JLA
JOHNSON • LASKY
ARCHITECTS

BUILDING PRESERVATION PLAN

230 South State Street
Chicago, Illinois, IL0316ZZ

GSAGS05P04GAD0224
JLA# 08623
Final Submittal
June 30, 2009

GSA

TABLE OF CONTENTS

I. HISTORY & DOCUMENTATION

A. GENERAL INFORMATION

Building ID: IL0316ZZ
Current Building Name: 230 S. State Street or McDonalds Building
Building Status: GSA Out-leased
Historic Building Name: Benson & Rixon Building

Address: 230 South State Street, Chicago, Illinois
Building Type: Specialty Retail
NR Historical Designation: Contributing Structure in a NR Historic District

UTM:
Northing: 4,636,496
Easting: 447,887
GIS:
Latitude: 41° 52' 43.21" N
Longitude: 87° 37' 40.99" W

Size
Floor Area Total: 31,925 square feet
First Floor Area: 4165 square feet
Occupiable Area: 22,128 square feet

Dimensions
Stories/Levels: 6 & 1 basement
Perimeter: 284 linear feet
Depth: 100 linear feet
Length: 42 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: Y
GSA Date: March 6, 2006 (Cultural Resources Survey)
Criteria: C - Architecture
Awards: N/A

General

HSR: N
Part of Complex: N
HABS/HAER ID: N/A
Map: N

Construction History Information

Year begun: 1937
Year finished: 1937
Cost: Approx. $375,000
Description: Original construction
Architect: Alfred S. Alschuler with R.N. Friedman and Edward A. Renwick, Associates
Style: Architectural or Art Moderne

Year begun: 1937
Year finished: 1937
Cost: Unknown
Description: Stairway fire escape
Architect: N/A
Style: N/A

Year begun: 1937
Year finished: 1937
Cost: Unknown
Description: Installation of revolving door
Architect: Unknown
Style: N/A

Year begun: 1946
Year finished: 1946
Cost: Unknown
Description: Alterations on 6th floor for offices
Architect: Unknown
Style: N/A

Year begun: 1958
Year finished: 1958
Cost: Unknown
Description: Neon tube lettering with the words "Benson & Rixon Company" was replaced by smaller lettering with the same words; installation of a five-story Benson Rixon sign placed at the building's rounded corner
Architect: Unknown
Style: Unknown

Year begun: 1970
Year finished: 1970
Cost: unknown
Description: Storefront changed to square shape/second fl window banding covered w/metal signage/vertical Benson Rixon sign at corner removed
Architect: Unknown
Style: Unknown

Year begun: 1978
Year finished: 1978
Cost: unknown
Description: Interior remodeling of basement, first, second and third floors to house McDonald's restaurant/exterior remodeling at ground level: installation of large plate glass windows as well as a recessed corner entrance and secondary entrances along State Street and Quincy Court elevations, all with double glass doors. Replacement of glass block with clear glass windows on the second floor. Further information on changes to the building after 1978 could not be found.
Architect: Unknown
Style: N/A

Architectural Description[1]

The six-story 230 S. State Street Building is located at the southeast corner of State Street and Quincy Court and has a rectangular footprint, fronting 42 feet on State and 100 feet on Quincy. The 10 W. Jackson Building (former Bond Store Building) is situated along its south and west sides. An exemplary example of the Art Moderne style, the streamlined structure at 230 S. State features such characteristic elements as smooth faced walls, colored terra cotta, glass block, pronounced horizontal banding and round or curved corners.

The first floor has a recessed corner entrance, and secondary entrances along State Street and Quincy Court. The corner and State Street entrances feature glass double doors and large windows, while the Quincy Court entry is a single glass door flanked by windows. Above the ground floor, the building is defined by horizontal bands of tan salt-glazed terra cotta alternating with horizontal strips of window space. The second floor's banding of windows is in clear glass, while window bands in floors three through six are of glass block infill. The western end of the Quincy Court elevation is clad in brown terra cotta and has a fire escape that can be accessed via a metal door on each floor. The south end of the State Street elevation also features brown terra cotta cladding.

Physical History

In September 1936, Benson & Rixon announced plans to erect a six-story air conditioned building on a parcel recently acquired at the southwest corner of State and Quincy streets (At the time Quincy Court was named "Quincy Street"). The building site, fronting 42 feet on State Street and 100 feet on Quincy, was purchased from the estate of Levy Mayer for $598,500. The transaction was the first large State Street property sale in fee simple (the purchase of both land and building) in thirteen years. Although no architect was yet engaged, Company President George R. Benson stated that the new building would contain many modern features of construction, decoration, and fixtures. Flood lighting of the exterior, year round temperature control, indirect interior illumination, and escalators to the basement were among the novelties contemplated. Benson & Rixon's Loop store moved from the Consumers Building at 220 S. State Street to temporary quarters at 206-212 S. State Street while their new building was under construction.

Wreckers began clearing the State and Quincy site in late March 1937, razing a 19th-century four-story building fronting State Street, which at one time was occupied by the Hub stores. Also demolished was a three-story building at the rear of the site that was only ten feet wide and fronted on Quincy. Known as Quincy No. 9, it was famous in the gay 90s as "Heinegabubler's saloon"—a tavern where drinking was

[1] Original drawings could not be found, although several early photographs and one early architectural rendering were located. See section III.A: Historical Images.

accompanied by various trick devices: a stairway that folded into a chute, chairs that collapsed, and beer schooners that leaked.

Architect Alfred S. Alschuler designed the new Benson & Rixon Building in the Art Moderne style, which was unprecedented along State Street. An article dated 28 March 1937 in the *Chicago Tribune* included a rendering of the proposed building and reported on its design:

"Of streamlined design, all-year air conditioned, and, with the exception of three small windows on the second floor, a windowless structure, this modern building is scheduled for completion by next September. The new Loop store will have rounded corners, sweeping streamlined bands and cream and brown terra cotta with customary window space filled with glass brick.

"Even the fire escapes will be hidden behind streamlined, curving corners of bands of terra cotta. The store front on the State-Quincy corner will be of plate glass, structural glass, and bronze, illuminated with neon tube lettering and decorations. The two passenger elevators will have marble enclosures, decorated with indirectly illuminated photographic murals. The entire building will be lighted with inset panels covered with frosted glass."

A permit to erect the Benson & Rixon Building was obtained on 7 May 1937 and construction was completed within five months. When the store opened to the public on 10 October 1937 it was described as State Street's "first streamlined windowless structure." The "streamlined, curving corner of bands of terra cotta" that were designed to disguise the more utilitarian fire escape structure were never built. Nor was the tall spire that effectively contributed to the vertically of the mass containing the elevator core which balances the otherwise horizontally-focused structure (see historic image 1). The omission of these details, especially the fire stair banding, leaves the overall building design unfinished and slightly awkward. Without banding, the dull and expansive vertical elevator core mass cuts the north building façade completely in two. Unardorned, the utilitarian fire escape is left bare and appears tacked on as an afterthought. The function of the bands hiding the fire escape were not only aesthetic, but also served to somewhat shelter the landings. It is unfortunate that the original design intent related to these features never fully came to fruition.

Overall, the façade of 230 S. State Street Building retains good integrity, with exterior alterations limited to first floor storefront changes and the removal of glass block within the banded second floor windows. The building originally featured a rounded corner on the first and second floor levels and an elegant storefront with a recessed central entrance on State Street flanked by rounded plate glass windows. Large neon tube lettering with the words, "Benson & Rixon Company" was situated above the storefront and wrapped around the building. The second floor band of glass block windows featured three clear windows at the corner of the building. During a 1958 remodeling the lettering above the storefront was altered to accommodate smaller

lettering and a narrow Benson Rixon sign, five stories in height, was placed at the building's rounded corner.

The final Benson & Rixon remodeling occurred in 1970. At that time, the storefront was changed to a square shape, the second floor window banding covered with metal signage, and the vertical Benson Rixon sign at the corner was removed. By 1978, the building was owned by the McDonalds Corporation, which remodeled the basement, first, second and third floors in that year to house a McDonalds restaurant. McDonalds also altered the ground level beyond recognition, adding a recessed corner entrance as well as secondary entrances with double glass doors and large plate glass windows along State and Quincy Court elevations. On the second floor, they replaced the glass block that originally graced the horizontal window banding with clear glass. A new passenger elevator was added in the southeast corner of the building, accessing the basement through 2nd floor. Original elevators were reconfigured so that only one accesses all floors.

The Federal Government purchased 230 S. State Street in 2005.

Integrity & Significance

The 1937 Benson & Rixon Building at 230 S. State Street is an excellent, and rare, example of the Art Moderne style in the Loop, and the only example of the style in the State Street retail district. A six-story specialty store building, it was designed by noted architect Alfred A. Alschuler with Richard N. Friedman and Edward A. Renwick, Associates, and built to house Benson & Rixon men's clothiers, a family-owned business, established in 1887.

The Benson & Rixon Company, men's clothiers, was established in 1887 by Paul J. Benson, whose first store was located at 1301 Milwaukee Avenue. Paul's son, George R. Benson, claimed the distinction of discovering the "world famous" two pants suit idea, according to a 5 April 1931 article in the *Chicago Tribune*:

"While on a motor trip in 1913 a companion complained that his trousers looked pretty tough. Mr. Benson wisecracked, "We ought to have an extra pair of pants for our suits"—and then realizing his spontaneous comment had pecuniary possibilities, the idea was tried out. It proved a big success and the four piece suit idea was firmly established."

Over the years, Benson & Rixon expanded to include stores at 4824 Broadway, 1040 Lake Street in Oak Park, and opened their first Loop store in 1913 at the northwest corner of Washington and Dearborn streets. In 1920, the company opened a second downtown store in the upper floors of a building on the southwest corner of State and Quincy streets—the site of their future headquarters. Benson & Rixon maintained this store until April 1931, when they rented 5,000 square feet of space across Quincy in the Consumers Building at 220 S. State Street, concentrating its Loop activities at

this new location. Its retail space in the Consumers Building featured window space in the lobby, State Street frontage of 34 feet, and Quincy Street frontage of 144 feet, thus giving it one of the largest window displays in the Loop.

In 1937, Benson & Rixon hired architect Alfred S. Alschuler with R.N. Friedman and Edward A. Renwick, Associates to design a new Loop flagship store at 230 S. State Street. Completed at a reported cost of $375,000, it was the first major structure to be erected on State Street in the Loop since the 1928 Woolworth Building at 20-30 N. State Street. The entire six-story building and basement was intended for the use of Benson & Rixon. Men's clothing occupied the basement, first and second floors. On the fourth and fifth floors was a Women's Ready-to-Wear section and offices. A stockroom occupied the top floor.

Following the death of George R. Benson, the company was managed by his son, George R. Benson, Jr., who eventually increased the Benson & Rixon chain to eleven stores. In an attempt to compete with the informal shopping atmosphere of suburban shopping centers, Benson remodeled the State Street store's ground floor window display area and its main floor in 1958, a project that was also prompted in part by the new lights installed along State Street. New open selling, self-service fixtures were installed on the main floor. Benson & Rixon's first store at 1301 Milwaukee Avenue closed in 1964, and two years later, the men's apparel chain was acquired by Eagle Clothes, Inc., and operated as a subsidiary under the same management. George R. Benson, Jr. resigned from the company in 1967. In 1970, the State Street store underwent a second remodeling when its rounded corner storefront was changed to a square one, and the first floor was altered. The Benson & Rixon chain was phased out of business by February 1973 and its stores leased to Jack-Lin Men's Shop, a chain of five men's and women's fashion apparel stores. The first two floors of the building currently (October 2008) house a McDonalds Restaurant, and the upper four floors are vacant.

Nara Grid for 230 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.

	DIMENSION OF HERITAGE			
ASPECTS OF THE SOURCES RELATED TO DOCUMENTATION	**Artistic**	**Historic**	**Social**	**Scientific**
Form & Design	Excellent example of Art Moderne architecture using curving forms and bands of glass block windows.	Rare example of an Art Moderne style building in the Loop.	Mostly open interior spaces on all floors lent to concept of "seeing and being seen".	
Materials & Substance	Exterior glass block windows, and glazed terra cotta. Interior includes Art Moderne details in door and wall trim as well as light fixtures, doors and hardware.			
Use & Function	Originally a lavish department store selling high-end clothing.	Benson & Rixon Company claimed to have discovered the "world famous" two pants suit idea.	Currently used as a highly trafficked fast-food restaurant while upper levels have potential for reuse as offices or gathering spaces.	
Tradition, Techniques, and Workmanship	Maintains excellent exterior integrity after many years.			
Location & Setting	Designers included prominent Chicago architect Alfred A. Alschuler.	A contributing building in the Loop Retail National Register Historic District.	Corner lot at State and Quincy on a busy commercial thoroughfare.	
Spirit & Feeling	Only example of Art Moderne architecture in the State Street retail district, making it a unique voice of its time.	Contributing to the historic setting and diversity of architectural styles of downtown Chicago, and the greater city.		

C. INSPECTIONS

Date	Firm	Address & Phone	Scope of Work	Notes
June 20, 2005	GSA Expert Resources Division, Fire Protection and Safety Branch		Pre-Acquisition Fire Protection and Life Safety Report	Building data, construction, and means of egress collected.
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 230 S State: Potentially eligible for the National Register, no archaeological potential.

D. SOURCES USED

Primary and Unpublished Sources

Chicago History Museum Ready Print Photos: Streets – State Street After 1900: ICHI – 26551: Benson & Rixon Building – corner of Quincy and State Street, 1975.

Chicago History Museum: Hedrich Blessing Photograph Collection – Walter H. Sobel Series – HB-28079, dated 21 January 1965. Also HB-04358, which features a folder containing four exterior and one interior photo of the Benson & Rixon Building, all undated.

Chicago History Museum: Alfred Alschuler Photo Collection, 1980.311, Box 8 of 18, Job no. FAS-1732. (Undated historic photos of the Benson & Rixon Building, five exterior and six interior)

City of Chicago building permit no. 1086, dated May 29, 1878 for 230-44 S. State, 3-9 W. Quincy (corner bldg)

Building permit no. A46396, Book C4, p. 291, dated 30 April 1917.

_____ no. 104737, dated 28 March 1937 for 230 S. State (wreck 4 story bldg)

_____ no. 43331, Book C40, p. 312, dated 7 May 1937 for 230-232 S. State (6 sty bldg clothing store)

_____ no. B7671, dated 13 Sept. 1937 for 230 S. State (stairway fire escape)

_____ no. 107701, dated 3 Dec. 1937 for 230 S. State (revolving door)

_____ no. 89859, Book 55, p. 480, dated 24 Jan. 1946 (alts on 6th fl for offices)

_____ no. 548187, dated 12 July 1978 (alteration to restaurant)

_____ no. 556396, dated 29 Dec. 1978 (remodel for restaurant basement, 1st, 2nd and 3rd floors)

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

"Benson & Rixon Close State Street Lease for $1,000,000," *Chicago Tribune*, 5 April 1931.

"Benson –Rixon Leases State Street Store," *Chicago Tribune*, 31 May 1936.

"Benson & Rixon State St. Store To Open Tuesday," *Chicago Tribune*, 10 Oct. 1937.

"Benson-Rixon Closing Store After 77 Years," *Chicago Tribune*, 12 July 1964.

"Benson, Rixon Chain Sold," *Chicago Tribune*, 2 Aug. 1966.

"Benson-Rixon Will Remodel Its Loop Store," *Chicago Tribune*, 17 Feb. 1970.

"Benson-Rixon Stores Being Phased Out," *Chicago Tribune*, 5 Oct. 1972.

Chase, Al, "Benson & Rixon Clothiers, Buy State St. Site," *Chicago Tribune*, 3 Sept. 1936.
Chase, Al, "Start Work This Week on State Street's First Major Building Project in Decade," *Chicago Tribune*, 28 March 1937.
City of Chicago Directory: 1950 Criss-Cross. Chicago: Chicago Cross Reference Association, 1950.
"Gordon Names President of Benson-Rixon," *Chicago Tribune*, 1 Jan. 1967.
"Informality Is Key In Benson & Rixon Store Remodeling," *Chicago Tribune*, 8 Nov. 1958.
Randall, Frank A. History of the Development of Building Construction in Chicago (Second Edition). Urbana: University of Illinois Press, 1999, pp. 163, 346.

