10	\$ 250.00	\$ 76,500.00
4	Preserve as much original material as possible. Restoration & repair must maintain original lite patterns and match mullion/muntin/frame profiles. HPTP-01, 02, 03.	1	F		24, 27	\$ 98.00	\$ 91,728.00
5	Preserve, though likely to be removed in part during a future renovation. Test for lead bearing paint, abate lead paint; remove any rust and deterioration on underlying steel, prep and repaint.	2	F		7, 28	\$ 65,000.00	\$ 65,000.00
6	Restore cornice to original appearance in form and color using sheet metal or fiberglass instead of terra cotta.				1, 5, 10	\$ 125.00	\$ 68,750.00
7	Clean, remove rust, repair framing where possible, replace irreparable framing members, and preserve. Remove plywood at west bay along Adams Street to reveal (& restore) 1951 storefront. Clean glass, reglaze as needed, re-seal.	1	F		30, 31, 32, 60	\$ 95.00	\$ 201,875.00
8	Clean glass and frame, remove any deterioration, clean and lubricate operating hardware to leave in smoothly functioning condition, and preserve in place.	1	F		29	\$ 3,000.00	\$ 3,000.00
9	Clean stainless steel and glass, lubricate, adjust, and refurbish door hardware, replacing any items that cannot be repaired, return to smoothly functioning condition, and preserve in place.	1	F		32	\$ 2,600.00	\$ 2,600.00
10	Restore. Retain and repair as much existing material as possible. Replace irreparable material to match cleaned original. Cleaning, regrouting, and resetting will be necessary. Reattach granite with concealed nonferrous fasteners. Plug holes.	1	P to G		20, 31	\$ 30.00	\$ 51,900.00
11	Remove corrugated metal panels and reconstruct 1951 windows.				20, 31	\$ 180.00	\$ 182,520.00
12	Remove corrugated metal panels and reconstruct 1951 windows.				20, 31	\$ 135.00	\$ 136,890.00
13	Clean, remove stains, repair warps, and preserve in place.	1	F		31, 61	\$ 55.00	\$ 8,800.00
14	Remove, clean and reattach in place using concealed nonferrous fasteners. Fill any holes left by old fasteners to match surrounding material.	1	G		59	\$ 100.00	\$ 2,400.00
15	Remove door and replace with new door similar those on the main State Street entrance.	6	G		77	\$ 2,100.00	\$ 2,100.00
16	Take up floor to see if original or 1951 flooring is revealed below. If found, restore. If not, replace with flooring appropriate to the rest of the 1951 design.	6	P to F		77	\$ 350.00	\$ 4,550.00
17	Recreate original design based on drawings.				1, 7, 8, 9, 13, 15	\$ 2,013,920.00	\$ 2,013,920.00

Base Total	\$ 8,446,238.00
Alternate 1	\$ 596,635.00
Alternate 2	\$ 2,013,920.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 1B - 1ST FLOOR TENANT SPACE (1.5 STORIES), ORNAMENTAL STAIR, AND LOBBY

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
Alternative 1: Restore to 1951 Design								
1	Interior	Wall	Surface	Wood	wood panel	10	c. 20" x 8.5'	A series of decorative wood panels with inset mirrors and neon lighting between. Along curving wall separating mezzanine and main lobby. From the 1951 remodeling.
2	Interior	Wall	Ornament	See Description	broken fixtures	3	8.5'	Neon lighting between wood panels.
3	Interior	Stair	Surface	Granite	SF	80		Monumental curving stair to basement, part of the 1951 remodeling. Treads are granite.
4	Interior	Stair	Railing	Steel & glass	LF	85		Steel and glass railing and balustrade of main stair to basement, part of 1951 remodeling.
5	Interior	Interior Elements	Railing	Steel & glass	LF	17		Steel and glass railing at east end of mezzanine, matches that of the main lobby stair. Railing at east end is missing.
6	Interior	Ceiling	Surface	Plaster	SF	1050		Curving plaster cove ceiling from 1951 remodeling, situated above the main lobby. Dropped and recessed areas in organic shapes to match the forms of the façade and stair from the same period.
7	Interior	Ceiling	Surface	Paint	SF	1050		Paint covering cove ceiling is of several different colors, likely from the 1951 remodeling. Peeling in several places.
8	Interior	Wall	Surface	Marble	SF to be replaced	70		Marble cladding around central column, matching that on elevator wall. 1951 remodeling.
9	Interior	Wall	Surface	Marble	SF to be replaced	230		Elevator wall and the rest of the south lobby wall, one of the few remaining features from the 1951 lobby design. Several sections removed and badly damaged east of the elevators.
10	Interior	Wall	Surface	Marble	SF to be replaced	500		Part of the 1951 remodeling. Marble cladding covers the 5 rectangular columns lining the north and east side of the lobby. Most in poor condition, granite removed from several faces.
11	Interior	Wall	Surface	Granite	SF to be replaced	25		Part of the 1951 remodeling. Granite cladding covers the one rectangular column flanking the lobby entry. Most in poor condition, granite removed completely from one side.
12	Interior	Floor	Surface	Terrazzo	SF	575		Terrazzo floors in lobby, likely from 1951 remodeling.
13	Interior	Floor	Surface	Ceramic Tile	SF	2350		Ceramic tile inside the tenant space. Likely post-1951.
14	Interior	Door	Leaf Sliding	Nickel - plated		4	3'-8" x 7'	Elevator doors featuring American eagle medallions, from the 1951 remodeling.
15	Interior	Door	Frame	Bronze		4	3'-8" x 7'	Bronze elevator door frames.
16	Interior	Interior Elements	Mailbox & Directory	Nickel - plated		1	c. 4' x 4'	Part of 1951 remodeling. 2 small panes of glass broken, metal is scratched, rusted, and bent in several places. Central section has been removed.
17	Interior	Wall	Structure	Glass	SF	224		North wall of lobby has been removed.
18	Interior	Communication System	Clock	See Description		1	c. 18" diameter	Clock above and matching the building directory, likely from the 1951 remodeling. Clock mechanism is missing while all but one "number" are still in place on the marble wall.
19	Interior	Electrical	Light Fixture	Incandescent	fixture	13	c. 8" diameter	Recessed cans and pendant lights exist in the 1951 tenant space. Condition of these fixtures is poor to unknown.
20	Interior	Electrical	Incandescent Fixture	See Description	indicator	4	c. 2.5' x 1'	Elevator floor indicators above each elevator door, within each bronze door frame. Likely from 1951 remodeling.
Alternative 2: Restore to Original (1915) Design								
21	Interior	Wall	Cladding	Marble	SF	2454		See original drawings.

Significance Rating: 6 through 1, being the most significant
 Condition Options: Good/Fair/Poor
 Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Image #	Cost Estimate	
					Unit Price	Total
1	Preserve wood panels in place. Clean and refinish surfaces. Repair lighting where it is no longer functional.	1	F	33	\$ 600.00	\$ 6,000.00
2	Repair or replace as necessary.	2	P to F		\$ 250.00	\$ 750.00
3	Preserve in place and clean (HPTP 04455-06).	2	G	36, 37	\$ 75.00	\$ 6,000.00
4	Preserve in place and clean both metal (HPTP 05700-02) and glass. Make minor repairs.	2	G	36, 37	\$ 65.00	\$ 5,525.00
5	Missing portions to be replaced with restoration of full lobby (HPTP 05700-01). Existing railing and balusters to be preserved and cleaned (HPTP 05700-02).	6	F	34	\$ 200.00	\$ 3,400.00
6	Preserve 1951 ceiling form. Clean and make minor repairs to plaster (HPTP 09210-05).	2	G	33, 78	\$ 28.57	\$ 30,000.00
7	Strip and repaint. Conduct paint analysis and record.	2	P	33, 78	\$ 16.80	\$ 17,640.00
8	Remove unsalvageable marble & replace missing marble using new marble cladding that matches existing. Clean preserved marble (HPTP 04455-06).	2	P	33, 79	\$ 75.00	\$ 5,250.00
9	Surrounding elevators, clean marble (04455-06) and patch small cracks and holes (04455-03). East of elevators, rebuild wall using marble cladding to match existing.		P to G	63	\$ 75.00	\$ 17,250.00
10	Remove unsalvageable marble & replace missing marble using new marble cladding that matches existing. Clean preserved marble (HPTP 04455-06).	3	P		\$ 250.00	\$ 125,000.00
11	Repair and replace missing cladding.	2	P to G	66	\$ 250.00	\$ 6,250.00
12	Strip old sealants, clean, reseal, preserve in place. Repair where necessary to match surrounding material.	2	P to F	67	\$ 42.50	\$ 24,437.50
13	Take up floor to see if original or 1951 flooring is revealed. Replace with flooring appropriate to the rest of the 1951 design.	2	P to F	65	\$ 28.00	\$ 65,800.00
14	Preserve, repair, and restore where elements are missing (HPTP 05700-01, 02). Lubricate, adjust, and refurbish door hardware, replacing any items that cannot be repaired, return to smoothly functioning condition.	2	P to G	45, 62	\$ 5,900.00	\$ 23,600.00
15	Preserve. Clean and restore original finish.		G	62	\$ 2,500.00	\$ 10,000.00
16	Repair damage and preserve in place. Reconstruct central portion in manner appropriate to the rest of the mailbox design.	2	F	35, 64	\$ 1,800.00	\$ 1,800.00
17	Replicate 1951 curved glass wall between lobby and tenant space using existing curb.			67	\$ 75.00	\$ 16,800.00
18	Restore mechanisms, face, and hands using in manner appropriate to 1950's modernism and the existing lobby elements from the period. Replace missing "number".	3	P	35	\$ 3,800.00	\$ 3,800.00
19	Restore lighting design using new fixtures that match the 1951 design in form and placement. Fixtures or lamp type may be modified to meet lighting codes. Fluorescent fixtures should be removed.	2	F	88	\$ 275.00	\$ 3,575.00
20	Restore to original use, rewire to function with current elevator system, relamp if necessary.	2	F	62	\$ 500.00	\$ 2,000.00
21	Recreate original design based on drawings.			11, 12	\$ 190.00	\$ 466,260.00

Base Total	\$	-
Alternate 1	\$	37,975.00
Alternate 2	\$	466,260.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 1C - 1915 MAIN STAIRS

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
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Base Items, Use in conjunction with Alternative 1 or Alternative 2:

1	Interior	Stair	Surface	Marble	flight of stairs	14	19'-2" x 6'-8"	Original treads of main stair, 2 to 16.
2	Interior	Stair	Balustrade	Bronze	LF	40		Highly decorative bronze newel posts and railing, inner perimeter of stair. Basement to mezzanine. Original to 1915 design.
3	Interior	Stair	Railing	Bronze	LF	60		Highly decorative bronze handrail, outer perimeter of stair. Basement to mezzanine. Original to 1915 design.
4	Interior	Stair	Structure	Bronze	LF	40		Bronze stringer Basement to mezzanine. Original to 1915 design.
5	Interior	Stair	Railing	Wood	LF	940		Moulded wood hand rail, main stair, mezzanine and above. 1915 design. Needs to be refinished.
6	Interior	Stair	Railing	Cast Iron	LF	490		Decorative cast iron balustrade, main stair, mezzanine and above. 1915 design. Needs to be refinished.
7	Interior	Stair	Structure	Risers	SF	610		Original cast iron risers, some decoration, main stair, mezzanine and above. Rust found in several areas.
8	Interior	Stair	Structure	Iron	LF	940		Original cast iron stringers, main stair, mezzanine and above. Rust found in several areas.
9	Interior	Wall	Cladding	Marble	SF	3580		Marble wainscoting along main stair, basement to 16. Detached from wall between 4th and 5th levels.
10	Interior	Stair	See Description		Ls	1		Existing interior stair was once partially enclosed.
11	Interior	Stair	See Description		Ls	1		Existing interior stair was once partially enclosed.

Alternative 1: Restore to 1951 Design

12	Interior	Stair	Surface	Terrazzo	flight of stairs	2	10'-2" x 17'-8"	Treads and landings of main stair, basements through level 2, likely of 1951 remodelling.
13	Interior	Furnishing	Fire Hose Cabinet	Nickel-plated	Cabinet	1	c. 3'-6" x 3'-6"	Nickel-plated fire hose cabinet matching building directory, likely from 1951 remodeling.

Alternative 2: Restore to Original (1915) Design

14	Interior	Stair	Surface	Marble	flight of stairs	2	10'-2" x 17'-8"	Treads and landings of main stair, basements through level 2, were originally marble. See original drawings.
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Significance Rating: 6 through 1, being the most significant

Condition Options: Good/Fair/Poor

Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Preserve in place and clean (04455-06). Strip any old sealants and reseal. Repolish (04455-02). If required by code, apply a code compliant non-slip safety surface.	1	G		14, 43, 44	\$ 200.00	\$ 2,800.00
2	Preserve in place and clean. Strip any sealants, remove green patina, polish and restore original finish. (HPTP 05700-02).	1	G		41, 42, 80	\$ 118.00	\$ 4,720.00
3	Preserve in place and clean. Strip any sealants, remove green patina, polish and restore original finish. (HPTP 05700-02).	1	G		41, 42, 81	\$ 100.00	\$ 6,000.00
4	Preserve in place and clean. Strip any sealants, remove green patina, polish and restore original finish. (HPTP 05700-02).	1	G		41	\$ 115.00	\$ 4,600.00
5	Refinish (HPTP 06400-10); strip old finishes, sand, stain, and cover with clear finish.	1	F to G		2, 69	\$ 25.00	\$ 23,500.00
6	Refinish: strip, remove rust, and repaint (HPTP 06400-10). Some portions may need to be replaced due to corrosion.	1	F		70	\$ 65.00	\$ 31,850.00
7	Refinish: strip, remove rust, and repaint (HPTP 06400-10).	1	F		68, 71	\$ 56.50	\$ 34,465.00
8	Refinish: strip, remove rust, and repaint (HPTP 06400-10).		F			\$ 68.00	\$ 63,920.00
9	Preserve, clean/polish, and repair small cracks and holes where needed (HPTP 04455-02, 03, 06). Reattach to wall at 4/5.	1	F		14, 43, 44, 72	\$ 30.00	\$ 107,400.00
10	Stair and corridor to the north must be completely enclosed to meet fire codes (see Zone 3A for 2nd floor recommendations).				14	\$ 26,000.00	\$ 26,000.00
11	An additional fire stair to be added to the building exterior on the south façade. If a new building is built directly to the south, location of a fire stair within the new building, with connection to 202 S. State, to be considered.					\$ 127,000.00	\$ 127,000.00
12	Strip and clean (HPTP 09400-02). Reseal.	1	G		80	\$ 7,800.00	\$ 15,600.00
13	Preserve in place and clean.	1	G		54	\$ 2,260.00	\$ 2,260.00
14	Remove terrazzo treads and restore to original marble (1915) design.				80	\$ 45,900.00	\$ 91,800.00

Base Total	\$ 432,255.00
Alternate 1	\$ 17,860.00
Alternate 2	\$ 91,800.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 2A - HISTORIC ELEMENTS (BASEMENT AND 2ND – 15TH FLOORS)

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
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Base Items, Use in conjunction with Alternative 1 or Alternative 2:

1	Interior	Wall	Trim	Wood	LF to be refinished	275		Decorative wood crown moulding above elevator doors and above utility closets (floors 2 to 15). Generally in good condition. Some have been repainted.
2	Interior	Wall	Trim/ Column	Cast Iron	LF to be refinished	25		Decorative iron trim along northwest corner of elevator wall on 2 floors.
3	Interior	Door	leaf swinging and frame	Wood Paneled	doors	42	c. 3' x 7'	Three original wood doors for mechanical closets in southwest corner of each floor. One on each floor has a half lite; the others are two-panel wood. Two doors are in need of carpentry repairs.
4	Interior	Door	Leaf Swinging	Wood Paneled	missing door	1	c. 3' x 7'	Three original wood doors for mechanical closets in southwest corner of each floor. One is missing.
5	Exterior	Door	leaf swinging and frame	Metal	pair of doors	14	3'-2" per pair	Pairs of metal panel fire escape doors with wired "safety glass" at all floors 2 through 15.
6	Interior	Electrical	Light Fixture	Incandescent	fixture	2	c. 18" dia	Pendant lights on 4th floor. Likely original.
7	Interior	Floor	Surface	Ceramic Tile	SF	1930		Ceramic tile from Buck & Rayner Cafeteria, basement. Exact installation date unknown.
8	Interior	Ceiling	Ornament	Plaster	LF	40		Two decorative ceiling beams remain on floor 8.

Alternative 1: Restore to 1951 Design

9	Interior	Door	frame	Bronze	frame	1	3'-8" x 7'	Bronze elevator door frame, basement.
10	Interior	Door	leaf sliding	Nickel - plated	pair of doors	1	3'-8" x 7'	Elevator doors featuring American eagle medallions, from the 1951 remodeling, basement.
11	Interior	Electrical	Light Fixture	Incandescent	fixture to be preserved	4	c. 12" x 3"	Art Moderne style elevator hall call lanterns initially placed above at least one elevator door on each floor (2nd through 15th). Likely from 1951 remodeling.
12	Interior	Wall	Surface	Marble	SF missing/damaged	30		Marble cladding around central column in basement matches central cylindrical column & elevator wall of first floor.
13	Interior	Wall	Surface	Wood	SF	5		Wood cladding surrounding decorative stair in basement. Ends abruptly & underside of stair is left exposed.
14	Interior	Wall	Surface		SF	260		Underside of decorative stair in basement is left exposed.

Alternative 2: Restore to Original (1915) Design

No applicable recommendations.

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item # (Con'td)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Preserve in place. Where painted, remove paint, stain, and lacquer (HPTP 06400-05).	2	F to G		14, 52, 53, 74	\$ 100.00	\$ 27,500.00
2	Strip and repaint with color to match cast iron balustrade.	2	F		14, 74	\$ 190.00	\$ 4,750.00
3	Preserve in place. Repair any damage, strip and refinish. Strip and polish bronze hardware. Lubricate, adjust, and refurbish door hardware, replacing any items that cannot be repaired, return to smoothly functioning condition. Upgrade hardware as necessary for ADA compliance. Assume 25% of doors need refinishing & hardware.	2	G		56, 58	\$ 400.00	\$ 16,800.00
4	Replace missing door with new door of matching design. Upgrade hardware to be ADA compliant, style and finish to match remaining original doors.				56, 59	\$ 2,400.00	\$ 2,400.00
5	For now, restore and preserve (HPTP 08210-07). If fire escape is removed, secure doors so that they may not be opened, seal, and remove exit signage. Remove paint from lites. Strip and repaint all doors. Lubricate, adjust, and refurbish door hardware, replacing any items that cannot be repaired, return to smoothly functioning condition, and install new panic hardware.	2	P		55, 57	\$ 850.00	\$ 11,900.00
6	Restore. Fixtures may be relamped to meet lighting codes. May be moved to 2nd floor.	2	F		46	\$ 260.00	\$ 520.00
7	Repair and clean (HPTP 09310-02, 03, 06, 08, 09). Replace any missing tile.	2	P to F		6, 37, 38, 39	\$ 10.00	\$ 19,300.00
8	Preserve in place & repair. Integrate into the redesign of the tenant space.	3	P		50	\$ 160.00	\$ 6,400.00
9	Preserve in place, clean, polish, restore original finish.	2	G		39	\$ 3,600.00	\$ 3,600.00
10	Preserve in place and clean (HPTP 05700-01, 02), polish, restore original finish.	2	P to G		39	\$ 2,000.00	\$ 2,000.00
11	Salvage 4 fixtures, restore to original use, rewire to function with current elevator system, relamp if necessary, install over each elevator door on 2nd floor. Fixtures may be modified to meet lighting codes.	2	F		47	\$ 500.00	\$ 2,000.00
12	Remove unsalvageable marble & replace missing marble using new marble cladding that matches existing. Clean preserved marble (HPTP 04455-06).	2	P to G		37	\$ 400.00	\$ 12,000.00
13	Repair remaining wood cladding. Replace where necessary.	2	F		37, 75	\$ 300.00	\$ 1,500.00
14	Enclose space under stair using finishes that are sympathetic to and do not detract from the remaining 1951 materials.				75	\$ 65.00	\$ 16,900.00

Base Total	\$ 89,570.00
Alternate 1	\$ 38,000.00
Alternate 2	\$ -

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 3A - 2ND FLOOR CORRIDOR

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
Alternative 1: Restore to 1951 Design								
1	Interior	Door	Leaf	Nickel - plated	pair of doors	4	3'-8" x 7'	Elevator doors featuring American eagle medallions, from the 1951 remodeling, 2nd floor. Poor to good condition - several medallions missing.
2	Interior	Door	Trim	Bronze	frame	4	3'-8" x 7'	Bronze elevator door frame.
3	Interior	Wall	Surface	Other	SF	270		1951 Paneled wall Covering, elevator wall.
4	Interior	Electrical	Communication System	Clock	EA	1	18"	Clock above centered on elevator wall above doors. Matches that above building directory on the first floor. Likely from the 1951 remodeling. Clock mechanism is missing.
Alternative 2: Restore to Original (1915) Design								
5	Interior	Wall	Trim/Surface/Structure	Wood, Glass, Metal, & Marble		1		Original corridor and elevator lobby, floors 2-15. See original drawings.

