

1221 Dearborn St., Pool Area
Chicago, IL 60010

Re: 1221 Dearborn
Observation / Recommendation Report

To Whom it May Concern:

Please accept the 'Observation / Recommendation Report' as documentation associated to the existing Pool Deck located at 1221 Dearborn St., Chicago, IL 60010. This document includes observations made during OKW's site visit completed on Tuesday 01/23/2024 and Thursday 01/25/2024. Observations have been sorted by general location (room names, and cardinal direction). Associated photo reference has been included by number and recommendations have been provided. Additional site photos are provided at the following link:

<https://okwarchitects.sharefile.com/public/share/web-scf3d5028200341cf99e869ba792d0f29>

Please note that recommendations have been assigned a priority rating based on a scale of High, Moderate, Low. The following discusses the rating scale.

A = Recommendation will be necessary due to building operations and code requirements, or recommendation is based on established scope provided by client

B = Recommendation may be necessary but are yet to be determined via. reviewing agency.

C = Recommendation is not required but is advised for industry standards and best practice.

Please contact Daniel Marta, OKW Architects with any specific questions.

I. Penthouse Corridors

1. Observation: Entrance to Pool Deck is not ADA compliant. *Chicago Building Code & Illinois Accessibility Code*
 - a. Photo Reference: 004
 - b. Recommendation: (**B**) Accessibility egress to Pool Deck will be required if cost to meet accessibility is less than 20 percent of the alterations entire scope. Recommendation to include expansion of one (1) entry area to create vestibule area with partitions and storefront systems. Vestibule area to incorporate appropriate stair top landing. The existing stairway to be remodeled to include a minimum area accessible electrical lift.

2. Observation: Both stairways accessing pool area non-conforming non code compliant. Steps do not have proper clearance for a top landing before doorway onto pool deck. Steps do not proper handrails. Step risers exceed the minimum riser height of 7". *Chicago Building Code*
 - a. Photo Reference: 004-008
 - b. Recommendation: (**B**) Demolish existing door and window systems into pool deck. Expand entryways into pool deck to allow proper clearance for top landing. Provide new doors and glazing. Provide new steps with an additional riser. Expanding the

steps into adjacent corridors is not feasible due to existing ceiling heights and elevator & stairway doors.

3. Observation: Existing building stairs have floor gaps at all landings that range from 3-6". Code minimum for gaps are 4". *Chicago Building Code*
 - a. Photo Reference: 001-003
 - b. Recommendation: (B) Infill/patch gaps with concrete as needed.
4. Observation: Existing building stairs have handrails on only one side of the stair. *Chicago Building Code*
 - a. Photo Reference: 002
 - b. Recommendation: (B) Provide new metal handrail one outside of stairs.

II. Pool Deck

5. Observation: Existing pool deck lighting appears to not be code compliant. *IDPH*
 - a. Photo Reference: 009, 016, 022
 - b. Recommendation: (B) Provide photometric study of existing space and lights to verify light levels. Provide additional deck light as needed to meet code minimum.
6. Observation: The pool space is served by an air handling unit and exhaust fan mounted on the roof. The unit is on the south side of the pool atrium. There is an exhaust fan on the north side of the atrium. The air handling unit is completely rusted and there is no visible nameplate on the unit. The AHU is ducted to sidewall supply grills on the south side of the atrium. The return for the AHU is from a return grill in the ceiling on the south side of the space. The AHU is connected to a 30 amp, 480v breaker in the MDP panel in the south penthouse. The exhaust fan is ducted down to an exhaust grill on the north side of the space. The AHU unit is extremely old and completely rusted out. The supply and return distribution does not work for this space. The supply is only on the south side of the space. The supply should be uniform throughout the pool deck area. In addition, the return and exhaust are also located in the ceiling which will prevent the air from flowing down to the pool deck area.
 - a. Photo Reference: 015, 018, 023, 025-028
 - b. Recommendation: (B) The existing pool AHU needs to be replaced with a new pool dehumidification unit on the roof. The existing supply and return ducts will have to be replaced with new. The new supply duct will need to run on both sides of the pool and across the west side of the pool to wash the window area on the west side. The return and exhaust for the space cannot be in the ceiling. The exhaust and return will have to run down the south and north walls so that the return and supply can be taken near the floor of the pool deck.
7. Observation: No original building existing drawings were available, but the building is believed to be constructed in the 1970s. Original building construction is based on field verification from exposed areas, discussion with building engineer, and existing assessment report, which is listed below for reference. Based on the defined scope of adding a new mechanical RTU and routing new ductwork to the pool deck area, the below outlines the required steps. The original roof structure is believed to be a 7" post tensioned (PT) concrete slab, supported by concrete columns and concrete walls. The original roof structure was designed for City of Chicago snow loads and code-prescribed roof loads only.

