UNIVERSITY OF CHICAGO SCHOOL OF SOCIAL SERVICE ADMINISTRATION

PROGRAMMING & PLANNING STUDY

969 EAST 60TH STREET, CHICAGO, IL

APRIL 28TH, 2017

FARR
ASSOCIATES

CLIENT:

THE UNIVERSITY OF CHICAGO SCHOOL OF SOCIAL SERVICE ADMINISTRATION

THE UNIVERSITY OF CHICAGO

DESIGN TEAM:

Architecture + Planning	Programming	M.E.P.FP. Engineering	Civil Engineering	Code Consultant	Cost Estimator
FARR ASSOCIATES	HANBURY	db|HMS	TERRA ENGINEERING LTD.	Primera	VISTARA construction services

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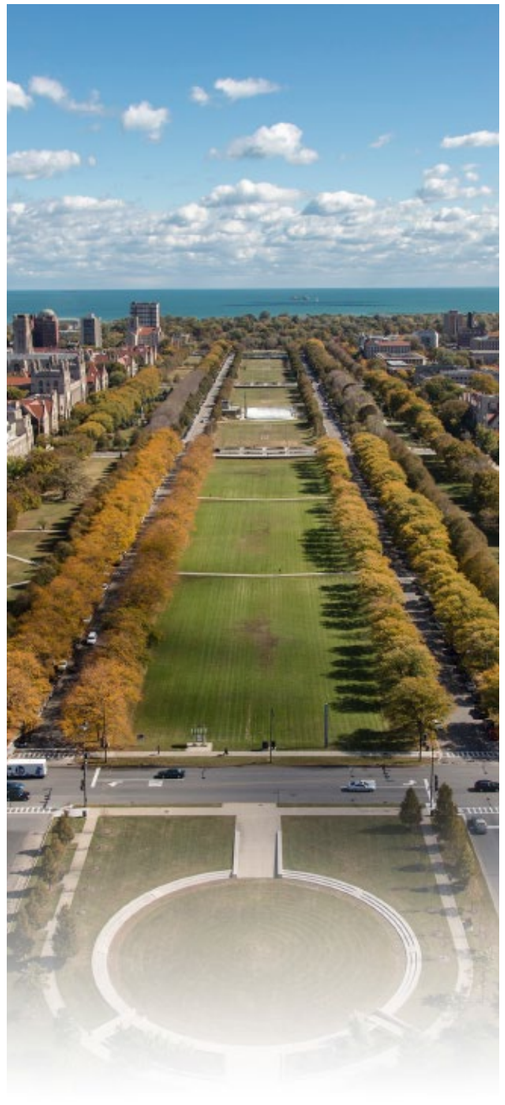
EXECUTIVE SUMMARY



Farr Associates with the University of Chicago Facilities, Office of the Provost and the School of Social Service Administration (SSA) have worked collaboratively to identify the most aspirational and efficient approach to plan for SSA's long term mission and goals. The seven-month programming and planning study has produced a comprehensive report that will equip SSA with data for precise decision making and selection of smaller phased renovation projects to pursue.

Programming:
The space program is the result of a series of meetings with the Working Group, the Core Group, User Groups, Faculty and Student Workshops. The space program includes a list of spaces grouped by department to meet the projected needs of SSA for the next ten years. The final two programming options for consideration include; the Optimal Growth Program at 70,229 NSF and a Modified Program at 65,548 NSF. The multiple options will provide SSA with the opportunity to right size their space needs based on the available square footage.

Planning:
The planning phase overlapped with programming to inform adjacencies and the process. Space planning studies were developed for classrooms, offices and the library to determine the appropriate distribution of program within the confines of the two existing building's infrastructure. Five different planning options were presented to the working group. The outcome resulted in two planning options that align with SSA's project goals and meet the Growth Programming option in terms of quantity of spaces. Both planning options include phasing plans that outline ideal sequences of work for SSA's immediate growth, funding and occupancy during construction. Connectivity between buildings to create an SSA campus was critical to the working group. Three site options compliment with the planning options to provide SSA with varying strategies to create a cohesive campus identity.

The process has been a humbling and virtuous experience to assist in the vision of the School of Social Service Administration's mission to create a more just and humane society.

PROJECT APPROACH

The School of Social Services Administration has unique site with many assets available. The connection and user experience of these assets to the University and greater community will face the following issues:

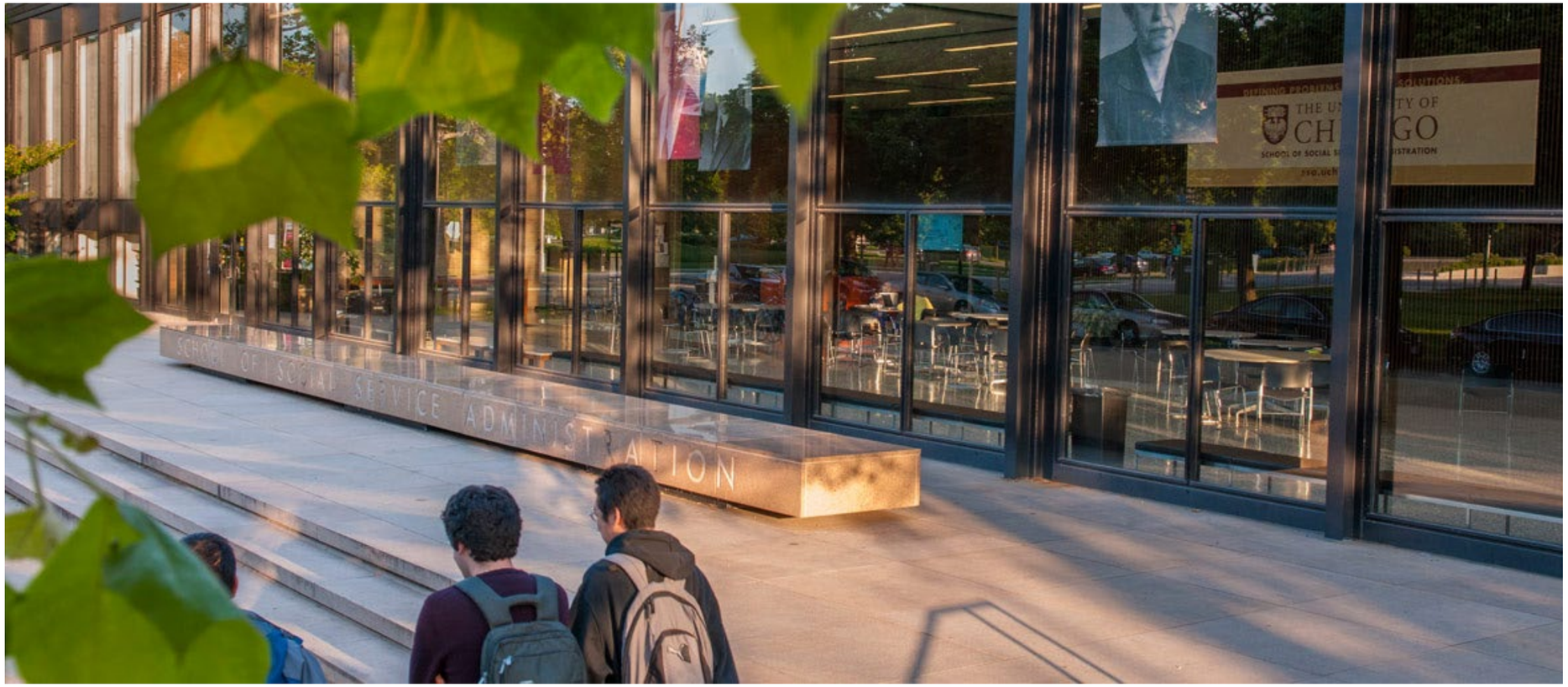
Issue:
Separation of program spaces across multiple buildings will create logistic challenges and redundancy of building services.

Approach:
Creative solutions for multi-scaled environments. That can engage faculty and staff in a meaningful way to not only integrated research and education but also health and access to human needs that the interior environment does not provide.

Issue:
Identity and connection to the south campus master plan.

Approach:
The existing buildings on the SSA block have the ability to address both the community to the south and the University to the north. A planning solution will need to be flexible in design for greater campus planning coordination as the plan is further developed. Multi-directional nodes and access to SSA buildings will avoid placing programmatic barriers at prospective circulation routes.

Existing structural modular spacing will impact the large gathering, seminar and classroom spaces. Test fitting the larger program elements first proves a successful strategy prior to finalizing the programming phase. This exercise can also be applied to smaller office type of program spaces to right size the need with space available.



STAKEHOLDERS AND DECISION MAKERS

Working Group:

- Neil Guterman, SSA, Dean
- Esty Gur, SSA, Assoc Dean for Administration
- Alida Bouris, SSA, Faculty
- Julia Henly, SSA, Faculty
- Shawna Cooper-Gibson, SSA, Dean of Students
- Curtis McMillan, SSA, Deputy Dean of Curriculum
- Nancy Chertoc, SSA, Director of Field Placement
- Richard Kass, SSA, Director of IT & Facilities
- Alex Helewa, SSA, Assistant Director of Facilities
- Blair Archambeau, University of Chicago Provost Office
- Alicia Berg, Facilities Services, Campus Planning
- Maya Gharpure, Facilities Services, Campus Planning

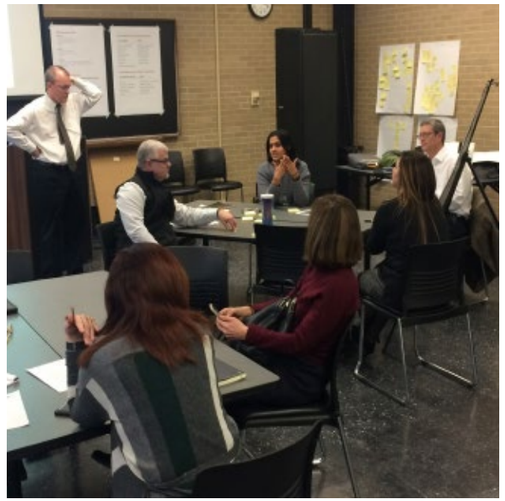
Core Group:

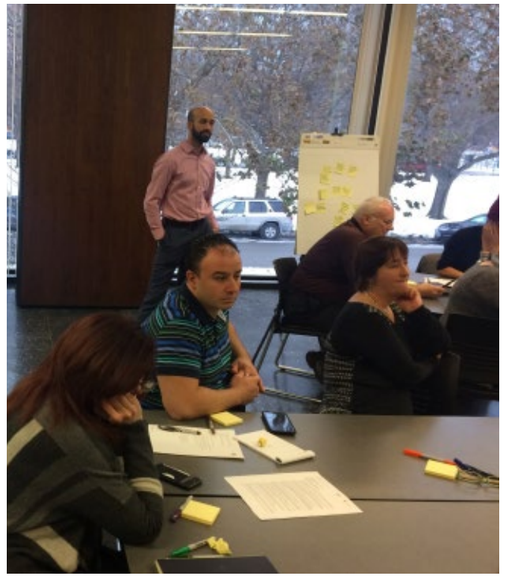
- Esty Gur, SSA, Assoc Dean for Administration
- Richard Kass, SSA, Director of IT & Facilities
- Alex Helewa, SSA, Assistant Director of Facilities
- Kathie Dippel, SSA, Field and Curriculum Program Manager
- Maya Gharpure, Facilities Services, Campus Planning

User Groups:

- Office of the Dean
- Deputy Dean for Curriculum
- Dean of Students; Administration; Enrollment; Development
- SSA Facilities and Administration
- Student Group
- Faculty; Research and Teaching
- Field Education
- External and Alumni Relations

SSA VISION & GOALS





PROGRAMMING PRINCIPLES

The first Working Group meeting (December 1, 2016) discussed the current state of SSA to assist in the development of Programming Principles for the project.

Current Organizing Principles:

- Academics driven by Cohorts (27-28 Students ea.)
- Community engagement on campus is important
- Classrooms currently only in SSA
- Friday classes possible
- Offices in SSA - Part of our culture
- Woodlawn (WSSC) - Part of our history

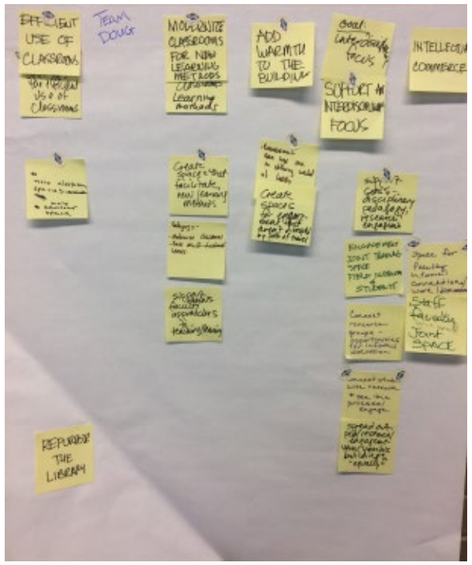
Issues:

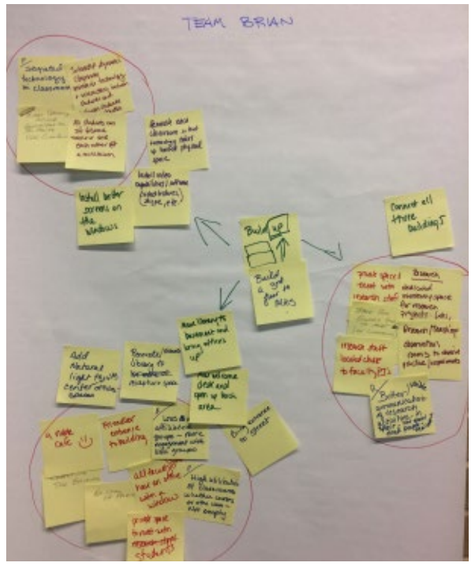
- Lack of gathering spaces
- Lack of connectivity between buildings
- Difficult to collaborate
- Offices - windowless / proximity / number
- Duplicate offices - Primary + Research
- Inefficient use of space (ex. library)
- ADA / restroom issues
- Mies Building limitations

Programming Principles:

1. Continue to target 350 to 400 Master's Students (1st and 2nd year total). There is some consideration to add an additional Master's program. This could add an additional 50 (?) students (1st and 2nd year total) to the total for Master's students.
2. Maintain the current 7 cohorts containing approximately 28 students each. If possible, it might be preferable to increase the number of cohorts to 8 and reducing the students per cohort to 25.
3. The 1st year program consist of 2 quarters of core course programs and field work. The third quarter includes courses in areas of concentration or electives and field work. For the 2nd year program, student choose an area of concentration, either clinical or administration. Each concentration includes required courses and electives in addition to a field placement.
4. Field work is required and an important component of the SSA program. Any growth in the number of students would be contingent on the ability to provide high quality placements for the students.
5. Currently, there are 180 class sections per year or 60 per quarter. Classes are taught Monday through Thursday. First year students take classes on Monday and Wednesday, second year on Tuesday and Thursday. Friday has historically allowed students time for field work and faculty time for research activities. Friday may be an option for classes in the future. Time slots for classes are typically in 3 hour increments in mornings and afternoons.
6. Class sizes should remain consistent with the size of the cohorts (+ 25 students). There are some larger classes for as many as 3 cohorts (+ 75 students) but this is not considered ideal.
7. Target 50 to 60 PhD students who typically have 5 year appointments. Scholarship and research activities will likely increase with time. Research is supported both internally and with grants. Grants typically provide for a growth in staff supporting the research efforts. There are approximately 100 research staff.
8. Professional Development programs are provided with classes mostly held in the evenings. The average number of students is approximately 60 and there is no plan to grow this program.
9. There are currently 36 faculty including Professors, Associate Professors, Assistant Professors and Senior Lecturers. All full time faculty require offices. Currently all faculty offices are located in the SSA Building. This should be reconsidered as part of the planning study.
10. 1There are approximately 75 part-time lecturers that come to campus to teach classes. These are non-tenured positions and with a turnover tare of approximately 30% per year. They do not require offices, although a shared secure space would be beneficial.
11. There are 40 full time administrative staff. Office requirements are yet to be determined.
12. Faculty committee meetings ranging in size from 6 to 16 are held on Wednesday afternoons.
13. Community engagement on campus is important. The current lobby serves as a space for large gatherings for several hundred events per year for the School. Unfortunately, due to its dual use as a lobby, events are disruptive to the ongoing activities of the SSA building.
14. All classes are currently held in the SSA Building. This should be reconsidered as part of the planning study.
15. The majority of the research activities takes place in the Woodlawn and Ingleside Buildings. This should be reconsidered as part of the planning study. It is desirable to vacate the Ingleside Building and consolidate all SSA activities in Woodlawn and the SSA.
16. There is a lack of gathering spaces for students and faculty. The lobby serves as the primary gathering space currently but is inadequate due to the number of regularly scheduled of large events.
17. Collaboration is difficult in the current facilities. Space needs to be provided for scholarly discourse amongst students, faculty and staff.

18. Connectivity between the SSA Building and Woodlawn is difficult. The location of the Master's Program in SSA and the majority of the research in Woodlawn creates a lack of cohesion in the program. Planning alternatives should be considered for increased programmatic and physical connectivity between the buildings.
19. Efficient utilization of the space available needs to be considered. Duplicate offices should be eliminated. The existing space dedicated to the library should be reconsidered.
20. Office space is inadequate and the quality of space in poor. Improvement of the office environments for faculty, students and staff is high priority.
21. The SSA Building is an architecturally significant. However, there are issues regarding exterior entrances, accessibility, restrooms, sustainability, etc. All parts of the building should be accessible. Revisions to the existing building should be respectful of the architecture.
22. The atmosphere for the both SSA and Woodlawn should convey a sense of "being a place where people want to go". They should have identity that is uniquely SSA. The space should be a visibly active learning environment with the necessary amenities to attract and keep people in the facilities.
23. The planning study needs to consider an implementation plan comprised of smaller affordable projects. Funding will likely be limited. Should additional funds become available, the plan should be flexible enough to accommodate more ambitious projects while achieving a similar end result.
24. Food service needs to be defined.
25. Benchmarking for the types of spaces to be considered should include: 1) inter-disciplinary research environments, 2) similar programs with quality environments accomplished within the means available to the School and 3) successful programs distributed amongst multiple facilities. Academic peers would be considered Michigan, Washington University and Columbia.





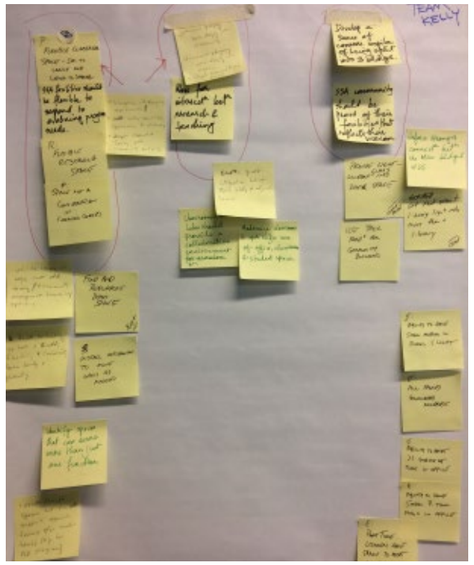


Figure xx . (above) Documentation of small group visioning of SSA project goals.

Figure xx . (right) Working group Visioning

UNDERSTANDING SSA

Preliminary interviews and research led the team to establish current understanding of SSA's organization by the numbers. Subsequent Working Group meetings further honed data that later influenced program and planning options.

Academics:

- SSA Masters Program - 6 quarters, 18 courses
- First Year Core Curriculum, 2 quarters, 7 courses, Field Work 480 hours
- Second Year select a concentration
- 66% Clinical Concentration, Field Work 640 hours
- Social Administration Concentrations, Field Work 496 hours
- Dual Degree - MA of Public Policy, MBA or MA of Divinity
- Doctoral Program - 4 years, Teaching Assistantship, Research
- Professional Development Program (PDP) is a licensed State of IL provider of continuing education for social workers

Community and Collaboration:

14 listed Programs, Institutes, Centers and Networks.

Unique to SSA:

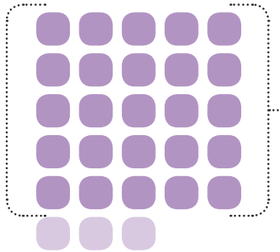
- Field Work is non-credit 976 to 1120 hours (1,920 hours in a work year)
- Extended Evening Program - meets educational needs of working adults
- Human Diversity Requirement
- 60% of students design their own elective coursework and field placements
- 40% apply to and complete one of the nine Programs of Study
- 82% female, 18% male

COMPREHENSIVE DIAGRAMS

Based on preliminary interviews and research, the design team developed a series of organizational diagrams to illustrate the current understanding of how SSA works. The following diagrams observe the student body, classrooms, faculty/research, and administrative groups within SSA.

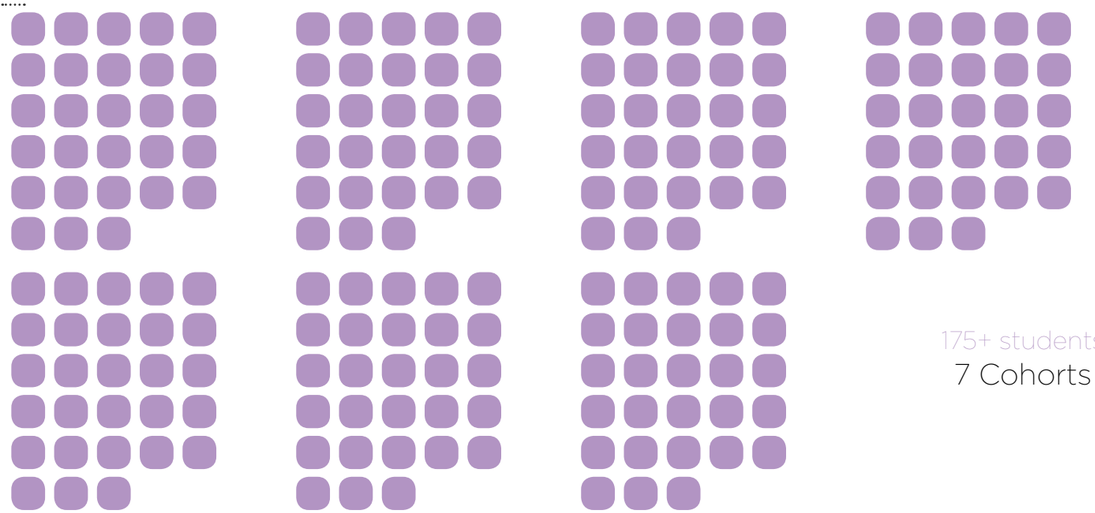
STUDENT BODY

Cohort



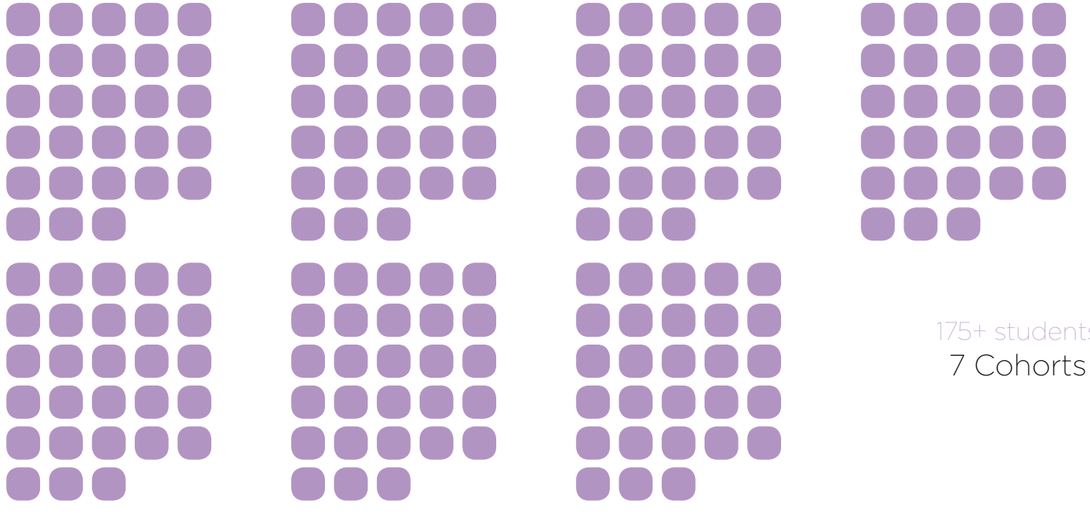
27-28 students
Ideal size: 25

1st Year Graduate Student Body



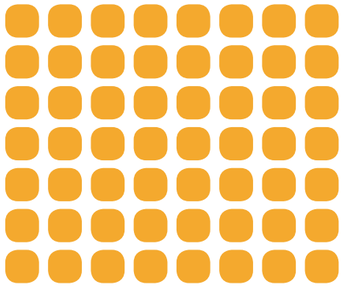
175+ students
7 Cohorts

2nd Year Graduate Student Body



175+ students
7 Cohorts

PhD Student Body



56 students
Part-Time
(Annual Average)

Other Student Groups:

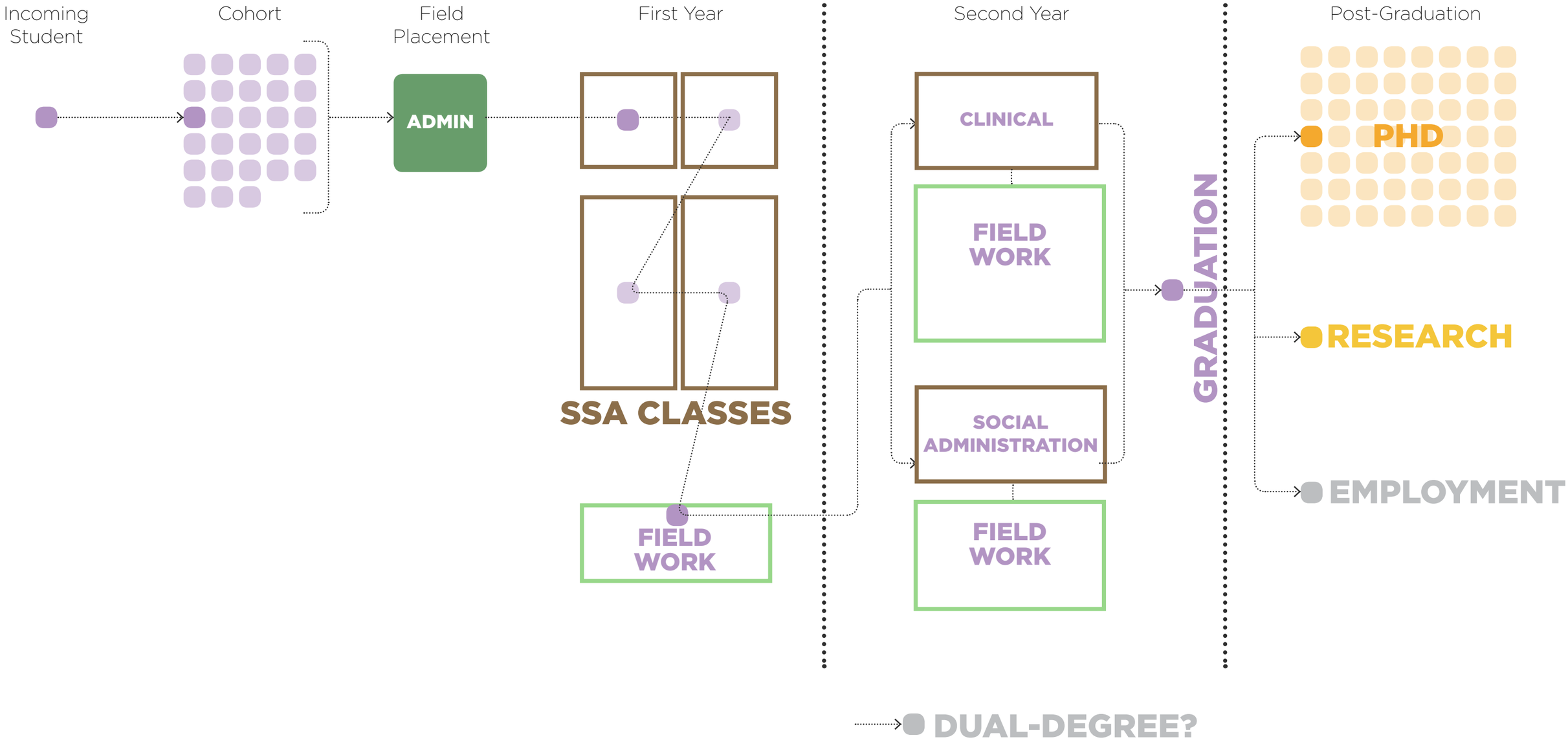
? students
Part-Time Students

? students
Evening Students

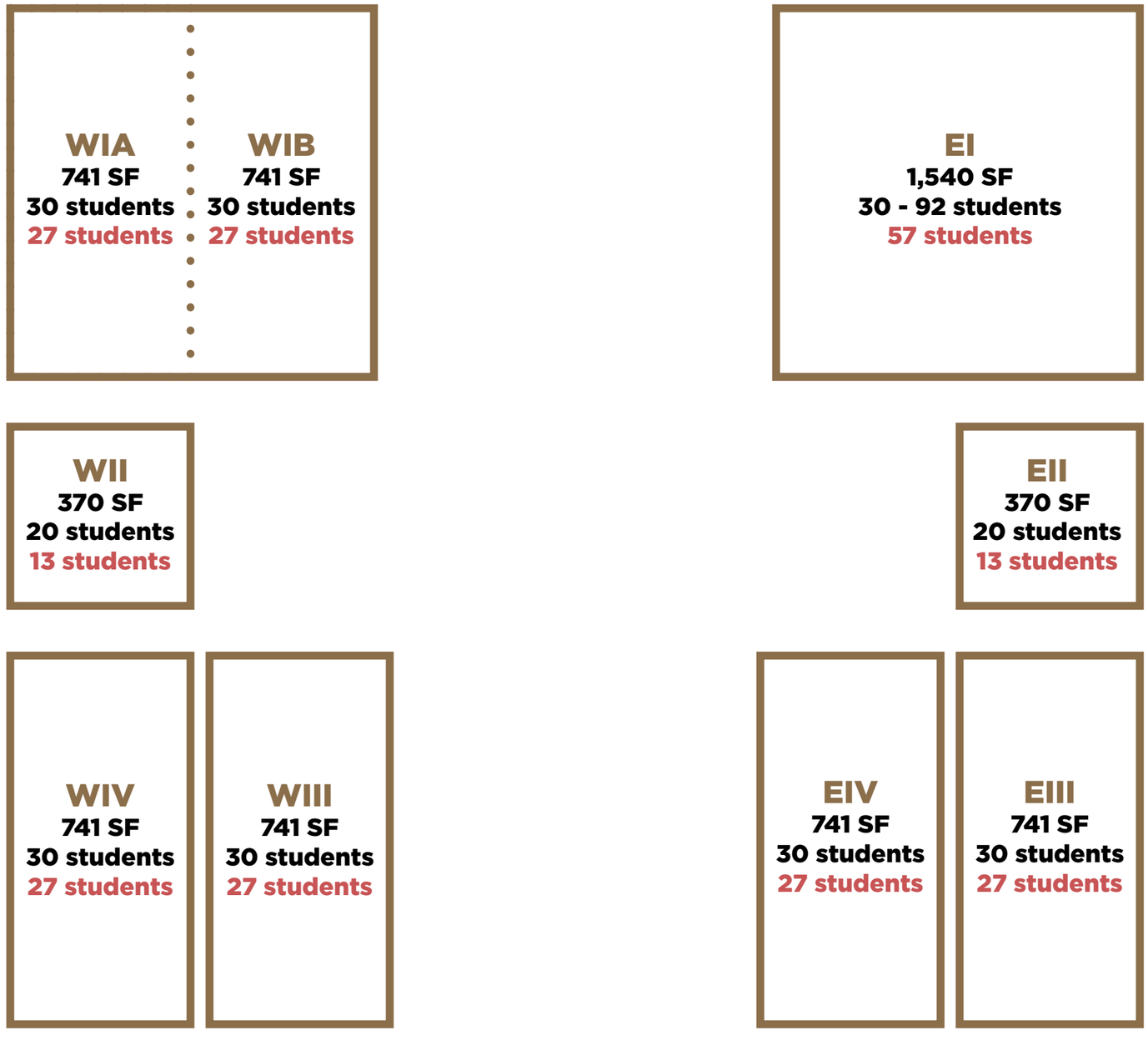
? students
Dual Degree Students

? students
Non-Degree Students

TYPICAL GRADUATE STUDENT PATH

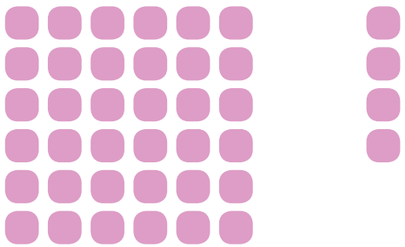


EXISTING CLASSROOM SPACE



Faculty

Visiting Faculty



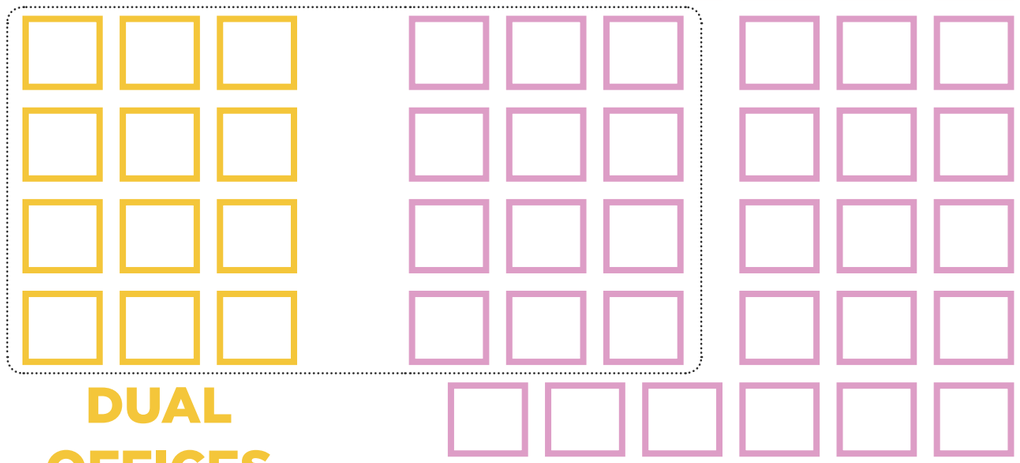
36 FACULTY

Tenure Track, Full-Time

Lecturers

75 LECTURERS

Non-Tenure, Part-Time
Teach 1-6 Courses, No Research



DUAL OFFICES

Secondary Research Office: WSSC

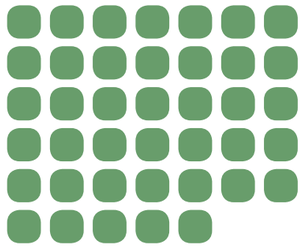
PRIVATE OFFICES

Primary Office: SSA

SHARED LOBBY

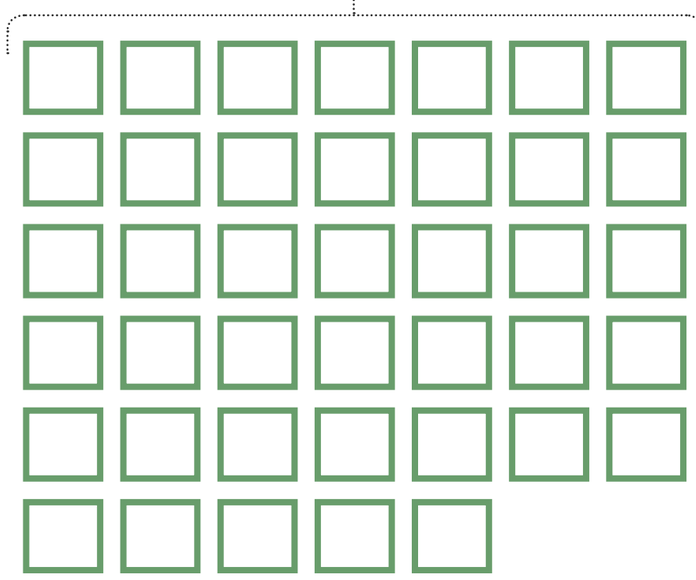
Student Space
Cafeteria Space
Event Space
Lecturer & Visiting Faculty Space
Reception
Photo-shooting
Display Space

