

Project

Critical Examination Report Consumers Building

220 S State Street
Chicago, 60604

Prepared For

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Prepared By

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Project No. 25018432.01

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1.00 EXECUTIVE SUMMARY

This is a report on the critical examination of the north, south, east, and partial west elevations of The Consumers Building located at 220 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 additional temporary repairs are necessary at this time; however, there are a large number of permanent repairs that are recommended to be completed within the next 12 months.

The 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
- Commencement of a comprehensive terra cotta restoration project
- Installation of durable repair materials at locations of temporary repairs

The 220 South State Street building has a permanent protective sidewalk canopy installed along State Street, Quincy Court, western alley and partial northern alley. There is no canopy in the secure courtyard at the east side of the north elevation. These canopies provide adequate coverage along the sidewalks and alleyways immediately adjacent to the building facades and were specifically installed to perform the function of a sidewalk scaffold. TT recommends these canopies remain in place.

The original scope for this critical examination excluded drops on the west elevation and on the west section of the north elevation, which are located over existing canopies and/or limited access areas. TT conducted a binocular review of these areas and recommended installation of additional overhead protection canopies in the northern alleyway and courtyard or the addition of these elevations to the project scope. The Client opted for the second option, resulting in a hands-on examination and temporary stabilization repairs at all elevations, except for the fire escape at the west elevation. TT reviewed and documented the condition of the fire escape area from the two adjacent drops.

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.

All elevations at the 220 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. 220 South State Street is a vacant building. The Facade Ordinance requires that vacant buildings must have a critical examination submitted every four years, regardless of the Category (Rule 2.1). TT was engaged by the GSA to perform an examination at all elevations of this building, with the exception of the fire escape at the west elevation.

Thornton Tomasetti, Inc. performed a critical facade examination of the building in 2021 and at that time classified the condition of the subject facades of the building as “Safe with Repair and Maintenance”. Thornton Tomasetti also performed a critical facade examination of the building in 2013 and 2015 with the same classification. Based on our findings in this report, the building remains in a “Safe with Repair and Maintenance” condition.

2.02 CONTACT INFORMATION

A. ENGINEER

Name and business address of Professional preparing report:

Kevin Jackson, SE, Principal
Thornton Tomasetti, Inc.
600 W Fulton Street
Suite 705
Chicago, IL 60661
T: 312.596.2000

B. CONTRACTOR

Access, labor, rigging and restoration services were provided by:

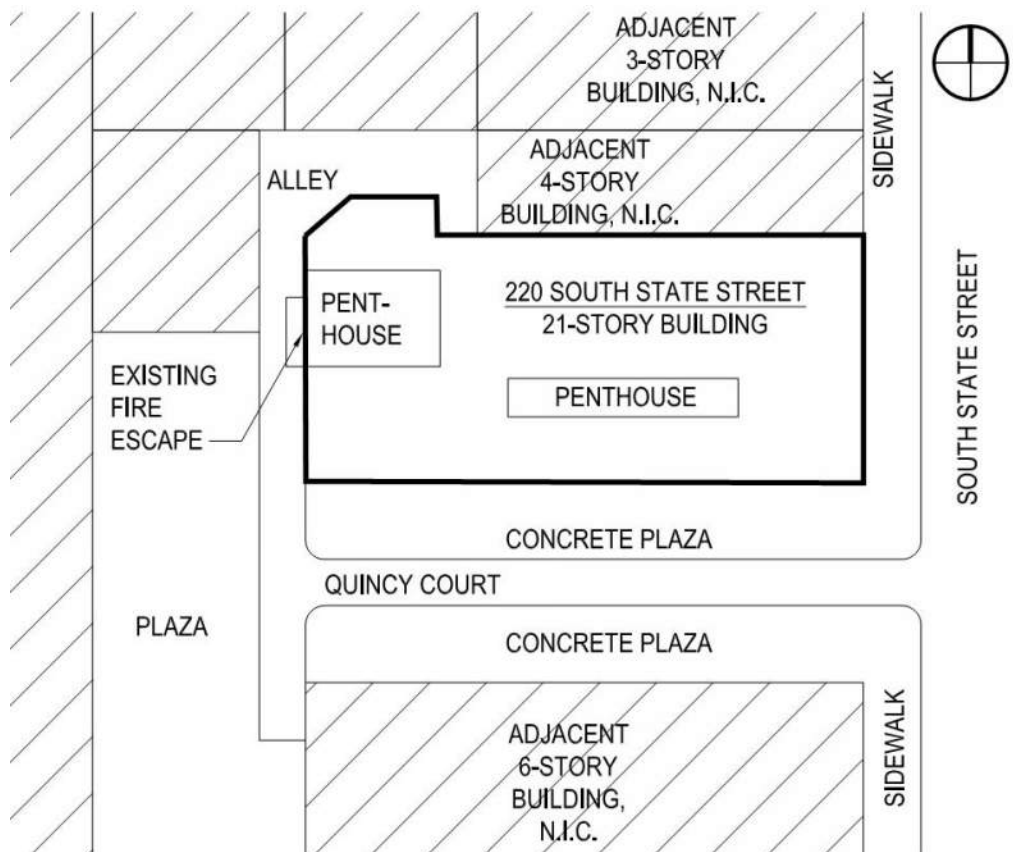
Berglund Construction Company
8410 S. South Chicago Avenue
Chicago, IL 60617
Telephone: 773-374-1000

2.03 GENERAL BUILDING INFORMATION

A. BUILDING NAME AND ADDRESS:

The Consumer's Building
220 South State Street
Chicago, IL 60604

B. SITE PLAN



C. PRINCIPAL BUILDING OCCUPANCIES:

Floor 1 (Ground) – Floor 21: Vacant

D. OWNER'S AGENT:

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Chicago, Illinois 60604
Telephone: 312.401.6021

E. ENGINEER:

Name and business address of Professional preparing report:

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Principal

Thornton Tomasetti, Inc.
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Chicago, IL 60661

T: 312.596.2000

F. BUILDING DESCRIPTION

• **NUMBER OF STORIES**

21 stories, plus a 1-story mechanical attic with a 1-story mechanical penthouse

• **BUILDING HEIGHT**

Approximately 285 feet

• **PLAN DIMENSIONS**

Approximately 144 feet (North and South) by 62 feet (East and West)

• **BUILDING AGE**

Approximately 114 years old; constructed circa 1912

The Consumers Building, also referred to as the 220 South State Street building or 2 Quincy Court, was designed by the Chicago-based architecture firm Jenney, Mundie and Jensen Architects in 1911 (Photo 1 and Photo 2). The building is a 21-story structure constructed with steel structural framing and clad in historic terra cotta and glazed brick masonry. The building is bound by State Street to the east, Quincy Court

(previously Quincy Street) to the south, an access drive to the west, and a 4-story building to the north. Refer to the Site Plan shown in "Part I" below.

The steel structural framing includes the use of rolled shapes and built-up shapes by riveting steel shapes 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.

The proportions of the building are typical of the "Chicago School of Architecture," which was popular in the late 19th century. Chicago School skyscrapers were typically divided vertically into proportions that resemble the three parts of a classical column. For the Consumers Building, the first four stories function as a base, the fifth through the 17th floors act as the shaft of the column, and the top four floors, which were originally topped with an ornamental cornice, represent the capital of the column. The original cornice was removed on an unknown date.

Elements of neoclassical architecture were typically used in the ornamentation of Chicago School skyscrapers. This is evident on the primary or street elevations of the building, which are adjacent to State Street (east elevation) and Quincy Court (south elevation). The building is clad with terra cotta, except at locations where the terra cotta was removed and replaced with a white glazed face brick. At the primary elevations, architectural elements include simple belt courses and water tables at the second, fifth, sixth, and 18th floors. At the 21st floor, an ornamented water table exists. At the spandrels below the third, 4th, 19th, and 20th floors, a rectangle is flanked by ornamented terra cotta diamond shapes. At the remainder of the spandrels, a rectangular shape exists below each window. At the east and south elevations, the historic terra cotta cornice and the parapet walls have been removed and reconstructed with glazed face brick but would have originally been enhanced by ornamental terra cotta. They are now capped with limestone coping.

The west elevation and west end of the north facade of the building are adjacent to an access drive. The east end of the north elevation is adjacent to another building. These elevations are clad with ashlar terra cotta units, except at locations where the terra cotta was removed and replaced with a white glazed face brick or cementitious parge coats. The design motifs of the primary street elevations (east and south) originally wrapped around the northeast and southwest corners. However, at the northeast corner, these elements were completely removed, and at the southwest corner, most of the elements were removed. A metal fire escape exists at the center of the west elevation.

At the east and south elevations, the windows at floors two through four are replacement aluminum clad Chicago style windows with a large center fixed pane flanked on either side by an operable single hung window. At floors five through twenty-one, the masonry openings are infilled with a pair of replacement aluminum clad single hung windows. Between the windows is a narrow terra cotta mullion. At isolated locations on the south elevation, the original wood window framing is still in place in

areas with louvers and vents. At the west and north elevations, steel-framed single hung windows are present.

Through the years, the building facade has undergone several alterations, the most significant being the removal of the original terra cotta cornice and replacement with glazed brick and the removal of the terra cotta at the northeast and southwest corners of the building and replacement with glazed brick. Other changes have included but are not limited to the following: window replacement, terra cotta repairs, terra cotta removal and replacement with glazed brick or cementitious parge coats, infilled windows, crack repairs, parapet wall removal and rebuild, and other various repairs.

Alongside this Critical Examination, temporary repairs were completed by Berglund at localized damaged building elements requiring stabilization, as noted by TT during the hands on review.

