



**PRELIMINARY OPINION of PROBABLE COST - DETAIL**  
**RENOVATE 200 MAIN STREET BUILDING**  
**WEST CHICAGO, ILLINOIS**  
**MATOCHA PROJECT NO.: 1506.01**  
**DATE: NOVEMBER 9, 2015**

**RENOVATE TURNER COURT LEVEL ENTRANCE FOR ADA AND INTERIOR RENOVATION**

DESCRIPTION OF WORK	MAT'L QTY.	UNIT	UNIT COST	COST EXTENSION	NOTES
DEMO EXISTING ENTRANCE SYSTEM	1	L.S.	\$ 1,200.00	\$ 1,200.00	
MODIFY SLAB/STAIR AT JUNCTION W/ NEW STAIRS	1	L.S.	\$ 2,500.00	\$ 2,500.00	
INSUL. GLASS STOREFRONT SYSTEM - 1 DOOR	77	S.F.	\$ 53.00	\$ 4,081.00	
REWORK ACOUSTIC CEILING AT ENTRANCE ONLY	60	S.F.	\$ 7.50	\$ 450.00	
ENTRY FLOOR FINISH ALLOWANCE	60	S.F.	\$ 19.25	\$ 1,155.00	
MISC. FRAMING AND WALL FINISHES AT ENTRY	1	L.S.	\$ 2,500.00	\$ 2,500.00	
ST. TO FLR. LEVEL ADA PLATFORM LIFT W/ ELEC.	1	L.S.	\$ 23,000.00	\$ 23,000.00	1
INTERIOR/EXTERIOR LIGHTING ALLOWANCE	1	L.S.	\$ 1,500.00	\$ 1,500.00	
<b>SUBTOTAL - RENOVATE TURNER CT. ENTRANCE</b>				<b>\$ 36,386.00</b>	
<b>INTERIOR RENOVATION TURNER COURT LEVEL</b>					
PREP. PARGE AND EPOXY SEAL FDTN. WALLS	1800	S.F.	\$ 7.25	\$ 13,050.00	
PREP & EPOXY SEAL FLOOR SLAB	1400	S.F.	\$ 6.45	\$ 9,030.00	
FINISHED FLOORING ALLOWANCE	1400	S.F.	\$ 4.50	\$ 5,950.00	
ADA RESTROOM UPGRADES	2	EA.	\$ 2,000.00	\$ 4,000.00	
CONSTRUCT RATED MECH./ELEC/SPRKL.R. ROOM	1	L.S.	\$ 8,250.00	\$ 8,250.00	2, 7
NEW ELEC. SERVICE MDP/METER BANK	1	L.S.	\$ 11,000.00	\$ 11,000.00	3, 4
NEW 200A LP - MODIFY EXIST CCTS AS REQ'D.	3	EA.	\$ 3,500.00	\$ 10,500.00	5
UPGRADE FIRE ALARM (12 DEVICES INCLUDED)	1	L.S.	\$ 11,700.00	\$ 11,700.00	
SPRINKLER SYSTEM (ORDINARY HAZARD)	1940	S.F.	\$ 8.75	\$ 16,975.00	6
<b>SUBTOTAL - RENOVATE TURNER CT. ENTRANCE</b>				<b>\$ 90,455.00</b>	
<b>COMPONENT IN-PLACE CONSTRUCTION SUBTOTAL</b>	1940	S.F.	\$ 65.38	<b>\$ 126,841.00</b>	
GENERAL CONDITIONS (15%)				\$ 19,026.00	
BONDS & INSURANCE (1.75%)				\$ 2,220.00	
SUPERVISION	334	M.H.	\$ 95.00	\$ 31,730.00	
<b>SUB-TOTAL</b>				<b>\$ 179,817.00</b>	
GENERAL CONTRACTOR FEE (10%)				\$ 17,982.00	
CONSTRUCTION CONTINGENCY (15%)				\$ 29,670.00	
<b>CONSTRUCTION BUDGET</b>				<b>\$ 227,469.00</b>	
ARCHITECTURE/ ENGINEERING FEE (5%)				\$ 11,373.00	
<b>TOTAL PROJECT COMPONENT BUDGET</b>	1940	S.F.	\$ 122.90	<b>\$ 238,842.00</b>	8
NOTES ARE ON PAGE 7					



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**RENOVATE TURNER COURT LEVEL ENTRANCE FOR ADA AND INTERIOR RENOVATION - CONTINUED**

**NOTES:**

1. Possibly could omit this item if elevator option is selected. Contingent on final Architectural design.
2. 5/8" Type-X gypsum board ceiling in Mechanical Room, painted.
3. **Does not include ComEd Service Entrance Upgrade - Budget \$10,000**
4. Minimum 5 Meter socket bank. 1 per floor + 1 house meter
5. Includes 100A -24 cct house panel, 2, 200A - 32 cct panels for Main St. and Turner Ct. Levels.  
All located in Turner Ct. MEP Room. Work includes re-wiring home runs from exist to new LPs.
6. **Does not include water service upgrade if needed for sprinkler system.**
7. Includes existing boiler within space, new sprklr. Main and valve equipment, code req'd. janitors mop basin.
8. Some of these costs, (such as Notes 3, 4 5) are building infrastructure costs and could be pro-rated with other floors.



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**MASONRY RESTORATION**

DESCRIPTION OF WORK	MAT'L QTY.	UNIT	UNIT COST	COST EXTENSION	NOTES
MASONRY RESTORATION PER REPORT	1	L.S.	\$ 153,000.00	\$ 153,000.00	1
MASONRY MODIFICATION DUE TO NEW WORK:					
AT MAIN STREET ELEVATION	1	L.S.	\$ 4,250.00	\$ 4,250.00	
AT TURNER ALLEY ELEVATION	1	L.S.	\$ 4,250.00	\$ 4,250.00	
<b>COMPONENT IN-PLACE CONSTRUCTION SUBTOTAL</b>	5800	S.F.	\$ 27.84	<b>\$ 161,500.00</b>	
CONSTRUCTION CONTINGENCY (15%)				\$ 24,225.00	
<b>CONSTRUCTION BUDGET</b>				<b>\$ 185,725.00</b>	
ARCHITECTURE/ ENGINEERING FEE (5%) (If Required)				\$ 9,286.00	
<b>TOTAL PROJECT COMPONENT BUDGET</b>	5800	S.F.	\$ 33.62	<b>\$ 195,011.00</b>	

**NOTES**

1. We recommend the Masonry Restoration work be let seperately, not as a part of the General Construction work, in order to minimize General Contractor fees associated with the value of this work.





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**RESIDENTIAL BUILDOUT - FLOORS 2&3 - (ONE 3 BR/2 BATH/LR/DR/KIT/UTILITY ROOM PER FLOOR)**

DESCRIPTION OF WORK	MAT'L QTY.	UNIT	UNIT COST	COST EXTENSION	NOTES
CARPENTRY, INSULATION & FINISHES	3000	S.F.	\$ 27.50	\$ 82,500.00	
ELECTRICAL POWER, LIGHTING, DISTRIBUTION	3000	S.F.	\$ 19.50	\$ 58,500.00	1
PLUMBING FIXTURES, TRIM, PIPING	3000	S.F.	\$ 15.70	\$ 47,100.00	2
APPLIANCE ALLOWANCE	2	UNIT	\$ 6,000.00	\$ 12,000.00	3
CABINETS & TOPS ALLOWANCE	2	UNIT	\$ 6,000.00	\$ 12,000.00	4
UPGRADE FIRE ALARM (12 DEV. / UNIT INCL.)	2	UNIT	\$ 11,700.00	\$ 23,400.00	
SPRINKLER SYSTEM (ORDINARY HAZARD)	3000	S.F.	\$ 8.75	\$ 26,250.00	
GAS FIRED 80% EFF. FURN. & 3 TON A/C UNIT	2	UNIT	\$ 2,900.00	\$ 5,800.00	5
DUCTWORK DIST. W/ HI/LO RETURN AIR	2	UNIT	\$ 5,000.00	\$ 10,000.00	
<b>COMPONENT IN-PLACE CONSTRUCTION SUBTOTAL</b>	3000	GSF	\$ 92.52	<b>\$ 277,550.00</b>	
GENERAL CONDITIONS (15%)				\$ 41,633.00	
BONDS & INSURANCE (1.75%)				\$ 4,857.00	
SUPERVISION	334	M.H.	\$ 95.00	\$ 31,730.00	
<b>SUB-TOTAL</b>				<b>\$ 355,770.00</b>	
GENERAL CONTRACTOR FEE (10%)				\$ 35,577.00	
CONSTRUCTION CONTINGENCY (15%)				\$ 58,702.00	
<b>CONSTRUCTION BUDGET</b>				<b>\$ 450,049.00</b>	
ARCHITECTURE/ ENGINEERING FEE (5%)				\$ 22,502.00	
<b>TOTAL PROJECT COMPONENT BUDGET</b>	3000	GSF	\$ 157.52	<b>\$ 472,551.00</b>	

**NOTES:**

1. Includes 100 amp, 32 cct LP in unit.
2. Includes 3 fixtures in each bath, kitchen sink, dishwasher, washing machine hook-ups, laundry tub and 40 gallon gas water heater w/ new copper CW service from meter. Units not metered seperately.
3. Includes mid-grade refrigerator, gas stove, ducted exhaust hood, dishwasher, disposal, washer and dryer.
4. Includes mid-grade kitchen cabinets w/solid surface tops. Wood vanity with cultured marble top in bathroom.
5. Gas service not metered seperately.

**OFFICE BUILDOUT OPTION - ("VANILLA BOX")**

Includes finished perimeter walls, Men's & Women's single user ADA compliant restrooms, lay-in acoustical ceilings w/ 2x4 light fixtures, 200 amp LP, mechanical room with furnace and 5 ton cooling,, water heater and mop basin, drinking fountain hook-up, VCT floors in restrooms and mech. Room, bare sub-flooring remainder.

DOES NOT INCLUDE: Interior partitions for space planning, power distribution to offices/rooms or HVAC ductwork.