II. ANALYSIS & TREATMENT

A. INVENTORY OF SPACES

Zone: 1A – Restoration
Exterior
Space Type: 1937 ELEVATIONS (N & E)

Description

The façade of 230 S. State Street Building retains good integrity, with exterior alterations limited to first floor storefront changes and the removal of glass block within the banded second floor windows. The building originally featured a rounded northeast corner at all levels and an elegant first floor storefront with a recessed central entrance on State Street flanked by rounded plate glass windows. Large, thin Moderne-style lettering composed of metal and neon tubes with the words, "Benson & Rixon Company" was situated above the storefront, on the edge of a shallow canopy, and wrapped around the building. The second floor band of glass block windows featured three clear windows at the corner of the building. During a 1958 remodeling the lettering above the storefront was decreased in size and changed to a blockier, yet still Moderne-influenced, font. Instead of a singular sign wrapping around the corner, 2 small signs were attached to the facade directly above the storefront and canopy and a vertically-oriented Benson Rixon sign, five stories in height, was placed at the building's rounded corner.

The final major Benson & Rixon façade remodeling occurred in 1970. At that time, the storefront was changed to a square shape, the second floor window banding covered with metal signage with lettering of non-Moderne origins, and the vertical Benson Rixon sign at the corner was removed. The McDonalds remodeling 1978 used the basic form of the existing storefront while making dramatic alterations to the interior. To the concrete-framed storefront, small canopies bearing the McDonalds "M" were added at each bay, and a long plastic sign was added on each leg of the corner. A recessed corner entrance, as well as secondary entrances flanked by large plate glass windows, were added to the storefront along the State and Quincy Court elevations. On the second level, metal panels and signage were removed and the glass block windows were replaced by plate glass. Another sign, vertically-oriented and of poor proportions for its placement (one story tall), was added to the corner of the building directly above the second floor.

Currently, the east and north elevations continue to possess such streamlined features as smooth faced walls, colored terra cotta, glass block, pronounced horizontal banding, and rounded corners. Above the ground floor, the north and east elevations of this building are defined by horizontal bands of cream-colored terra cotta alternating with horizontal strips of window space. The second floor's banding of windows is clear glass, while window bands in floors three through six remain glass block. The western end of the Quincy Court (north) elevation is clad in brown terra cotta and has a fire escape that can be accessed via a door on each floor. Original fire escape doors remain on floors 4, 5 and 6.

The south end of the State Street (east) elevation also features a brown terra cotta cladding.

McDonalds signage covers non-retractable awnings placed above the storefront windows and doors.

Recommendations

The full storefront should be restored to its full original form. This includes relocation of the main State Street entry and replacement and redesign of signage. New signage should follow the form, placement, scale, and materials of the original Benson & Rixon Company sign that wrapped around the northeast corner of the building. This may advertise the current building tenant/owner or the historic building name. No other permanent signage should be allowed on the building facades.

Non-original fire escape doors are to be replaced with doors based on original design.

To maintain consistency across the façade, interior lighting of all floors should be designed to create an even and consistent back lighting of the glass block windows when viewed from outside.

See preservation zone 2C – Fire Escape for further recommendations relating to the façade.

For a detailed analysis of the façade conditions, a critical examination should be conducted.

Zone: 1B – Restoration
Interior
Space Type: 1937 ORNAMENTAL STAIR (4TH TO 5TH FLOOR)

Description

Between the 4th and 5th floors at the west end of the building, this stair was originally an elegant connection between the two floors of women's clothing. Niches along the west wall of the stair were designed to display mannequins dressed in Benson-Rixon fashions. A swooping streamlined metal railing is evidence of the stair's Art Moderne origins. The ceiling above the stair is recessed to punctuate the position of the stair. This stair is currently cut off at the 4th floor.

Recommendations

This stairway should be reopened at the 4th floor level and the lower flight reconstructed, including railings. The remaining treads, risers, posts and railings should be cleaned, repaired, and restored. Niches, still suitable for display, should be repaired and restored. Clean and refinish cove ceiling above stair. Restore existing pendant light above stair and the two flanking the stair. Paint analysis should be conducted on wall and ceiling surfaces to determine original finishes. Results should be kept on record.

Zone: 2A – Rehabilitation
Interior
Space Type: WEST STAIR

Description

Original walls are glazed golden- and cream-colored brick walls with glass block windows at each floor. Wrought iron stairs are utilitarian, simple, and streamlined in design, fitting in well with the rest of the Art Moderne building. Original hollow metal doors covered in wood-pattern laminate exist between this stair and the tenant spaces on floors 4, 5, and 6. This space retains most of its original material and is in very good condition.

Recommendations

Retain masonry walls and do not cover brick or glass block. Renovation of stair structure and finishes due to codes or necessary repair should be sympathetic to the original materials and historic character of the space.

Zone: 2B – Rehabilitation
Interior
Space Type: HISTORIC ELEMENTS WITHIN TENANT SPACES

Description

The basement and 1st through 3rd floors been renovated beyond recognition of any original elements. Original plan and character can only be speculated on from historic photos. The 1st and 2nd floors now contain the kitchen and customer seating areas while the 3rd floor contains storage and employee areas. The basement now houses mechanical equipment and no important historical material remains.

The 4th and 5th floors were originally used as display floors for women's clothing and offices while the 6th floor was originally a stockroom. These areas are largely gutted and finishes are in poor condition. Significant elements include original elevator doors, frames, and one call button, a Mosler safe, decorative closet doors on floors 4 and 5, original doors and frames on floor 6, Art Moderne light fixtures found throughout the 5th floor, and stylized original wall base and window trim.

Recommendations

Preserve in place, repair, and reuse the elevator doors, frames, and call button. Replace non-original elevator call buttons (basement through 5th floor) with new based on original design. Preserve, repair, and reuse the Mosler safe. Salvage, repair, and reuse other original doors and frames, wall base, and window trim. Restore and reuse original light fixtures using existing material wherever possible.

Zone: 2C – Rehabilitation
Exterior
Space Type: FIRE ESCAPE

Description

The "streamlined, curving corner of bands of terra cotta" that were designed to disguise the more utilitarian fire escape structure were never built. Nor was the tall spire that effectively contributed to the verticality of the mass containing the elevator core which balances the otherwise horizontally-focused structure (see historic image 1). The omission of these details, especially the fire stair banding, leaves the overall building design unfinished and slightly awkward. Without banding, the dull and expansive vertical elevator core mass slices the north building façade in two. Unadorned, the utilitarian fire escape is left bare and appears to be added as an afterthought. The function of the bands hiding the fire escape was not only aesthetic, but also would provide some shelter to the landings.

Recommendations

Based on these reasons and current code requirements, it is recommended that the original design for this stair be executed with slight alterations. The horizontal terra-cotta-clad banding originally designed to conceal the fire escape should be combined with bands of recessed glazing to fully enclose the stairway. The stair structure itself, should be replaced with one that is based on the original design, is code compliant, and continues to the 1st floor. Consequently, this stairway would become a second exit from the upper floors, allowing these levels to be leased to different tenants.

Zone: 4A – Free
Interior
Space Type: TENANT SPACES (INCLUDING ELEVATOR CABS), BASEMENT, AND ROOFTOP

Description

The basement through 3rd floor was remodeled after the McDonalds Corporation acquired the building in 1978. Major alterations included the addition of an elevator in the southeast corner, accessing only the first two floors and basement, alteration of original elevators, and the large open stairway between 1st and 2nd floors. The first and second floors now contain the kitchen and customer seating areas while the third floor contains storage and employee areas. The basement now houses mechanical equipment.

Image 8 shows what was likely the interior of the first floor (note lack of fire escape door). This photo indicates that both original elevators were designed to access the first floor (the third set of elevator doors to the west is faux). It also illustrates the original finishes on the first floor elevator enclosure and north wall (a dark marble).

The 4th and 5th floors were originally used as display floors for women's clothing and offices while the 6th floor was originally a stockroom. These areas are largely gutted and finishes are in poor condition. Floor and wall finishes are widely damaged and beyond repair. On the 6th floor, the ceiling has mostly been removed and a suspended acoustical tile ceiling has been installed below the roof slab. This room now houses many non-original mechanical devices.

<u>Mechanical:</u>
Floors 1-3 and portions of the basement are served by: two 40-ton air-cooled rooftop units (RTU) equipped with natural gas heating, one exhaust return fan (ER) on level 6, one roof-mounted single-width single inlet kitchen exhaust fan, and two roof exhaust fans. RTU duct distribution extends in two shafts from the roof to the first floor for many of the systems – one at the west end of the building and one east of the elevators. There are concerns that floor-to-floor fire ratings are not currently maintained at the west shaft, which houses the kitchen exhaust riser and other miscellaneous conduit and piping risers. The duct shaft east of the elevators housing the RTU and ER system duct risers is not visible. The condition of the RTUs and ER fan is fair. The kitchen exhaust fan is in poor condition, as are the two roof exhaust fans. Rust is present on exhaust ductwork of the various systems on the roof. There are indications of water leakage at roof duct penetrations. There is an abandoned exhaust fan toward the west end of level 6. Level 6 is heated via four electric unit heaters. Gas piping enters the basement through the north foundation wall, where it is metered. Gas piping is distributed in the basement and penetrates the 1st floor slab to serve various appliances in McDonald's kitchen. Gas piping is routed to the roof to serve the RTUs. No gas booster was observed.

Air handling units are visible above partially demolished ceilings that once concealed them at the southwest corner of the 4th and 5th Floors. The systems appear to have been abandoned. No outdoor air ductwork or exhaust ductwork communicating with outdoors was visible. The air handlers and associated ductwork and piping are in poor condition.

Electrical:
Electric service in the basement is rated 208Y/120V 3 phase 4 wire 1,600A. Service originates from the underground utility network system. The service switchboard has fusible main and distribution switches. The service switchboard appears to be in fair condition. Branch circuit panels, risers, conduit and wiring are in fair to poor condition throughout the zone. On the 4th and 5th floors, they appear to be near the end of their useful life. The fire pump is provided with a separate 208V 3 phase metered service fed directly from the utility network. The fire alarm system configuration does not meet current code requirements. No emergency electrical system was observed.

Plumbing:
The incoming water service appears to come in to the building from the north side of the building. The water service serves both domestic and the fire service. The fire system's water service was connected into a fire pump located in the basement. The domestic piping, service and valves appear to be in very poor shape. The domestic water pumps consist of electric pumps. The existing pumps are very old. The sewage ejector in the basement consists of a duplex set of vertical sewage ejector pumps. The sewage ejector collects both sub-grade sanitary waste and the drain tile sub surface ground water. The building is not sprinklered.

Structural:
The building superstructure consists of concrete columns, beams, joists, and walls. Concrete joists were observed only in the 1st floor, 6th floor, and roof framing. Lateral loads are presumably resisted by moment frames comprised of the concrete beams and columns. It appears that concrete shear walls may have been utilized to resist lateral loads in the East-West direction on both the North and South faces of the building; however, this could not be confirmed.

The basement levels include framing for the vaulted sidewalks on the north and east sides of the building. The sidewalk vaults are constructed of concrete joists and beams. Severe corrosion of the reinforcing steel and spalling of concrete was observed in these areas. A recent renovation of the outdoor area north of the building and situated over the sidewalk vault appears to include new topping slabs. It is unknown if a new waterproof membrane was installed to limit water infiltration as a part of this work. There is no indication that any structural repairs were made. The concrete slab on grade at the basement level exhibits areas of cracking and heaving, creating an uneven surface.

At the roof level, sections of two joists about 14' long were cut out for the installation of the RTU duct work. No rooftop support other than the curb was observed for the unit, nor was any reinforcement observed to supplement the lost capacity of the joists that were removed. Additional cracking in the adjacent slabs and joists were evidenced by

staining where water had seeped through. Ponding of water on the roof was observed in the areas of the RTUs, which indicates possible increased deflection of the roof framing due to the loss of support, and addition of weight of both the RTU and rainwater.

The roof penthouse houses the elevator equipment and a significant quantity of terra cotta, presumably removed from other areas of the building or from adjacent buildings.

Recommendations

Interiors of floors 1 through 3 should be demolished and renovated using a design sympathetic to the original (see Historic Images). This would include restoration of the original storefront (see Zone 1A) and a generally open floor plan with details based on the historic design.

For 4th through 6th floors, partition walls and remains of clothes closets and dressing rooms should be removed. The existing wood cabinetry covering the decorative stairway on the 4th floor should also be removed. It is recommended that new walls reflect some of the curvilinear design of the originals. An axial parti of an open space surrounded by ancillary rooms on tenant floors 4 and 5 is also suggested.

On the 6th floor, unnecessary mechanical equipment should be removed or relocated (see below). Space should be renovated using a design compatible to the remaining original materials. Additions to the rooftop must not be visible from street level from the east or north. Lighting of all floors should be designed to create a consistent back lighting of the glass block windows when viewed from outside (see Zone 1A).

All perimeter walls are to be stripped of current wall coverings and refinished. Paint analysis should be conducted on all wall and ceiling surfaces to determine original finishes. Results should be kept on record. This should include further investigation to determine if original marble cladding at the elevators remains. Ceilings should also be stripped and refinished, and recessed or coved ceiling areas retained where they remain in place.

If a separate tenant occupies the first floor space, a second entry should be created off of Quincy Court, where the service entry currently exists. An elevator lobby should be created south of the original elevators, opening onto this renovated entryway. The west stair will also be accessible to this entry.

Glass block windows are not a code issue, but they may cause a comfort issue for inhabitants due to the relatively low level of natural light, depending upon the use of the building. Functions that do not require high levels of natural light for security or thermal/UV issues such as a library, data center, retail, or storage facility would work well on the upper floors of this building. Possibilities for bringing in more natural light through use of skylights or lightwells may also be explored.

Mechanical:
Remove existing RTU's and ER fan (6th floor); associated ductwork and piping distribution; roof curbs; hangers and supports; and controls. Remove existing kitchen exhaust system including fan, ductwork, controls, hangers and supports, etc. Remove exhaust general exhaust systems including fans, ductwork, controls, hangers and supports, etc.

Remove existing, abandoned AHU on floors 4 & 5 and all associated ductwork, piping, supports, and controls.

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

Plumbing:
Replacement of the existing domestic pump and sewage ejector is recommended due to their age.

Structural:
Deteriorated sidewalk vault slabs, joists, beams and columns should be evaluated to determine existing structural capacity versus existing demand. Temporary shoring may be required until a permanent repair can be made. Additionally, efforts should be made to limit water infiltration into the building to slow the process of deterioration.

Roof slabs and joists in the area of the RTUs should be evaluated to determine existing structural capacity versus existing demand. This analysis should include the effects of ponding if the modified base structure is found to be adequate for the existing loads.

The stockpiled terra cotta should be removed from the elevator penthouse and stored in a suitable location.

B. SYSTEMS AND CODE COMPLIANCE

Connection with the building to the south and west should be considered in order to resolve building system and code compliance issues.

Egress
Currently, only one set of enclosed stairs accesses levels 3 and above. If McDonalds remains or another tenant comes to occupy the first two levels as is, it will not be possible for tenants to occupy the upper floors without the addition of another egress route. In this case, another enclosed stair should replace the current fire escape. This design should be stylistically based on the original design for the semi-enclosed fire escape.

Accessibility
Operational elevators do currently not access floors 4 through 6. Elevators should be repaired or restored in their original location so that they also serve these upper floors. Handicapped-accessible restrooms will need to be added to the currently unoccupied floors if building becomes multi-occupancy.

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

Plumbing
Most of the piping appears to be galvanized steel and cast iron piping. Copper water piping was used for tenant development. It is recommended that all plumbing piping be replaced. Most of the plumbing fixtures are removed and were 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 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 fire pump is located in the basement.
5. The existing high-rise building is not fully sprinklered.
6. A City of Chicago, Life Safety Data Sheet should have been completed on this building by April 1, 2005. CBC (13-196-203). It is not known if this was done by the previous owner.

