

## APPENDIX 1.2: FACILITIES

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### 1.2e: Rehabilitation/Construction Plans

July 26, 2020

#### **St. Ambrose School Rehabilitation/Construction Plan**

St. Ambrose School located at 1014 E. 47<sup>th</sup> St. in Chicago IL has been identified as a potential site for a new Chicago Prep School that will have grades 5<sup>th</sup> – 8<sup>th</sup>. The size of the school can adequately address the programmatic, special and operational needs of the school for their first, second and third year of projected growth. The Existing facility was built in the early 1900's and will need certain improvements for it to be fit for the proposed school operation.

We recommend that the required improvements are divided into two (2) Phases in order to meet the required program of the first year of operations. Phase II will be completed prior to the beginning of the second year of operations. With the completion of Phase II all spatial and programmatic requirement will be met for subsequent years of operation.

#### **Phase I:**

The scope of work for Phase I will require exterior improvements to comply with ADA accessibility, energy code and general maintenance of the structure. The interior scope of work will require refurbishing of all existing walls, floors, and ceilings due to their existing condition and minor modifications to meet ADA requirements which include a modified ramp at the entrance. By modifying the ramp along with the existing lift, the first floor will be meet ADA accessibility.

The major scope of work that will be required in Phase I to meet the spatial and programmatic needs will consist of the addition of two new classrooms, and new boys and girls toilets. The area of which this work will take place is in the existing 2 story multipurpose room. The existing stage will need to be removed, and a new 2 story demising wall will be built to divide this room into two spaces on the first floor. One half of the first floor multipurpose room will remain as a multi-purpose room, while the other half will include two classrooms and additional boys and girls restrooms. Based on the construction described above, Phase I of the project will have 6 general education classrooms, 1 special education classroom, multi purpose room, administrative offices, conference room, teacher's work room, staff restrooms, and a front office. These spaces meet year 1 of the school's space requirements and program.

#### **Phase II:**

The scope of work for Phase II will focus on achieving ADA accessibility to the entire facility as well as building out additional restrooms on the second floor. While there is an existing lift that allows for ADA access to the first floor, there is no existing ADA access to the second floor, therefore, a new elevator will be installed to service the basement, first, and second floors of the school. Existing smaller classrooms will be demolished, and the remaining space will be re-planned to have additional staff and



student, restrooms, and storage. Based on the construction described above, Phase II will result in the addition of two general education classrooms (for a total of eight between the two floors) and one special education classroom (for a total of two between the two floors).

Based on the scope of work from Phase I and Phase II described above the spatial and programmatic requirements will meet the requirements for year 1, year 2 and year 3+ for the proposed elementary school.

## **St. Elizabeth School Rehabilitation/Construction Plan**

St. Elizabeth School located at 4052 S. Wabash Ave. in Chicago IL has been identified as a potential site for a new Chicago Prep School that will have grades 5<sup>th</sup> – 8<sup>th</sup>. The size of the facility can adequately address the programmatic, special, and operational needs of the program for their first, second and third year of projected growth. The existing facility was built in the late 1800's and will need testing and remediation for lead paint and possible asbestos before construction can begin to perform the required improvements necessary for the proposed school operation.

We recommend that the required improvements are divided into two (2) Phases to meet the program of the first year of operations. Phase II will be completed prior to the beginning of the second year of operations and will meet the required program needs for Year 2, Year 3 and subsequent years of operation.

### **Phase I:**

The scope of work for Phase I will require exterior improvements to comply with ADA accessibility, energy code and general maintenance of the structure. Once remediation is completed, the interior scope of work will begin in the Basement, First Floor, Second Floor, and partial Third Floor. The scope of work will focus on four (4) main aspects, ADA accessibility, Fire and Life Safety, Toilets, and interior build-out.

In order to meet the ADA accessibility issues, there will need to be a new ramp at the main entrance built, a new elevator will need to be installed, new ADA accessible toilets will need to be built, installation of ADA drinking fountains, removal of all non-complying thresholds, and wall furr-outs at around at the radiators.

Major work will need to be completed to comply with Fire and Life Safety code requirements. A sprinkler system will need to be installed throughout the building, existing fire alarm and devices will need to be tested, carbon monoxide devices will need to be installed, and new fire rated walls and doors will need to be built at the existing stairs in order to provide adequate fire separation per code. All interior doors and hardware will need to be replaced per code.

All existing toilets, hand sinks, and toilet partitions will need to be replaced. In addition, new boys' and girls' toilets will need to be built to meet the adequate plumbing fixtures per code. Existing water service will need to be verified to identify if it can support the additional plumbing fixtures for the entire project (Phase I and Phase II), or if an upgraded service will be required. If so, we recommend that the service upgrade happens in Phase I.

The interior build-out for this Phase will include the repair or replacement of existing flooring, light fixtures, electrical, windows, drywall, paint, doors & hardware, update existing toilets, and demolition of existing rooms to provide the required spaces per the school's first year program. Since there isn't an



existing gym/multi-purpose room two rooms on the first floor will need to be combined in order to provide this function.

With the modifications identified as Phase I above, the basement, first floor, and second floor will fully comply with ADA and Building Code requirements.

**Phase II:**

The scope of work for Phase II will focus primarily on the third floor where new toilets will be built, classrooms will be updated to match Phase I, new windows will be installed, new doors & hardware, selective demolition to provide access to new elevator and re-arrange existing classrooms.

Based on the scope of work from Phase I and Phase II described above the spatial and programmatic requirements will meet the requirements for year 1, year 2 and year 3+ for the proposed elementary school.