Administrative Staff



40 STAFF

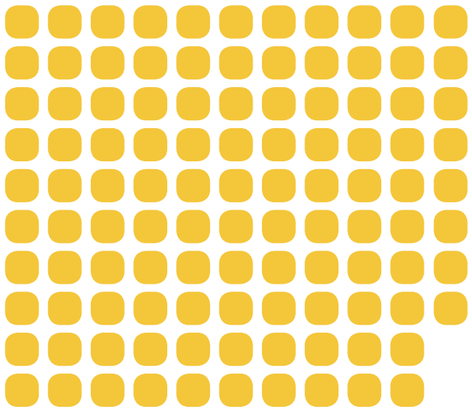
Full-Time



PRIVATE OFFICES

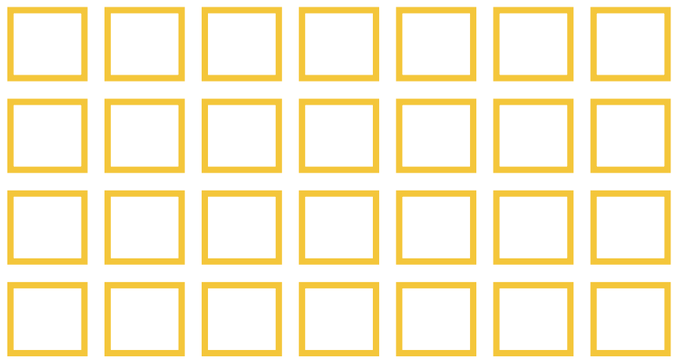
Primary Office: SSA
& Ingleside Apts

Administrative Research Staff



108 STAFF

Research Dedicated



RESEARCH OFFICES

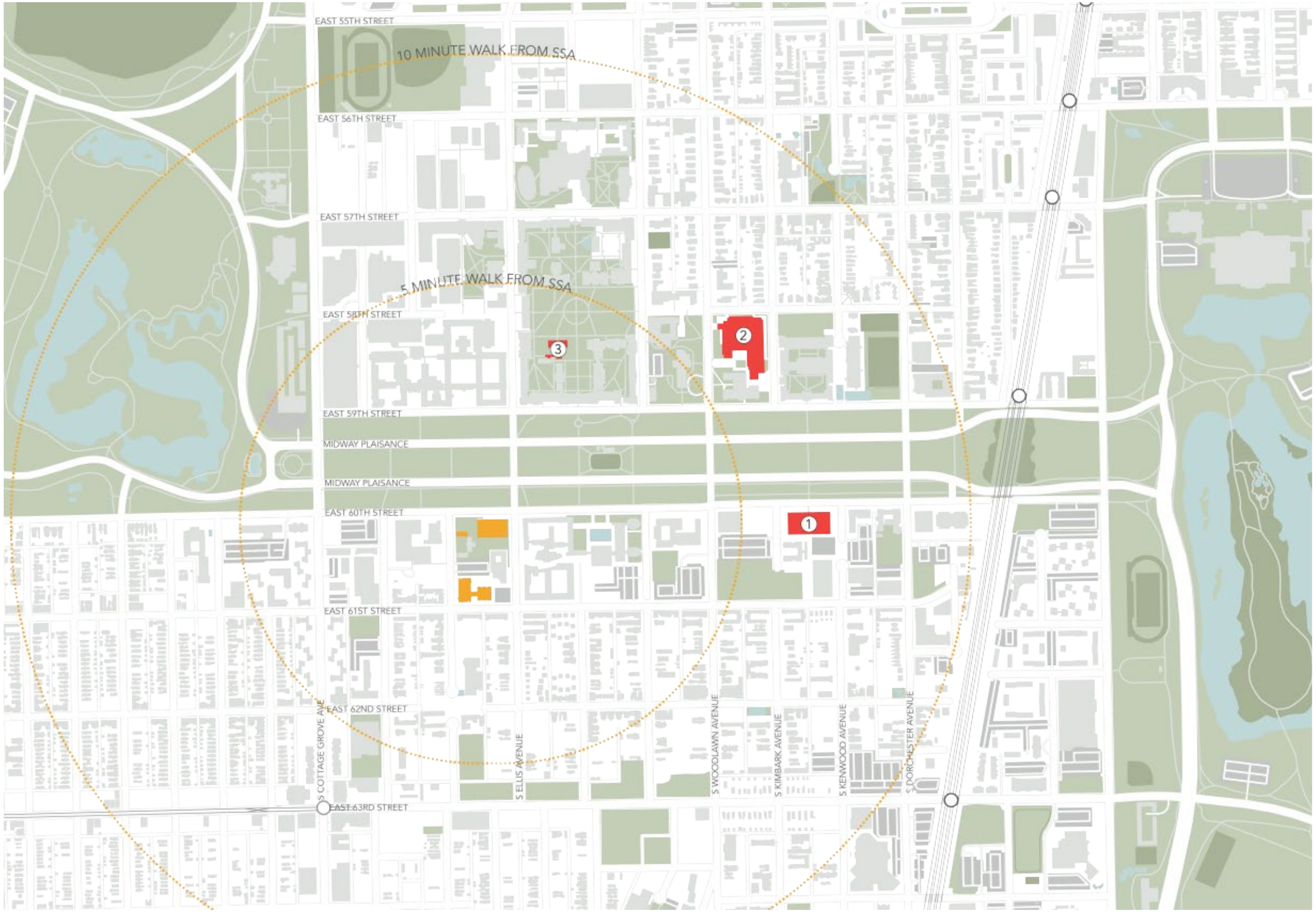
SSA & WSSC

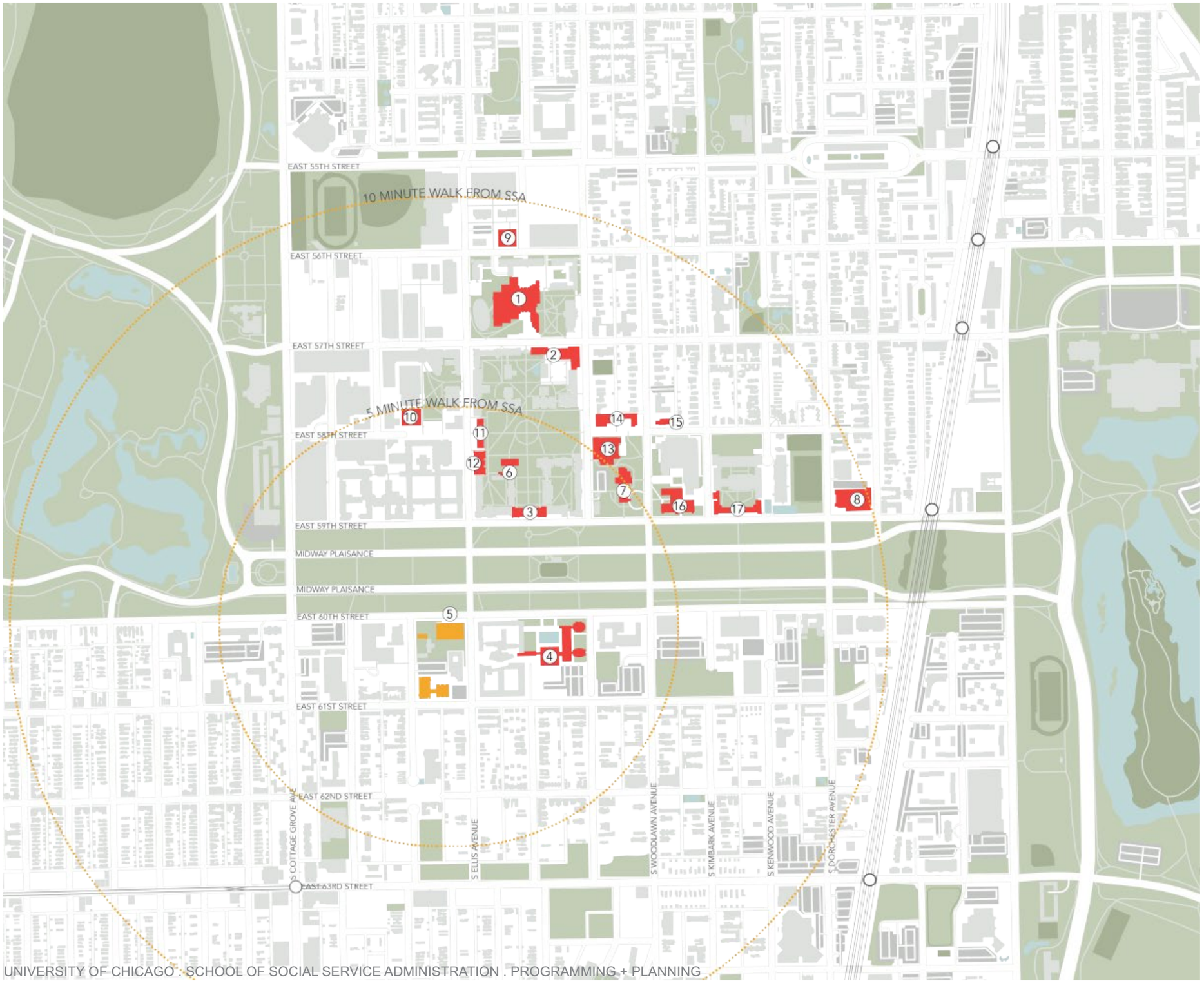
SITE ANALYSIS

VICINITY MAP: ASSOCIATED PROGRAMS

LEGEND

- SSA CAMPUS BUILDINGS
- ASSOCIATED PROGRAMS:
  1. Harris School of Public Policy
  2. Booth School of Business
  3. Divinity School
- WALKABILITY RADIUS





VICINITY MAP: CAMPUS LANDMARKS

LEGEND

- SSA CAMPUS BUILDINGS
- ASSOCIATED PROGRAMS:
  1. Regenstein Library
  2. Tower Group
  3. Harper Memorial Library
  4. Laird Bell Law Quadrangle
  5. SSA
  6. Joseph Bond Chapel
  7. Rockefeller Chapel
  8. International House
  9. Smart Museum Of Art
  10. Cummings Life Science Center
  11. Edward H. Levi Hall
  12. Cobb Lecture Hall
  13. Oriental Institute
  14. Saieh Hall For Economics
  15. Robie House
  16. Ida Noyes Hall
  17. Laboratory Schools
- WALKABILITY RADIUS

VICINITY MAP: CAMPUS NODES

LEGEND

- SSA CAMPUS BUILDINGS
- LIBRARIES & BOOKSTORES:
  1. REGENSTEIN LIBRARY
  2. MANSUETO LIBRARY
  3. HARPER MEMORIAL LIBRARY
  4. CAMPUS BOOKSTORE
- CAMPUS SERVICES:
  1. STUDENT HEALTH SERVICES
  2. ADMISSIONS
  3. ALUMNI HOUSE
- CAMPUS POINTS OF INTEREST:
  1. BOOTH SCHOOL OF BUSINESS
  2. LOGAN CENTER FOR THE ARTS
  3. JOSEPH BOND CHAPEL
  4. ROCKEFELLER CHAPEL
  5. INTERNATIONAL HOUSE
  6. COURT THEATRE
  7. SMART MUSEUM OF ART
- CAMPUS RECREATION:
  1. THE MIDWAY
  2. MAIN QUADRANGLE
  3. HENRY CROWN FIELD HOUSE
  4. GERALD RATNER ATHLETICS CENTER
  5. STAG/ANDERSON FIELDS
  6. REYNOLDS CLUB/HUTCHINSON COMM.
- WALKABILITY RADIUS

(Counterclockwise from Right) Main Quadrangle; Booth School of Business Atrium; Harper Reading Room; Hutchinson Commons.

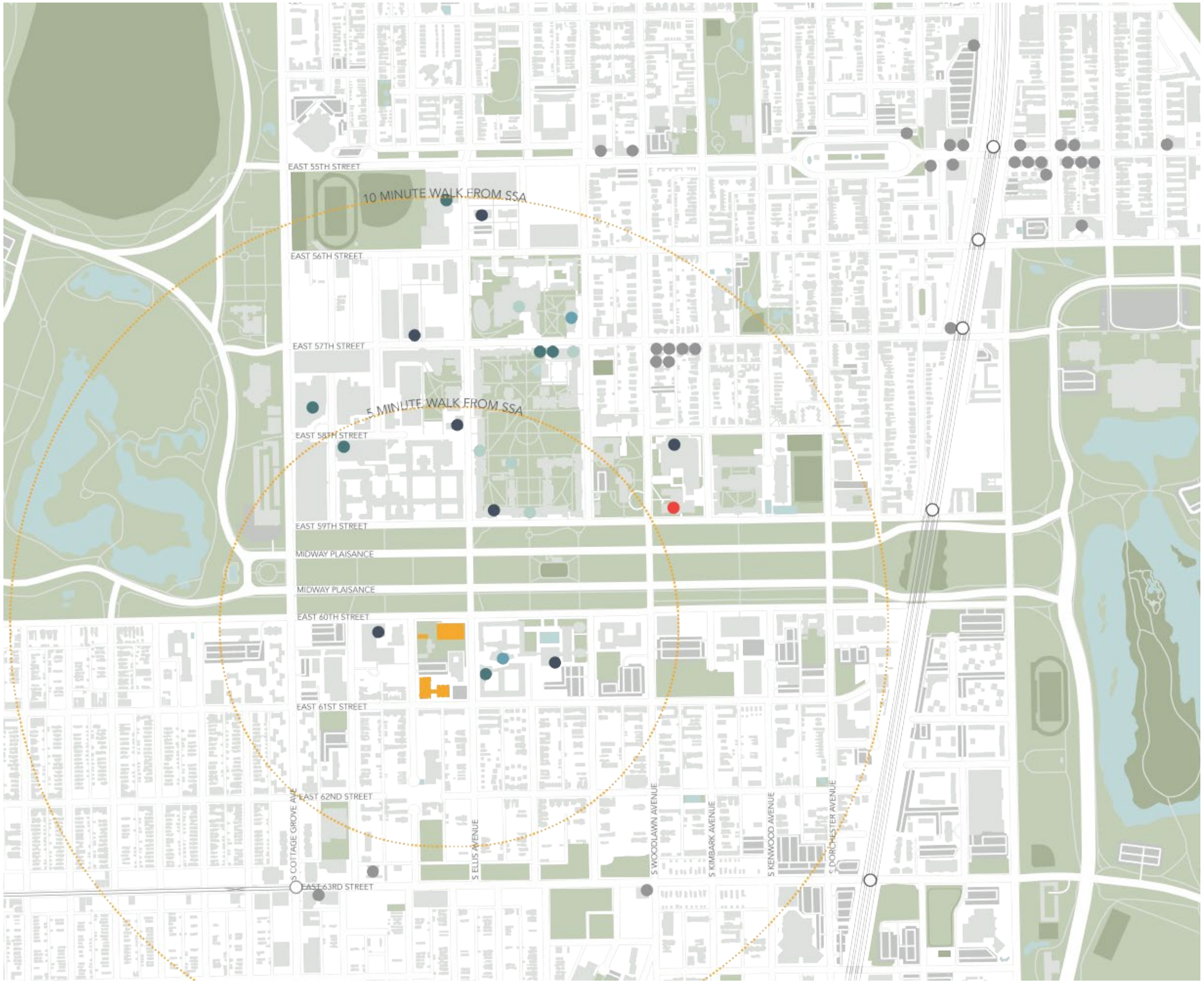
Most of the activities located on campus are within a 10 minute walk of the SSA campus. The Smart Museum, the Court Theater, the Henry Crown Field House, and the Athletics Center are less than 15 minutes away. These are also accessible by the campus shuttle.

VICINITY MAP: CAMPUS DINING

LEGEND

- SSA CAMPUS BUILDINGS
- DINING COMMONS
- QUICK-SERVE DINING
- CAFE
- STUDENT-RUN CAFE
- PUB / RESTAURANT
- OFF-CAMPUS DINING

- - - WALKABILITY RADIUS



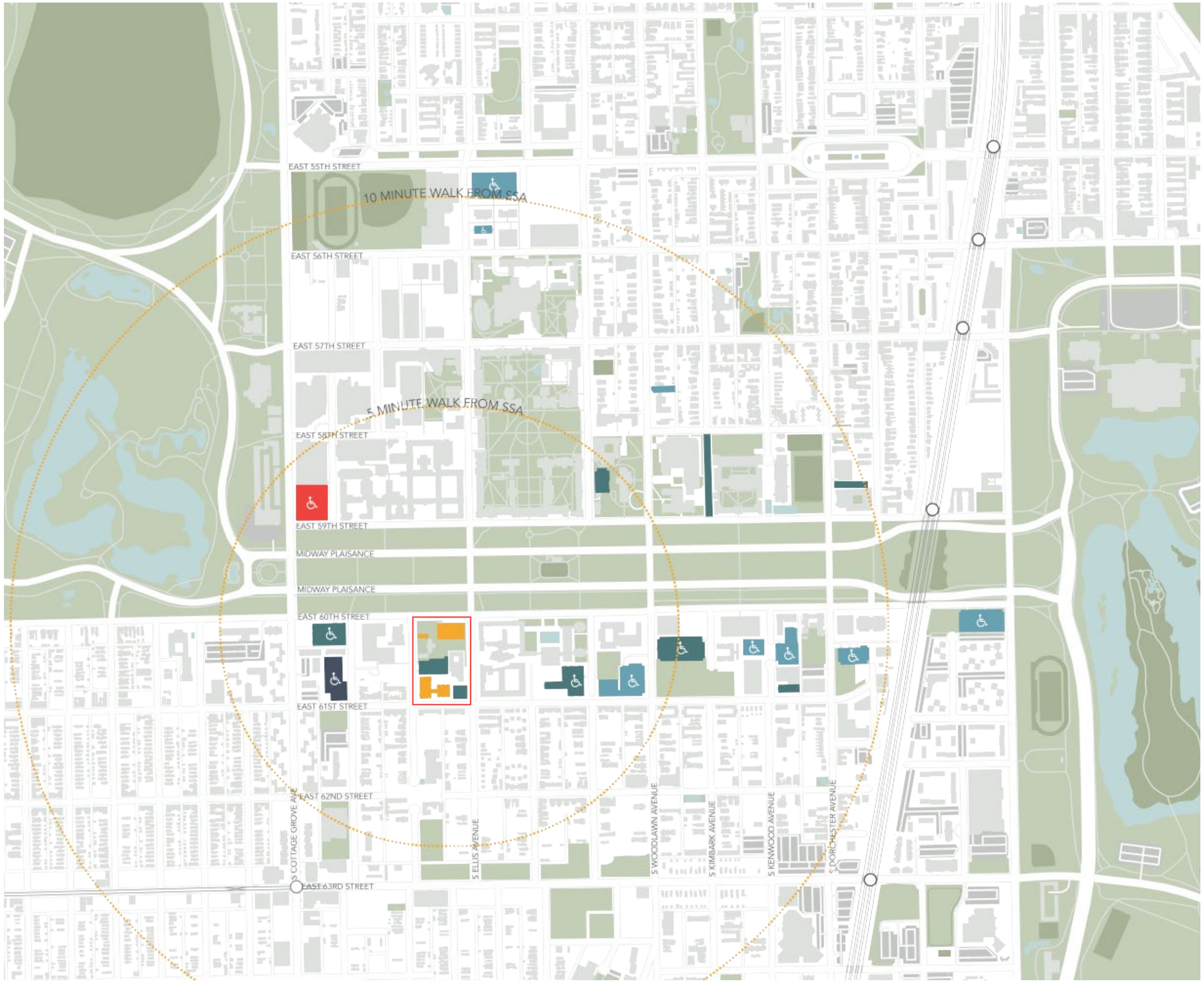
(Counterclockwise from Right) Cafe Logan; Bartlett Dining Commons; Classics Cafe; Harper Cafe; Saieh Hall Starbucks; University of Chicago Pub.

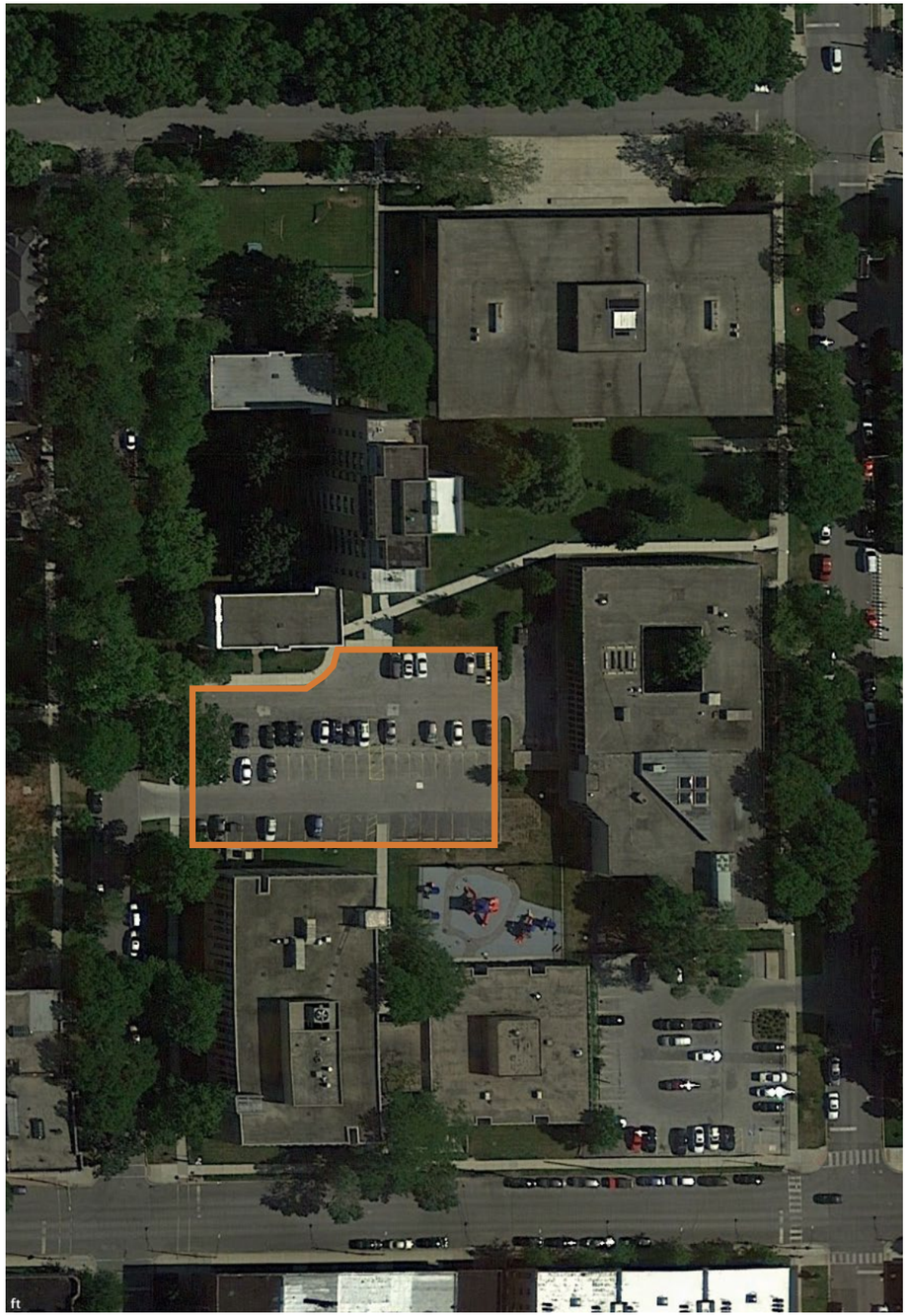
Most on campus dining options are within a 10 minute walk of the SSA campus. SSA recently closed their in-house student-run cafe in the SSA building.

VICINITY MAP: CAMPUS PARKING

LEGEND

- SSA CAMPUS BUILDINGS
- VISITOR PARKING
- PERMIT PARKING
- UC MEDICINE PARKING
- UNIVERSITY BUILDINGS & UC MEDICINE PARKING
- ADA ACCESSIBLE PARKING
- WALKABILITY RADIUS





The existing parking lot has 64 parking spaces for use by permit parking pass holders.
SSA has the following registered parking pass in use for the lot:
15 staff
6 faculty
3 contractors
1 student

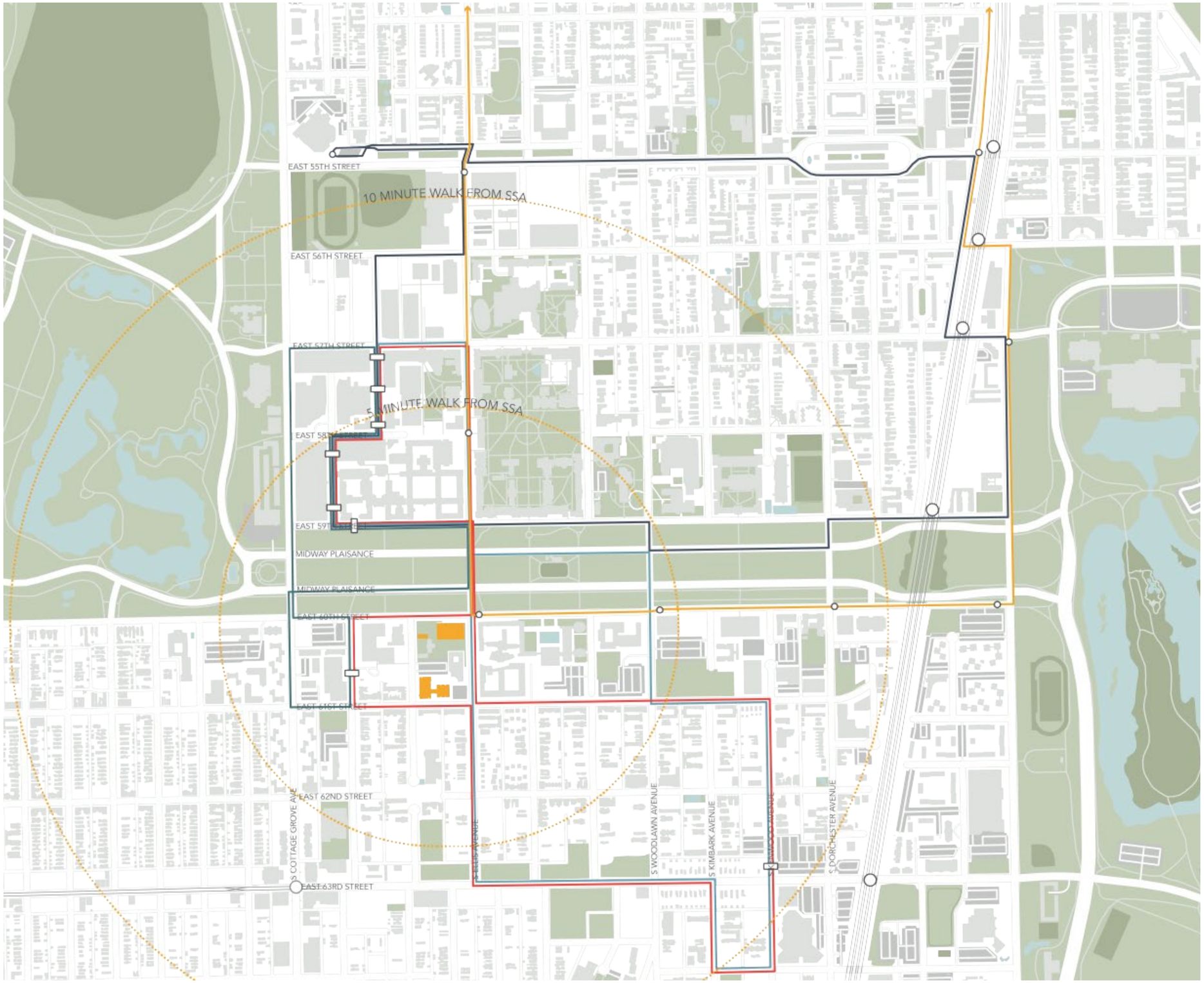
Occupants of the Ingleside Apartment building also utilize the parking lot.