**DEDUCT \$100,000.00 FROM RESIDENTIAL IN-PLACE CONSTRUCTION SUBTOTAL (\$50,000.00/UNIT)**



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**ELEVATOR & HOISTWAY (INCLUDES ROOF ALTERATIONS)**

DESCRIPTION OF WORK	MAT'L QTY.	UNIT	UNIT COST	COST EXTENSION	NOTES
4 FT. DEEP CONCRETE PIT & SLAB	32	L.F.	\$ 185.00	\$ 5,920.00	
PIT SUMP PUMP CONNECTED TO HOUSE WASTE	1	L.S.	\$ 2,850.00	\$ 2,850.00	
MODIFY FLOOR/ROOF TO ALLOW HOISTWAY	3	EA.	\$ 1,500.00	\$ 4,500.00	
GYPSUM BOARD SHAFT WALL	1475	S.F.	\$ 8.75	\$ 12,906.00	
HOISTWAY OVERRIDE TIE-IN/FLASHING AT ROOF	32	L.F.	\$ 17.30	\$ 5,536.00	
2500#, 100 FPM HYDRAULIC ELEVATOR - 5 STOPS	5	STOP	\$ 38,500.00	\$ 192,500.00	1, 2, 3, 4
ROOM SIDE HOISTWAY FINISHES	1475	S.F.	\$ 4.00	\$ 5,900.00	
<b>COMPONENT IN-PLACE CONSTRUCTION SUBTOTAL</b>	315	S.F.	\$ 730.51	<b>\$ 230,112.00</b>	
GENERAL CONDITIONS (15%)				\$ 34,517.00	
BONDS & INSURANCE (1.75%)				\$ 4,027.00	
SUPERVISION	334	M.H.	\$ 95.00	\$ 31,730.00	
<b>SUB-TOTAL</b>				<b>\$ 300,386.00</b>	
GENERAL CONTRACTOR FEE (10%)				\$ 30,039.00	
CONSTRUCTION CONTINGENCY (15%)				\$ 49,564.00	
<b>CONSTRUCTION BUDGET</b>				<b>\$ 379,989.00</b>	
ARCHITECTURE/ ENGINEERING FEE (5%)				\$ 18,999.00	
<b>TOTAL PROJECT COMPONENT BUDGET</b>	315 S.F.		\$ 1,266.66	<b>\$ 398,988.00</b>	

**NOTES:**

1. Estimate based on Holeless Hydraulic Elevator with machine located in the shaft. Cab has 2 doors. Front for entry at Turner Ct. - Street level. Rear for all other floors (4).
2. Possibly could omit platform lift if installing this elevator.
3. If rear stair is not constructed as indicated on page 6, cost to install this elevator will be higher as part of the new stair enclosure also serves the elevator.
4. If Floors 2&3 are limited to 1 unit/floor as indicated on page 9 and Turner Ct. lift platform is installed, no elevator is required for this building and the entire budget for this component can be deducted from the Total Project Budget on Page 1.





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**DATE: NOVEMBER 9, 2015**

**ROOFING - NO HOISTWAY MODIFICATIONS**

DESCRIPTION OF WORK	MAT'L QTY.	UNIT	UNIT COST	COST EXTENSION	NOTES
TOTAL TEAR-OFF DOWN TO EXISTING DECK	1840	S.F.	\$ 3.00	\$ 5,520.00	
3/4" T&G PLWD. DECK REPLACEMENT ALLOW.	368	S.F.	\$ 3.25	\$ 1,196.00	
2" POLISOCYANURATE INSULATION	1840	S.F.	\$ 2.00	\$ 3,680.00	
ADHERED 60 MIL TPO SINGLE PLY SYSTEM	1990	S.F.	\$ 2.45	\$ 4,876.00	
REGLET 7 COUNTERFLASHING	150	L.F.	\$ 13.30	\$ 1,995.00	
DRIP EDGE	30	L.F.	\$ 3.65	\$ 110.00	
THRU-WALL SCUPPER/COLLECTOR/DOWNSPOUT	1	L.S.	\$ 1,150.00	\$ 1,150.00	
TPO COMPATIBLE WALKWAY PADS	60	L.F.	\$ 20.00	\$ 1,200.00	
R38 FIBERGLASS JOIST CAVITY INSUL. (3RD FLR.)	1840	S.F.	\$ 2.00	\$ 3,680.00	1
<b>COMPONENT IN-PLACE CONSTRUCTION SUBTOTAL</b>	1840	S.F.	\$ 12.72	<b>\$ 23,407.00</b>	
GENERAL CONDITIONS (15%)				\$ 3,511.00	
BONDS & INSURANCE (1.75%)				\$ 410.00	
<b>SUB-TOTAL</b>				<b>\$ 27,328.00</b>	
ROOFING CONTRACTOR FEE (10%)				\$ 2,733.00	
CONSTRUCTION CONTINGENCY (15%)				\$ 4,509.00	
<b>CONSTRUCTION BUDGET</b>				<b>\$ 34,570.00</b>	
ARCHITECTURE/ ENGINEERING FEE (5%)				\$ 1,729.00	
<b>TOTAL PROJECT COMPONENT BUDGET</b>	1840	S.F.	\$ 19.73	<b>\$ 36,299.00</b>	2

**NOTES:**

1. Part of the total R Value required for Energy Code compliance.
2. We recommend this work be let seperately, not as a part of the General Construction project in order to minimize the General Contractor fees associated with value of the work.

**PRELIMINARY OPINION of PROBABLE COST - DETAIL**  
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**WEST CHICAGO, ILLINOIS**  
**MATOCHA PROJECT NO.: 1506.01**  
**DATE: JANUARY 3, 2016**

**STRUCTURAL REPAIRS**

DESCRIPTION OF WORK	MAT'L QTY.	UNIT	UNIT COST	COST EXTENSION	NOTES
FLOOR JOIST REMOVE/REPLACE ALLOWANCE	1380	L.F.	\$ 9.50	\$ 13,110.00	1
ROOF JOIST REMOVE/REPLACE ALLOWANCE	570	L.F.	\$ 9.50	\$ 5,415.00	2
HEAVY-TIMBER POST REINFORCEMENT	4	EA.	\$ 1,500.00	\$ 6,000.00	
HEAVY-TIMBER BRACE REPLACEMENT	2	EA.	\$ 1,250.00	\$ 2,500.00	
NEW SUPPORT BEAM IN 1ST FLOOR CEILING	1	L.S.	\$ 15,000.00	\$ 15,000.00	
BRICK POST PEDESTAL REPAIRS & POINTING	3	EA.	\$ 750.00	\$ 2,250.00	
TEMPORARY SHORING (RENTED)	3	FLOOR	\$ 5,000.00	\$ 15,000.00	
<b>COMPONENT IN-PLACE CONSTRUCTION SUBTOTAL</b>	5520	GSF	\$ 5.92	<b>\$ 59,275.00</b>	
GENERAL CONDITIONS (15%)				\$ 8,891.25	
BONDS & INSURANCE (1.75%)				\$ 1,037.31	
<b>SUB-TOTAL</b>				<b>\$ 69,203.56</b>	
STRUCTURAL CONTRACTOR FEE (10%)				\$ 6,920.36	
STRUCTURAL ENGINEER SITE OBSERVATION / CA	60	M.H.	\$ 150.00	\$ 9,000.00	3
CONSTRUCTION CONTINGENCY (10%)				\$ 4,946.00	
<b>CONSTRUCTION BUDGET</b>				<b>\$ 90,069.92</b>	
STRUCTURAL ENGINEERING FEE (10%)				\$ 9,006.99	
<b>TOTAL PROJECT COMPONENT BUDGET</b>	5520	GSF	\$ 12.64	<b>\$ 99,076.91</b>	4

**NOTES:**

1. Allowance based on replacing up to 33% of the floor joists on each wood framed floor. (Main St., 2 & 3)
2. Allowance based on replacing 20% of the roof joists.
3. Recommend having Structural Engineer perform Site Observation / Construction Administration
4. We recommend this work be let separately, not as a part of the General Construction project in order to minimize the General Contractor fees associated with value of the work.

December 29, 2015

Mr. Mark Ruddick  
**City of West Chicago**  
475 Main Street  
West Chicago, Illinois 60185

Re: 200 W. Main Street  
West Chicago, Illinois

Dear Mark:

We have completed our review of the second floor structure at the 200 W. Main Street building. We have revealed a number of issues with the structural integrity of this level of floor framing. Please note that in addition to the second floor loads this framing also supports the east hallway wall of the second floor which is a bearing wall for the third level floor framing and by way of the third level floor framing the roof rafters as well. Also important to note is that the bearing wall on the second floor jogs and is at times over the second floor level framing post installed 6 ply 2x12 beam line and at times not.

The structural issues we have revealed are as follows:

1. A number of the original 3x12 floor joists have failed.
2. A number of the original 3x12 and 2x12 floor joists have been compromised by post installed notches and holes.
3. The floor joists in the central area of the west half of the floor plate were pieced together with partial span members. We highly doubt that the existing splices are adequate to develop the required shear and moment.
4. The post installed 6 ply 2x12 beam spanning in the north-south direction at approximately the middle of the building in the east-west direction is not adequate to support the required dead and live loads.

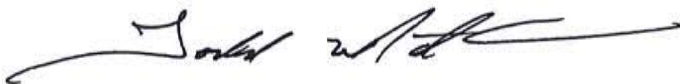


5. The existing 3x12 joist members in the front of the building spanning from exterior wall to exterior wall are not adequate to support the required dead and live loads.
6. The existing joist sections towards the back of the building on the east side of the 6 ply 2x12 beam line support the load bearing wall on the second floor. These joists are not adequate to support the required dead and live loads.