G. OVERALL PHOTOGRAPHS OF THE BUILDING

Refer to Photo 1 and Photo 2 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 – November 24, 2025

End – June 10, 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 Facade Descriptions and Observations and Section 3.04- Temporary Stabilization Repairs

L. REPAIR RECOMMENDATIONS

Refer to Section 4.00- Recommendations and Appendix C: Temporary Stabilization Recommendations

M. FUTURE EXAMINATIONS

Refer to Section 4.04- Future Exterior Examinations

N. SIGNATURE

Refer to Section 5.00- LIMITATIONS AND SIGNATURES

O. DATE OF REPORT

July 1, 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, south, 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:

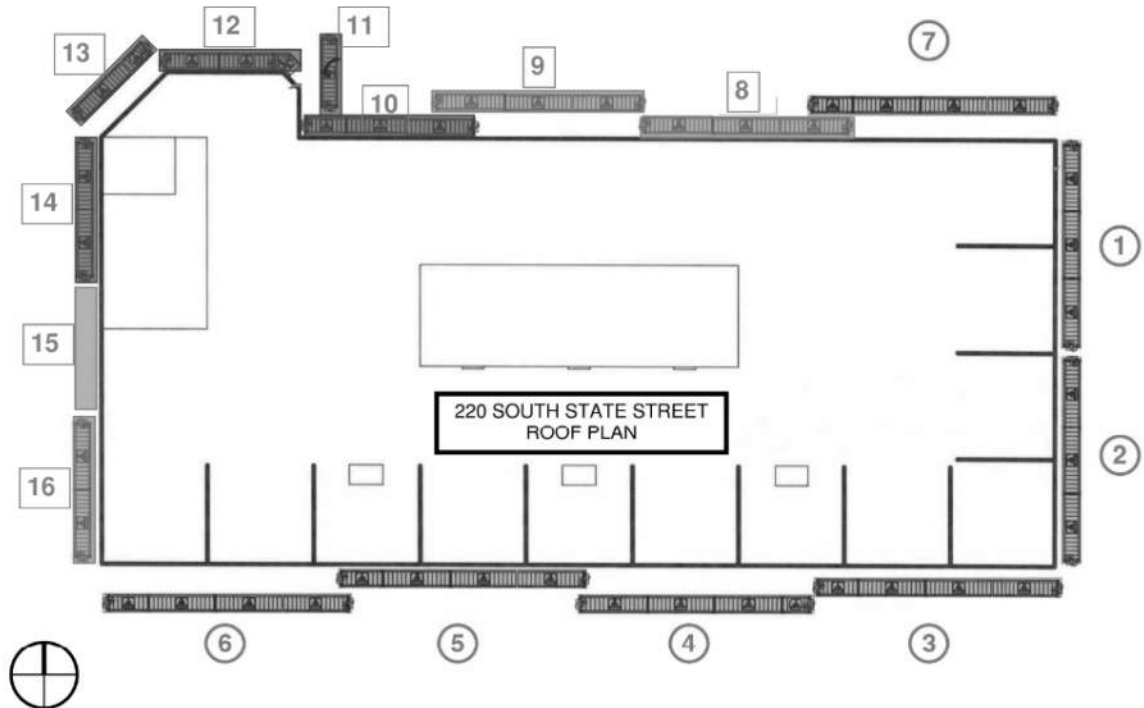
- “2021 Critical Examination Report for the Consumers Building, 220 South State Street, Chicago, Illinois,” dated February 23, 2021, and prepared by Thornton Tomasetti, Inc.
- “2015 Critical Examination Report for the Consumers Building, 220 South State Street, Chicago, Illinois,” dated October 30, 2015, and prepared by Thornton Tomasetti, Inc.
- “2013 Critical Examination Report for the Consumers Building, 220 South State Street, Chicago, Illinois,” dated October 20, 2014, revised February 24, 2015, and prepared by Thornton Tomasetti, Inc.
- “Critical Examination of Exterior Walls and Enclosures for 220 South State Street, Chicago, Illinois,” dated July 22, 2002; prepared by Kolbjorn Saether and Associates, Inc.
- Partial set of the original building drawings for “Office Building N.W. cor. State and Quincy Sts. for Mr. Jacob L. Kesner Chicago, Illinois,” dated April 20, 1912; prepared by Jenney, Mundie and Jensen 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 north, south, east and partial west elevations were inspected from full-height “drops” from a swing-stage scaffold to visually cover approximately 100% of those elevations (refer to Drop Plan below). Each “drop” location covered the vertical portion of the building from the top of the parapet to the canopy level, or top of adjacent building. The suspended scaffold examinations were performed on all drops from October 2025 through June 2026. Some of these drops (Drops 8 through 16) were inspected for the first time in approximately 10 years. Additional observations were made from the ground level in December 2025 and January 2026 and from the adjacent roof(s) in January 2026. Documentation consisted of photographic images, field notes, and sketches.

TT performed observations at the façade behind the fire escape (Drop 15) from the adjacent swing stages at Drop 14 and Drop 16, since the access to this portion of the façade was limited due to the condition of the fire escape structure. All respective temporary stabilization repairs recommended were only to be performed if accessible from the suspended scaffolding. There were no imminently hazardous conditions present in areas inaccessible from the adjacent suspended scaffolding.

DROP PLAN:



TT's observations were limited to up-close visual examinations performed at arm's length with the aid of hammer or mallet devices to sound the terra cotta surface and check for loose and delaminated pieces. This project did not include destructive material testing, and no new individual probe openings were performed as a part of this Critical Examination. The contractor implemented temporary stabilization repairs at cracked or severely damaged areas as part of this examination. Refer to the Temporary Stabilization Repairs Section 3.04 herein.

3.03 BUILDING FACADE DESCRIPTIONS AND OBSERVATIONS

The following is a brief description of the building's south, east, north and partial west (Drops 14 and 16) 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

The original terra cotta cornice and parapet wall has been previously removed and replaced with glazed brick masonry cladding and a limestone coping between 1961 and 1980. unknown date. This is further discussed below under "Brick Cornice."

Terra cotta is used in tandem with glazed white brick to clad all elevations. Specific details include the lower portion of the original cornice that remains above the 21st floor windows, belt courses and water tables, including the associated window sill units, at the 2nd, 5th, 6th, 18th and 21st floors; window head units at window locations beneath the cornice, belt courses, and water tables; spandrel units below each window bay (not at belt course or water table locations), including the associated window heads and sills; mullion units between windows at the 5th through 21st floors; and columns clad with terra cotta units in the form of vertical bead, cove, and ashlar pieces.

In general, deterioration of the components has progressed at an increased rate since the 2021 Critical Examination due to the lack of a comprehensive repair and maintenance program. The north and west elevations, which were not fully reviewed close-hand during the 2021 campaign, exhibit increased deterioration of façade elements compared to other areas of the building. 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.

1. Lower Portion of Cornice

Above the 21st floor window head, two courses of the original terra cotta cornice and parapet wall remain. These two courses include a large half round profile unit with a congee profile below.

On the east elevation, these courses have been fully meshed with a stainless steel mesh sheet in the previous repair cycle (Photo 3). Components under the stainless steel mesh must be observed regularly for continued deterioration, deteriorated pieces must be removed or repaired and the mesh must be re-installed in place. No loose material was observed below the stainless steel mesh at the time of this critical examination.

On the south elevation, it was observed that one piece of the remaining cornice has dislodged within the last 5 years and fallen onto the canopy below (Photo 7). The cornice is in fair to poor condition, with areas of chipped and spalled glaze, and open vertical and horizontal joints.

Above the terra cotta is the glazed brick parapet wall, which is discussed below under "Brick Cornice."

2. Belt Courses and Water Tables

Belt courses are located at the 2nd and 6th floors, and water tables (larger belt course) are located at the 5th, 18th and 21st floors. The top unit of the belt courses

and water tables have a skyward facing horizontal face that is slightly sloped away from the building. Raised terra cotta joint edges exist at each unit. Windowsill units sit directly above this course and have similar skyward facing elements.

The 21st floor water table is more ornamented than the others. The second course is a torsade (in profile a twisted rope) (Photo 4). Below is a course with decorative shields capping each column and a flat circular medallion at the midpoint of each window bay (Photo 5).

Prior to TT's involvement with this building, at the northeast corner of the building, the belt courses and water table were removed completely (Photo 6). At these locations, glazed brick masonry infills the areas formerly terra cotta. Additional previous repairs include crack repairs, installation of pins, removal of loose or spalled material and the installation of a cementitious patch material.

At isolated locations on the south elevation, pieces of the belt courses and water tables have been removed or previously fallen from the façade. At the southwest corner, TT observed a spall at an ornamental piece of the water table where a portion had dislodged prior to TT's start to the critical examination (Photo 7). A water table unit was removed at the southwest corner of the building as a part of this critical examination and temporary stabilization repair cycle.

The water tables on the south and east elevations are generally in poor condition. The pieces are typically deteriorated with minor spalls on the horizontal surface and cracks and spalls at the underside. The mortar at the water table horizontal joints is typically missing or eroded.

3. Window Heads beneath the Cornice, Belt Courses and Water Tables

Window heads, or window lintels clad in terra cotta, at window locations beneath the cornice, belt courses and water tables are similar to the profile of the columns. There is a horizontal bead directly above the window, a cove profile, and a flat transition to the projecting elements above. This occurs at the 4th, 5th, 17th, 20th and 21st floors.

Previous repairs include pin repairs, crack repairs with sealant, removal of small spalls, installation of patch material, and netting with stainless steel mesh.

4. Spandrels

Spandrels exist below all window openings except at locations of belt courses and water tables. The spandrels consist of a sill course, decorative courses forming simple flat rectangles or ornamented diamond shapes, and a window head course. At the spandrels below the 3rd, 4th, 19th and 20th floors, a rectangle is flanked by ornamented diamond shaped terra cotta (Photo 8). The spandrels were typically in fair condition, with minor spalls of the terra cotta glaze, and minor cracking.

5. Mullions

Terra cotta mullions exist between windows at the 5th through 21st floors. The units are rectilinear with a flat or low profile (Photo 9 and Photo 10). These mullions are supported by a steel vertical member. Previous repairs were observed at several locations including previous pin or mesh repairs and sealant repairs. The mullions were typically in fair to poor condition, with several locations of cracked terra cotta and unsound material.

6. Columns

At the columns, terra cotta units project forward from the face of the spandrels and window jambs with a vertical bead profile, a cove profile and a second vertical bead profile.

Previous repairs were observed at numerous locations including removal of the terra cotta and replacement with glazed brick masonry or plywood covering, pinning, meshing, patch repairs, crack repairs, mortar repairs and sealant repairs (Photo 11). The previous repairs are in fair to poor condition, with replaced brick masonry cracking at isolated locations, and deteriorated plywood covers.