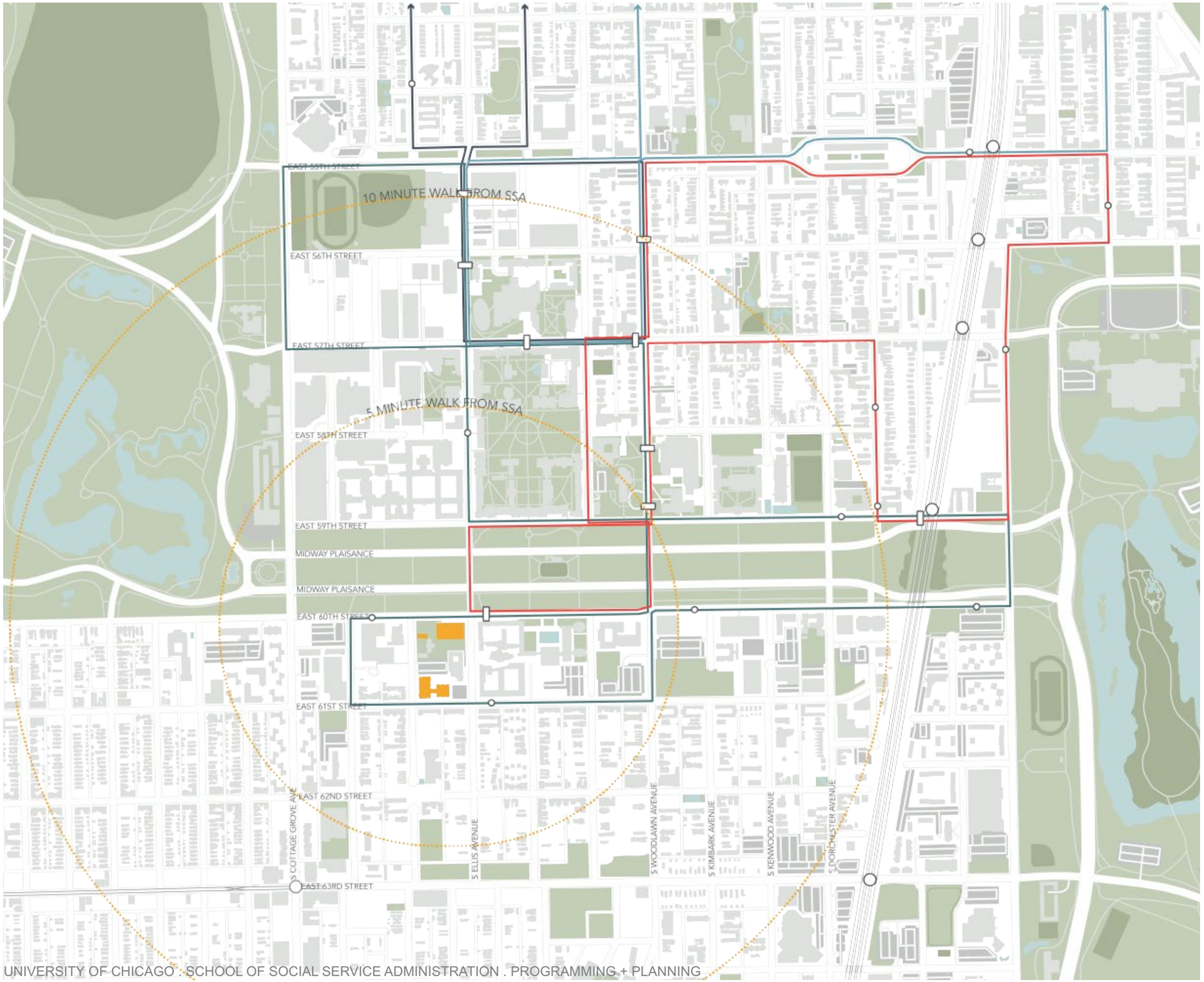
The neighboring streets have free parallel parking spaces on both sides of the street for public use that fill up quickly. The surface lot is limited to permit parking.

VICINITY MAP:
CAMPUS SHUTTLE TRANSIT

LEGEND

- SSA CAMPUS BUILDINGS
- METRA STATION
- CTA GREEN LINE STATION
- FRIEND CENTER & METRA ROUTE
- DREXEL ROUTE
- APOSTOLIC ROUTE
- PARKING COMBINED ROUTE
- 53RD STREET EXPRESS ROUTE
- SHUTTLE STOP
- WALKABILITY RADIUS





VICINITY MAP: NIGHTRIDE SHUTTLE TRANSIT

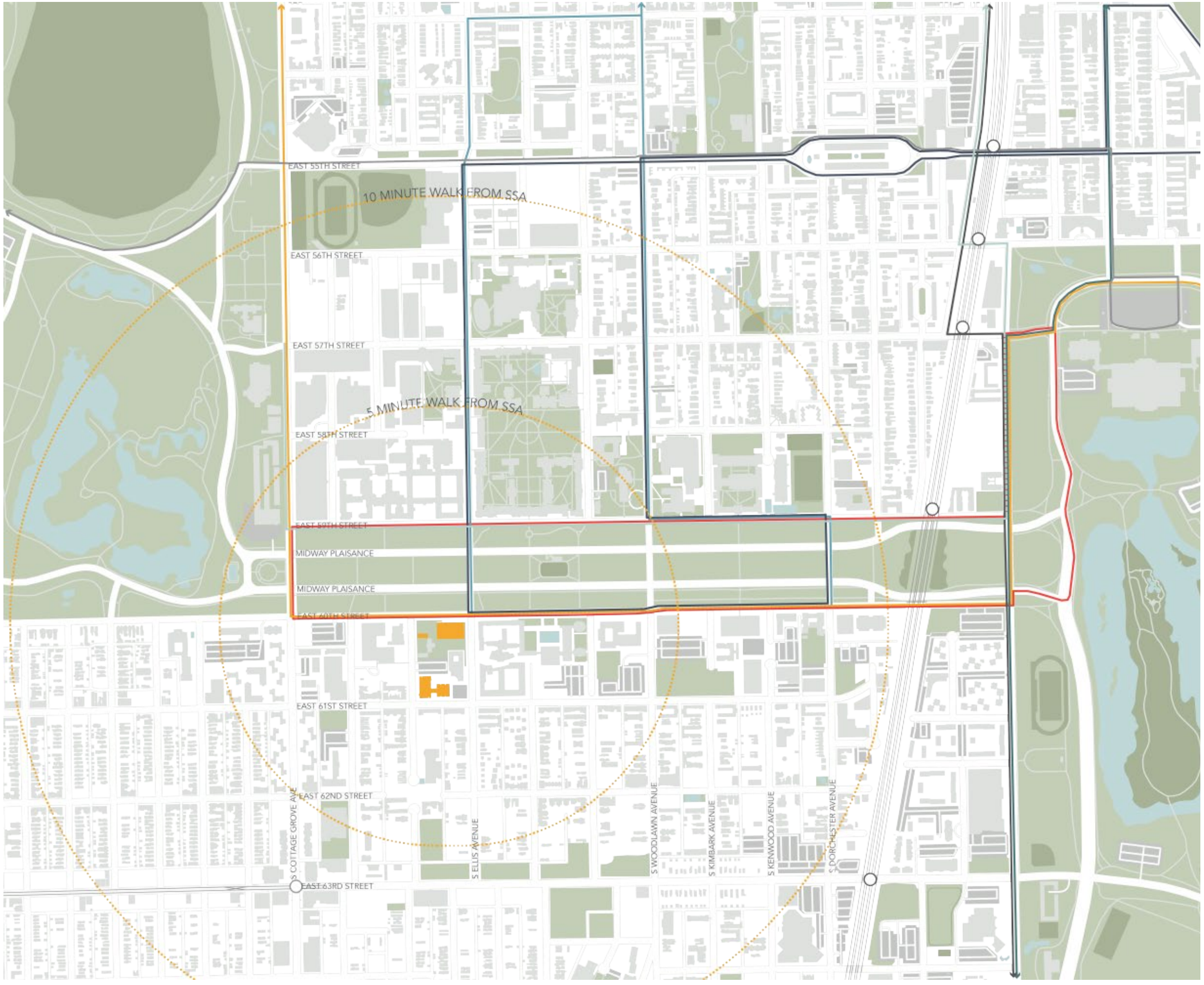
LEGEND

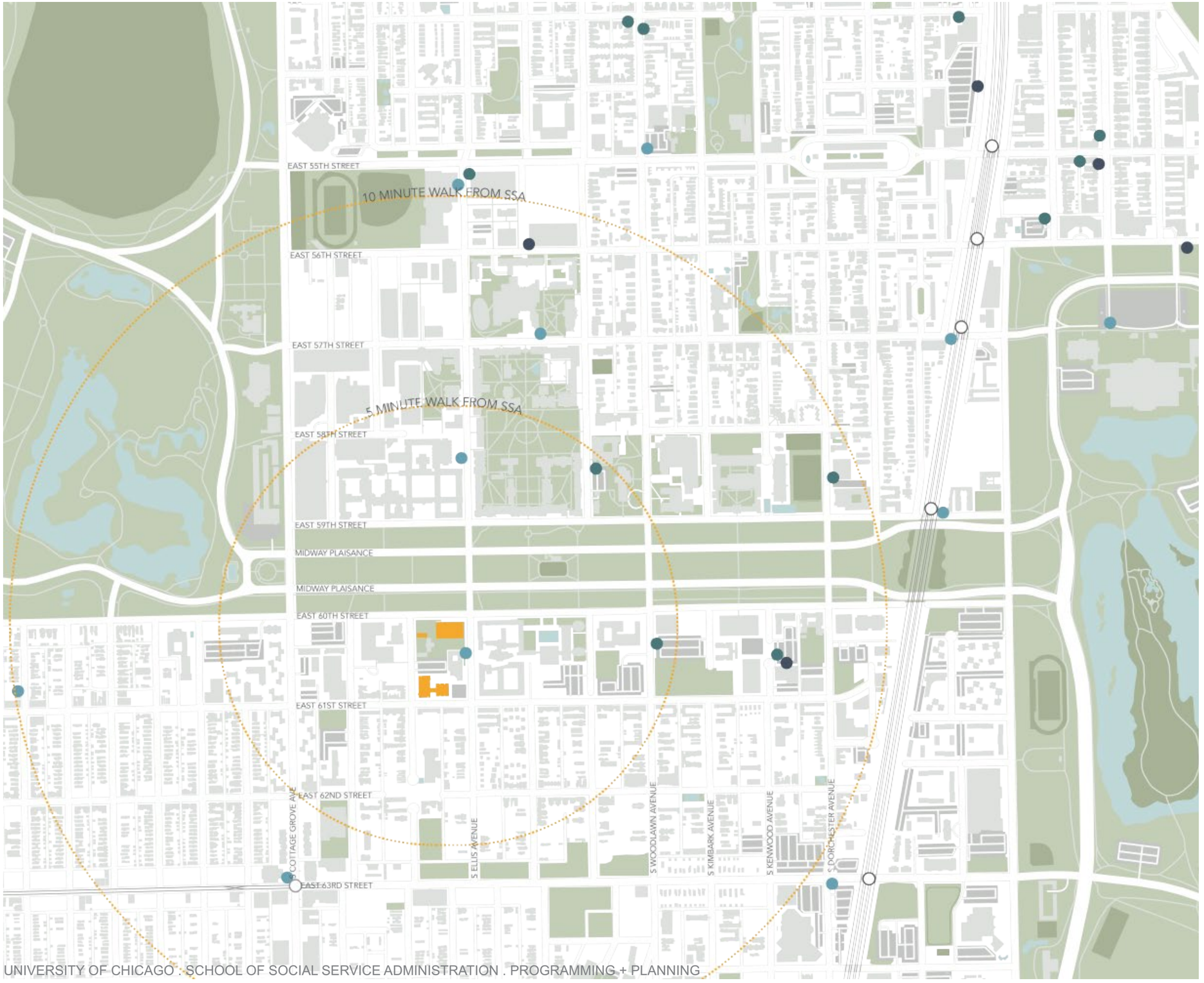
- SSA CAMPUS BUILDINGS
- METRA STATION
- CTA GREEN LINE STATION
- NIGHTRIDE NORTH ROUTE
- NIGHTRIDE SOUTH ROUTE
- NIGHTRIDE EAST ROUTE
- NIGHTRIDE CENTRAL ROUTE
- NIGHTRIDE SHUTTLE STOP
- WALKABILITY RADIUS

VICINITY MAP: CTA TRANSIT

LEGEND

- SSA CAMPUS BUILDINGS
- METRA STATION
- CTA GREEN LINE STATION
- CTA BUS ROUTE #170
- CTA BUS ROUTE #171
- CTA BUS ROUTE #172
- CTA BUS ROUTE #2
- CTA BUS ROUTE #6
- CTA BUS ROUTE #28
- CTA BUS ROUTE #55
- CTA BUS ROUTE #192
- WALKABILITY RADIUS





VICINITY MAP: TRANSIT SHARE OPTIONS

LEGEND

- SSA CAMPUS BUILDINGS
- DIVVY BIKE SHARE STATION
- ZIPCAR CARSHARE LOCATION
- ENTERPRISE CARSHARE LOCATION
- WALKABILITY RADIUS

EXISTING SITE CONDITIONS

EXISTING SITE CONDITIONS

The existing project site is approximately 4.9 acres in size bounded by E. 60th Street to the North, E. 61st Street to the South, S. Ingleside Avenue to the West, and S. Ellis Avenue to the East. The site contains four University of Chicago campus buildings. See architectural narrative for building descriptions. Existing concrete walkways exist within the property that connect between the existing buildings and to the adjacent streets. There are two parking lots that exist within the property boundary. The large lot in the middle of the site contains 67 parking spaces (including 4 ADA spaces). The existing spaces vary in width from 8'-9.5 wide, are approximately 18' in depth, and have aisle widths between 20'-25'. The existing spaces do not meet current campus standards. University Standards require new parking spaces be no less than 9' wide and contain no less than 180 square feet of area (Vol III, F, 2, (b), 2). In addition, the existing parking lot does not currently comply with the City of Chicago Landscape Ordinance. If significant changes or pavement replacement is made to the lot, it is possible that the lot would need to be upgraded to meet current codes. However, it is possible to make minor modifications, such as creating pathways through the lot, to avoid triggering the Ordinance upgrades. See attached Existing Conditions exhibit for more information.

EXISTING SITE UTILITIES

Site Storm and Sanitary Sewer

A 10" combined sewer exists for a section of E. 60th St north of the site and connects to a 12" sewer running north-south in Ingleside. A 12" combined sewer exists in S. Ellis running north-south. Both sewers connect to a 72" sewer located in E. 61st street. Stormwater is collected into storm lines with the property and connect to adjacent sewer mains.

Water

An existing 12" water main exists along E. 60th St, an 8" main runs along S. Ingleside, and a 12" main runs along S. Ellis. Building services and site fire hydrants connect to these mains.

Existing Steam and Condensate

According to campus records, Steam and condensate lines are distributed through the site and connect to the existing buildings, varying in size from 3"-6" for steam and 2"-4" for condensate. Steam and condensate lines run along the north, east, and west sides of the SSA building. Steam and condensate utilities also are located running through east/west through the parking lot and along the perimeter of the Survey Lab building at the southeast portion of the site. Steam vaults exist throughout the site and are generally located where the steam lines change directions.

Chilled Water

According to campus records, chilled water supply and return enters the site from the southeast and runs up through the center parking lot to the west. 8" supply and return service lines run from the main in the parking lot north to the SSA building and west to the Survey Lab building.

Communications, Electric, Natural Gas

Communications, Electric, and Natural Gas routing information will be updated once OUC records are received with the City.

See attached EXH-1 Existing Conditions exhibit for more information on utility locations.

STORMWATER MANAGEMENT

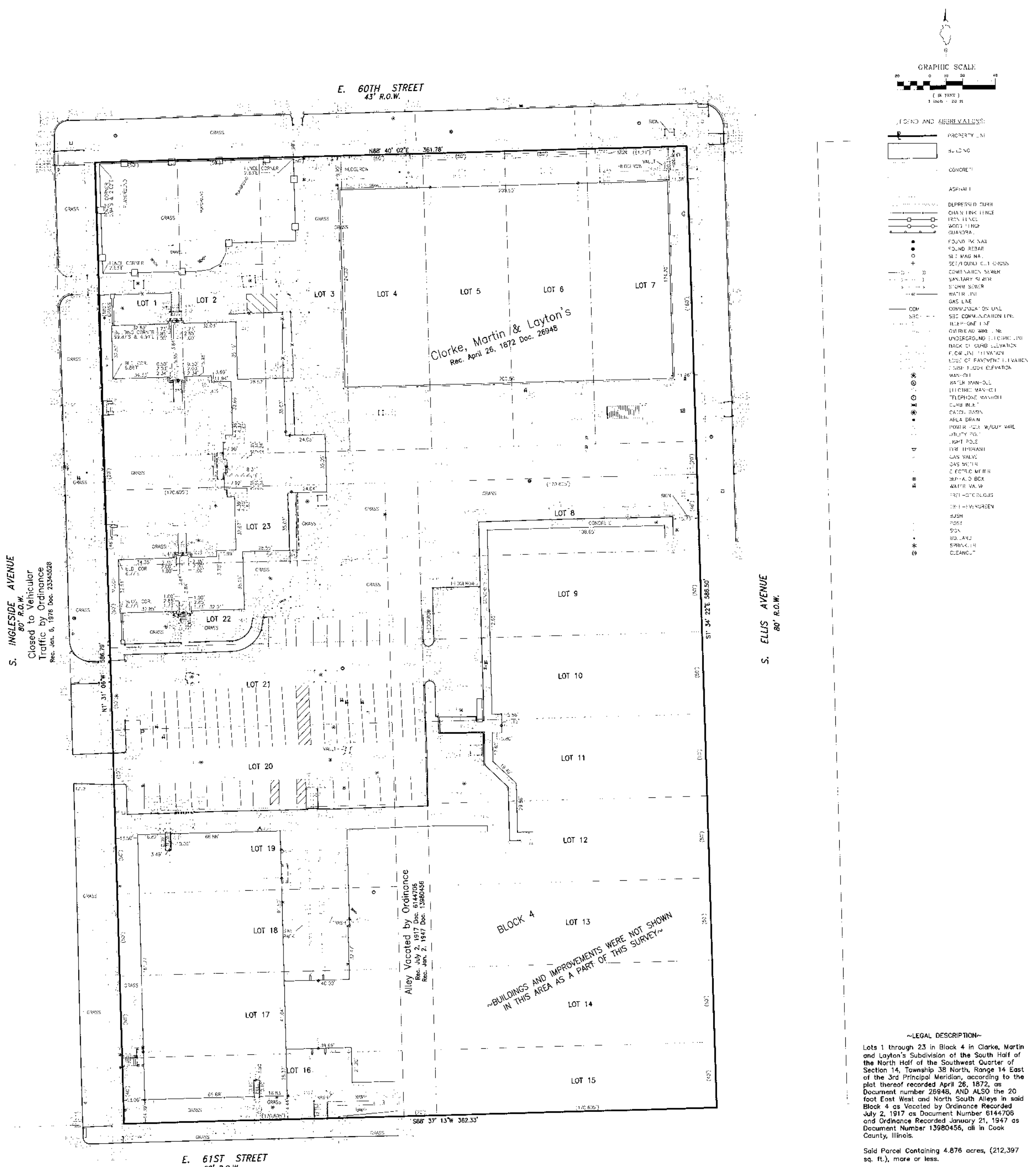
The stormwater management requirements will depend on the preferred site plan option. If the site improvements disturb more than 15,000 square feet of substantially contiguous land area or creates 7,500 square feet of contiguous impervious surfaces, the development will be considered a Regulated Development and subject to the City of Chicago Stormwater Management Ordinance. Under the Ordinance, the site would be required to meet rate control detention requirements for the 100-yr storm event. In addition, volume control requirements will need to be met, which means addressing the "first flush" of stormwater during a rain event.

PERMIT REVIEWS

Anticipated permit reviews related to civil engineering scope of work are as follows:

- City of Chicago, Department of Building, Civil/Stormwater Review
- City of Chicago, Department of Water Management, Bureau of Engineering Services, Sewer
- City of Chicago, Department of Water Management, Bureau of Engineering Services, Water

Plat of Survey



~LEGAL DESCRIPTION~

Lots 1 through 23 in Block 4 in Clarke, Martin and Layton's Subdivision of the South Half of the North Half of the Southwest Quarter of Section 14, Township 38 North, Range 14 East of the 3rd Principal Meridian, according to the plat thereof recorded April 26, 1872, as Document number 26948, AND ALSO the 20 foot East West and North South Alleys in said Block 4 as Vacated by Ordinance Recorded July 2, 1917 as Document Number 6144706 and Ordinance Recorded January 21, 1947 as Document Number 13980456, all in Cook County, Illinois.

Said Parcel Containing 4.876 acres, (212,397 sq. ft.), more or less.

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that I, an Illinois Professional Land Surveyor, have surveyed the property described in the caption above, and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Chicago, Illinois, this 23rd day of December, 2016.

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142
LICENSE EXPIRATION 11-30-2018

Field work completed December 1, 2016.

PROFESSIONAL LAND SURVEYOR THOMAS E. BAUMGARTNER 35-3142 CHICAGO STATE OF ILLINOIS

NOTE: TERRA ENGINEERING does not guarantee the accuracy of this survey unless it contains an original seal and signature.

CITY OF CHICAGO BENCHMARK NUMBER 306
Copper Bench point located approximately 63.4' North of the South line of 60th Street and 88.2' West of the West line of Woodlawn Avenue (2.9' North of the North curb line of East 60th Street).

Elevation = 10.602

CITY OF CHICAGO BENCHMARK NUMBER 4287
Mark cut on concrete base at Northeast corner of foundation of 1 story steel and glass building. Approximately 10' West of the West line of South Ellis Avenue and 16' South of the South line of East 60th Street.

Elevation = 15.370

I FURTHER STATE that the accompanying plat is a scaled representation of the physical situation which I found in the field and shows the location of visible evidence of utilities which I found at the time of my survey of these premises, and underground based on supplied plans. No attempt has been made as part of this survey to excavate, uncover or expose those facilities to field check the existence, size, depth, condition, capacity or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

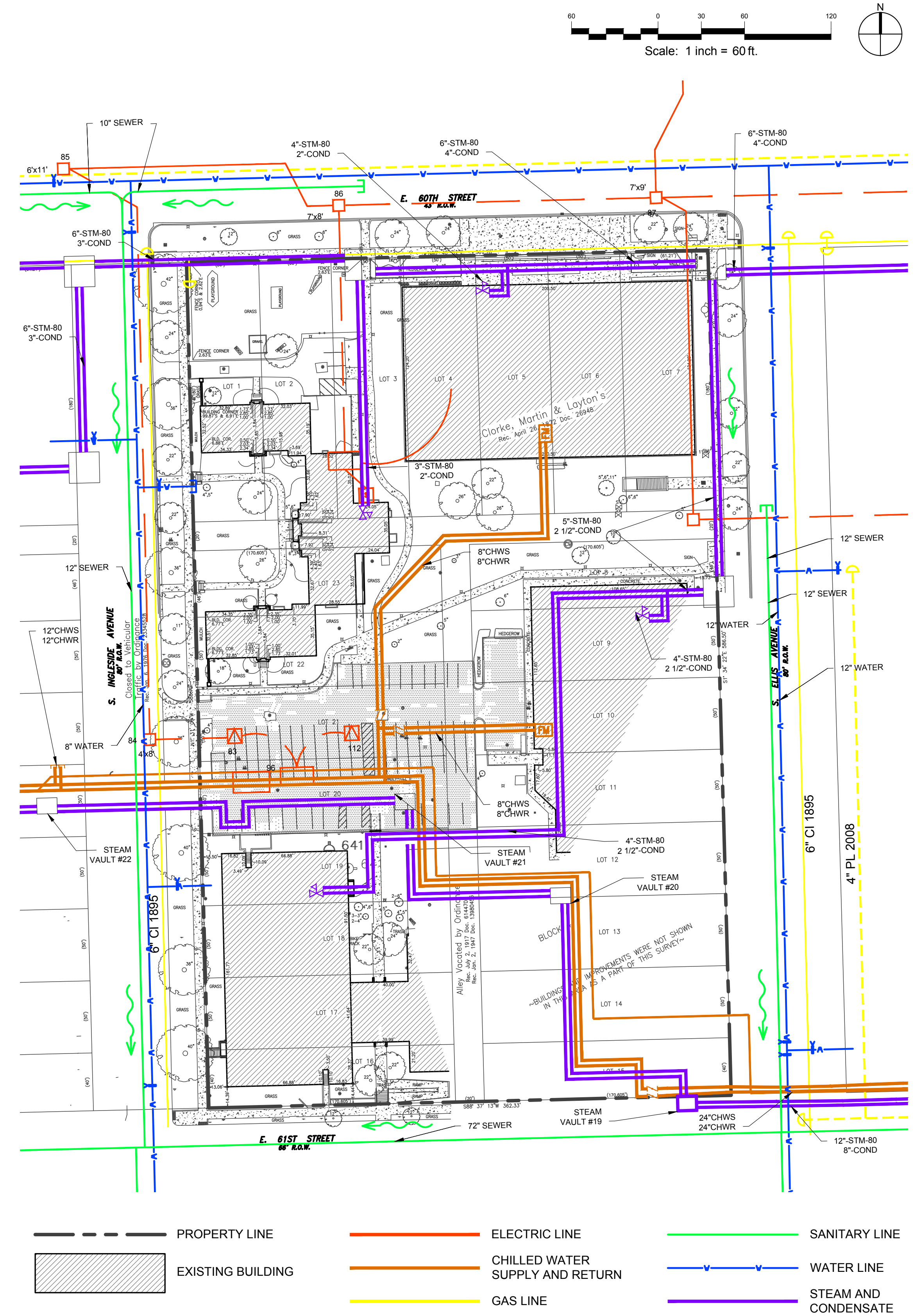
#	Date	Description
1	12-23-16	Issued

TERRA ENGINEERING LTD.
225 W. Ohio Street, 4th Floor, Chicago, IL 60654
TEL: (312) 467-0123 FAX: (312) 467-0220 www.terraengineering.com

Project Information
PROJECT #: 16-245
DRAWN BY: JS
DESIGN BY: TB
CHECKED BY: TB

University of Chicago SSA

1 of 1



EXH-1
EXISTING CONDITIONS
University of Chicago SSA - Chicago, IL
01/09/2017 JLH

TERRA ENGINEERING LTD.
225 W Ohio Street - Suite 400; Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

SSA EXISTING CONDITIONS: VIEWS

LEGEND

- SSA CAMPUS BUILDINGS
- PRIMARY VIEWS OF SSA BUILDINGS
- VIEWS OPPORTUNITIES FROM SSA BUILDINGS


School of
Social Service
Administration


STOP

SSA EXISTING CONDITIONS: CIRCULATION & ACCESSIBILITY

LEGEND

- SSA CAMPUS BUILDINGS
- PEDESTRIAN TRAFFIC PATHWAY
- ACCESSIBLE PATHWAY
- NON-ACCESSIBLE PATHWAY

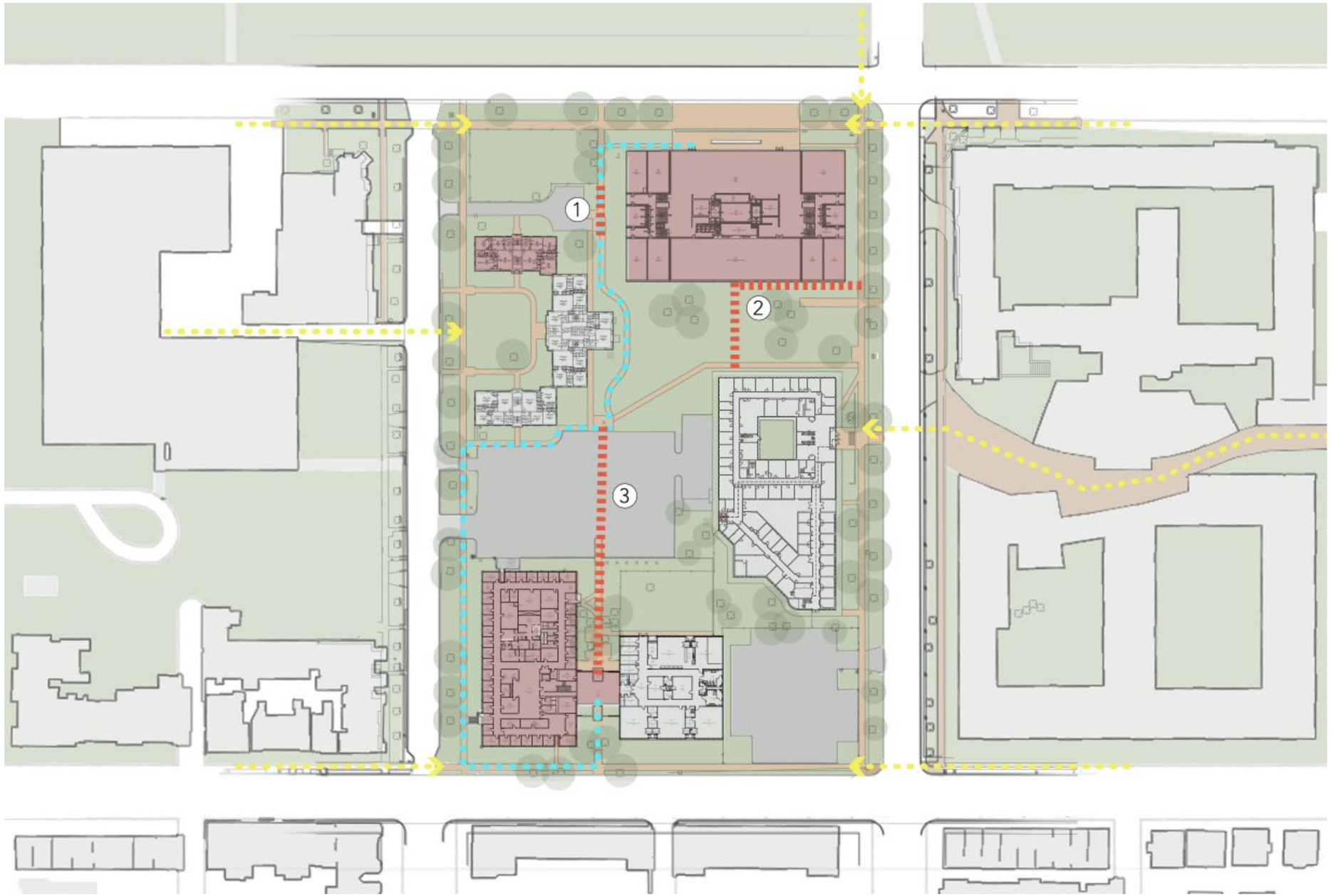
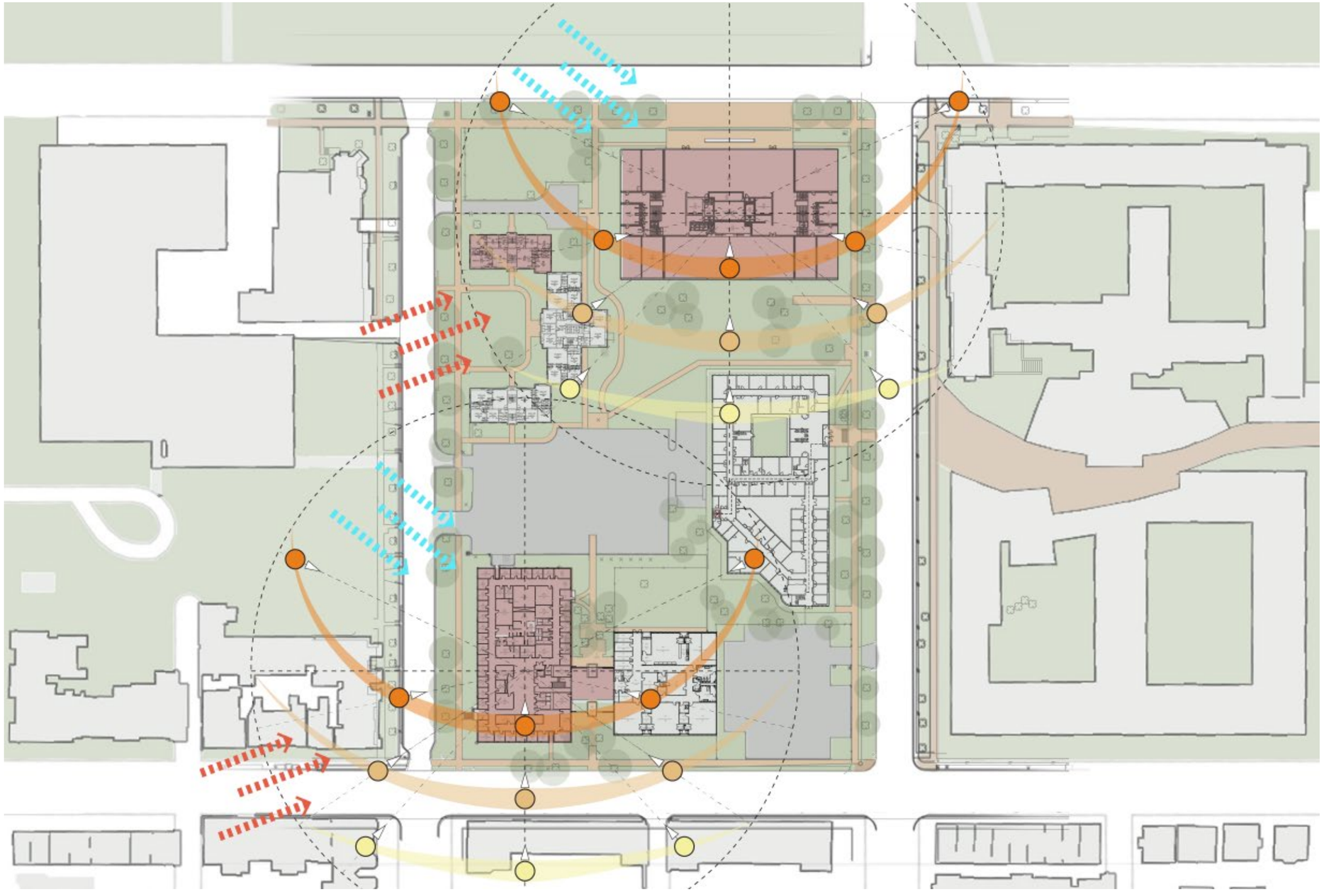


Figure xx . Accessibility and circulation paths around SSA campus site. The following accessibility issues/violations will need to be addressed in the planning process:

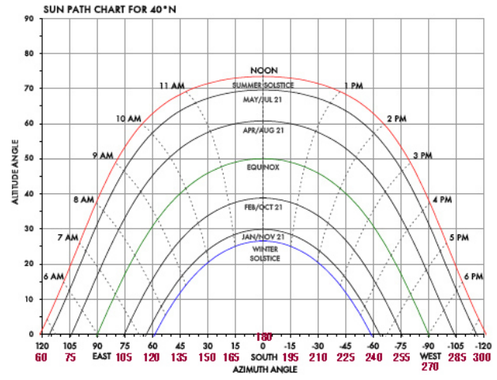
1. Cross slope, raised sidewalk at West side of SSA building.
2. No egress path from South exit of SSA building.
3. No accessible passage through parking lot between SSA and WSSC buildings.

