

Thornton Tomasetti

Project

Critical Examination Report

Century Building

202 South State Street
Chicago, 60604

Prepared For

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Prepared By

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Project No. 25018430.01

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1.00 EXECUTIVE SUMMARY

This is a report on the critical examination of the east, north and west exterior elevations of The Century Building located at 202 South State Street in Chicago, Illinois. The report is being submitted for compliance with Section 14A-6-603.2 of The Chicago Construction Codes Administrative Provisions (Title 14A) and the Rules for the Maintenance of High-Rise Exterior Walls and Enclosures, effective March 1, 2016. Collectively, these documents are commonly referred to as the Chicago Façade Ordinance. This report and related project documentation shall be maintained in a permanent building file at the property.

Based upon Thornton Tomasetti's observations and close-up review, the facade varies in condition from good to poor depending upon the element under consideration. No imminently hazardous conditions were present at the conclusion of the critical examination due to installation of temporary stabilization repairs. No immediate repairs are necessary at this time; however, there are a large number of repairs that are recommended to be completed within the next 12 months.

This building facade is classified by Thornton Tomasetti, Inc. (TT) as "Safe with a Repair and Maintenance Program" condition. The repairs recommended to be performed (refer to the Recommendations Section for more detailed explanations and timelines for repairs) include, but are not limited to:

- Repairs at the exterior walls
- Repointing of mortar joints
- Removal and replacement of failed sealant joints
- Commencement of a comprehensive window repair or replacement project
- Installation of durable repair materials at locations of temporary repairs

The 202 South State Street building has a permanent protective sidewalk canopy installed along State Street and Adams Street. This canopy provides adequate coverage along the sidewalks immediately adjacent to the building facades and was specifically designed to perform the function of a sidewalk scaffold. A temporary supplemental canopy has been installed beside the permanent canopy on Adams Street near The Berghoff Restaurant located at 17 W Adams. It is recommended that the canopy be maintained and stay in place. Supplemental canopies are not required along the State Street sidewalks at the date of this report.

This critical examination shall be considered to be submitted for the year 2025. The report and related project documentation shall be maintained in a permanent building file.

TT understands that since the buildings are federally-owned and managed by the General Services Administration (GSA), they are not required to submit the report to the City of Chicago. However, should the GSA elect to submit the report to the City of Chicago, two copies of this report must be submitted to the address listed below along with the receipt of payment from the City of Chicago Department of Revenue. The \$75 filing fee payment must be made at the City of Chicago Department of Revenue prior to submitting the report. Two printed copies of the report should be submitted to the following address:

Department of Buildings
Exterior Wall Program
Attn: Allison Sullivan
2045 W. Washington Blvd., 3rd Floor
Chicago, Illinois 60612
T 312.743.3522

2.00 INTRODUCTION

2.01 BUILDING CATEGORIZATION

The Rules and Regulations for the facade ordinance require that each building elevation be categorized based on the type of building components that are used for the facade. The categories determine when future examinations are required. The following are the definitions according to the regulations:

- Category I Buildings – those buildings constructed with exterior walls and enclosures that are primarily reinforced with, or are in direct contact with, non-corrodible metal.
- Category II Buildings – those buildings constructed with exterior walls and enclosures that are primarily reinforced with or are in direct contact with: (i) corrosion resistant metal; or (ii) corrodible metal that is protected by flashing and corrosion-resistant metal anchors.
- Category III Buildings – those buildings constructed with exterior walls and enclosures that are primarily reinforced with, or are in direct contact with, corrodible metal.
- Category IV Buildings – those buildings constructed with exterior walls and enclosures that are primarily secured to the substrate by adhesive bond or with masonry headers.

The elevations at the 202 South State Street Building can be classified as Category III, because they are primarily reinforced with or are in direct contact with corrodible metals and have carbon steel shelf angles, lintels, and lateral ties. 202 South State Street is a vacant building. The Facade Ordinance requires that vacant buildings conduct a critical examination submitted every four years, regardless of the Category (Rule 2.1). It shall be noted that TT was only engaged by the GSA to perform an examination at the north, east, and west elevations.

Thornton Tomasetti, Inc. previously performed a critical facade examination of the building in 2021 and at that time classified the condition of the facade of the building as “Safe with Repair and Maintenance”. Thornton Tomasetti also performed a critical facade examination of the building in 2015 with the same classification of the facade.

2.02 CONTACT INFORMATION

A. ENGINEER

Kevin Jackson, SE, Principal
Thornton Tomasetti, Inc.
600 West Fulton, Suite 750
Chicago, IL 60661
T: 312.596.2000

B. CONTRACTOR

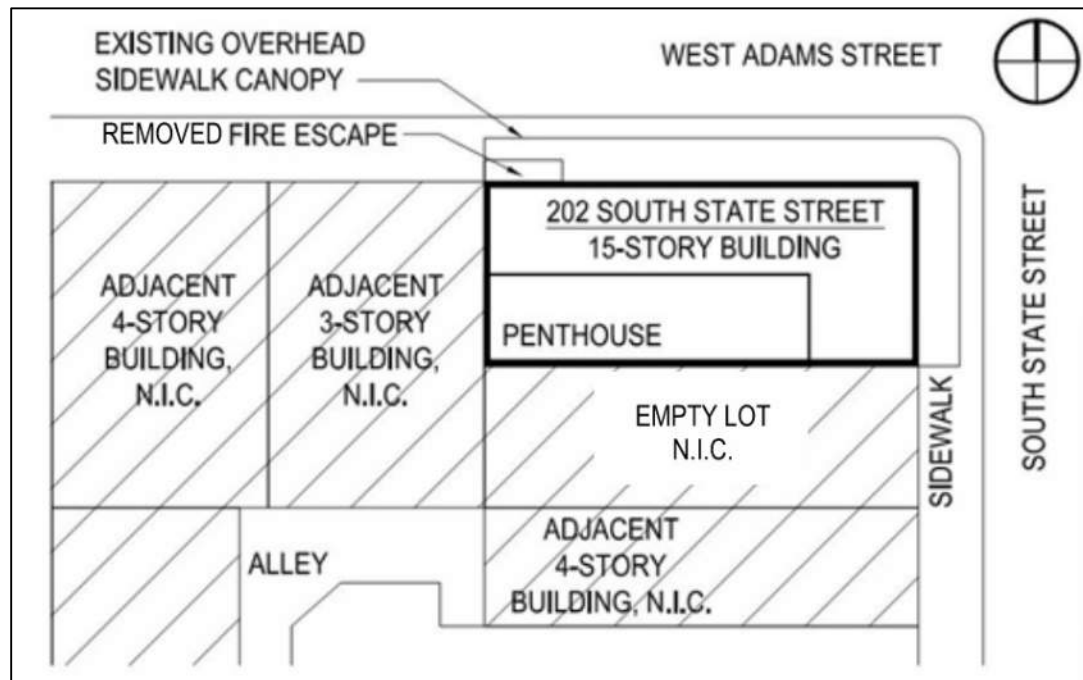
Access, labor, rigging and restoration services were provided by:
Berglund Construction Company
8410 S. South Chicago Avenue
Chicago, IL 60617
Telephone: 773-374-1000

2.03 GENERAL BUILDING INFORMATION

A. BUILDING NAME AND ADDRESS

The Century Building
202 South State Street
Chicago, IL 60604

B. SITE PLAN



C. PRINCIPAL BUILDING OCCUPANCIES

Floor 1 (Ground) through 15: Vacant

D. OWNER'S AGENTS

Ms. Laura Rusiniak
Property Manager
General Services Administration
219 South Dearborn Street, Room 200
Chicago, Illinois 60604
Telephone: 312.279.9570

Ms. Rhiannon Learn
Project Manager
General Services Administration
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Chicago, Illinois 60604
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E. ENGINEER

Name and business address of Professional preparing report:

Kevin Jackson, SE
Principal

Thornton Tomasetti, Inc.