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item #	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Preserve in place, replace missing medallions, and repair. Lubricate, adjust, and refurbish door hardware, replacing any items that cannot be repaired, return to smoothly functioning condition.	2	P to G		45, 73	\$ 1,850.00	\$ 7,400.00
2	Preserve in place, polish and clean.	2	G		45, 73	\$ 3,600.00	\$ 14,400.00
3	Preserve. Conduct Paint Analysis and repaint accordingly.	3	G		73	\$ 18.00	\$ 4,860.00
4	Restore mechanisms, face, and hands using in manner appropriate to 1950's modernism and the existing lobby elements from the period. Replace missing "number".	2	P		73	\$ 3,800.00	\$ 3,800.00
5	On 2nd floor, completely restore original design of corridor and elevator lobby based on original drawings and existing historic materials. This includes original flooring, storefront walls, trim, and elevator doors and grilles. (Second floor recommended for current retention of historic material and accessibility to the public and/or majority of tenants.)				14	\$ 140,000.00	\$ 140,000.00

Base Total	\$	-
Alternate 1	\$	30,460.00
Alternate 2	\$	140,000.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 4A - TENANT AREAS (2ND – 15TH FLOORS)

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
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Base Items, Use in conjunction with Alternative 1 or Alternative 2:

1	Interior	Wall	Structure	Other	LF	18		A wall has been built in front of the south bay of windows on east façade on the 9th floor.
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See zones 2A and 3A for treatment of historic elements within these areas.

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Remove wall in front of windows.	6				\$ 106.00	\$ 1,908.00

Base Total	\$ 1,908.00
Alternate 1	\$ -
Alternate 2	\$ -

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 4B - SOUTH AND WEST FACADES

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
Base Items, Use in conjunction with Alternative 1 or Alternative 2:								
1	Exterior	Wall	Finish	Paint		1		Historic painted sign along east corner of south facade. Likely from c. 1950. Notes building name and address and advertises for tenant space, and a restaurant.
2	Exterior	Wall	Finish	Paint	SF	3775		Painted sign on upper portion of west facade advertising the Home Federal Bank, tenant from 1952-65.
3	Exterior	Wall	Surface	Common Brick	SF	7100		West facade, worn and damaged. See Critical Examination Report 2002 for details.
4	Exterior	Wall	Surface	Common Brick	SF	16500		South facade, worn and damaged. See Critical Examination Report 2002 for details.

Significance Rating: 6 through 1, being the most significant

Condition Options: Good/Fair/Poor

Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Do not destroy. Leave to decay naturally. No cleaning or restoration necessary.	5	P		22	\$ -	\$ -
2	Do not destroy. Leave in place to decay naturally. Clean wall after repairs. No restoration necessary.	3	P		23	\$ -	\$ -
3	Repair, repoint and replace as necessary (currently under way, May 2009)	6	P		23	Already in budget & nearing completion.	
4	Repair, repoint, and replace as necessary (currently under way, May 2009)	6	P		22	Already in budget & nearing completion.	

Base Total	\$ -
Alternate 1	\$ -
Alternate 2	\$ -

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 4C - 16TH FLOOR, PENTHOUSE, & ROOF

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
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Base Items, Use in conjunction with Alternative 1 or Alternative 2:

1	Interior	Electric	Light Fixture	Incandescent	fixture	1	c. 6" x 6" x 4"	Deco light fixture. In fair condition.
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Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Preserve in place or reuse in more public area & make record that it has been relocated. Rewire, relamp if necessary.	3	F		48	\$ 300.00	\$ 300.00

Base Total	\$ 300.00
Alternate 1	\$ -
Alternate 2	\$ -

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 4D - BASEMENT AND SUB BASEMENT

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

See zone 2A for treatment of historic elements within these areas.

Significance Rating: 6 through 1, being the most significant

Condition Options: Good/Fair/Poor

Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
	n/a	n/a	n/a	n/a	n/a		

Base Total	\$	-
Alternate 1	\$	-
Alternate 2	\$	-

202 S. STATE - SUMMARY OF COSTS

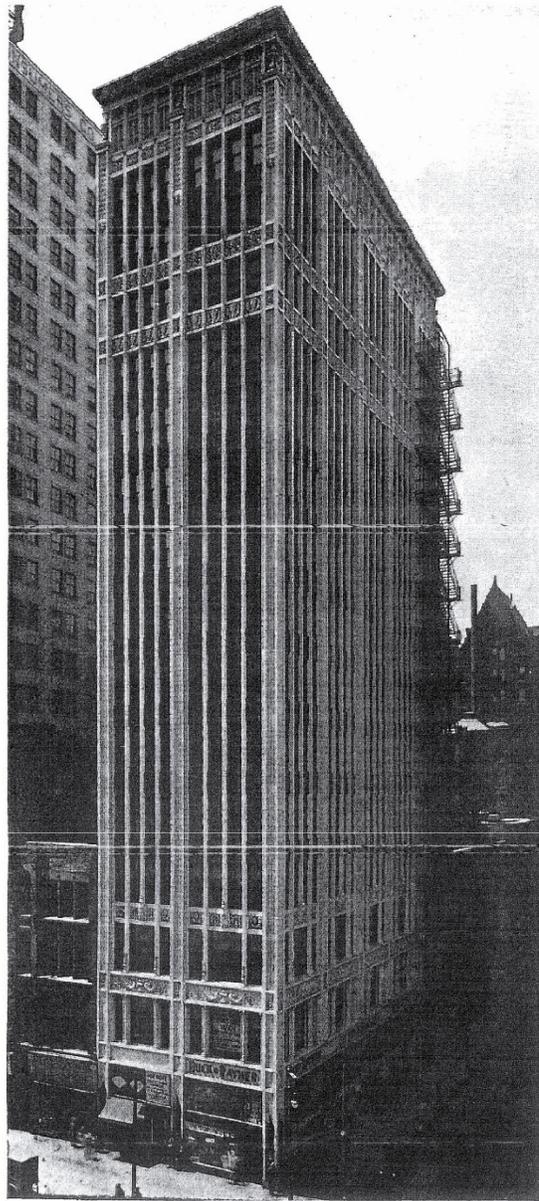
Zone	Cost	
	<i>Base Bid</i>	
1A	\$	8,446,238.00
1B	\$	-
1C	\$	432,255.00
2A	\$	89,570.00
3A	\$	-
4A	\$	1,908.00
4B	\$	-
4C	\$	300.00
4D	\$	-
Total	\$	8,970,271.00

	<i>Alternate 1</i>	
1A	\$	596,635.00
1B	\$	37,975.00
1C	\$	17,860.00
2A	\$	38,000.00
3A	\$	30,460.00
4A	\$	-
4B	\$	-
4C	\$	-
4D	\$	-
Total	\$	720,930.00

	<i>Alternate 2</i>	
1A	\$	2,013,920.00
1B	\$	466,260.00
1C	\$	91,800.00
2A	\$	-
3A	\$	140,000.00
4A	\$	-
4B	\$	-
4C	\$	-
4D	\$	-
Total	\$	2,711,980.00

III. IMAGES

A. HISTORIC IMAGES



BUCK & RAYNER BUILDING, CHICAGO 1917
Henry Ericsson Co., Builders Holabird & Roche, Architects

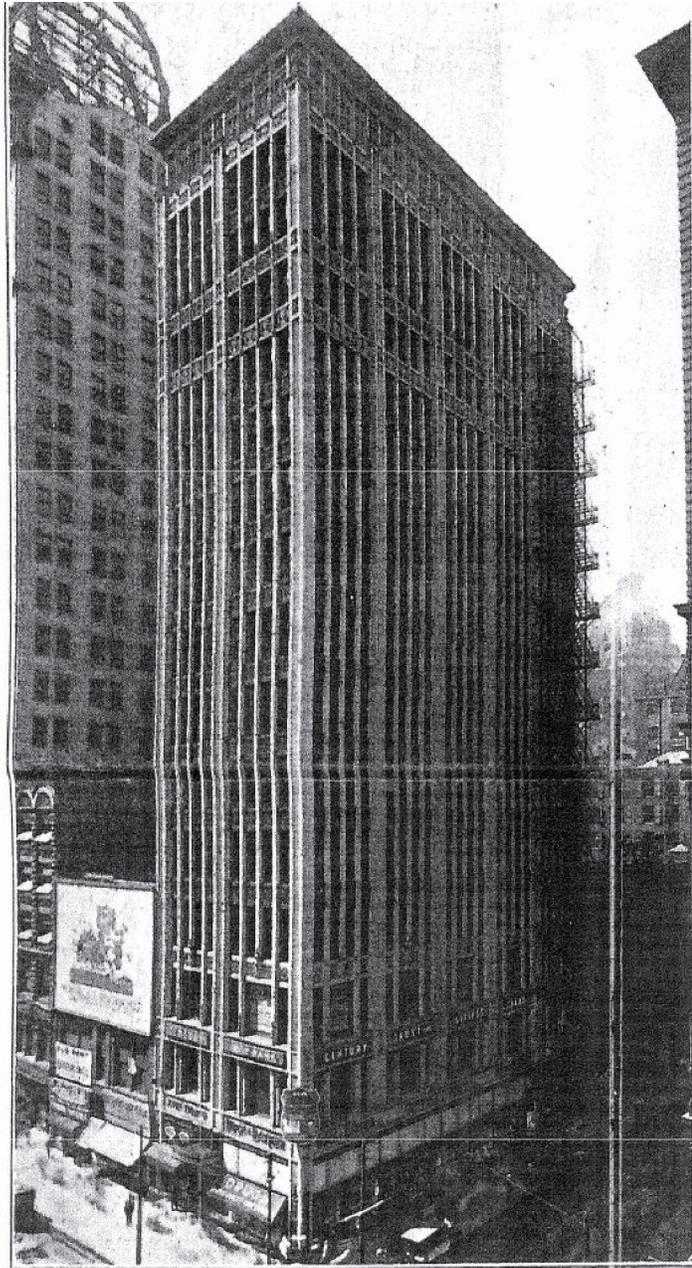
Image 1 - Buck & Rayner Building, Chicago

Type: Historical Photo

Date: 1917

Publication: *Selected Photographs Illustrating the Work of Holabird and Roche Architects, 1882-1925*. New York: Architectural Catalog Co., 1925.

Description: North and east facades.



The Century Building, at the southwest corner of State and Adams Streets. with the Consumers'

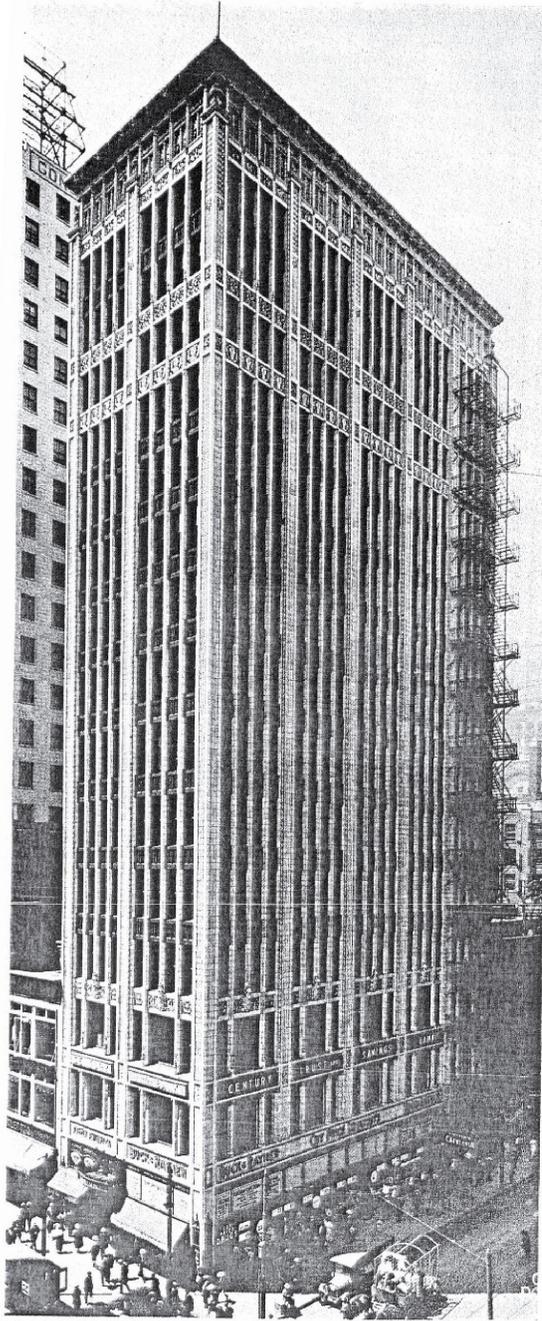
Image 2 - The Century Building at southwest corner of State and Adams Streets

Type: Historical Photo

Date: n/a

Publication: Gilbert, Paul and Charles Lee Bryson. *Chicago and Its Makers*. Chicago: F. Mendelsohn, 1929.

Description: North and east facades.



CENTURY OFFICE BUILDING, CHICAGO, ILLINOIS

Image 3 - Century Office Building, Chicago

Type: Historical Photo

Date: n/a

Publication: "Century Office Building," *Architecture and Design*. Vol. 7, no. 2, March 1943. New York: Architectural Catalog Co.

Description: North and east facades.



Image 4 - The Century Building, Chicago

Type: Historical Photo

Date: n/a

Publication: *Realty and Building*. 31 Jan 1976, p 112-113.

Description: North and east facades with surrounding buildings.



Image 5: Historic postcard of 202 and 220 S. State Street. Date unknown.



Image 6: Historic postcard showing a “cafeteria” once located in the basement of 202 S. State St. Date unknown.

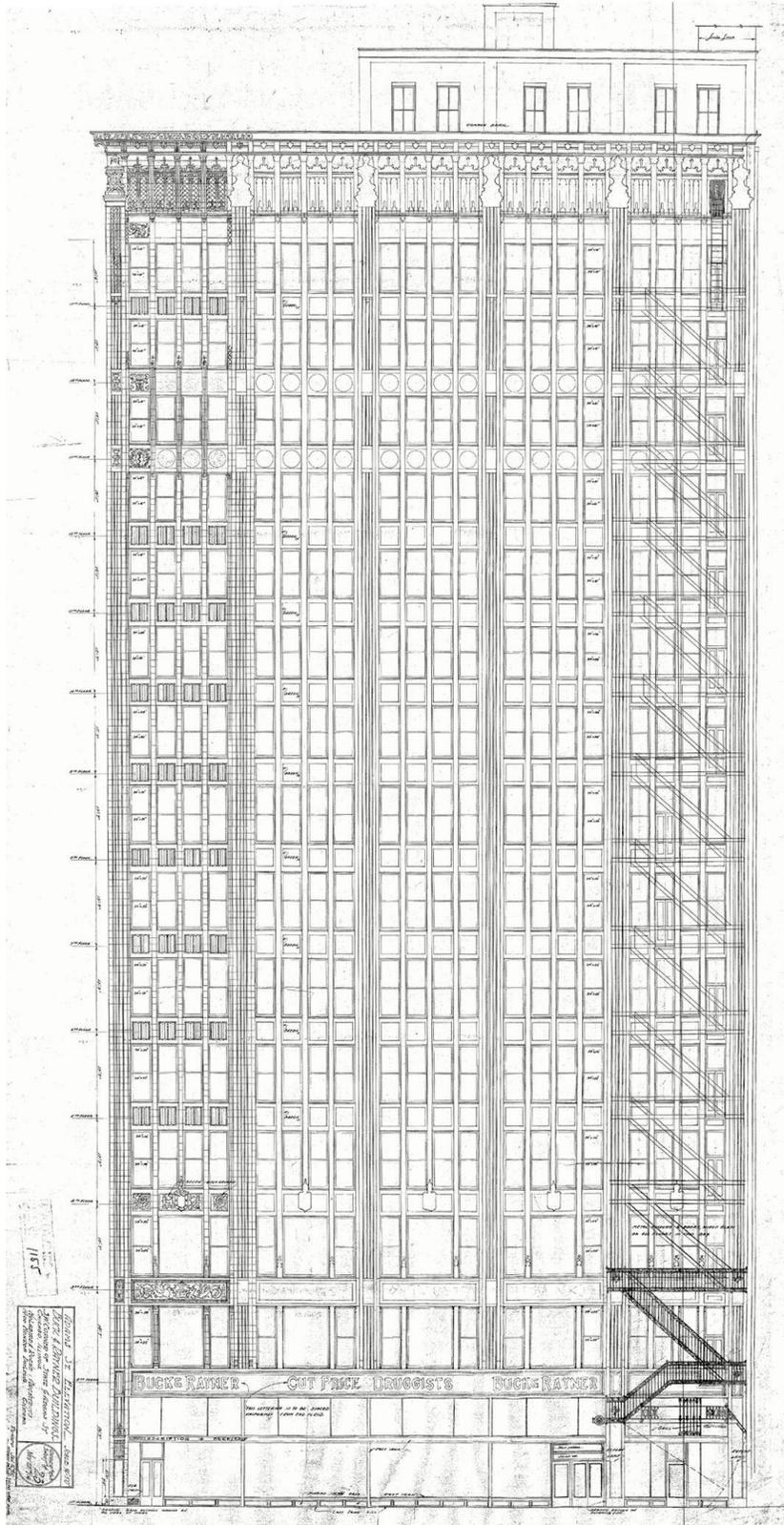


Image 7: Original drawing, 202 S. State, north façade, 1914.

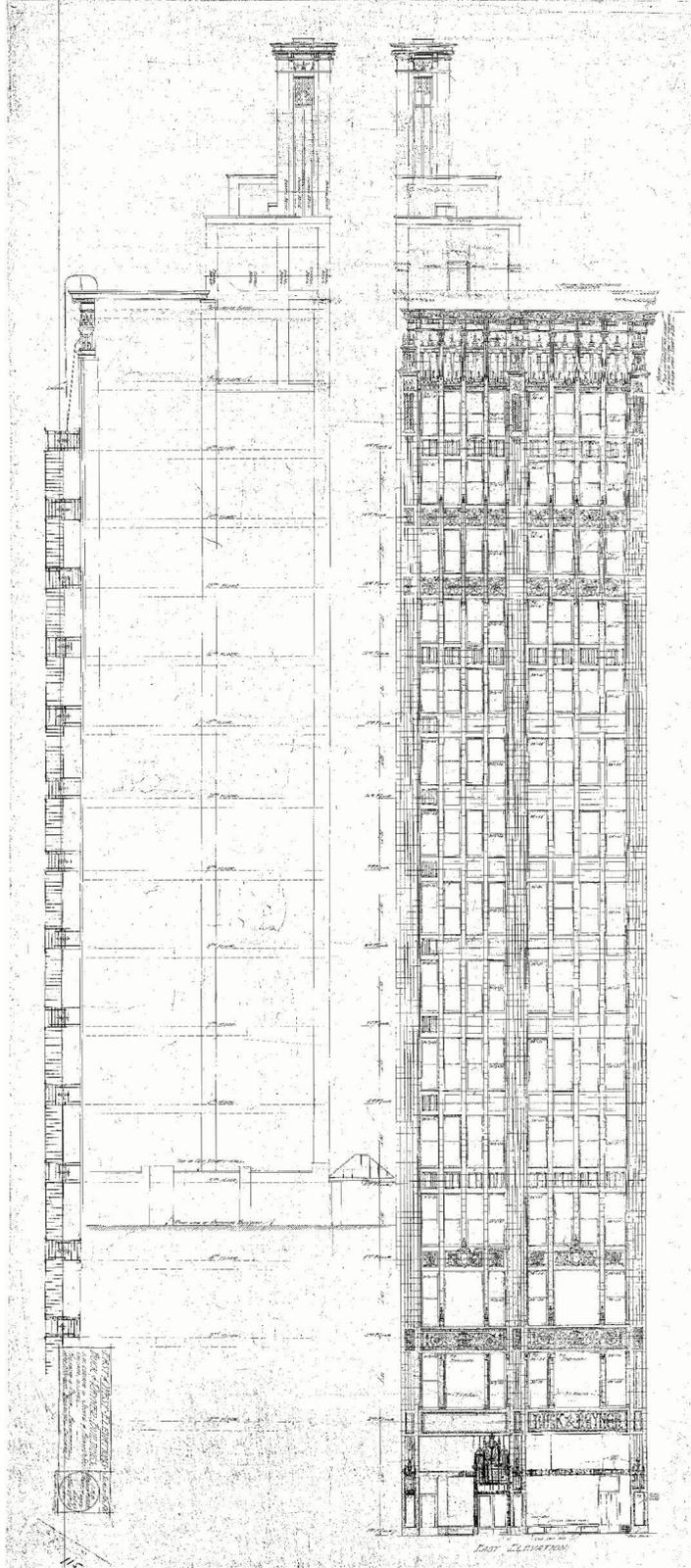


Image 8: Original drawing, 202 S. State, west and east facades, 1914.