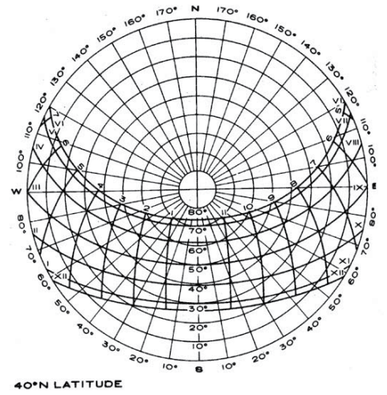
SSA EXISTING CONDITIONS: WIND & SOLAR STUDIES



LEGEND

- SSA CAMPUS BUILDINGS
- JUNE 21 SUN
- SEPTEMBER 21 SUN
- DECEMBER 21 SUN
- SUMMER PREVAILING WINDS
- WINTER PREVAILING WINDS





BUILDING SUMMARY AND HERITAGE ANALYSIS

SSA - THE SCHOOL OF SOCIAL SERVICE ADMINISTRATION BUILDING, 969 EAST 60TH STREET

BUILDING SUMMARY

The Social Service Administration Building is a one-story postmodern office building located on the main campus of the University of Chicago in Chicago, Illinois. Constructed in 1964, SSA was designed by the world famous architect Mies Van der Rohe. This office building has a main floor and a fully occupied basement level. The main floor contains a large reception lobby/meeting area and library. There are also additional conference rooms and classrooms. The lower floor contains a large number of offices and support areas. The last major interior renovation was reportedly completed in the late 1990s and the exterior facade was completely reworked in 2008. SSA has a flat built-up roof and a low central mechanical penthouse. This facility contains approximately 52,599 gross square feet.

ALTERATIONS TO THE BUILDING

Construction completed: 1965
School of Social Service Administration Building
Architect: The Office of Mies van der Rohe with J. Lee Jones, Associate Architect

- Use: Office, library and classroom building
- Alterations and additions as identified in University facilities drawings archive:

1970, Basement Renovation: University Physical Planning and Construction
1982, Accessibility Upgrades and Renovation: VOA Architects
1999, Conference Room 129 Renovation: form designers
2005, Fire Alarm System: Primera Engineers/Advanced Fire and Security Systems
2008, Façade Restoration, Krueck+Sexton Architects
2009, Basement Chilled Water Piping: Harry O. Hefter & Associates
2011, Toilet Room Renovations: Altusworks/dbHMS Engineers
2012, HVAC Upgrades: 222 Architects
2013, HVAC Upgrades: 222 Architects/RTM & Associates Engineers
2014, Classroom Folding Partition: no architect identified
2017, Programming and Planning Study, Farr Associates

HERITAGE SUMMARY

The SSA Mies building shall be preserved from the facades facing the Midway Plaisance. The remaining facades facing inward to the campus block could be modified to provide greater access, accessibility and meet egress requirements. The mezzanine and basement levels do not contain specific heritage items that need to be addressed and are open to full renovation concepts. The focus of heritage items exist in the larger open spaces on the 1st floor and upper mezzanine.

Figure H1a & H1b. Wood wall elements may be modified in the programming study to remove programmatic constraints.

Figure H2 & H4 Furniture elements should be preserved, reused in the building or provided to the University for preservation and relocation.

Figure H3 The exposed beam and column structure with floating ceiling shall remain exposed and expressed.

Figure H5&6 Steel guardrail profiles and stairs should be preserved. Elevator systems and lift can be replaced.

Figure H1a

Figure H1b

Figure H2

Figure H3

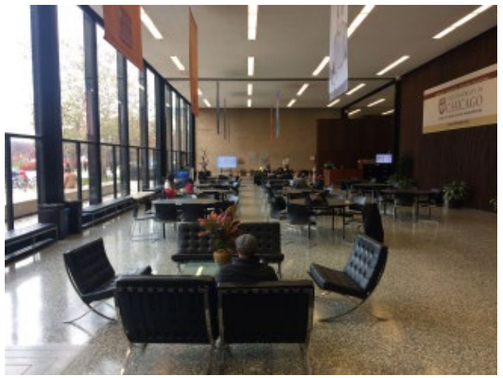


Figure H4

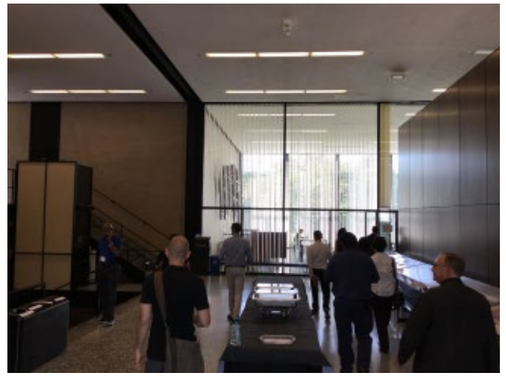


Figure H5

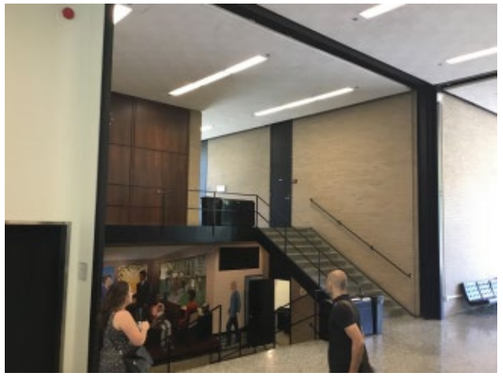
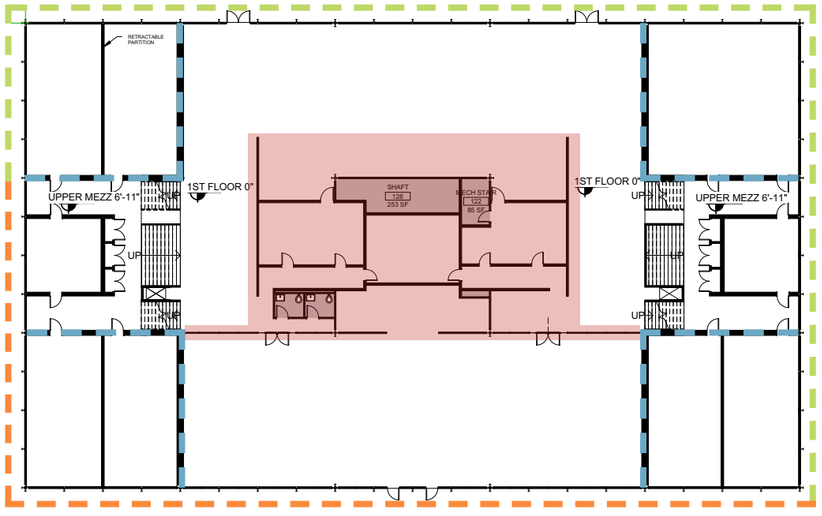


Figure H6



- Exterior facade to be preserved with minimal modification
- Exterior facade can be altered
- Interior elements to be preserved
- Wood and glass interior elements can be altered

BUILDING SUMMARY AND HERITAGE ANALYSIS

WSSC - WOODLAWN SOCIAL SERVICES CENTER, 950 E. 61ST STREET

BUILDING SUMMARY

950 E. 61st, former known as the Woodlawn Social Services Center, is a 1970 three story office building at the University of Chicago. This building contains a three-story office wing and a single-story child development center. Both building sections share a central entry lobby. The office wing has a finished basement level containing additional office/meeting space, a career center, storage rooms, and mechanical space. The child development center is undergoing a two phase renovation that will be completed this year. The basement level has a pending renovation that will not be evaluated in this report. The exterior facades have a cut stone facade with narrow single pane windows and an older multilevel built-up roof. This facility totals approximately 66,084 gross square feet.

ALTERATIONS TO THE BUILDING

Construction completed: 1970
: Social Sciences Center, now Woodlwan Social Services Building
Architect: Hausner & Macsai, Inc. with J. Lee Jones, Associated Architect

- Use: Originally a clinic, medical and social work offices, activity/classrooms and support offices. Currently housing a variety of offices and the Family Resource Center.
- Alterations and additions as identified in University facilities drawings archive:

1979: Basement mechanical modifications; Air Comfort Co.
1990: First floor renovation; University Office of Physical Planning and Construction
2012: Accessibility improvements; MDC Architects
2014: Family Resource Center renovation; MDC Architects

HERITAGE SUMMARY

The Woodlawn Social Services Center currently does not have any items deemed architecturally sensitive to be preserved. For purposes of the programming and planning study the exterior shell and interior walls can be proposed to be modified.

The plans below illustrates the first floor and typical 2nd/3rd floors with the majority of the interior elements demolished. For purposes of this study all items are available for modification.

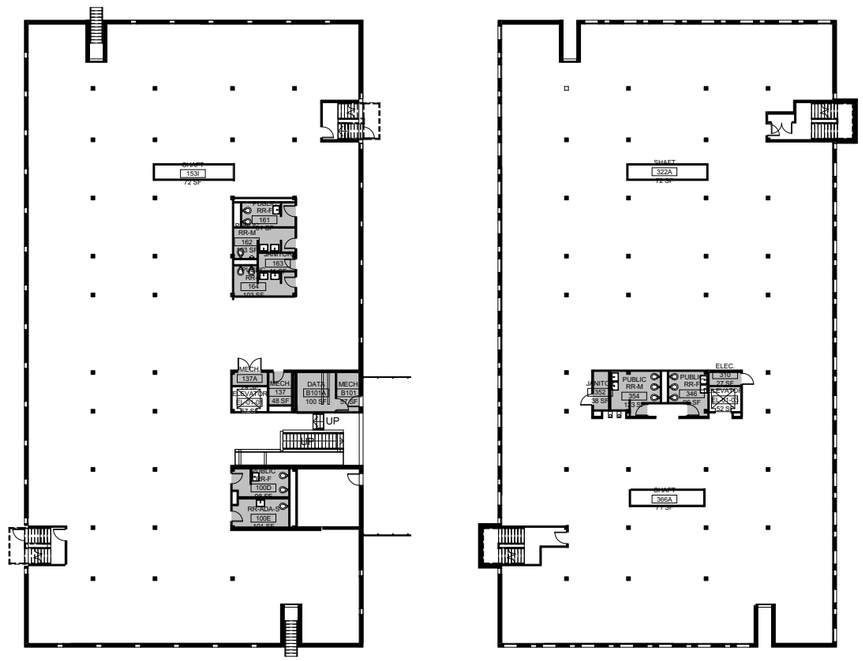


Figure H1b

Figure H2

Figure H3

Figure H4

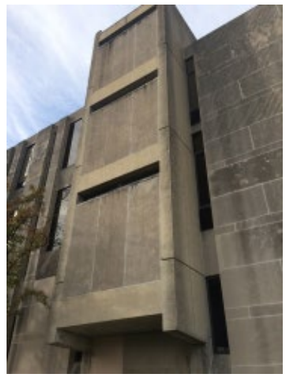


Figure H5

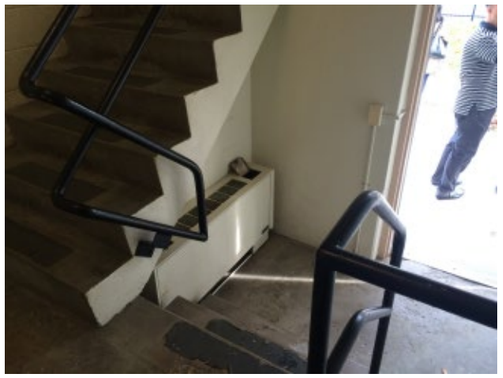


Figure H6

EXISTING BUILDING PROGRAM ANALYSIS - SSA

Department Legend

- ADMINISTRATIVE
- FACULTY
- INFRASTRUCTURE
- CIRCULATION
- STUDENT SPACES
- PHD
- AMENITY SPACES

FARR ASSOCIATES

SCHOOL OF SOCIAL SERVICE ADMINISTRATION

UNIVERSITY OF CHICAGO
969 E 60th Street, Chicago, IL 60637

EXISTING BASEMENT FLOOR PLAN

A0.00

11.14.2016

1" = 20'-0"

Proj. #: 2016013

Department Legend

- ADMINISTRATIVE
- FACULTY
- INFRASTRUCTURE
- CIRCULATION
- STUDENT SPACES
- PHD
- AMENITY SPACES

FARR ASSOCIATES

SCHOOL OF SOCIAL SERVICE ADMINISTRATION

UNIVERSITY OF CHICAGO
969 E 60th Street, Chicago, IL 60637

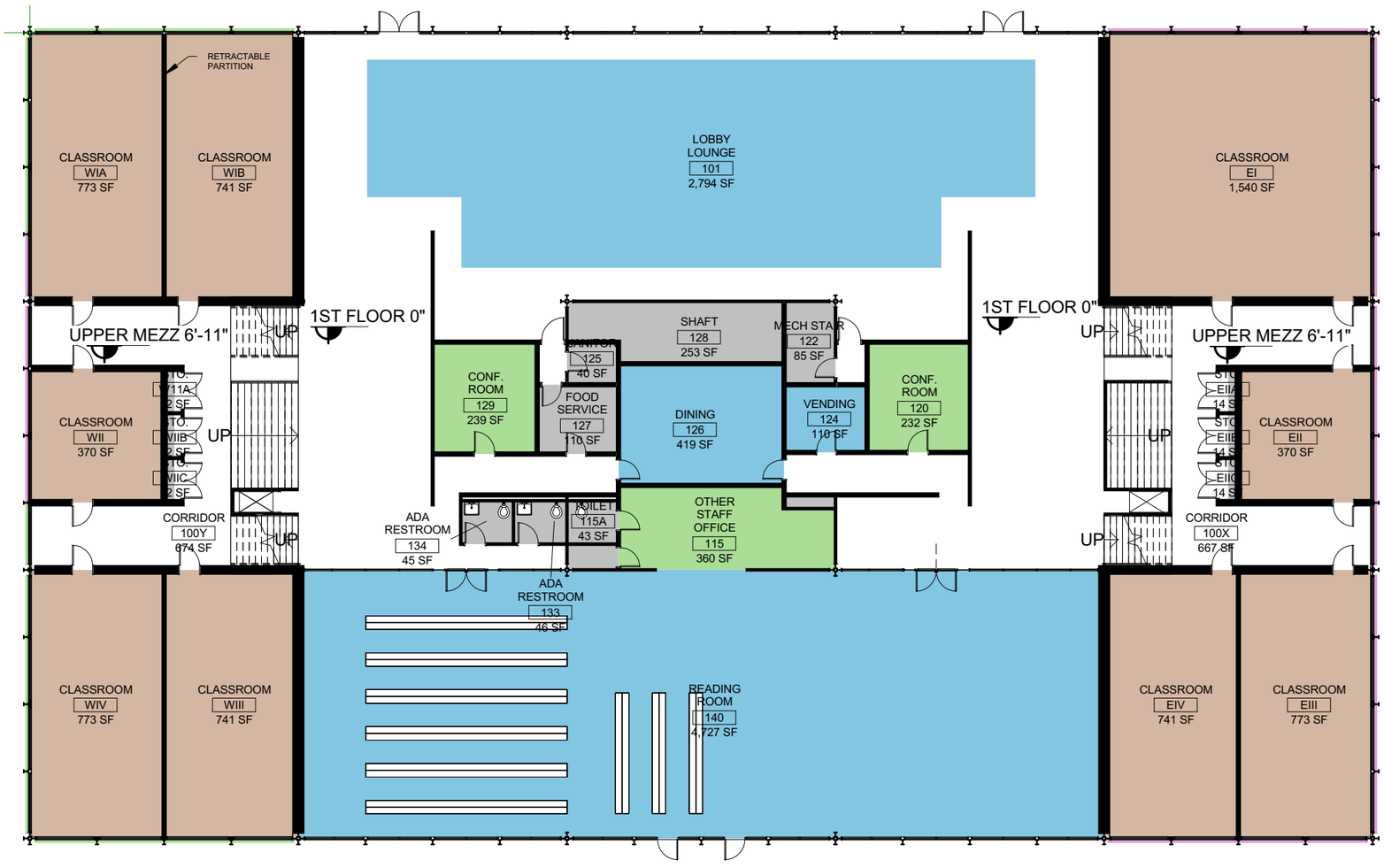
EXISTING LOWER MEZZ. FLOOR PLAN

1" = 20'-0"

A1.00

11.14.2016

Proj. #: 2016013



Department Legend

- ADMINISTRATIVE
- FACULTY
- INFRASTRUCTURE
- CIRCULATION
- AMENITY SPACES
- CORE ACADEMIC

FARR ASSOCIATES

SCHOOL OF SOCIAL SERVICE ADMINISTRATION

UNIVERSITY OF CHICAGO
969 E 60th Street, Chicago, IL 60637

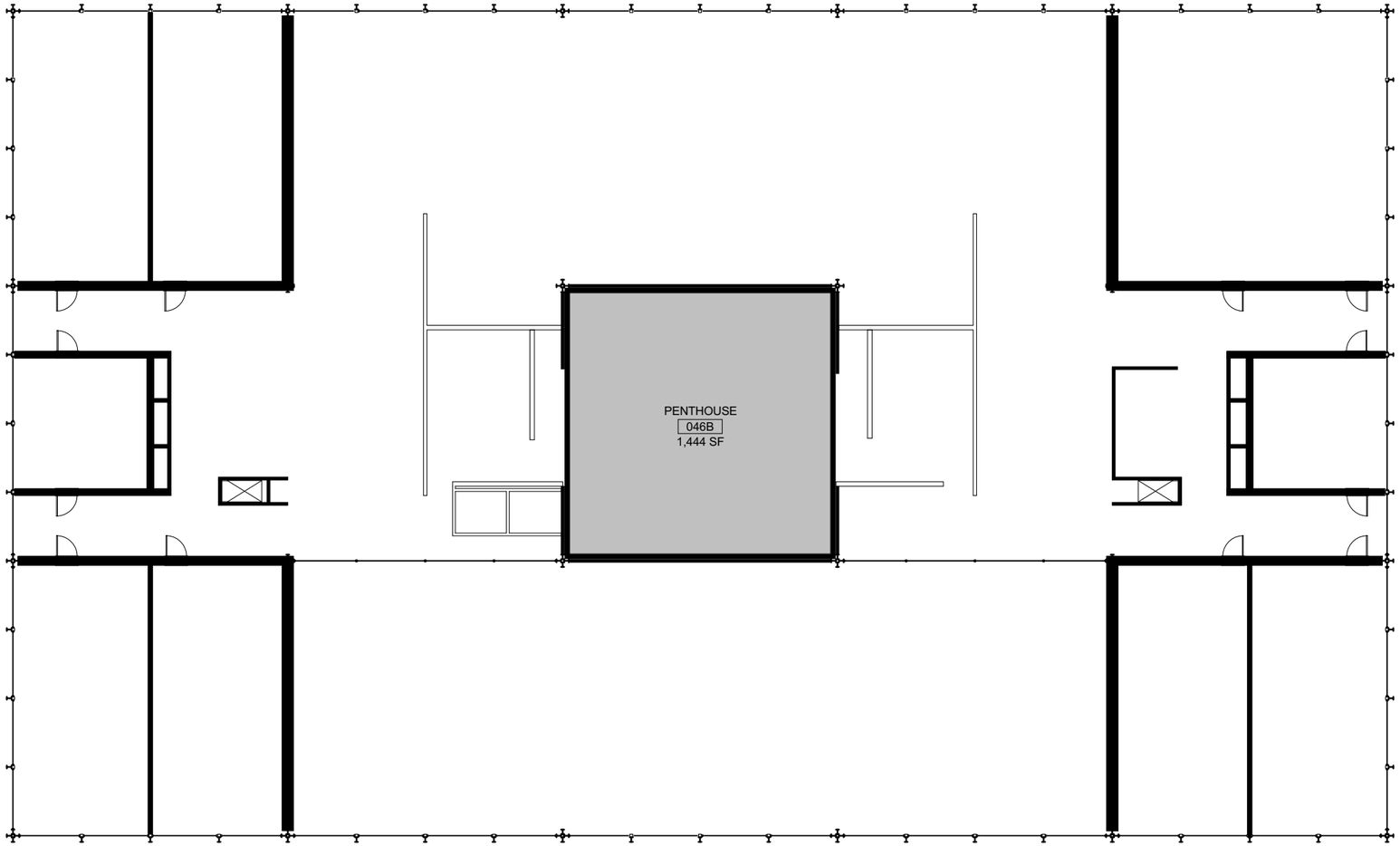
EXISTING 1ST & UPPER MEZZ. FLOOR PLAN

1" = 20'-0"

A1.01

11.14.2016

Proj. #: 2016013



FARR ASSOCIATES

SCHOOL OF SOCIAL SERVICE ADMINISTRATION

UNIVERSITY OF CHICAGO
969 E 60th Street, Chicago, IL 60637

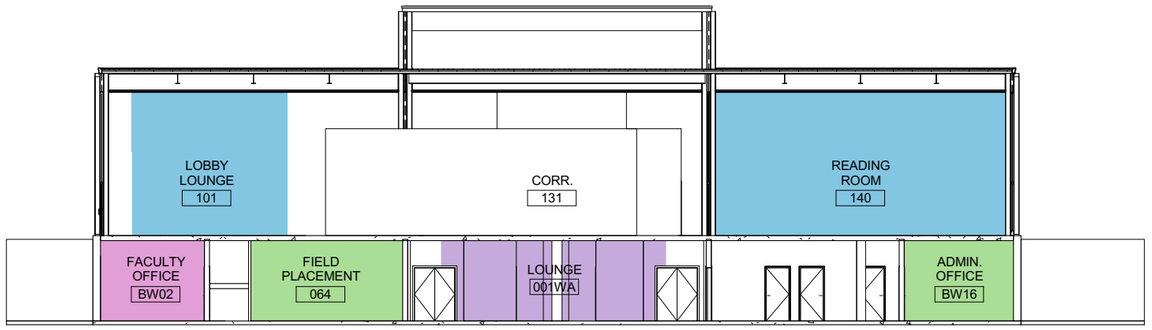
EXISTING PENTHOUSE FLOOR PLAN

1" = 20'-0"

A1.02

11.14.2016

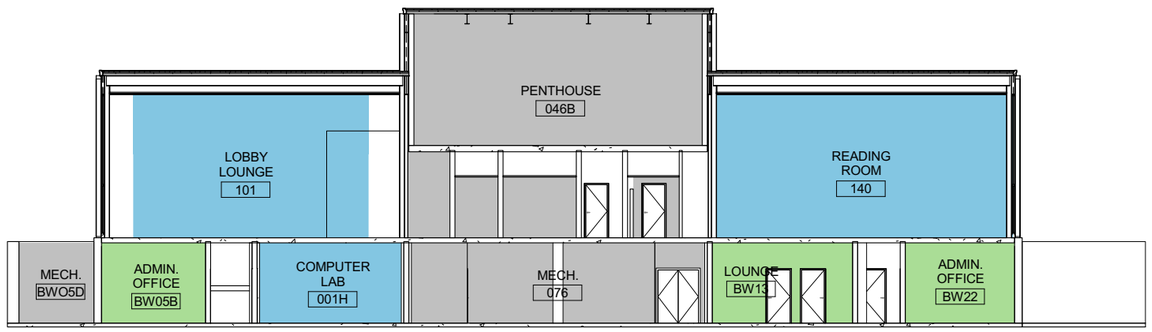
Proj. #: 2016013



Department Legend

- ADMINISTRATIVE
- FACULTY
- CIRCULATION
- STUDENT SPACES
- AMENITY SPACES

1 BUILDING SECTION - NORTH/SOUTH 1
1" = 20'-0"



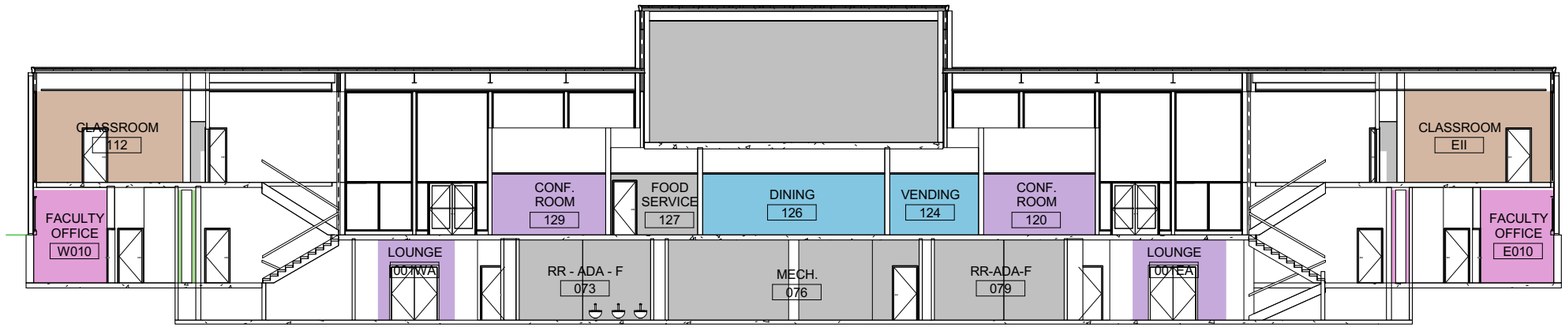
2 BUILDING SECTION - NORTH/SOUTH 2
1" = 20'-0"

FARR ASSOCIATES

SCHOOL OF SOCIAL SERVICE ADMINISTRATION
UNIVERSITY OF CHICAGO
969 E 60th Street, Chicago, IL 60637

BUILDING SECTIONS
1" = 20'-0"

A4.01
11.14.2016
Proj. #: 2016013

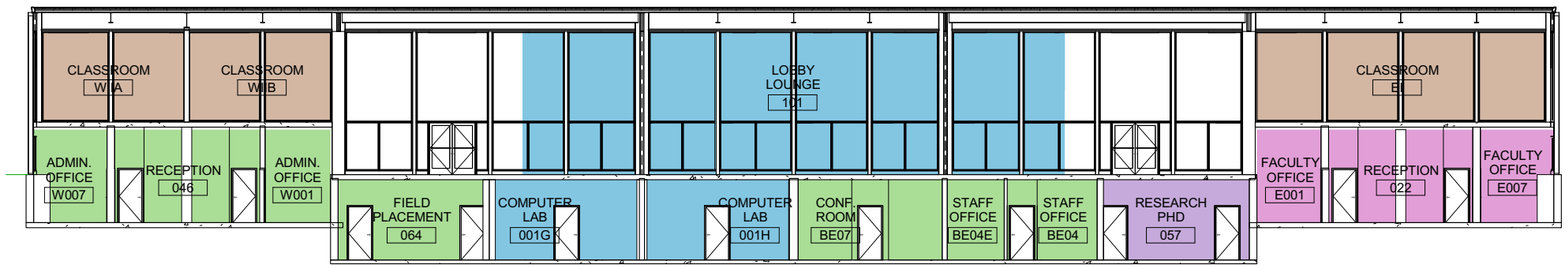


1 BUILDING SECTION - EAST/WEST 1

1" = 20'-0"

Department Legend

- ADMINISTRATIVE
- FACULTY
- INFRASTRUCTURE
- CIRCULATION
- STUDENT SPACES
- AMENITY SPACES
- CORE ACADEMIC



2 BUILDING SECTION - EAST/WEST 2

1" = 20'-0"

FARR ASSOCIATES

SCHOOL OF SOCIAL SERVICE ADMINISTRATION

UNIVERSITY OF CHICAGO
969 E 60th Street, Chicago, IL 60637

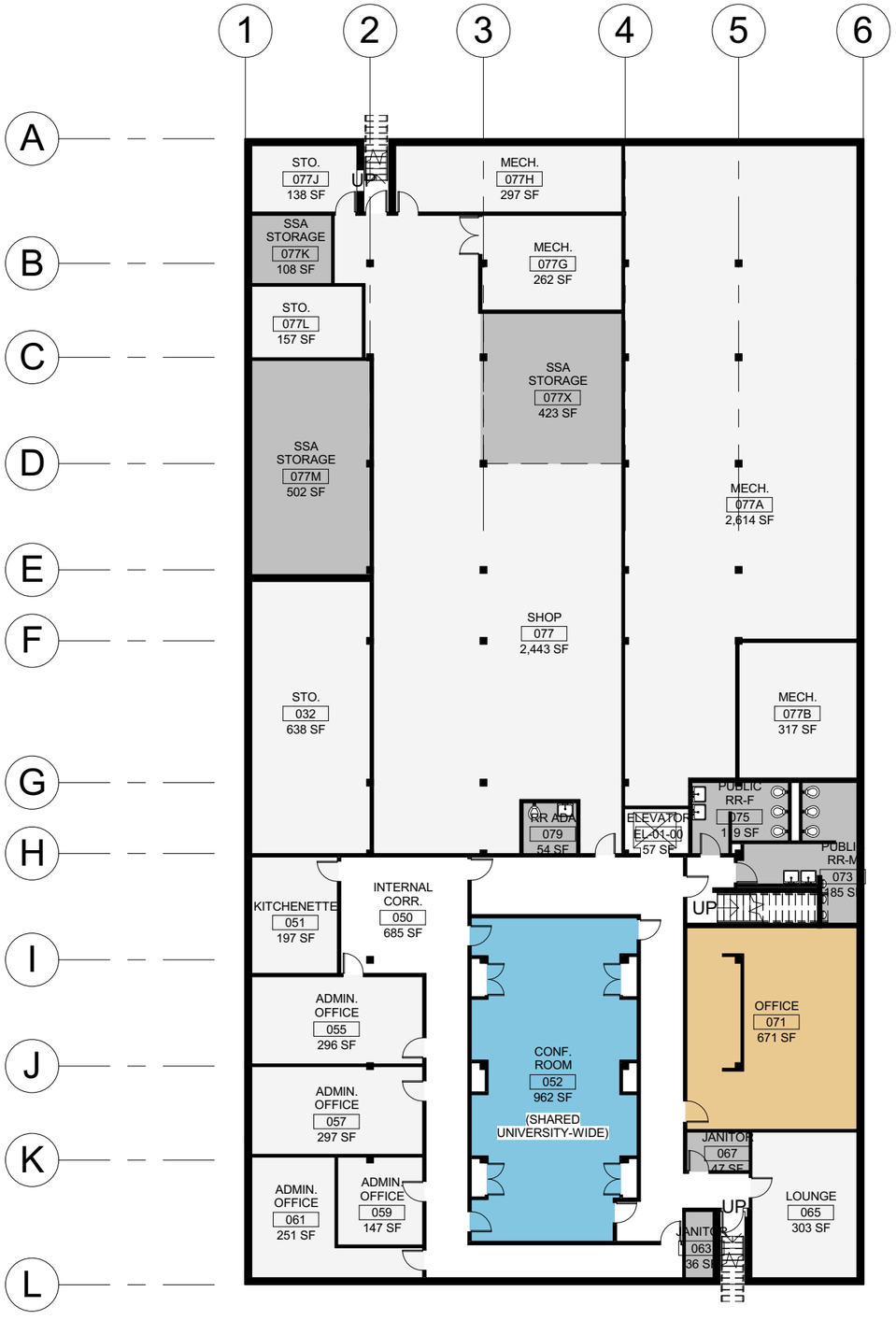
BUILDING SECTIONS

1" = 20'-0"