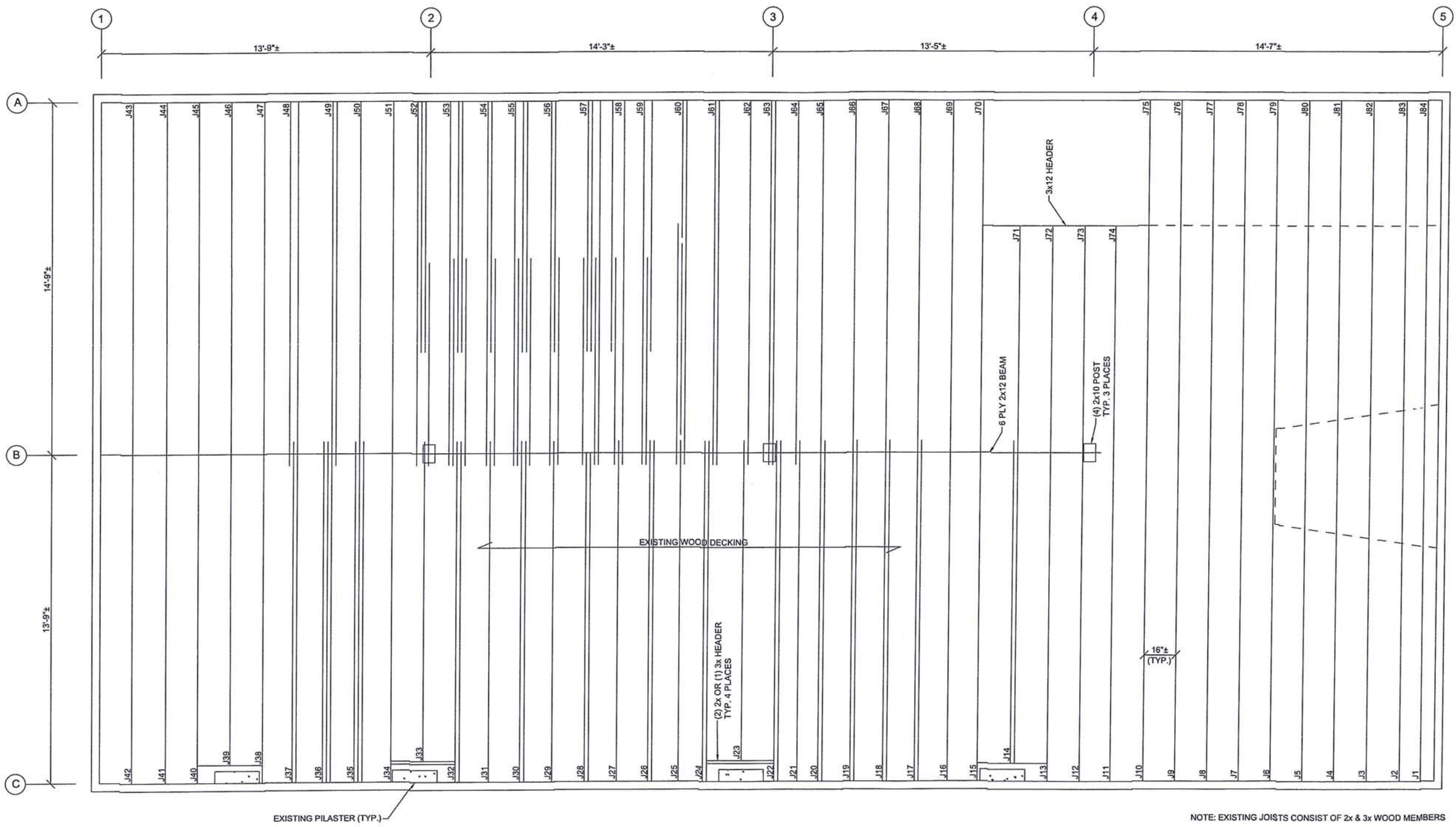
Please reference the attached drawings for review which is our representation of the scope of work required to address the issues noted above. If you should have any questions or would like to discuss any of these issues further please do not hesitate to call.

Sincerely,

**SRI Structural Resources, Inc.**

A handwritten signature in black ink, appearing to read "Todd Matocha", with a long horizontal flourish extending to the right.

Todd Matocha, S.E.



EXISTING SECOND FLOOR FRAMING PLAN

NOTE: EXISTING JOISTS CONSIST OF 2x & 3x WOOD MEMBERS



Proj. Mgr.	
Job Capt.	
Drawn by	CMM
Rev'd by	
Signature: _____ Current Date: _____ License Exp. Date: _____	

ISSUED FOR REVIEW 12-23-15  
 DESCRIPTION DATE

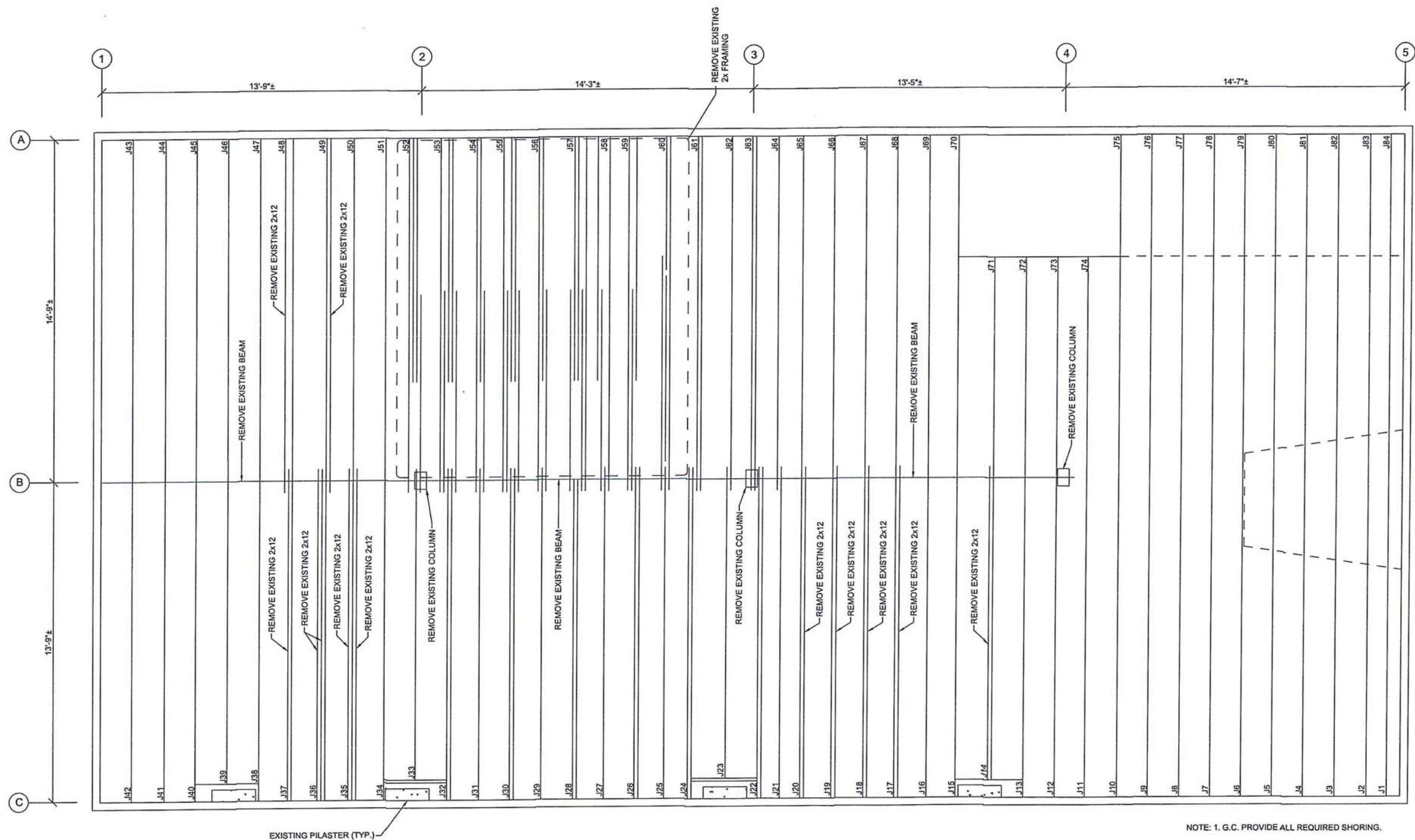
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**SRI** Structural Resources, Inc.  
 Structural Engineering/Design  
 3110 Woodcreek Drive  
 Downers Grove, IL 60515  
 (630) 607-7000

Project	
200 W. Main Street West Chicago, Illinois	
Sheet Title Existing Second Floor Framing Plan	
Date 12-23-2015	Project No.
Sheet No. <b>S1.1</b>	





SECOND FLOOR FRAMING DEMOLITION PLAN

Proj. Mgr.	
Job Capt.	
Drawn by	CMM
Rev'd by	Signature: _____ Current Date: _____ License Exp. Date: _____

ISSUED FOR REVIEW 12-23-15  
DESCRIPTION DATE

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**SRI** Structural Resources, Inc.  
Structural Engineering/Design  
3110 Woodcreek Drive  
Downers Grove, IL 60515  
(630) 607-7000

Project  
**200 W. Main Street  
West Chicago, Illinois**

Sheet Title Second Floor Framing Demolition Plan	
Date 12-23-2015	Project No.
Sheet No. <b>S2.1</b>	



STRUCTURAL NOTES  
DESIGN AND LOADING

ALLOWABLE UNIT STRESSES AND LOADING IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2009. ROOF SNOW LOAD USED IN DESIGN IS 25 PSF. ROOF DEAD LOAD USED IN DESIGN IS 20 PSF. FLOOR DEAD AND LIVE LOAD USED IN DESIGN ARE 18 PSF AND 40 PSF RESPECTIVELY WITH A 15 PSF PARTITION LOAD.