Asbestos and Lead Abatement

This property should be investigated for asbestos-containing materials (ACMs) and lead-based paint. If present, 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 the investigation 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: 230 S. State St.
Preservation Zone: 1A - 1937 ELEVATIONS (N & E)

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
1	Exterior	Wall	Surface	Terra Cotta	SF	5815		Brown and cream colored terra cotta covers most of east and north facades, including the north face of the penthouse. Tiles appear to be in good condition.
2	Exterior	Wall	Glazing/Surface	Glass Block	SF	2740		Bands of glass block windows stretch across the east and north façade on levels 3 through 6 and wrap around the northeast corner of the penthouse. Blocks appear to be in good condition.
3	Exterior	Window	Glazing	Float Glass	SF	451		Float glass windows on level 2 not original.
4	Exterior	Window	Glazing	Float Glass	SF	180		3 curved glass windows originally placed at corner of 2nd level.
5	Interior	Fire/Life/Health/Safety	Door/Hardware	Metal	door & transom	3	2'10" x 11' (door c. 7' ht)	Original fire escape doors & transoms on levels 4, 5, and 6.
6	Interior	Fire/Life/Health/Safety	Door/Hardware	Metal	door & transom	2	2'-10" x 11"	Non-original fire escape doors on levels 2 and 3. Original transoms remain.
7	Exterior	Wall	Storefront	Glass/Steel	SF	910		Original storefront was likely of glass and steel. See historic rendering and photos.
8	Exterior	Wall	Surface	Terra Cotta	SF	895		Appears to have originally covered east and north facades above and surrounding the storefront.
9	Exterior	Wall	Structure (Canopy)	Steel	LS	1	158 SF x 2' ht.	Original canopy and sign stretched along the full east façade and the front half of the north façade. It appears to have projected c. 2' from the face of the building and was edged with a decorative metal edge that similar in design to the window trim on the interior upper floors. A smaller matching metal band projects slightly from the building above the sign. This element aligns with the bottom of the second floor windows and visually completes the canopy design.
10	Exterior	Wall	Ornament	Metal Castings	LF	60		Original sign was of cast metal letters, approximately 4' tall, and of a typeface compatible with the Art Moderne style. Neon tube lights attached to the front of each letter. The sign was placed above the first floor storefront canopy.
11	Interior	Electric	Fixtures		LS	1	n/a	Glowing appearance of backlit glass block was an important aspect of the original design (see historic photos 6 & 7).
12	Exterior	Wall	Ornament	Aluminum	cases	3	c. 2' x 4'	3 anodized aluminum-framed display cases remain on the north façade of the building, 1st floor.

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	Cost Estimate Total
1	Clean and repair in kind where needed (HPTP 04214-01, 04). Critical examination to be conducted.	1	G		3, 5, 18,19, 21, 22, 23, 24, 25	$ 250.00	$ 1,453,750.00
2	Clean, grind, repoint, and recaulk.	1	G		3, 5, 18,19,21, 22, 23, 24	$ 18.00	$ 49,320.00
3	Remove existing windows and replace with glass block, except at corner, to match original design.	6	G		3, 5, 6	$ 22.30	$ 10,057.30
4	Replace existing windows with new curved glass windows to match original design.				3, 5, 6	$ 70.00	$ 12,600.00
5	Strip, repaint, repair in kind, and replace windows & transoms with fire-rated safety glass (HPTP 08210-07, 08). In an historically sensitive manner, add safety/panic hardware that adheres to current codes.	2	F to P		3, 5, 18, 48	$ 850.00	$ 2,550.00
6	Replace with doors based on original design (see floors above), replacing windows & transoms with fire-rated safety glass. In an historically sensitive manner, add safety hardware that adheres to current codes. If fire stair is replaced with enclosed stair, new code-compliant doors must replace historic doors/transom.	6	G		18	$ 2,000.00	$ 4,000.00
7	Reconstruct based on historic images.				1,3, 4, 7, 15	$ 160.00	$ 145,600.00
8	Reconstruct based on historic images.				3, 15	$ 800.00	$ 716,000.00
9	Reconstruct full canopy design based on historic images.				3, 4, 5, 6, 7	$ 41,080.00	$ 41,080.00
10	New signage should mimic that of the original sign in form and placement.				3, 4, 5, 6, 7	$ 666.67	$ 40,000.00
11	New lighting design should include back-lighting of glass block using similar fixtures on floors 2 through 6.				4, 6, 7	$ 15,000.00	$ 15,000.00
12	Preserve in place (& utilize).	1	G		21, 64	$ 650.00	$ 1,950.00

TOTAL **$ 2,491,907.30**

BPP ELEMENT INVENTORY FORM
Date: 6/30/2009
Building Name: 230 S. State St.
Preservation Zone: 1B - 1937 ORNAMENTAL STAIR (4TH TO 5TH FLOOR)

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
1	Interior	Stair	Surface	Concrete	SF	130		Curving stair between 4th and 5th floors (bottom section has been removed).
2	Interior	Stair	Surface	Concrete	SF	48		Curving stair between 4th and 5th floors (bottom section has been removed).
3	Interior	Stair	Railing	Ornamental Metal	LF	38		Steel and bronze railing, curved design along stair and landings.
4	Interior	Stair	Railing	Ornamental Metal	LF	17		Steel and bronze railing, curved design along stair and landings.
5	Interior	Ceiling	Surface	Paint	SF	268		Cove ceiling above decorative stair. In need of minor repairs, including refinishing.
6	Interior	Wall	Finish	Paint	SF	408		Curved wall along staircase has 3 niches set into it. In need of minor repairs including refinishing.
7	Interior	Wall	Ornament	Other	LF	47.5		Metallic trim lines either side of each niche.

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

Item # (Cont'd)	Recommendations	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate Unit Price	Cost Estimate Total
1	Clean and repair existing. HPTP 03710& 03711.	1	P		14, 26, 27, 28, 29, 59	$ 35.00	$ 4,550.00
2	Reconstruct original based on design of existing and historic photo.	1	P		28, 29, 61	$ 1,200.00	$ 57,600.00
3	Clean, polish, and repair existing. HPTP 05720-02. Replace missing sections.	1	P		29, 59	$ 50.00	$ 1,900.00
4	Reconstruct original railing based on design of existing and historic photo.				14	$ 1,400.00	$ 23,800.00
5	Strip existing paint and repaint. Paint analysis to be conducted to determine original color and results to be kept on record. Repair any surface defects.	6	P		26	$ 30.00	$ 8,040.00
6	Strip existing paint and repaint. Paint analysis to be conducted to determine original color and results to be kept on record. Repair any surface defects.	6	P		14, 28, 61	$ 30.00	$ 12,240.00
7	Clean and preserve in place.	1	F		14, 28, 61	$ 86.00	$ 4,085.00
						TOTAL	**$ 112,215.00**

BPP ELEMENT INVENTORY FORM
Date: 6/30/2009
Building Name: 230 S. State St.
Preservation Zone: 2A - West Stair

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
1	Interior	Wall	Surface	Terra Cotta	SF	1316		Original glazed terra cotta, in overall good condition floors 3 through 6.
2	Interior	Wall	Surface	Terra Cotta	SF	800		Floors 1-3 have been painted over.
3	Interior	Stair	Surface	Paint	SF	250		First through 3rd floor have been uniformly painted over.
4	Interior	Stair	Surface	Painted cast metal	SF	476		First through 3rd floor have been uniformly painted over.
5	Interior	Stair	Structure	Steel	flight of stairs	1	15' x 8'	Structure and railing of simple design. In good condition up to the sixth floor. Sixth floor to roof is unfinished and in poor condition.
6	Interior	Door	Leaf Swinging	Steel	door & frame	7	c. 7' x 3'	Original hollow metal doors exist between tenant spaces and fire stair on levels 4, 5, and 6. These doors are covered in wood-patterned laminate and are in fair to poor condition. Doors on lower floors have been replaced.

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	Cost Estimate Total
1	Clean & preserve.	1	G		30, 31	$ 5.00	$ 6,580.00
2	Remove paint to return to original glazed terra cotta walls.	1	F			$ 50.00	$ 40,000.00
3	Strip all paint from treads and floors & clean to restore to their original finish.	2	F		30, 31, 33	$ 20.00	$ 5,000.00
4	Strip, remove rust, and repaint stingers, risers, railing, and underside of stair to match floors 3-5.	4	F			$ 35.00	$ 16,660.00
5	Replace damaged upper portion (without design limitations).	3	P to G			$ 16,860.00	$ 16,860.00
6	All doors & frames to be replaced with code compliant fire doors that match the design of the originals.	3	P to F		32	$ 2,529.00	$ 17,703.00
						TOTAL	**$ 102,803.00**

BPP ELEMENT INVENTORY FORM
Date: 6/30/2009
Building Name: 230 S. State St.
Preservation Zone: 2B - HISTORIC ELEMENTS WITHIN TENANT SPACES

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
Basement through Floor 3:								
1	Interior	Door	Leaf Sliding	Metallic Painted Steel	set of doors	1	7' x 4'-10"	One pair of original metallic painted steel elevator doors, floor 3.
2	Interior	Door	Frame	Metallic Painted Steel	set of doors	1	7' x 4'-10", 4" deep	One stylized original metallic painted steel elevator door trim, floor 3.
3	Interior	Conveying System	Pass Elev-Electric	Bronze	EA	3	c. 3" x 6"	
Floors 4 through 6:								
4	Interior	Door	Leaf Swinging	Wood Flush	door	2	2'-5" x 7'	3 original decorative doors, originally used for dressing rooms or closets. 2 have been painted over and 2 are missing hardware. Floors 4 and 5.
5	Interior	Door	Frame	Wood	frame	1	2'-5" x 7'	2 original decorative frames, originally used for dressing rooms or closets. 1 has been painted over.
6	Interior	Door	Leaf Sliding	Metallic Painted Steel	set of doors	6	7' x 4'-10"	Original metallic painted steel elevator doors, floors 4 - 6.
7	Interior	Door	Frame	Metallic Painted Steel	set of doors	6	7' x 4'-10", 4" deep	Stylized original metallic painted steel elevator door trim, floors 4 - 6.
8	Interior	Conveying System	Pass Elev-Electric	Bronze	EA	1	c. 3" x 6"	Original elevator call button. Likely the same design used on all floors. In good condition, but elevators not in service. Floor 6.
9	Interior	Conveying System	Pass Elev-Electric	Bronze	EA	2	c. 3" x 6"	
10	Interior	Door	Leaf Swinging	Wood	door	6	3' x 7'	Original stylized wood doors with bronze hardware, floor 6.
11	Interior	Door	Frame	Wood	frame	6	3' x 7'	Original stylized door frames, floor 6. Two in poor condition & in need of repair, others in good condition.
12	Interior	Electric	Light Fixture	Incandescent	fixture	12	c. 18" dia	Portions of original pendant lights remain. Original design may be observed in historic photos and the existing pendant on floor 5.
13	Interior	Electric	Light Fixture	Incandescent	LF	136	68 LF/Fixture	Linear light fixture running along windows on north and east sides. Floors 4 & 5. Original design (see historic photos).
14	Interior	Electric	Light Fixture	Incandescent	fixture	9	10-12" dia	Recessed conical reflective fixtures on floor 4. Of original lighting design.
15	Interior	Window	Trim	Wood	LF	142		Stylized wood window trim, along edge of sill. Floors 4 and 5.
16	Interior	Wall	Trim	Wood	LF	600		Stylized original wall base, along all walls, floor 6.
17	Interior	Window	Trim	Metal	LF	71		Streamlined metal window trim at edge of window sill, floor 6.
18	Interior	Furnishings	Safe	Metal	door & frame to be refinished	1	7.5' x 3.5'	Mosler brand safe, in southeast corner of floor 6. Surface of door and frame are lightly corroded. Safe no longer meets current fire or burglary standards.

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	Cost Estimate Total
1	Preserve in place. Strip existing finishes, prep, and repaint.	2	G		similar to 45	$ 2,000.00	$ 2,000.00
2	Preserve in place. Strip existing finishes, prep, and repaint.	2	G		similar to 45	$ 600.00	$ 600.00
3	Base new elevator call buttons (floors 1-3) on remaining original call button found on 6th floor.				37	$ 400.00	$ 1,200.00
4	Salvage. Strip, sand, stain, and apply clear finish to those that have been painted over (HPTP 08210-07). Replace missing hardware with hardware to match original.	2	F		11, 47, 63	$ 700.00	$ 1,400.00
5	Salvage. Strip, sand, stain, and apply clear finish to those that have been painted over (HPTP 08210-07).	2	F		47	$ 300.00	$ 300.00
6	Preserve in place. Repaint.	2	G		45	$ 2,000.00	$ 12,000.00
7	Preserve in place. Repaint.	2	G		45	$ 600.00	$ 3,600.00
8	Preserve in place.	2	G		37	$ 400.00	$ 400.00
9	Provide new elevator call buttons at floors 4 & 5, design to be based on remaining original call button on 6th floor.				37	$ 400.00	$ 800.00
10	Preserve and reuse doors within building. Strip existing finishes and repaint.	2	G		46	$ 800.00	$ 4,800.00
11	Repair, preserve, and reuse doors within building. Strip existing finishes and repaint.	2	P to G		34, 35, 36, 46, 60, 62	$ 800.00	$ 4,800.00
12	Restore pendant lights using existing remains (if possible) or refabricate original design using new material.	1	P		11, 26, 40	$ 250.00	$ 3,000.00
13	Repair and reuse. Upgrade electrical mechanisms to meet current standards.	2	F		12, 42	$ 110.00	$ 14,960.00
14	Clean, rewire, relamp, refurbish, and restore to working condition.	2	F		12, 41	$ 200.00	$ 1,800.00
15	Patch and repaint.	2	F		39	$ 25.00	$ 3,550.00
16	Preserve, repair, repaint, and reuse within building.	2	F		35	$ 30.00	$ 18,000.00
17	Clean and preserve in place.	2	F		38	$ 18.60	$ 1,320.60
18	Preserve in place and adapt to new use. Remove paint, sand to bare metal, and repaint door and frame. Lubricate and refurbish hardware as needed. Clean interior.	2	F		44	$ 1,500.00	$ 1,500.00
						TOTAL	**$ 76,030.60**

BPP ELEMENT INVENTORY FORM
Date: 6/30/2009
Building Name: 230 S. State St.
Preservation Zone: 2C - Fire Escape

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
1	Exterior	Stair/Ramp	Structure	Steel	fire escape	1	18'x7.5'x56'	In fair condition. Originally designed wall structure and covering was never executed.

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	Structural integrity for change of building's use to be evaluated. Replacement/renovation to follow original (unrealized) design. See "Recommendations" for further explanation.	3	F		1, 3, 15, 21,	$ 46,000.00	$ 46,000.00
						TOTAL	**$ 46,000.00**

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 230 S. State St.

Preservation Zone: 4A -TENANT SPACES (INCLUDING ELEVATOR CABS), BASEMENT, AND ROOFTOP

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
Basement through Floor 3:								
1	Interior	Ceiling	Surface	Paint	SF/floor	10650	3550 SF	Completely non-original floors 1-3.
2	Interior	Wall	Finish	Paint	SF/floor	8160	2720 SF	Completely non-original floors 1-3.
3	Interior	Wall	Structure	Wood Framing	LF	291		Completely non-original partition walls, floors 1-3.
Floors 4 through 6:								
4	Interior	Ceiling	Surface	Paint	SF/FL	9840	3280 SF	Plaster ceiling. Original form, non-original finish.
5	Interior	Wall	Finish	Paint	SF/FL	8160	2720 SF	Plaster walls. Original form, non-original finish.
6	Interior	Wall	Structure	Wood Framing	LF	450		Partial height drywall partitions separating show rooms from stock and fitting rooms on 4 & 5, and full height partition walls dividing offices on 6.

Rooftop:

No applicable recommendations.