A4.02

11.14.2016

Proj. #: 2016013



EXISTING BUILDING PROGRAM ANALYSIS - WSSC

Department Legend

- AMENITY SPACE
- CIRCULATION
- INFRASTRUCTURE
- NON-SSA
- RESEARCH

FARR ASSOCIATES

SCHOOL OF SOCIAL ADMINISTRATION

UNIVERSITY OF CHICAGO
950 E 60TH ST, CHICAGO, IL60637

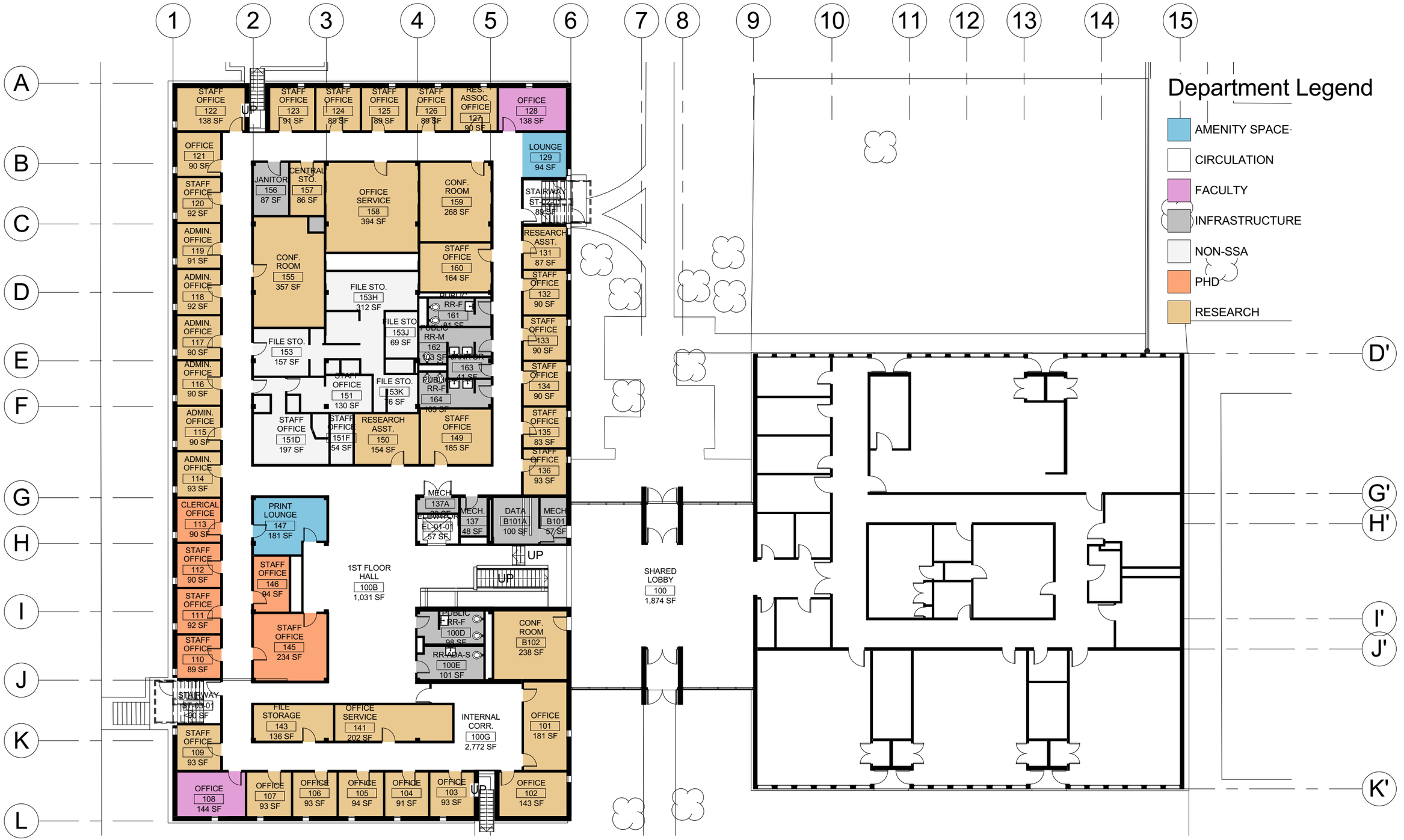
BASEMENT FLOOR PLAN

1" = 20'-0"

A1.00

12.28.2016

Proj. #: 2016013



FARR ASSOCIATES

SCHOOL OF SOCIAL ADMINISTRATION

UNIVERSITY OF CHICAGO
950 E 60TH ST, CHICAGO, IL60637

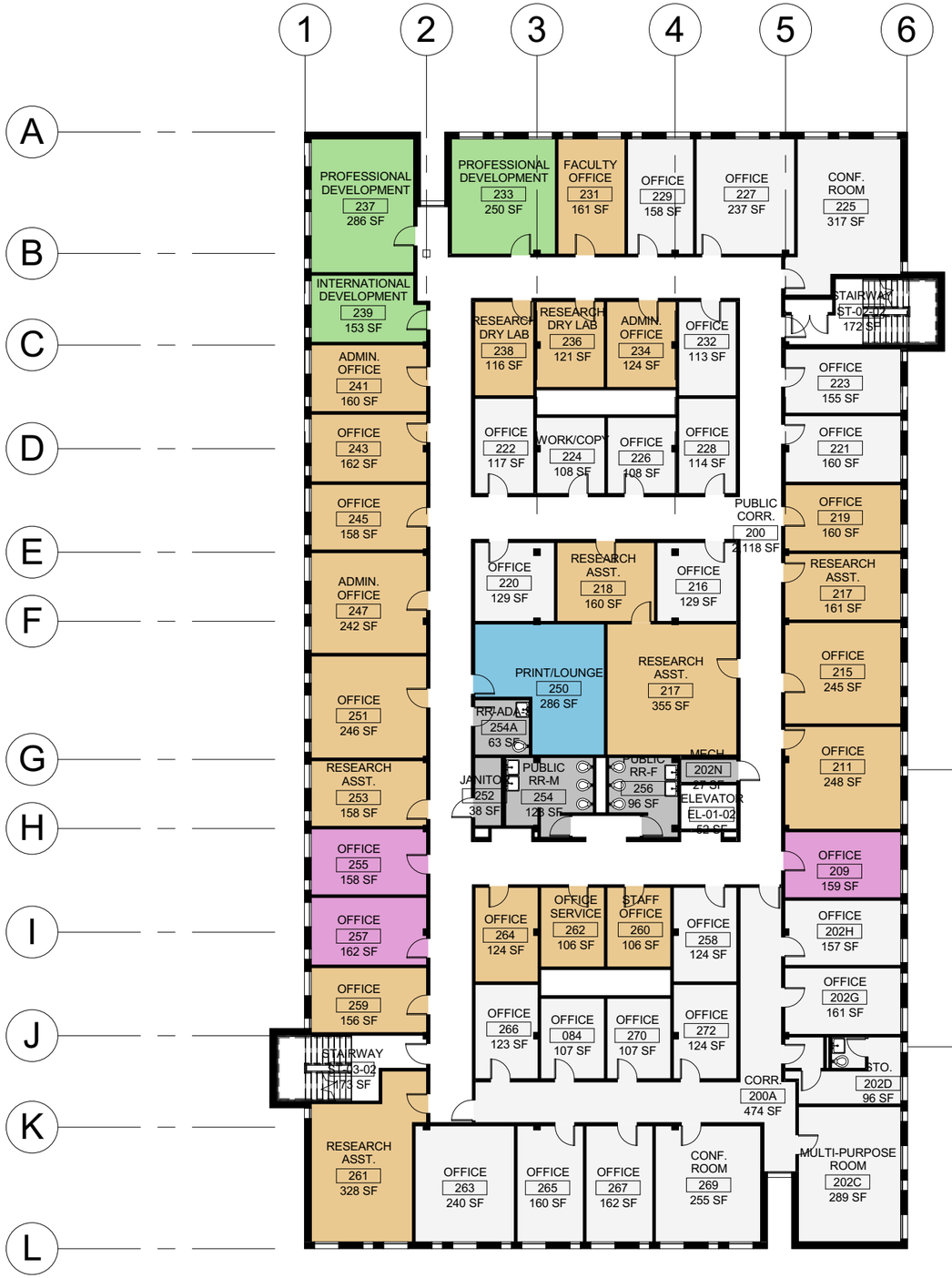
1ST FLOOR PLAN

1" = 20'-0"

A1.01

12.28.2016

Proj. #: 2016013



Department Legend

- ADMINISTRATIVE
- AMENITY SPACE
- CIRCULATION
- FACULTY
- INFRASTRUCTURE
- NON-SSA
- RESEARCH

FARR ASSOCIATES

SCHOOL OF SOCIAL ADMINISTRATION

UNIVERSITY OF CHICAGO
950 E 60TH ST, CHICAGO, IL60637

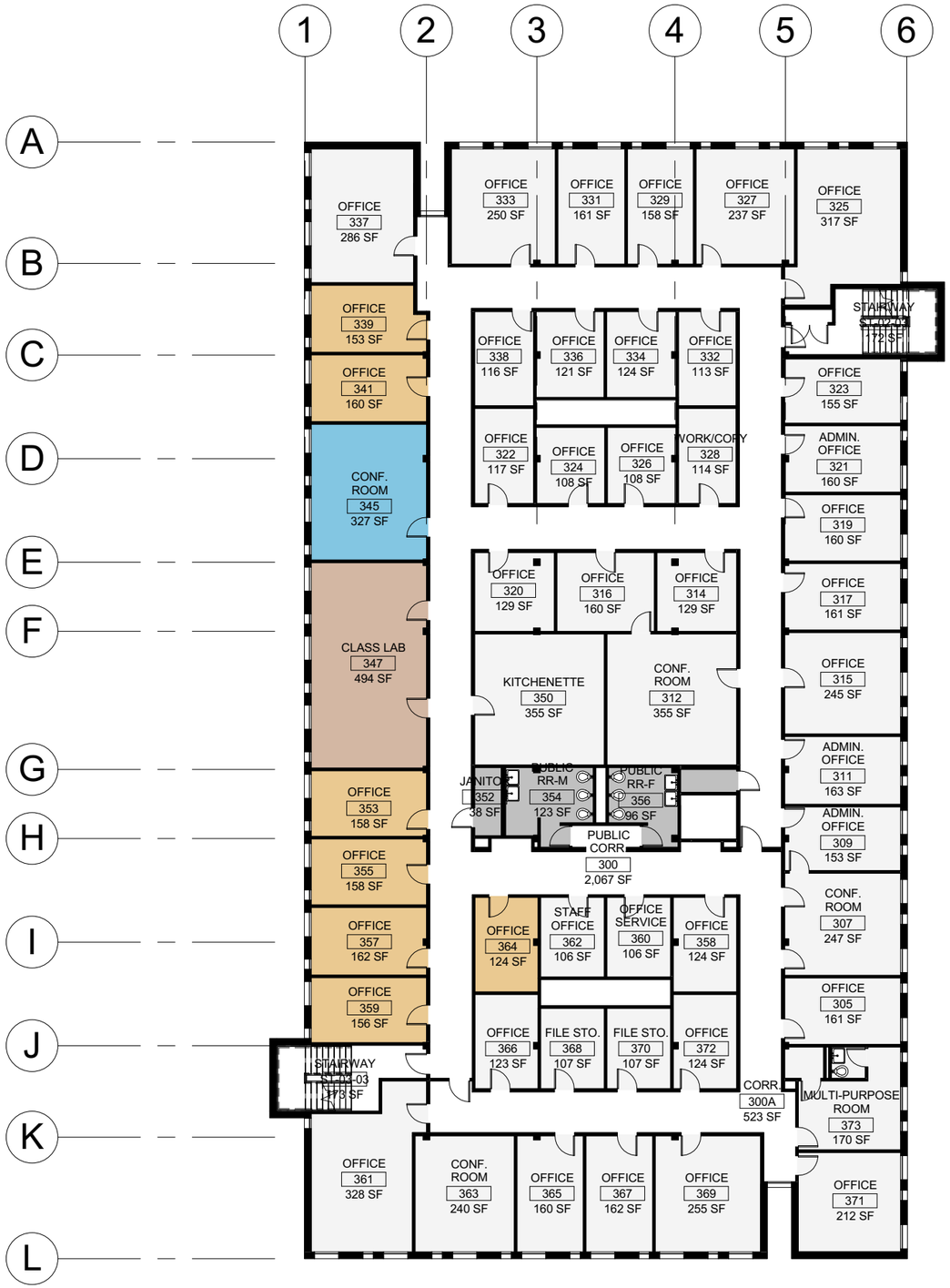
2ND FLOOR PLAN

1" = 20'-0"

A1.02

12.28.2016

Proj. #: 2016013



Department Legend

- AMENITY SPACE
- CIRCULATION
- CORE ACADEMIC
- INFRASTRUCTURE
- NON-SSA
- RESEARCH

FARR ASSOCIATES

SCHOOL OF SOCIAL ADMINISTRATION

UNIVERSITY OF CHICAGO
950 E 60TH ST, CHICAGO, IL60637

3RD FLOOR PLAN

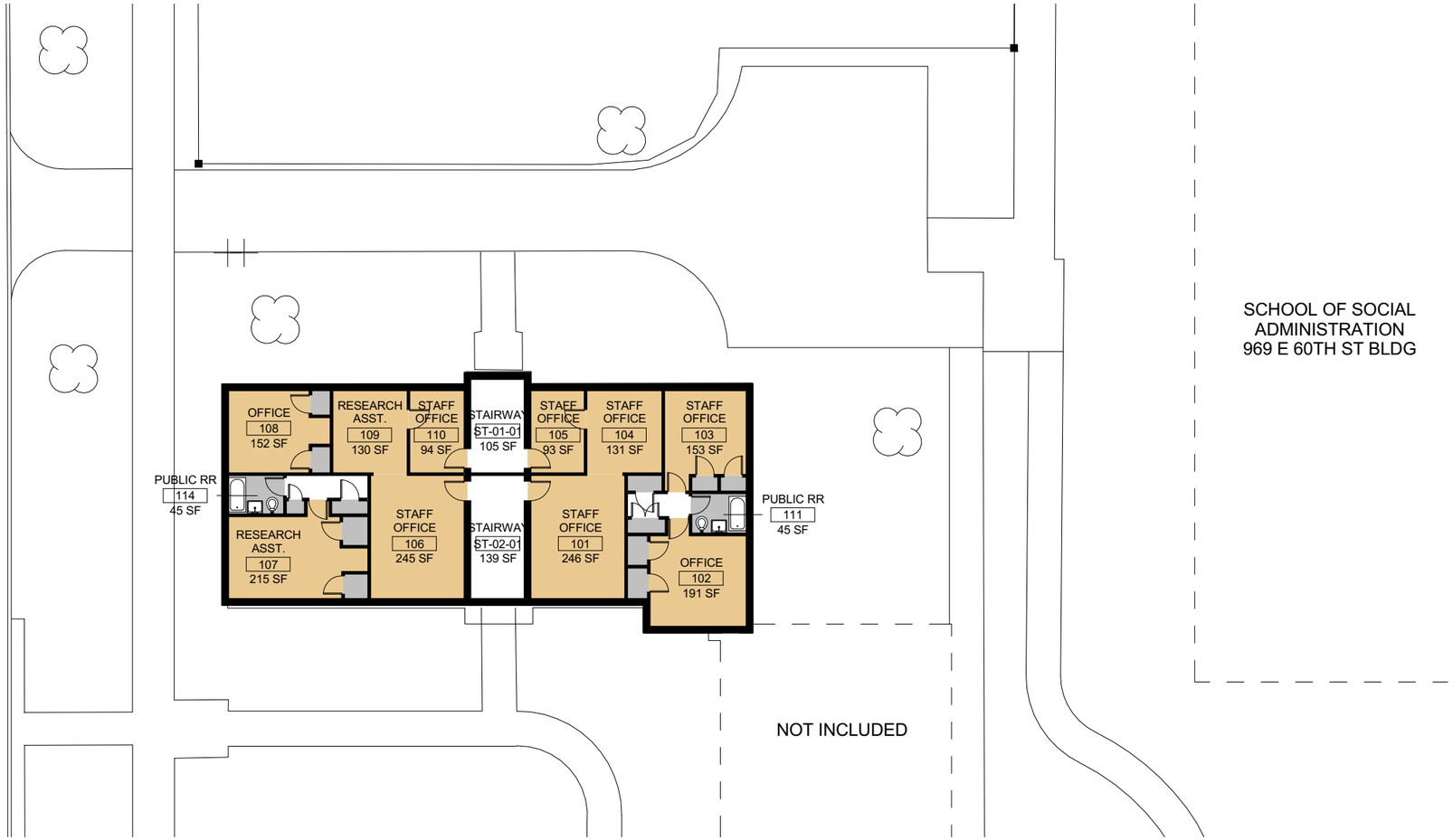
1" = 20'-0"

A1.03

12.28.2016

Proj. #: 2016013

EXISTING BUILDING PROGRAM ANALYSIS - INGLESIDE



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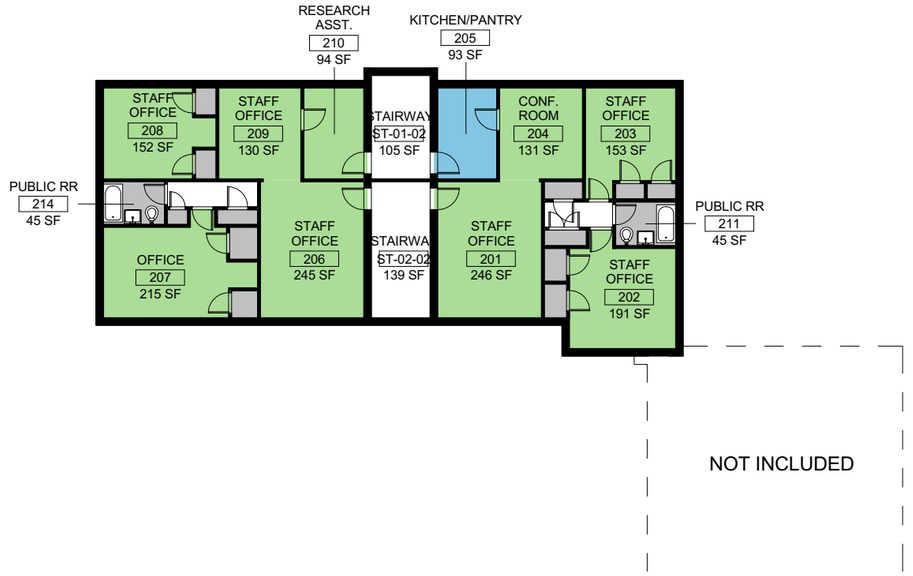
SOUTH INGLESIDE - 1ST FLOOR PLAN

1" = 20'-0"

A1.04

12.28.2016

Proj. #: 2016013



Department Legend

- ADMINISTRATIVE
- AMENITY SPACE
- CIRCULATION
- INFRASTRUCTURE

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SOUTH INGLESIDE - 2ND FLOOR PLAN

1" = 20'-0"

A1.05

12.28.2016

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EXISTING BUILDING NET AREA ANALYSIS - SSA

ACTUAL AREAS UTILIZED BY SSA

The spreadsheet below indicates the actual net areas surveyed on the SSA Campus as documented in the above floor plans. The spaces were categorized into groups that coincided with the proposed program for comparison purposes.

	Woodlawn + Ingleside Building	SSA Building	Current Program Total
Amenity Space	1,943	10,263	12,206
Learning Space	494	6,823	7,317
Student Space	0	667	667
Faculty Space	761	5,449	6,210
PhD	689	384	1,073
Research Space	12,101	0	12,101
Staff and Administration	2,247	6,529	8,776
Infrastructure	1,330	744	2,074
Total NSF	19,565	30,859	**50,424**

NET AREA DIAGRAMS

The Net Area Diagrams in the pages to follow represent the possible space available for SSA program. These diagrams were used in the planning process to determine a possible Net Assignable amount of space available for the 2 SSA buildings, SSA (Mies) Building and the WSSC (Woodlawn) Building.

SSA (Mies) Building Total = 34,204 NSF
WSSC (Woodlawn) Total = 31,253 NSF
Total = 65,457 NSF

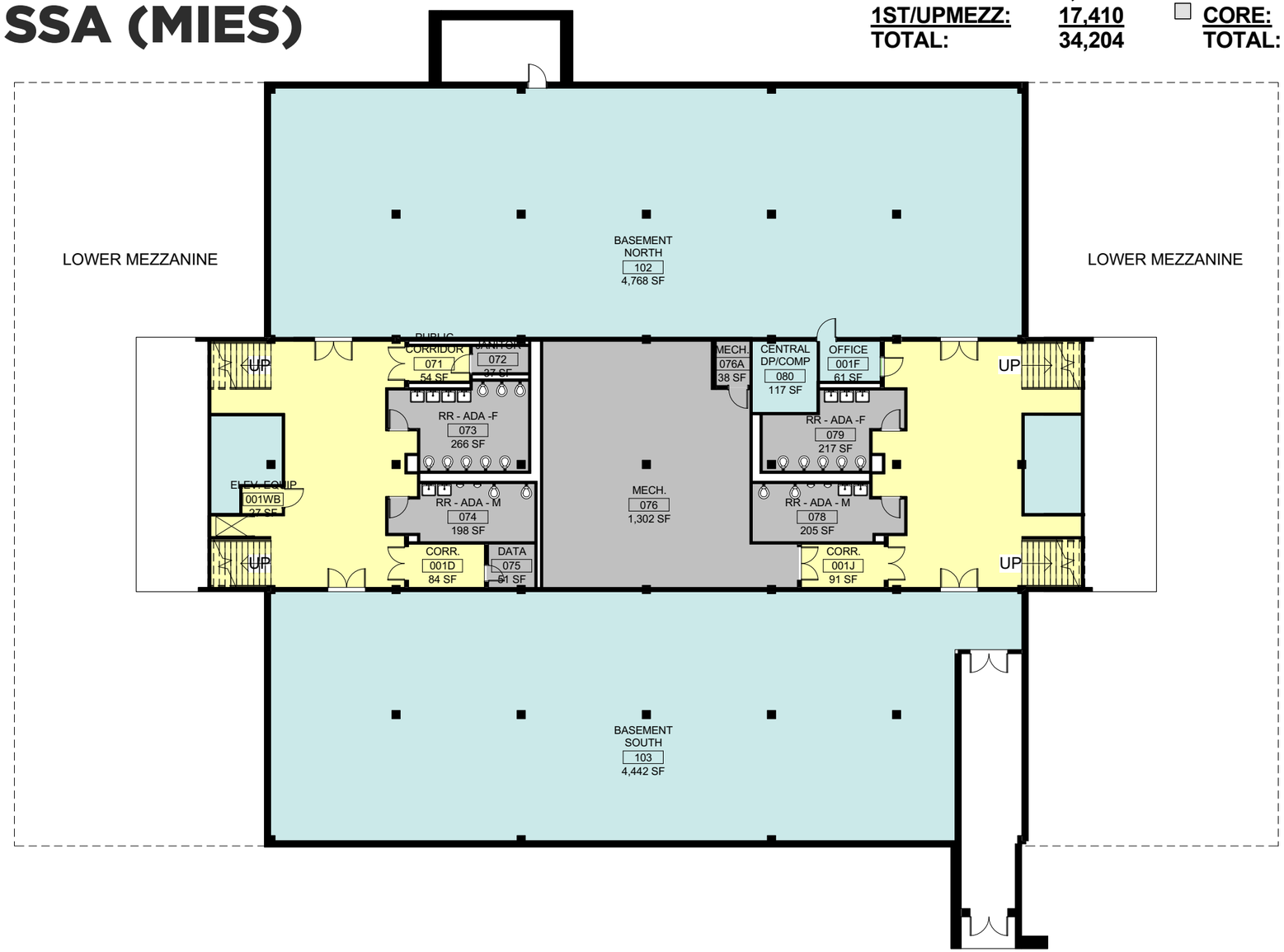
EXISTING BUILDING NET AREA DIAGRAM - SSA (MIES)

SSA AVAILABLE AREA

BASE:	9,724
LOWMEZZ:	7,070
1ST/UPMEZZ:	17,410
TOTAL:	34,204

BASEMENT

AVAILABLE AREA:	9,724
CIRCULATION:	2,313
CORE:	2,312
TOTAL:	14,349



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BASEMENT PLANNING DIAGRAM

A1.06

02.06.2017

1" = 20'-0"

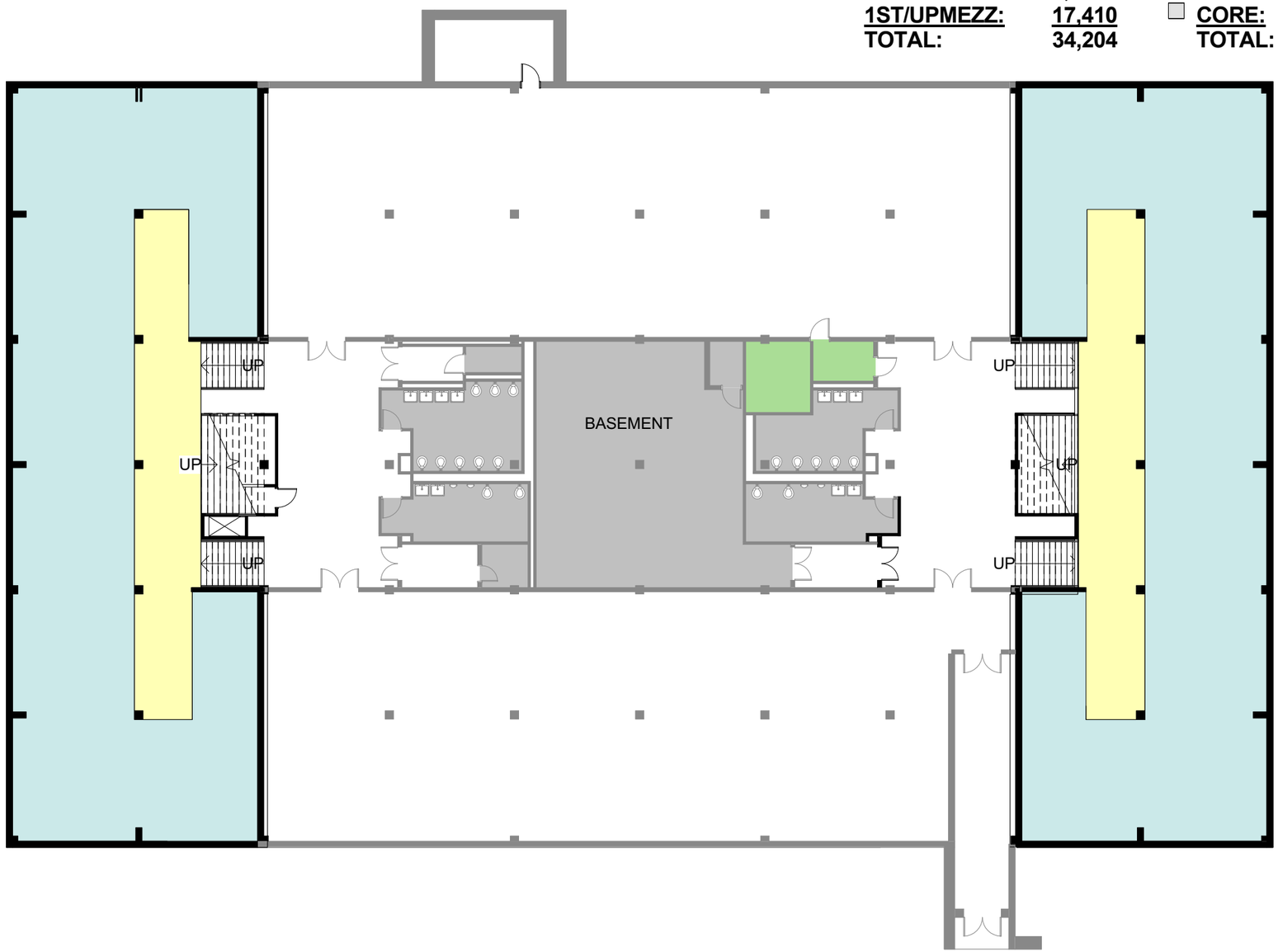
Proj. #: 2016013

SSA
AVAILABLE AREA

BASE:	**9,724**
LOWMEZZ:	**7,070**
1ST/UPMEZZ:	**17,410**
TOTAL:	**34,204**

LOWER MEZZANINE

AVAILABLE AREA:	**7,070**
CIRCULATION:	**1,607**
CORE:	**0**
TOTAL:	**8,677**



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LOWER MEZZ. PLANNING DIAGRAM

1" = 20'-0"

A1.07

02.06.2017

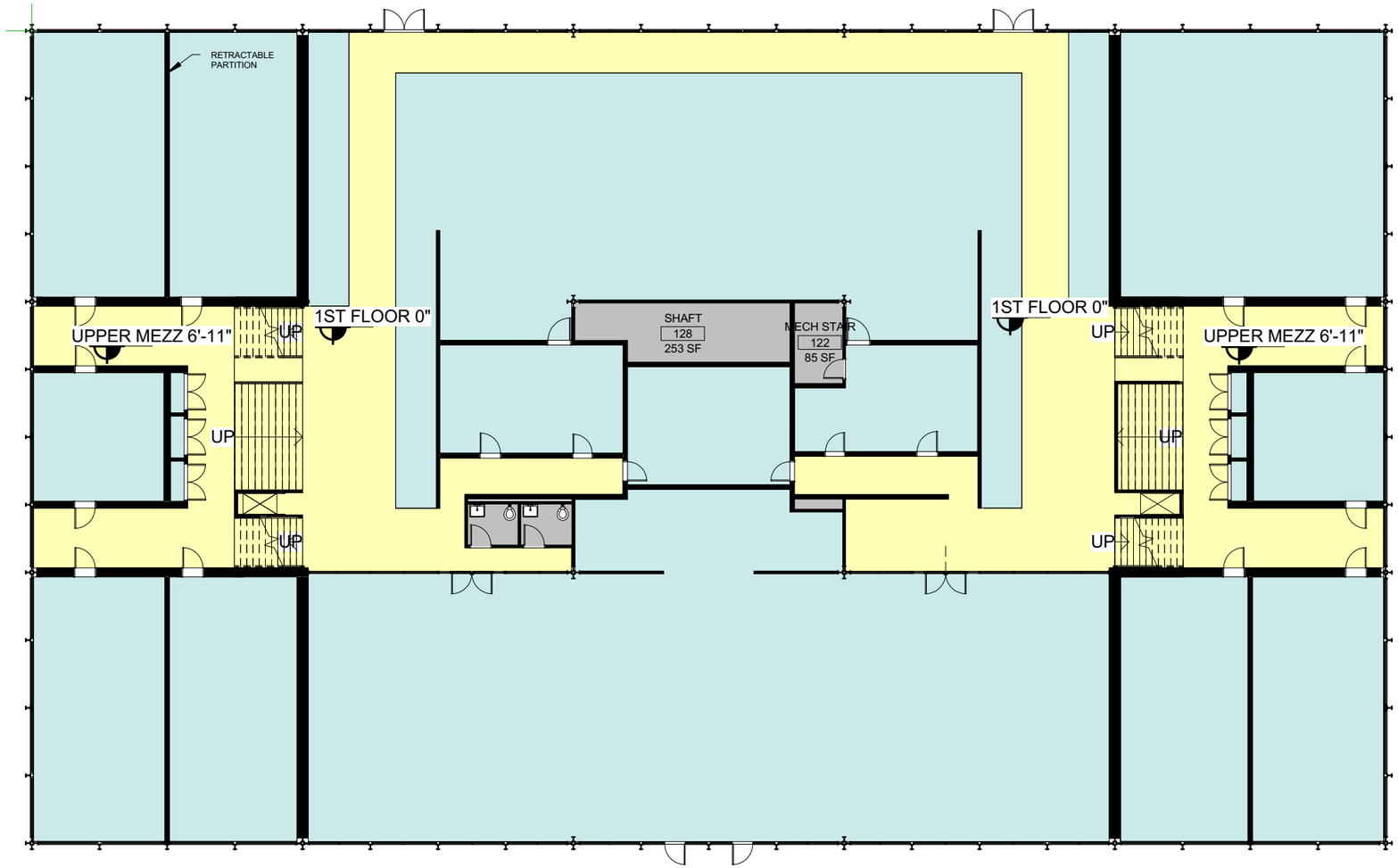
Proj. #: 2016013

SSA
AVAILABLE AREA

1ST + UPPER MEZZANINE

BASE:	**9,724**
LOWMEZZ:	**7,070**
1ST/UPMEZZ:	**17,410**
TOTAL:	**34,204**

AVAILABLE AREA:	**17,410**
CIRCULATION:	**5,029**
CORE:	**441**
TOTAL:	**8,677**



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1ST FLOOR/UPPER MEZZ.
PLANNING DIAGRAM

1" = 20'-0"

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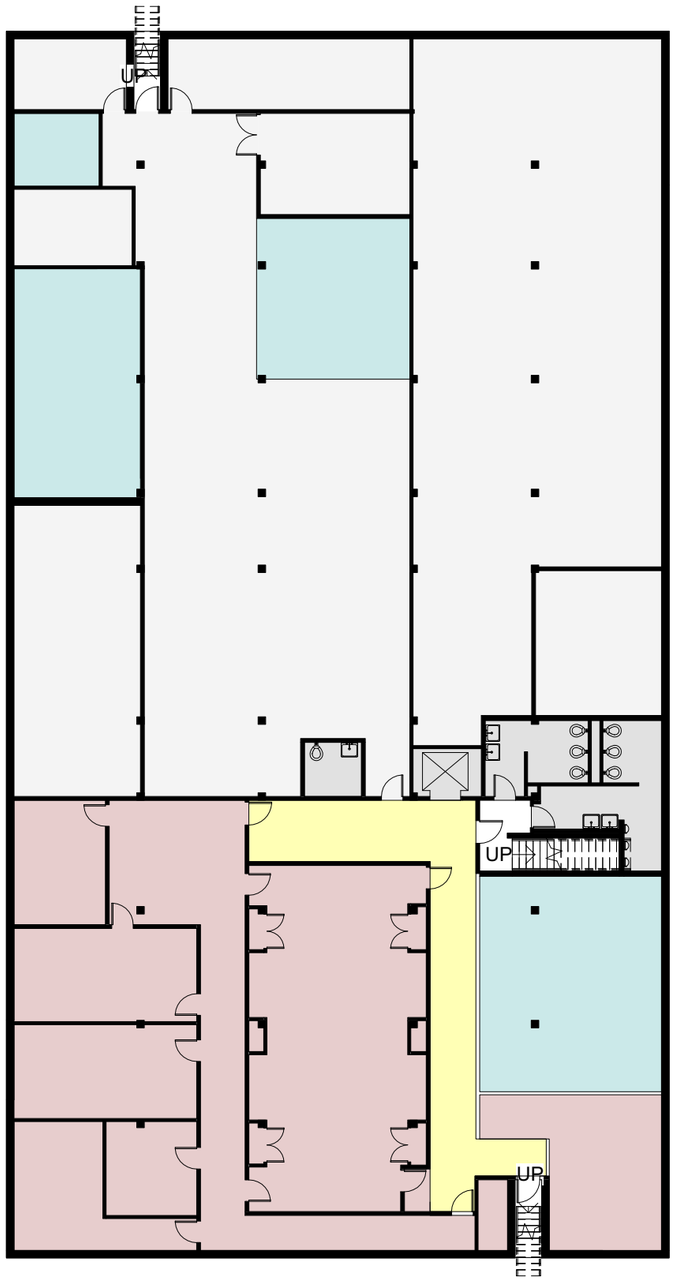
Proj. #: 2016013