- a. Reference: Feasibility Study of Roof Sundeck Replacement by CTL Group, dated July 13, 2012.
 - b. Solution: (B) At the proposed location of the new RTU, the roof concrete slab will need to be scanned with ground penetrating radar (GPR) to identify the existing reinforcement size, location and depth. Scanning must be done directly to either the bottom or top surface of the concrete. This will require taking the necessary steps to expose the top or bottom surface of the slab. PT slabs contain prestressed tendons, which may not be cut for any new penetrations that may be required. A structural analysis will need to be performed to determine if additional reinforcement is required around new openings, or below new units, after GPR scanning is complete. Optimal unit locations may be at existing unit curbs, and reusing existing slab penetrations. If additional penetrations are expected elsewhere in the building, the concrete slab will need to be scanned to identify locations of reinforcement.
8. Observation: Per Mechanical updates new wall furring and soffitting will be required to encapsulate new duct work.
- a. Photo Reference: 015, 016, 018
 - b. Recommendation: (B) New soffit to be provided along west glazing wall to extend supply air to existing north soffit. North and south pool deck walls walls to be furred to accommodate extending return and exhaust duct work down to pool deck level. Renovations to the existing kitchenette millwork will be required.
9. Observation: Existing Kitchenette is not ADA compliant including counter height, sink accessibility, and cabinet accessibility. *Chicago Building Code & Illinois Accessibility Code*
- a. Photo Reference: 012-014
 - b. Recommendation: (B) Provide new ADA compliant counters, cabinets and fixtures.
10. Observation: Stairs up to Exercise Room are not compliant. Stairs have open treads and railings with baluster gaps wider than the code required 4". Stair risers exceed the minimum riser height of 7". *Chicago Building Code*
- a. Photo Reference: 010, 011, 021
 - b. Recommendation: (B) Demolish and remove existing stairs and railing. Provide new metal stairs and railings to meet code requirements. Frame stair stringers to accommodate door access into pool equipment room.
11. Observation: Entry into Exercise room is not compliant. Top landing and access into Exercise room does not have the proper clearance to meet code. *Chicago Building Code*
- a. Photo Reference: 024
 - b. Recommendation: (B) Demolish existing doors into exercise room. Expand entryways into exercise room to allow proper clearance for top landing. Provide new Glass French doors and glazing.
12. Observation: Exercise room is not accessible. *Chicago Building Code & Illinois Accessibility Code*
- a. Photo Reference: 021
 - b. Recommendation: (B) As part of the construction of new metal stairs, provide new accessible platform lift to the Exercise Room
13. Observation: Insufficient floor drain layout, particularly towards south end of pool deck towards entry door. *IDPH*