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	Cost Estimate Total
1	Remove suspended ceilings. Strip existing paint from ceiling above and repaint. Paint analysis should be conducted to determine original color and results should be kept on record. Repair any surface defects.	6	G			$ 21.60	$ 230,040.00
2	Strip existing paint and repaint. Paint analysis should be conducted to determine original color and results should be kept on record. Repair any surface defects.	6	G			$ 16.80	$ 137,088.00
3	Remove and discard. New design should be compatible with original building design. Pricing for removal only.	6	G			$ 65.00	$ 18,915.00
4	Strip existing paint and repaint. Paint analysis to be conducted to determine original color and results to be kept on record. Repair any surface defects.		P		11, 26, 27	$ 18.00	$ 177,120.00
5	Strip existing paint and repaint. Paint analysis to be conducted to determine original color and results to be kept on record. Repair any surface defects.		P			$ 16.80	$ 137,088.00
6	Remove and discard.	3	P		43	$ 65.00	$ 29,250.00
						TOTAL	**$ 729,501.00**

230 S. STATE - SUMMARY OF COSTS

Zone		*Cost*
1A	$	2,491,907.30
1B	$	112,215.00
2A	$	102,803.00
2B	$	76,030.60
2C	$	46,000.00
4A	$	729,501.00
Total	**$**	**3,558,456.90**

III. IMAGES

A. HISTORIC IMAGES

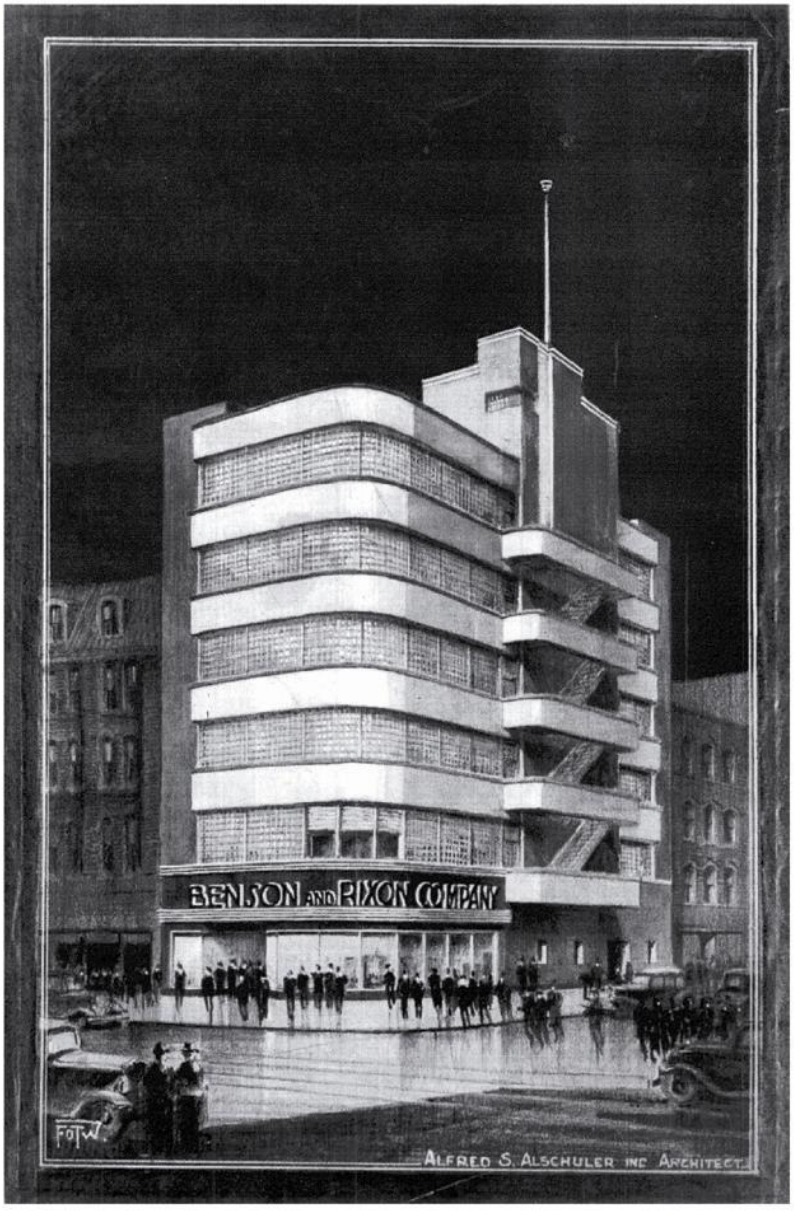


Image 1 - Rendering of Benson and Rixon Company Building
Type: Historical Photo
Date: n/a
Publication: Chicago History Museum – Alfred Alschuler Collection. Benson-Rixon Folder.
Description: Rendering for Alfred S. Alschuler Inc. Architect.

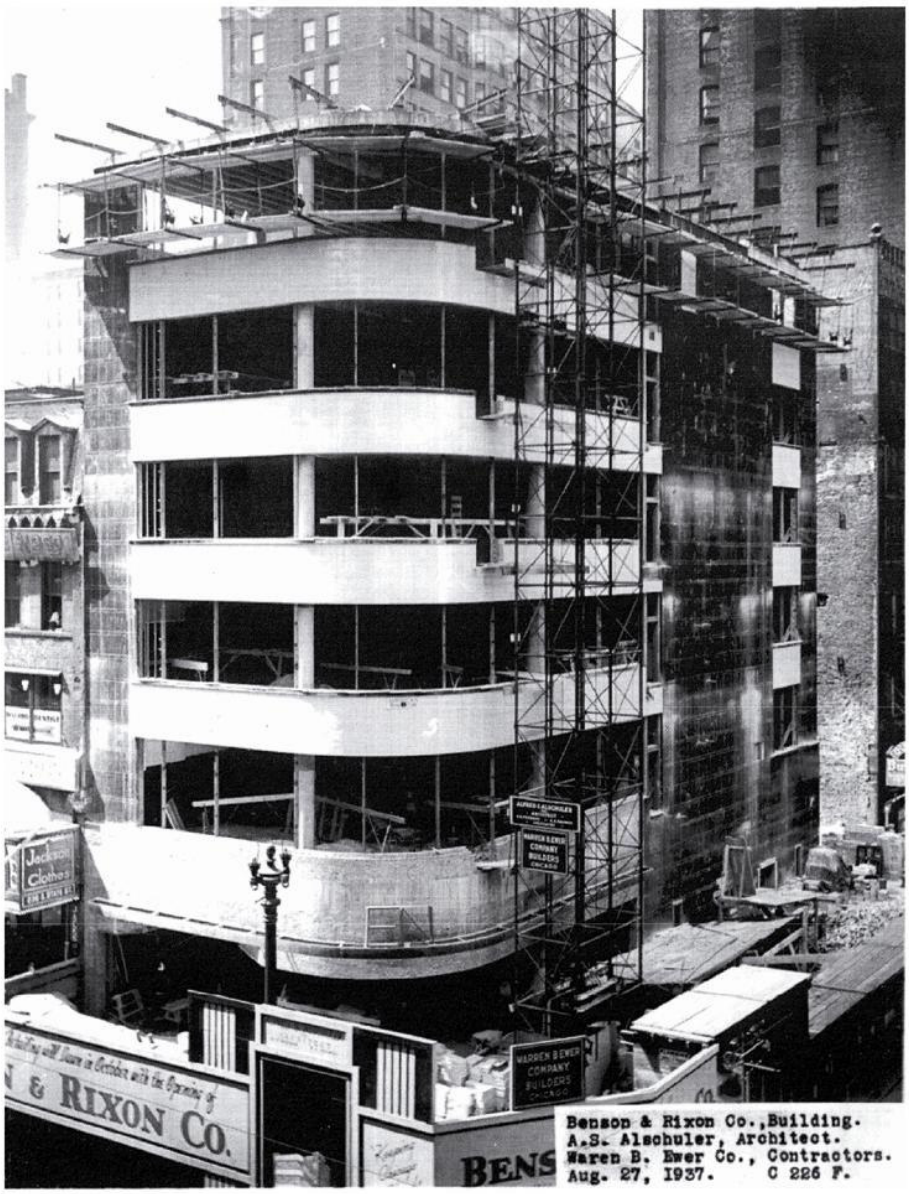


Image 2 - Benson and Rixon Building under construction
Type: Historical Photo
Date: August 27, 1937
Publication: Chicago History Museum – Alfred Alschuler Collection. Benson-Rixon Folder.
Description: Construction Photo.

Image 3 - Benson and Rixon Building street level
Type: Historical Photo
Date: n/a
Publication: Chicago History Museum – Alfred Alschuler Collection. Benson-Rixon Folder.
Description: Photo of east and north facades.

Image 4 - Benson and Rixon Building night shot
Type: Historical Photo
Date: n/a
Publication Chicago History Museum – Alfred Alschuler Collection. Benson-Rixon Folder.
Description: Photo of east and north facades.

Image 5 - Benson and Rixon Building sign and floors above
Type: Historical Photo
Date: n/a
Publication: Chicago History Museum – Hedrich Blessing Collection. HB – 04358.
Description: Close-up photo of northeast corner of facade.

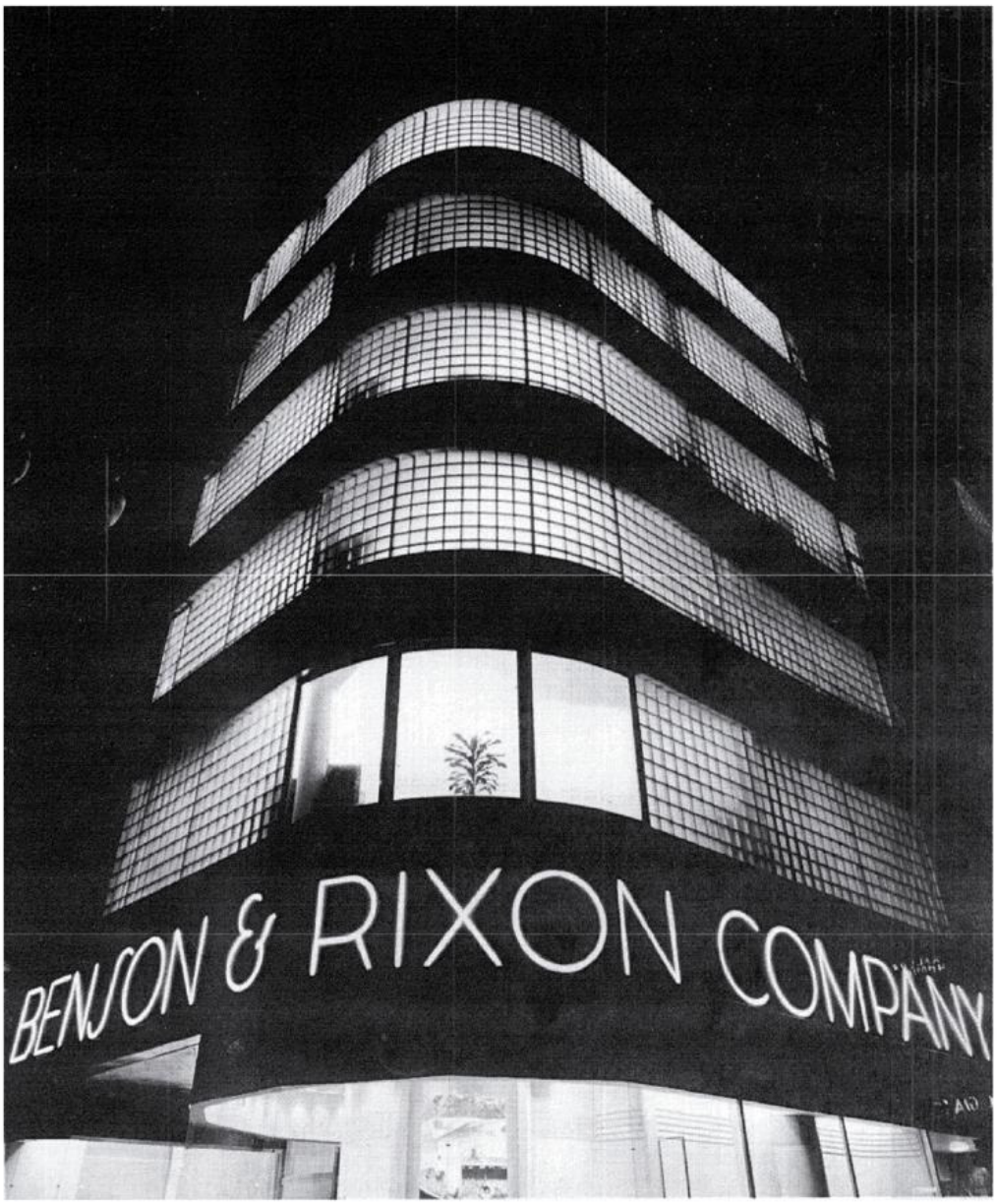


Image 6 - Benson and Rixon Building sign and above at night
Type: Historical Photo
Date: n/a
Publication: Chicago History Museum – Hedrich Blessing Collection. HB – 04358.
Description: Close-up photo of northeast corner of facade.

Image 7 - Benson and Rixon Building street level at night
Type: Historical Photo
Date: n/a
Publication: Chicago History Museum – Alfred Alschuler Collection. Benson-Rixon Folder.
Description: Northeast corner of storefront.

Image 8 - Benson and Rixon building interior retail space
Type: Historical Photo
Date: n/a
Publication: Chicago History Museum – Alfred Alschuler Collection. Benson-Rixon Folder.
Description: Photo of interior.

Image 9 - Benson and Rixon Building interior with furniture
Type: Historical Photo
Date: n/a
Publication: Chicago History Museum – Alfred Alschuler Collection. Benson-Rixon Folder.
Description: Photo of interior.

Image 10 - Benson and Rixon interior showing window blocks
Type: Historical Photo
Date: n/a
Publication: Chicago History Museum – Alfred Alschuler Collection. Benson-Rixon Folder.
Description: Photo of interior.

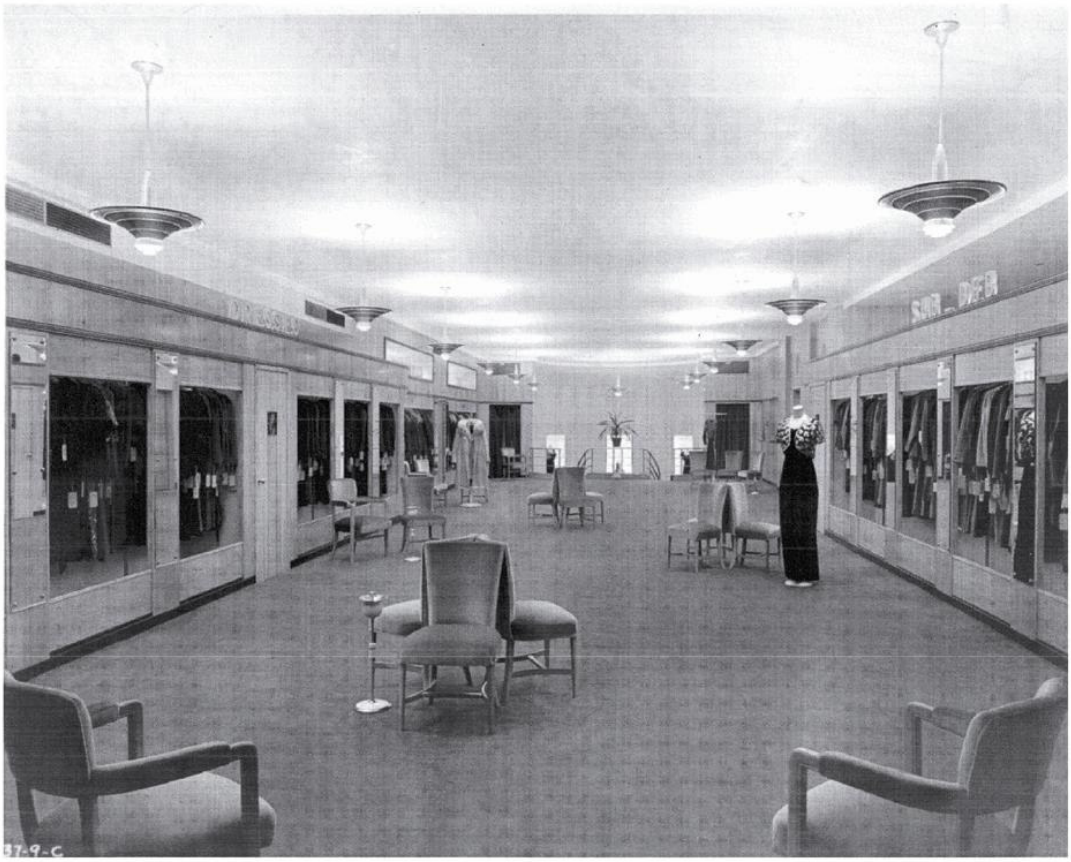


Image 11 - Benson and Rixon interior fifth floor retail space
Type: Historical Photo
Date: n/a
Publication: Chicago History Museum – Alfred Alschuler Collection. Benson-Rixon Folder.
Description: Photo of fifth floor, view toward west.