EXISTING BUILDING NET AREA DIAGRAM - WSSC (WOODLAWN)

CURRENT PROGRAM AREAS AT WOODLAWN

BASE: 681
1ST: 8,067
2ND: 5,647
3RD: 2,024
ALL: 16,419

INGLESIDE: 3,500

TOTAL: 19,919

WOODLAWN AVAILABLE AREA

BASE: 1,720
1ST: 9,029
2ND: 10,212
3RD: 10,292

ALL: 31,253

BASEMENT

AVAILABLE AREA:	1,720
CIRCULATION:	565
CORE:	483
TOTAL:	2,768

UNAVAILABLE

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WOODLAWN BASEMENT

1" = 20'-0"

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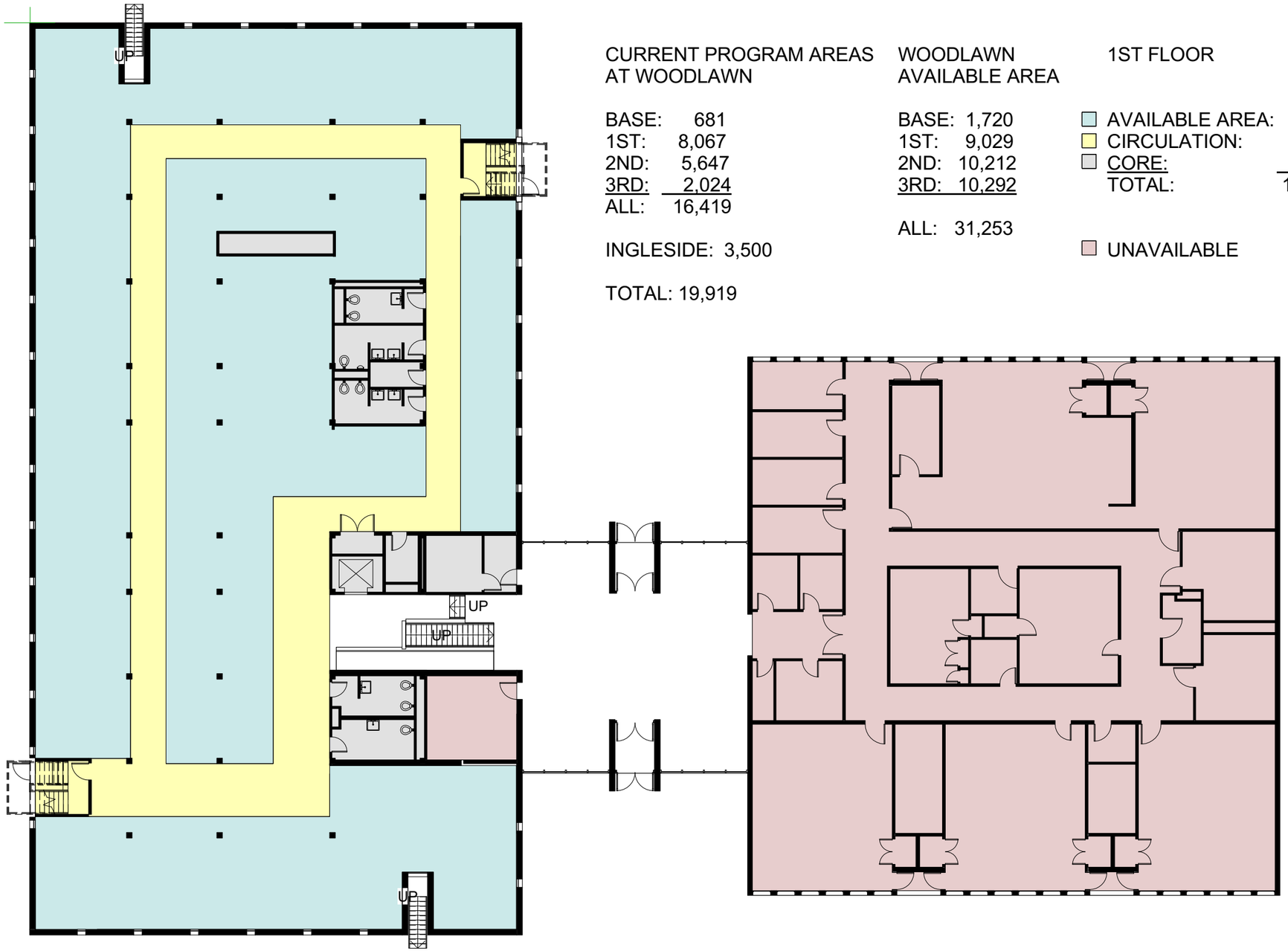

CURRENT PROGRAM AREAS
AT WOODLAWN

BASE:	681
1ST:	8,067
2ND:	5,647
3RD:	2,024
ALL:	16,419

INGLESIDE: 3,500

TOTAL: 19,919

WOODLAWN
AVAILABLE AREA

BASE:	1,720
1ST:	9,029
2ND:	10,212
3RD:	10,292
ALL:	31,253

1ST FLOOR

AVAILABLE AREA:	9,029
CIRCULATION:	2,608
CORE:	1,180
TOTAL:	12,809

UNAVAILABLE

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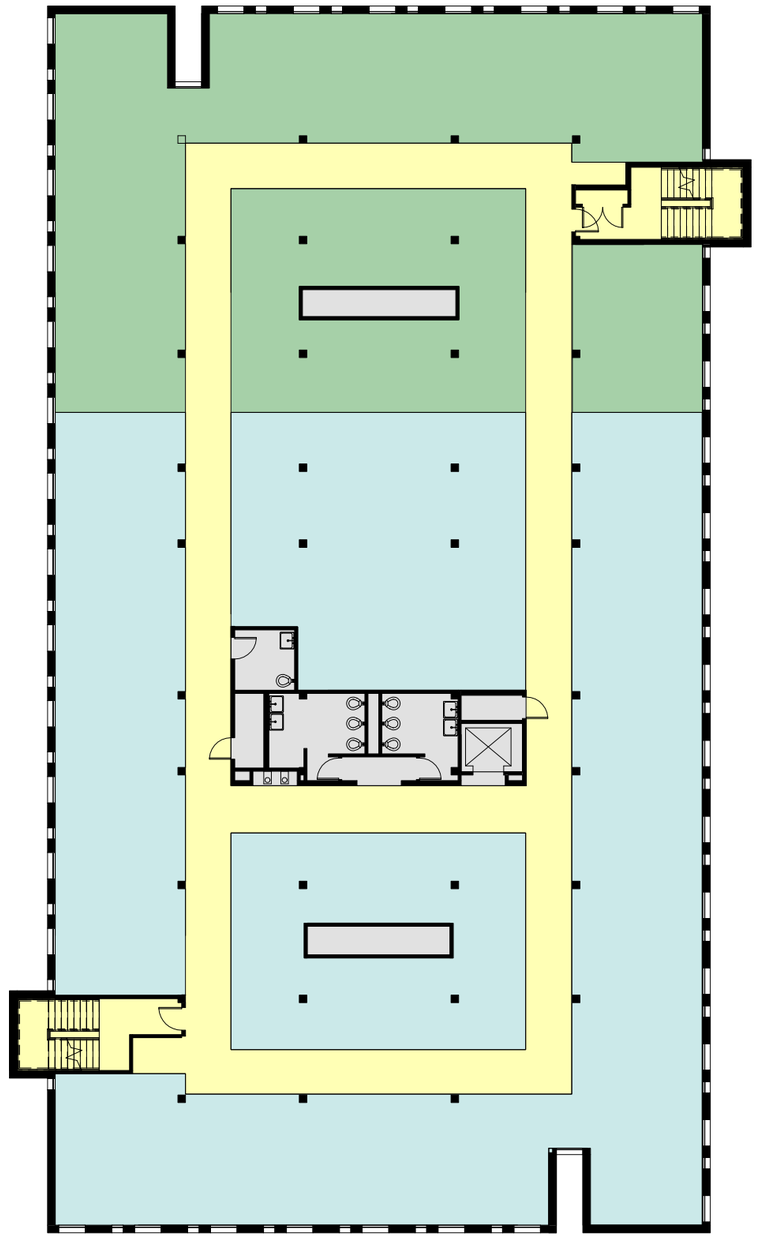
WOODLAWN 1ST FLOOR

1" = 20'-0"

X00.01

02.06.2017

Proj. #: 2016013



CURRENT PROGRAM AREAS AT WOODLAWN

BASE:	681
1ST:	8,067
2ND:	5,647
3RD:	2,024
ALL:	16,419

INGLESIDE: 3,500

TOTAL: 19,919

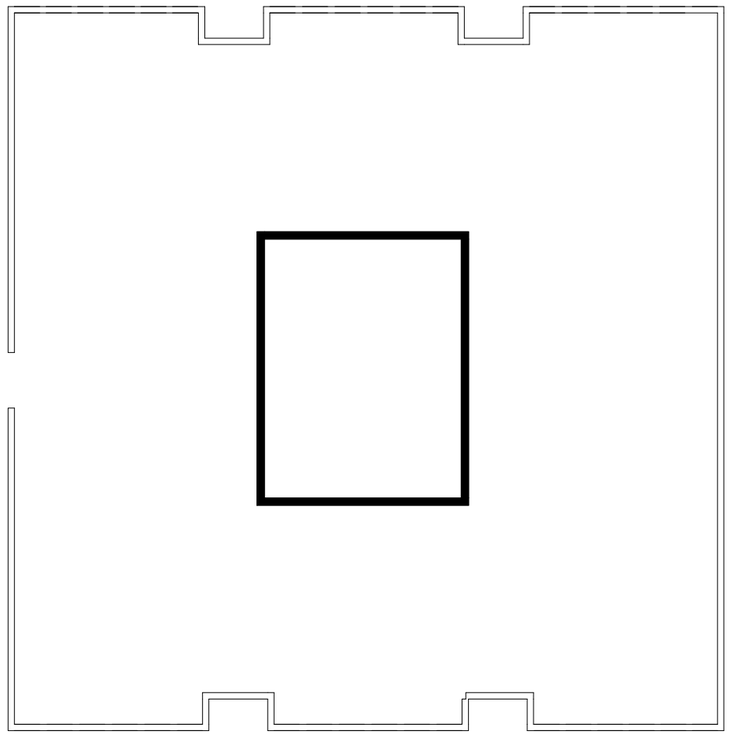
WOODLAWN AVAILABLE AREA

BASE:	1,720
1ST:	9,029
2ND:	10,212
3RD:	10,292
ALL:	31,253

2ND FLOOR

INGLESIDE PROG:	3,500
AVAILABLE AREA:	6,712
CIRCULATION:	2,682
CORE:	745
TOTAL:	13,639

UNAVAILABLE



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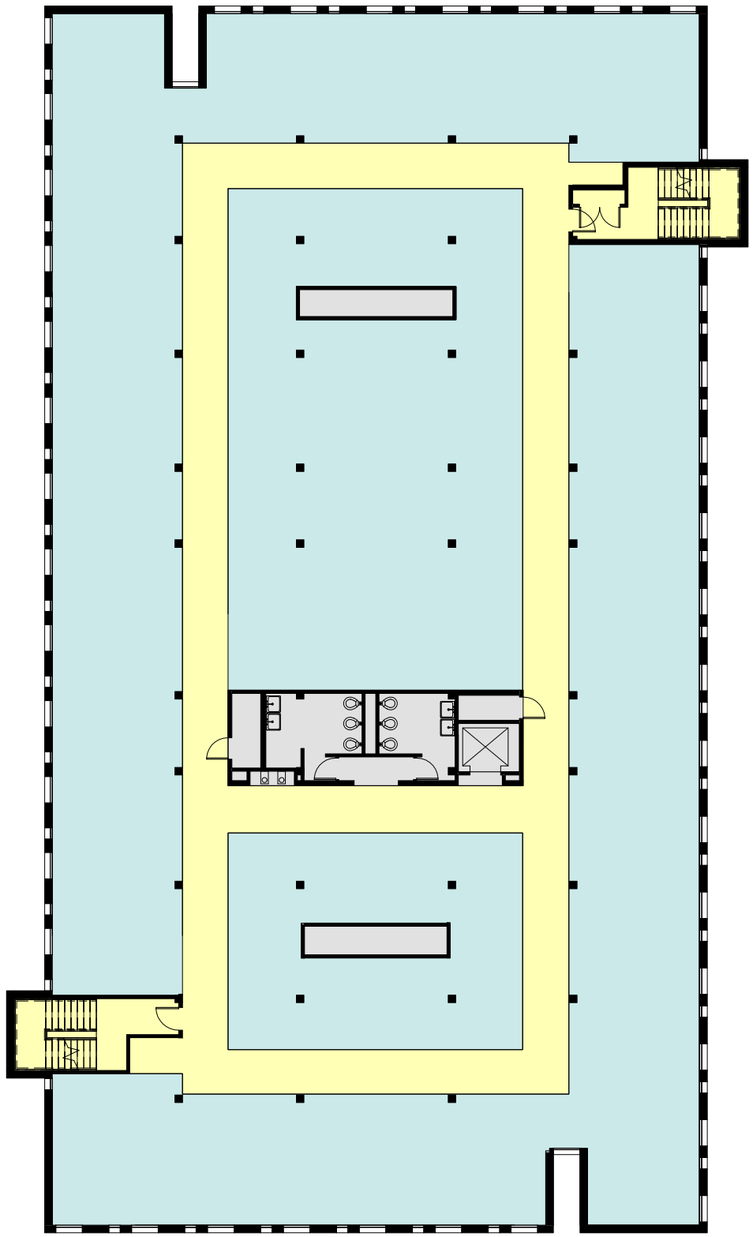
WOODLAWN 2ND FLOOR

1" = 20'-0"

X00.02

02.06.2017

Proj. #: 2016013



CURRENT PROGRAM AREAS AT WOODLAWN

BASE:	681
1ST:	8,067
2ND:	5,647
3RD:	2,024
ALL:	16,419

INGLESIDE: 3,500

TOTAL: 19,919

WOODLAWN AVAILABLE AREA

BASE:	1,720
1ST:	9,029
2ND:	10,212
3RD:	10,292

ALL: 31,253

3RD FLOOR

AVAILABLE AREA:	10,292
CIRCULATION:	2,682
CORE:	670
TOTAL:	13,644

UNAVAILABLE

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WOODLAWN 3RD FLOOR

1" = 20'-0"

X00.03

02.06.2017

Proj. #: 2016013

EXISTING MEP ANALYSIS: SSA BUILDING

Figure 1 . 30 HP, 208 V, 3 PH, Fire Pump installed in 2016

Figure 2 . RPZ installed in 2016

Figure 3 . Sanitary waste ejector pump

EXECUTIVE SUMMARY

The SSA Building is located at 969 E 60th Street, Chicago IL. The SSA Building was designed by Mies van der Rohe in 1964. The building is comprised of a basement level, ground level, and an upper and lower mezzanine totaling approximately 50,000 square feet. The basement level includes administration areas, offices, and the mechanical room. The lower mezzanine includes offices. The main floor includes entrance lobby, library, and conference rooms. The upper mezzanine includes classrooms. The roof level includes a mechanical penthouse.

On November 17, 2016 and additionally January 5, 2017, dbHMS conducted an assessment of the Mechanical, Electrical, and Plumbing (MEP) systems and existing equipment conditions.

Overall, the mechanical, electrical, and plumbing systems are in fair to good condition, which is the result of the implementation of proactive maintenance strategies. Additionally, the building has actively replaced some older outdated systems with modern efficient equipment. Further detail of each system's use and current condition are provided within this report.

FIRE PROTECTION

The SSA Building is served by a fully automated, newly installed fire protection system. The fire pump room is on the north most wall on the basement level. The FP water line enters the building with a 6 in line on the south wall of the fire pump room. The fire suppression system underwent an update in 2016, adding a base-mounted, 30 hp, 208 V, 3 ph pump [Figure 1] as well as an updated RPZ [Figure 2]. Sprinkler heads are semi-recessed.

The room has dedicated exhaust on the west wall.

The fire alarm system was also updated with a notifier system. Given that the building does not have a generator, there is no emergency power for the fire pump.

The system appears to be well maintained and in good operating condition.

PLUMBING

Potable water enters the building from the north side via galvanized steel piping. Repair to leaks with strap clamps throughout the system is visible. The associated booster pump and domestic water pump with VFD appear to be well maintained and in good working condition.

Domestic water is heated by a steam powered hot water heater. The hot water heater and associated 300 gallon storage tank are located in the basement mechanical room.

Sanitary and waste piping networks are cast-iron.

A duplex ejector pump is located in the basement mechanical room and accommodates the drainage of sanitary waste from the building [Figure 3]. The waste system appears to be well maintained and in good working condition.

The building has no drain tile or associated sump pump system.

Roof drains are original and appear to be in poor condition.

The building restrooms underwent significant upgrades in recent years. The fixtures and all associated piping appear to be well maintained and in excellent working condition.

HEAT GENERATION

The SSA building is supplied medium pressure steam from the campus thermal network through steam pressure control stations located in the basement mechanical room.

According to existing construction documents, the PRV station and associated condensate return units were updated in the mid-1980s. Two original shell-and-tube heat exchangers are located on the south side of the basement mechanical room. The heat exchangers are located high in the ceiling above the two heating hot water (HHW) pumps [Figure 4].

Heat exchangers and HHW pumps remain still in use and have been well maintained but are likely at the end of their useful life.

COOLING

Campus Chilled Water (CHW) serves as the cooling medium from the central plant. CHW mains enter and exit the building on the south exterior wall in the Work/Copy Admin room.

The building originally contained a centrifugal chiller, penthouse cooling tower and associated pumps. This equipment and associated piping has since been removed.

Newly installed CHW pumps with variable frequency drives (VFD) were installed in 2015 [Figure 5]. This system is well maintained and in good condition.

REFRIGERATION

The SSA building has four electrical closets on the lower mezzanine level. These four electrical closets are cooled with Misubishi split system conditioners [Figure 6]. The associated condensers reside on the roof [Figure 7]. These cooling units and associated condensing units appear to be well maintained and are in fair condition.

Figure 4 . Dual heating hot water pumps

Figure 5 . Chilled water pumps installed in 2015

Figure 6 . Electrical room split system cooling unit

Figure 7 . Split system condensing unit on roof

CONDITION REPORT: MECHANICAL

Figure 8 . Interior of original basement AHU insulation spalling

Figure 9 . Basement AHU

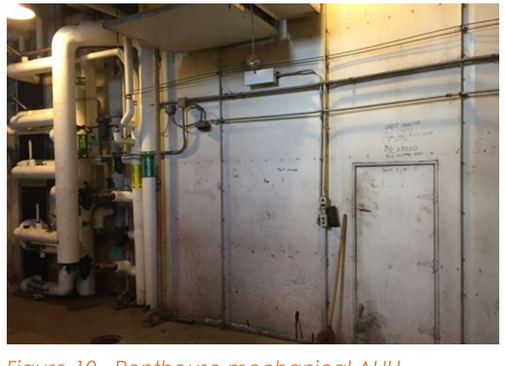


Figure 10 . Penthouse mechanical AHU

AIR HANDLING AND DISTRIBUTION

The SSA Building is conditioned by two original multi-zone central air handlers (AHUs). The original AHUs exhibit substantial spalling of internal insulation [Figure 8]. Both units have undergone and require consistent, intensive maintenance.

The first of the original AHUs is located in the basement [Figure 9] and serves perimeter, mezzanine, and lower level distribution. The coils for the basement AHU were replaced in 2000. The unit fan is original; however, the motor was replaced, controls updated and a VFD added in the 1980s. Control dampers for the multizone systems appear to be abandoned at some locations and fitted with newer pneumatic actuators. This system is maintenance intensive, is in very poor condition and likely at the end of its useful life.

The second AHU is located in the penthouse mechanical room [Figure 10] and serves all ceiling distribution at the roof level. The coils for the penthouse AHU were replaced in 2005. The unit fan is original; however, the motor was replaced, controls updated and a VFD added in the 1980s. This system is maintenance intensive, is in very poor condition and likely at the end of its useful life.

Two additional AHUs (AHU-1 and AHU-2) with VFD, are located in the basement mechanical room [Figure 11, 12]. These units were added in the 2000s to supplement additional conditioning. AHU-1 serves the basement classrooms and computer room. AHU-2 serves the server room. Both units appear to be well maintained and in good condition.

The perimeter lobby, library and classroom spaces in the building have hydronic radiant heating along the exterior walls [Figure 13]. The piping and perimeter units are original, and appear to be in fair condition.

Dual steam coils [Figure 14] reside on the north side of the mechanical room wall. Respectively, they serve the east and west door heaters [Figure 15] on the ground floor upon entry. The units themselves and associated steam coils appear to be well maintained and in fair condition.

All perimeter offices contain a two pipe Modine heating and cooling unit [Figure 16]. Air is distributed to these spaces at 75°F in cooling mode and 65°F in heating mode. These units provide poor conditioning to their respective spaces, as the offices are zoned with 5-10 offices per thermostat. Occupants struggle for independent control in individual offices. The units are labor intensive to maintain and at the end of their useful life. Building engineers noted at the time of our visit, that the four system valves have been regularly maintain and replaced, but three of the four valves are in very poor condition.

Original diffusers [Figure 17] exist throughout the building. The air distribution in these diffusers is integrated into each side of the light fixtures. These fixtures are highly inefficient and outdated.

Figure 11 . Newly installed AHU-1 serving computer and conference rooms

Figure 12 . Newly installed AHU-2 serving server room

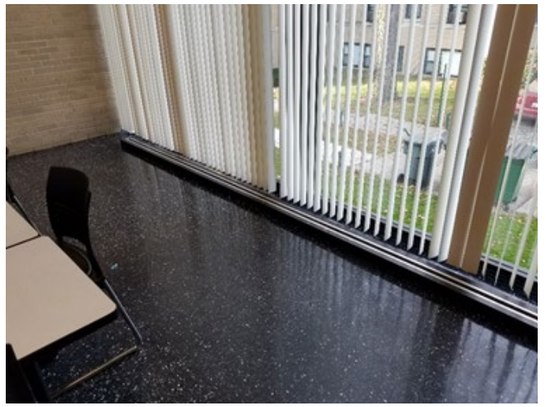


Figure 13 . Perimeter hydronic heating

Figure 14 . Steam coils serving east and west door heaters

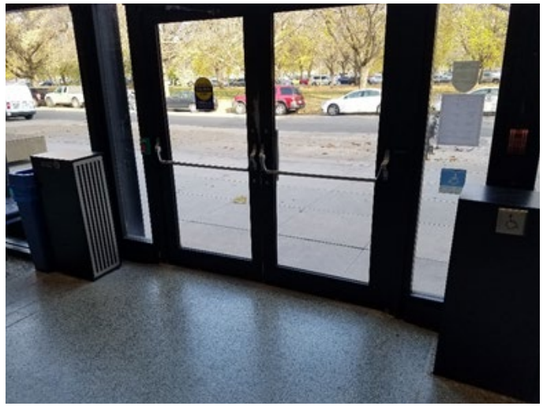


Figure 15 . Door heaters at ground floor main entrance

Figure 16 . 2-Pipe Modine heating and cooling unit

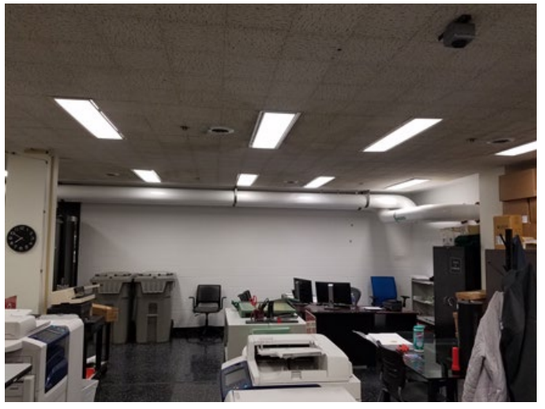


Figure 17 . Original integrated lighting and diffuser fixtures

CONDITION REPORT: MECHANICAL

BUILDING AUTOMATION AND CONTROL:

The building is controlled on a Johnson Controls building automation system. The system allows programmable control of most of the building's equipment, with the exception of the basement mechanical room exhaust fan.

INFRASTRUCTURE

The main switchgear room is located on the basement level of the building and houses the main switchgear, emergency lighting and power equipment, fire alarm control panel, metering, and miscellaneous power and lighting branch circuit panelboards. The main switchboard appears to contain two main disconnecting means for power serving the building [Figure 18].

The first incoming service entrance line-up is a 1200A, 220 V, 3 □, 3 wire service intended to provide power to the mechanical equipment. The main disconnecting means for the distribution sections serving these loads is a bolted pressure switch. The capacity of the fuses installed within this switch may be verified during an in-depth investigation to be performed in subsequent phases of development.

The second incoming service entrance line-up is an 800A, 120/208 V, 3 □, 4 wire service intended to provide power to the lighting and receptacle devices and equipment. The main disconnecting means for the distribution sections serving these loads is a manually operated fused switch. The capacity of the fuses installed within this switch may be verified during an in-depth investigation to be performed in subsequent phases of development.

The main switchgear serves all distribution boards and panelboards throughout the building that are used to provide branch circuits to all electrical equipment and devices. Capacity and configuration of the individual feeders to these boards may be verified during an in-depth investigation to be performed in subsequent phases of development.

Three campus meters [FIgure 19] were observed to be installed on the wall opposite of the main switchboard. These were labeled as providing usage recording for "Lighting" , "Power" and "A.C." Interviews with building staff revealed uncertainty as to exact load these meters were monitoring. Additional investigation with campus operations and more in-depth field investigation will be required.

Emergency lighting and power for the building is served through a panelboard located in the main switchgear room [Figure 20] . This panelboard is served from an automatic transfer switch which is provided with feeds from each of the main service entrances and necessary equipment.

Most of the equipment appears to be in good condition given the age of the equipment. Further testing and physical investigation will be required to identify which of this equipment is practicably usable moving forward. [Figure 21]

Figure18 . Main switchgear

Figure 19 . Metering bank

Figure 20 . Emergency equipment

Figure 21 . Typical original panelboard

CONDITION REPORT: ELECTRICAL

LIGHTING AND CONTROLS

Most of the artificial illumination provide in the building is accomplished with 1’ x 4’ fluorescent recessed luminaires. Back of house illumination is accomplished with 4’ industrial strip luminaires. Other select areas, such as the café, utilize 1’ x 4’ lensed layin luminaires. All of these luminaires utilize T8 fluorescent lamps as a source. Select areas utilize fluorescent or incandescent track luminaires to augment specific areas such as walls or reception desks. Most fixtures appear to be in need of maintenance or replacement.

No centralized interior controls were observed for the building. All controls appear to be based on localized manual switches with no centralization, occupancy sensors or daylight harvesting strategies in place.

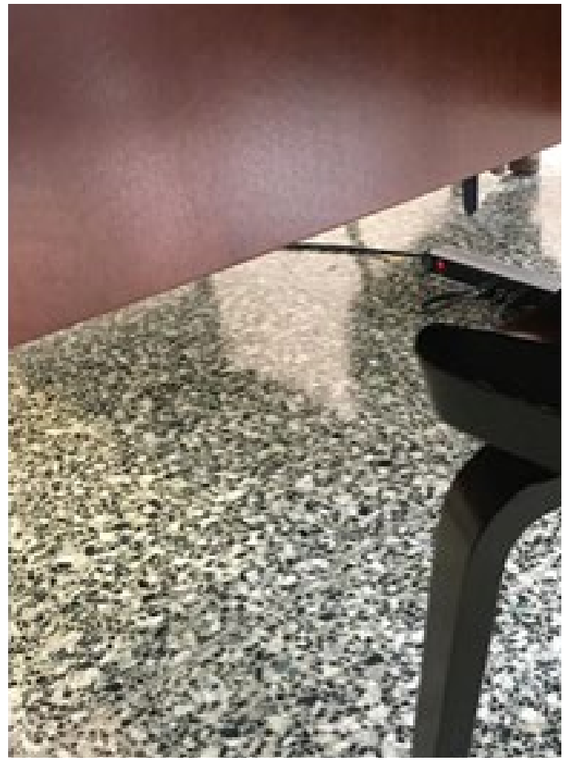


Figure 22-24 . Power and data outlets

Figure 25 . Entry lobby lighting

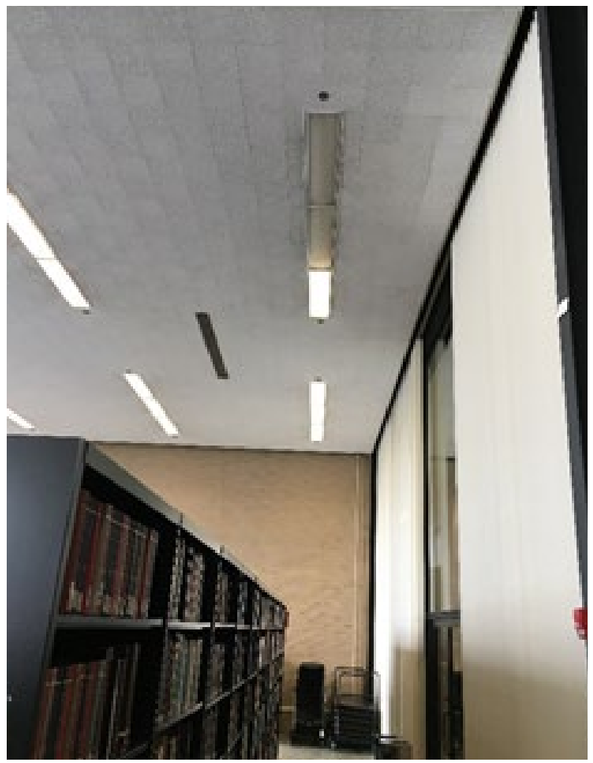


Figure 26 . Library lighting

Figure 27 . Lobby stairs lighting

CONDITION REPORT: ELECTRICAL

FIRE ALARM

The fire alarm system appeared to be in good condition and the equipment appears to be adequate for the building size and use. The fire alarm control panel is located in the main switchgear room with an LED readout type annunciator panel at the reception desk in the main lobby.

Fire alarm activation and notification devices appear to be appropriately installed for the building use, but further investigation and confirmation will be required to confirm if the present configuration is adequate.

All fire alarm cables are routed in conduit or non-metallic surface mounted raceway.

TECHNOLOGY

The main incoming service for the data and communications technology infrastructure (MDF) is housed in the basement area and feeds to several telecommunications rooms (TRs) throughout the building.

Technology cables are distributed throughout the building in non-metallic surface mounted raceway or directly mounted on existing conduits.

Figure 28 . Fire alarm control panel

Figure 29 . FIre alarm notification panel

Figure 30-31 . Technology device and cable installation

EXISTING MEP ANALYSIS: WSSC BUILDING

Figure 1 . Domestic water booster pump

Figure 2 . Semi-instantaneous water heater

EXECUTIVE SUMMARY

The WSSC Building was designed in 1969. The overall building is comprised of two separate wings, referred to as Building A and Building B. SSA occupies only a portion of each of these buildings totaling approximately 56,400 square feet. Building A has three levels, each include various offices and classrooms. The basement includes the mechanical room, electrical room, general storage, and administration areas.

On November 17, 2016 and additionally January 5, 2017, dbHMS conducted an assessment of the Mechanical, Electrical, and Plumbing (MEP) systems and existing equipment conditions.

Overall, the mechanical, electrical, and plumbing systems ran from poor to good condition, which is the result of the implementation of proactive maintenance strategies. Additionally, the building has actively replaced some older outdated systems with modern efficient equipment. Further detail of each system's use and current condition are provided within this report.

FIRE PROTECTION

The WSSC building does not have a fire pump or associated sprinkler system. Dry chemical fire extinguishers are the only means of fire suppression.

PLUMBING

Potable water enters the building at the basement level. A booster pump system was recently installed to maintain domestic water pressure [Figure 1]. This system appears to be well maintained and in good working condition.

A semi-instantaneous water heater [Figure 2], installed in 2007, produces domestic hot water for the building's use. This system appears to be well maintained and in good working condition.

The sanitary drainage is provided by a duplex sewage ejector pumps located at the basement level.

Plumbing fixtures and supply and drain piping were updated as a part of the Family Service Center renovation. However, fixtures and associated piping in Building A have not been updated and appear to be in fair condition.