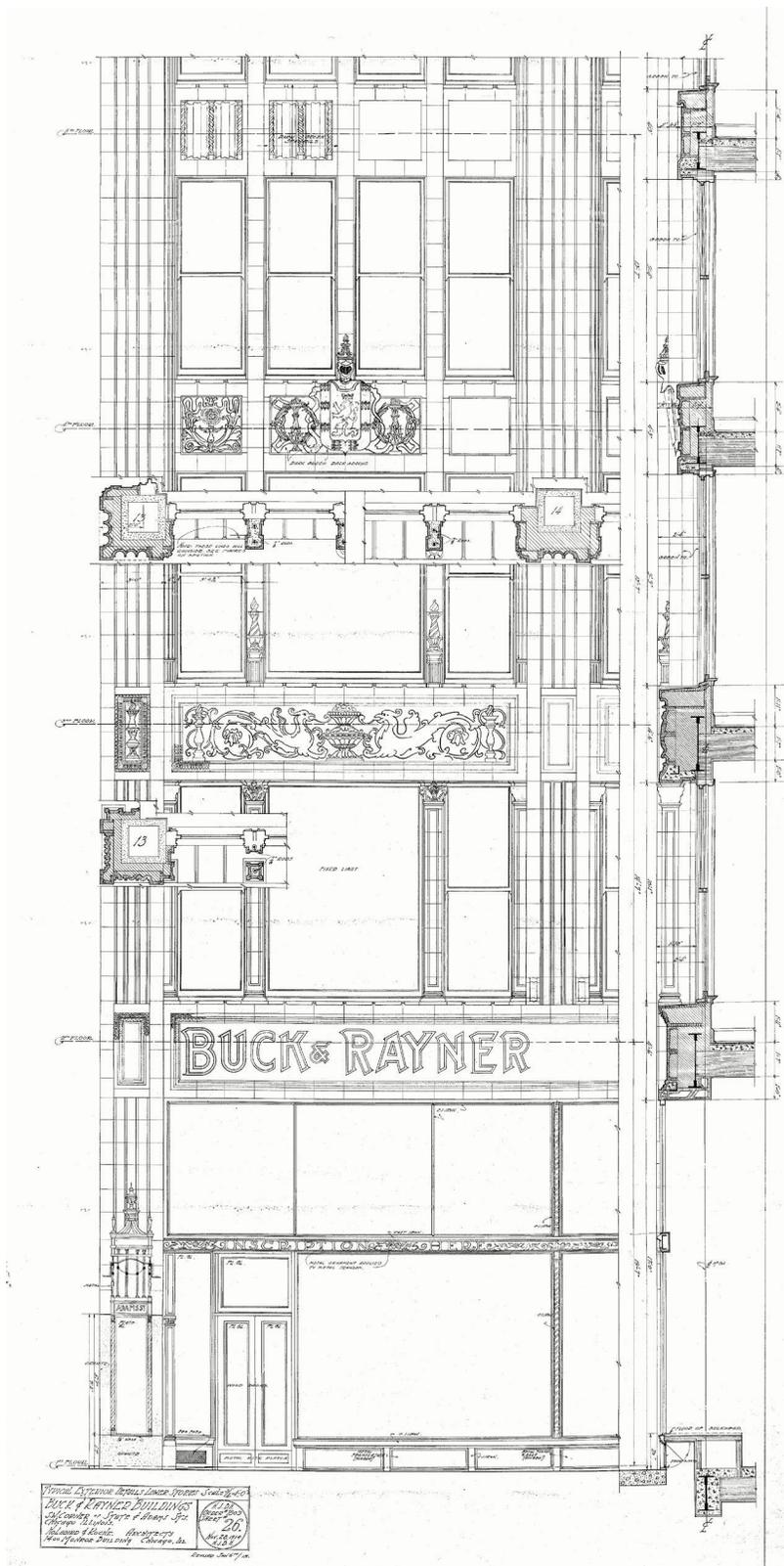


Image 9: Original drawing, 202 S. State, north façade details, lower stories.

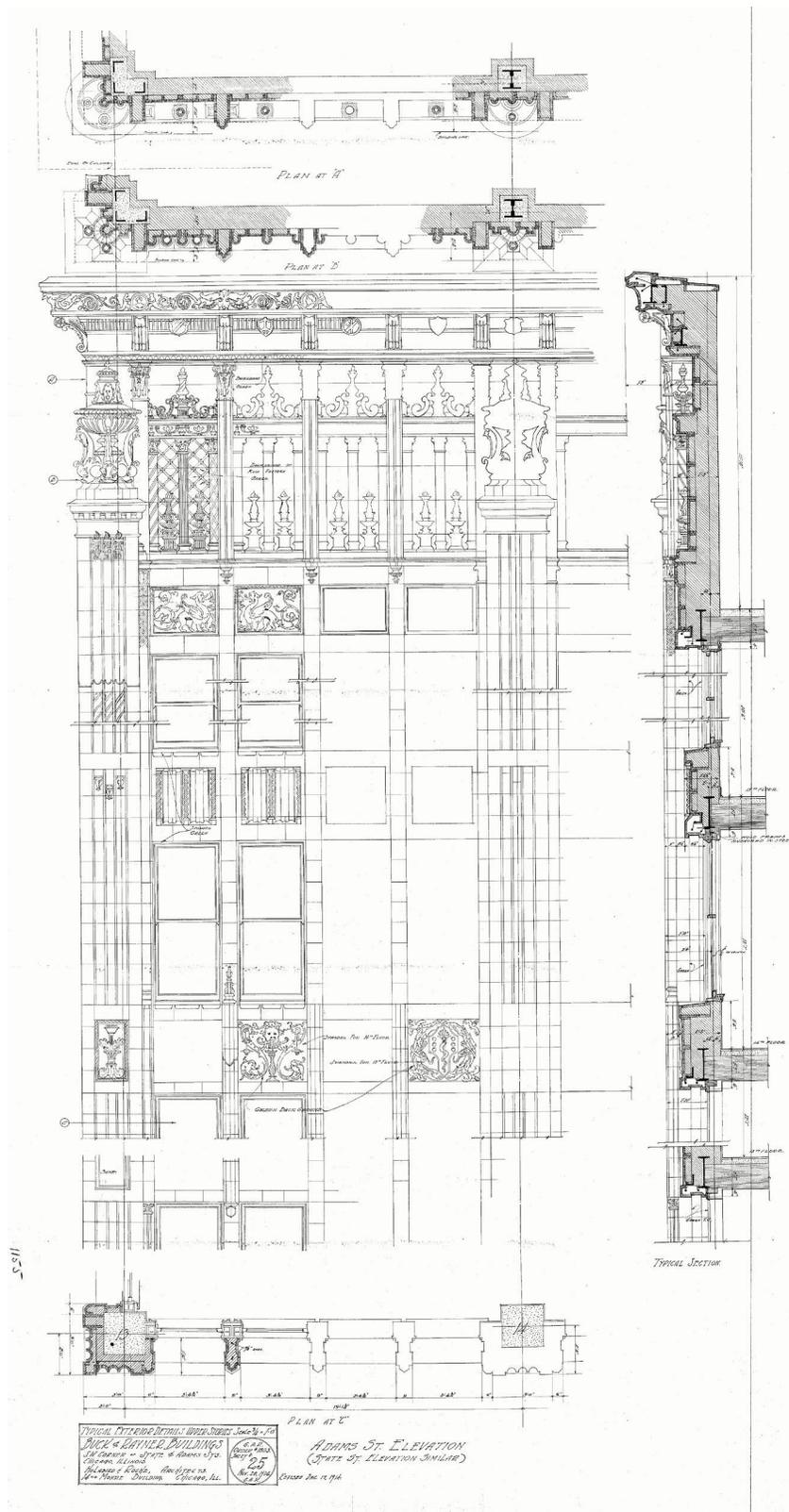


Image 10: Original drawing, 202 S. State, north façade details, upper stories.

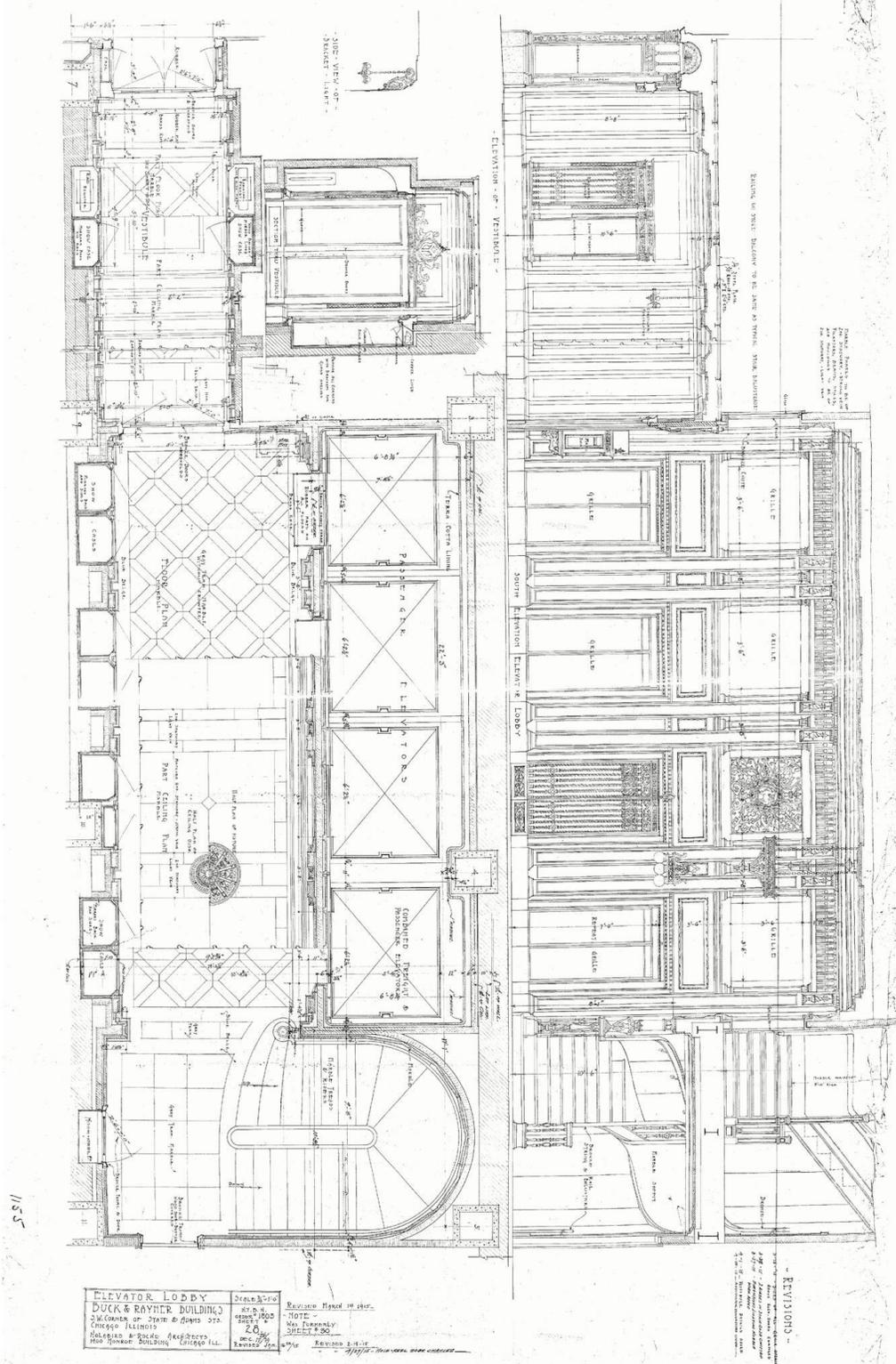


Image 11: Original drawing, elevator lobby.

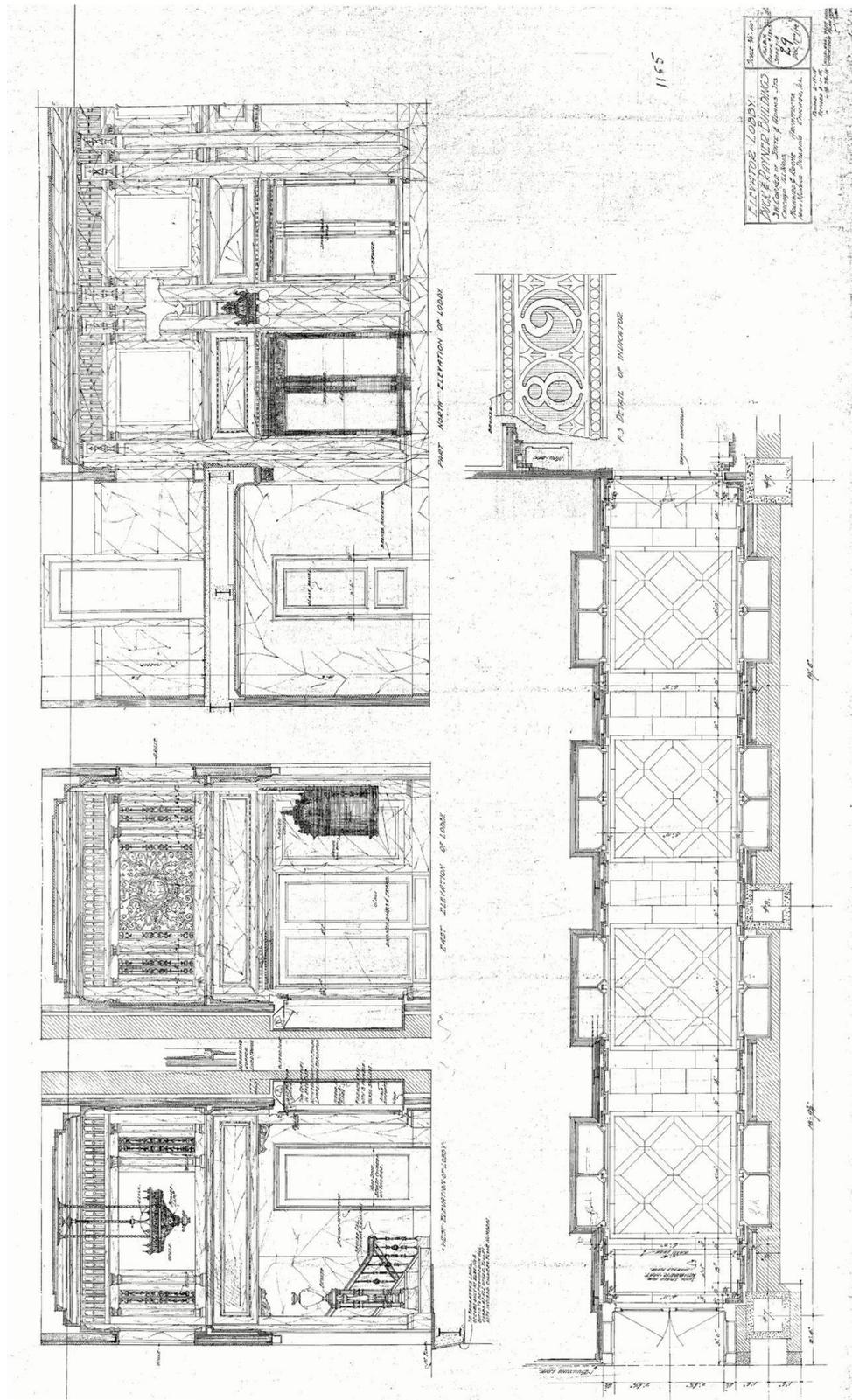


Image 12: Original drawing, elevator lobby.

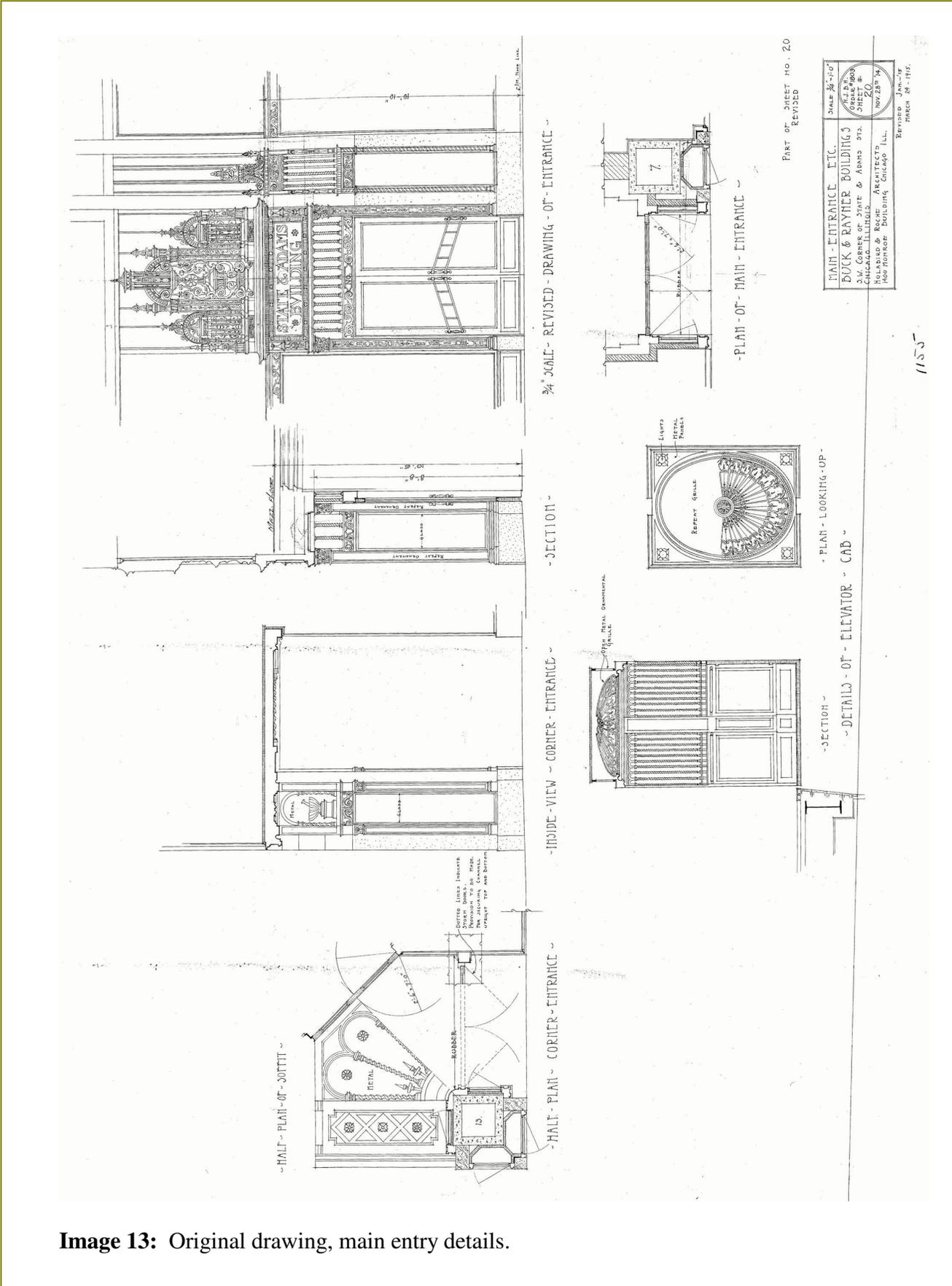


Image 13: Original drawing, main entry details.

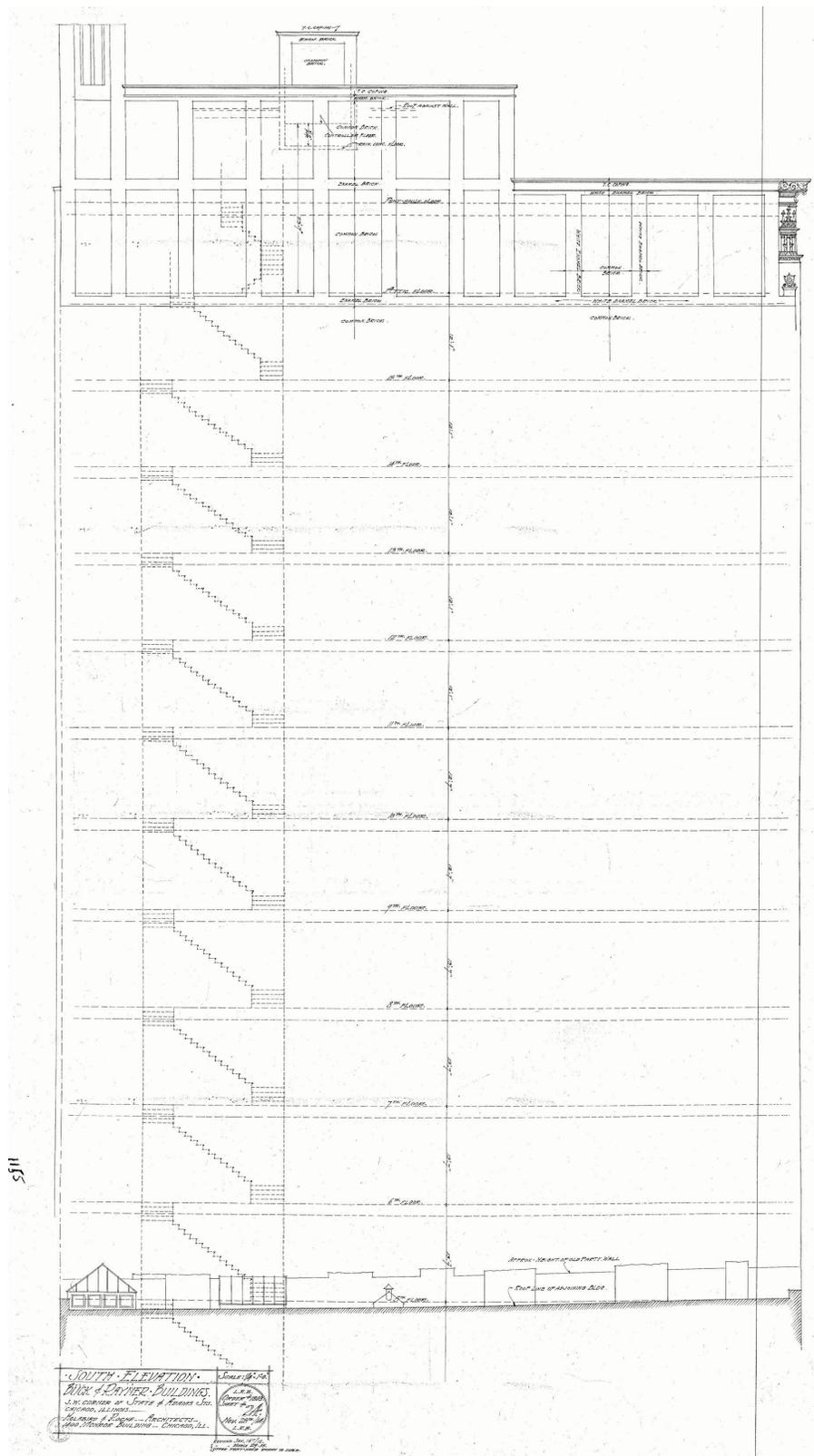


Image 16: Original drawing, south elevation.