600 West Fulton
Suite 750
Chicago, IL 60661
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F. BUILDING DESCRIPTION

▪ NUMBER OF STORIES

15 stories, plus a 1-story mechanical attic with a 2-story mechanical penthouse

▪ BUILDING HEIGHT

Approximately 202 feet

▪ PLAN DIMENSIONS

Approximately 44 feet (North and South) by 102 feet (East and West)

▪ BUILDING AGE

Approximately 111 years old; constructed circa 1915

The Century Building, also referred to as the 202 South State Street building (Photo 1, Photo 2, Photo 3, Photo 4), was designed by the Chicago-based architecture firm Holabird and Roche Architects in 1915. The building is a 15-story structure constructed with steel structural framing and clad in historic terra cotta on the north and east elevations and brick masonry on the south and west elevations. The building is bound by Adams Street to the north, State Street to the east, a 3-story building to west, and an empty lot to the south. Refer to the Site Plan shown in "Part I" below.

The steel structural framing includes the use of rolled shapes and built-up shapes created by riveting steel angles and plates together for the columns and beams, typical of early steel construction. The exterior masonry is typically supported at each floor level by steel angles which are riveted back to the structural steel.

While the proportions of the building are somewhat typical of the "Chicago School of Architecture," which was popular between the late 19th century and the 1920s, the strong vertical emphasis of the facade elements is an early example of the Art Deco movement of the 1920s. Chicago School skyscrapers were typically divided vertically into proportions that resemble the three parts of a classical column. For the Century Building, the first three stories function as a base, the fourth through the 13th floors act as the shaft of the column, and the top two floors, which were originally topped with an ornamental cornice, represent the capital of the column. The upper portion of the original cornice was removed at an unknown date, and the remainder of the parapet along State and Adams Streets was removed in 2024. A new "reduced" parapet was built above the roof line and consists of cold-form steel framing, wrapped in membrane and capped with a metal coping (Photo 19).

Elements of Neo-Manueline ornamentation, a historic Portuguese style, are evident by the intricate ornamentation including shields, knights, serpents, lanterns, and botanical motifs.

This is evident on the primary or street elevations of the building, which are adjacent to Adams Street (north elevation) and State Street (east elevation) which are clad with terra cotta. At the primary elevations, architectural elements include ornamented spandrel panels, fluted columns, and vertical mullions. Spandrels panels are typically comprised of miniature twisting vertical columns. At the fourth floor, heavily ornamented spandrels panels depict a knight and shield flanked with botanical motifs. While typically recessed, the 13th and 14th floor spandrel panels project forward to become flush with the face of the columns. The tall parapet wall, now removed, was clad with various elements of ornamentation including miniature columns, lanterns, serpents, and botanical motifs.

The south and west elevations of the building are the secondary elevations and are clad mainly with brick masonry. A cream face brick forms a grid pattern at the upper floors of the south elevation. One ashlar course of terra cotta and terra cotta coping units previously capped these parapet walls. Portions of these parapet walls were deconstructed and capped with metal copings in 2024, based on recommendations issued by TT in a report title “Parapet Wall Review and Recommendations”, dated 4 November 2022. No window, door or other openings exist on these two elevations. Terra cotta is used to ornament the chimney.

At the north and east elevations, the windows at the third floor are historic wood Chicago-style windows with a large center fixed pane flanked on either side by an operable double hung window. At floors four through fifteen, the punched openings are infilled with historic wood double hung windows. A fire escape previously existed at the westernmost bay of the north elevation, starting on the 2nd floor with landings at each floor and stopping at the attic floor, but was removed in 2024. The windows at the former fire escape are steel framed with wired glazing. The doors at the former fire escape location have been infilled with metal stud framing and painted plywood cladding. Within each bay, narrow terra cotta mullions run continuously from the third floor windowsill to the fifteenth floor window head.

Through the years the building facade has undergone several alterations, the most recent and significant being the removal of the parapet and fire escape, and significant renovations to the first and second floor facade. The first floor is clad with a metal storefront system. The second floor is clad with black granite panels, which have been covered with a metal storefront system with decorative panels.

Other changes have included, but are not limited to, the following: terra cotta repairs, terra cotta removal and replacement with various types of brick or plywood or painted metal, and other maintenance items. In 2008, a permanent sidewalk canopy was installed on the north and east elevation to protect pedestrians from potential fall hazards. Specific dates when the other modifications and repairs occurred are unknown. In both 2013 and 2015, limited temporary stabilization repairs were performed at the east elevation and the east end of the north elevation. Additional temporary stabilization repairs were performed in 2016 and 2017 throughout the north, west, and south elevations. As part of the 2020 to 2021 Critical Examination, temporary stabilization repairs were performed at the north, east and west elevations. As part of this examination, additional temporary stabilization repairs have been completed in 2025-2026.

G. OVERALL PHOTOGRAPHS OF THE BUILDING

Refer to Photo 1 through Photo 4 at the end of this report.

H. NARRATIVE DESCRIPTION OF THE CRITICAL EXAMINATION

Refer to Section 3.02- Physical Examination Procedures

I. EXAM DATES

Start – October 7, 2025

End – January 8, 2026

J. LOCATIONS OF OBSERVED CONDITIONS

Refer to Appendix A- Photographic Documentation and Appendix B- Elevation Drawings

K. OBSERVATIONS AND STABILIZATION REPAIRS

Refer to Section 3.03- Building Façade Descriptions and Observations and Section 3.04 Temporary Stabilization Repairs.

L. REPAIR RECOMMENDATIONS

Refer to Section 4.00- Recommendations

M. FUTURE EXAMINATIONS

Refer to Section 4.04- Future Exterior Examinations

N. SIGNATURE

Refer to Section 5.0- Limitations and Signatures

O. DATE OF REPORT

April 17, 2026

P. DOCUMENT REVIEW

Refer to Section 3.01- Document Review

Q. BUILDING CATEGORIZATION

Category III Building, Safe with Repair and Maintenance Program (east, north, and west elevations)

3.00 EXAMINATION

3.01 DOCUMENT REVIEW

TT requested that the Owner provide any available drawings and facade-related reports for review. The following is a list of the documents reviewed:

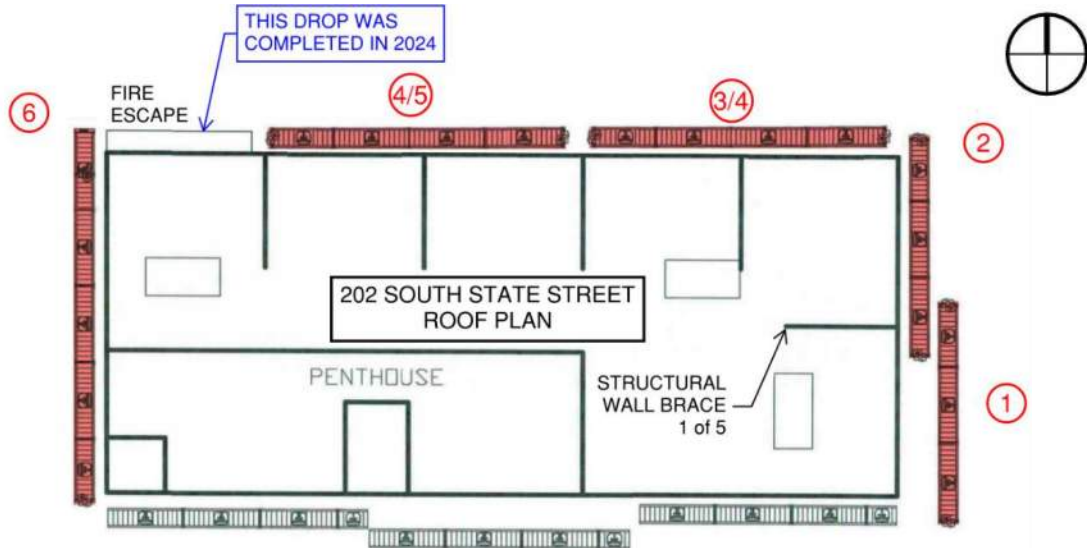
- “202 South State Street – Fire Escape Façade Repairs” report to Interactive Design Architects, dated January 31, 2025, and prepared by Thornton Tomasetti, Inc.
- “Parapet Wall Review and Recommendations – The Century Building, 202 South State Street, Chicago, Illinois,” dated November 4, 2022.
- “2021 Critical Examination Report for The Century Building, 202 South State Street, Chicago, Illinois,” dated February 23, 2021, and prepared by Thornton Tomasetti, Inc.
- “2015 Critical Examination Report for The Century Building, 202 South State Street, Chicago, Illinois,” dated October 30, 2015, and prepared by Thornton Tomasetti, Inc.
- “2013 Critical Examination Report for The Century Building, 202 South State Street, Chicago, Illinois,” dated December 1, 2013, and prepared by Thornton Tomasetti, Inc.
- Partial set of the original building drawings for “Buck and Rayner Buildings, S.W. Corner of State and Adams St., Chicago, Illinois,” dated November 28, 1914, and prepared by Holabird and Roche Architects.

3.02 PHYSICAL EXAMINATION PROCEDURES

The examination involved accessing the facade from suspended “swing-stage” scaffolds that were provided and operated by the contractor. The east, north, and west elevations were inspected from numerous full-height “drops” from the swing-stage to visually cover approximately 100% of those elevations, including the portion of the façade at the former fire escape location (refer to Drop Plan below). Each drop location covered the vertical portion of the building from the parapet to the canopy level at the bottom of the second floor. At Drop 1, the contractor added a corner extension to reach the east corner of the south elevation. TT performed most of the site visits from October 2025 through January 2026 and made additional observations from the ground level adjacent windows and low roofs in December 2025. Documentation consists of photographic images, field notes, and sketches.

TT performed observations on the “fire escape” drop on the west side of the north elevation in 2024 as part of a separate project which involved removal of the metal stair elements, temporary stabilization repairs to the façade components, and infilling the doors to the fire escape. As such, this drop was not included in the 2025-2026 scope.

DROP PLAN



TT's observations were limited to up-close visual inspections performed at arm's length with the aid of hammer or mallet devices to sound the terra cotta surface and check for loose or delaminated pieces. This project did not include destructive material testing nor individual probe openings. The contractor implemented temporary stabilization repairs at cracked or severely damaged areas as part of this examination. Refer to the Stabilization Repairs Section 3.04 herein.

3.03 BUILDING FACADE DESCRIPTIONS AND OBSERVATIONS

The following is a brief description of the building's east, north, and west facade components along with TT's observations (refer to Appendix A for representative photographic documentation and Appendix B for elevation drawings). Refer to Section 3.04 for a discussion of locations that were temporarily stabilized during the critical examination and are in need of permanent repairs. Repair recommendations are discussed in Section 4.00 Recommendations.

A. TERRA COTTA

Terra cotta is used to clad the east and north elevations. Specific observations are listed below and grouped by type of element, i.e. spandrel panels, continuous mullions, and columns. In general, deterioration of the remaining terra cotta components has progressed at an increased rate since the 2021 Critical Examination due to the lack of a comprehensive building repair and maintenance program. At the conclusion of observations at each vertical "drop" location, temporary stabilization repairs were provided by Berglund at areas of noted new distress, which are further discussed in Section 3.04, with the exception of the facade adjacent to the fire escape, which was addressed in 2024.

1. Spandrel Panels above 15th Floor Windows

A section of spandrel panels remains on the wall above the 15th floor windows. These are located below the roofline and new "reduced" parapet. (Photo 5). The exterior face of the wall is constructed with terra cotta cladding with a common brick

masonry backup wall. The heavily decorated terra cotta is typically cream in color and in generally poor to fair condition.

2. Spandrel Panels at Window Openings

Spandrel panels are present below each window opening. The spandrels consist of a windowsill course, a decorative middle course, and a window head course. Spandrel terra cotta units are a deep green color and are typically recessed behind the columns. The decorative course typically consists of miniature columns, with an egg-and-dart capital and a twisting shaft, and fluted elements. At the fourth floor, heavily ornamented spandrels panels depict a knight and shield flanked with botanical motifs (Photo 6). At the 13th and 14th floors, the spandrels project forward to be flush with the face of the columns. At these floors, the spandrels also include heavily decorated elements (Photo 7).

3. Continuous Mullions

These mullions run continuously from the third floor windowsill to the head of the 15th floor window. The vast majority of the mullion units have been removed and covered with aluminum sheeting during previous facade repair and stabilization campaigns.

The aluminum sheeting appeared to be securely installed; however, some of the fasteners are ferrous metal, which have continued to corrode causing the fasteners to become brittle (Photo 8). A few fasteners were not fully seated. The sealant along the sheeting is in poor or failed condition.

Where the mullion units are still intact, primarily at the 3rd floor, the terra cotta is typically in fair-to-poor condition (Photo 9). Mortar joints were typically observed to be in poor condition.

4. Columns

The columns are clad with fluted terra cotta panels flanked by narrow ashlar units at the edges. It appears that “quarter round” units originally provided the transition from the columns to the window openings; however, these have been removed and covered with aluminum sheeting.

The aluminum sheeting appeared to be securely installed; however, some of the fasteners are ferrous metal, which have begun to corrode causing the fasteners to become brittle. A few fasteners were not fully seated. The sealant along the sheeting is also in very poor condition.

In general, the terra cotta units at the columns are in fair condition. Previous repairs included the removal of a few deteriorated units and replacement with an alternate material (brick masonry, plywood, or aluminum sheeting) (Photo 10), pinning stabilization, and crack repairs. Newer cracks were observed mainly at the ashlar units and typically in the vertical direction. Small, isolated incipient spalls were removed and sealed as a part of the critical examination (Photo 11 and Photo 12).

At various locations adjacent to steel fire escape supports, extensive cracking and spalled terra cotta was noted.