Roof drains appear to be in poor condition [Figure 3].

HEAT GENERATION

The WSSC building is supplied steam from the campus thermal network through steam pressure control stations located in the basement mechanical room [Figure 4]. Building steam entry is located on the north side of the mechanical room of Building A.

Steam is converted to heating hot water (HHW) by shell-and-tube heat exchangers also located in the basement mechanical room. Two base-mounted, constant volume pumps circulate the HHW throughout the building [Figure 5]. Condensate is returned to the campus steam plant by two condensate return units. This system appears to be well maintained and is in fair working condition.

The building also has two inline pumps for a reheat system [Figure 6]. Building maintenance noted at the time of dbHMS' visit, that this reheat system is unused. As this system remains not in use, dbHMS was unable to evaluate the working condition of the overall system. However the associated pumps appear to be well maintained and in fair condition.

Figure 3 . Sanitary waste ejector pump

Figure 4 . Steam entry to basement mechanical room

Figure 5 . Heating hot water pumps

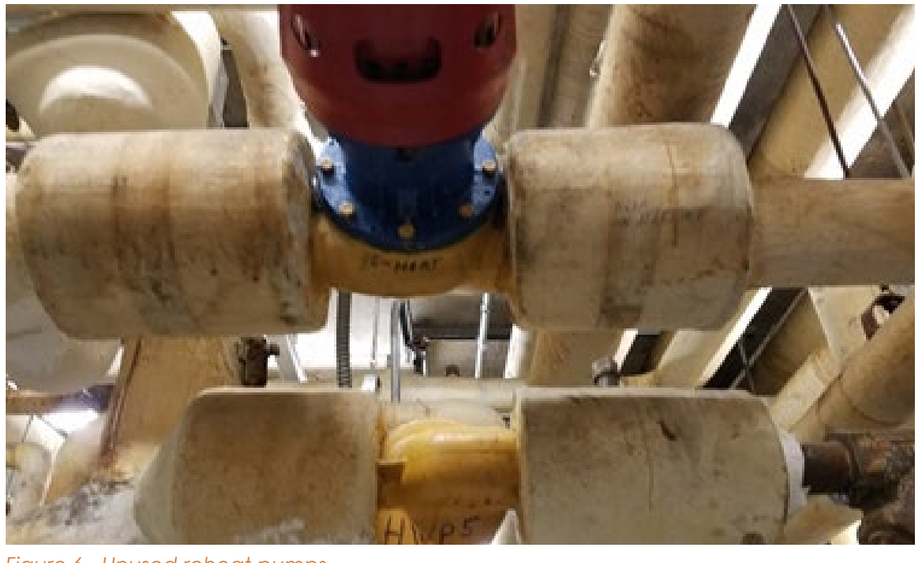


Figure 6 . Unused reheat pumps

CONDITION REPORT: MECHANICAL

Figure 7 . Trane screw chiller

Figure 8 . Chilled water pump

Figure 9 .Cooling tower adjacent to mechanical penthouse

COOLING

Chilled water (CHW) is used as the building cooling source.

CHW is produced by a Trane screw chiller, located in the basement mechanical room [Figure 7]. CHW is then distributed by two newly installed chilled water pumps [Figure 8]. A cooling tower located at the roof level adjacent to the mechanical penthouse [Figure 9], is responsible for system heat rejection. The associated cooling tower pumps are located in the basement mechanical room [Figure 10]. The cooling system is well maintained and in good operating condition.

AIR HANDLING AND DISTRIBUTION

Air distribution throughout the second and third floors of Building A is provided by a dual duct air handling unit (S-1). S-1 is located in the penthouse of Building A, and is original to the building [Figure 11, 12]. This unit contains a supply fan, dual deck coil, filter bank and separate return fan. This unit appears to be in very poor condition and likely at the end of its useful life.

An additional dual duct air handling unit (S-2) is located on the roof of Building B [Figure 13], and serves the ground floor of Building B as well as the “link” between the buildings. This unit is not in the scope of SSA; thus the condition of the unit and associated system was not evaluated by dbHMS.

The final air handling unit (S-3) [Figure 14] is responsible for distribution to the basement and round floor of Building A. This unit has no zoning capabilities and serves all spaces at the same temperature limiting individual control and thermal comfort opportunities. This unit contains a supply fan, dual deck coil and filter bank. This unit appears to be well maintained in and good condition.

Modine Foil coil units [Figure 15] have been added to all perimeter offices in order to provide localized temperature control. These units are on a 2-pipe system. These units appear to be well maintained and are in good working condition.

Overall the systems serving SSA related spaces provide minimal (if any) temperature control to occupants.

Figure 10 . Cooling tower pumps

Figure 11 . Air handler (S-1) in Building A penthouse

Figure 12 . Air handler (S-1) Return fan

Figure 13 . Air handler (S-2) on building B roof

Figure 14 . Air handler (S-3) in basement mechanical room

Figure 15 . Modine perimeter units

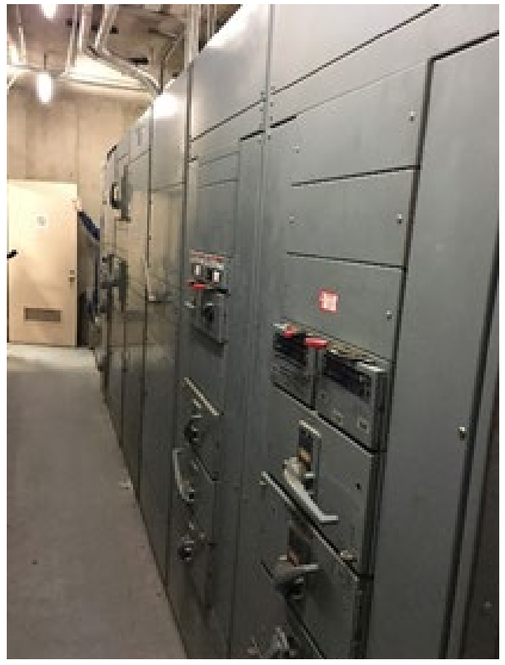


Figure 16 . Main switchgear

BUILDING AUTOMATION AND CONTROL:

The building is controlled by a Johnson Controls system. The system is outdated and according to the maintenance staff, is maintenance intensive and inefficient.

INFRASTRUCTURE

The main switchgear room is located on the basement level of the building and houses the main switchgear, emergency lighting and power equipment, metering, and miscellaneous power and lighting branch circuit panelboards. The main switchboard appears to be a 1600A, 120/208 V, 3 phase 4 wire center feed main with two main switches feeding the mechanical equipment from one and general building power and lighting from the other [Figure 16].

The first switch line-up is an 800A, 120/208 V, 3 phase, 4 wire service intended to provide power to the mechanical equipment. The main disconnecting means for the distribution sections serving these loads is a bolted pressure switch. The capacity of the fuses installed within this switch may be verified during an in-depth investigation to be performed in subsequent phases of development.

The second incoming service entrance line-up is a 1200A, 120/208 V, 3 phase, 4 wire service intended to provide power to the lighting and receptacle devices and equipment. The main disconnecting means for the distribution sections serving these loads is a manually operated bolted pressure fused switch. The capacity of the fuses installed within this switch may be verified during an in-depth investigation to be performed in subsequent phases of development.

The main switchgear serves all distribution boards and panelboards throughout the building that are used to provide branch circuits to all electrical equipment and devices. Capacity and configuration of the individual feeders to these boards may be verified during an in-depth investigation to be performed in subsequent phases of development.

One ComEd revenue meter and four additional campus meters [Figure 19] were observed to be installed on the wall at the end of the main switchboard. These were labeled as providing usage recording for “Edison Co. Main Meter”, “Univ. of Chicago Main Meter, “Lighting” , “Power” and “Air Conditioning” A sixth meter was observed labeled “Emergency Lighting Service” but had no meter in the sockets. It was undetermined if this meter cabinet was internally bypassed and therefore live and feeding the emergency lighting from this service. Additional investigation with campus operations and more in-depth field investigations will be required.

Emergency lighting and power for the building is served through a transformer and disconnect located in the main switchgear room to an emergency lighting panel located in the basement. This transformer appears to be served from a separate service and in turn provides power to all emergency illumination in the building [Figure 17,18].

Most of the equipment appears to be in fair condition given the age of the equipment. Further testing and physical investigation will be required to identify which of this equipment is practicably usable moving forward.

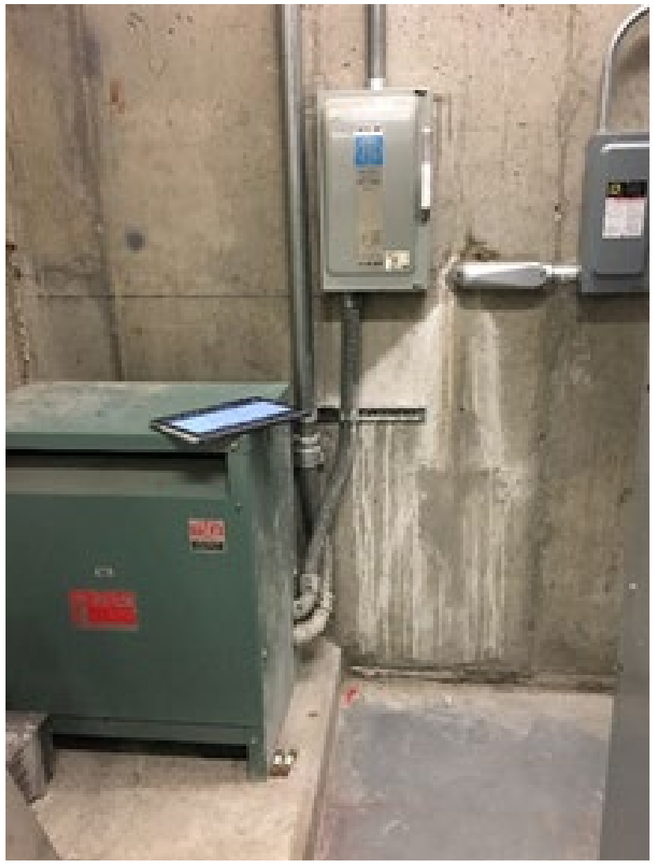


Figure 17 . Emergency service

Figure 18 . Emergency lighting panel

Figure 19 . Metering

CONDITION REPORT: ELECTRICAL

Figure 20 . Typical panelboard

POWER

Branch circuits powering operational equipment in the building are provided from a network of distribution boards and panelboards located throughout the building.

Branch circuits to lighting and power devices in the building are provided from a network of panelboards located throughout the building space occupied by SSA..

Most of the distribution boards and panelboards appear to be original dating from the initial construction of the building. A few panelboards appear to have been installed more recently for specific needs or to enhance the circuit breaker capacity of the existing system. Most of the panelboards seen contained few spaces and spares or none at all [Figure 20].

Anecdotal evidence revealed that the areas occupied by SSA were once intended for healthcare training. The result is that the receptacles installed as part of the upgrade appear to be adequate for the present use for the most part. This will be confirmed as the program develops as several power strips were observed throughout the building.

LIGHTING AND CONTROLS

Most of the artificial illumination provide in the building is accomplished with 2' x 2' or 2' x 4' volumetric center basket fluorescent recessed luminaries [Figure 21]. The corridors are illuminated utilizing a surface mounted cornice luminaire [Figure 22]. Back of house illumination is accomplished with 4' industrial strip luminaries [Figure 23]. All of these luminaries utilize T8 fluorescent lamps as a source. Select areas utilize fluorescent or incandescent track luminaries to augment specific areas such as walls or reception desks. Most fixtures appear to be in need of maintenance or replacement.

No centralized interior controls were observed for the building. All controls appear to be based on localized manual switches with no centralization, occupancy sensors or daylight harvesting strategies in place.

FIRE ALARM

The fire alarm system appeared to be in good condition and the equipment appears to be adequate for the building size and use. The fire alarm control panel was not observed in the SSA spaces but an LED readout type annunciator panel in the main lobby [Figure 24].

Fire alarm activation and notification devices appear to be appropriately installed for the building use, but further investigation and confirmation will be required to confirm if the present configuration is adequate.

All fire alarm cables appeared to be concealed and installed in conduit throughout.

TECHNOLOGY

The main incoming service for the data and communications technology infrastructure (MDF) is housed in a separate secured space adjacent to the main lobby and feeds to several telecommunications rooms (TRs) throughout the building.

The distributed TRs share common space with each panelboard room on the SSA occupied space. Anecdotal evidence suggests that a consolidation of all technology will result in a point of origin for most, if not all, of the IT needs located in the MDF.

Technology cables are distributed throughout the building in concealed spaces.

Figure 21 . Recessed and corridor lighting

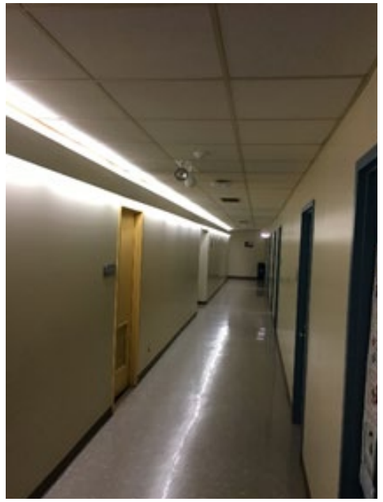


Figure 22 . Typical corridor lighting

Figure 23 . Typical strip lighting

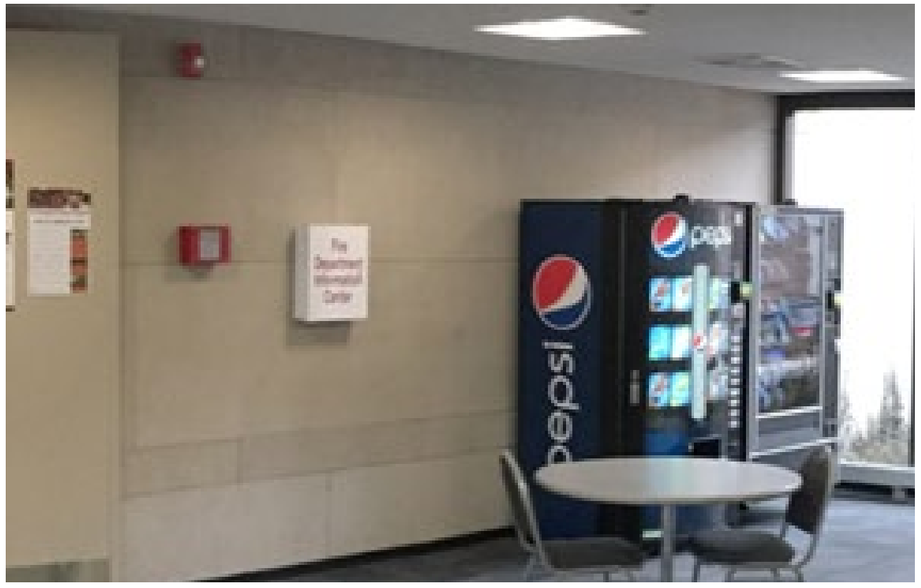


Figure 24 . Fire alarm annunciator panel

CODES & REGULATIONS

ZONING REGULATIONS

Planned Development 43

Bulk Regulations & Data (January 17, 2013)

Bulk Regulations & Data (January 17, 2013)	
Sub Area	I
Net Site Area	632,847 sf (14.52 ac)
Maximum % of Site Covered	46% (291,110 sf)
Maximum Floor Area Ratio (FAR)	2.2 (1,392,263.4 sf)
Land Use	Academic, Student-Staff Housing and Related Uses
Required number of off-street parking spaces	5086 This value is discounted 20% for promoting and providing alternate modes of transit
Total parking available	6030 (944 net surplus of parking spaces) Under this ordinance, a minimum of two percent (2%) of the spaces shall be designed and designated for use by the handicapped.
Setbacks (September 20, 1972)	
Front Yard and Boundary Setback	15 ft
Side Yard and Boundary Setback	8 ft
Minimum distances between buildings	24 ft
Height limitation	200 ft max

Traffic Management Plan (2012)

The goal of the University of Chicago's Traffic Management Plan is to reduce vehicular traffic congestion in the University community by minimizing the number of vehicles entering the area and encouraging the use of alternative means of transportation.

University faculty, staff and students residing in the Hyde Park-Kenwood and Woodlawn neighborhoods are encouraged to walk or bicycle to campus. Bicycle storage racks are distributed around the campus at 83 different locations to make bicycles an attractive transportation option.

Of to 6030 off-street parking spaces, approximately 1,093 are located on south campus between 60th and 61st Streets. There is a receiving dock located between 969 E 60th and 950 E 61st, at Edelstone Center 6030 S. Ellis Ave. The University attempts to interconnect its buildings so that many buildings can be served from one receiving dock.

Site Amenities and Landscaping (January 17, 2013)

- The Landscape Plan shall continue the planting design traditions established in the central campus, consisting of broad sweeps of lawn, canopy shade trees, ornamental flowering trees and shrubs, and flowerbeds. In addition, the Landscape Plan will adhere to the parkway planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations for installation of shade trees along the city parkways.
- When decorative paving materials are proposed for walkways or roads, they shall be in accordance with the established palette on the University of Chicago campus. This palette includes stone, brick, concrete pavers, permeable pavers, and specialty concrete.

Building Design and Layout (January 17, 2013)

- Design compatibility. Design and construct in a manner compatible with the existing campus character of The University of Chicago and the adjacent residential areas. The Commissioner of Housing and Economic Development shall determine whether the improvement complies with the requirement for compatibility during the site plan review process.
- Quadrangles. The concept of the quadrangle shall be the predominant spatial theme when conceptualizing new development. The quadrangle concept is the system of open spaces or courtyards contained and separated from the surrounding streets by architecture.
- Building Character and Scale. All new structures will be designed to be compatible with the existing buildings on the University of Chicago campus and adjacent residential areas. Scale, massing, articulation, setbacks, materials, color, texture, lighting, fenestration and other architectural devices will be used to create a design in character with the architectural heritage of the University and Hyde Park. Exterior walls visible from any adjacent public street shall be designed using texture and details of windows, openings, projections, recesses, offsets or other architectural elements. Special attention shall be given to achieve an interesting building design at the pedestrian level through the use of landscape elements, articulation of surface forms and textures, expression of the structural rhythm and architectural detail. Where active uses are located along the periphery, windows and entrances will be encouraged at grade level along the public way. Established circulation and public space patterns at street level will be respected. Existing architectural details, such as cornice height, fenestration rhythms and building setbacks from surrounding structures shall be recognized in the design of the building.
- Projections Over Rights-Of-Way. Horizontal projections (such as balconies, loggias or terraces) shall be permitted within required building setbacks. Canopies, awnings, cornices and/or similar projections into the public way shall be allowed provided they do not in any way obstruct the public way. Sky bridges shall only be permitted after the review and approval of the Commissioner of the Department of Housing and Economic Development.
- Lighting. Base-level lighting shall address a variety of functions. More intense, but directed lighting shall be provided at public entries, drop-offs, pedestrian walkways, et cetera. Base-level façade and landscape lighting will be softer in nature. The use of lighting to highlight architectural features is strongly encouraged; however, lighting shall not beam directly into the windows of nearby buildings.
- Vacant Sites. If construction does not occur within twelve (12) months from the date a site is cleared, the site shall be graded, seeded to grass and maintained as a lawn area.

EXISTING BUILDING CHARACTERISTICS

Woodlawn Social Services Center (WSSC)
THE UNIVERSITY OF CHICAGO
950 E. 61st Street
Chicago, Illinois 60637

Reference: Building Documentation Report, The University of Chicago, Heritage Strategy by Interactive Design Architects, Nov. 4, 2015

Construction completed: 1970

- Architect: Hausner & Macsai, Inc. with J. Lee Jones, Associated Architect
- Use: Originally a clinic, medical and social work offices, activity/classrooms and support offices. Currently housing a variety of offices and the Family Resource Center.
- Alterations and additions as identified in University facilities drawings archive:
- 1979: Basement mechanical modifications; Air Comfort Co.
- 1990: First floor renovation; University Office of Physical Planning and Construction
- 2012: Accessibility improvements; MDC Architects
- 2014: Family Resource Center renovation; MDC Architects

Building Structure:

- Three story building
- Cast concrete construction, 8” thick two way floor slabs on 12” concrete column
- Non-uniform bay sizes
- Limestone Veneer exterior cladding on masonry wall
- Single story east wing has open web steel joist roof structure supported by concrete columns on slab on grade
- All interior and exterior stairs are reinforced concrete construction.

Given that the existing structure entirely concrete (except for the single story east wing), with no additional fire rated coating material this building would be classified as a Type I-B construction. (13-60-020 Type I, fire-resistive construction)

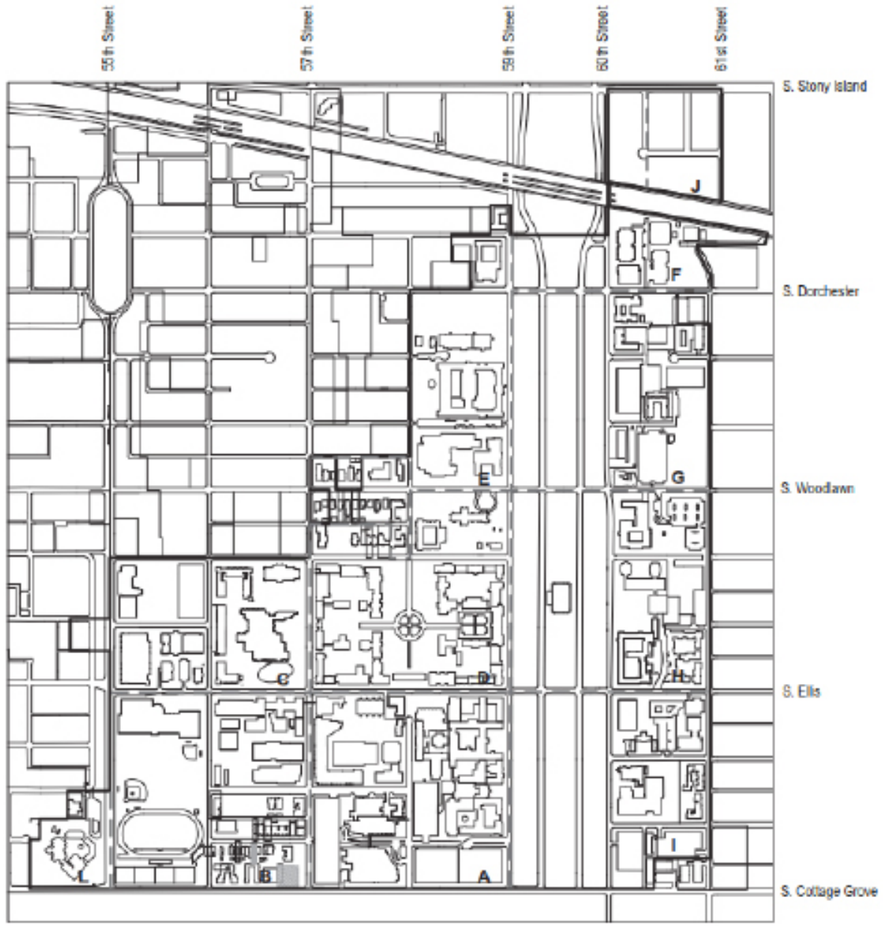
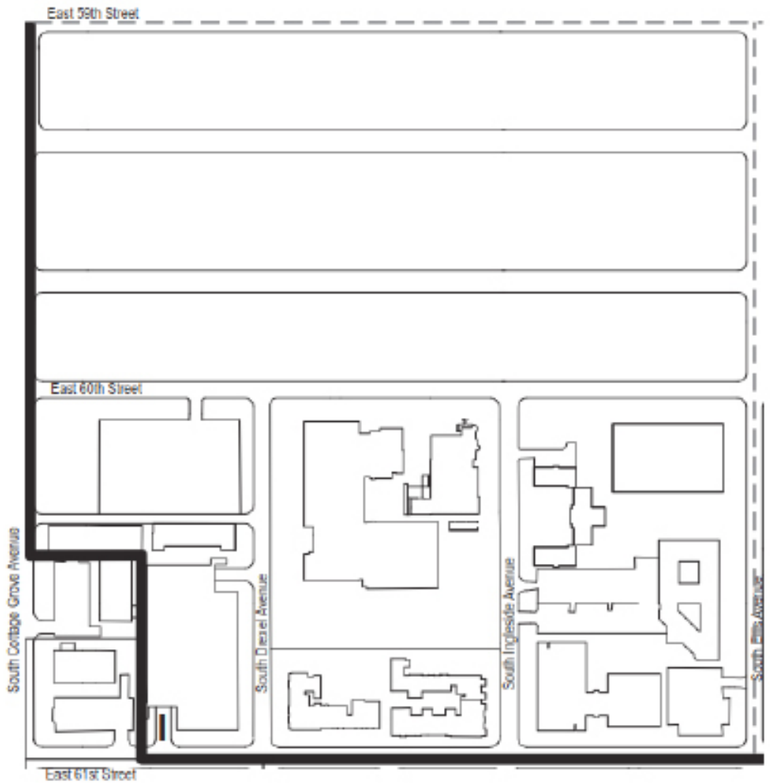


Figure 1 . PD 42 Subarea Map



THE UNIVERSITY OF CHICAGO

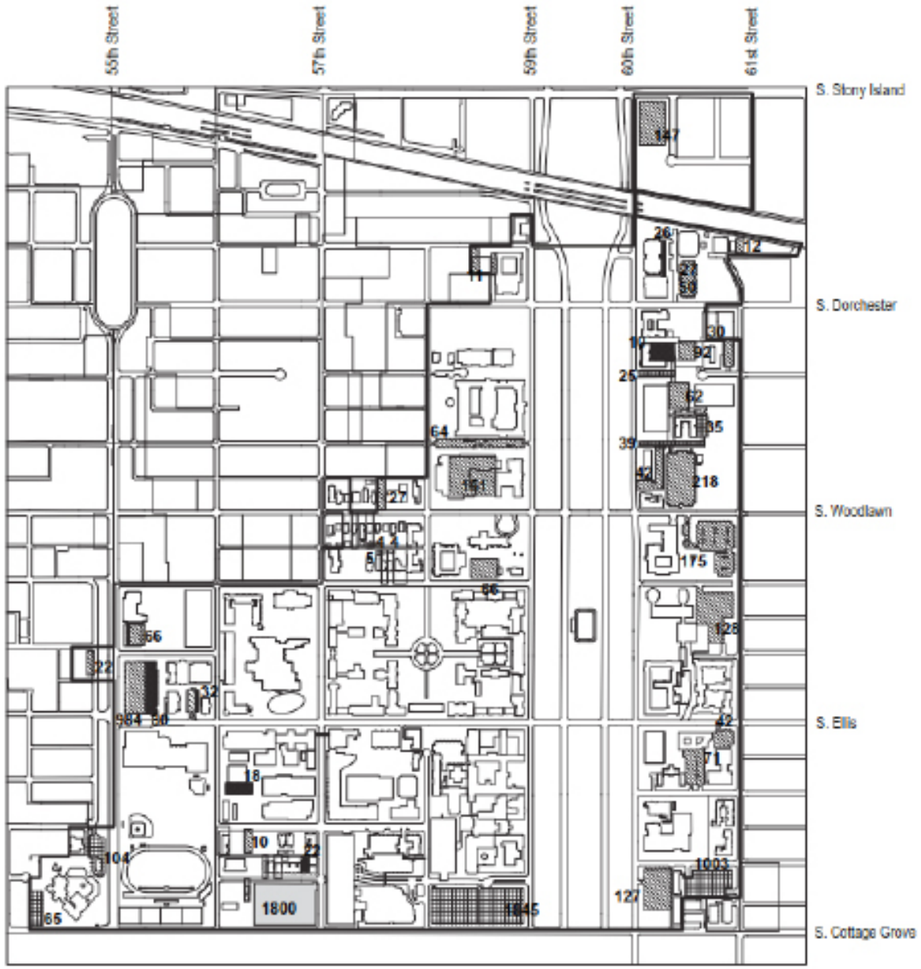
SUBAREA I - PLANNED DEVELOPMENT #43
BOUNDARY AND SUBAREA MAP

University Subareas

Planned development boundary as amended 2013

Applicant:	The University of Chicago
Introduced Date:	January 17, 2013
Plan Commission Date:	April 24, 2013

Figure 2 . PD 43 Subarea I Map



THE UNIVERSITY OF CHICAGO

PLANNED DEVELOPMENT #43
PARKING SUPPLY WITH PROPOSED ADDITIONS

University Parking

Other Parking

Visitor Parking

Additions/Changes

Applicant:	The University of Chicago
Introduced Date:	January 17, 2013

Figure 3 . PD 43 Parking Supply Map

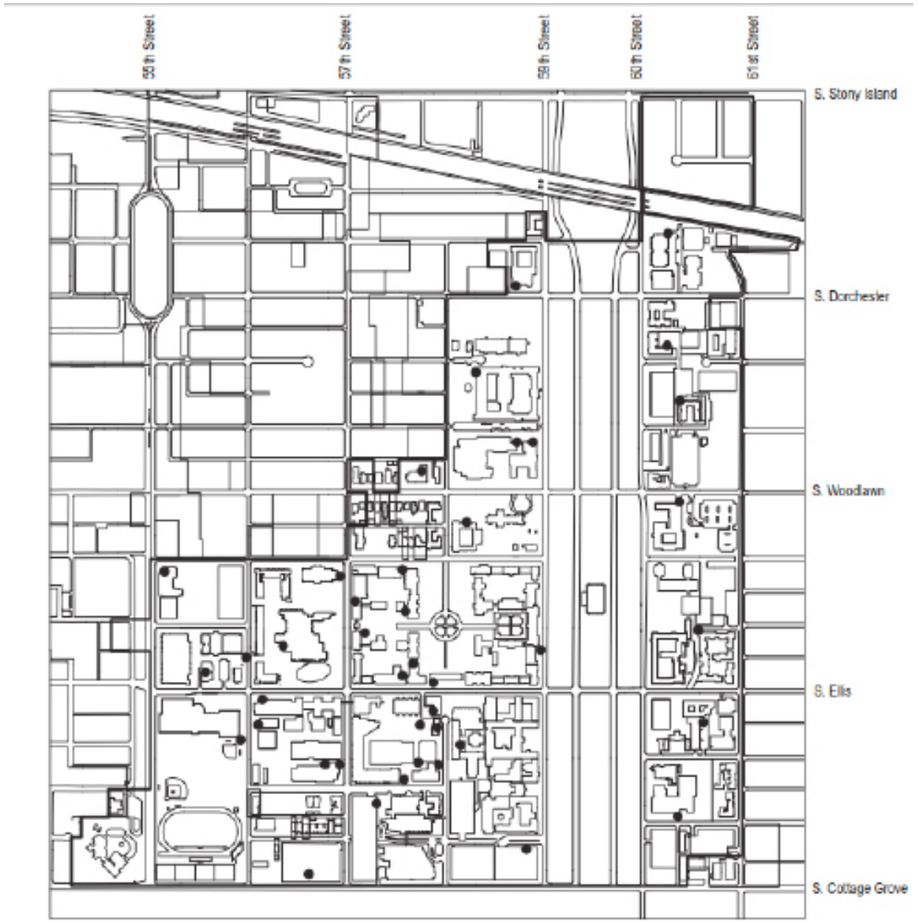


Figure 4 . PD 43 Receiving Docks Map

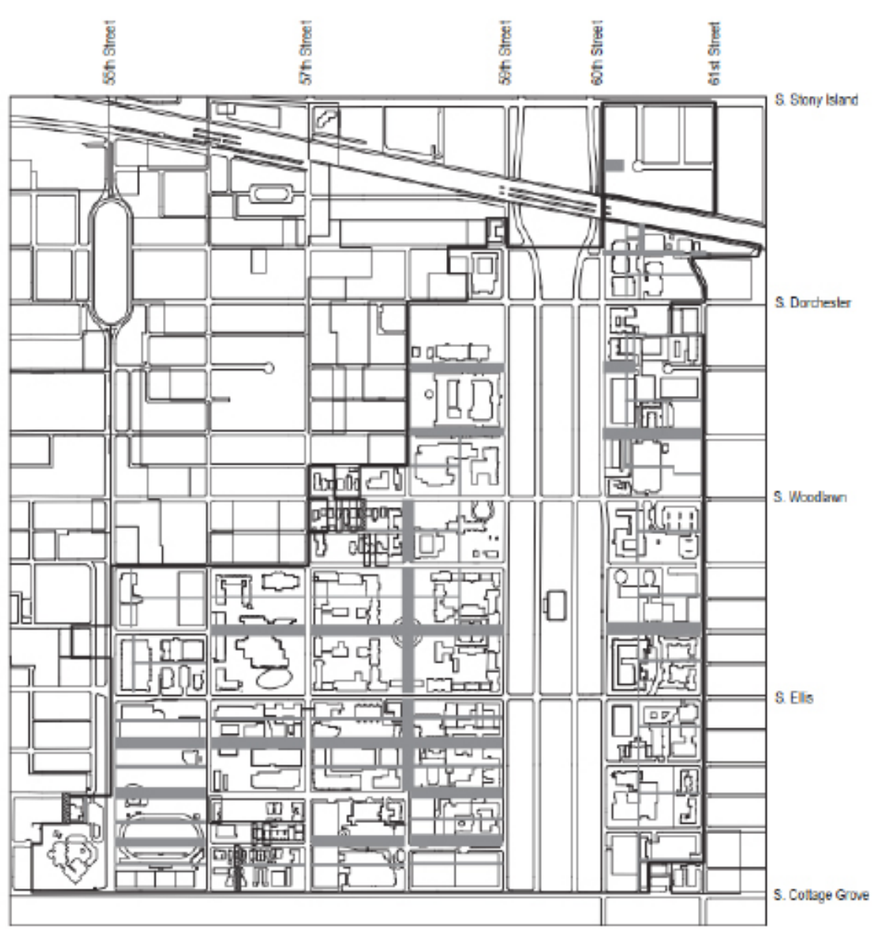


Figure 5. PD 43 Right of Way Adjustment Map

Accessibility:

- Entry way exterior stairs and ramp are fully accessible.
- Main entry door equipped with power-assisted opening devices
- Passenger elevator is equipped with accessible controls, interior rails, and a hands-free two way communication system
- The interior ramp and stair from the lobby to the first floor are fully accessible
- Two unisex toilets on the first level
- High-low water fountains on all three levels.