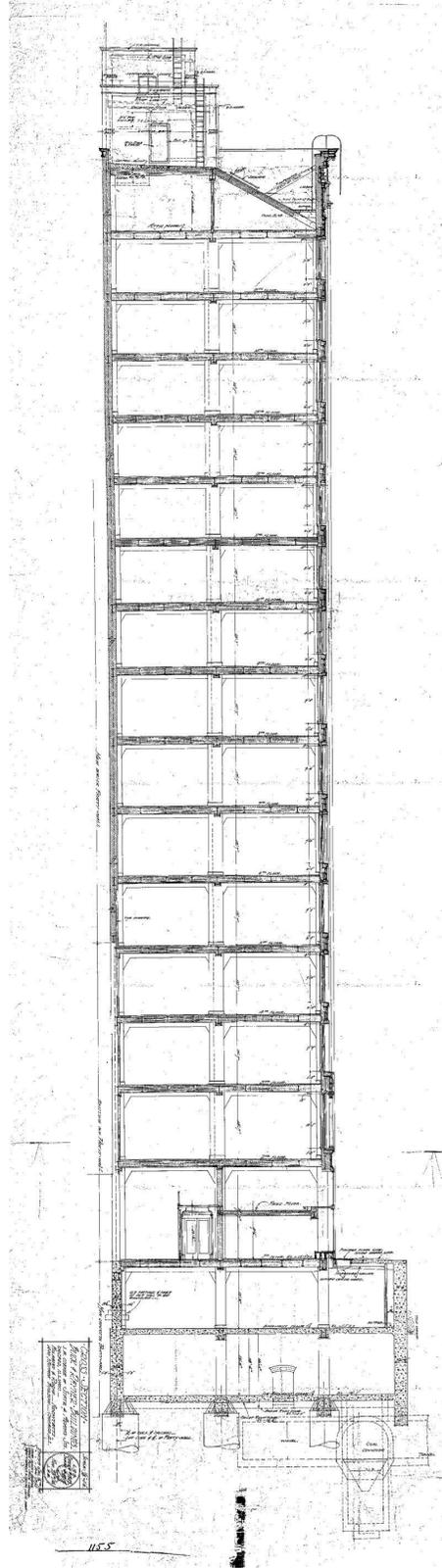


Image 17: Original drawing, cross section from south to north.

B. GALLERY PHOTOS



Image 19: Terra cotta detail, north façade between 3rd and 4th floors.



Image 20: North façade.



Image 21: East façade.

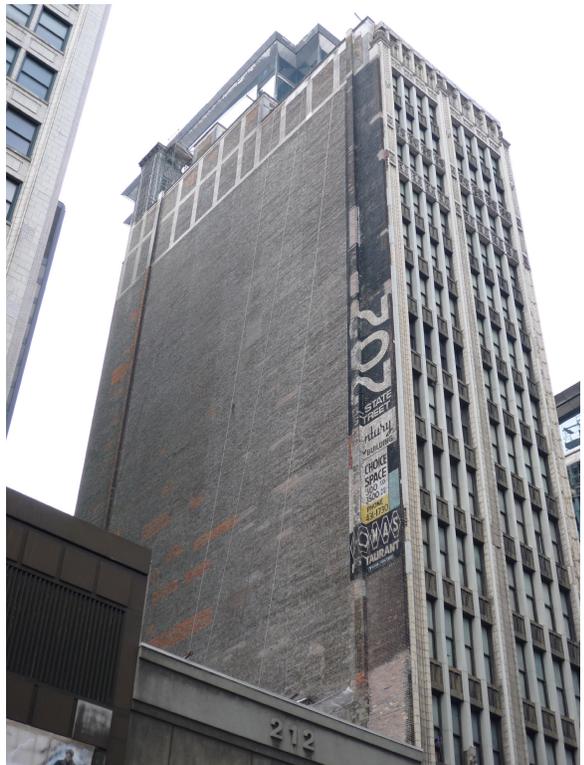


Image 22: South façade.



Image 23: West façade.

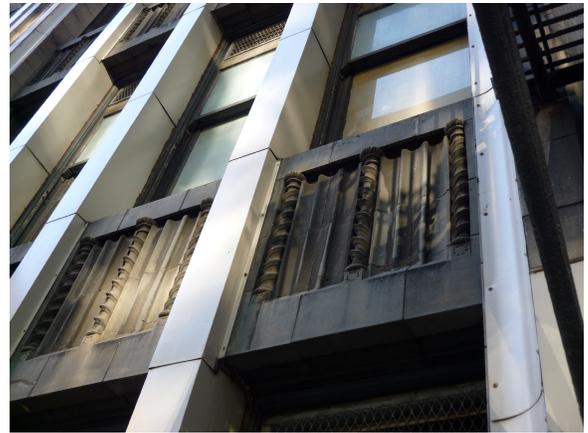


Image 24: Typical terra cotta detail of the 4th through 15th floors, north façade.

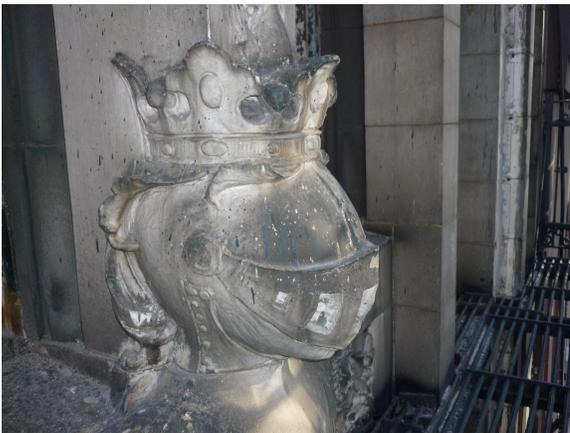


Image 25: Terra cotta detail, north façade between 3rd and 4th floors.



Image 26: Terra cotta detail, north façade between 3rd and 4th floors.

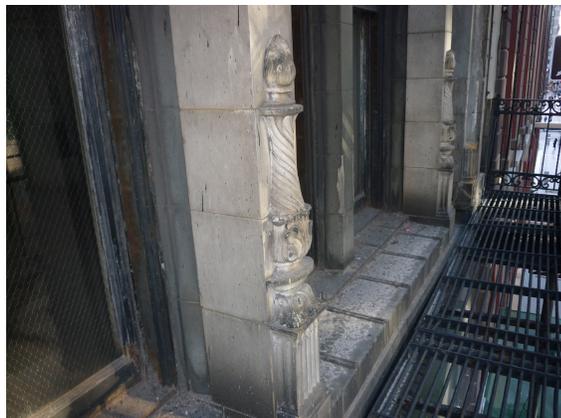


Image 27: Terra cotta detail, north façade.



Image 28: Original fire escape, north façade.



Image 29: Northeast entry revolving door.



Image 30: Northeast entry signage.



Image 31: Northeast corner of storefront.



Image 32: Southeast entry.



Image 33: First floor tenant space, view southeast.



Image 34: First floor tenant space, view west.



Image 35: Building directory and elevator enclosure.



Image 36: Ornamental stair to first basement.



Image 37: First basement, view east to ornamental stair.



Image 38: First basement, mosaic tile floor.

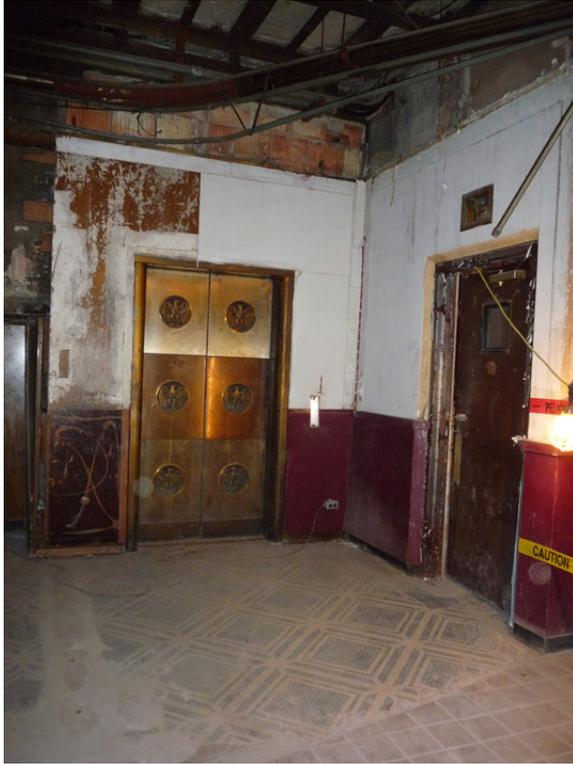


Image 39: First basement, elevator and main stair enclosures.



Image 40: First basement, freight elevator.



Image 41: Main stair, typical details from first basement to mezzanine.



Image 42: Detail of bronze balustrade, main stair.



Image 43: Main stair, typical floors 2 and above.



Image 44: Main stair, typical floors 2 and above.



Image 45: Detail, 1951 elevator door medallion.



Image 46: Pendant light fixtures, 4th floor.



Image 47: Art Moderne hall call lantern above elevator doors, typical of floors 2 through 15.



Image 48: Wall sconce, 16th floor stair.

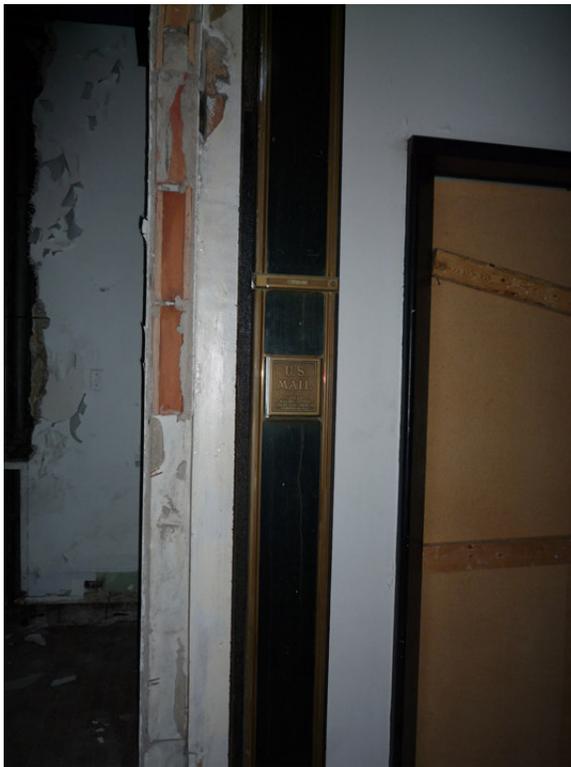


Image 49: Mail chute next to elevators, typical of floors 1 through 15.



Image 50: Decorative ceiling beam, 8th floor.



Image 51: West elevator enclosure.



Image 52: Typical elevator enclosure, floors 2 through 15.



Image 53: Typical crown moulding above utility closet doors.



Image 54: Fire hose cabinet, main stairway, likely from 1951 remodeling.



Image 55: 2nd floor fire escape doors.



Image 56: Fire hose closet door, 15th floor.
Typical of floors 2 through 15.



Image 57: 3rd floor fire escape doors. Typical of floors 3 through 15.



Image 58: 11th floor utility closet doors. Typical of floors 2 through 15.

C. MAINTENANCE PHOTOS



Image 59: Southeast entry sign.



Image 60: Steel storefront frame, east façade.



Image 61: Northeast exterior column and steel cladding.



Image 62: Elevator lobby, first floor. Typical of all elevator doors on this floor.



Image 63: South wall of main lobby. Much of the 1951 marble cladding has been removed.



Image 64: Detail of the building directory.



Image 65: Mosaic tile in main entry lobby.



Image 66: Typical condition of columns along the north and east facades on the first floor.



Image 67: Concrete frame for extinct curved glass wall.



Image 68: Main stair, typical riser condition, floors 2 and above.



Image 69: Typical railing condition, main stair, mezzanine and above.



Image 70: Typical newel post condition, main stair, mezzanine and above.



Image 71: Typical stringer condition, main stair, floors 2 and above.



Image 72: Main stair, marble wainscoting 5th floor (atypical).



Image 73: Elevator doors, floor 2.



Image 74: Elevator enclosure and doors, typical of floors 2 and above.

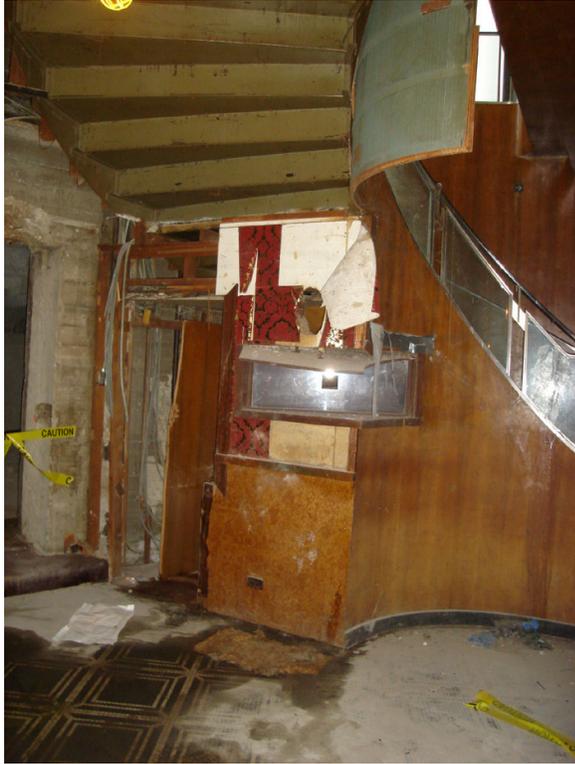


Image 75: Underside of decorative stair, first basement.



Image 76: Northwest entry, cladding over 1951 storefront.



Image 77: Northwest entry, post-1951 door, tile, and cladding.



Image 78: First floor tenant space; 1951 lighting and ceiling.



Image 79: Cylindrical column, first floor tenant space.



Image 80: Main stairway between basement and mezzanine. Note standpipe at right.



Image 81: 14th floor tenant space. Typical condition of floors 2-15.



D. Preservation Zoning

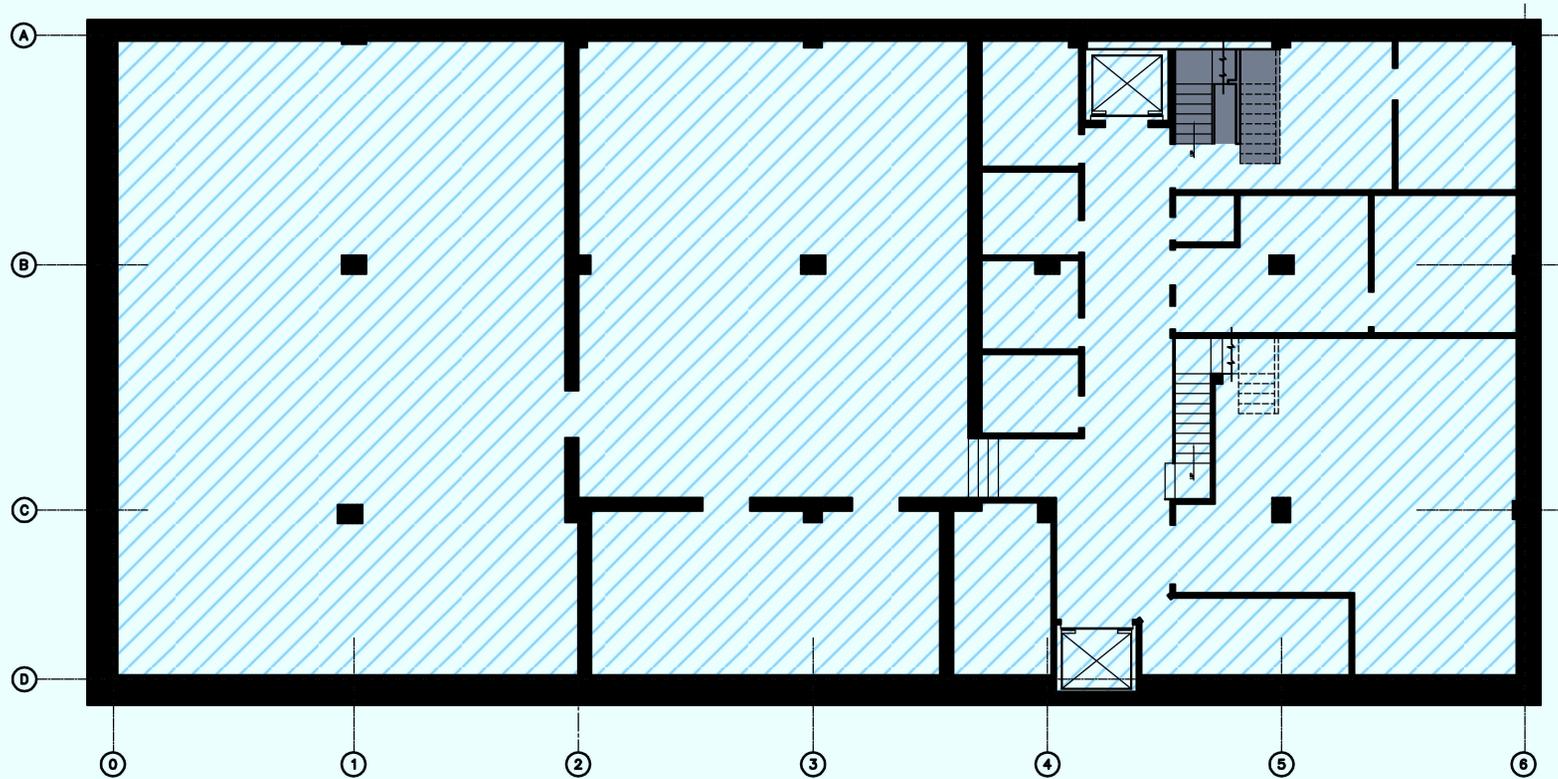
SUB-BASEMENT FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

SUB-BASEMENT FLOOR PLAN

1/16" = 1'-0"



KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

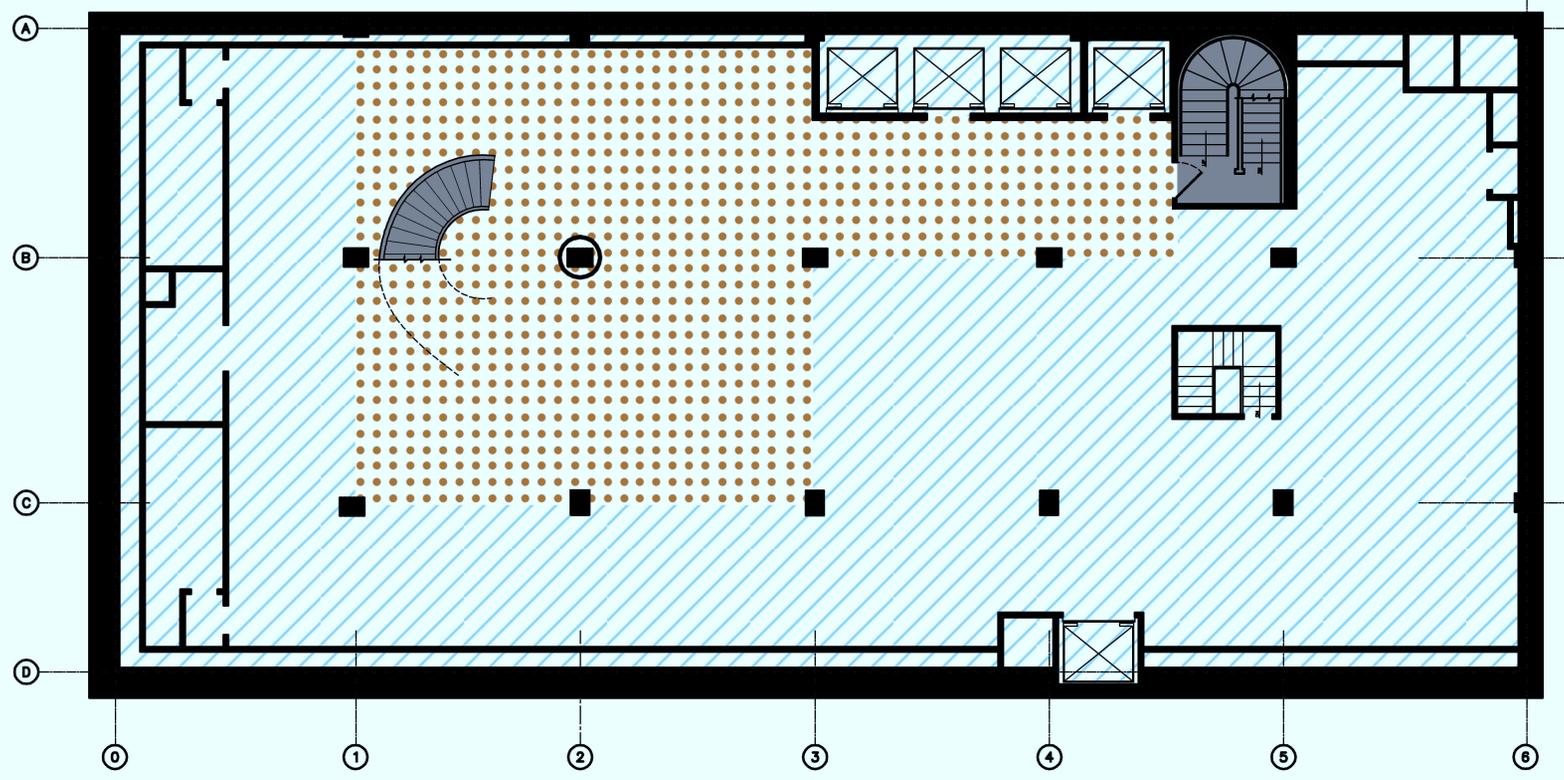
BASEMENT FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