7. Mortar and Sealant Joints

As discussed above, the skyward facing joints were found to have aged with deteriorated sealant or mortar materials (Photo 27). A variety of generations of mortar and sealant was observed in the joints. Most of the joints have some degree of deterioration.

Mortar joints on vertical surfaces, specifically the cornice, belt courses, and water tables, and at corners of the building, were found to be open, cracked, or eroded, allowing water infiltration (Photo 12). The remainder of the joints have aged with varying degrees of deterioration.

Horizontal sealant joints were observed in fair to poor condition around the building. Most of the horizontal joints on the south elevation were missing or deteriorated.

8. Northwest Corner

The west corner of the north elevation (the “bump-out”) extends outwards on plan similar to a bay window feature. Through a binocular review from the ground and sub-sequent hands-on review, TT identified increased deterioration of the façade elements, including multiple locations of spalled terra cotta and large voids where pieces have dislodged (Photo 13 through Photo 18).

B. BRICK MASONRY

Typical deterioration of the components has progressed at an increased rate since the 2021 Critical Examination due to the lack of a comprehensive 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 distress, which are further discussed in Section 3.04.

White glazed brick was previously used to reconstruct locations where terra cotta units were removed; the most notable of locations includes the original cornice and parapet walls, the northeast building corner, and portions of the southwest building corner. Glazed brick is also used as a replacement material at columns and isolated sill, mullion and spandrel locations. Face brick exists at the roof side of the parapet wall. The majority of the face brick has been covered with flashings of the roof system.

In general, the glazed brick masonry construction was typically observed to be in poor condition. Typical deterioration included cracked brick and eroded mortar joints.

1. Parapet Walls

At the east and south elevations, the original terra cotta cornice and parapet walls were removed and reconstructed with glazed brick masonry. In 2013, temporary wood stabilization shoring with stainless steel wire mesh was installed across the full width and height of the parapet wall (Photo 19). This temporary stabilization is still in place and is in fair condition.

2. Northeast Corner of the Building

Similar to the parapet wall, the original terra cotta masonry was removed at an unknown time and the exterior wall was reconstructed with glazed face brick masonry at the northeast corner of the building. At the roof level, the face brick continues along the north parapet wall towards the west for several feet.

In 2013, approximately 50 square feet of the glazed brick masonry collapsed from around the seventh floor at the north side of the northeast building corner. Subsequently, this area of masonry and adjacent deteriorated brick masonry was reconstructed with new structural elements and brick masonry (Photo 20). This area of reconstructed masonry was observed in good condition.

Also in 2013, a portion of the parapet wall and brick masonry at the north side of the northeast building corner at the 21st floor was removed due to extensive deterioration. A temporary painted plywood enclosure was installed to provide weather protection (Photo 21). The plywood of this temporary stabilization repair was found to be in fair condition and its anchors were engaged.

3. Miscellaneous Areas of Brick Infill

At various locations, glazed brick was previously used to replace terra cotta units. This occurs primarily at columns and spandrels. Glazed brick is also used to infill a few locations of previously removed windowsills. Several areas with localized brick infill are deteriorated, with cracked replacement bricks and widespread spalling of the protective glaze on the masonry (Photo 22 and Photo 23).

C. STOREFRONT

The first floor of the building is clad with a storefront window system at the east elevation. Access to the vacant commercial spaces located at the east portion of the ground floor is incorporated into the replacement storefront system along the east elevation.

D. FIRE ESCAPE STRUCTURE

TT conducted a limited visual review of the fire escape structure at the west elevation and the façade elements behind it from the two adjacent suspended scaffolding drops in 2026 (Drop 14 and 16). TT observed widespread corrosion and deterioration of steel elements. However, deterioration at major framing elements and anchorage appeared minor. While TT did not identify full section loss or imminent fall hazards, we recommend that access to the structure is restricted until it is fully assessed by a qualified structural engineer. (Photo 23 through Photo 25).

E. WINDOWS

At the south and east elevations on floors two through four, replacement aluminum clad Chicago style windows exist. Above the 4th floor, replacement aluminum clad single hung windows exist at openings. Steel framed windows exist at the north and west elevations.

The window perimeter sealant on the south and east elevations is in fair to poor condition. On the north elevation, the window perimeter sealant on the steel-framed windows is heavily deteriorated (Photo 26).

F. 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 12). Areas where significant cracking and damage exist are more susceptible to water infiltration and thus an accelerated rate of deterioration.

G. 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 (Photo 28).

3.04 TEMPORARY STABILIZATION REPAIRS

In conjunction with the critical examination, temporary stabilization repair work was performed by the Contractor between October 2025 through June 2026. The fire escape structure, discussed above, is located on the west elevation, which is not included in this critical examination.

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

A. SOUTH ELEVATION

- A significant number of crack repairs and skyward facing joint sealant replacements were performed at the belt courses/water tables at the 5th, 18th, and 21st floors to reduce the amount of water infiltration.
- Joints with missing mortar were filled with polyurethane sealant (Photo 33).
- Below the 21st floor most of the existing plywood coverings were replaced, painted, and resealed to mitigate further water infiltration. Where the plywood was in good condition, including at windows (Photo 38), it was re-coated and its perimeter sealant replaced. New covers were installed at window sills where unsound material removal exceeded 1 square foot (Photo 34).
- Cracked terra cotta units were routed and sealed (Photo 44). In some instances, these pieces were also secured to the back-up with stainless steel threaded rods set in epoxy (Photo 45). Small areas where the terra cotta core was exposed to the elements, such as spalls or glaze failures, were sealed (Photo 30 and Photo 32).
- Stainless steel straps or mesh anchored into adjacent sound material were installed to secure unsound façade elements without exposed unglazed terra cotta surfaces (Photo 35 and Photo 36).
- At isolated locations, terra cotta pieces were previously removed and replaced with white glazed brick (Photo 29). TT identified locations where this brick was cracked or spalled and recommended repair with sealant or replacement based on the extent of the deterioration.
- TT also identified several areas where window headers were rebuilt with a steel lintel and replacement brick. The steel was cleaned and coated with corrosion-inhibitive paint. (Photo 37).

B. EAST ELEVATION

- Due to the similarities between the facades at the south and east elevations, similar temporary stabilization repairs were performed throughout the east elevation.
- Below the rebuilt parapet, the remaining elements of the cornice are mostly meshed on the east elevation, and the 21st floor water table is entirely meshed (Photo 31). In some areas, mesh was removed to repair new cracks, or to remove loose material, and reinstalled or replaced depending on the condition of the mesh.
- New mesh was installed at some locations on the east elevation due to increased deterioration surrounding previous repairs.

C. NORTH ELEVATION

- Stabilization work at the north elevation mostly consisted of repairs to address terra cotta distress such as cracks, spalls, and voids where pieces have become dislodged.
- Similar to other elevations, existing plywood coverings were replaced or re-coated when damaged or in good condition, respectively.
- TT observed several locations where multiple terra cotta pieces were displaced, their face spalled, or appeared to be distressed (Photo 13 through Photo 18). Portions of spalled or loose terra cotta were removed, and voids covered with new plywood (Photo 39) or infilled with white-glazed brick (Photo 41).
- TT identified several hung window header terra cotta units with compromised steel J-hook supports (Photo 28). At these locations, brick infill was not possible without the installation of additional steel lintel supports. The pieces were removed and painted plywood covers installed.
- Unsound pieces were secured with stainless-steel pins, straps or mesh. TT opted for mesh or straps at locations where previous repairs had already compromised the integrity of the terra cotta piece and backup (Photo 40).
- The façade at the fifth and sixth floors consists of a cementitious parge coat over brick masonry. The condition of this parge coat varies from fair to severely deteriorated and includes several previous sealant repairs at cracks (Photo 42). Areas where the parge coat had debonded and was at risk of becoming detached were removed. New cracks or locations where existing sealant failed were re-sealed (Photo 43).

D. WEST ELEVATION

- Similar temporary stabilization repairs to those implemented at the south, east and north elevations were performed at the west elevation.
- This elevation includes the fire escape, where repairs were completed if they could be reached from the adjacent drops.
- TT observed several instances where the flat terra cotta pieces above each window were bulging outwards about their horizontal axis. This behavior appears to be related to corrosion of the embedded steel lintels located at that level. These items were addressed with steel straps or mesh (Photo 46).
- TT identified a large quantity of terra cotta cracks which required rout and seal repairs.
- The terra cotta pieces at the window jamb closest to the fire escape at the 4th floor, where windows were previously infilled with brick, were severely cracked. Unsound pieces were removed and the area covered with plywood (Photo 47 and Photo 48).
- At the 18th floor, the south elevation terra cotta water table return pieces were cracked and displacing vertically. These pieces were removed and the area covered with painted plywood (Photo 49 and Photo 50).

4.00 RECOMMENDATIONS

The following is a summary of TT's recommendations based on our 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 also connected to the water ingress resulting from failures in the roofing system, which is past its service life, and the unconditioned state of the building. 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 freeze thaw cycles because of 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
- Windows
- Mortar and sealant joints
- Penthouses

Unless otherwise specifically stated, TT recommends that:

- Commencement of permanent repairs or inspection of the areas not included in this report occur by 2027 (fire escape, main roof, penthouses).
- Commencement of permanent repairs or additional inspection of the areas included in this report occur by 2028.
- Performing annual binocular surveys of all four elevations to monitor the rapidly deteriorating conditions.
- Restricting access to the fire escape on the west elevation and monitoring its condition via binocular surveys to address the need for removal.
- 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 CONDITION

Any imminently hazardous conditions that were observed were removed and/or stabilized when encountered. These conditions generally included spalled and/or loose terra cotta.

The north elevation has had terra cotta pieces dislodge and fall into canopy protected or restricted access areas within the last two years. Terra cotta and masonry conditions were initially observed via a binocular review for the bays on this façade, the binocular review is included at the end of this report in Appendix_D.