Mortar joints are in fair-to-poor condition, and some sealant repair locations from previous repairs are in poor condition.

5. Mortar and Sealant Joints

As discussed above, the skyward facing joints were found to have further deteriorated sealant or mortar materials (Photo 13). A variety of generations of mortar and sealant were observed in the joints. Approximately half of the joints have some degree of deterioration.

B. BRICK MASONRY

Typical deterioration of the brick masonry has progressed since the 2021 Critical Examination due to the lack of a comprehensive building repair and maintenance program. At the conclusion of observations at each vertical “drop” location, temporary stabilization repairs were provided by Berglund at areas of noted new distress, which are further discussed in Section 3.04.

At isolated locations across the north and east elevations, brick masonry was used to replace terra cotta units (Photo 14). In general, these areas of brick masonry are in fair condition, with some cracks in the brick units and mortar joints.

At the southeast corner of the building, brick masonry has been used to reconstruct a portion of the remaining parapet wall. The glazed surface of the brick has deteriorated, and surface spalls and cracking of the brick were noted (Photo 15). This area was meshed during this campaign.

The west elevation, constructed of brick masonry, was observed to be in generally fair to poor condition. At numerous locations, medium to large areas of severely weathered brick was observed throughout the elevation (Photo 16 and Photo 17), with severely eroded mortar joints in some instances (Photo 18).

The steel columns extend up above the roof level to provide support for the new parapet wall on the north and east elevations. These columns were previously encased in common brick pilasters but are now encapsulated by the “reduced” parapet assembly constructed in 2024 (cold-form steel, membrane and metal coping (Photo 20).

C. STOREFRONT AND GRANITE CLADDING

The first floor is clad with a metal framed, fixed storefront system. The second floor is clad with granite panels, most of which have been covered with a metal storefront system with decorative Panaflex panels.

Typical deterioration of the components has progressed since the 2021 Critical Examination due to the lack of a comprehensive building repair and maintenance

program. The storefront systems appear to be in fair condition with failed sealants being the most commonly observed type of deterioration.

D. WINDOWS

At the third floor, historic wood Chicago-style windows exist. At floors four through fifteen, historic wood double hung windows exist, except at the former fire escape. Along the former fire escape at the north elevation, steel-framed windows exist.

Deterioration of the components has progressed since the 2021 Critical Examination due to the lack of a comprehensive building repair and maintenance program. The exterior paint coating has worn away with time, leaving the wood and steel exposed to the weather. The wood components; including but not limited to, the sashes, frames, and glazing putty are in very poor condition (Photo 21). It is unknown if any of the units are still operable.

E. MORTAR JOINTS

Mortar joints have been mentioned above as they relate to the respective component; general notes on the condition of the mortar are noted here.

Deterioration has progressed since the 2021 Critical Inspection due to the lack of a comprehensive building repair and maintenance program. Mortar joints in general were found to be largely deteriorated (Photo 22). Areas where significant cracking and damage exist are more susceptible to water infiltration and thus an accelerated rate of deterioration.

F. SEALANT JOINTS

Sealant joints have been mentioned above as they relate to the respective component; general notes on the condition of the sealants are noted here.

Deterioration has progressed since the 2021 Critical Inspection due to the lack of a comprehensive building repair and maintenance program. In general, most areas have aged sealant, resulting in cracking, debonding, or holes in the sealant. Sealants in the horizontally exposed joints at windowsills are in poor condition. Overall, sealants are past their service life.

3.04 TEMPORARY STABILIZATION REPAIRS

In conjunction with the critical examination, temporary stabilization repair work was performed by the Contractor between October 2025 and January 2026.

Refer to Appendix C for a complete list of locations and stabilization repair recommendations. The most critical areas that were stabilized during the facade evaluation include the following:

A. EAST ELEVATION

Several cracked terra cotta units were routed and sealed at the spandrel panels above the 15th floor windows (Photo 23). The horizontal metal channels that were previously added to support the hung units of the roof through 13th floors, were cleaned and re-painted due to the moderate surface corrosion typically observed throughout the east elevation (

Photo 24). Additionally, remaining areas around the removed terra cotta were wrapped with stainless steel wire mesh anchored to adjacent sound material (Photo 24). Terra cotta header units with larger cracks on the underside, were also wrapped with stainless steel wire mesh anchored to adjacent sound material at multiple windows from the 15th through 12th and 3rd floors. Header units with isolated cracks were secured with metal straps throughout the building height (Photo 25).

At each floor between the attic floor and 3rd floor, typical localized stabilization repairs include routing and sealing of cracked terra cotta, repairing skyward facing joints with sealant (Photo 26), and installation of supplemental pins (Photo 27). One existing plywood cover was replaced at the 7th floor (Photo 28).

B. NORTH ELEVATION

Similar to the east elevation, the horizontal metal channels that were previously added to support the hung units of the roof through 13th floors were cleaned and re-painted due to the moderate surface corrosion typically observed throughout the north elevation. Several cracked terra cotta units were routed and sealed at the spandrel panels above the 15th floor windows.

Additionally, remaining areas around the removed terra cotta were wrapped with stainless steel wire mesh anchored to adjacent sound material. Terra cotta header units with larger cracks on the underside, were also wrapped with stainless steel wire mesh anchored to adjacent sound material at multiple windows of 15th through 12th and 5th floors. Header units with isolated cracks were secured with metal straps throughout the building height.

At each floor between the attic floor and 3rd floor, typical localized stabilization repairs include routing and sealing cracked terra cotta, repairing skyward facing joints with sealant, and installation of supplemental pins. One existing plywood cover was replaced at the 7th floor.

C. WEST ELEVATION

The widespread eroded mortar joints throughout the west elevation were ground and repointed (Photo 29). Concentrated areas include the top two floors, the north end of west elevation, and the south interior pilaster. The penthouse and chimney wall areas were not accessible during the inspection. The Contractor repointed mortar joints and replaced severely deteriorated brick (Photo 30) throughout the west elevation, prioritizing the areas described above.

4.00 RECOMMENDATIONS

The following is a summary of TT's recommendations based on observations during the critical examination. Recommendations are organized into the following prioritized conditions, based on the City of Chicago Facade Ordinance. A definition of each condition based on the City of Chicago Rules and Regulations for Exterior Wall Maintenance is included, as follows:

- Unsafe and Imminently Hazardous Condition – a condition in an exterior wall or enclosure that has no reliable means of structural support, and that is dangerous to people or property.

- Safe with a Repair and Maintenance Program Condition – a condition in an exterior wall and enclosure that is considered by the professional not to be in an "Unsafe and Imminently Hazardous Condition" at the time the critical examination is performed, but requires repair and maintenance within a time period designated by the professional in order to prevent its deterioration into an "Unsafe and Imminently Hazardous Condition."
- Safe Condition – a condition in an exterior wall and enclosure that exhibits neither an "Unsafe and Imminently Hazardous Condition" nor a "Safe with a Repair and Maintenance Condition" at the time of the critical examination.