BASEMENT FLOOR PLAN

1/16" = 1'-0"



KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

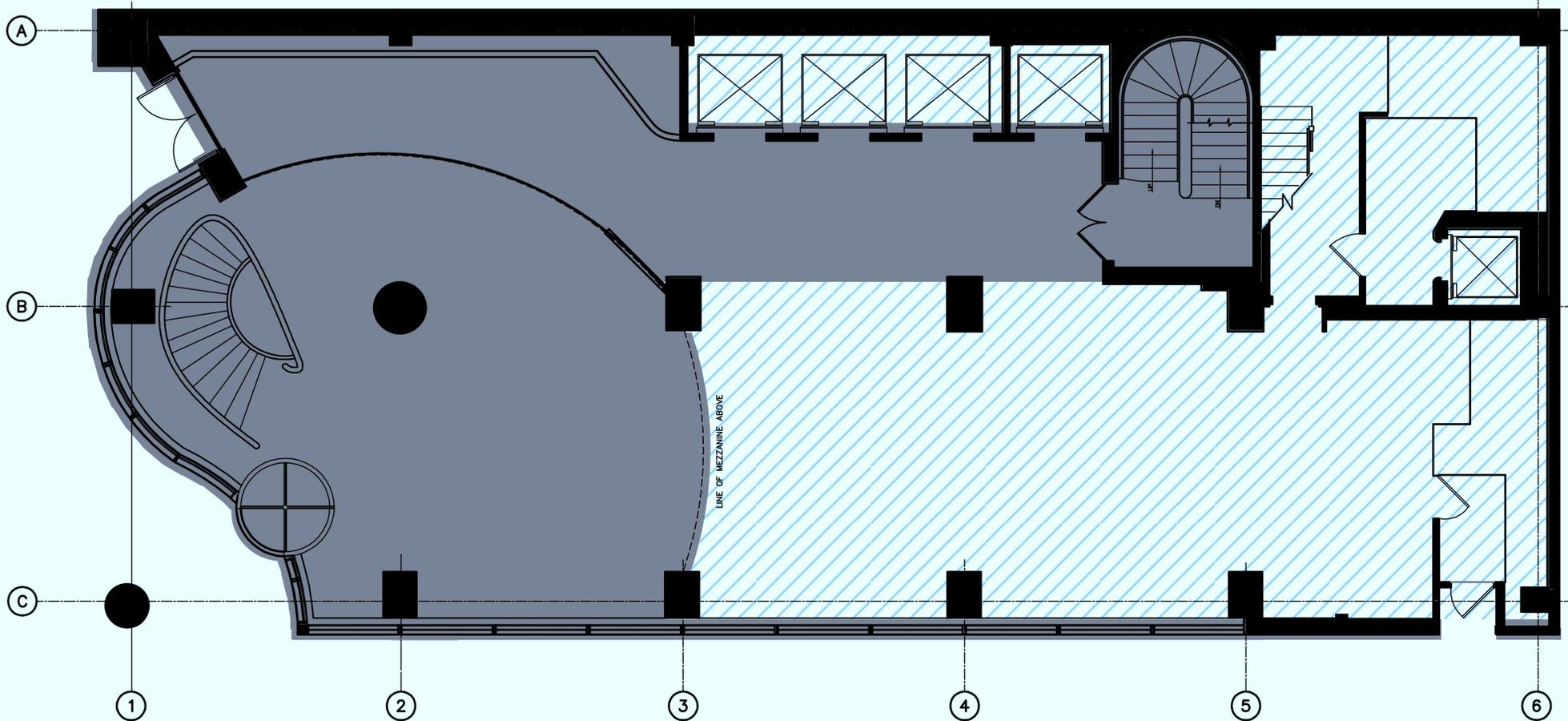
FIRST FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

FIRST FLOOR PLAN

3/32" = 1'-0"



JLA

KEY: ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE

ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

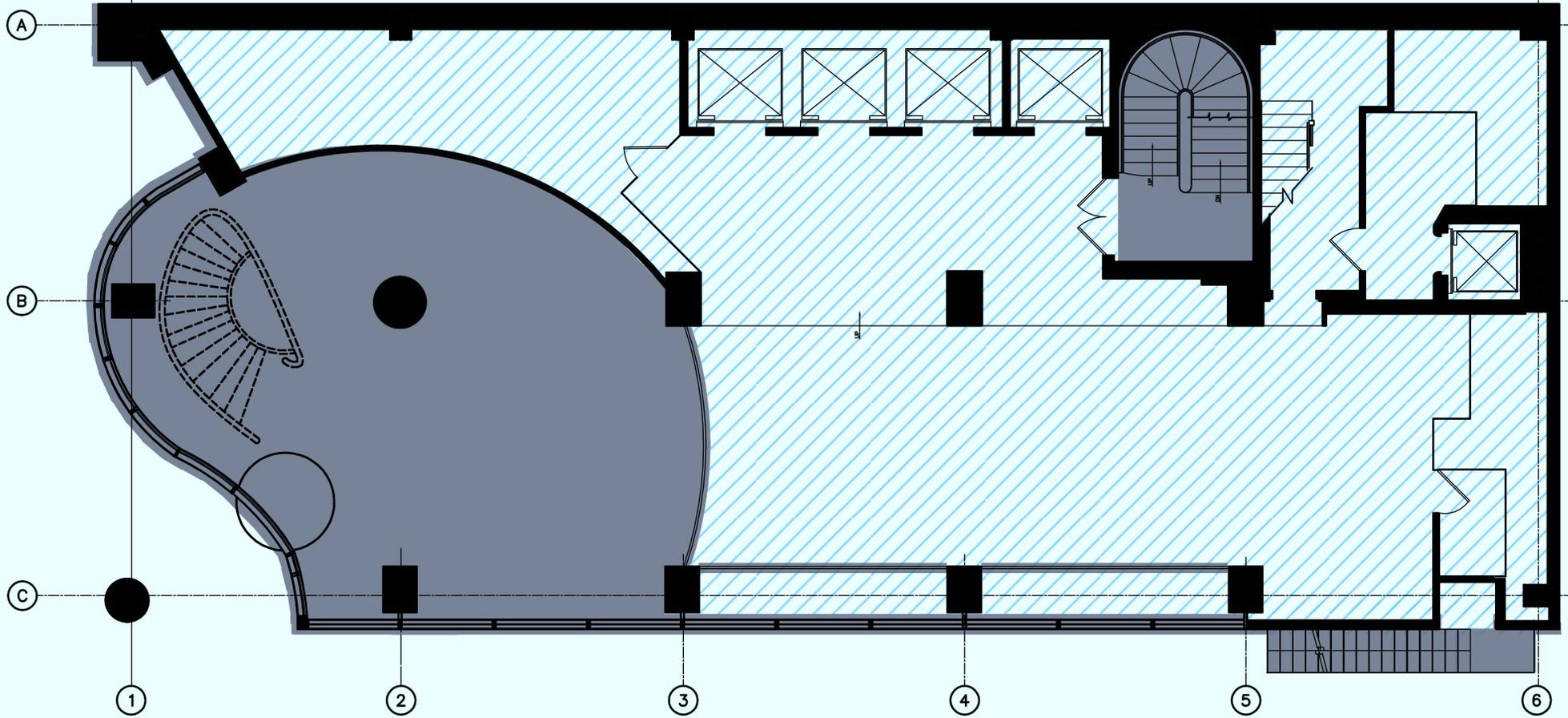
MEZZANINE FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

MEZZANINE PLAN

3/32" = 1'-0"



JLA

KEY: ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE

ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

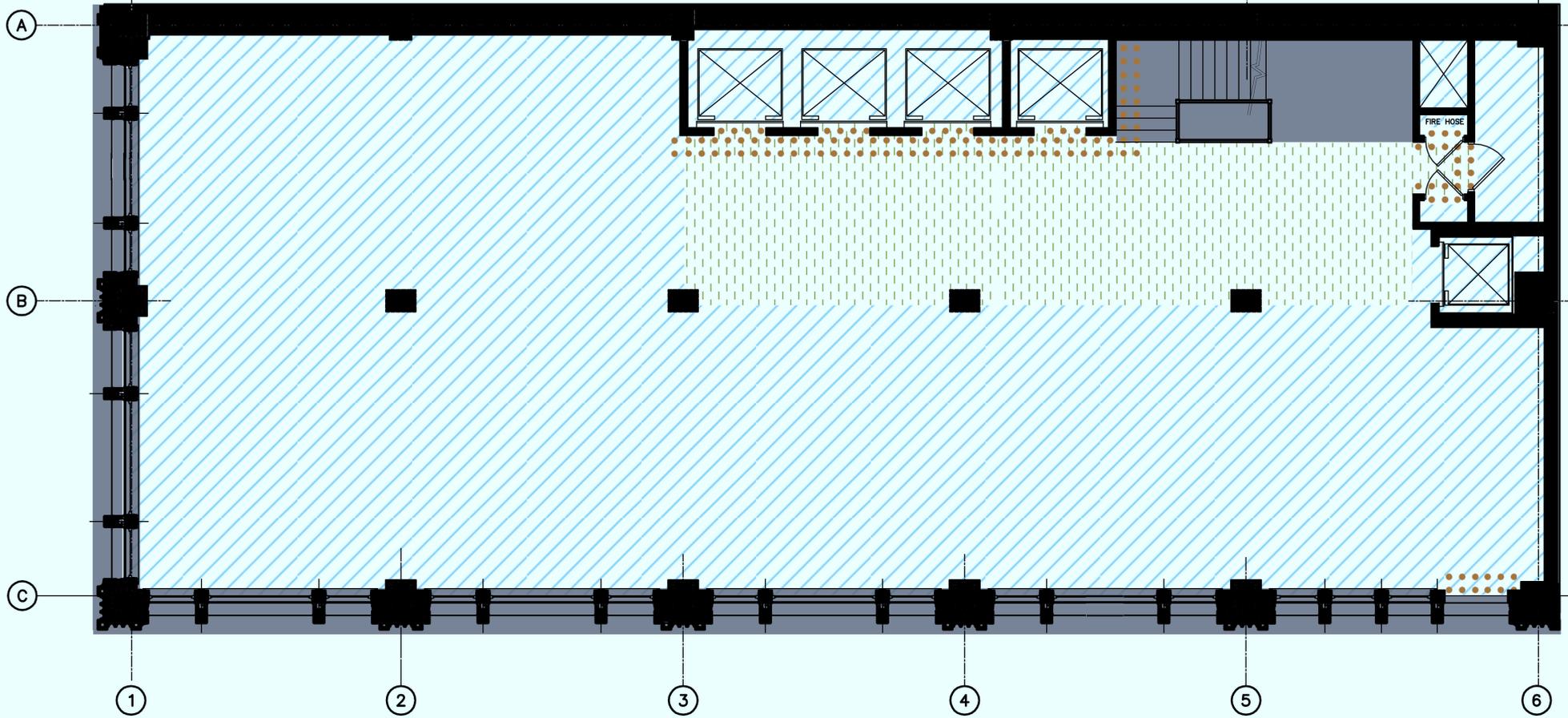
SECOND FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

SECOND FLOOR PLAN

3/32" = 1'-0"



KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

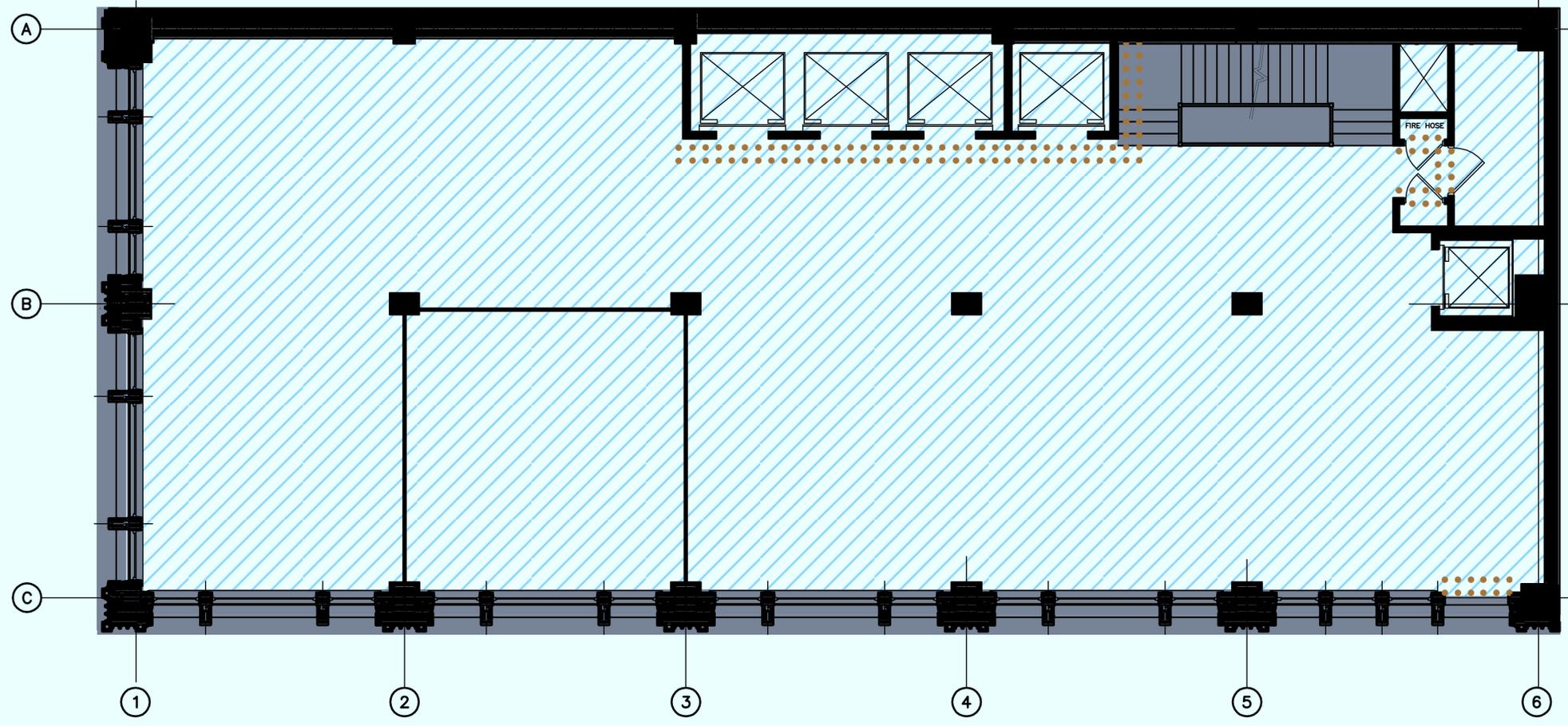
THIRD FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

THIRD FLOOR PLAN

3/32" = 1'-0"



KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

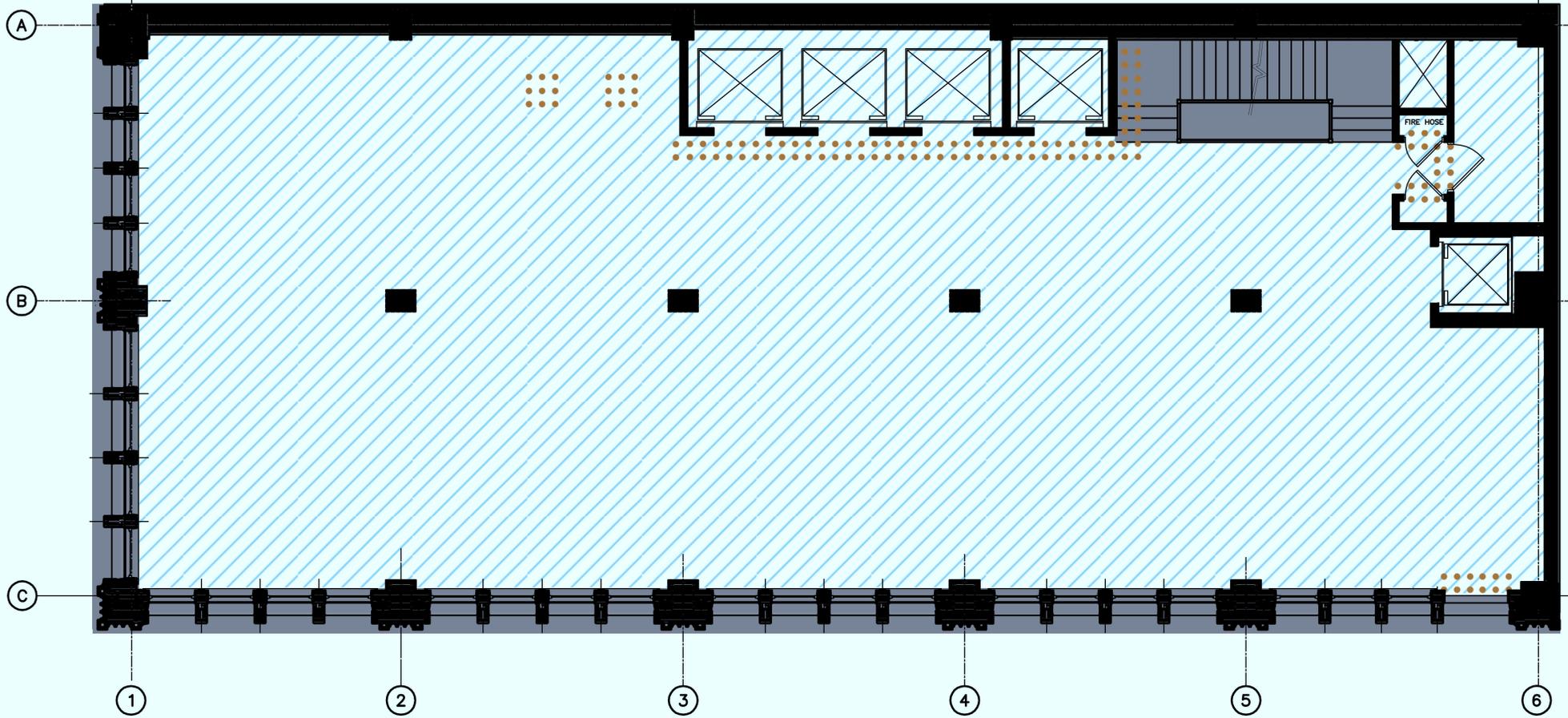
FOURTH FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

FOURTH FLOOR PLAN

3/32" = 1'-0"



KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

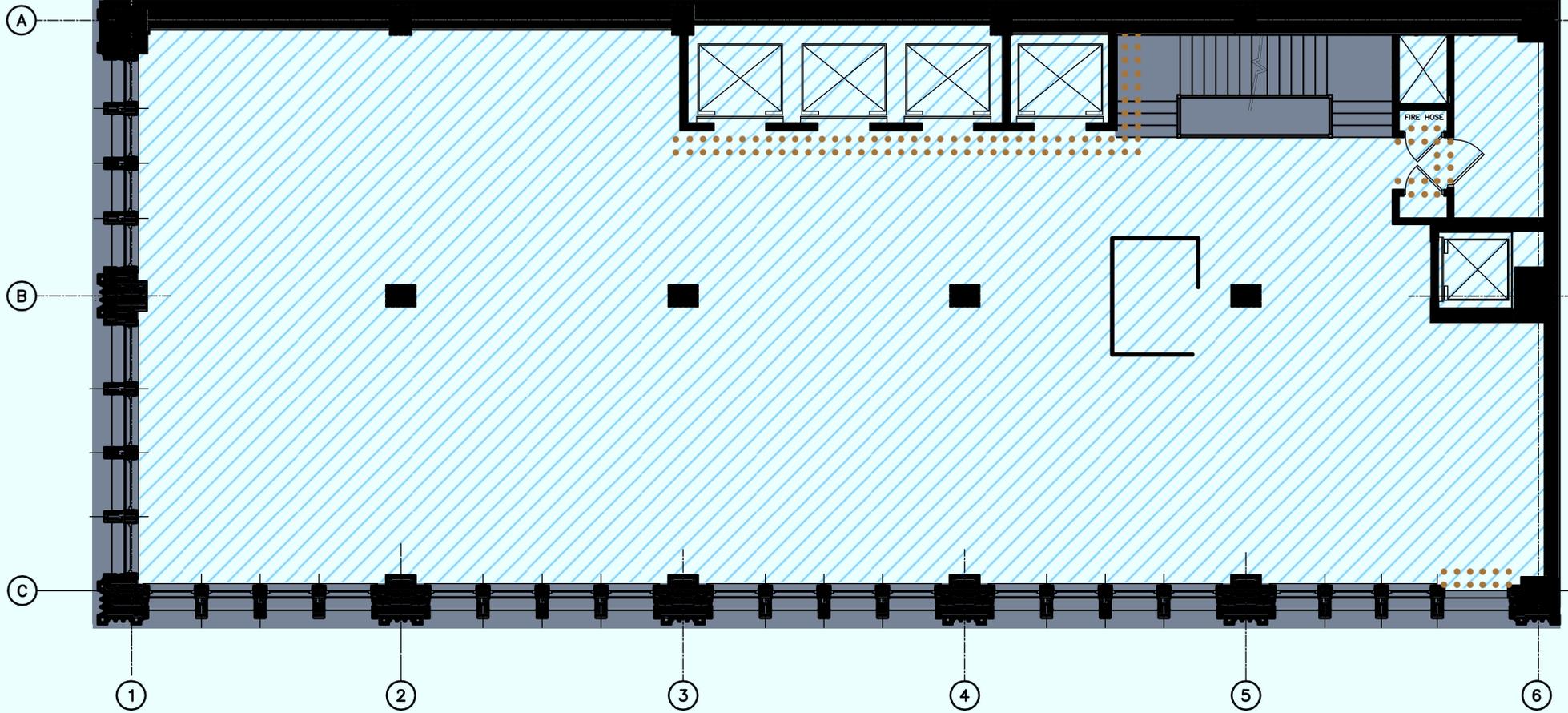
FIFTH FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

FIFTH FLOOR PLAN

3/32" = 1'-0"



JLA

KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

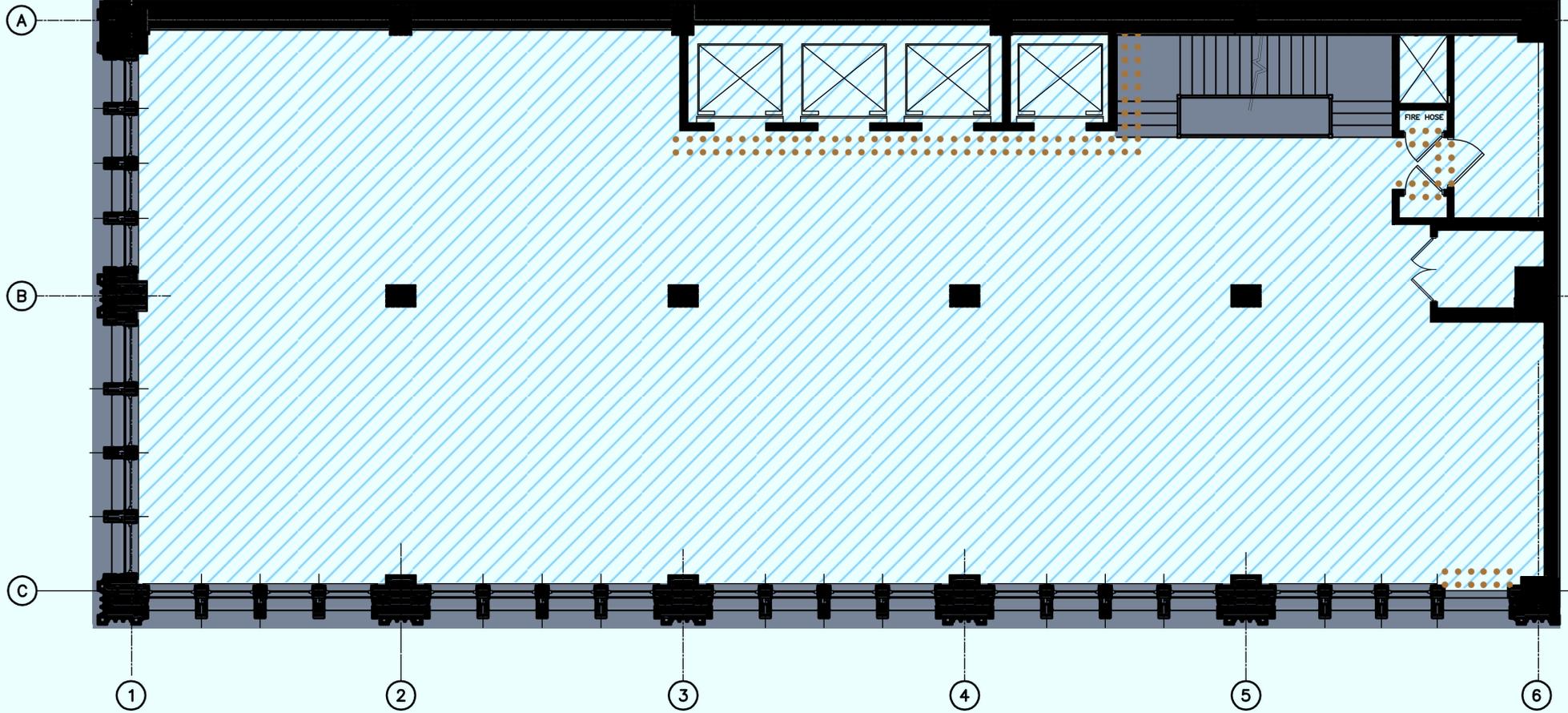
SIXTH FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

SIXTH FLOOR PLAN

$\frac{3}{32}'' = 1'-0''$



KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

SEVENTH FLOOR PLAN DRAWING

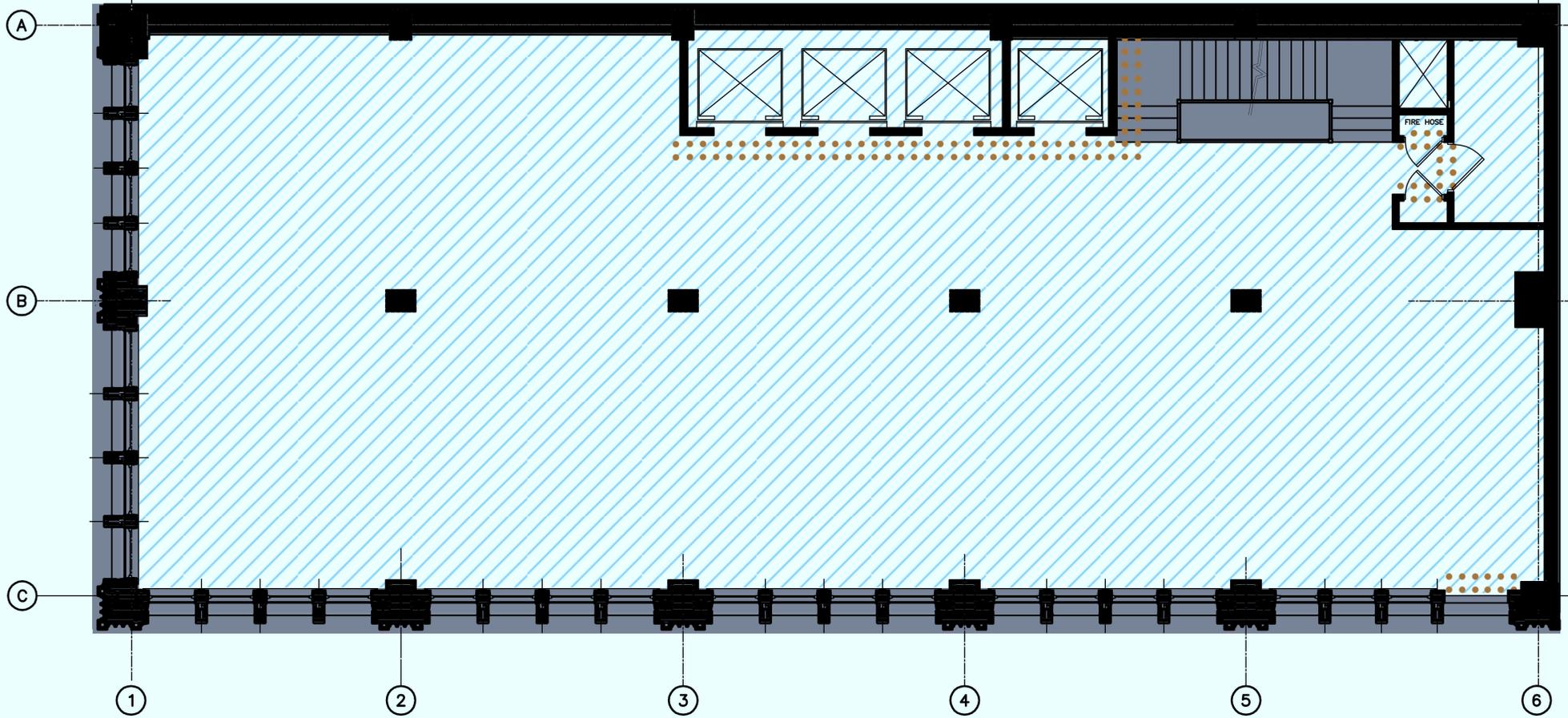
NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

SEVENTH FLOOR PLAN

3/32" = 1'-0"

0 2' 4' 8' 16' 24'



KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

EIGHTH FLOOR PLAN DRAWING

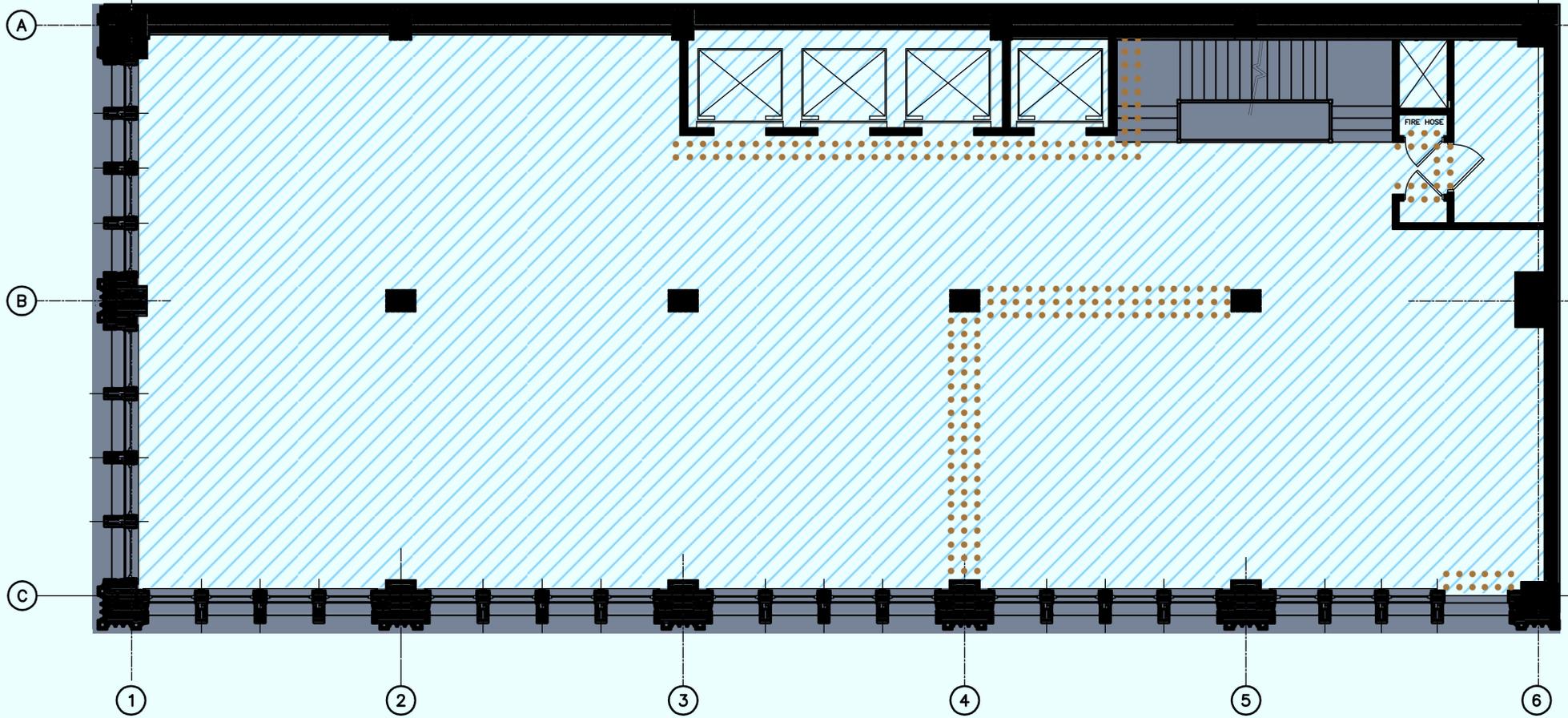
NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

EIGHTH FLOOR PLAN

3/32" = 1'-0"

0 2' 4' 8' 16' 24'



JLA

KEY:  ZONE 1 - RESTORATION ZONE  ZONE 3 - RENOVATION ZONE
 ZONE 2 - REHABILITATION ZONE  ZONE 4 - FREE ZONE

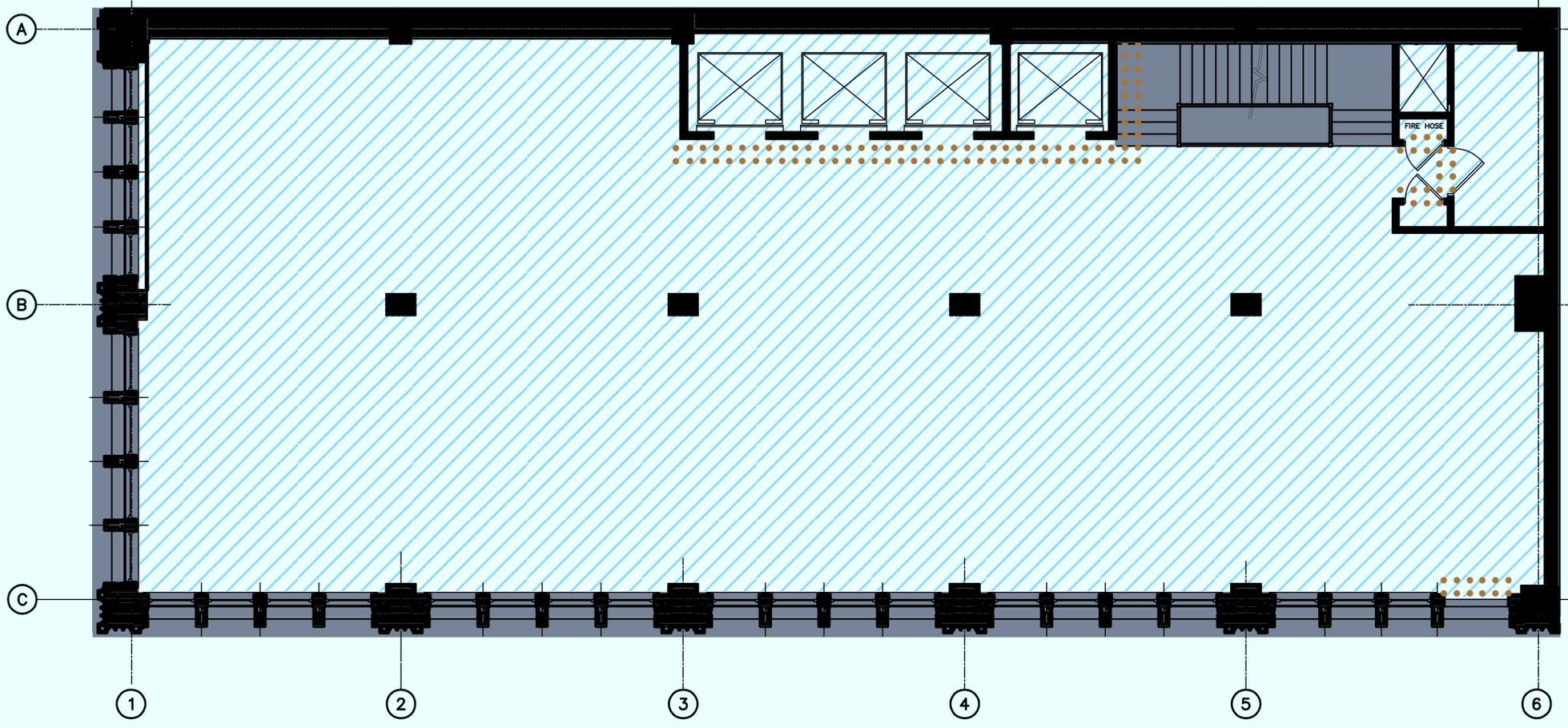
NINTH FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

NINTH FLOOR PLAN

3/32" = 1'-0"



KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

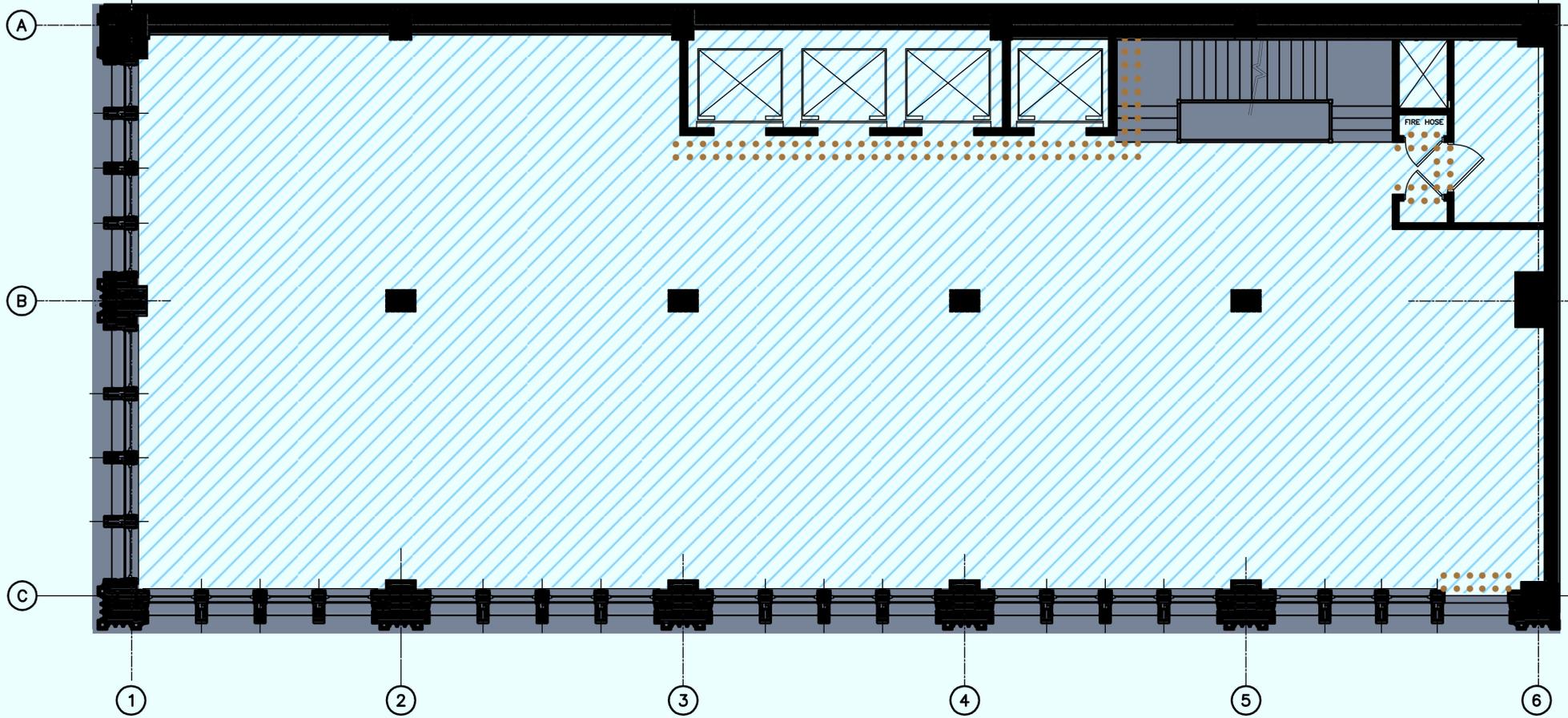
TENTH FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

TENTH FLOOR PLAN

3/32" = 1'-0"



KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

ELEVENTH FLOOR PLAN DRAWING

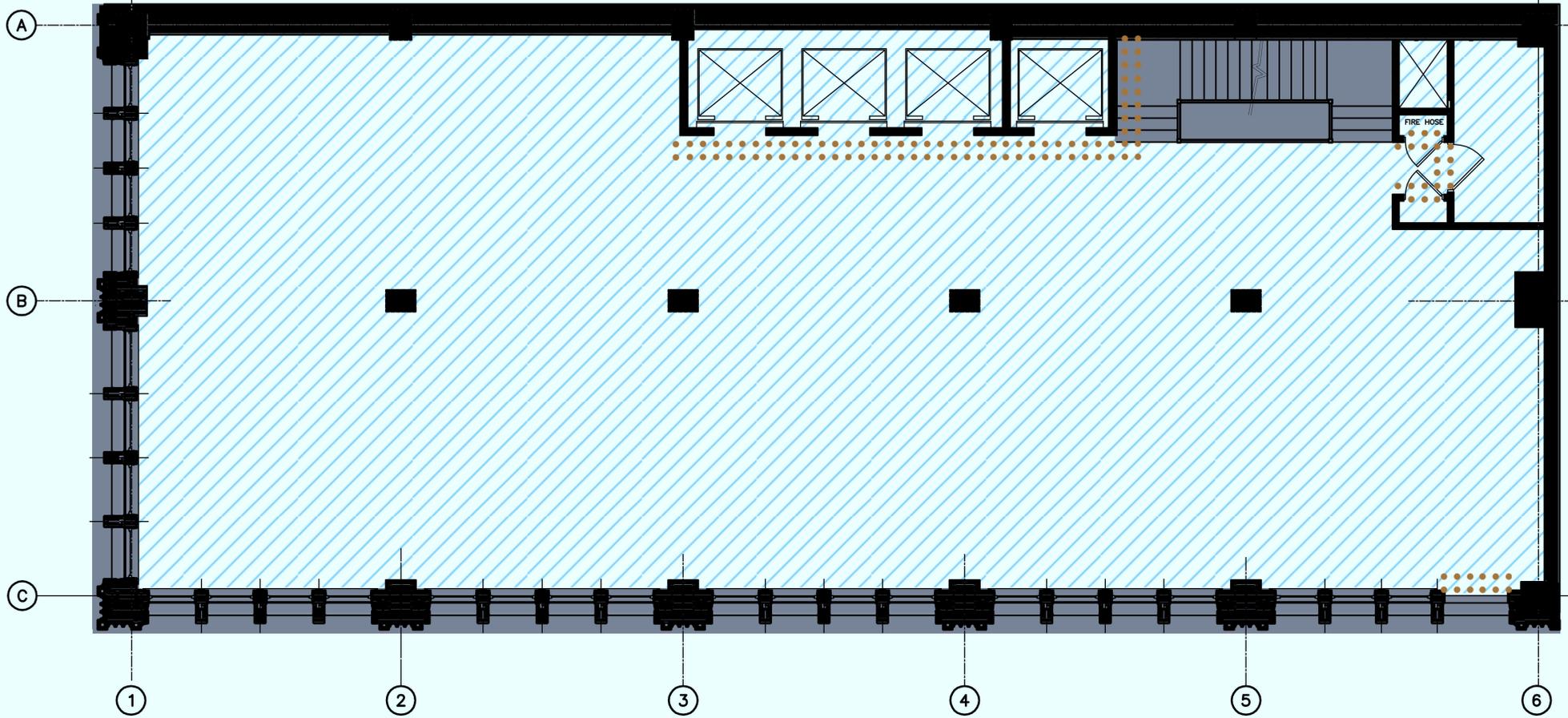
NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

ELEVENTH FLOOR PLAN

3/32" = 1'-0"

0 2' 4' 8' 16' 24'



JLA

KEY: ZONE 1 - RESTORATION ZONE ZONE 3 - RENOVATION ZONE
 ZONE 2 - REHABILITATION ZONE ZONE 4 - FREE ZONE

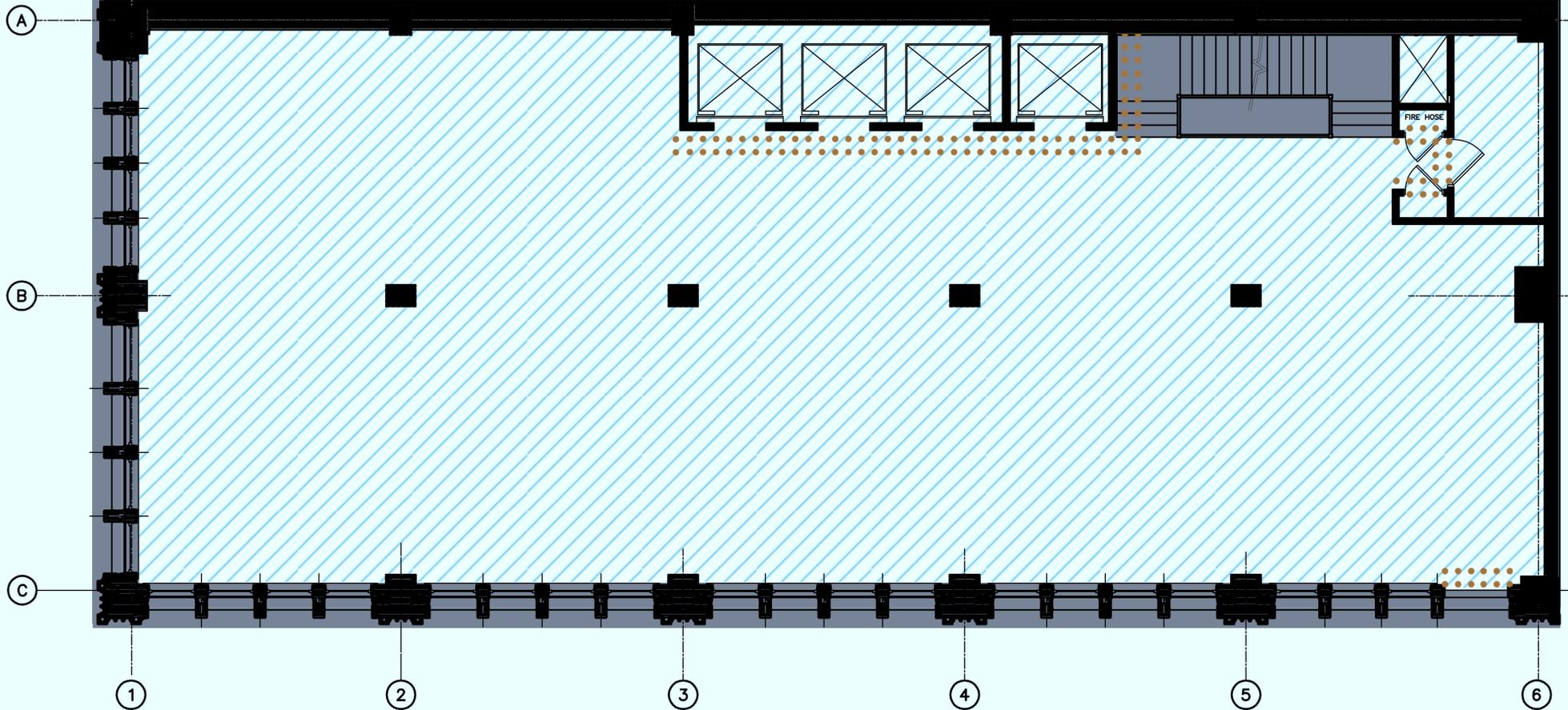
TWELFTH FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

TWELFTH FLOOR PLAN

3/32" = 1'-0"



KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

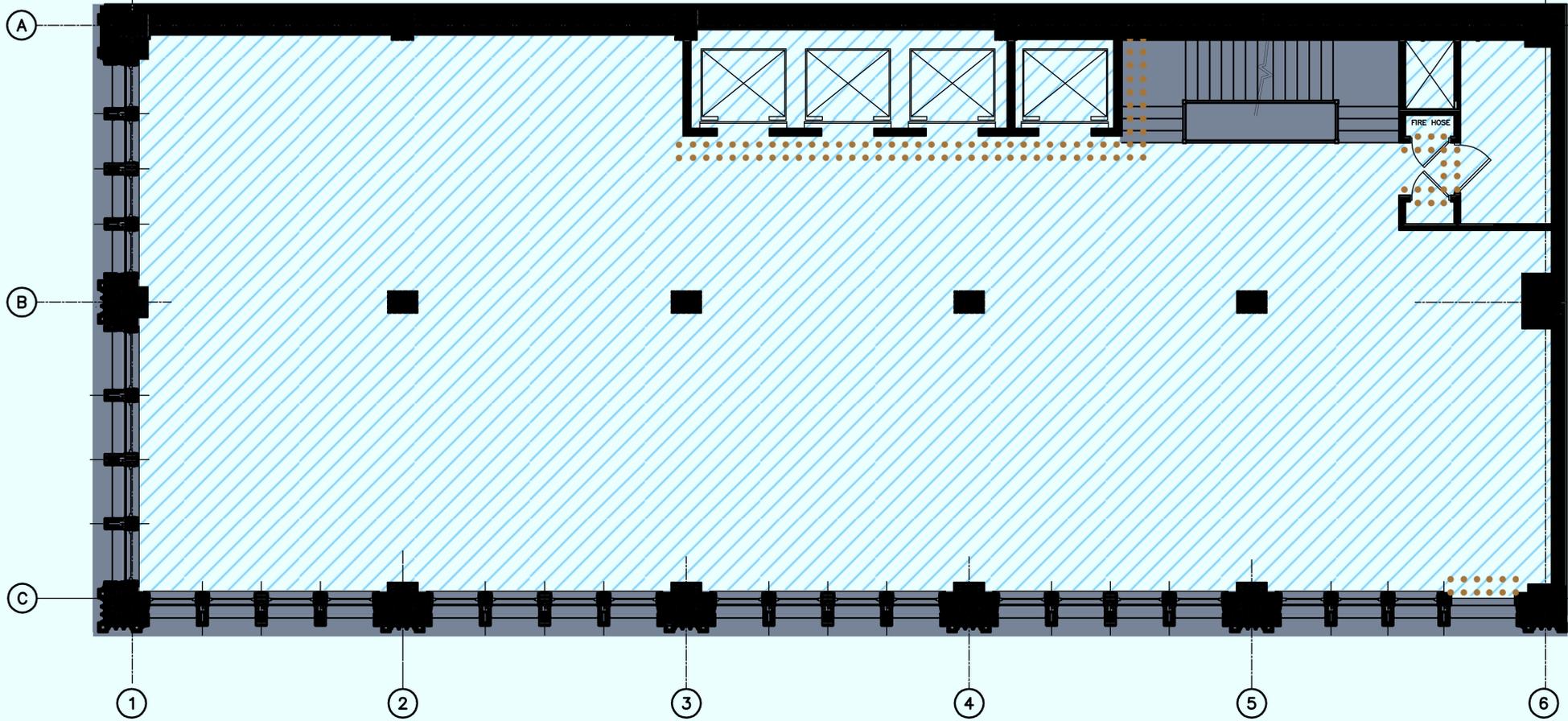
THIRTEENTH FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

THIRTEENTH FLOOR PLAN

3/32" = 1'-0"



- | | | |
|------|------------------------------|--------------------------|
| KEY: | ZONE 1 - RESTORATION ZONE | ZONE 3 - RENOVATION ZONE |
| | ZONE 2 - REHABILITATION ZONE | ZONE 4 - FREE ZONE |

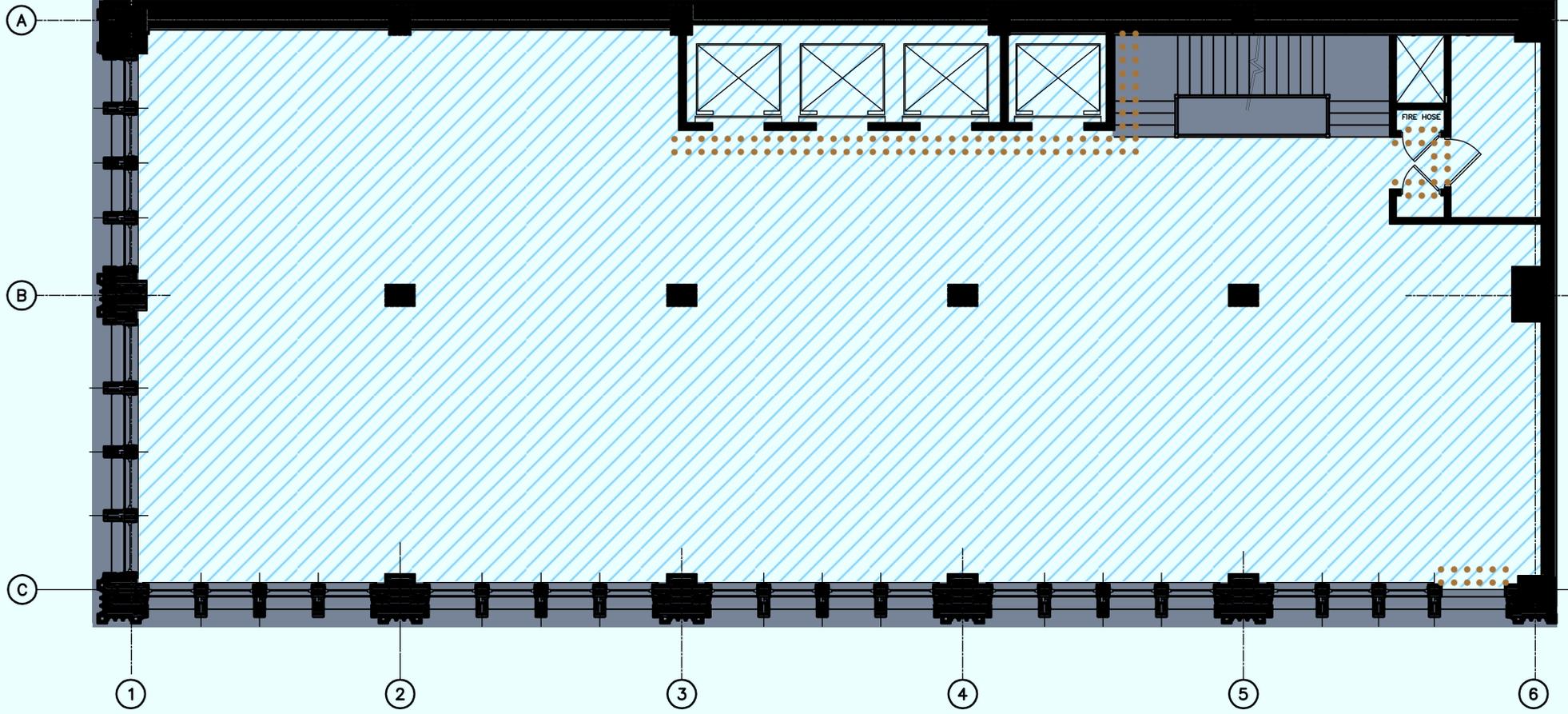
FOURTEENTH FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

FOURTEENTH FLOOR PLAN

3/32" = 1'-0"



KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

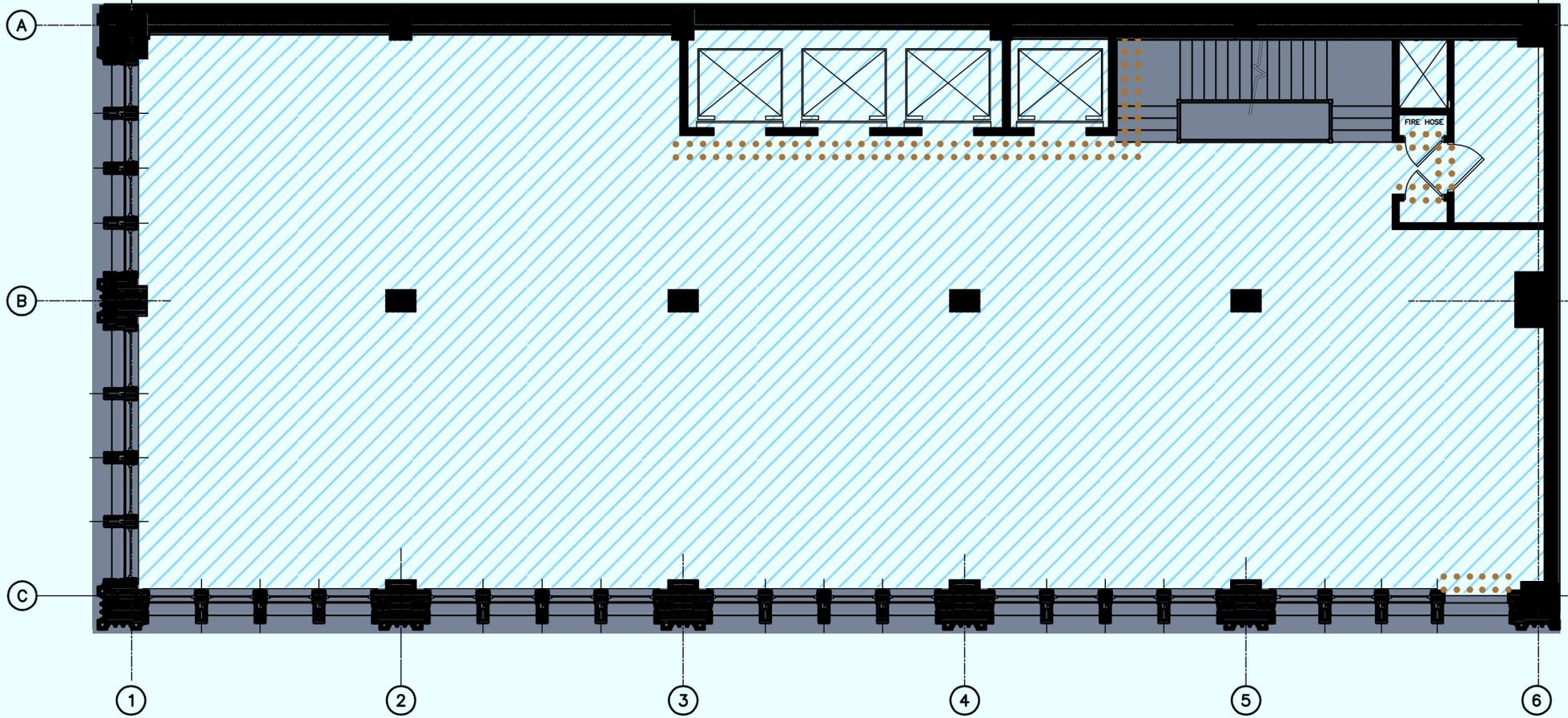
FIFTEENTH FLOOR PLAN DRAWING

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

FIFTEENTH FLOOR PLAN

3/32" = 1'-0"



KEY:	ZONE 1 - RESTORATION ZONE	ZONE 3 - RENOVATION ZONE
	ZONE 2 - REHABILITATION ZONE	ZONE 4 - FREE ZONE

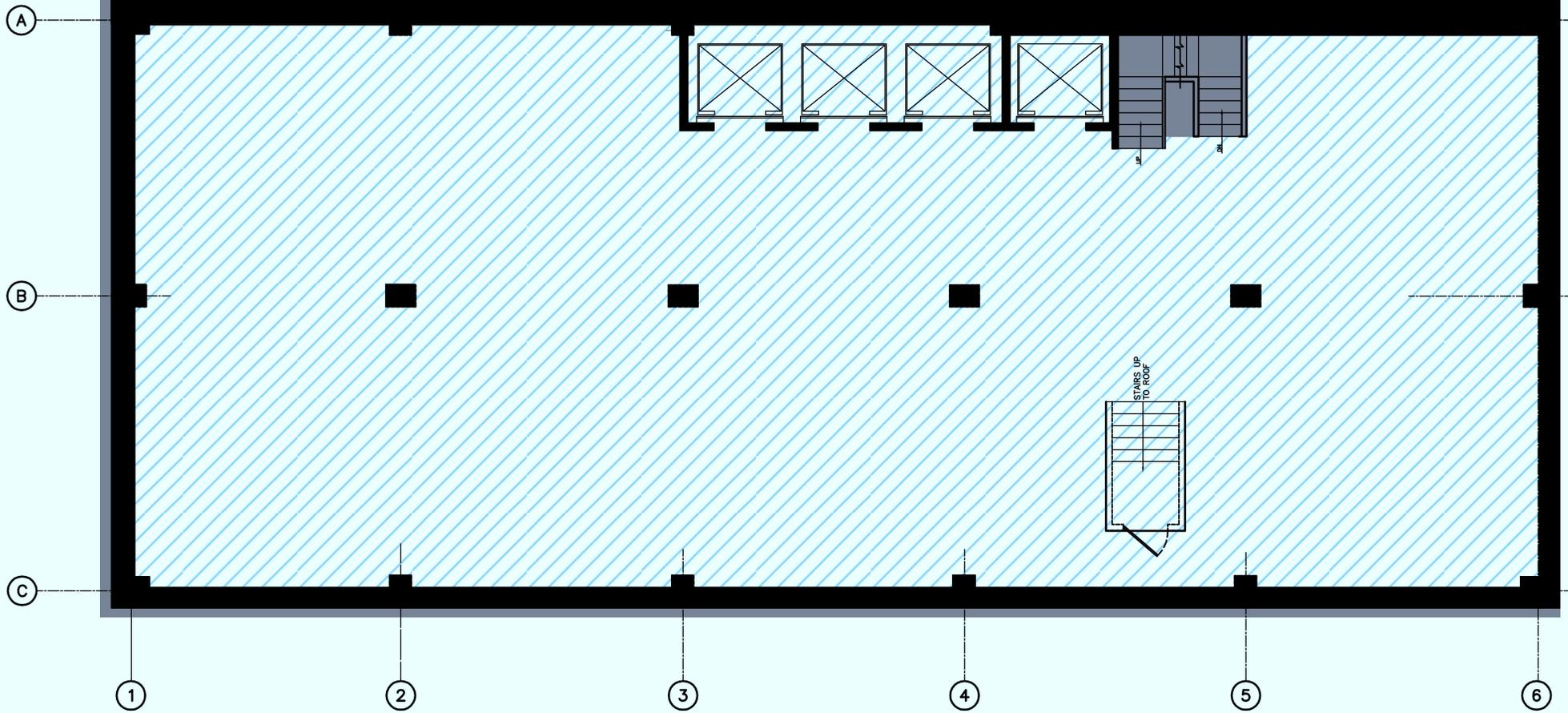
NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