Following the binocular review, the scope of the critical was expanded to include hands-on review of these bays and address the spalled and deteriorated material

4.02 SAFE WITH A REPAIR AND MAINTENANCE PROGRAM CONDITION

All elevations observed close-hand for this report can be considered as “Safe with a Repair and Maintenance Program” condition by the conclusion of our examination due to the implementation of stabilization repairs. However, these stabilization repairs are not anticipated to be effective for more than a few years. Long-term repairs are required, including repairs to steel support elements and replacement of anchorages. Additional recommendations are outlined below.

TT recommends long-term repairs 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 designed and implemented within the next two years.

Thornton Tomasetti recommends that the existing sidewalk and alley protection currently in place remain in place until long-term repairs are completed, and the facades re-examined. TT recommends that the canopy extends a safe distance beyond the building corners in order to provide adequate coverage.

A. TERRA COTTA REPAIRS

1. Lower Portion of Cornice

TT recommends repointing mortar joints and replacement of sealant at skyward facing joints and at other locations. TT also recommends repair of the metal flashings.

TT recommends replacement of temporary patch materials such as parge coats and sealant with more durable repair material. Coping units should be closely monitored every year.

2. Belt Courses and Water Tables

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 parge coats and sealant with more durable repair material.

TT recommends water tables be dis-assembled, underlying conditions (such as corroded steel structural elements) repaired, the terra cotta units repaired, and the water tables reconstructed.

3. Window Heads beneath Cornice, Belt Courses, Water Tables

TT recommends repointing of mortar joints, replacement of sealants and crack repairs. TT also recommends replacement of temporary patch materials such as sealant or cementitious mortar with more durable repair material and repair of distressed terra cotta units repaired.

TT recommends replacing severely cracked or missing terra cotta units and repairing underlying conditions (such as corroded steel structural elements).

4. Building Corners

TT recommends repointing of mortar joints, replacement of sealants and crack repairs. TT also recommends replacement of temporary patch materials such as sealant or mortar with more durable repair material. TT also recommends repairing distressed units.

TT recommends replacing severely cracked or missing terra cotta units and repairing underlying conditions (such as corroded steel structural elements).

5. Spandrels

TT recommends repointing of mortar joints and replacement of sealant at skyward facing joints and at other locations within the next six months. Some patching will be required in addition to removal of existing joint material and the installation of sealant. TT also recommends replacing severely cracked or missing terra cotta units and repairing underlying conditions (such as corroded steel structural elements).

Window head units (excluding those discussed in Item #3 above) are in fair condition. TT recommends repointing of mortar joints and replacement of sealant. TT also recommends repairing cracks and locations of spalls with durable repair materials compatible with historic materials.

6. Mullions

TT recommends repointing of mortar joints and replacement of sealant joints. TT also recommends replacing severely cracked or missing terra cotta units and repairing underlying conditions (such as corroded steel structural elements). Those units that have not cracked should be monitored and repaired as necessary.

7. Columns

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 infill pieces with more durable repair material. TT recommends replacing severely cracked or missing terra cotta units and repairing underlying conditions (such as corroded steel structural elements).

8. Mortar and Sealant Joints

TT recommends repointing mortar joints and replacing existing sealant joints.

B. BRICK MASONRY

1. Parapet Walls

TT recommends the temporary stabilization components implemented at the south, east and north parapet walls be replaced with new components. TT further recommends that at that time, a long-term repair solution to address the deterioration of the parapet walls be designed and implemented.

2. Northeast Corner of the Building

TT recommends reconstruction of the corner brick masonry for the full height of the building, including installation of new steel shelf angles. Until that repair is implemented, TT recommends the brick masonry of the northeast building corner be closely monitored and annually inspected to detect further deterioration.

3. Cementitious Parge Coat

TT recommends annual monitoring of the condition of the cementitious parge coat at the north elevation and restricted access to the 5th floor adjacent rooftop below the area. TT recommends a full replacement of the parge coat or replacement of the face brick.

4. Masonry Infill

At several locations throughout the building, primarily on the north elevation, terra cotta has been previously demolished and white-glazed brick was installed as an infill. TT recommends replacing cracked brick units, repointing mortar joints and replacing existing sealant joints.

The masonry infill is temporary in nature, and has been noted to have deteriorated at an accelerated rate since the previous 2021 critical. New areas of infill were installed as a part of the 2025 stabilization repair program where stones have spalled and left voids in the façade. The new areas of masonry

infill are also intended to be temporary in nature. TT recommends installing new terra cotta replacement pieces in the locations where pieces have been removed and infilled with brick masonry.

C. STOREFRONT

TT recommends replacing existing sealant joints.

D. WINDOWS

TT recommends failed sealant joints be repaired. TT also recommends cleaning and coating steel windows and frames.

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 are not critical but may help the long-term durability of the building facade and would be a more durable 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. The previously observed deterioration has worsened since 2021 and TT continues to recommend that repairs be performed. Water ponding in large areas was observed on the roof and existing skylights appear to be in poor condition. Implementing repairs or replacement to roofing components will reduce the amount of water entering the façade and slow the rate of deterioration of the facade and structure if implemented with other recommended parapet repairs. TT recommends replacement of the roofs at the upper mechanical penthouses and repair of the main roof, including proper flashings and terminations within the next 12 months.

B. REPLACEMENT TERRA COTTA

The repair recommendations above will perform better and the structure will require less maintenance if previous repairs that are in poor condition are removed and replaced with new terra cotta units.

C. PENTHOUSES

The penthouse elevations were not included in the 2025 Critical Examination. The Owner has reported that no comprehensive repairs have been performed since the 2015 critical examination. TT anticipates that the previously observed deterioration has worsened and continues to recommend that repairs be performed.

4.04 FUTURE EXTERIOR EXAMINATIONS

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

A. ONGOING FAÇADE EXAMINATIONS

Required every 2 years in between the 4-year requirement of critical examinations, and are due by November 1. Provided that 220 South State Street building is vacant, ongoing examinations cannot be performed every two years in lieu of a critical examination.

B. CRITICAL FAÇADE EXAMINATIONS

Required every 4 years because the building is vacant (Rule 2.2). 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 commence in 2027 for areas not reviewed close-hand as part of this report, and by 2028 for the remaining areas.

C. ARCHITECTURAL AND STRUCTURAL IRON INSPECTION

TT performed observations of the fire escape in 2021; 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 an inspection and report as soon as practical.

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.

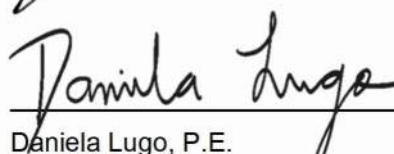
A copy of this report has been given to the owner/agent of the building, and the owner/agent has been informed of all the observed conditions requiring maintenance and repair work.

This report was prepared under the direction of Kevin Jackson, SE, Principal of Thornton Tomasetti, 600 W Fulton, Suite 705, Chicago, IL 60611, Telephone: 312.596.2000.

Respectfully submitted,

THORNTON TOMASETTI, INC.



John Field
Engineer

Daniela Lugo, P.E.
Project Engineer

Christopher Kuenzer, P.E.
Associate



Kevin Jackson
EXP 11/30/2026

Kevin Jackson
Principal

SEAL
Expires: November 30, 2026

Appendix A: Photographic Documentation



Photo 1. Overall elevation of the east and south façade.



Photo 2. Historic rendering of the building (red dashed rectangle) circa 1920.



Photo 3. Typical cornice throughout east and north elevations.



Photo 4. Spall along torsade on the 21st floor water table.



Photo 5. Terra cotta capping at columns below 21st floor water table (2021 photo for reference only, repairs have been completed).



Photo 6. Previously removed water table piece at the northeast corner of the building, cracks routed and sealed.



Photo 7. 22nd floor water table with missing terra cotta portion with corroded steel tie shown, exposed terra cotta subsequently covered with plywood.



Photo 8. Typical decorated spandrels.



Photo 9. Typical terra cotta mullion on the east elevation, with crack noted by red arrow, subsequently routed and sealed.



Photo 10. Typical cracked terra cotta mullion units on the south elevation, subsequently routed and sealed.



Photo 11. Previous terra cotta repairs at column units in poor condition.



Photo 12. Deteriorated mortar joints at cornice torsade at the south elevation.



Photo 13. Exposed terra cotta core due to face spall, subsequently rebuilt with white glaze brick.



Photo 14. Terra cotta face spall, subsequently rebuilt with white glaze brick.



Photo 15. Exposed terra cotta core due to face spall, subsequently rebuilt with white glaze brick.



Photo 16. Exposed terra cotta core due to face spall, subsequently rebuilt with white glaze brick.



Photo 17. Exposed terra cotta core due to face spall, subsequently rebuilt with white glaze brick.



Photo 18. Exposed terra cotta core due to face spall, subsequently rebuilt with white glaze brick.



Photo 19. Previously rebuilt brick at the northeast corner of the building.



Photo 20. Existing plywood covering at the north elevation parapet.



Photo 21. Typical spall at the white glaze brick infill, subsequently replaced in kind.



Photo 22. Cracked white glaze brick at masonry infill, subsequently replaced in kind.

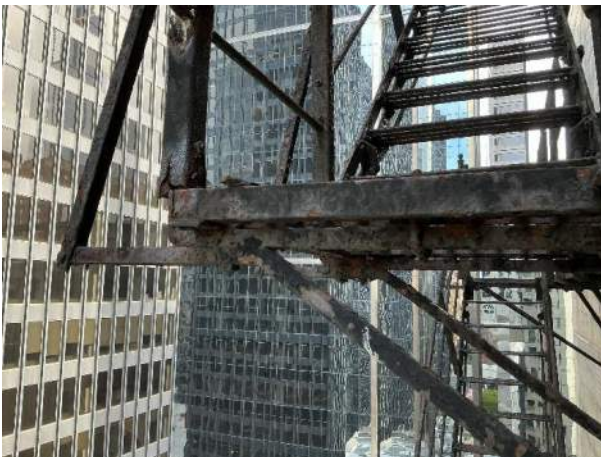


Photo 23. Corrosion at the west elevation fire escape steel members

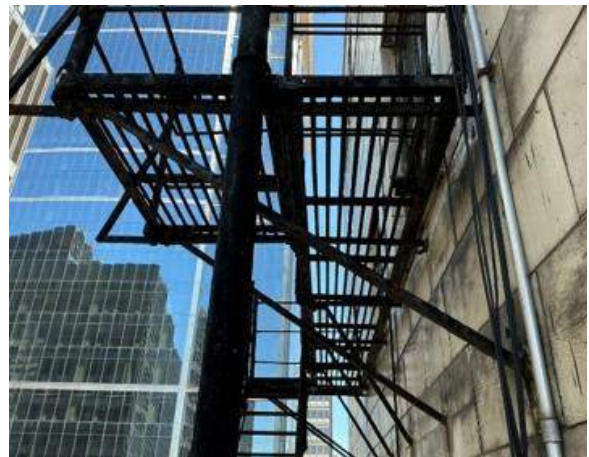


Photo 24. West elevation fire escape steel members.