Image 12 - Benson and Rixon interior retail space
Type: Historical Photo
Date: n/a
Publication: Chicago History Museum – Alfred Alschuler Collection. Benson-Rixon Folder.
Description: Photo of interior.

Image 13 - Benson and Rixon interior retail space
Type: Historical Photo
Date: n/a
Publication: Chicago History Museum – Alfred Alschuler Collection. Benson-Rixon Folder.
Description: Photo of interior.

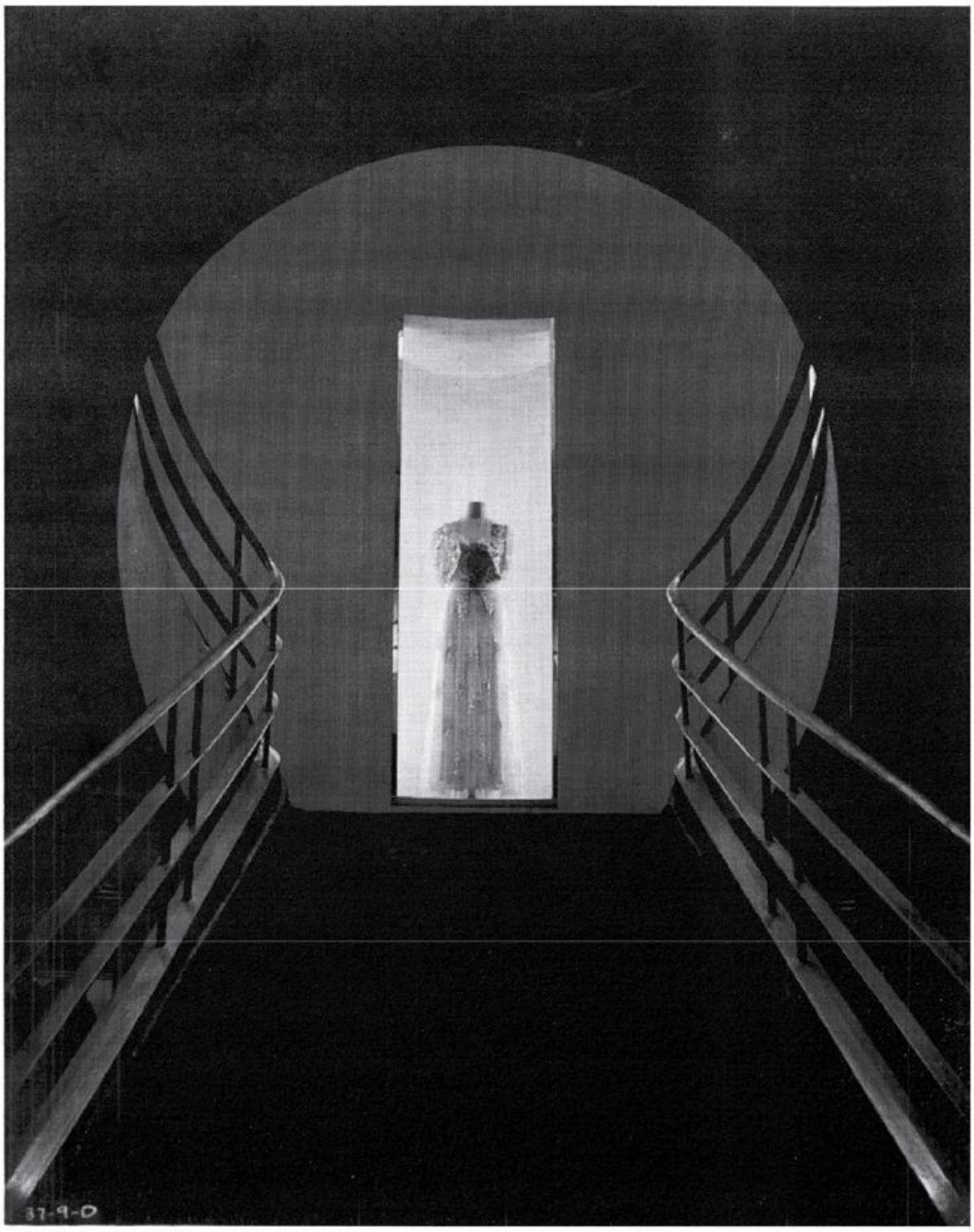


Image 14 - Benson and Rixon interior staircase
Type: Historical Photo
Date: n/a
Publication: Chicago History Museum – Alfred Alschuler Collection. Benson-Rixon Folder.
Description: Photo of stair between fourth and fifth floors.

Image 15 - Benson and Rixon Building with new signage
Type: Historical Photo
Date: January 11, 1965
Publication: Chicago History Museum – Hedrich Blessing Collection. HB – 28079.
Description: Photo of north and east facades. Note new signage.

Image 16 - Benson and Rixon Building long view
Type: Historical Photo
Date: 1975
Publication: Benson and Rixon Building, 1975. Chicago History Museum Ready Prints, Streets-State-After 1900. ICHI – 26551.
Description: Photo of north and east facades. Note changes to first and second floors.

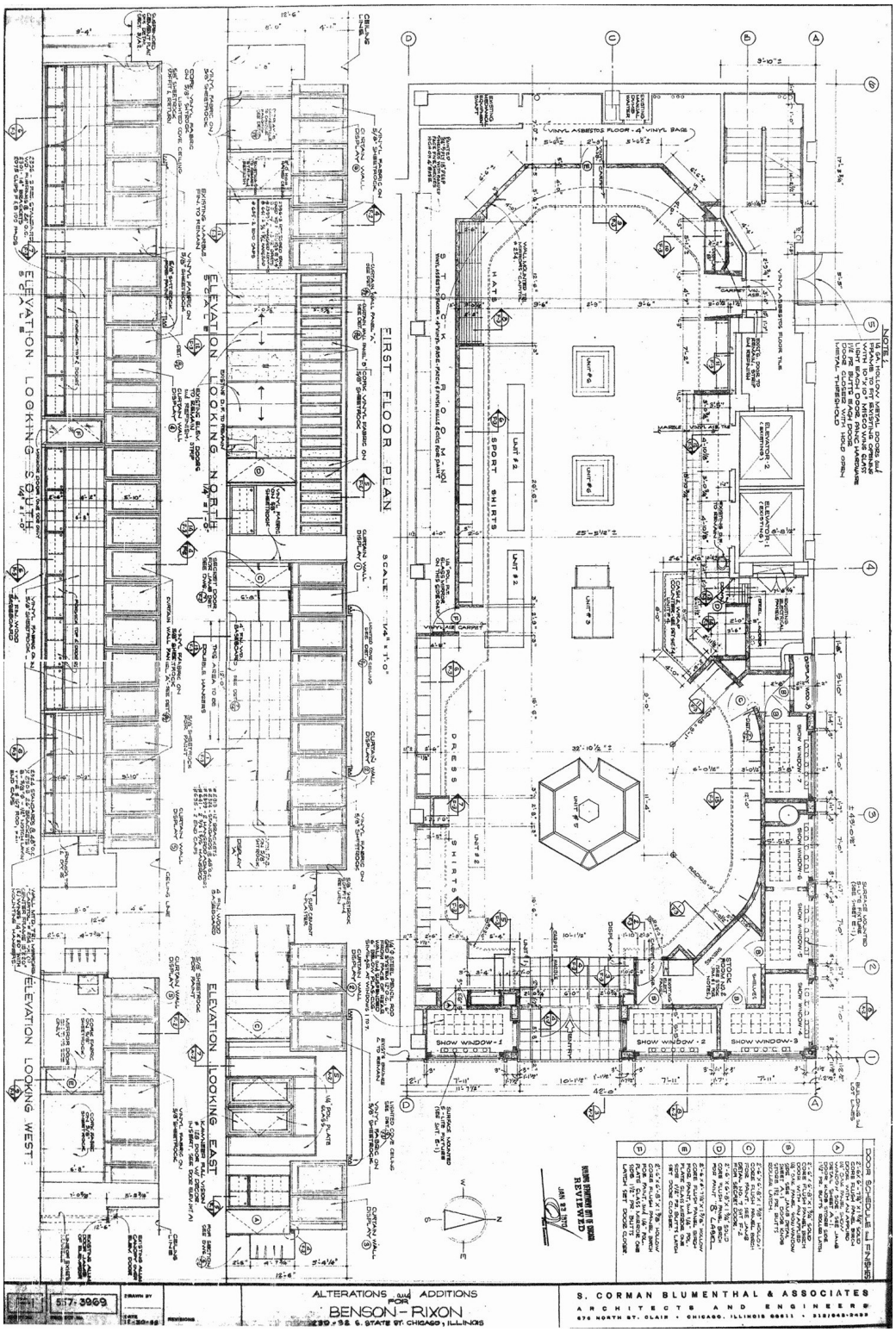


Image 17: Drawing for alterations and additions to the Benson-Rixon building, c. 1970.

B. GALLERY PHOTOS

Image 18: North and east facades.

Image 19: East façade.

Image 20: First floor of north and east facades.

Image 21: North facade.

Image 22: Typical windows of west stair.

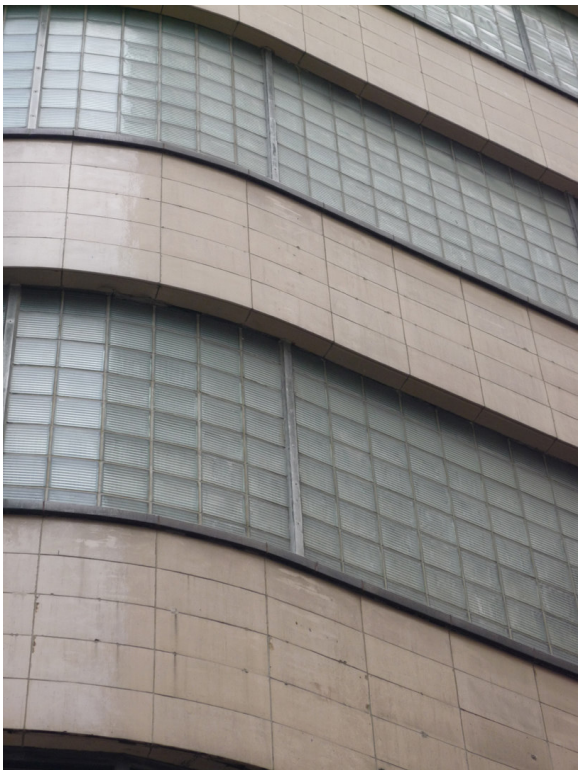


Image 23: Terra cotta and glass block banding, north facade.

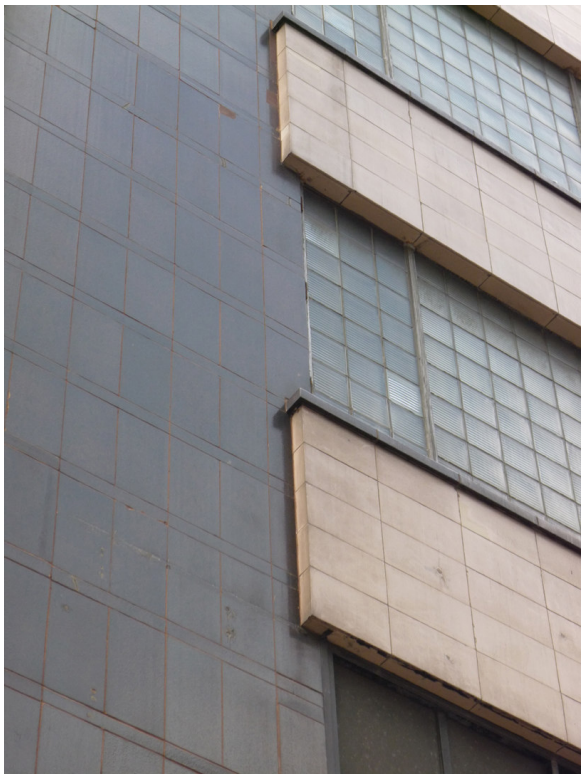


Image 24: Terra cotta and glass block, east facade.

Image 25: West door, north facade.

Image 26: Decorative stair, fifth floor, view west.

Image 27: Fourth floor, view west toward covered stair.

Image 28: Decorative stair between fourth and fifth floors.

Image 29: Decorative stair between fourth and fifth floors.

Image 30: West stair, upper floor.

Image 31: West stair, sixth floor.

Image 32: West stair, typical door floors 4, 5 and 6.

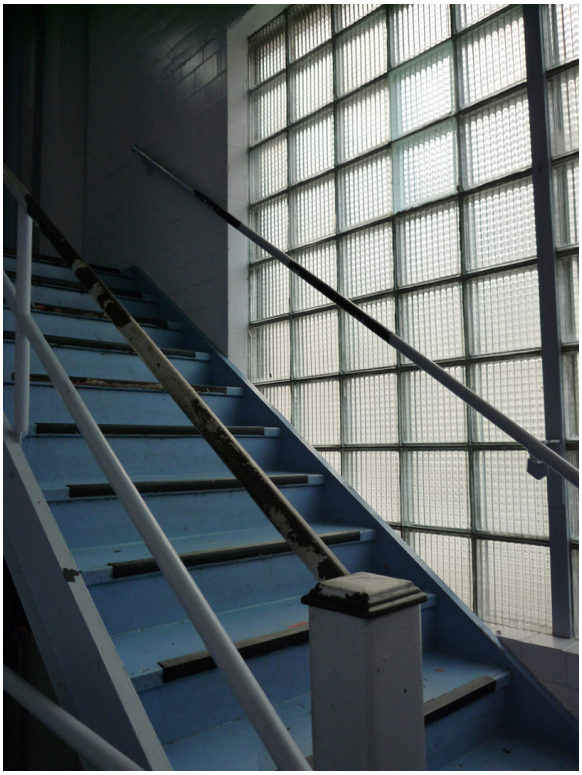


Image 33: West stair, typical of floors 1 through 3.

Image 34: Door hardware, sixth floor.

Image 35: Door trim and wall base, sixth floor.

Image 36: Door hardware, sixth floor.

Image 37: Elevator call button, sixth floor.

Image 38: Window trim, sixth floor.

Image 39: Window trim, typical of floors 4 and 5.

Image 40: Pendant light fixture, fifth floor.

Image 41: Recessed light fixture, fourth floor.

Image 42: Linear light fixture, fifth floor.

Image 43: Remains of wardrobes, fourth floor.

Image 44: Safe door, sixth floor.

Image 45: Elevator doors, fifth floor.

Image 46: Typical doors and trim, sixth floor.

Image 47: Wardrobe door, fourth floor.

Image 48: Fire escape door, typical of floors 4 through 6..

Image 49: Operable window, south end of east façade, typical of floors 3 through 6.

Image 50: Plumbing equipment, basement.

Image 51: Mechanical equipment, sixth floor.

Image 52: Mechanical (elevator) panel, sixth floor.

Image 53: Mechanical equipment, sixth floor.

Image 54: Rooftop, view west.

Image 55: Rooftop, view east.

Image 56: Rooftop.

Image 57: Rooftop, door to west stair.

C. MAINTENANCE PHOTOS

Image 58: Windowsill, typical condition.

Image 59: Decorative stair, missing/damaged handrail.

Image 60: Door frame, typical condition.

Image 61: Wall behind decorative stair, typical condition of wall paint.

Image 62: Door frame, sixth floor. One of two needing major repairs.

Image 63: Wardrobe door, fifth floor, non-original finish.

Image 64: One of 3 display cases on north elevation. In need of cleaning.