Deterioration of the elements discussed in this section is largely connected to the water ingress resulting from roofing failures. For instance, masonry repairs may extend the service life of the structure, but the brick and mortar will continue to deteriorate due to water intrusion and the unheated interior spaces. TT recommends prompt roofing replacement or repairs to slow down general deterioration, as well as repairs to the following elements:

- Terra cotta (spandrel panels, continuous mullions, columns, etc.)
- Brick masonry
- Storefront and granite cladding
- Windows
- Mortar and sealant joints
- Chimney and penthouses

Unless otherwise specifically stated, TT recommends that:

- Commencement of permanent repairs or inspection of the areas not covered during the current campaign occur by 2027.
- Commencement of permanent repairs or additional inspection of the areas covered during the current campaign occur by 2028.
- Performing annual binocular surveys of all four elevations to monitor the rapidly deteriorating conditions.
- Conducting drops for review and temporary stabilization of the south elevation, which faces the 208 S State property that is not accessible to the public.
- Completing a review of the existing chimney stack on the southwest corner of the penthouse.
- Additionally, TT recommends that future drops be conducted earlier in the year (May through October) to avoid the construction challenges associated with colder months, including temperature limits of repair materials.

4.01 UNSAFE AND IMMINENTLY HAZARDOUS CONDITIONS

Any imminently hazardous conditions that were observed at the east, north, and west elevations during the course of our examination and were no longer present or were mitigated with temporary repairs by the conclusion of our examination. These conditions were limited to spalled and/or loose terra cotta or brick masonry.

4.02 SAFE WITH A REPAIR AND MAINTENANCE PROGRAM CONDITIONS

The east, north, and west elevations can be considered to be in a "Safe with a Repair and Maintenance Program" condition. During the course of the examinations, TT observed the following conditions at these elevations that, in TT's opinion, were safe with a repair and maintenance program. These recommended long-term repairs shall be implemented within 2 years, unless otherwise noted. If this cannot be accomplished, TT recommends that a program of close-up examinations and temporary repairs be implemented within the next two years.

A. TERRA COTTA**1. Spandrel Panels**

TT recommends repointing of mortar joints and replacement of sealant at skyward facing joints and at other locations. TT also recommends replacement of temporary patch materials such as plywood and metal infill pieces with more durable repair material. Distressed units (particularly adjacent to metal embedment locations) are recommended to be repaired. It should be anticipated that replacement may be likely at some units.

TT recommends that severely cracked terra cotta units be replaced. In conjunction with that work, underlying conditions (such as corroded steel structural elements) are recommended to be repaired as well..

2. Continuous Mullions

TT recommends repointing of mortar joints and replacement of sealant at skyward facing joints and at other locations. TT also recommends that the fasteners for the aluminum sheeting be reviewed every 2 years and replaced as necessary.

3. Columns

TT recommends repointing of mortar joints and replacement of sealant at skyward facing joints and at other locations. Replacement of temporary patch materials such as plywood and metal infill pieces with more durable repair material are recommended. Distressed units (particularly adjacent to metal embedment locations) are recommended to be repaired. TT also recommends the fasteners for the aluminum sheeting be reviewed every 2 years and replaced as necessary.

Severely cracked terra cotta units are recommended to be replaced. In conjunction with that work, TT recommends that underlying conditions (such as corroded steel structural elements) be repaired as well.

4. Mortar and Sealant Joints at Terra Cotta Elements

TT recommends that mortar joints be repointed, and existing sealant joints be replaced.

B. BRICK MASONRY

At the west elevation, TT recommends replacement of any remaining isolated spalled brick and full mortar joint repointing. While these repairs may extend the service life of the structure, the brick masonry and mortar will continue to deteriorate due to general water ingress, the roof condition, and the unheated interior spaces.

C. STOREFRONT AND GRANITE CLADDING

TT recommends replacing sealant and mortar joints at the store front system and at the granite cladding.

D. WINDOWS

TT recommends a phased repair program be developed and implemented over the next 2 years. Until such time a program is completed, TT recommends the historic wood windows be monitored on an annual basis. Inspections may be performed with binoculars or drone surveying. TT recommends deteriorated or failed wood components be replaced in the next six months. Failed sealants are recommended to be replaced within the next 12 months.

E. MORTAR JOINTS

TT recommends mortar joints not specifically discussed above be repointed.

F. SEALANT JOINTS

TT recommends sealant joints not specifically discussed above be replaced.

4.03 ADDITIONAL RECOMMENDATIONS

The following items will improve the long-term durability of the building facade and would be a more comprehensive program treatment selection:

A. MAIN ROOF

Although the roof is generally outside of the scope of a Critical Examination, current failures in the roof system are a source of water infiltration into the building and façade elements. There are areas of the main roof membrane adjacent to the remaining parapet that were repaired as part of the parapet removal scope and are in good condition. The previously observed deterioration of the remainder of the roof system has worsened since the last Critical Examination in 2021, and TT continues to recommend that repairs be performed. Water ponds in large areas on the roof. Implementing repairs or replacement to roofing components will slow the rate of deterioration if implemented with other recommended repairs. TT recommends replacement of the roofs at the upper two mechanical penthouses and full repair of the main roof, including proper flashings and terminations within the next 12 months.

B. REPLACEMENT TERRA COTTA

Beyond the repair recommendations above, the rate of deterioration can be slowed if previous infill areas that are in poor condition are removed and replaced with new, compatible masonry units.

C. PENTHOUSES

TT understands that no repairs to the penthouses have been performed since the 2021 critical examination. TT recommends that corroded steel lintel angles and other steel elements be replaced, and distressed brick removed and reconstructed at the exterior walls of the penthouses within 12 months.

D. CHIMNEY

TT understands that no repairs have been performed since the 2021 critical examination. TT recommends that repairs be performed, and TT recommends that close-up observations of the chimney and repair work be completed within the next 12 months.

4.04 FUTURE EXTERIOR EXAMINATIONS

Based on the current Facade Ordinance, the following examinations are required by the Facade Ordinance and recommended by TT to be completed:

A. ONGOING FACADE EXAMINATIONS

Required every 2 years in between the 4 year requirement of critical examinations, and are due by November 1.

B. CRITICAL FACADE EXAMINATIONS

Required every 4 years due to the building's category and because the building is vacant (Rule 2.2), and due by December 1. The next written critical examination report will be due four years from the due date of this examination. However, given the condition of the building and as noted in our recommendations section, TT recommends additional investigation or repairs to commence in 2027 for areas not covered during the current campaign and by 2028 for the remaining areas.

C. ARCHITECTURAL AND STRUCTURAL IRON INSPECTION

TT performed observations of the fire escape in 2023, which has been subsequently removed; however, we were not retained to complete a City of Chicago Architectural and Structural Iron Inspection Report. This Report is required every 5 years by City ordinance. It is not known when the last report was prepared for the City of Chicago. Because of this, TT recommends completing a report as soon as practical for other remaining metal elements such as the roof dunnage beams, canopies, flagpoles, etc. included in the ordinance.

5.00 LIMITATIONS AND SIGNATURES

1. This report shall not be construed to warrant or guarantee the building and/or any of its components under any circumstances. Thornton Tomasetti, Inc. (TT) shall not be responsible for latent or hidden defects that may exist, nor shall it be inferred that all defects have been either observed or recorded.
2. This report is based upon information obtained from visual observations of representative items made at the time of TT's site visit(s) and from TT's review of the information available at the time. TT's findings and conclusions are subject to change based upon the receipt of additional or updated information.
3. Conditions noted in this report are as of the time of examination only. It can be expected that the subject building will undergo changes and additional deterioration subsequent to that date.