Photo 25. Spalling terra cotta at west elevation fire escape anchorage.



Photo 26. Corrosion at metal window frame.



Photo 27. Typical debonded skyward sealant joint at terra cotta window sill, subsequently replaced in kind.



Photo 28. Severe cracking at terra cotta window head units, subsequently removed and covered with plywood.



Photo 29. Typical glaze spalling on white glaze masonry infill.



Photo 30. Typical terra cotta glaze spall.



Photo 31. Previously installed mesh at the east elevation water table.



Photo 32. Typical sealant repair at spalled glaze.



Photo 33. Open mortar joint sealed with polyurethane sealant.



Photo 34. Typical plywood covering at removed terra cotta sill unit.



Photo 35. Typical stainless steel mesh installation.



Photo 36. Typical stainless steel strap installation.



Photo 37. Existing steel at the window heads, cleaned and recoated with a corrosion-inhibitive coating.



Photo 38. Existing plywood over window in good condition, scraped and repainted.



Photo 39. New plywood coverings over removed unsound material.



Photo 40. Typical mesh covering at removed terra cotta header unit.



Photo 41. Typical brick infill at locations of terra cotta removal.



Photo 42. Typical unsound cementitious parge coat removal and sealant installation at north elevation.



Photo 43. Typical cementitious parge coat sealant repair at north elevation.



Photo 44. Typical route & seal repair.



Photo 45. Typical stainless-steel pinning.

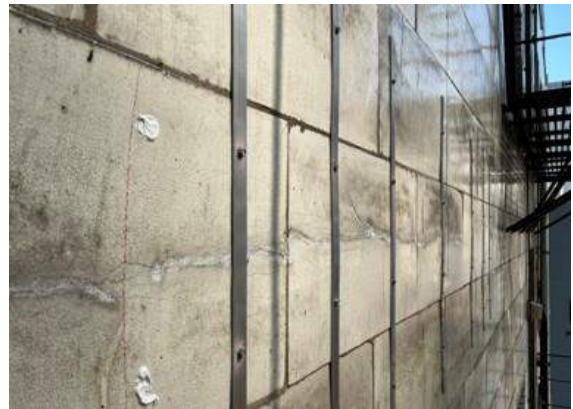


Photo 46. Typical strapping of bulging terra cotta pieces at lintel level.



Photo 47. Window jamb cracking at west elevation, 4th floor.



Photo 48. Plywood cover at window jamb cracking at west elevation, 4th floor.



Photo 49. Cracked water table corner pieces at west elevation, 18th floor removed in 2026 (see next photo for completed repair)



Photo 50. Plywood cover at removed water table corner pieces at west elevation, 18th floor.

Appendix B: Elevation Drawings

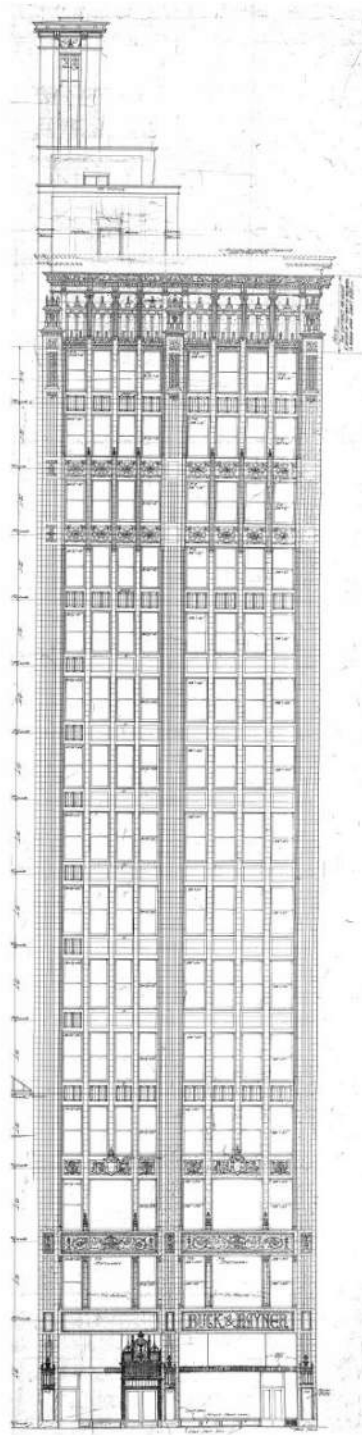


Figure 1: East Elevation from original Holabird and Roche architectural drawings

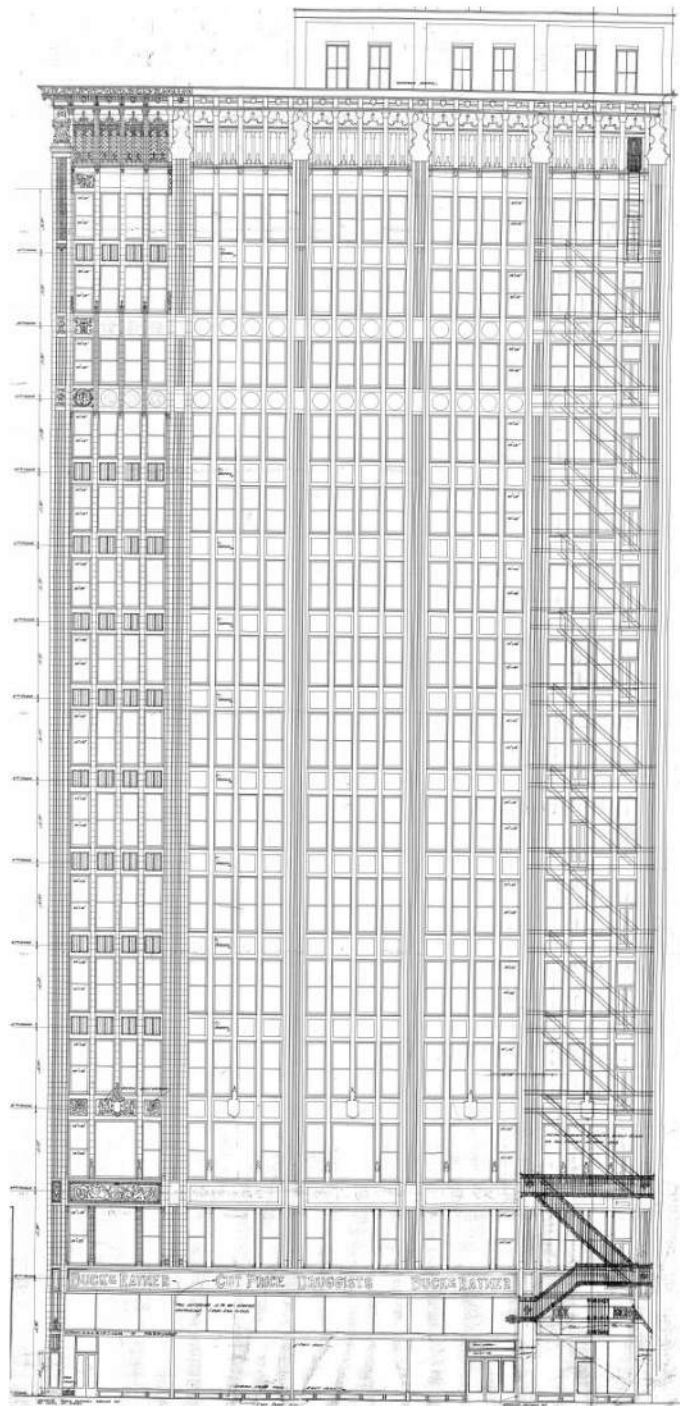


Figure 2: North Elevation from original Holabird and Roche architectural drawings