D. Preservation Zoning

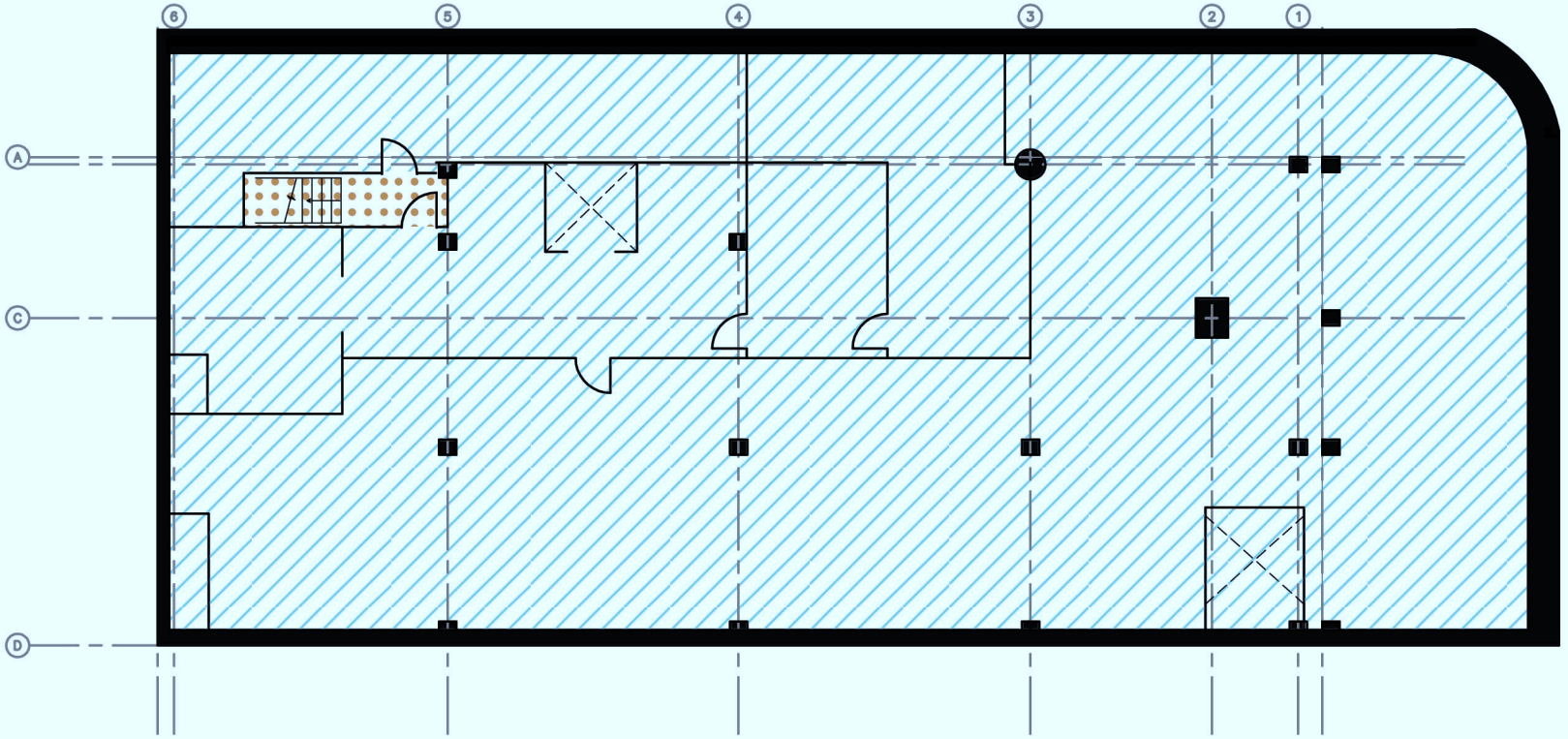
Basement Floor Plan Drawing

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 2B: Historic Elements Within Tenant Spaces for detailed descriptions of these elements and their corresponding recommendations for treatment.

1 BASEMENT

3/32" = 1'-0"

0 2' 4' 8' 16' 24'



JLA

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

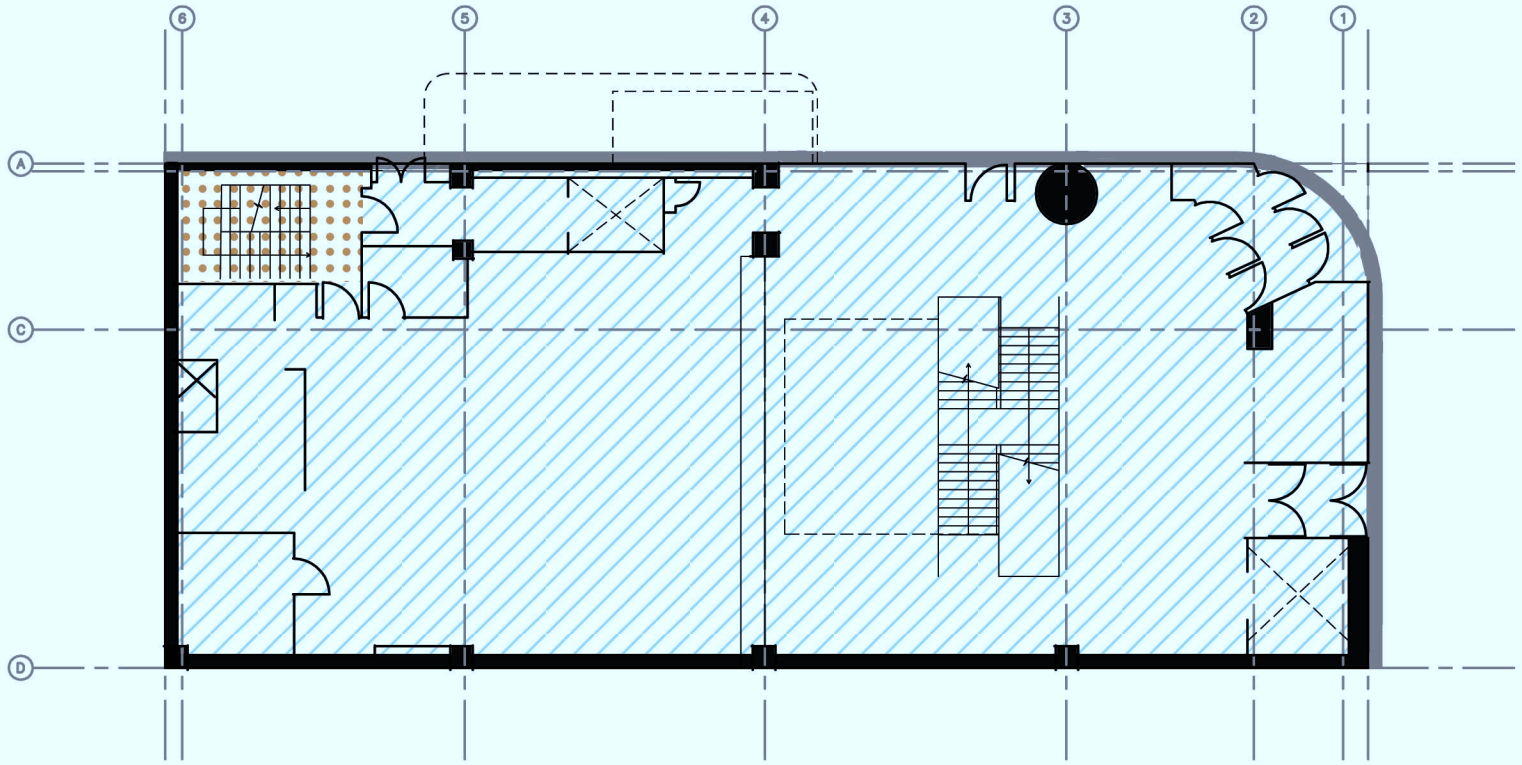
First Floor Plan Drawing

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 2B: Historic Elements Within Tenant Spaces for detailed descriptions of these elements and their corresponding recommendations for treatment.

1 FIRST FLOOR

3/32" = 1'–0"

0 2' 4' 8' 16' 24'



JLA

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

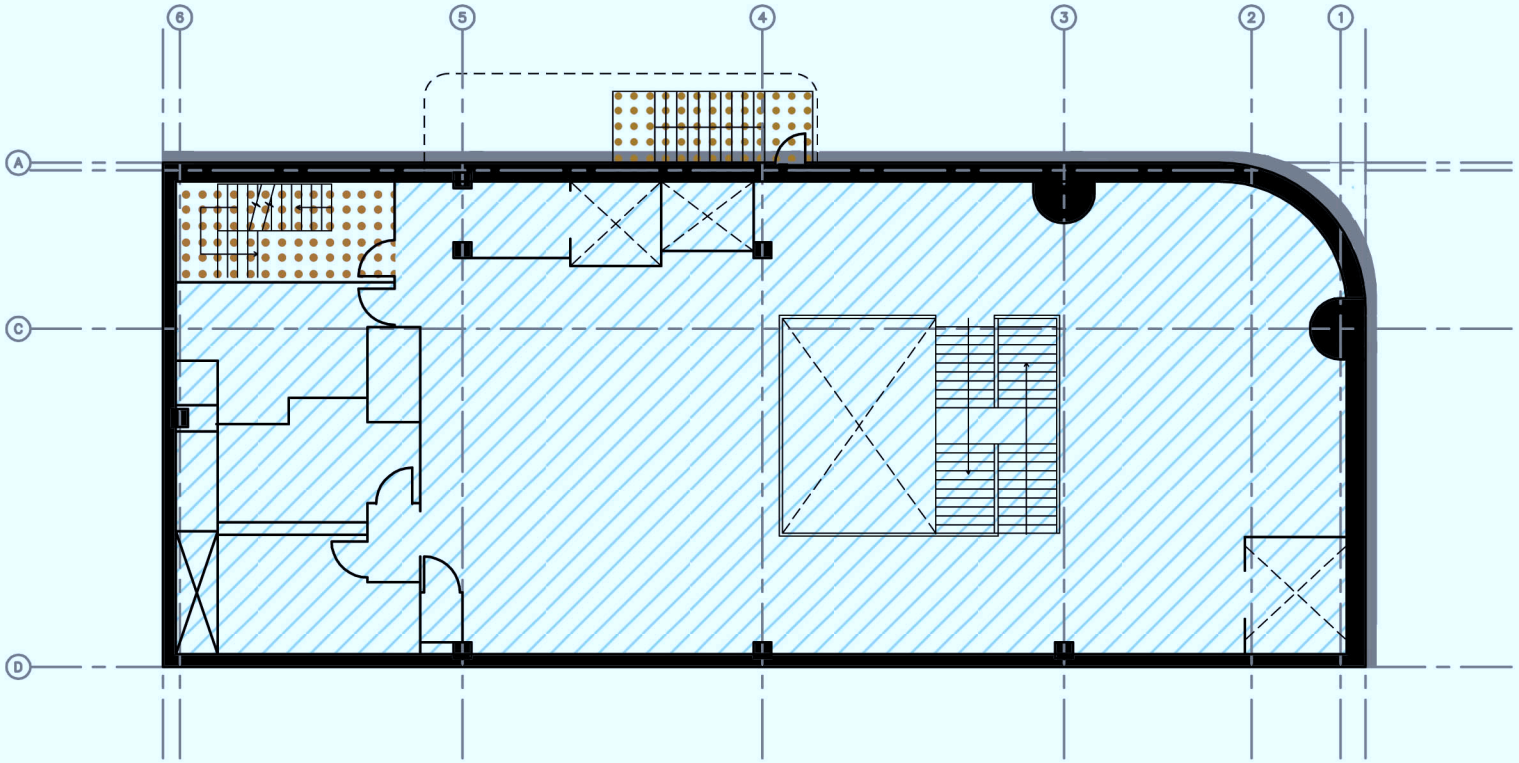
Second Floor Plan Drawing

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 2B: Historic Elements Within Tenant Spaces for detailed descriptions of these elements and their corresponding recommendations for treatment.

1 SECOND FLOOR

3/32" = 1'-0"

0 2' 4' 8' 16' 24'



JLA

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

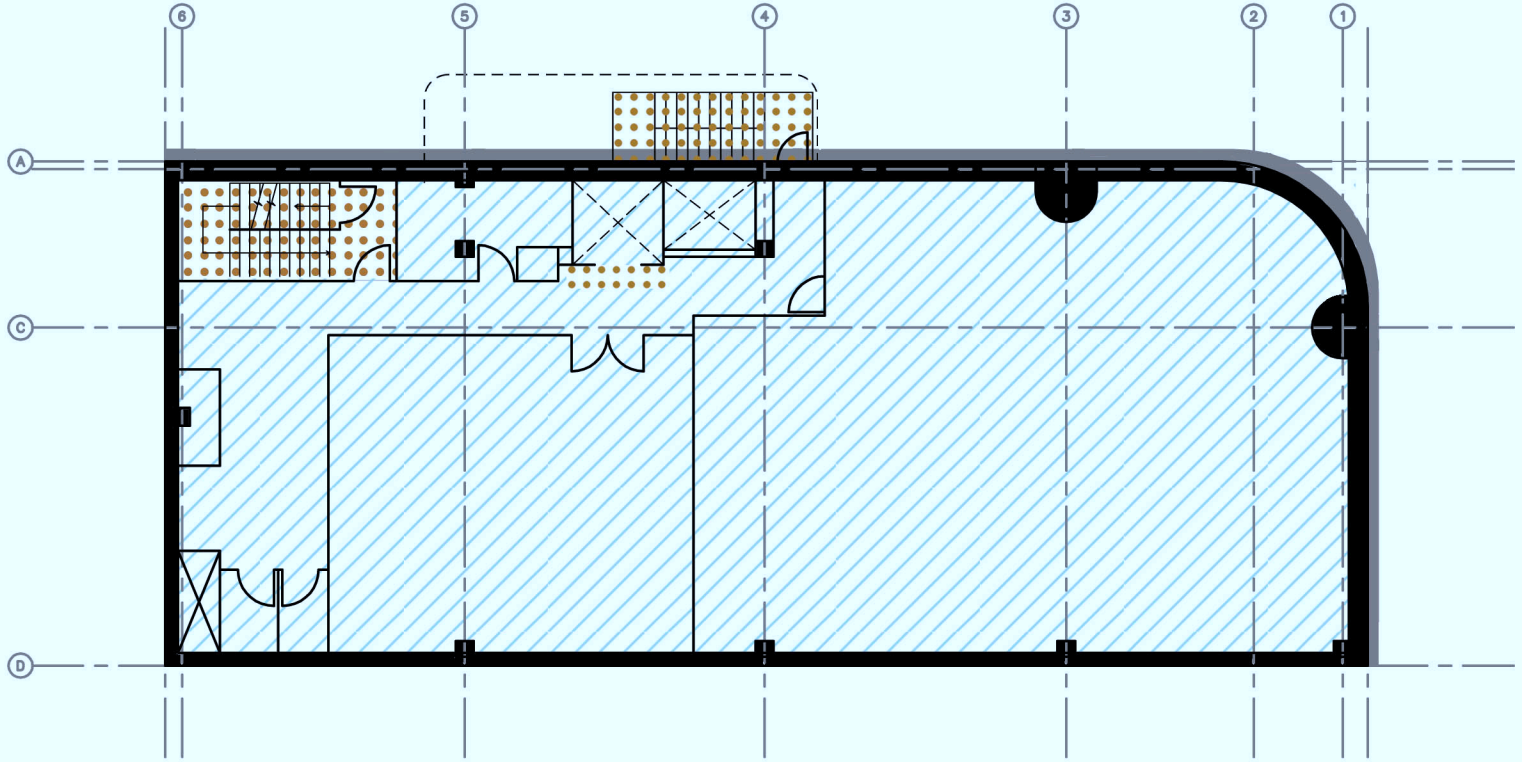
Third Floor Plan Drawing

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 2B: Historic Elements Within Tenant Spaces for detailed descriptions of these elements and their corresponding recommendations for treatment.