CARPENTRY

1. MATERIALS TO BE USED SHALL BE AT LEAST THE FOLLOWING QUALITY:

FLOOR JOISTS:

DOUGLAS FIR - LARCH #2 OR SOUTHERN PINE  
F<sub>bx</sub> = 1,700 psi F<sub>bx</sub> = 1,500 psi  
F<sub>by</sub> = 1,450 psi F<sub>by</sub> = 1,300 psi  
F<sub>v</sub> = 95 psi F<sub>v</sub> = 95 psi  
E = 1,700,000 psi E = 1,600,000 psi

LVL's

F<sub>b</sub> = 2,600 psi  
F<sub>v</sub> = 285 psi  
E = 1,900,000 psi

2. ALL CARPENTRY WORK SHALL PRODUCE JOINTS TRUE, TIGHT AND WELL NAILED.

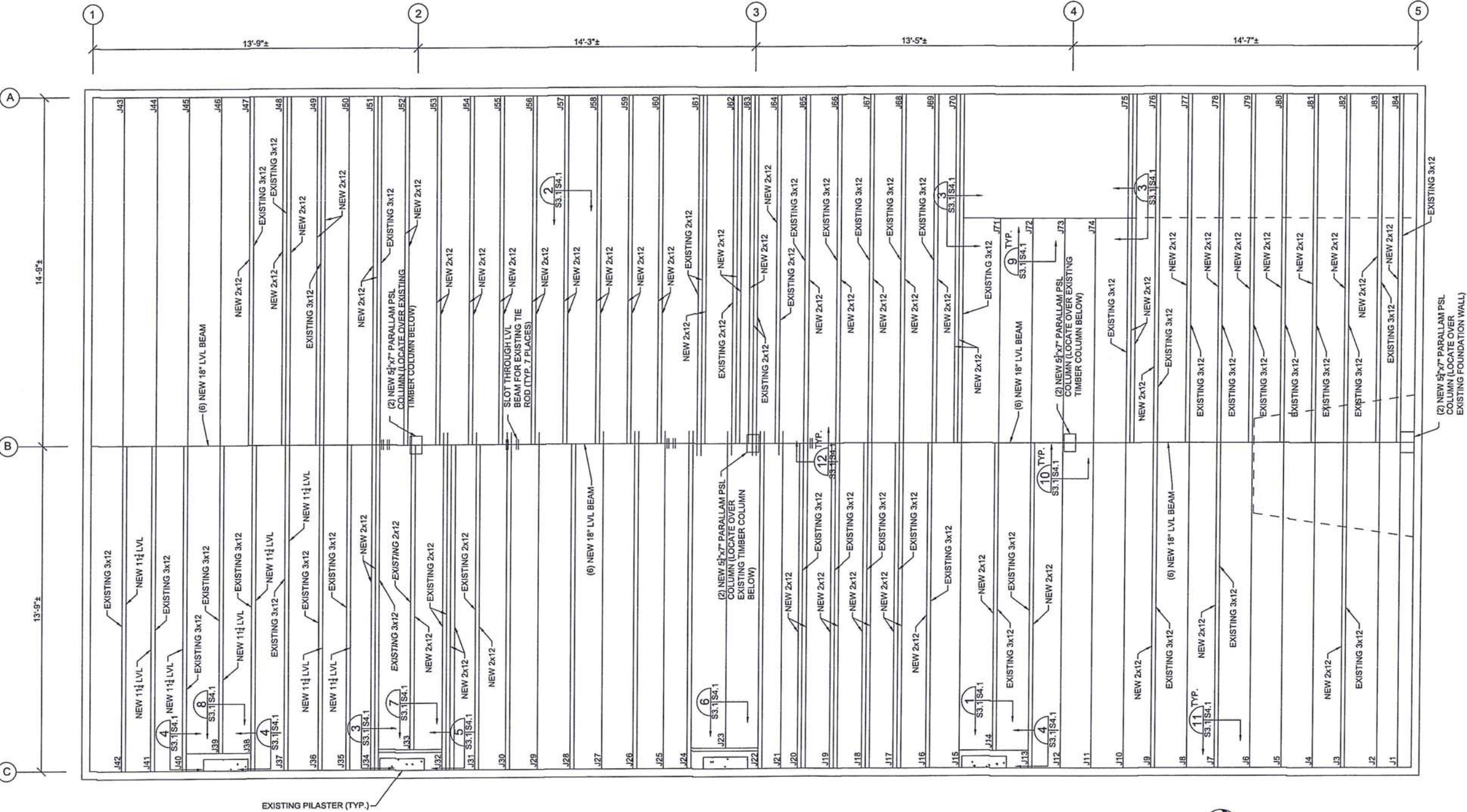
3. CAREFULLY SELECT ALL MEMBERS SO THAT NATURAL DEFECTS WILL NOT HINDER THE STRENGTH OF THE MEMBER OR RENDER IT DIFFICULT TO FASTEN SUFFICIENTLY.

4. ALL MATERIALS TO BE INSTALLED IN WARM AREAS SHOULD BE STORED IN WARM AREAS 72 HOURS MINIMUM TO ACCLIMATE TO CONDITIONS PRIOR TO INSTALLATION.

5. MAKE ALL BEARINGS FULL, UNLESS DETAILED OTHERWISE.

6. PERFORM ALL WORK IN ACCORDANCE WITH THE DRAWINGS AND WITH PERTINENT CODES AND ORDINANCES.

7. INSTALL ALL BLOCKING AND BRIDGING REQUIRED BY THE DRAWINGS AND GOVERNED BY GOOD BUILDING PRACTICE.



REVISED SECOND FLOOR FRAMING PLAN



Proj. Mgr.	
Job Capt.	
Drawn by	CMM
Rev'd by	
Signature:	
Current Date:	
License Exp. Date:	

ISSUED FOR REVIEW 12-23-15  
DESCRIPTION DATE

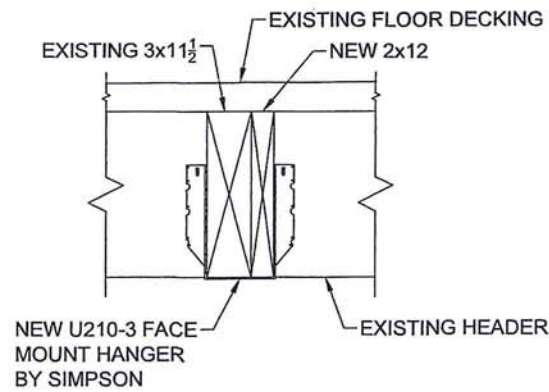
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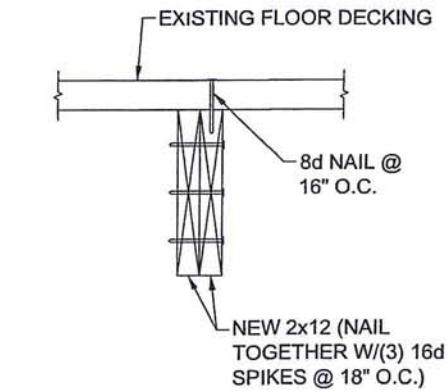
Project  
200 W. Main Street  
West Chicago, Illinois

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FLOOR FRAMING PLAN  
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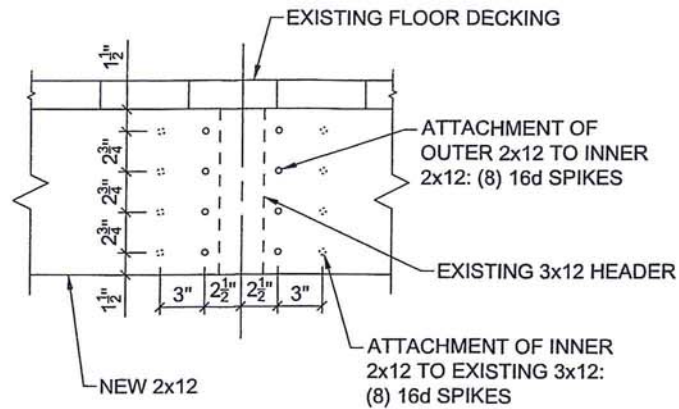




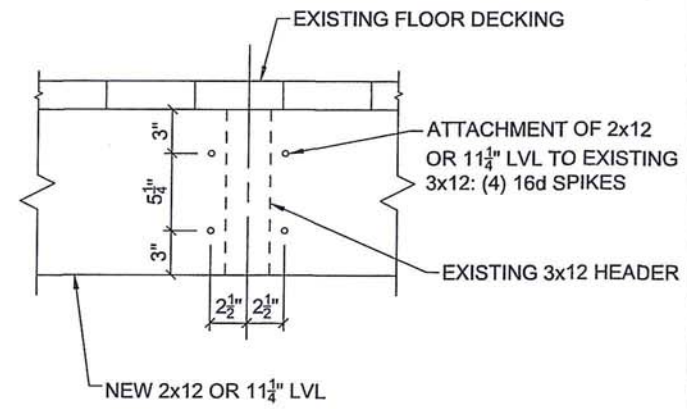
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S3.1|S4.1



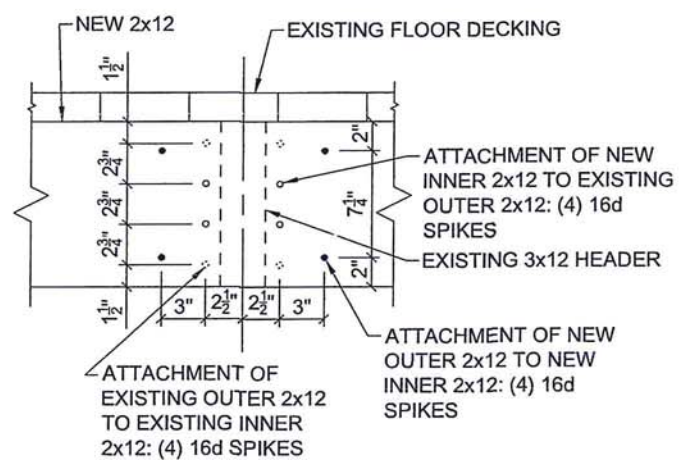
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S3.1|S4.1