- a. Photo Reference: 009, 015
 - b. Recommendation: (B) To be reviewed and discussed with IDPH on whether this item is required to be brought to compliance within project scope.
14. Observation: No hose bib exists on pool deck as required. *IDPH*
- a. Photo Reference: --
 - b. Recommendation: (B) To be reviewed and discussed with IDPH on whether this item is required to be brought to compliance within project scope.
15. Observation: No drinking fountain provided on pool deck as required by code. *IDPH*
- a. Photo Reference: --
 - b. Recommendation: (B) To be reviewed and discussed with IDPH on whether this item is required to be brought to compliance within project scope.
16. Observation: Operable roof appears to not be airtight. Surrounding soffits have deterioration due to potential water damage.
- a. Photo Reference: 018, 019, 022, 023
 - b. Recommendation: (C) Provide full inspection of operable roof system and provide repairs as needed (including glazing panels and seals). Inspect existing curb and sill and repair as needed.
17. Observation: Several locations at skylight soffit & ceiling have wear and tear from lack of humidity control.
- a. Photo Reference: 010, 018, 019, 022, 023
 - b. Recommendation: (C) Areas should be prepped and patched. Entire room including walls, ceilings and trim should be repainted with acrylic paint.
18. Observation: Several cracks observed along pool deck/ pool equipment demising wall.
- a. Photo Reference: 020
 - b. Recommendation: (C) Existing wall sheathing should be inspected to determine if it should be refastened or replaced. Wall should be patched and painted.
19. Observation: Several holes & cracks observed in existing ceiling.
- a. Photo Reference: 015, 017-019
 - b. Recommendation: (C) Patch and repaint as needed.
20. Observation: Existing guards at low operable windows are not secure and are spaced too far apart.
- a. Photo Reference: 014
 - b. Recommendation: (C) Remove existing guards and provide new metal guards with bar spacing less than 4" apart.
21. Observation: Existing wire molds and exposed flexible conduit observed throughout.
- a. Photo Reference: 016-018, 023
 - b. Recommendation: (C) remove and conceal in walls all exposed wiring and conduit in the pool deck area

III. Pool Equipment Room

22. Observation: The pool equipment room does not have any supply or exhaust. There is a transfer grill on the west wall of the equipment room which is open to the pool space. The pool equipment room needs to be exhausted due to the chemicals used in the pool.
- Photo Reference: --
 - Recommendation: (A) An exhaust fan will to be provided in the pool equipment room.
23. Observation: The space has (1) 400A - 120/208V - 3 phase - 4 wires service. The main electrical equipment is in the landlord's electrical room. The pool equipment and common areas are fed from a panel and disconnect switches inside the pool equipment room. The make-up air unit for the pool area is connected from the 480V Main Distribution Panel. The pool equipment and common areas are connected to a tap box. None of the equipment inside the pool equipment room is rated for this type of space.
- Photo Reference: 029
 - Recommendation: (A) An electrician must trace service feeders for the pool equipment room to confirm the source. All equipment Nema ratings to be confirmed. Provide new 400A distribution panel in lieu of tap box to feed all the equipment fed of said tap box. All electrical equipment inside the pool equipment room should be Nema 4X.
24. Observation: It appears that conduits inside pool equipment room are not IMC or RMC as per Code.
- Photo Reference: 029-034
 - Recommendation: (A) All conduit types to be confirmed. All noncomplying conduits to be replaced with IMC or RMC.
25. Observation: Pool equipment room has excessive wall deterioration with exposed wall cavities, electrical conduit, and piping. Existing wall components and panels appear to not be properly fastened to wall surfaces. *Chicago Building Code & IDPH*
- Photo Reference: 029-034
 - Recommendation: (A) All exposed piping and conduit to be concealed as required by code. Existing panels and system components to be properly fastened and installed to be code clearances. Patch existing walls and ceiling as needed. Any new wall patching and framing to be G90 galvanized. Existing hollow metal door to be replaced with new FRP double door that is more suitable for the environment.
26. Observation: Per Mechanical updates new wall furring/ chase needed for new pool equipment room exhaust fan.
- Photo Reference: --
 - Recommendation: (B) Existing chases appear to be in place in above exercise room up to roof. Chases to be inspected as a viable location to route pool equipment room exhaust. New openings to be provided at chase(s) through exercise room floor (pool equipment room ceiling) and at room for exhaust fact duct work. Patch and repair chase walls as necessary.

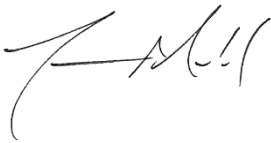
IV. Pool Restrooms

27. Observation: Pool Bathrooms are not ADA compliant. *Chicago Building Code & Illinois Accessibility Code*

- a. Photo Reference: 035-042
- b. Recommendation: (B) Existing bathrooms to be renovated and include a minimum 1 accessible stall, 1 accessible shower, accessible sinks, and 1 accessible urinal (Men's only) in each bathroom. New finishes throughout.

Sincerely,

OKW Architects



Jason Mould
Project Architect

cc: Daniel Marta, OKW Architects