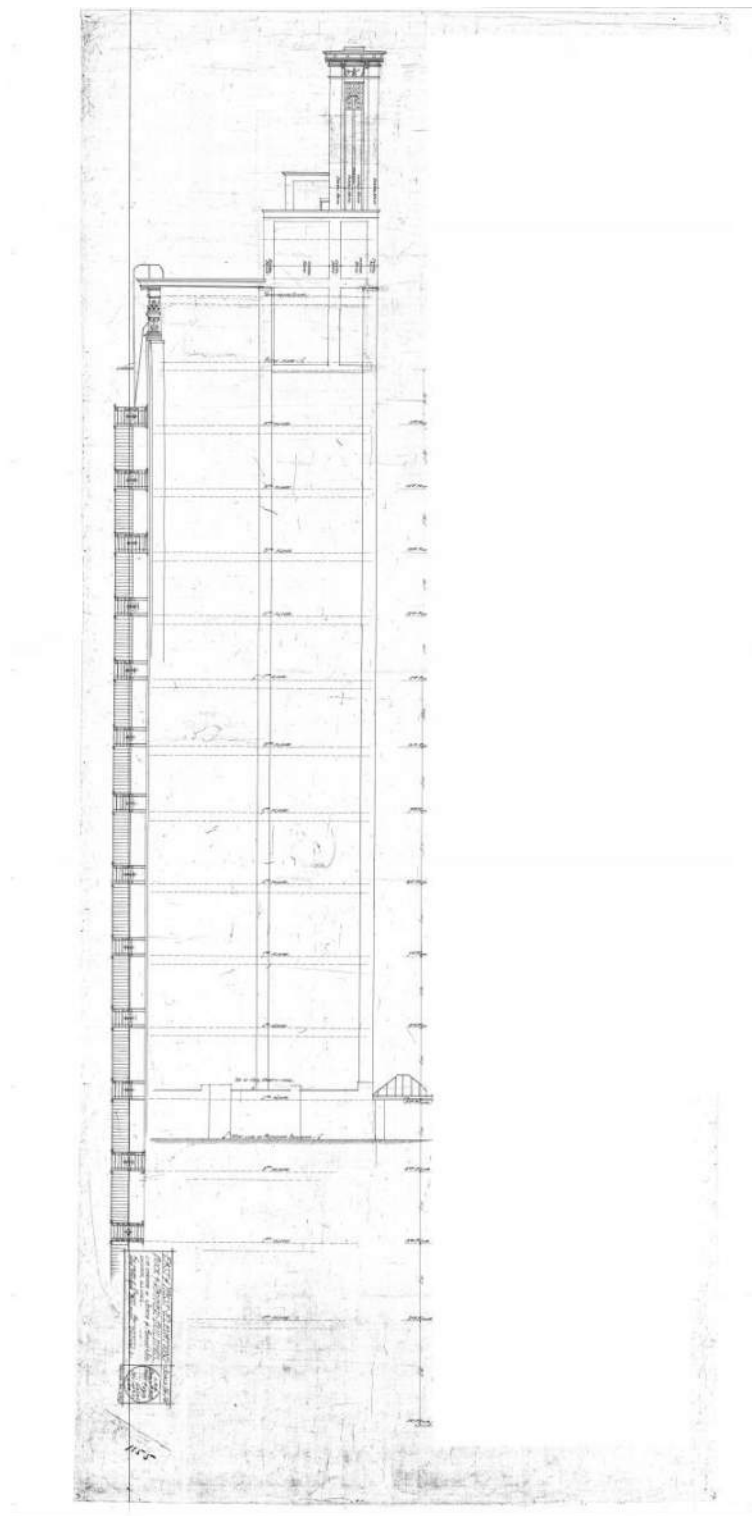


Figure 3: West Elevation from original Holabird and Roche architectural drawings

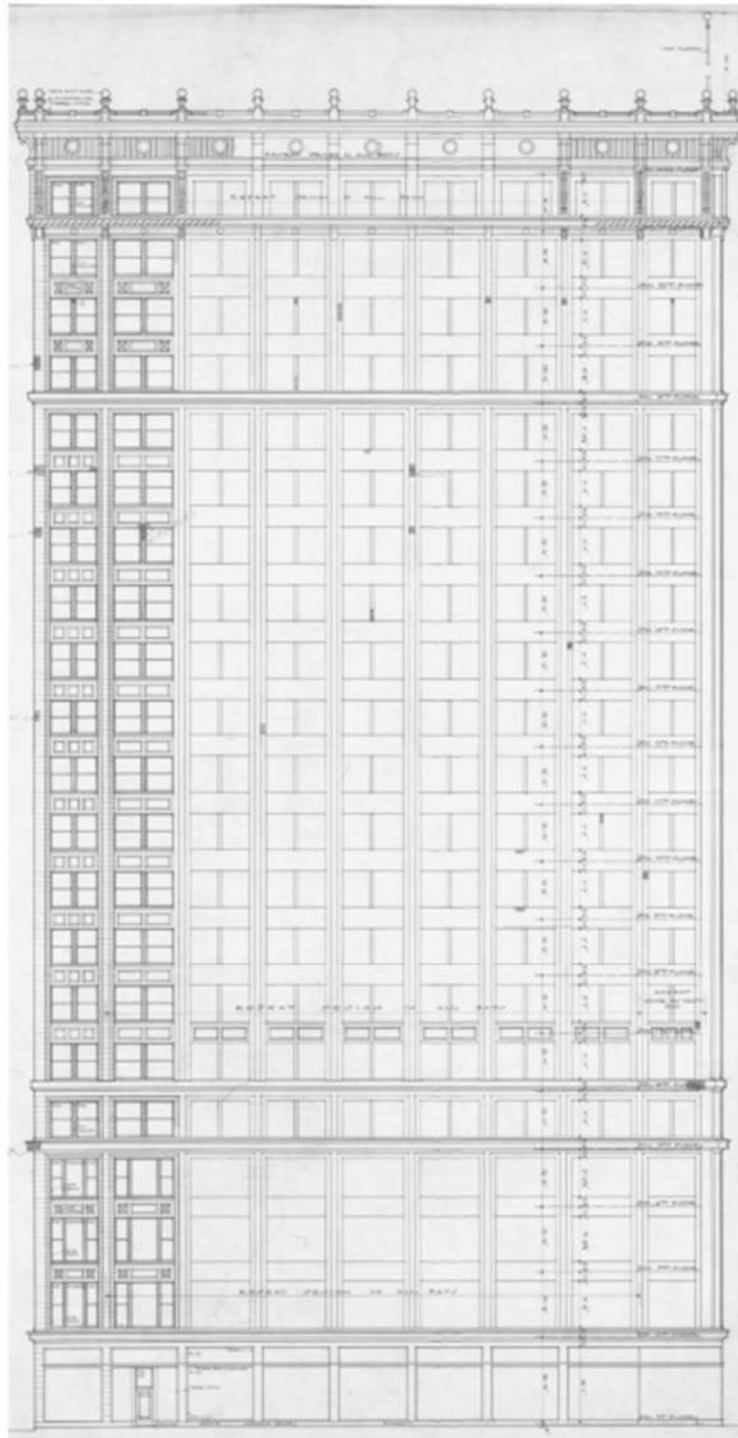


Figure 4: West Elevation from original Holabird and Roche architectural drawings

Appendix C: Temporary Stabilization Recommendations

TEMPORARY STABILIZATION REPAIR RECOMMENDATION LEGEND

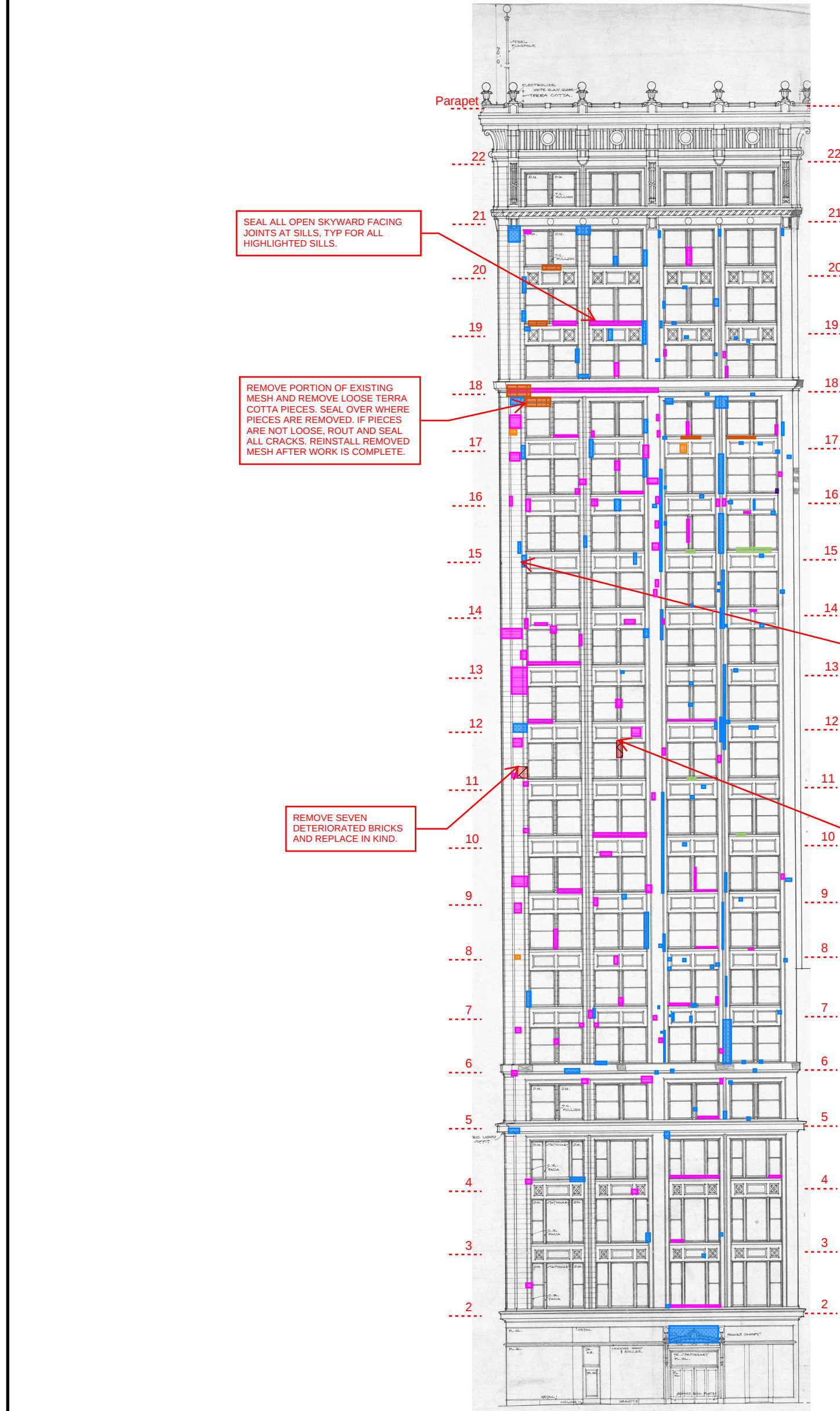
Repair	Description
	Apply silicone sealant or potassium silicate masonry coating over exposed terra cotta core (basis of design coating is Potassium Silicate Coating by Cathedral Stone Products, or approved equal). Exposure includes split units, spalled glaze, and areas where adjacent units are no longer present. Apply silicone sealant to open joints.
	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.
	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.
	Remove loose material. Rout and seal cracks and joints with sealant. Quantity includes cracks, skyward joints at sills, and other open joints.
	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.
	Remove any loose material. Rout and seal all cracks. Provide stainless steel mesh anchored into sound material or mortar joints. Quantity refers to estimated square footage of area to be stabilized with mesh.
	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.
	Remove any existing loose mortar. Repoint open terra cotta and masonry joints in highlighted region.
	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.
	Clean and coat steel channels. Paint to match color of existing.
	Scrape, clean, and paint existing wood window frame to match other plywood repairs on this facade. Remove existing deteriorated window perimeter sealant and replace.