1 THIRD FLOOR

3/32" = 1'–0"

0 2' 4' 8' 16' 24'



JLA

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

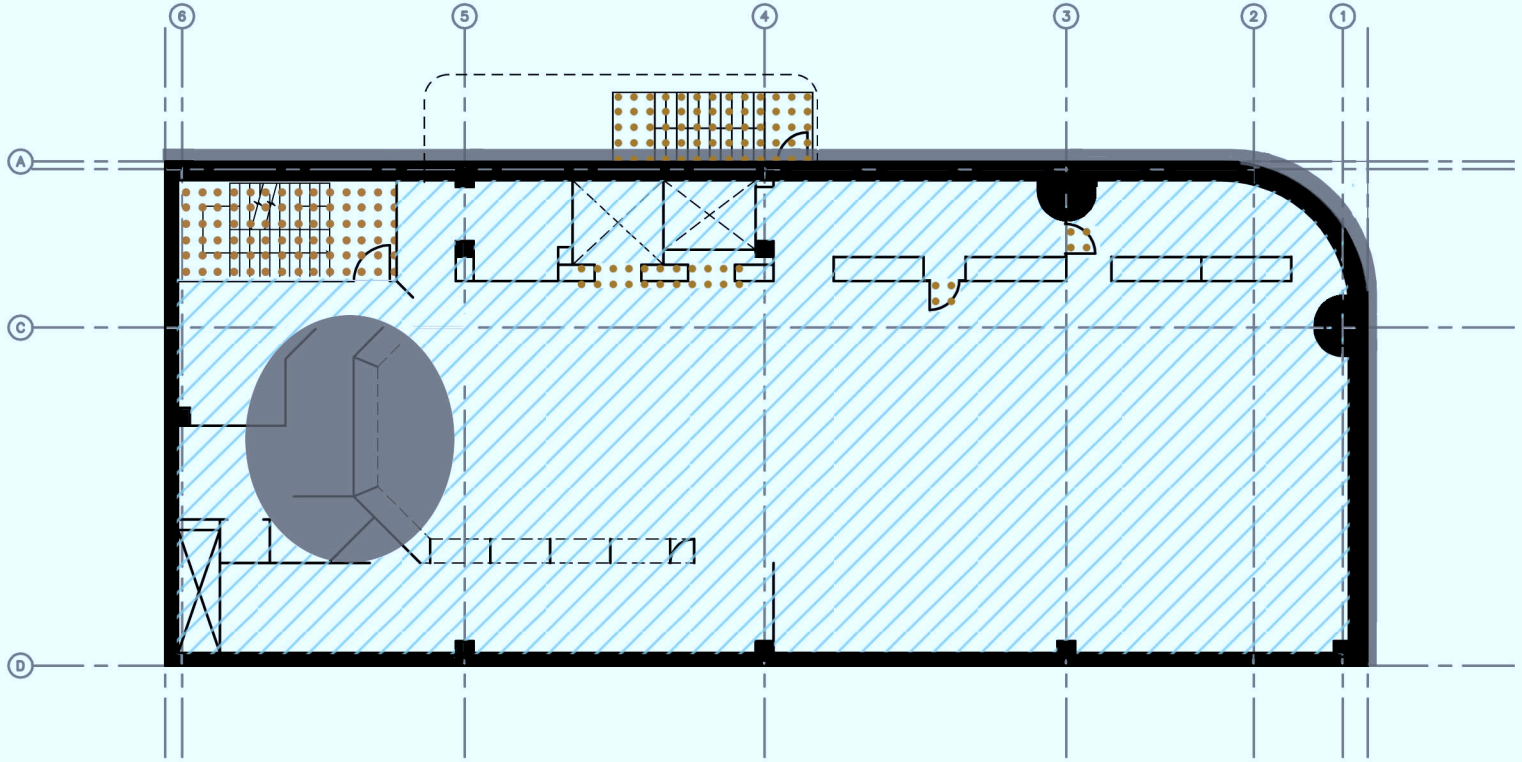
Fourth Floor Plan Drawing

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 2B: Historic Elements Within Tenant Spaces for detailed descriptions of these elements and their corresponding recommendations for treatment.

1 FOURTH FLOOR

3/32" = 1'–0"

0 2' 4' 8' 16' 24'



JLA

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

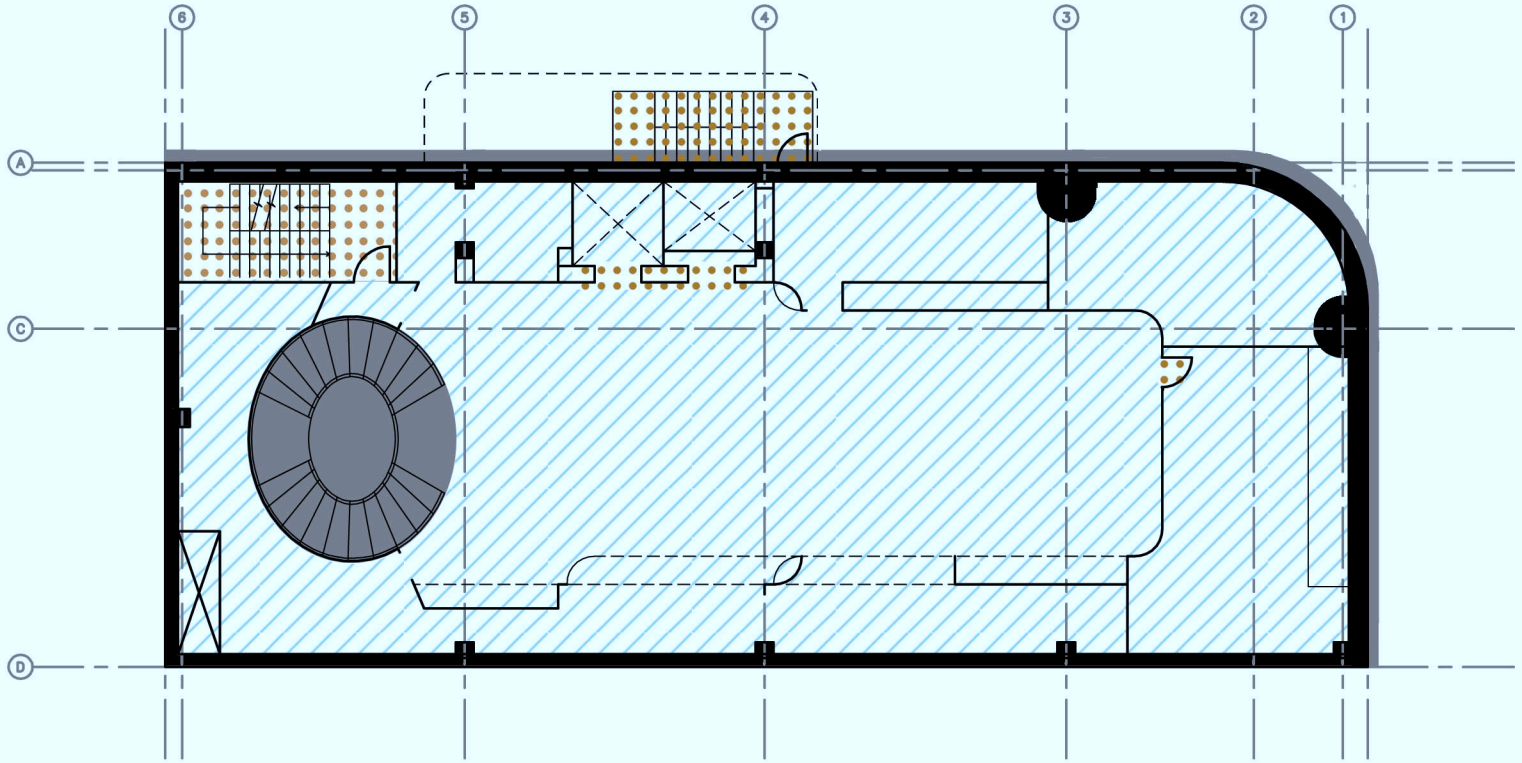
Fifth Floor Plan Drawing

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 2B: Historic Elements Within Tenant Spaces for detailed descriptions of these elements and their corresponding recommendations for treatment.

1 FIFTH FLOOR

3/32" = 1'–0"

0 2' 4' 8' 16' 24'



JLA

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

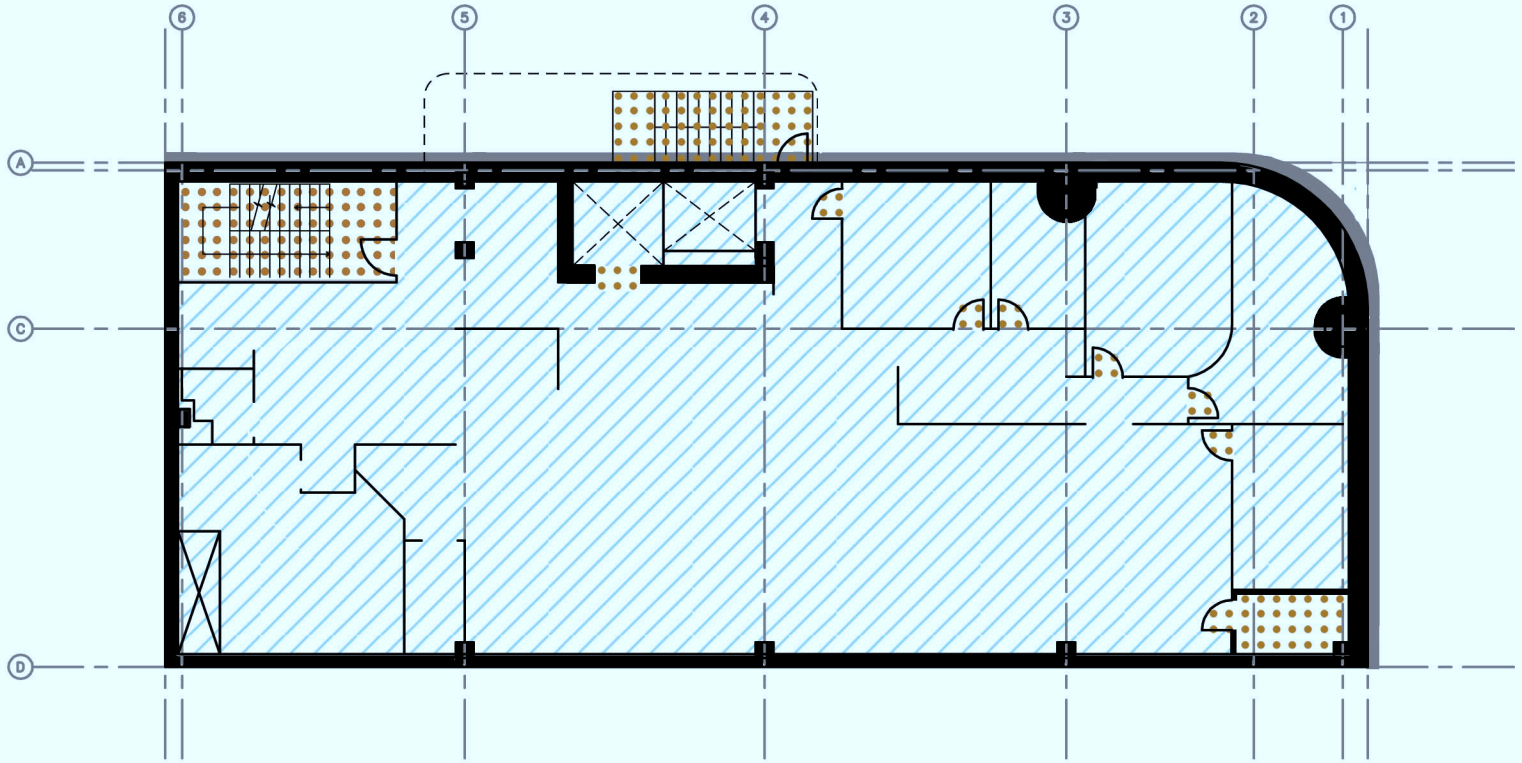
Sixth Floor Plan Drawing

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 2B: Historic Elements Within Tenant Spaces for detailed descriptions of these elements and their corresponding recommendations for treatment.

1 SIXTH FLOOR

3/32" = 1'–0"

0 2' 4' 8' 16' 24'



JLA

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

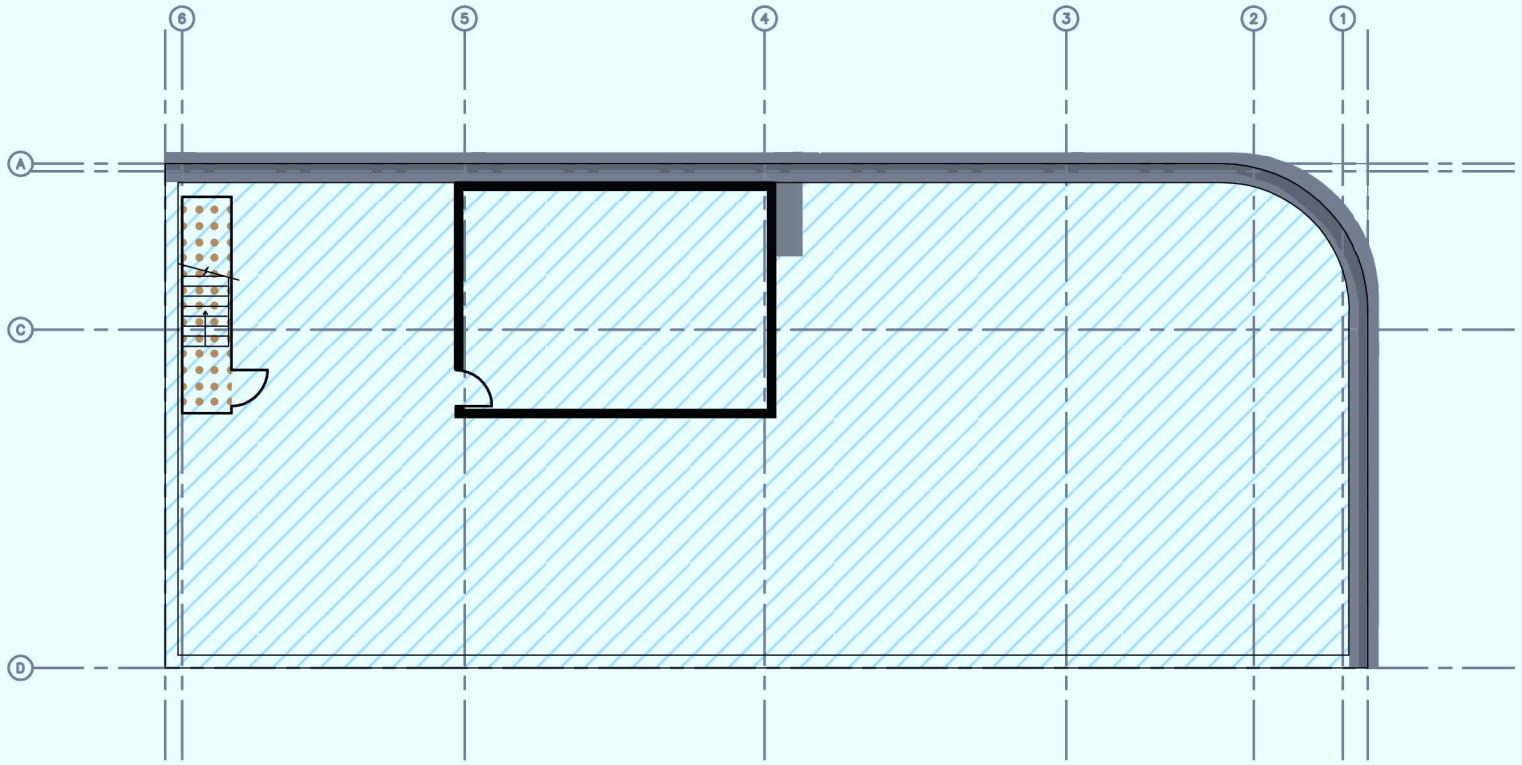
Rooftop Floor Plan Drawing

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 2B: Historic Elements Within Tenant Spaces for detailed descriptions of these elements and their corresponding recommendations for treatment.

1 ROOFTOP

3/32" = 1'-0"

0 2' 4' 8' 16' 24'



JLA

KEY:

ZONE I - 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.

Except for the restaurant that occupies the basement through third floors, this building is vacant. It has largely substandard or non-operational engineered systems in the remaining spaces. The condition of partitions and finishes is poor in these remaining spaces and they are 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 a 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 lower floor retail tenant. Some of the basement space 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 this 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.

In some cases the cost to repair or restore and 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 5%. Cost escalation of 2.5% through June of 2011 is included.