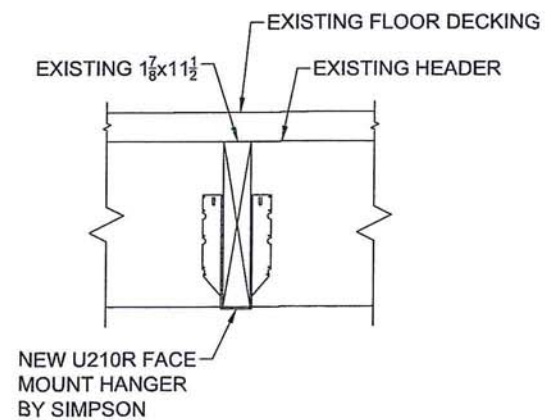
3 SECTION  
S3.1|S4.1



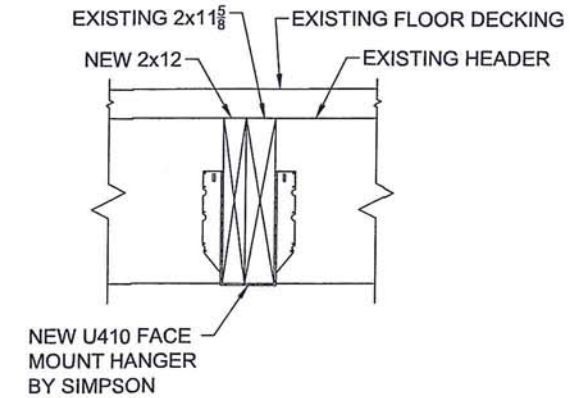
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S3.1|S4.1



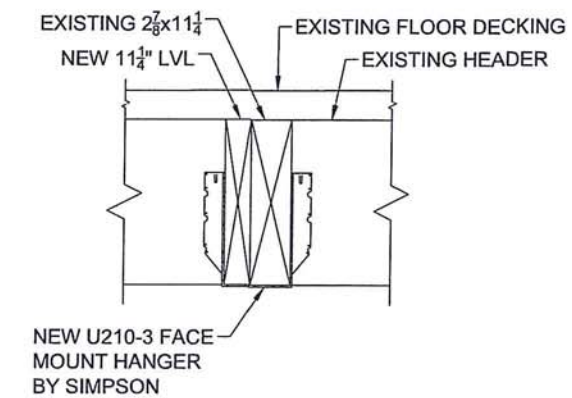
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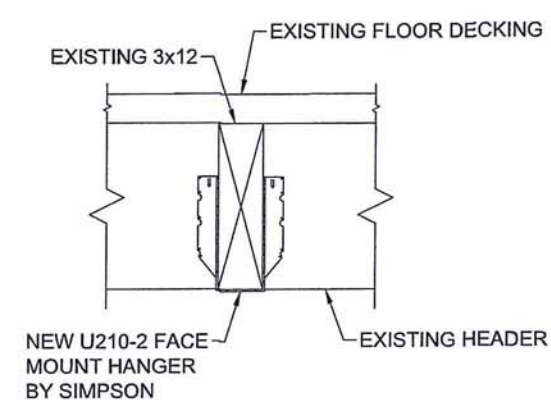
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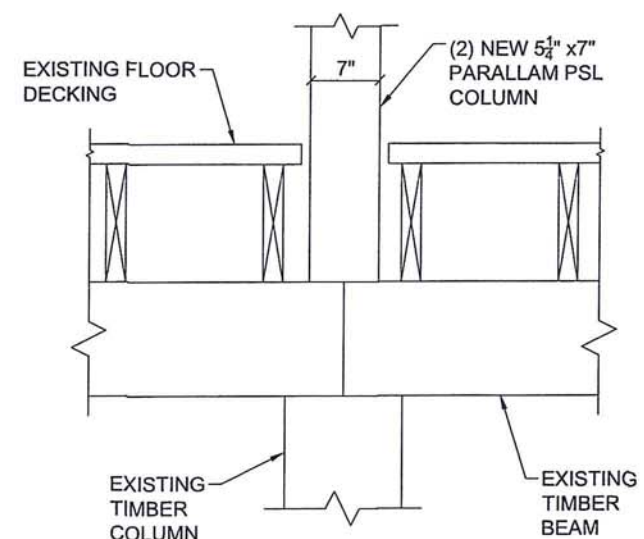
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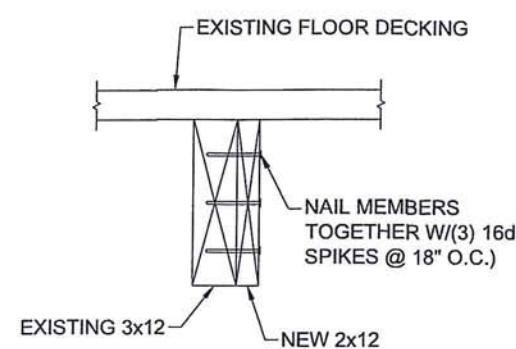
8 SECTION  
S3.1|S4.1



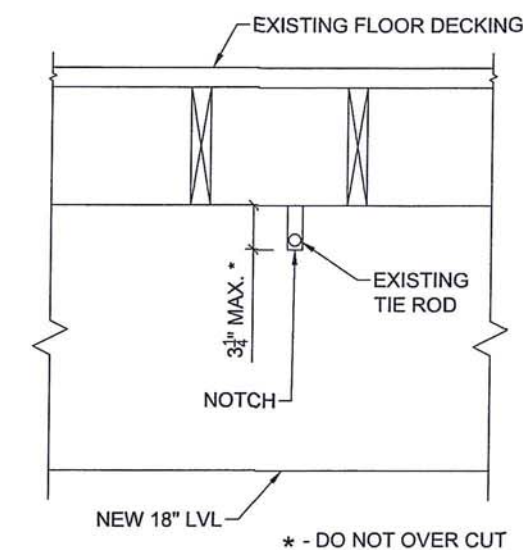
9 SECTION  
S3.1|S4.1



10 SECTION  
S3.1|S4.1



11 SECTION  
S3.1|S4.1



12 SECTION  
S3.1|S4.1

Proj. Mgr.	
Job Capt.	
Drawn by	CMM
Rev'd by	
Signature:	
Current Date:	
License Exp. Date:	

ISSUED FOR REVIEW 12-23-15  
DESCRIPTION DATE

REVISIONS

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STRUCTURAL RESOURCES, INC.

**SRI** Structural Resources, Inc.  
Structural Engineering/Design  
3110 Woodcreek Drive  
Downers Grove, IL 60515  
(630) 607-7000

Project	
200 W. Main Street West Chicago, Illinois	
Sheet Title	
Details	
Date	Project No.
12-23-2015	
Sheet No.	
S4.1	

August 28, 2015

Mr. Mark Ruddick  
City of West Chicago  
475 Main Street  
West Chicago, Illinois 60185

Re: 200 W. Main Street  
West Chicago, Illinois

Dear Mark:

On August 12, 2015 we visited the above referenced site to observe the structural condition of the above referenced building. The structure consists of a three story wood framed structure with perimeter load-bearing masonry walls. The following is an itemized list of our observations.

#### FOUNDATION/LOWER LEVEL & FIRST LEVEL FLOOR PLATE

- The foundation walls consist primarily of sandstone which appeared to be in generally good condition. Calcium deposits were noted predominantly on the north wall (Image 1) suggesting that moisture has been/is penetrating the foundation wall. A collection of dissolved sandstone/mortar was noted at the base of the wall most notably along the north wall (Image 2) suggesting that some degree of deterioration of the wall has occurred.
- Some minor tuckpointing of the foundation walls and the center support column brick base should be considered (Image 3).
- There is a crack in the southeast corner of the foundation wall that could be filled with an epoxy injection product but we would not consider this to be entirely necessary (Image 4).
- The first level floor plate framing consists of 2x12 joists spaced at 16" on center sometimes doubled up. The majority of the lower level has a ceiling so our access to this floor framing was limited. What was visible appeared to be in good condition.



- The center timber column is cracked on the north face (Image 5). This crack is likely due to shrinkage of the wood and not due to stress. This condition should be repaired.
- The concrete slab on grade is in good condition.

## SECOND LEVEL FLOOR PLATE

- The second level floor plate framing consists of the original 3x12 joists spaced at 16" on center with supplemental newer 2x12 joists sporadically located. This floor plate is severely out of level. The original 3x12 joists originally spanned from the exterior masonry wall on the west side to the exterior masonry wall on the east side. The 3x12 joists between the north exterior wall and the first column in from this wall span from the east exterior masonry wall to a stud framed wall on the east side of the stairwell. These joists support in addition to second level floor loads, load-bearing stud framed walls positioned at approximately the center of the building which in turn support the third level floor plate framing and the roof rafters. Several of the 3x12 joists in the second level floor plate are cracked on the bottom side near their mid span (Images 6, 7, 8, 9 & 10). The distressed joists explains the out of level floors on the second and third levels. The adequacy of the cracked joists should be evaluated.
- At some point in time a six ply 2x12 beam was installed in the second level floor plate in line with the beam line/columns in the first level floor plate presumably to provide additional support for the cracked original 3x12 joists. This beam spans between 6x9 wood columns which bear on the beam line/columns in the first level floor plate.
- All three spans of the six ply 2x12 beam have been notched at the top reducing the effective section of the members (Images 11 & 12). The adequacy of the remaining sections should be evaluated.
- Multiple joists on the east side of the "new" six ply 2x12 beam particularly in the middle third of the floor plate have been either notched for piping, cored for plumbing lines or both. Each of these events results in a reduced effective section of the member (Images 13, 14, 15 & 16). The adequacy of the remaining sections should be evaluated.

## THIRD LEVEL FLOOR PLATE

- The third level floor plate framing consists of 2x12 joists spaced at 16" on center spanning from both exterior masonry walls to the stud framed wall on the east side of the hallway (Image 17). Based on very limited access to this framing it appeared to be in good condition.
- A small area of floor in Unit P was water stained likely due to a leaking hot water heat register located on the third level (Images 18 & 19).
- The floor is severely out of level. We theorize due to the cracking of the original second level floor joists noted above.

## ROOF PLATE

- The roof framing consists of 2x10 rafters spaced at 18" on center spanning from both exterior masonry walls to both of the hallway stud framed walls. The 2x10 rafters slope from the exterior walls to a low point at approximately the east-west centerline of the building. Based on very limited access to this framing it appeared to be in good condition with the exception of an area near the back of the building where water damage was noted (Image 20). The roof should be inspected by a qualified roofing contractor to establish areas in need of repair.