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

EAST ELEVATION

NOT TO SCALE

Thornton Tomasetti

BY:

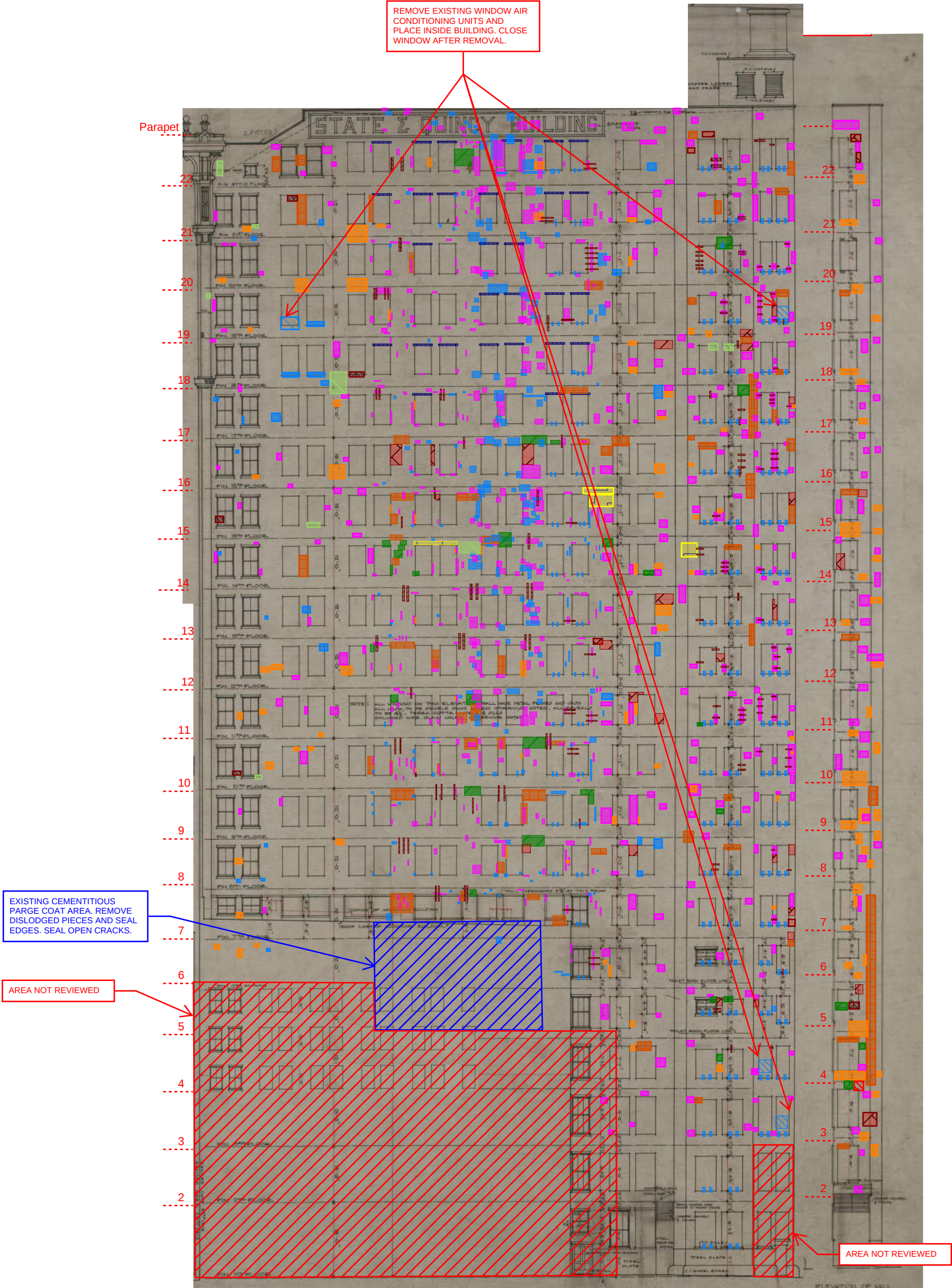
DATE:

PROJECT:

SUBJECT:

REFERENCE:

SSK-002



1

NORTH ELEVATION

NOT TO SCALE

Thornton Tomasetti

BY:

DATE:

PROJECT:

SUBJECT:

REFERENCE:

SSK-003

AREA NOT ACCESSIBLE FROM STAGE. VISUAL REVIEW ONLY.

AREA REVIEWED IN NORTH FACADE INSPECTION

Parapet

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

NOTES:

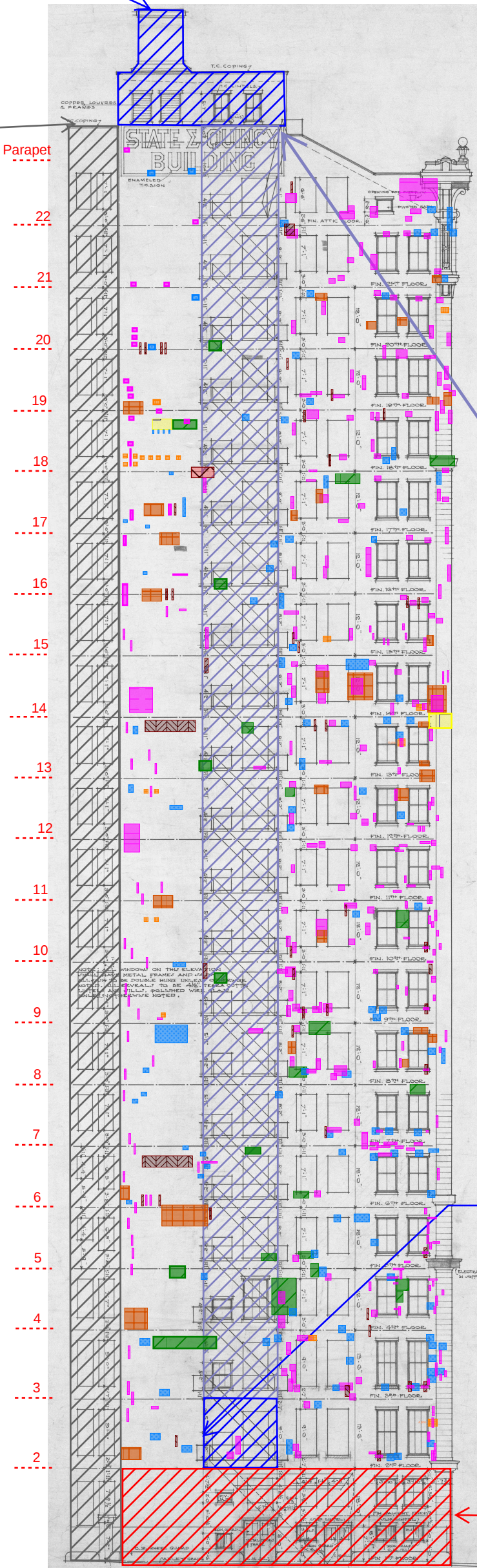
1. PROVIDE SEALANT REPAIRS AT ALL LOCATIONS WITH SPALLED GLAZE ON BRICK AND TERRA COTTA PIECES

2. PERFORM REPAIR WORK WITHIN FIRE ESCAPE AREA ONLY IF ACCESSIBLE FROM SWING STAGE. DO NOT PERFORM WORK FROM FIRE ESCAPE PLATFORM.

VISUAL REVIEW OF FIRE ESCAPE WALL ELEVATION

REMOVED FIRE ESCAPE, VISUALLY REVIEWED FROM SECOND FLOOR PLATFORM.

AREA NOT REVIEWED



1

WEST ELEVATION - SOUTH SIDE

NOT TO SCALE

Thornton Tomasetti

PROJECT:

SUBJECT:

REFERENCE:

BY:

DATE:

SSK-004

Appendix D: Binocular Review



Photo 51. Cracked window header observed from binocular review.



Photo 52. Cracked window sill observed from binocular review.

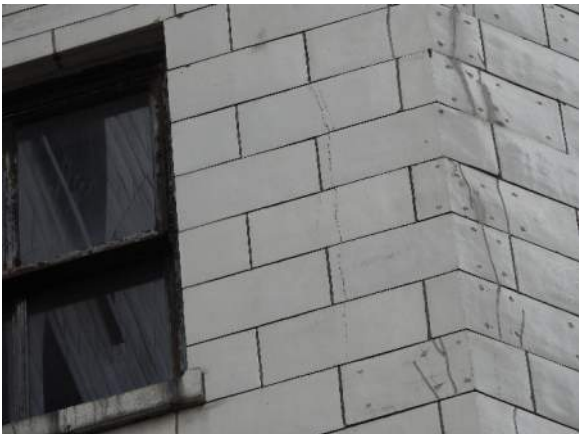


Photo 53. Large terracotta crack observed from binocular review.



Photo 54. Existing plywood that needs be repainted observed from binocular review.