DESCRIPTION	Quantity	Unit	Unit Cost	Total Cost	$8,899,616	sf	31,925

General Services Administration
230 South State Street

ESTIMATE #1 (Revised)
CONCEPTUAL BUDGET

Date of Estimate: 6/25/09

PROJECT SCOPE:

Renovation including Preservation Elements

PROJECT SF	AREA	SF
Renovation	31925	31,925
New		
	TOTAL SF	31,925

PHASE #	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST	CATEGORY COST	COST PER SF	% COST
	GENERAL REQUIREMENTS							
00580	**PRECONSTRUCTION FIELD SERVICES**					25,400	0.80	0.29%
				0.00	-			
00580	Exploratory work for design information	1	ls	20,000.00	20,000			
01710	Locate existing Utilities	1	ls	5,400.00	5,400			
				0.00	-			
01020	**TRUCKING / YARD**					20,160	0.63	0.23%
				0.00	-			
01021	General Trucking	65	hr	112.00	7,280			
01028	Mobilization	40	hr	161.00	6,440			
01029	Demobilization	40	hr	161.00	6,440			
01160	**MISC PERMITS and FEES**					-	0.00	0.00%
	FEES WAVED	1	Ls	0.00	-			
01940	**REPRODUCTION COSTS**					7,750	0.24	0.09%
				0.00	-			
01942	Drawing reproduction for preconstruction	20	sets	140.00	2,800			
01943	Drawing reproduction for construction	30	sets	165.00	4,950			
01980	**COMMISSIONING**					-	0.00	0.00%
	percentage of job cost			0.00	-			
01987	Building Commissioning - As builts, punch list	0	%	0.003	-			
	Mechanical Commissioning		%	0.006	-			
01330	**LAYOUT/CONSTRUCTION SURVEY**					7,024	0.22	0.08%
01450	**TESTING**					-	0.00	0.00%
				0.00	-			
96000	Testing Allowance	0	%	0.003	-			
01455	**QUALITY CONTROL**					42,700	1.34	0.48%
				0.00	-			
01457	Air Quality Monitoring	1	ea	14,000.00	14,000			
01458	Hepa Filters	6	ea	2,700.00	16,200			
01450-07	X ray concrete slabs	0	hr	200.00	-			
	Mock Ups	1	Ls	5,000.00	5,000			
	SUBS:	1	Ls	7,500.00	7,500			
	LEED					-	0.00	0.00%
01900	**PROJECT SAFETY**					29,800	0.93	0.33%
				0.00	-			
01212	Jobsite Safety Rep	90	mh	70.00	6,300			
	Job specific safety issues:			0.00	-			
01907	Maintain opening protection	1	Ls	10,000.00	10,000			
01914	Safety Signage	1	Ls	3,600.00	3,600			
01915	Personal protection equipment mask and harness	15	ea	500.00	7,500			
01916	First aid supplies	1	Ls	2,400.00	2,400			
01510	**TEMPORARY UTILITIES**					-	0.00	0.00%
	By Owner			0.00	-			
01560	**SITE COORDINATION**					22,530	0.71	0.25%
				0.00	-			
01575-01	Job project sign	1	Ls	2,500.00	2,500			
01575-02	Directional Signage	1	Ls	980.00	980			
				0.00	-			
01570	Temporary fencing 6 ' chain link	200	lf	6.00	1,200			
01570-05	Temporary Gates	1	ea	300.00	300			
01571	Temporary Fence moves			0.00	-			

PHASE #	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST	CATEGORY COST	COST PER SF	% COST
01572	Maintenance of temporary fence	1	Allow	1,750.00	1,750			
				0.00	-			
01566	Sidewalk canopy set up and moves	1	Allow	12,000.00	12,000			
01566-01	Sidewalk canopy lighting	1	Ls	3,800.00	3,800			
01960	SECURITY					-	0.00	0.00%
	By Owner			0.00	-			
01550	TEMPORARY CONSTRUCTION					17,300	0.54	0.19%
				0.00	-			
01555-06	Plywood temporary partitions	6	Flrs	1,350.00	8,100			
01556-01	Temp Fire extinguishers	6	Flrs	200.00	1,200			
01557	Temporary Stairs and Landings	1	Allow	8,000.00	8,000			
01740	CONSTRUCTION CLEANING					123,028	3.85	1.38%
				0.00	-			
01741	Daily/weekly clean up	40	week	2,720.00	108,800			
01742	Final clean up	31,925	sf	0.30	9,578			
01750	Dumpsters - 20 cy	15	ea	310.00	4,650			
01800	GENERAL EQUIPMENT					22,500	0.70	0.25%
				0.00	-			
01825	Small Tools - % of self perform work	1	Allow	22,500.000	22,500			
	Generator		mo	556.00	-			
01830	STAGING AND HOISTING					-	0.00	0.00%
01830	SCAFFOLDING					21,845	0.68	0.25%
				0.00	-			
01852	Steel heavy duty shoring	1,500	sf	0.75	1,125			
01870	Swing Stage	4	Mo	4,500.00	18,000			
01871	Beta Hoist	2	Mo	1,360.00	2,720			
01300	PREMIUM TIME					45,000	1.41	0.51%
				0.00	-			
96000	Premium Time Allowance	1	Allow	45,000.00	45,000			
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					5,000	0.16	0.06%
				0.00	-			
02023-03	Remove sidewalks	0	sf	0.90	-			
02023-04	Remove concrete pads			0.00	-			
02026	Remove misc site items	1	Allow	5,000.00	5,000			
02010	SELECT DEMOLITION					95,775	3.00	1.08%
2010	General Interior Demolition/Removal	31,925	Sf	3.00	95,775			
				0.00	-			
02200	SITE EXCAVATION					-	0.00	0.00%
01600	EROSION CONTROL					-	0.00	0.00%
02250	SHORING AND UNDERPINNING					18,000	0.56	0.20%
				0.00	-			
02252	Shore beams and structural members	1	Allow	15,000.00	15,000			
02253	Shore floor and roof structures	6	levels	500.00	3,000			
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					-	0.00	0.00%
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					61,090	1.91	0.69%
				0.00	-			
	Concrete Ready mix:			0.00	-			
	4000 psi	27	cy	93.00	2,474			
	5000 psi		cy	97.00	-			
	lightweight slab on deck	39	cy	132.00	5,203			
03361-02	Slabs on metal deck complete Patching 5%	1,596	sf	5.50	8,779			
03361-03	Roof slab complete			0.00	-			
	Wire mesh - install only	1,596	sf	0.30	479			
03390	Misc Concrete Work Complete	1	Allow	25,000.00	25,000			
				0.00	-			
03500	Cementitious Decks and Underlayment			0.00	-			
03510	Cementitious Roof Deck			0.00	-			
03520	Lightweight Concrete Roof Insulation			0.00	-			
03530	Concrete Topping 10% Required fix	3,193	SF	6.00	19,155			
03400	PRECAST CONCRETE					-	0.00	0.00%
03540	CONCRETE FLOOR PREP					51,025	1.60	0.57%
				0.00	-			
03541	MR prep bleast, and ardex	5,000	SF	3.50	17,500			
	MR prep with Creteseal CS2000	2,500	Sf	1.25	3,125			
03542	latex patching	3,000	Sf	3.25	9,750			
03543	ardex leveling	7,000	Sf	2.95	20,650			
03544	Bonding agents			0.00	-			

PHASE #	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST	CATEGORY COST	COST PER SF	% COST
03900	CONCRETE RESTORATION					35,000	1.10	0.39%
				0.00	-			
03900	Concrete Restoration and Cleaning	1	Allow	20,000.00	20,000			
03960	Concrete Cutting and Coring	1	Allow	15,000.00	15,000			
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					20,000	0.63	0.22%
				0.00	-			
05500	Metal Fabrications	1	Allow	20,000.00	20,000			
06100	ROUGH CARPENTRY					150,000	4.70	1.69%
6100	Rough Carpentry Required	6	Flrs	25,000.00	150,000			
06200	MILLWORK AND FINISH CARPENTRY					60,000	1.88	0.67%
	Millwork			0.00	-			
06200	Finish Carpentry and Millwork Furnish and Install	6	Flrs	10,000.00	60,000			
07100	DAMPROOFING/WATERPROOFING					38,600	1.21	0.43%
				0.00	-			
07110	Dampproofing	1	Allow	38,600.00	38,600			
07200	THERMAL PROTECTION					67,200	2.10	0.76%
				0.00	-			
07213	Ceiling insulation	1	Ls	30,000.00	30,000			
07214	Roof insulation	1	Ls	19,400.00	19,400			
07215	Blown in insulation	1	Ls	17,800.00	17,800			
07240	EIFS					-	0.00	0.00%
07500	ROOFING					119,700	3.75	1.35%
				0.00	-			
07510	Built-Up Bituminous Roofing Replace, not repair.	4,200	Sf	26.00	109,200			
07701	Roof Hatches	3	ea	3,500.00	10,500			
07500	METAL WALL PANELS					-	0.00	0.00%
07800	FIRE SAFING/STOPPING					74,800	2.34	0.84%
				0.00	-			
07840	Firestopping	1	Allow	22,600.00	22,600			
07842	Firestopping at penetrations	1	Allow	14,500.00	14,500			
07843	Firestopping at floor perimeters	1	Allow	16,900.00	16,900			
07860	Smoke Seals	1	Allow	11,000.00	11,000			
07870	Smoke Containment Barriers	1	Allow	9,800.00	9,800			
07810	APPLIED FIREPROOFING					23,500	0.74	0.26%
				0.00	-			
	Intuminescent Fireproofing	1	Allow	7,500.00	7,500			
07810	Spray Applied Fireproofing	1	Allow	16,000.00	16,000			
07900	JOINT SEALANTS					-	0.00	0.00%
08100	DOORS, FRAMES AND HARDWARE					30,720	0.96	0.35%
				0.00	-			
08000	Door, Frame and Hardware Furnish and install	12	leaf	2,000.00	24,000			
08780	Special Function Hardware	12	Ea	560.00	6,720			
08300	SPECIALTY DOORS					-	0.00	0.00%
08800	GLASS & GLAZING					76,000	2.38	0.85%
				0.00	-			
08120	Aluminum Doors And Frames	8	leaf	3,500.00	28,000			
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	600	sf	80.00	48,000			
05400	LIGHT GAUGE METAL FRAMING					40,000	1.25	0.45%
				0.00	-			
05430	Composite exterior wall framing, 6'studs, batt insulation, ari barrier, interior drywall, taped, exterior sheathing	1	Allow	40,000.00	40,000			
05435	Composite exterior wall 6" framing, sheathing, 2" rigid insulation, membrane waterproofing, interior drywall taped			0.00	-			
09250	GYPSUM DRYWALL & PLASTER					139,867	4.38	1.57%
	25% Figured for replacement			0.00	-			
09250	Drywall Work Compete			0.00	-			
09262-1	4" walls, insulated, drywall 2 sides, taped 1 hour	5,909	sf	6.95	41,070			
	4" shaft wall	3,000	sf	7.00	21,000			
09263-1	6" walls, insulated, drywall 2 sides, taped 1 hr,	4,789	sf	8.20	39,268			
09271	Gypsum/Plaster board ceilings 15% Figured	5,909	sf	6.52	38,529			
09600	FLOORING					199,957	6.26	2.25%
	100% Replacement Flooring Figured			0.00	-			
09312	Ceramic floor tile	4,789	sf	23.70	113,493			
09652	VCT floor	4,789	sf	2.50	11,972			
09670	Fluid-Applied Flooring			0.00	-			
09680	Carpet	2,483	sy	30.00	74,492			
09510	CEILINGS					-	0.00	0.00%
09700	WALL FINISHES					-	0.00	0.00%
09900	PAINTING					51,058	1.60	0.57%
	White Box Painting 100%			0.00	-			
09910	Partition painting	17,040	Sf	0.80	13,632			
	Ceiling painting	39,396	Sf	0.95	37,426			
10000	SPECIALTIES					-	0.00	0.00%
11000	EQUIPMENT					-	0.00	0.00%
12000	FURNISHINGS					-	0.00	0.00%
13000	SPECIAL CONSTRUCTION					-	0.00	0.00%

PHASE #	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST	CATEGORY COST	COST PER SF	% COST
14000	CONVEYING SYSTEMS					240,000	7.52	2.70%
	Minor upgrades			0.00	-			
14290	Elevator Renovation 2 Cars (6Stops)	6	Stops	40,000.00	240,000			
15050	CUTTING & PATCHING FOR MEPFP					60,000	1.88	0.67%
				0.00	-			
	Cutting and Patching for all	1	Allow	60,000.00	60,000			
15300	FIRE PROTECTION					79,813	2.50	0.90%
	Fire Protection	31,925	Sf	2.50	79,813			
				0.00	-			
15400	PLUMBING					574,650	18.00	6.46%
				0.00	-			
15400	Plumbing 100% Replacement	31,925	Sf	18.00	574,650			
15500	HVAC					234,475	7.34	2.63%
				0.00	-			
	Engineering	1	Ls	11,000.00	11,000			
	temporary heating/cooling requirements			0.00	-			
15000	Mechanical (Rework System)	31,925	Sf	7.00	223,475			
16000	ELECTRICAL					319,250	10.00	3.59%
				0.00	-			
16000	Electrical (Rework System)	31,925	Sf	10.00	319,250			
17000	LOW VOLTAGE ELECTRICAL SYSTEMS					72,500	2.27	0.81%
				0.00	-			
16700	Communications	1	Allow	45,000.00	45,000			
16720	Telephone And Intercommunication Equipment	1	Allow	10,000.00	10,000			
16900	Fire Alarm System	1	Allow	17,500.00	17,500			
	Inventory of Historic Preservation Elements					3,558,457	111.46	39.98%
				0.00	-			
	See Attached Breakdown Inventory Pricing	1	Ls	3,558,456.90	3,558,457			
	SUBTOTAL				3,323,016	6,881,473	$215.55	77.32%
99000	GENERAL CONDITIONS				8.00%	550,518	17.24	6.19%
99000	GENERAL LIABILITY INSURANCE				1.00%	74,320	2.33	0.84%
99000	BUILDERS RISK INSURANCE						0.00	0.00%
99000	PERMIT	31,925	SF	$ -		0	0.00	0.00%
99000	SALES TAX						0.00	0.00%
					0.00%	0	0.00	0.00%
	SUBTOTAL					7,506,311	$235.12	84.34%
99000	FEE				4.00%	300,252	9.40	3.37%
99000	PRECONSTRUCTION SERVICES				0.50%	37,532	1.18	0.42%
99000	PERFORMANCE BOND				0.85%	66,675	2.09	0.75%
	SUBTOTAL					$7,910,769	$247.79	88.89%
99000	MATERIAL AND LABOR ESCALATION				2.50%	197,769	6.19	2.22%
99000	CONTRACTOR CONTINGENCY				5.00%	395,538	12.39	4.44%
	DESIGN CONTINGENCY				5.00%	395,538	12.39	4.44%
	TOTAL					$8,899,616	$278.77	100.00%

CLARIFICATIONS

ALTERNATES

CLARIFICATIONS

The Guaranteed Maximum Price is based on stopping the project for three months during winter months.

E.I.S Duct bank installation. Sump pump drain lines are not indicated on the documents so we have assumed drainage from the pumps will be by VU provided hoses.

Contingency. Contingency is based on contract paragraph 2.2.4, line item 4. And the following clarifications:
Berglund's contingency shall be as indicated above. The Construction Manager in its discretion and upon notice to the owner (as part of the monthly payment application and review meeting) may transfer funds from the contingency line item to cover cost overruns in any other line item except fee. The Construction Manager may also transfer funds to a newly created line item to properly account for gaps in categories of work being performed and not included in the existing scope of work of any trades. Such transfers shall represent additional costs incurred for the Owners benefit and may include but not be limited to:
1. Costs incurred due to excusable delays but not reimbursed by Change order.

PHASE #	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST	CATEGORY COST	COST PER SF	% COST

2. Costs due to latent conditions which arguably could not be foreseen but are not accepted as concealed conditions.
3. Costs of work not included in the GMP budget but arguably inferable from the construction documents.
4. Costs of completing the work of a defaulted or bankrupt Subcontractor in excess of the subcontract price.
5. Net premium time or multiple shift or weekend time not provided for in the Contract or Change orders.
6. Costs of re-work when not a result of unworkmanlike performance or sub-standard efforts.
7. Deductible expenses for Builders Risk Insurance if Construction Manager is responsible for such costs under the Agreement with the Owner.