16TH (ATTIC) FLOOR PLAN

3/32" = 1'-0"

0 2' 4' 8' 16' 24'



KEY:  ZONE 1 - RESTORATION ZONE  ZONE 3 - RENOVATION ZONE
 ZONE 2 - REHABILITATION ZONE  ZONE 4 - FREE ZONE

PENTHOUSE AND ROOF FLOOR PLAN DRAWING

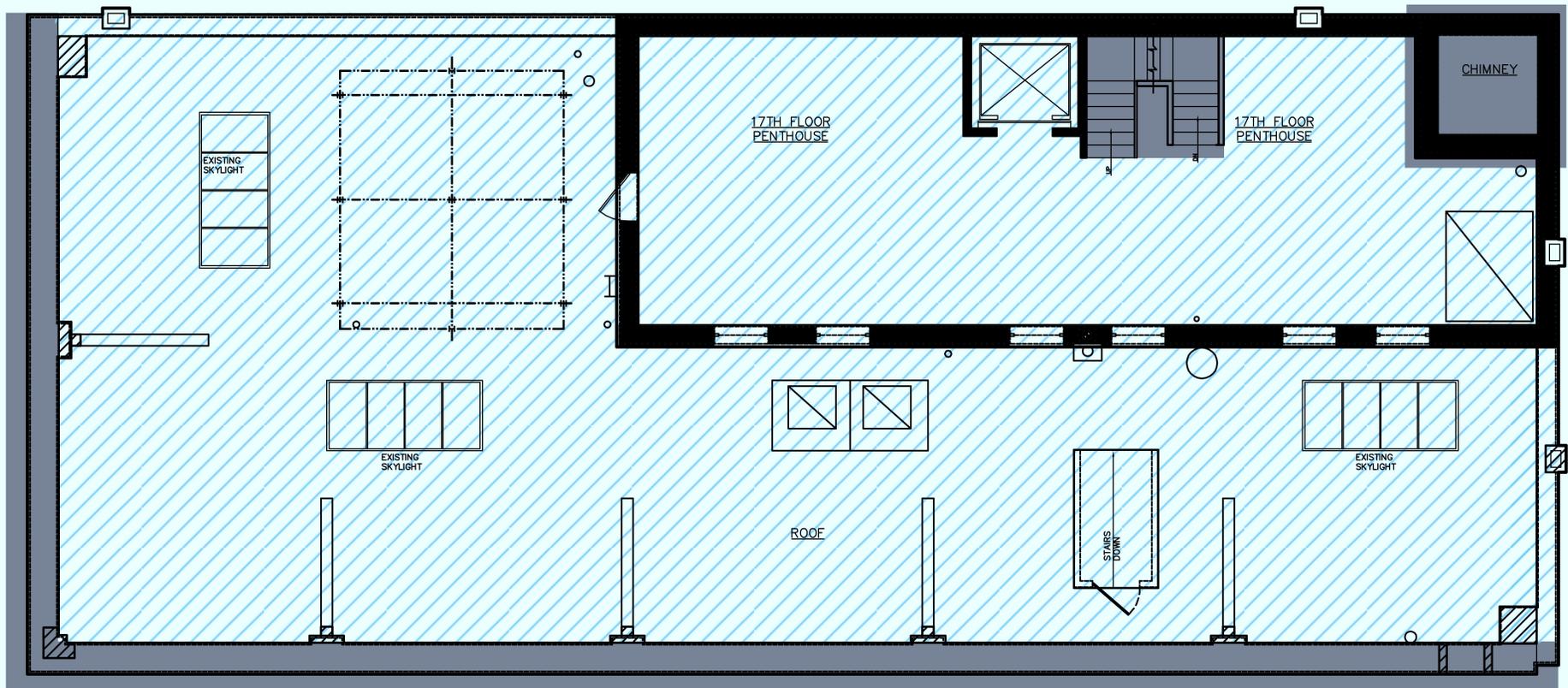
NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

PENTHOUSE & ROOF PLAN

3/32" = 1'-0"

0 2' 4' 8' 16' 24'

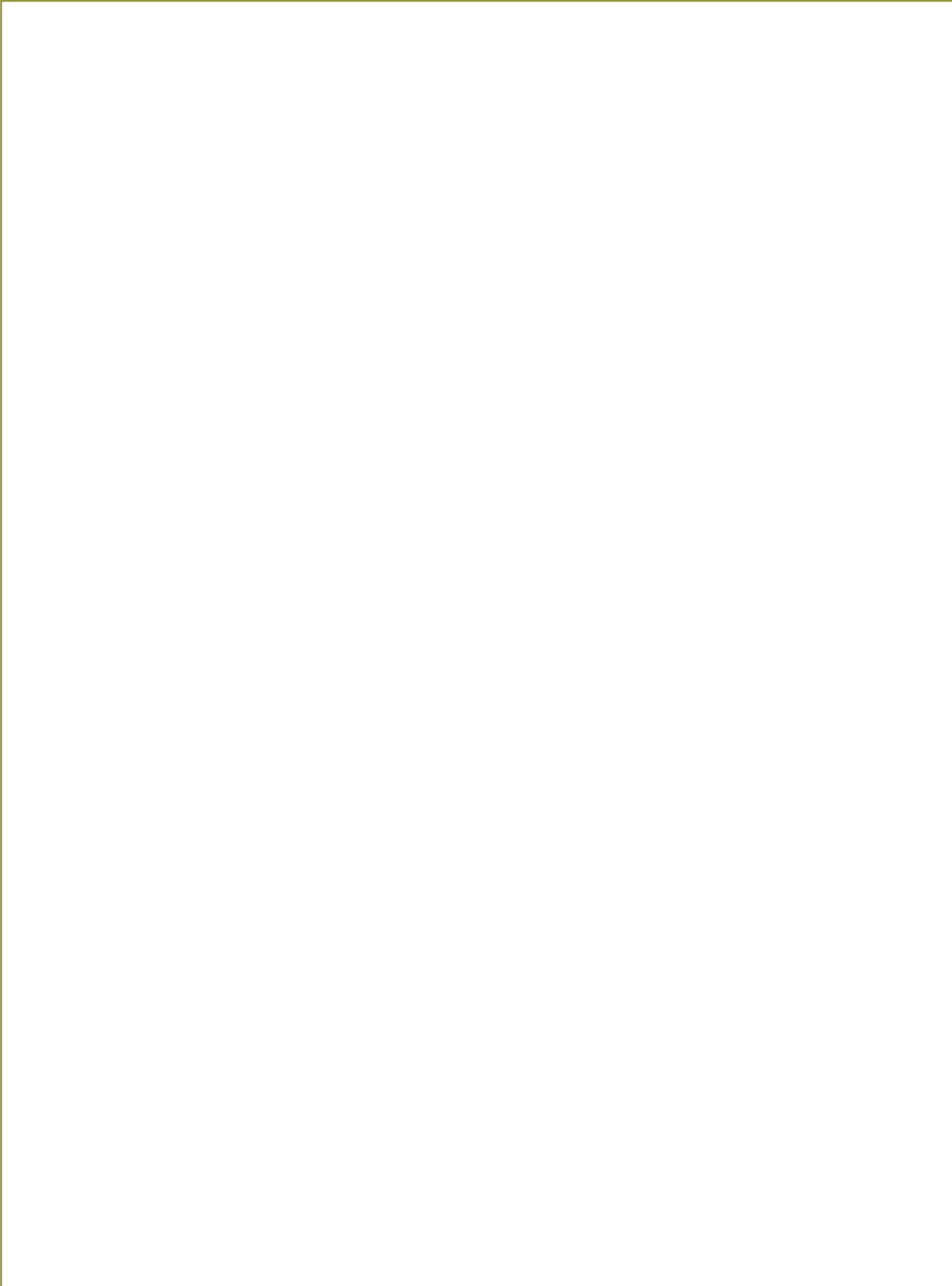


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KEY:  ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE

 ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

IV. APPENDIX



A. Cost Estimate

Background

In order to provide the GSA with more useful budget information, costs for the specific preservation treatments recommended in this report as well as a shell and core level renovation of these buildings are presented. The estimate is for construction costs. It does not include all project related costs.

The 202 South State building is vacant and has largely substandard, non-operational or non-existent engineered systems. Most partitions have been removed and the building is not habitable. With the building in this state, the pricing of historic preservation treatments may not be seen as a particularly useful exercise. The pricing of these treatments is really only meaningful in the context of full building renovation which would return the structure to a useable condition. In addition to pricing the specific preservation treatments, we have therefore provided costs for the remaining renovations required to return the building to use as government offices with a ground floor and basement retail tenant. The sub-basement would be used for storage and mechanical uses. Although this renovation pricing is provided at a very conceptual level, we hope it will provide the GSA with a more comprehensive budget picture and be useful for making decisions about the possible reuse of the building.

The cost estimate is organized in two parts. The first is included in the “Inventory of Historic Elements,” section IIC of the report. In table format, it establishes costs for treatments of the specific historic elements identified in the accompanying report. The second part of the cost estimate, located within this appendix, addresses the additional costs associated with renovating the remaining parts of the building. These are furnished in a cost per square foot or lump sum format. By adding these two sets of cost together, a total cost for renovation can be derived.

The cost estimate also address the alternative restoration of the lower level storefront and the ground floor and second floor lobbies to their original 1915 design. These costs can be substituted for the restoration to the 1951 design.

In some cases the cost to repair or restore an item represents a premium above an alternative treatment of the item such as removal, removal and replacement with another non-historic material. In other cases restoration might be more cost effective than replacement. The cost estimate therefore does not afford a comparison between what a non-historic rehabilitation would cost versus a rehabilitation that incorporates the restoration/preservation of historic elements.

Please note that the cost estimate does not contain costs associated with LEED compliance or overall commissioning. Hazardous material abatement is not included. Temporary utilities are not included and are assumed to be paid for by the government. A design contingency of 5% is part of the estimate along with a contractor's contingency of 6.5%. Cost escalation of 2.5% through June of 2011 is included.

PHASE #	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST	CATEGORY COST	COST PER SF	% COST
				0.00	-			
01575-01	Job project sign	1	Ls	2,500.00	2,500			
01575-02	Directional Signage	1	Ls	1,500.00	1,500			
				0.00	-			
01570	Temporary fencing 6' chain link	250	lf	6.00	1,500			
01570-05	Temporary Gates	2	ea	300.00	600			
01571	Temporary Fence moves			0.00	-			
01572	Maintenance of temporary fence	1	Allow	1,400.00	1,400			
				0.00	-			
01566	Sidewalk canopy set up and moves	1	Allow	18,000.00	18,000			
01566-01	Sidewalk canopy lighting	1	Ls	7,680.00	7,680			
01960	SECURITY					-	0.00	0.00%
	By Owner			0.00	-			
01550	TEMPORARY CONSTRUCTION					47,480	0.55	0.20%
				0.00	-			
01555-06	Plywood temporary partitions	16	Firs	1,350.00	21,600			
01556-01	Temp Fire extinguishers	16	Firs	200.00	3,200			
01557	Temporary Stairs and Landings	1	Allow	22,680.00	22,680			
01740	CONSTRUCTION CLEANING					183,024	2.11	0.75%
				0.00	-			
01741	Daily/weekly clean up	52	week	2,720.00	141,440			
01742	Final clean up	86,945	sf	0.30	26,084			
01750	Dumpsters - 20 cy	50	ea	310.00	15,500			
01800	GENERAL EQUIPMENT					75,000	0.86	0.31%
				0.00	-			
01825	Small Tools - % of self perform work	1	Allow	75,000.00	75,000			
	Generator		mo	556.00	-			
01830	STAGING AND HOISTING					-	0.00	0.00%
01830	SCAFFOLDING					68,820	0.79	0.28%
				0.00	-			
01852	Steel heavy duty shoring	10,000	sf	0.75	7,500			
01870	Swing Stage	10	Mo	4,500.00	45,000			
01871	Beta Hoist	12	Mo	1,360.00	16,320			
01300	PREMIUM TIME					100,000	1.15	0.41%
				0.00	-			
96000	Premium Time Allowance	1	Allow	100,000.00	100,000			
01720	WINTER CONDITIONS					-	0.00	0.00%
	By Owner			0.00	-			
02240	DEWATERING ALLOWANCE					-	0.00	0.00%
02180	HAZARDOUS MATERIAL ABATEMENT	NOT INCLUDED/By Owner				-	0.00	0.00%
	SITework							
02020	SITE DEMOLITION					6,800	0.08	0.03%
				0.00	-			
02023-03	Remove sidewalks	2,000	sf	0.90	1,800			
02023-04	Remove concrete pads			0.00	-			
02026	Remove misc site items	1	Allow	5,000.00	5,000			
02010	SELECT DEMOLITION					434,725	5.00	1.79%
2010	General Interior Demolition/Removal	86,945	Sf	5.00	434,725			
				0.00	-			
02200	SITE EXCAVATION					-	0.00	0.00%
01600	EROSION CONTROL					-	0.00	0.00%
02250	SHORING AND UNDERPINNING					65,000	0.75	0.27%
				0.00	-			
02252	Shore beams and structural members	1	Allow	25,000.00	25,000			
02253	Shore floor and roof structures	16	levels	2,500.00	40,000			
02260	EARTH RETENTION					-	0.00	0.00%
02245	DEEP FOUNDATIONS					-	0.00	0.00%
02500	SITE UTILITIES					-	0.00	0.00%
02700	ASPHALT PAVING					-	0.00	0.00%
02710	SITE CONCRETE					11,000	0.13	0.05%
				0.00	-			
02712	All sidewalks complete	2,000	sf	5.50	11,000			
02780	HARDSCAPE PAVING					-	0.00	0.00%
02782	SPECIAL PAVEMENTS					-	0.00	0.00%
02800	SITE IMPROVEMENTS					-	0.00	0.00%
02820	FENCING					-	0.00	0.00%
02900	LANDSCAPING					-	0.00	0.00%
02900	BUILDING EXCAVATION					-	0.00	0.00%
02361	PEST CONTROL					-	0.00	0.00%
03300	CONCRETE					377,610	4.34	1.56%
				0.00	-			
	Concrete Ready mix:			0.00	-			
	4000 psi	161	cy	93.00	14,974			
	5000 psi		cy	97.00	-			
	lightweight slab on deck	1,063	cy	132.00	140,271			
				0.00	-			
03361-02	Slabs on metal deck complete Patching 5%	4,347	sf	5.50	23,910			
03361-03	Roof slab complete			0.00	-			
	Wire mesh - install only	4,347	sf	0.30	1,304			
03390	Misc Concrete Work Complete	1	Allow	25,000.00	25,000			
				0.00	-			
03500	Cementitious Decks and Underlayment					-	0.00	0.00%
03510	Cementitious Roof Deck					-	0.00	0.00%
03520	Lightweight Concrete Roof Insulation					-	0.00	0.00%
03530	Concrete Topping 33% Required fix	28,692	SF	6.00	172,151			

PHASE #	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST	CATEGORY COST	COST PER SF	% COST
03400	PRECAST CONCRETE					-	0.00	0.00%
03540	CONCRETE FLOOR PREP					73,435	0.84	0.30%
				0.00	-			
03541	MR prep bleast, and ardex	10,000	SF	3.50	35,000			
	MR prep with Creteseal CS2000	5,000	Sf	1.25	6,250			
03542	latex patching	6,000	Sf	3.25	19,500			
03543	ardex leveling	4,300	Sf	2.95	12,685			
03544	Bonding agents			0.00	-			
03900	CONCRETE RESTORATION					160,000	1.84	0.66%
				0.00	-			
03900	Concrete Restoration and Cleaning	1	Allow	120,000.00	120,000			
03960	Concrete Cutting and Coring	1	Allow	40,000.00	40,000			
04000	MASONRY					-	0.00	0.00%
04910	MASONRY RESTORATION					-	0.00	0.00%
	See Attached Inventory of Elements Pricing			0.00	-			
05000	STRUCTURAL STEEL AND DECK					-	0.00	0.00%
05500	MISCELLANEOUS STEEL					95,000	1.09	0.39%
				0.00	-			
05500	Metal Fabrications	1	Allow	95,000.00	95,000			
06100	ROUGH CARPENTRY					240,000	2.76	0.99%
6100	Rough Carpentry Required	16	Flrs	15,000.00	240,000			
06200	MILLWORK AND FINISH CARPENTRY					160,000	1.84	0.66%
	Millwork			0.00	-			
06200	Finish Carpentry and Millwork Furnish and Install	16	Flrs	10,000.00	160,000			
07100	DAMPROOFING/WATERPROOFING					79,600	0.92	0.33%
				0.00	-			
07110	Dampproofing	1	Allow	79,600.00	79,600			
07200	THERMAL PROTECTION					134,780	1.55	0.56%
				0.00	-			
07213	Ceiling insulation	1	Ls	56,000.00	56,000			
07214	Roof insulation	1	Ls	23,780.00	23,780			
07215	Blown in insulation	1	Ls	55,000.00	55,000			
07240	EIFS					-	0.00	0.00%
07500	ROOFING					140,000	1.61	0.58%
				0.00	-			
07510	Built-Up Bituminous Roofing	3,800	Sf	35.00	133,000			
07701	Roof Hatches	2	ea	3,500.00	7,000			
07500	METAL WALL PANELS					-	0.00	0.00%
07800	FIRE SAFING/STOPPING					275,460	3.17	1.14%
				0.00	-			
07840	Firestopping	1	Allow	78,000.00	78,000			
07842	Firestopping at penetrations	1	Allow	43,000.00	43,000			
07843	Firestopping at floor perimeters	1	Allow	115,600.00	115,600			
07860	Smoke Seals	1	Allow	24,360.00	24,360			
07870	Smoke Containment Barriers	1	Allow	14,500.00	14,500			
07810	APPLIED FIREPROOFING					94,000	1.08	0.39%
				0.00	-			
	Intumescent Fireproofing	1	Allow	25,000.00	25,000			
07810	Spray Applied Fireproofing	1	Allow	69,000.00	69,000			
07900	JOINT SEALANTS					-	0.00	0.00%
08100	DOORS, FRAMES AND HARDWARE					102,400	1.18	0.42%
				0.00	-			
08000	Door, Frame and Hardware Furnish and install	40	leaf	2,000.00	80,000			
08780	Special Function Hardware	40	Ea	560.00	22,400			
08300	SPECIALTY DOORS					-	0.00	0.00%
08800	GLASS & GLAZING					38,000	0.44	0.16%
				0.00	-			
08120	Aluminum Doors And Frames	4	leaf	3,500.00	14,000			
08450	All-Glass Entrances And Storefronts	0		0.00	-			
08470	Revolving Entrance Doors	0	ea	45,000.00	-			
08500	Windows		sf	75.00	-			
08970	Structural Glass Curtain Walls - 14' plus Low E	300	sf	80.00	24,000			
	High performance curtainwall		sf	100.00				
05400	LIGHT GAUGE METAL FRAMING					30,000	0.35	0.12%
				0.00	-			
05430	Composite exterior wall framing, 6"studs, batt insulation, ari barrier, interior drywall, taped, exterior sheathing	1	Allow	30,000.00	30,000			
05435	Composite exterior wall 6" framing, sheathing, 2" rigid insulation, membrane waterproofing, interior drywall taped			0.00	-			
09250	GYPSUM DRYWALL & PLASTER					496,105	5.71	2.05%
				0.00	-			
09250	Drywall Work Complete			0.00	-			
09262-1	4" walls, insulated, drywall 2 sides, taped 1 hour	34,020	sf	6.95	236,439			
	4" shaft wall	8,000	sf	7.00	56,000			
09263-1	6" walls, insulated, drywall 2 sides, taped 1 hr,	6,804	sf	8.20	55,793			
09271	Gypsum board ceilings	22,680	sf	6.52	147,874			
09600	FLOORING					544,566	6.26	2.25%
				0.00	-			
09312	Ceramic floor tile	13,042	sf	23.70	309,089			
09652	VCT floor	13,042	sf	2.50	32,604			
09670	Fluid-Applied Flooring			0.00	-			
09680	Carpet	6,762	sy	30.00	202,872			
09510	CEILINGS					-	0.00	0.00%
09700	WALL FINISHES					-	0.00	0.00%