4. TT's visual observations include no specific knowledge of concealed construction or subsurface conditions at the subject property. Comments pertaining to concealed construction or subsurface conditions are professional opinion of TT based on relevant experience, judgment and current standards of practice, however the actual concealed conditions at the subject property may vary from TT's expectations.
5. TT's professional services have been performed in accordance with the standards of skill and care generally exercised by other professional consultants acting under similar circumstances and conditions at the time the services were performed. TT's findings, conclusions and opinions are based on TT's review of the available documents, visual observations, professional experience, and sound investigation practices. No other warranty, expressed or implied, is made as to the findings presented in this report.
6. This report has been prepared by TT at the request of its Client and is exclusively for its Client's use. This report is not intended for use by any third parties and no third party has any right to rely on any of the analysis or conclusion set forth herein. No responsibility or liability to any third party is accepted for any loss or damage whatsoever arising out of the use of or reliance on this report by any third party.
7. This report has been prepared by TT at the request of its Client and is exclusively for its Client's use for the sole purpose of assisting the Client with meeting its obligations under the City of Chicago Facade Ordinance, and not for any other purpose.
8. Without limiting any of the above, TT's liability, whether under the law of contract, tort, statute, equity or otherwise, is limited as set out in the terms of TT's engagement with the Client.

Thornton Tomasetti

A copy of this report has been given to the owner/agent of the building, and the owner/agent has been informed of all the observed conditions requiring maintenance and repair work.

This report was prepared under the direction of Kevin Jackson, SE, Principal of Thornton Tomasetti, 600 W Fulton St, Suite 705, Chicago, IL 60661, Telephone: 312.596.2000.

Respectfully submitted,

THORNTON TOMASETTI, INC.


Carey Songey
Engineer


Daniela Lugo, P.E.
Project Engineer






EXP 11/30/2026

Kevin Jackson
Principal

SEAL
Expires: November 30, 2026

Appendix A: Photographic Documentation



Photo 1. Overall North Elevation



Photo 2. Overall East Elevation



Photo 3. Overall South Elevation



Photo 4. Overall West Elevation



Photo 5. Lower portion of original cornice throughout north and east elevations – now removed.



Photo 6. Ornamental spandrel panel depicting knight and shield



Photo 7. Ornamental spandrel at 14th floor North Elevation (cracks noted on underside of window head units) – subsequently strapped



Photo 8. Typical corrodible anchors observed on aluminum sheeting



Photo 9. Mullion unit at 3rd floor with previously installed straps



Photo 10 Typical weathered deteriorated plywood coverings at previously removed terra cotta units. This condition was subsequently replaced.

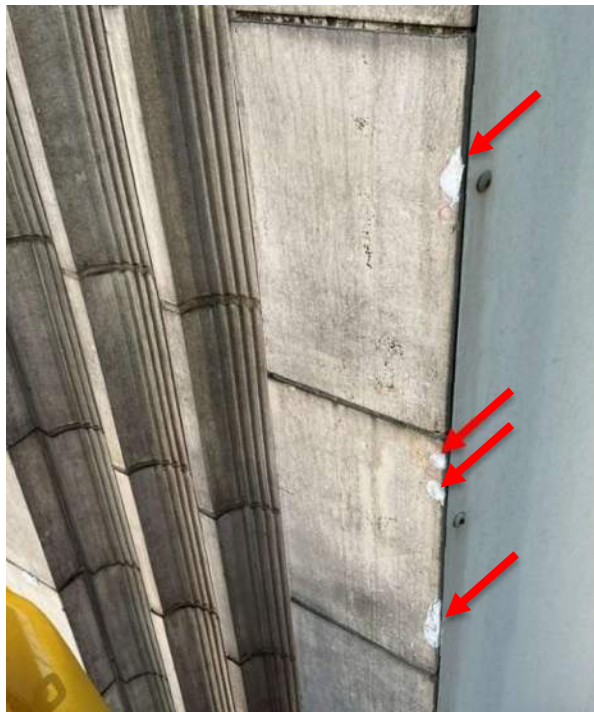


Photo 11. Sealed spalls at terra cotta units along full length of column



Photo 12. Sealed spall at terra cotta unit



Photo 13. Sealed skyward joints at windows



Photo 14. Replacement of terra cotta units with brick masonry



Photo 15. Deteriorated brick at southeast corner of Floor 15. This area was subsequently meshed.



Photo 16. Spalled brick at west elevation



Photo 17. Deteriorated brick at west elevation



Photo 18. Severely deteriorated mortar joints. Subsequently repointed.



Photo 19. Newly-constructed parapet wall with metal coping and roof flashing.



Photo 20. Steel columns encased in newly-constructed parapet wall.



Photo 21. Deterioration of wood sill and sash at window



Photo 22. Deteriorated mortar joint at 4th floor window sill



Photo 23. Typical terra cotta rout and seal repair



Photo 24. Typical mesh and painted horizontal metal channel repair



Photo 25. Typical cracked terra cotta metal strap stabilization repair



Photo 26. Typical skyward facing joint sealant repair



Photo 27. Typical installation of supplemental metal pins



Photo 28. Typical plywood cover replacement



Photo 29. Typical brick repointing at West Elevation



Photo 30. Typical brick replacement at West Elevation.