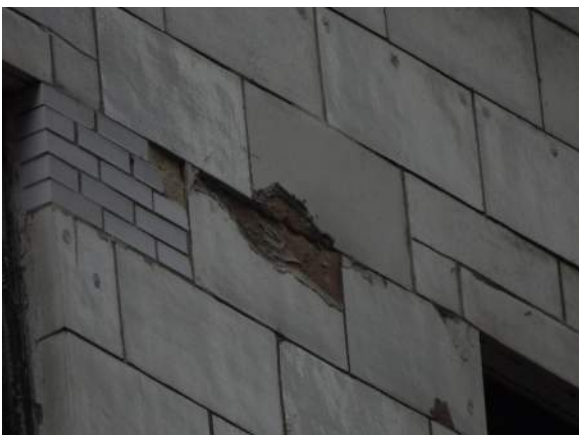
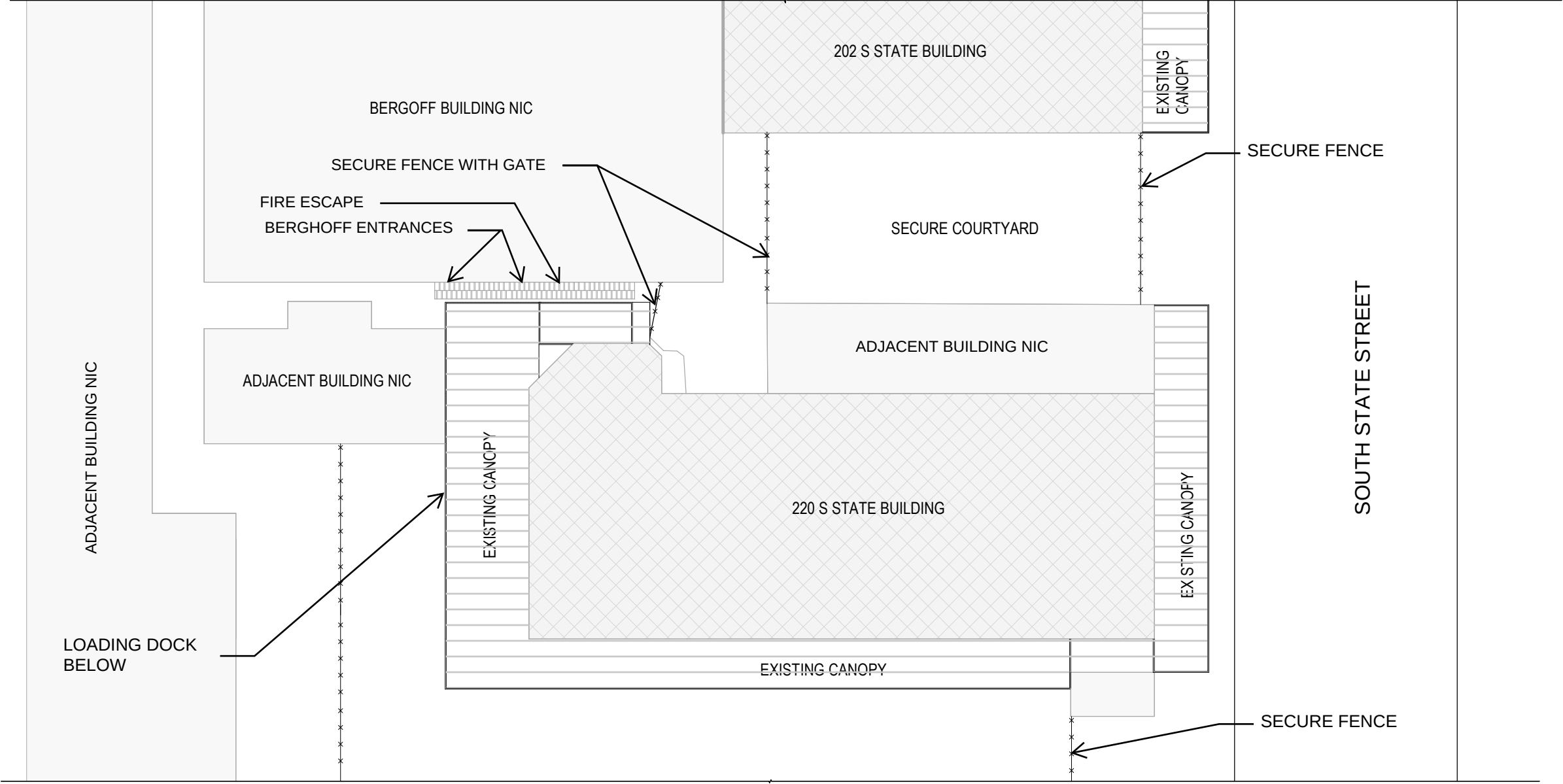


Photo 55. Large spall to be reconstructed with brick observed from binocular review.



Photo 56. Concrete siding that has spalled and cracked observed from binocular review.

Appendix E: Overhead Protection Plan



1 SITE PLAN
NTS



BERGHOFF BUILDING, NIC

Key

OPTION A: FULL AREA OVERHEAD PROTECTION

OPTION B: OVERHEAD PROTECTION ALONG PATH

CANTILEVERED OVERHEAD PROTECTION

NOTES:
1. SECURE COURTYARD MUST HAVE OVERHEAD PROTECTION WITH ALL OPTIONS
2. PERSONNEL ACCESSING SECURED AREAS MUST TRAVEL UNDER OVERHEAD PROTECTED PATH IN OPTION B

PROVIDE OVERHEAD PROTECTION OVER BERGHOFF BUILDING FIRE ESCAPE. SEE GENERAL NOTES FOR CLEARANCES.

BERGHOFF ENTRANCES

SECURE FENCE WITH GATE

EXISTING FIRE ESCAPE



SECURE COURTYARD

ADJACENT BUILDING NIC

PROVIDE OVERHEAD PROTECTION OR RESTRICT ACCESS IN THIS AREA.

EXISTING CANOPY
LOADING DOCK BELOW

EXISTING VENT STACK

ADJACENT BUILDING NIC

220 S STATE BUILDING

PROVIDE OVERHEAD PROTECTION OVER PATH THROUGH SECURE COURTYARD FOR PERSONNEL ACCESS OR FULL AREA IF TO REMAIN ACCESSIBLE

1

ENLARGED SITE PLAN

NTS



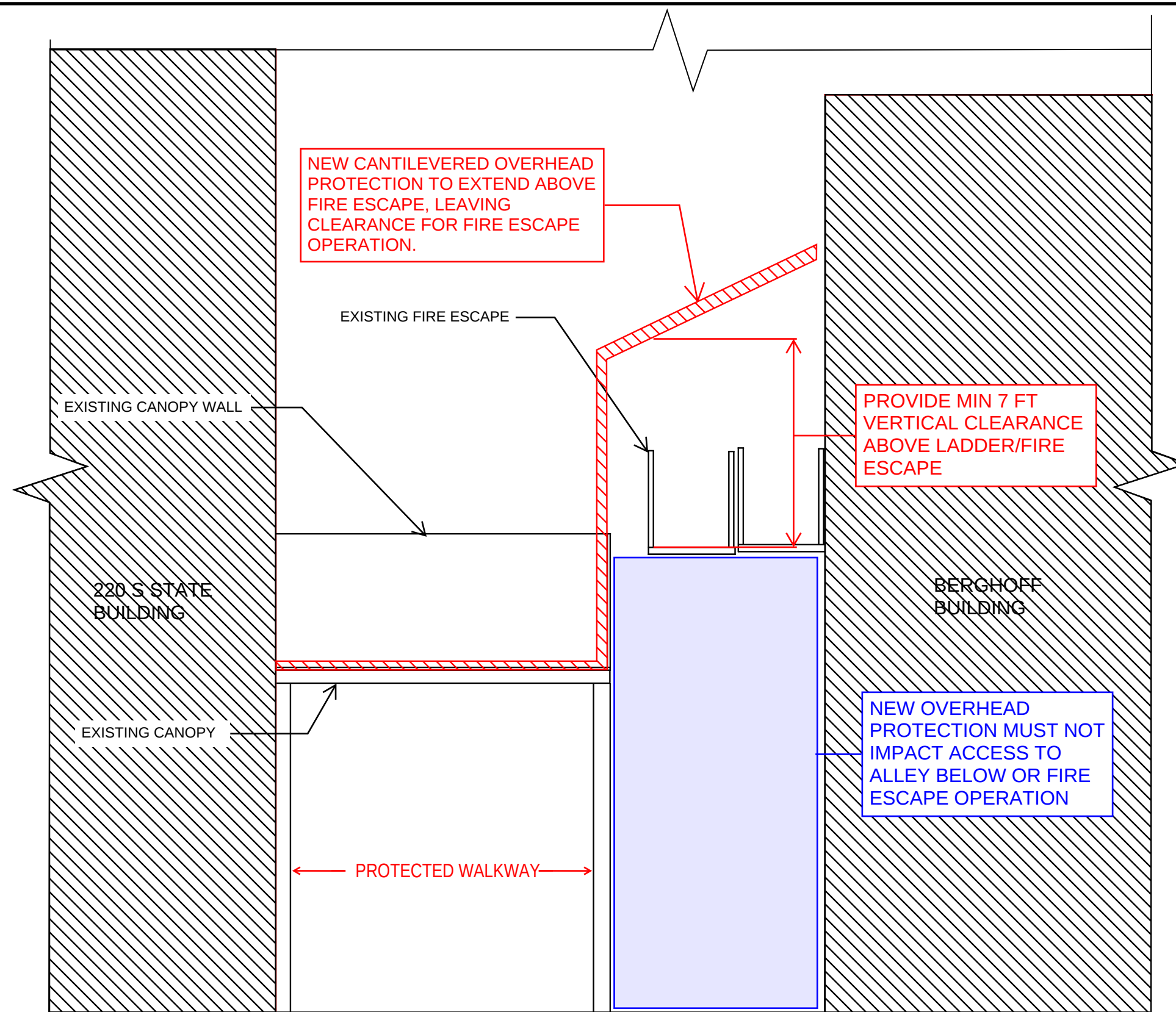
PROJECT:

SUBJECT:

REFERENCE:

BY:

DATE:



1 ALLEY SECTION NTS

GENERAL NOTES:

1. EXISTING CANOPIES MUST BE EVALUATED PRIOR TO ADDITION OF ADDITIONAL OVERHEAD PROTECTION.
2. OVERHEAD PROTECTION MUST BE ENGINEERED PRIOR TO CONSTRUCTION AND INSTALLATION.
3. NEW OVERHEAD PROTECTION MUST NOT CONNECT TO EXISTING STRUCTURE OR EXISTING FIRE ESCAPE OF THE BERGHOFF BUILDING.
4. NEW OVERHEAD PROTECTION EXTENDING ABOVE BERGHOFF FIRE ESCAPE MUST PROVIDE A MINIMUM 7 FT VERTICAL CLEARANCE ABOVE THE FIRE ESCAPE TO ALLOW USE AND OPERATION.
5. NEW OVERHEAD PROTECTION MUST NOT IMPACT ACCESS TO ALLEY BELOW OR FIRE ESCAPE OPERATION (BLUE SHADED AREA).
6. PATH THROUGH SECURE COURTYARD MUST HAVE OVERHEAD PROTECTION IF PERSONNEL ACCESS THE AREA.