## MASONRY PARAPET WALL

- The masonry parapet walls are generally in good condition (Images 21 & 22). There are some joints that should be tuckpointed

If you should have any questions or would like to discuss any of these issues further please do not hesitate to call.

Sincerely,

**SRI Structural Resources, Inc.**



Todd Matocha, P.E., S.E.





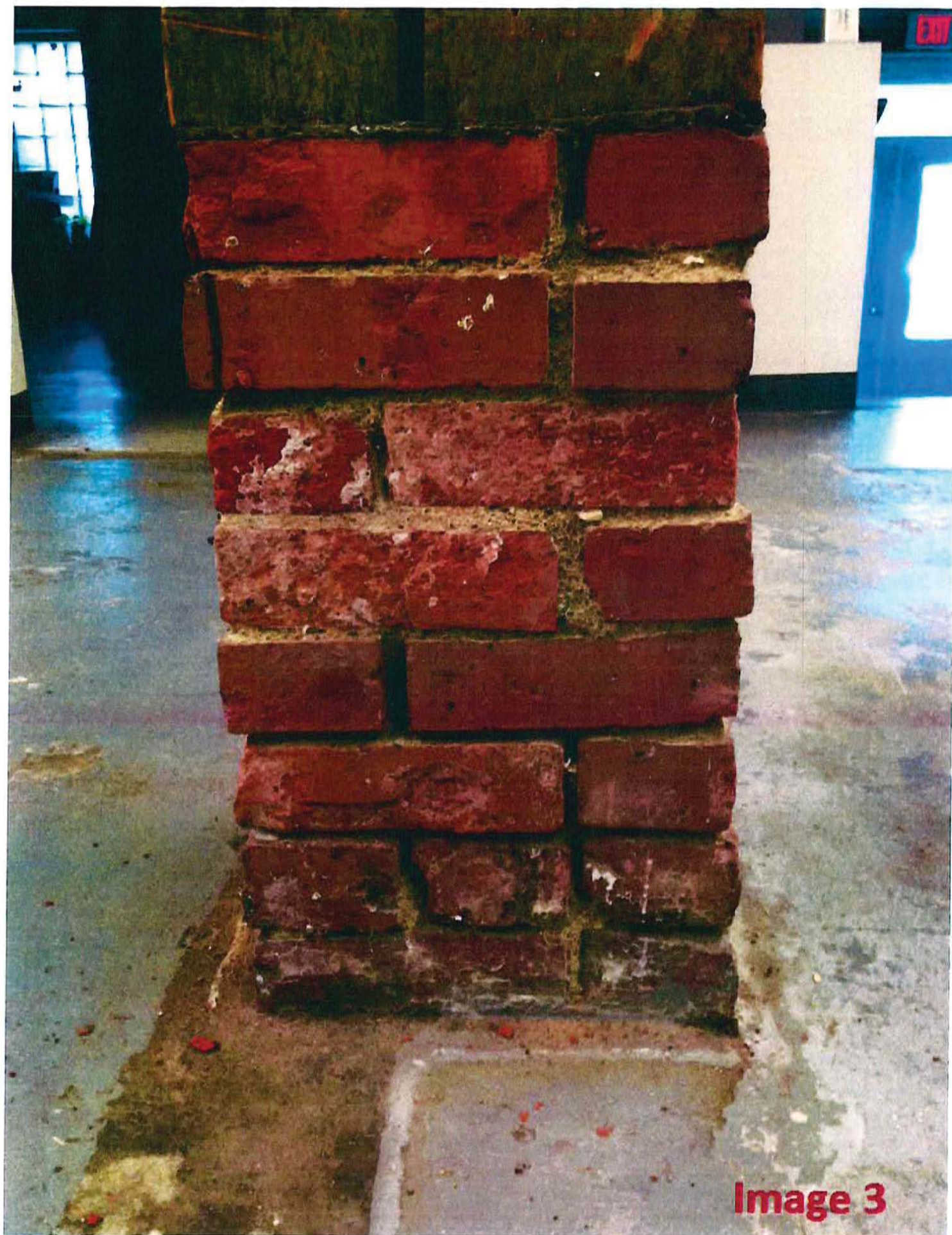
Image 1





**Image 2**





**Image 3**











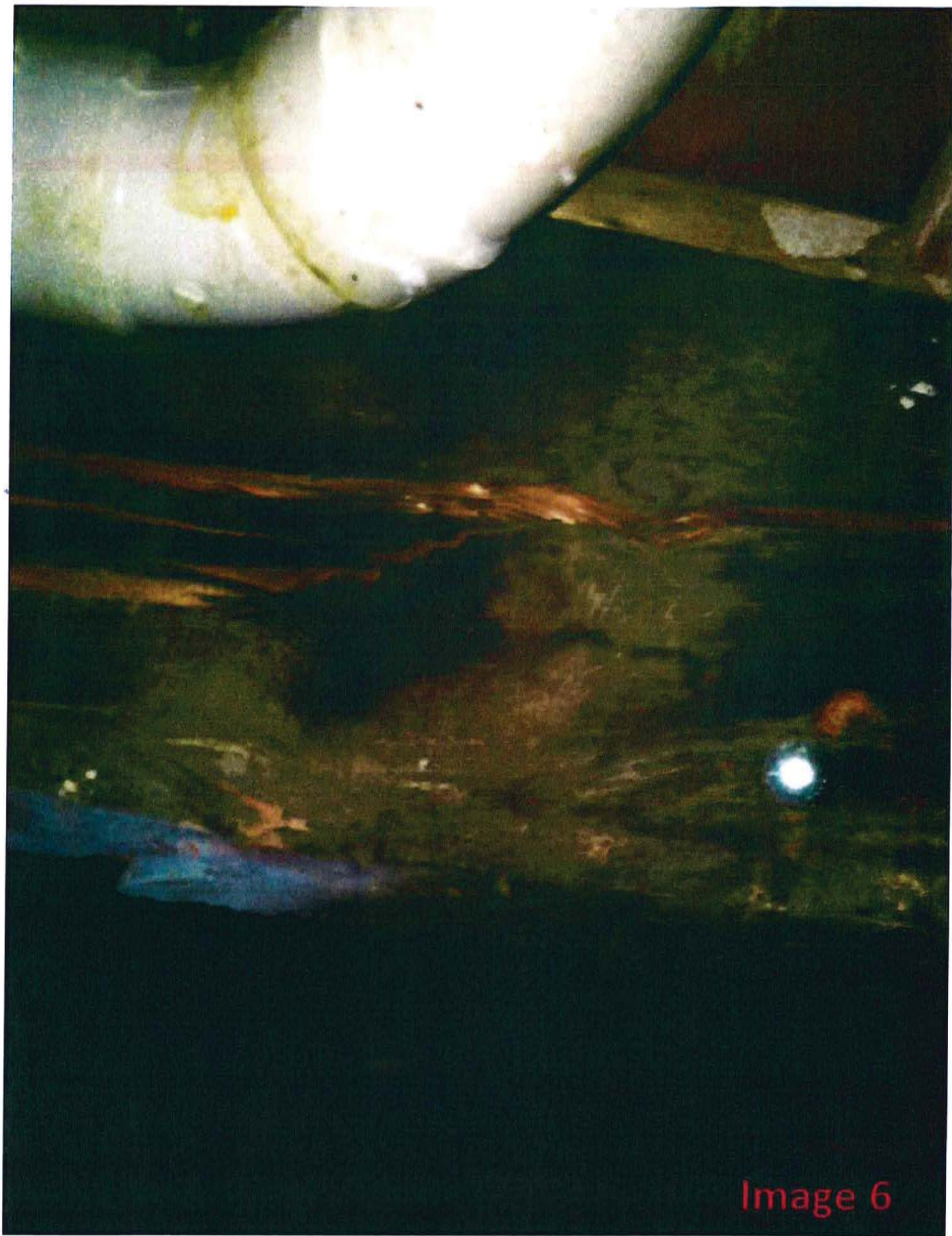


Image 6











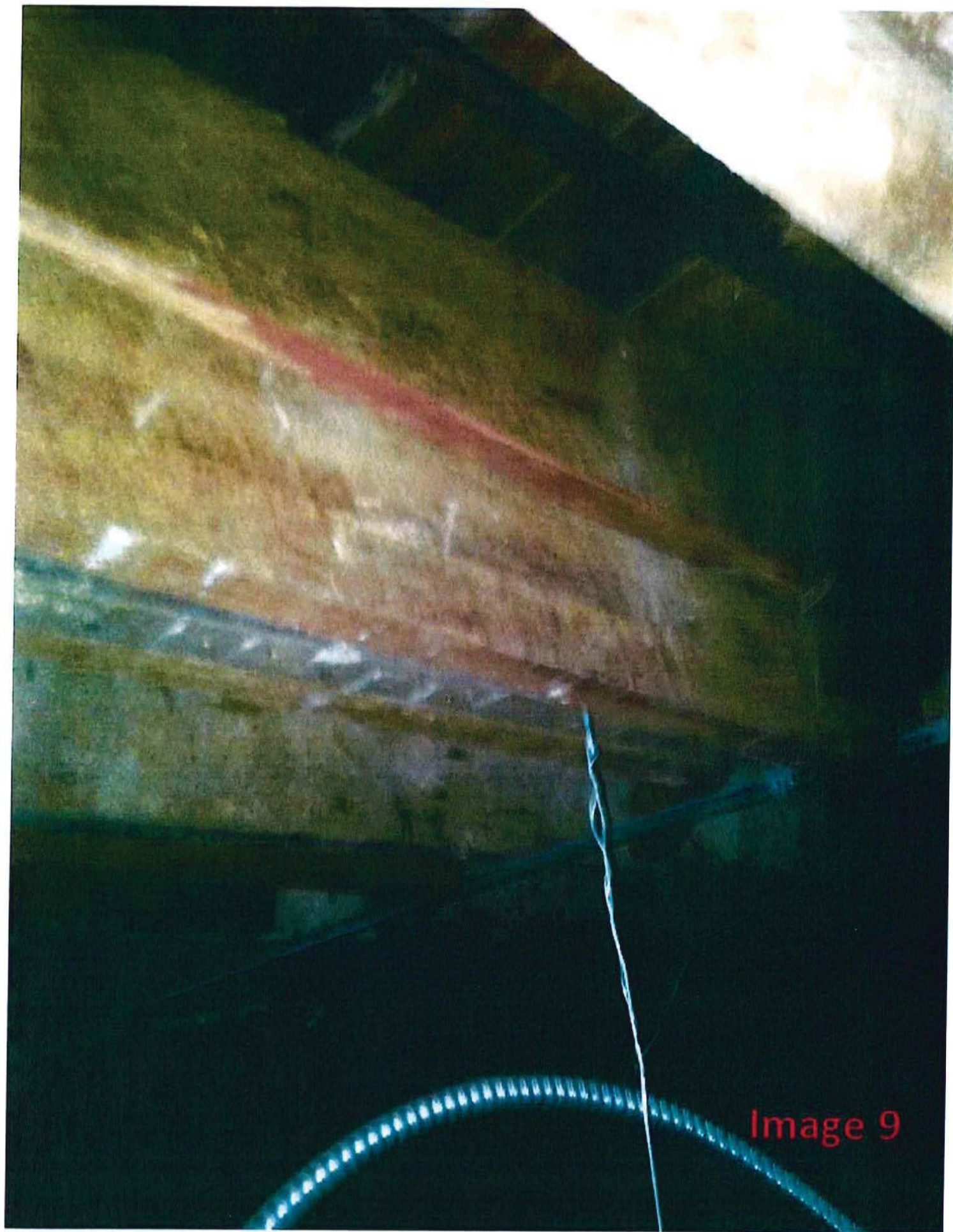


Image 9



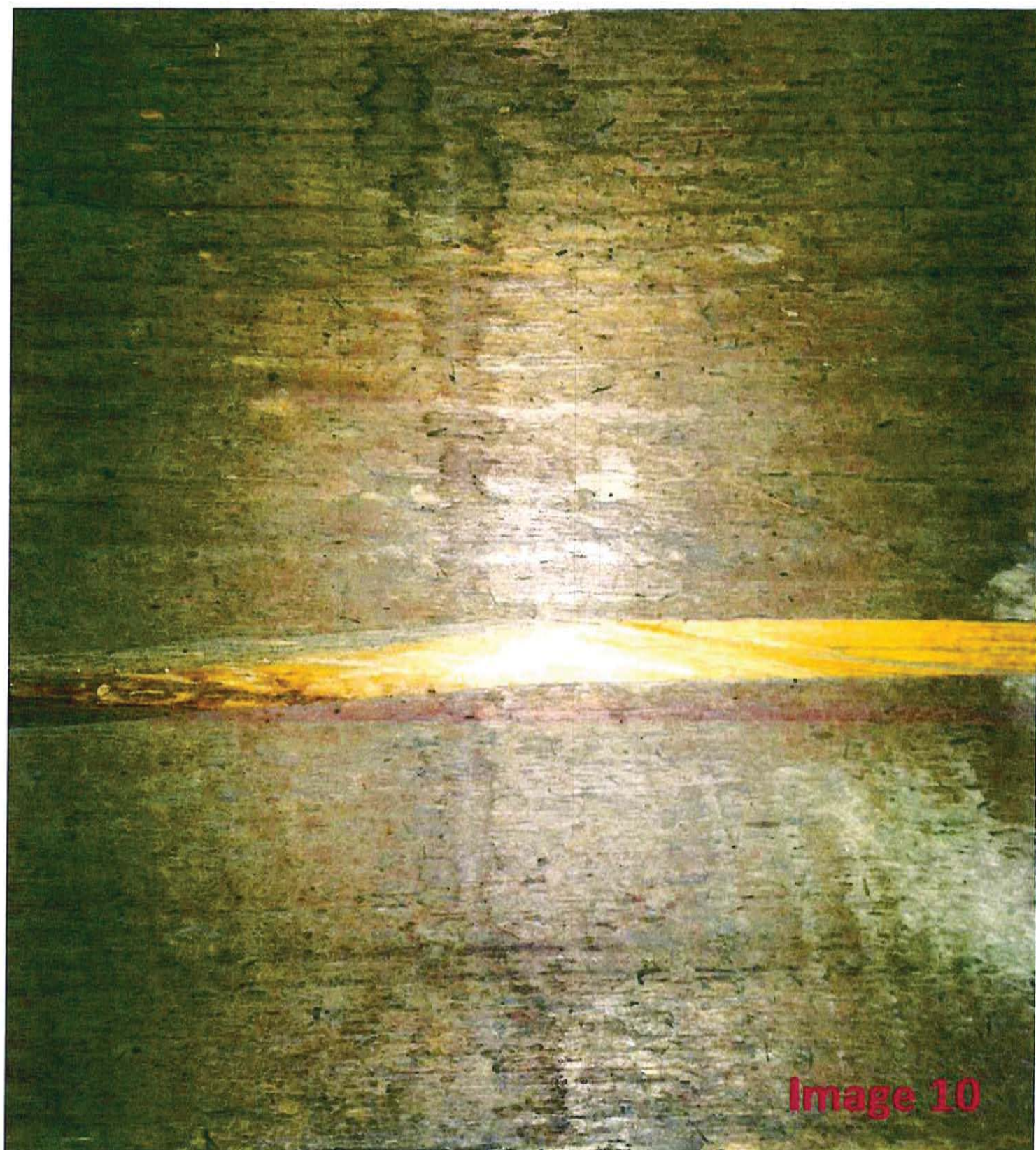


Image 10





Image 11





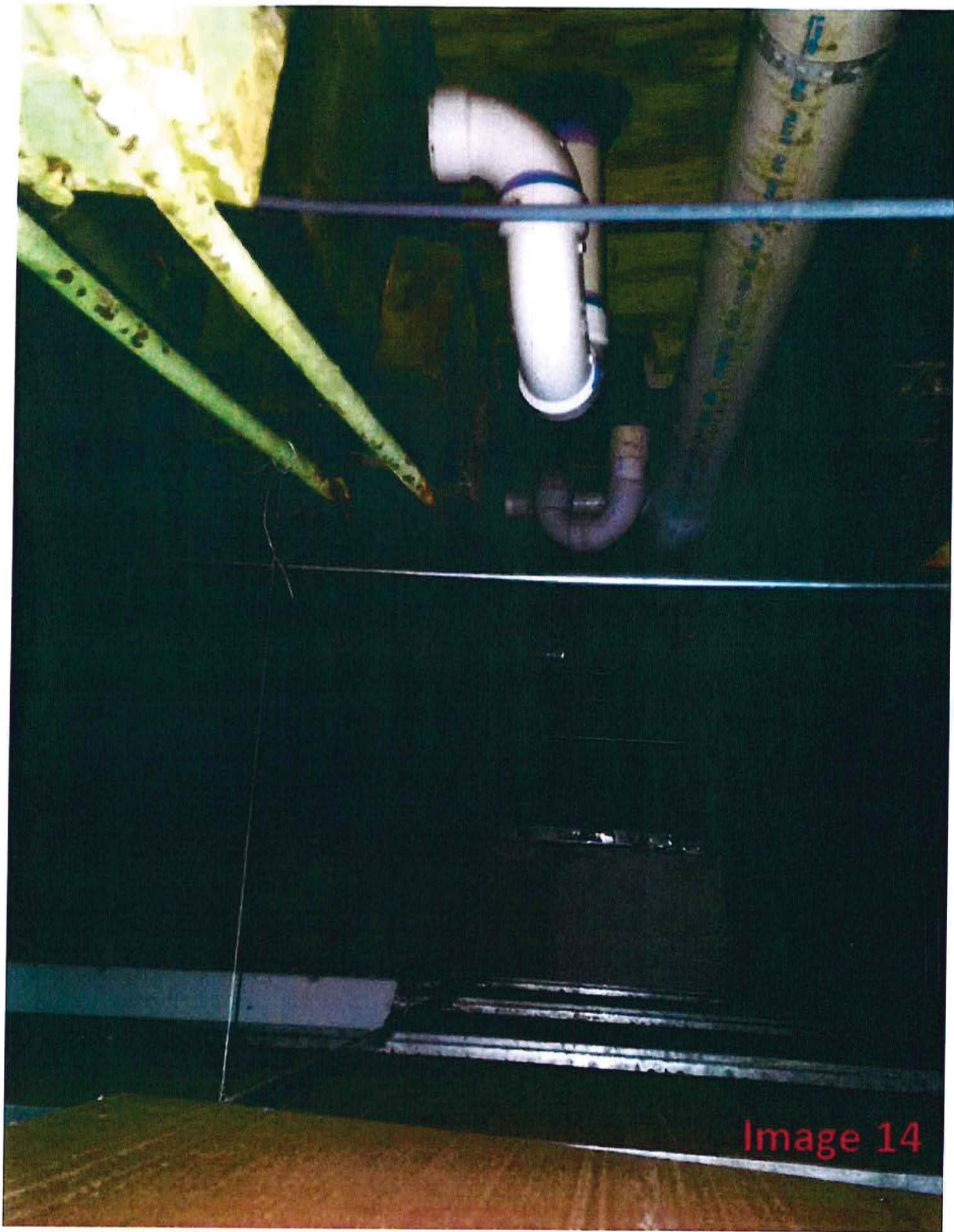
Image 12





Image 13











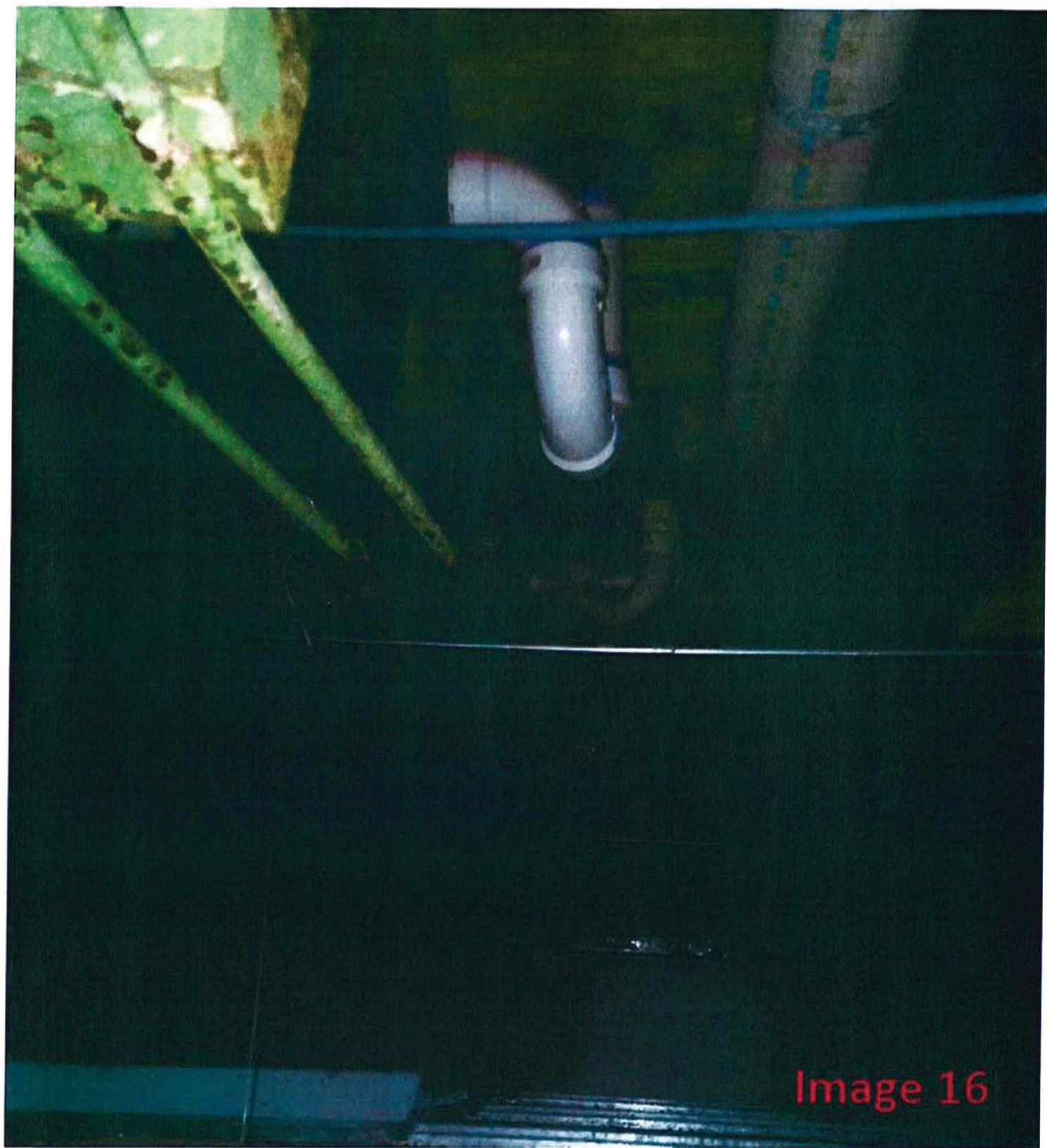
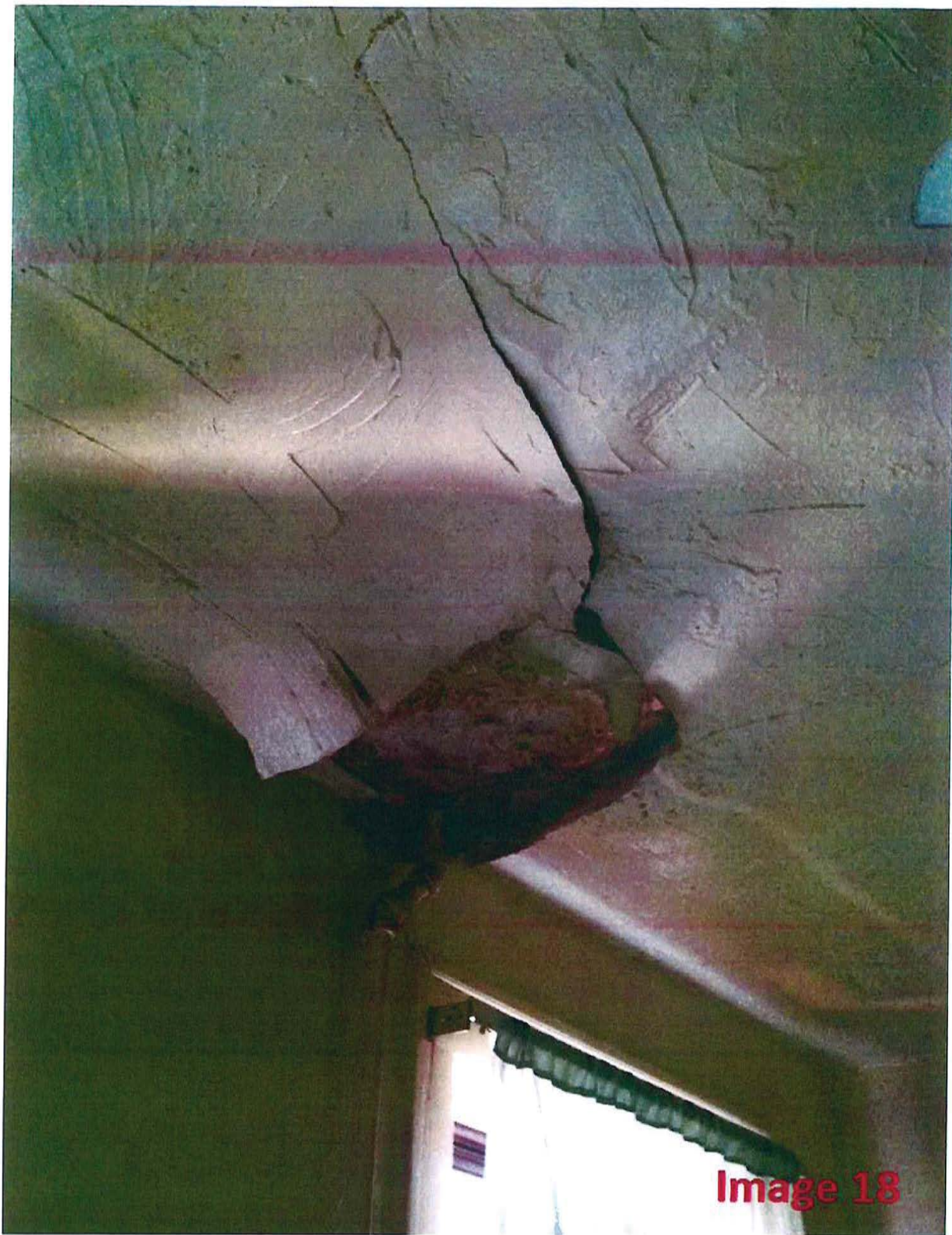


Image 16



11.6





**Image 18**





Image 19





Image 20





Image 21