Appendix B: Elevation Drawings

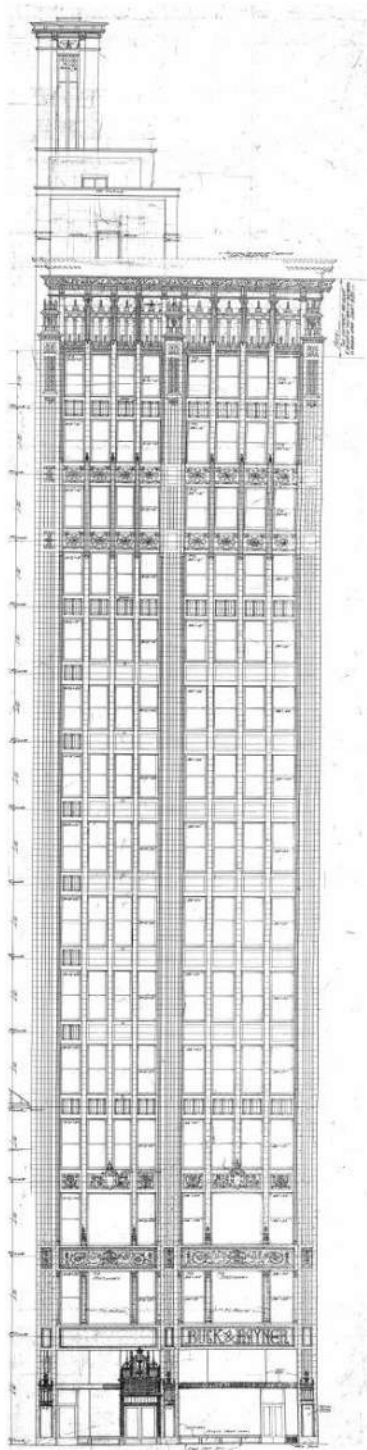


Figure 1: East Elevation from original Holabird and Roche architectural drawings

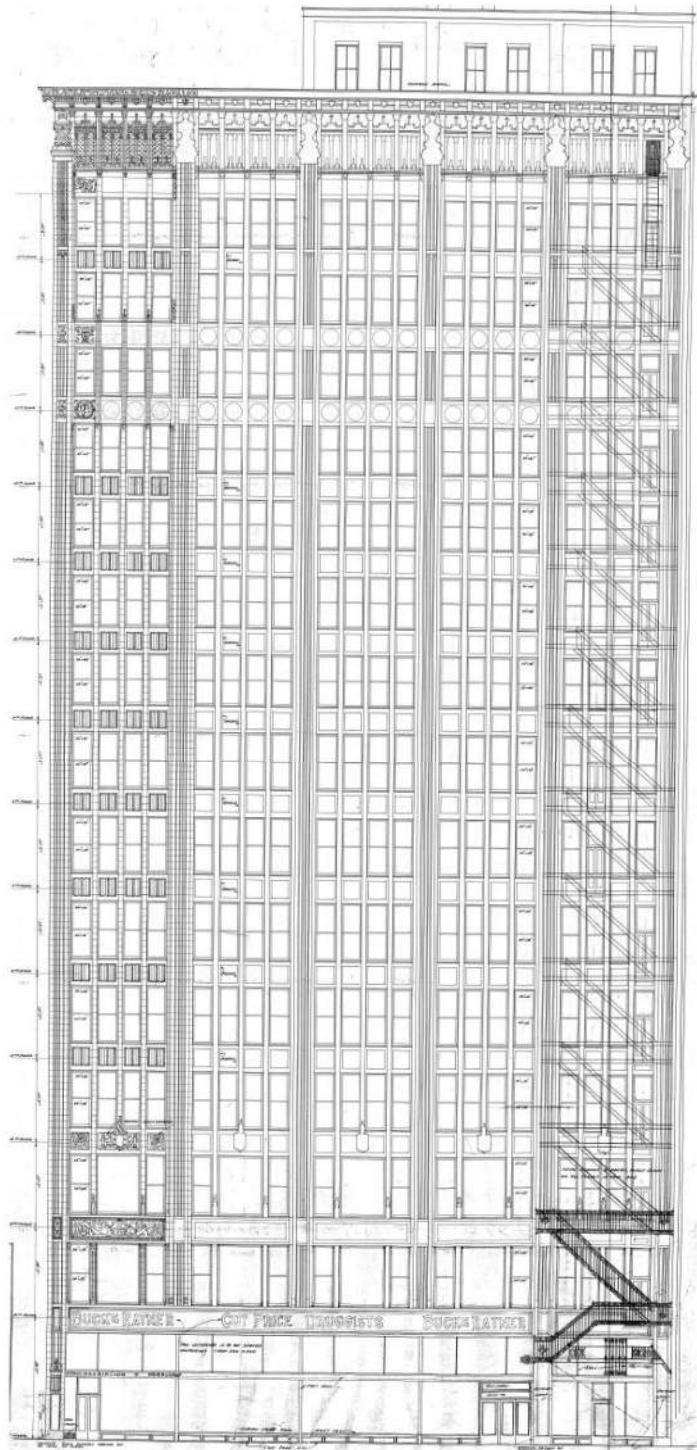


Figure 2: North Elevation from original Holabird and Roche architectural drawings

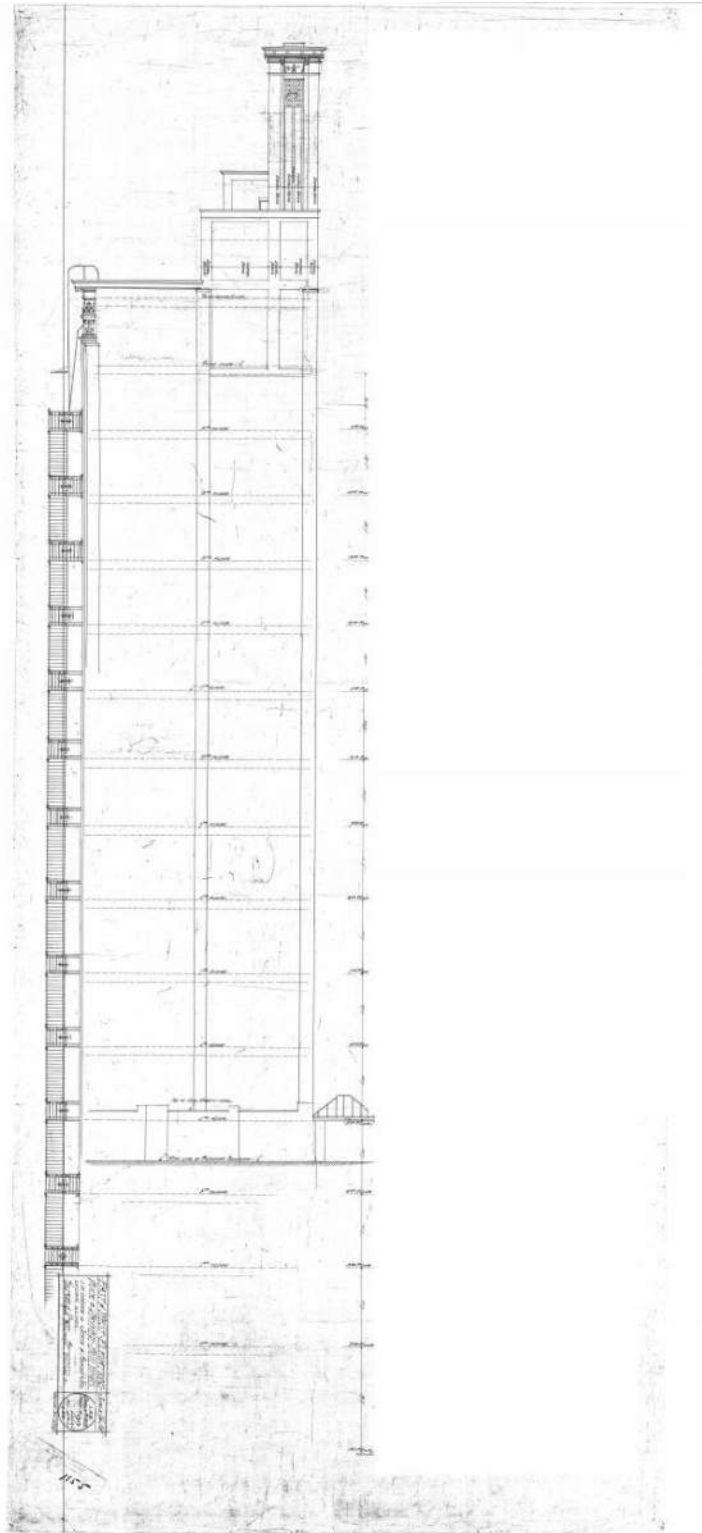


Figure 3: West Elevation from original Holabird and Roche architectural drawings

Appendix C: Temporary Stabilization Recommendations

Note: Recommended façade stabilization repairs were completed by the Contractor as part of the Critical Examination