**PRELIMINARY OPINION of PROBABLE COST - DETAIL**  
**RENOVATE 200 MAIN STREET BUILDING**  
**WEST CHICAGO, ILLINOIS**  
**MATOCHA PROJECT NO.: 1506.01**  
**DATE: JANUARY 3, 2016**

**STRUCTURAL REPAIRS**

DESCRIPTION OF WORK	MAT'L QTY.	UNIT	UNIT COST	COST EXTENSION	NOTES
FLOOR JOIST REMOVE/REPLACE ALLOWANCE	1380	L.F.	\$ 9.50	\$ 13,110.00	1
ROOF JOIST REMOVE/REPLACE ALLOWANCE	570	L.F.	\$ 9.50	\$ 5,415.00	2
HEAVY-TIMBER POST REINFORCEMENT	4	EA.	\$ 1,500.00	\$ 6,000.00	
HEAVY-TIMBER BRACE REPLACEMENT	2	EA.	\$ 1,250.00	\$ 2,500.00	
NEW SUPPORT BEAM IN 1ST FLOOR CEILING	1	L.S	\$ 15,000.00	\$ 15,000.00	
BRICK POST PEDESTAL REPAIRS & POINTING	3	EA.	\$ 750.00	\$ 2,250.00	
TEMPORARY SHORING (RENTED)	3	FLOOR	\$ 5,000.00	\$ 15,000.00	
<b>COMPONENT IN-PLACE CONSTRUCTION SUBTOTAL</b>	5520	GSF	\$ 5.92	<b>\$ 59,275.00</b>	
GENERAL CONDITIONS (15%)				\$ 8,891.25	
BONDS & INSURANCE (1.75%)				\$ 1,037.31	
<b>SUB-TOTAL</b>				<b>\$ 69,203.56</b>	
STRUCTURAL CONTRACTOR FEE (10%)				\$ 6,920.36	
STRUCTURAL ENGINEER SITE OBSERVATION / CA	60	M.H.	\$ 150.00	\$ 9,000.00	3
CONSTRUCTION CONTINGENCY (10%)				\$ 4,946.00	
<b>CONSTRUCTION BUDGET</b>				<b>\$ 90,069.92</b>	
STRUCTURAL ENGINEERING FEE (10%)				\$ 9,006.99	
<b>TOTAL PROJECT COMPONENT BUDGET</b>	5520	GSF	\$ 12.64	<b>\$ 99,076.91</b>	4

**NOTES:**

1. Allowance based on replacing up to 33% of the floor joists on each wood framed floor. (Main St., 2 & 3)
2. Allowance based on replacing 20% of the roof joists.
3. Recommend having Structural Engineer perform Site Observation / Construction Administration
4. We recommend this work be let separately, not as a part of the General Construction project in order to minimize the General Contractor fees associated with value of the work.