TEMPORARY STABILIZATION REPAIR RECOMMENDATION LEGEND

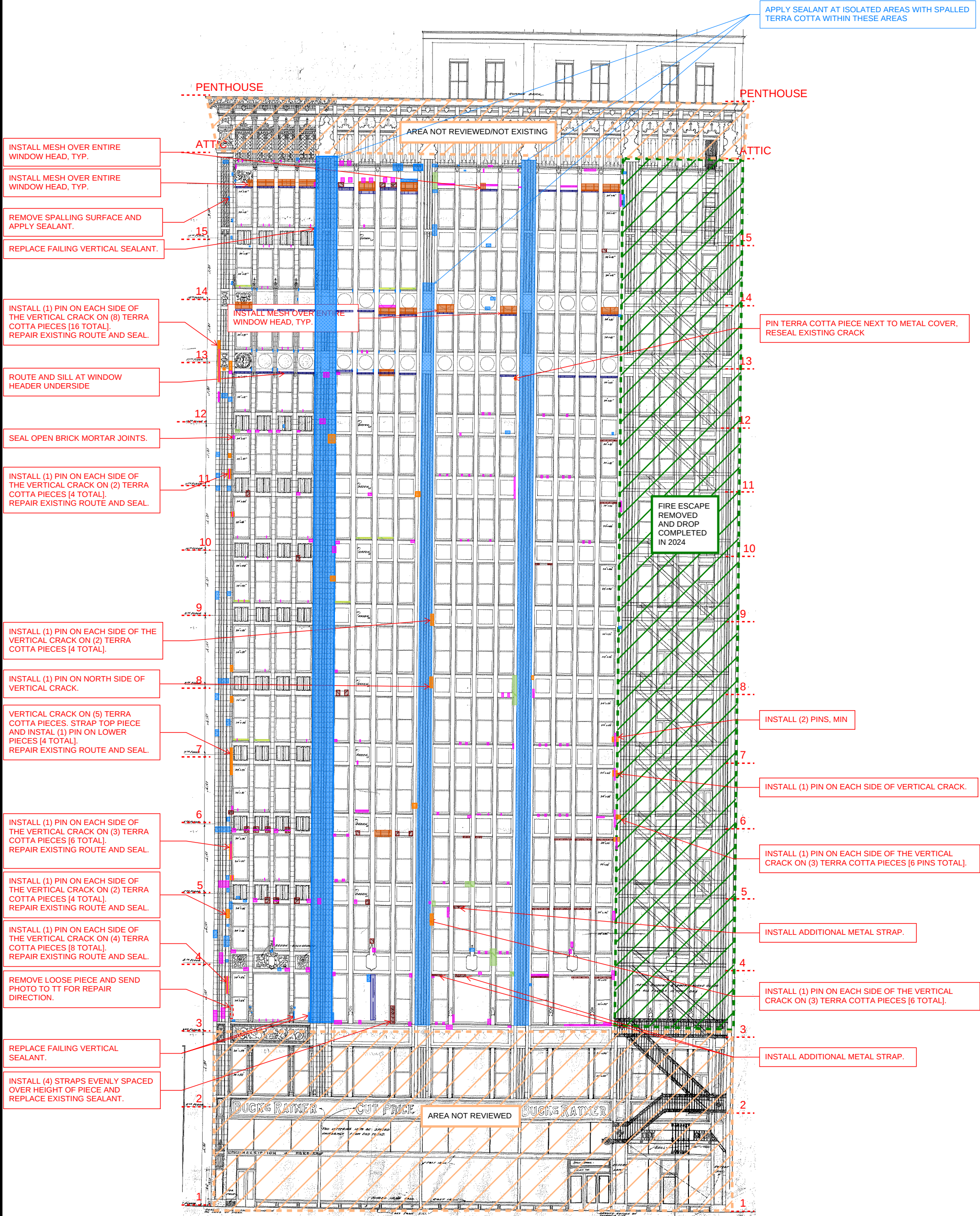
Repair	Quantity	Description
	25 SF*	Apply silicone sealant or potassium silicate masonry coating over exposed terra cotta core (basis of design coating is Potassium Silicate Coating by Cathedral Stone Products, or approved equal). Exposure includes split units, spalled glaze, and areas where adjacent units are no longer present. *Quantity does not include the small isolated spall locations highlighted on the vertical bands. These locations are not quantified.
	0 EA	Remove any existing deteriorated plywood covers and install new treated plywood to cover existing openings. Seal skyward facing joints in plywood cover. Paint to match color of existing. Quantity refers to number of areas that require replacement.
	0 EA	Install 2-3 nails horizontally into deteriorated wood window sill edge.
	0 EA	Remove any loose material. Provide new plywood covering anchored into sound material or mortar joints. Seal the skyward facing end of the plywood covering. Paint to match surrounding conditions. Quantity refers to estimated square footage of area to be stabilized with plywood covering.
	18 LF	Remove loose material. Rout and seal cracks and joints with sealant. Quantity includes cracks, skyward joints at sills, and other open joints.
	6 EA	Install 1/4" diameter stainless steel threaded rod, with nut and washer, set in epoxy into sound masonry backup, minimum 3" embedment into backup. Rout and seal associated cracks and seal pin embedment with sealant.
	5 SF	Remove any loose material. Provide stainless steel mesh anchored into sound material or mortar joints. Quantity refers to estimated square footage of area to be stabilized with mesh.
	16 EA	Install 1-inch wide stainless steel strap. Install minimum 4 stainless steel Tapcon anchors (3/16" diameter, 2.75" long) per strap into sound mortar joint or sound masonry if sound mortar joint is not present. Rout and seal associated cracks and seal anchor embedments with sealant.
	14 LF	Clean and coat steel channels. Paint to match color of existing.
	0 SF	Scrape, clean, and paint existing wood window frame to match other plywood repairs on this facade. Remove existing deteriorated window perimeter sealant and replace.
	24 EA	Remove existing deteriorated bricks and replace in kind, matching the color of the surrounding. Install new mortar joints at the replaced brick. Provide shoring where necessary.

GENERAL NOTES:
Repair quantities on this sheet and repair locations shown on elevation are approximate, and recommended stabilization methods are based on visual observations only. Additional areas of distress may exist and repair areas may grow during demolition and stabilization operations. If a recommended stabilization method is not feasible, contractor shall notify engineer and suggest an alternate stabilization method for review and approval.

Colors of all repair materials to be selected by GSA. Contractor shall submit color palates and samples to GSA upon request.

All work shall be performed in accordance with U.S. Department of the Interior Standards for the Treatment of Historic Properties, Brick Industry Association Technical Notes, and all other current applicable guidelines.

All drawings shall be viewed in color.



1

NORTH ELEVATION

NOT TO SCALE

Thornton Tomasetti

BY:

DATE:

PROJECT:

SUBJECT:

REFERENCE:

SSK- 0B

Repointing with Isolated Brick Replacement

Full Repointing and Brick Replacement

Repointing Only

Not Accessible/Not Existing

Center Interior Pilaster

North Interior Pilaster

North Edge Pilaster

South Edge Pilaster

South Interior Pilaster

Typical brick and mortar deterioration at North Edge Pilaster

FIRE ESCAPE REMOVED AND DROP COMPLETED IN 2024

Typical brick replacement on wall section

Typical brick and mortar deterioration at South Interior Pilaster

1

WEST ELEVATION

NOT TO SCALE

ThorntonTomasetti

BY:

DATE:

PROJECT:

SUBJECT:

REFERENCE:

SSK-0D