Accessibility Deficiencies

The stairwells are not code compliant (inadequate handrail heights, guardrails are open, the risers are higher than 7 ½ “)

- The separate sex toilet rooms appear to provide less than the required number of toilets and lavatories for the occupant load. They are also missing the required wheelchair accessible stalls.

Fire/Life Safety

- Egress paths and exit capacities are adequate for the use and occupant load
- Dry chemical fire extinguishers are located on every floor
- Exit signs are illuminated with fluorescent lights and are equipped with battery backup power
- This facility is served by a four-stop, 2,000 pound capacity hydraulic elevator.

Fire/Life Safety Deficiencies

- Some of the doors are not fire rated as required, to be reviewed
- The stair doors do not have the required panic hardware
- No fire detection, smoke detection or alarm system, except for a new addressable Notifier NFS-320 system at the Family Center
- An addressable fire alarm system with smoke detection, heat detection, audible alarms, visual strobes, manual pull stations and an automatic sprinkler system was recommended.
- Replacing exit signage with new LED exist signage was recommended for energy efficiency and reduced maintenance
- The unitary emergency lighting units should be removed, and select interior light fixtures should be connected to the proposed emergency power circuit recommendation.

Figure 6 . SSA High-Low Drinking Fountain

Figure 7 . WSSC High-Low Drinking Fountain

SCHOOL OF SOCIAL SERVICE ADMINISTRATION BUILDING (SSA)
THE UNIVERSITY OF CHICAGO
969 E. 60th Street
Chicago, Illinois 60637

Reference: Building Documentation Report, The University of Chicago, Heritage Strategy by Interactive Design Architects, Feb. 18, 2015

Construction completed: 1965
Architect: The Office of Mies van der Rohe with J. Lee Jones, Associate Architect
Use: Office, library and classroom building

Alterations and additions as identified in University facilities drawings archive:

- 1970, Basement Renovation: University Physical Planning and Construction
- 1982, Accessibility Upgrades and Renovation: VOA Architects
- 1999, Conference Room 129 Renovation: form designers
- 2005, Fire Alarm System: Primera Engineers/Advanced Fire and Security Systems
- 2008, Façade Restoration, Krueck+Sexton Architects
- 2009, Basement Chilled Water Piping: Harry O. Hefter & Associates
- 2011, Toilet Room Renovations: Altusworks/dbHMS Engineers
- 2012, HVAC Upgrades: 222 Architects
- 2013, HVAC Upgrades: 222 Architects/RTM & Associates Engineers
- 2014, Classroom Folding Partition: no architect identified

Building Structure:
The building has a concrete foundation wall with an exposed primary steel structural system faced with glass curtain wall that was replaced in 2008.

Given that the existing structure mainly steel with no additional fire rated coating material this building would be classified as a Type I-B construction. (13-60-020 Type I, fire-resistive construction)

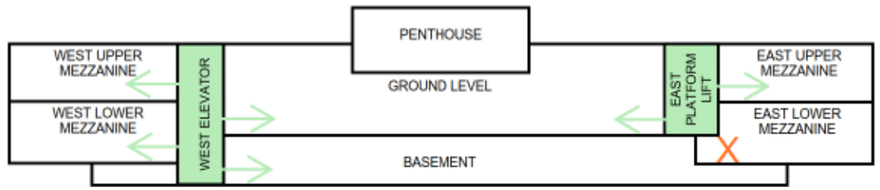


Figure 8 . SSA Existing Vertical Transportation

Accessibility:
- Main entrance provides an ADA compliant ramp and stairway
- Main entry equipped with power-assisted opening devices
- Two unisex accessible toilets are located on the main level and the basement male and female toilet rooms contain wheelchair and ambulatory stalls as required.
- High-low drinking fountains on every floor
- This facility is served by one light duty, 1,200 pound hydraulic passenger elevator, installed in 1998.

Accessibility deficiencies
- Existing vertical transportation, the accessible wheelchair lift and passenger elevator, do not provide access to the east lower mezzanine. The elevator does not comply with current code requirements (inadequate size and lacks graspable rails)
- The stairway guardrails are not compliant with current code requirements. The guardrails must prevent the passing of a 4” diameter object, the handrail is not at the right height and lacks the required extensions.

Fire/Life Safety:
- Egress paths and exit capacities are adequate for the use and occupant load.
- The facility is monitored by a relatively new Notifier NFS-320 addressable fire alarm system equipped with xenon visual strobes, audible annunciators, duct smoke/heat detectors, and fire pulls.
- The system covers emergency control of the new elevator, monitors fire suppression flow, activates horn/strobe alarms, and responds to manual pulls.
- The original, wet-pipe, automatic fire suppression system is still functional
- The exit signs in this facility are illuminated with fluorescent or cold lamps and have battery backup power. New LED exit signage was recommended to be powered by emergency backup
- Emergency lighting is accomplished with twin beam battery pack lights.

Fire/ Life Safety Deficiencies
- Fire separations for alterations need to be reviewed for code compliance, mainly the electrical work such as data cabling enclosures
- Firestopping of penetrations to be reviewed for repair or replacement

CONDITIONS FOR ADDITIONS, ALTERATIONS AND HISTORIC PRESERVATION

Illinois Accessibility Code (1997)

Subpart B: Definitions (Section 400.210)

"Addition": An expansion, extension, or increase in the gross floor area of a public facility or multi-story housing unit (Section 3, EBA). Additions to a building must provide entry from the existing building at all common levels without necessitating leaving and re-entering the addition from the outside.

"Alteration": Any modification or renovation that affects or could affect the usability of the building or facility or part of the building or facility. Alteration includes, but is not limited to, remodeling, renovation, rehabilitation, reconstruction, historic preservation, historic reconstruction, historic restoration (as separately required in Section 400.610), changes or rearrangement of the structural parts or elements, extraordinary repairs (as defined herein), changes to or replacement of plumbing fixtures or controls, changes or rearrangement in the plan configuration of walls and full-height partitions, and changes or improvements to parking lots (as separately required in Section 400.510 (e)(10)(C)).

"Historic Building": All buildings, parts of buildings, facilities or sites individually listed in or eligible for listing in the National Register of Historic Places, a "contributing" building or site in a National Register Historic District as determined by the Illinois Historic Preservation Agency (IHPA) or as determined by a "Certified Local Government" designated by the IHPA, a building or site designated as a historic or architectural landmark by a local Landmarks Commission or local Historic Preservation Commission, and buildings which undergo historic reconstruction.

"Historically Interpreted Building": A building which in whole or part is open to view by the public and has as its major purpose the display of a historic or architectural artifact created in the past in order to give a sense of cultural orientation and establish values of time and place. Historically interpreted buildings do not necessarily have attendants or formal guided or even self-guided tours.

950 E 61st St and 969 E 60th St are not registered as landmark or "Historic Buildings" in Chicago, Illinois or nationally. Given the architectural significance of both buildings, they may be considered "Historically Interpreted Buildings"

"Technically Infeasible": With respect to an alteration of a building or a facility, a change that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member, which is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility. (ADAAG 4.1.6)

Subpart E: Public Facilities – Additions (Section 400.410)

All additions to public facilities are considered new construction and are subject to the applicable requirements of Section 400.310 (New Construction) and to the following additional requirements:

a) All spaces within any addition shall be accessible and provide the minimum elements listed in Section 400.310 to ensure accessibility.

b) Entrances

If a new addition to a public facility does not have an accessible entrance, then at least one entrance to the existing building or facility shall comply with Section 400.310(k).

c) Accessible Route

If the only accessible entrance to the new addition is located in the existing building or facility, then at least one accessible route conforming with Section 400.310(a) shall provide access through the existing building or facility to all accessible spaces in the new addition.

d) Toilet rooms and Bathing Facilities

1) Toilet rooms, existing and/or new, shall provide the "Minimum Number of Plumbing Fixtures" required by the Illinois Plumbing Code (77 Ill. Adm. Code 890), including the requirements of the addition.

2) If there are no toilet rooms, bathing facilities, or shower rooms in the addition and these facilities are provided in the existing building, then at least one toilet room, one bathing facility, or one shower room for each sex shall conform with Section 400.310(n).

Subpart F: Public Facilities – Alterations (Section 400.510)

All Public Facilities – Alteration Costs 15% or Less. If the alteration costs 15% or less of the reproduction cost of the public facility, the element or space being altered shall comply with the applicable requirements for new construction (Section 5, EBA) (see Sections 400.310 and 400.320). (See also subsection (b)(6) of this Section for treatment of alterations to specific categories of public facilities.)

All Public Facilities Other Than State-Owned-Alteration Costs 15% to 50% and Less than $100,000. If the alteration costs more than 15% but less than 50% of the reproduction cost of the public facility, and less than $100,000, the following shall comply with the applicable requirements for new construction (see Sections 400.310 and 400.320):

A) the element or space being altered; and

B) an entrance and a means of egress intended for use by the general public. (Section 5, EBA)

4) All Public Facilities Other Than State-Owned – Alteration Costs 15% to 50% and More than $100,000. If the alteration costs more than 15% but less than 50% of the reproduction cost of the public facility, and more than $100,000, the following shall comply with the applicable requirements for new construction (see Sections 400.310 and 400.320):

A) the element or space being altered;

B) an entrance and a means of egress intended for use by the general public;

C) all spaces and elements necessary to provide horizontal and vertical accessible routes between an accessible entrance and means of egress and the element or space being altered. VERTICAL ACCESS EXCEPTION: However, privately owned public facilities are not required to provide vertical access in a building with two levels of occupiable space where the cost of providing such vertical access is more than 20% of the reproduction cost of the public facility;

D) at least one accessible toilet room for each sex or a unisex toilet, when permitted, if toilets are provided or required (see subsection (e)(1) of this Section);

E) accessible parking spaces, where parking is provided; and

F) an accessible route from public sidewalks or from the accessible parking spaces, if provided, to an accessible entrance. (Section 5, EBA)

5) All Public Facilities – Alteration Costs 50% or More. If the alteration costs 50% or more of the reproduction cost of the public facility, the entire public facility shall comply with the applicable requirements for new construction (Section 5, EBA) (see Sections 400.310 and 400.320).

c) Calculation of Reproduction Cost

For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months. (Section 5, EBA)

e) Specific Modifications of New Construction Requirements Permitted in Alterations

1) Toilet Rooms

A) Unisex Toilet Rooms. Use of a unisex toilet room is permitted where construction of a single sex toilet room is technically infeasible or where otherwise permitted by the Illinois Plumbing Code, such as where such facilities are provided in addition to the required number of separate sex toilet rooms. Where unisex toilet rooms are provided, the following requirements shall be met:

i) At least one unisex toilet room per floor shall be installed in the same area as existing toilet facilities;

ii) At least one water closet complying with Section

400.310(n)(5)(B);

iii) At least one lavatory complying with Section 400.310(n)(7);

iv) A door complying with Section 400.310(n)(3) with a privacy latch; and

v) The room itself shall have no stalls and a clear floor space of 60 in. (1525 mm).

B) Toilet Stalls. In instances of alteration work where provision of a standard stall (Illustration B, Fig. 30(a)) is technically infeasible or where plumbing code requirements prevent combining existing stalls to provide space, either alternate stall (Illustration B, Fig. 30(b)) may be provided in lieu of the standard stall (ADAAG 4.17.3). See Section 400.310(n)(5)(A)(ii).

C) Toilet Rooms. When existing toilet or bathing facilities are being altered and are not made accessible, signage complying with Section 400.310(u) (1) through (6) shall be provided indicating the location of the nearest accessible toilet or bathing facility within the facility. (ADAAG 4.1.6(3)(e)(iii))

2) Handrails. Full extension of stair handrails shall not be required in alterations where such extensions would be hazardous, such as interfering with the operation of an exit door.

3) Ramps. Curb ramps and interior or exterior ramps to be constructed on existing sites or in existing buildings or facilities where space limitations prohibit the use of a 1:12 slope or less may have slopes and rises as follows:

A) A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 in.

B) A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 in. A slope steeper than 1:8 is not allowed. (ADAAG 4.1.6(3)(a))

4) Platform Lifts. (See Section 400.310(h)(l)(D) and (h)(2).)

1) Conditions for Use. Platform lifts may only be used in lieu of conforming accessible ramps or elevators under the following conditions:

D) To provide access where existing site or physical constraints make use of a ramp or an elevator infeasible. (Excerpt from ADAAG 4.1.3(5)-Exception 4)

E) To provide access to the second story or the mezzanine of a two-story building, or to the basement or mezzanine space of a one-story building, where each story is more than 1000 square feet and less than 3000 square feet, and is not a shopping center, shopping mall or the professional office of a health care provider. If permitted under this Section, the lift must comply with ASME A17.1-1996, Part XXV.

The upper and lower mezzanines at 969 E 60th St are larger than 3000 sf, approximately 4100 sf. Therefore, platform lifts are not applicable.

The existing elevator in 969 E 60th St serves the basement, west lower mezzanine, ground, and west upper mezzanine. There is a platform lift which connects the ground and east upper mezzanine. The east lower mezzanine is inaccessible with the existing vertical transportation.

0) Site Improvements and Exterior Facilities

A) All existing curbs which are part of any reconstruction or alteration shall be provided with accessible curb ramps along the path of travel between all public facilities and/or multi-story housing units.

B) All walks and sidewalks installed as part of a municipal improvement, or replacement walks or sidewalks within site facilities shall meet the requirements of this Code at Section 400.310(a) and (d).

C) All changes, improvements, or maintenance of existing parking lots including sealcoating, resurfacing, remarking, fencing, curbs, walks, and/or landscaping shall provide accessible parking spaces in accordance with Section 400.310(c). In addition, there shall be provided curb ramps as necessary to provide an accessible route to an accessible entrance.

D) If inaccessible elements (such as steps, curbs, ramps) occur along a site access route within the boundary of the site connecting public transportation stops, accessible parking spaces, passenger loading zones, public streets and sidewalks and an accessible entrance to a public facility or multi-story housing unit, and such elements are to be improved or replaced, the improvement or replacement shall meet requirements of this Code at Section 400.310(a) and (d) and result in an accessible site access route.

14) Elevators

A) In alterations where technical infeasibility prohibits strict compliance with Section 400.310(g)(9) the minimum car plan dimensions may be reduced by the minimum amount necessary, but in no case shall the inside car area be smaller than 48 in. by 48 in. (1220 mm by 1220 mm). (ADAAG 4.1.6(3)(c)(ii))

B) Equivalent facilitation may be provided with an elevator car of different dimensions when usability can be demonstrated and when all other elements required to be accessible comply with the applicable provisions of Section 400.310(g). For example, an elevator of 47 in. by 69 in. (1195 mm by 1755 mm), with a door opening on the narrow dimension, could accommodate the standard wheelchair clearances shown in Illustration B, Fig. 4. (ADAAG 4.1.6(3)(c)(iii))

Section 400.520 Exemptions to the Alterations Requirements

d) Parts of buildings which it would be technically infeasible to make conform to the strict requirements of the Code for new construction, with the approval of the administrative authority.

Subpart G: Historic Preservation (Section 400.610)

Historic preservation, including historic reconstruction and historic restoration, is the alterations category applied to historic buildings or historically interpreted buildings.

2) Historically Interpreted Buildings – Alteration Costs 15% or More. If "historically interpreted buildings" as defined in Section 400.210, which are owned by either a governmental unit or are privately owned, undergo alterations which cost more than 15% of the reproduction cost of the public facility, the following minimum requirements shall be met:

A) An accessible route complying with Section 400.310(a) and (b) shall be provided to one principal level with displays open to the public. Exception: Where providing an accessible route would threaten or destroy the historic significance of the building or facility, fully accessible permanent interpretive exhibits which are of equivalent educational and interpretative scope as the non-accessible historic parts of the building or facility shall be provided as near to the non-accessible part of the building or facility as possible.

B) An audible and visual information source shall be provided adjacent to the main entrance to the historic building or facility to give directions and information to persons with disabilities.

C) Displays and written information shall be located and designed so that they may be seen by seated persons. Exhibits and signage displayed horizontally (e.g., open books) should be no higher than 44 in. (1120 mm) above the floor surface. (ADAAG 4.1.7(e))

D) At least one accessible toilet room for each sex complying with Section 400.310(n) if toilets are required in the facility or one unisex toilet room, if permitted by the Illinois Plumbing Code, shall be provided as near the site as possible but at least within 200 feet from the main entrance of the

building or facility.

E) At least one accessible drinking fountain complying with Section 400.310(l), if drinking fountains are required in the facility, shall be provided as near the site as possible but at least within 200 feet from the main entrance of the building or facility.

F) Accessible parking spaces complying with Section 400.310(c), where parking is provided.

G) An accessible route from the accessible parking spaces, if provided, to an accessible entrance.

H) Alternative requirements for historic buildings, Section 400.620, may be substituted for the requirements of Section 400.310.

Section 400.620 Alternative Requirements for Historic Buildings

The following alternative requirements may be substituted for the requirements of Section 400.310 when a historic building undergoes alterations:

i) Where the historic aspects of the building or facility would be destroyed, or so greatly altered as to have an adverse effect on a historic stair, the requirements of Section 400.310(f) are waived.
Section 400.630 Exemptions for Historic Preservation
d) Parts of the building that it would be technically infeasible to make conform to the strict requirements of the Code for new construction.

CHICAGO BUILDING CODE & FACILITIES SERVICES FACILITY STANDARDS (FS)[2]

DIVISION 3 – USE AND OCCUPANCY CLASSIFICATIONS

3(13-56-100) Use and Classification

SSA: C-3, Type II School and Class E & Business administration
The basement and lower mezzanines contain faculty offices. The ground level is mainly assembly area, with the lobby and library. The upper mezzanines contain classrooms.

WSSC: Class E, Business administration
All floors mainly contain office spaces, with auxiliary conference rooms and storage space

3 (13-56-250) Auxiliary uses

Rooms and spaces normally provided and incidental to the principal use of a building and under the same management and control shall be classified as auxiliary uses and shall not be considered as constituting a mixed occupancy.

3(13-56-310) Occupancy Content

School classrooms = 20 SF/occupant
Libraries and similar uses = 20 SF/occupant
Restaurants 15 sq. ft.
Business units = 100 SF/occupant
Storage = 300 SF/occupant
Fixed Seating: Number of seats = Number of occupants

3(13-84-020) Capacity of Schools

In schools, rooms not used or only occasionally uses shall not be included in computing the total capacity. Such spaces include:

- Assembly rooms and gymnasiums;
- Cafeterias and lunchrooms;
- Locker, toilet and storage rooms;
- Corridors and other circulation space;
- Service and equipment rooms.

3(13-84-050) Special Enclosures and Separations

Assembly rooms > 300 occupants: 1 hr min
Public corridors of Assembly units: 1 hr min

3(13-84-170) Minimum Number of Exits

50 or less = 1 exit
51 to 300 = 2 exits
301 to 1000 = 3 exits
More than 1000 = 4 exits

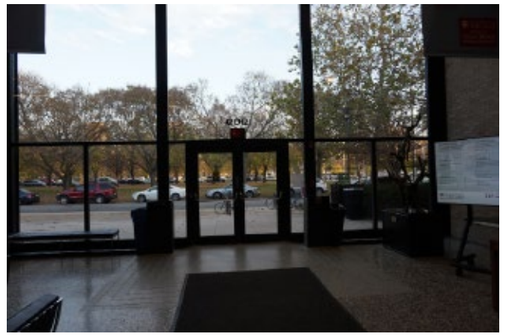


Figure 9 . SSA Main Entrance

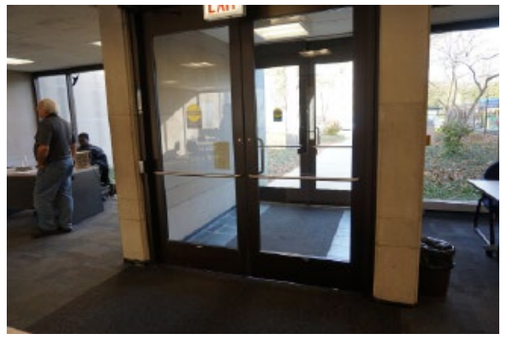


Figure 10 . WSSC Main Entrance

3(13-84-290) Accessibility for Handicapped

- Such places of assembly shall provide a clear space in the assembly units for individuals in wheel chairs
- These spaces shall be located so as not to interfere with egress from any row of seats
- Places of assembly with fixed seating arrangements shall provide viewing positions for individuals in wheel chairs in accordance with the following:

  Up to 50 seats = 2 spaces
  51 to 400 seats = 4 seats
  400 or more seats = 1% of total seats

DIVISION 5 – HEIGHT AND AREA LIMITATIONS

Table 5(13-48-030) Maximum Allowable Heights of Buildings/ Table 5(13-48-080) b Maximum Areas

Occupancy Classification	Construction Type IB
C-3: Schools	Max. Stories = 10
	Max. Height = 130 ft
	Max. Area: Not limited
E: Business	Max. Stories = 102
	Max. Height = 150 ft
	Max. Area: Not limited

Not limited = In buildings of unlimited area, no portion of such buildings shall be more than 300 feet from an exterior wall facing an open, accessible space not less than 30 feet wide consisting of a public way, railroads right-of-way, waterway, park or a court, accessible from a public way.

DIVISION 6 – TYPES OF CONSTRUCTION

6(13-60-020) Type I, fire-resistive construction

Both buildings are I-B, all structural elements, including walls, bearing partitions, floors, ceilings, roofs and their supports, are of noncombustible materials, providing fire resistance as required in Section 13-60-100.

Combustible material permitted for:

- Doors, door frames and bucks;
- Windows and window frames;
- Interior trim, including grounds and furring;
- Finished flooring and sleepers;
- Frames, platforms and aprons of exterior show windows at street level;
- Handrails;
- Interior wall and ceiling finishes;
- Roof insulation;
- Exterior wall finishes

6(13-60-100) Fire Resistive Requirements of Type IB Construction

Description	Type IB
Exterior bearing walls	3(d)
Exterior non-bearing walls	
Outside exposure	2(d)
Inside exposure (b)	2
Inside exposure (c)	2
Interior bearing walls	3
Interior non-bearing walls and partitions	(g)
Exterior columns	3 (p)(o)
Interior columns	
Supporting roofs only	2 (k)(p)
Other columns	3
Beams, girders & trusses	
Supporting roofs only	2 (k)(o)(p)
Other beams, girders & trusses	2(o)
Floor construction	2(o)
Roof construction	2 (k)(o)(p)

DIVISION 7 – FIRE RESISTANT MATERIALS AND CONSTRUCTION

7(15-8-140) Stairway Enclosures (Code Clarification 7.12 (15-8-140))

SSA: Not provided and not required (connecting second floor to main exit floor only)
WSSC: 1 hour rating required & provided (three stories or less). 2 hour required when exceeding 3 stories.
General note: No enclosure required for convenience stairways (not required for egress)

7(15-8-150) Elevator and Escalator Enclosures

SSA & WSSC: 2 hour enclosure required

7(15-8-160) Enclosure of Pipe Shafts and Ducts

1 hour required, unless less than 9 sf in area

7(15-8-180) Protection of Openings

Stairwell doors in buildings of Type I Construction serving not more than 3 floors may be equipped with automatic closers activated by products of combustion (other than heat) fire detectors.

7(15-8-210) 2 Hour Protection Required, 7(15-8-240) Other Enclosures and Separations

All storage rooms exceeding 100 SF
Steam boilers carrying a pressure of more than 15 lbs./sq. in. and having a rating in excess of 10 boiler horsepower
Heating plants or steam boilers in buildings having a capacity exceeding 200 persons.

DIVISION 9 – FIRE PROTECTION SYSTEMS

9(15-16-030) Special Requirements

Automatic sprinkler systems required in all buildings 2 stories or more, used as Type II School.

WSSC is not sprinklered, and it is not required while it is classified as (E) Business use. An automatic sprinkler system would be required if the building changed its use to Type II School. SSA is fully sprinklered.

9(15-16-640) Fire extinguishers

SSA & WSSC: Required and provided on every floor.

9(15-16-1390) Annunciators

An annunciator shall be required on any system having more than one zone.

DIVISION 10 – MEANS OF EGRESS

10(13-160-040) Types of Exits Allowed for Story Above or Below Grade

- A horizontal exit may be used in lieu of an interior stairway when there is not less than 1 interior stairway or outside exit in each fire area connected by the horizontal exit, provided than no greater than 50% of the exits in a fire area shall be horizontal exits.
- Exterior stairways may be used in lieu of not more than 50% of the required interior stairways,; provided, however, that the vertical distance from grade to the highest floor served by an exterior stairway shall not exceed 30 feet.
- Ramps complying with the requirements of Section 10(13-160-430) may be used in lieu of any required stairway.

10(13-160-050) Minimum Number of Exits

There shall be not less than 2 exits from every building, except,

- 1 exit shall be permitted from any room or space designed or used for an occupancy of not more than 50 persons and having an area not exceeding 1200 SF.
- 1 exit shall be permitted from any room or space having an area not exceeding 2000 SF and used exclusively for storage purposes with only incidental human occupancy.
- In all public buildings there shall be no less than 1 primary entrance or exit for the handicapped from the property line to the building, accessible to, and usable by, individuals in wheel chairs, or those with major mobility limitations.

10(13-160-090) Discharge in Line of Travel

Vertical exits in Institutional and Assembly Units shall be arranged as to discharge occupants at grade level in the direction of travel to the outside.

Code Clarification: It was determined many years ago that a single 90 degree turn from the stair enclosure would be acceptable. This single turn has been acceptable for many years and many buildings have been built in this manner

10(13-160-140) Maximum Travel Distances

SSA: 150 ft + 100% increase for automatic sprinklers = 300 ft
WCCS: 150 ft (not sprinklered)

Code Clarification: The travel distance requirements are applied to the nearest exit and not to all required exits. The code does not set limits for travel distance to a secondary exit.

10(13-160-150) Increase Permitted

50% increase to travel distance for standard sprinkler system
100% increase to travel distance for automatic sprinkler system

10(13-160-160) Maximum Distance from End of Corridor

SSA: 150 ft
WCCS: 75 ft (50% of maximum travel distance permitted)

10(13-160-210) Capacity of Exits

Unit of exit width = 22 inches, see 10(13-160-190)
Means of egress width for corridors, doors, ramps: (36“code minimum)
Means of egress width for stairs: 44” code minimum

For Assembly (13-84-180)

Schools.

- Stairs and other vertical exits: 100 persons per unit of exit width.
- Doorways, corridors and horizontal exit connections: 115 persons per unit of exit width.

Assembly Units Other than Schools.

- Stairs and other vertical exits: 60 persons per unit of exit width
- Doorways, corridors and horizontal exit connections: 90 persons per unit of exit width.

All other occupancies

Stairs and other vertical exits: 40 persons per unit of exit width;
Doorways, outside exits, horizontal exits and exit connections: 60 persons per unit of exit width.
Automatic sprinklers: the capacity of exits may be increased 50%.
Vertical Exits. The total width of vertical exits at any point shall be based on the requirements of the floor having the largest occupancy content which is served by such vertical exits.
Grade Floor Exits. The width of outside exits at grade shall be determined by the required width of vertical exits discharging on the grade floor plus the exit width required for the grade floor occupancy content.

SSA & WSSC: The stair and door widths are sufficient for egress capacity.

10(13-160-260) Hardware, ANSI A117.1-2003 (309) Operable parts

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum

SSA: The office doors have knobs which will need to be replaced with code compliant handles
WSSC: All door lever handles are code compliant.

10(13-160-280) Entrance and Vestibule Doors for Handicapped

- There shall be a clear level space of at least 3 feet when said doors are in a 90 degree open position.
- Vestibules shall have a minimum width of 4'-6"
- Minimum single door width shall be 3'-0"
- Manual pull or push on door shall not exceed 10 lbs.

(FS)² Force for opening doors:

- In new construction the door opening force applies to areas or rooms that are accessible to the public and/or employees.
- Interior side-hinged or pivoted-swinging door leaves: Force required to open the door shall not exceed regulatory requirements; however, in no case shall exceed 5 lbf. Not applicable to exterior doors, fire doors and doors to hazardous, mechanical service, or security observation areas.
- Exterior accessible entrance and vestibule doors: Force required to open the door shall not exceed regulatory requirements; however, in no case shall the manual pull or push on a door exceed 8.5 lbf in order to operate the door.
- Exit doors in assembly units serving more than 200 persons: Shall be equipped with approved latches and bolts which release under a pressure of 15 lbf, unless otherwise required by AHJ.

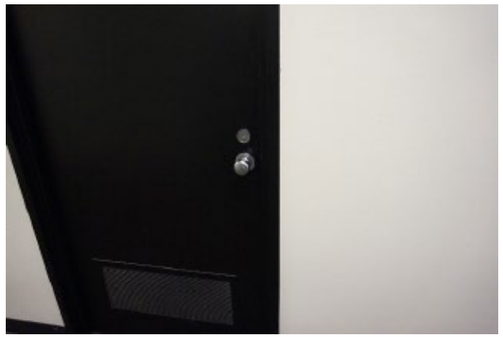


Figure 11. SSA Typical Office Door Hardware

10(13-160-300) Treads and Risers

- The maximum height of a riser shall be 7-1/2 inches and the minimum width of a tread, exclusive of nosing, shall be 10 inches
- The height of 2 risers plus the width of 1 tread shall equal not less than 24 inches nor more than 27 inches

SSA: The open stair treads and risers are compliant
WSSC: The stairwell risers are greater than 7 ½ inches, not code compliant. The open stair from the lobby to the first level and basement are code compliant.

10(13-160-310) Landings

- The maximum vertical rise of a flight between floors, between landings or between a floor and a landings shall not exceed 9 feet in assembly units
- The length of a landing in the direction of travel shall be not less than the width of the stairs, but need not exceed 4 feet in a stair of any width
- No flight shall have less than 2 risers

Figure 12 . WSSC Typical Door Hardware

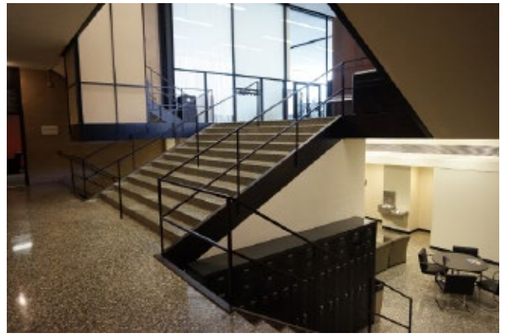


Figure 13 . SSA Stair

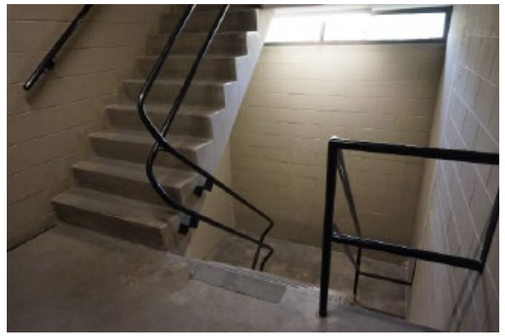


Figure 14 . WSSC Stair

10(13-160-320) Handrails

- All stairways shall have walls, railings or guards on both sides and shall have handrails on both sides except as follows:
- Stairs less than 44 inches wide may have a handrail on one side only.
- Intermediate handrails, continuous between landings, shall be provided where required to provide a lateral distance between handrails not exceeding 88 inches.
- In assembly units every handrail mounted on a wall shall have its ends returned and joined to the wall
- The height to the top of handrails shall be 2'-10" to 3'-2" above the floor and shall return to the wall

SSA: The stair guardrail height vary from 36 to 40 inches per floor. The top rail of the guard serves as the handrail, but this does not meet code requirements for the handrail height (34-38"). There are no handrail extensions as required.The stairs from lower mezzanines to basement are 176" wide and include an intermediate rail, complying with the 88" max distance between rails. The guardrails are open, not complying with the 4" max opening requirement.

WSSC: The stair guardrails are lower than the required 42". The top rail of the guard serves as the handrail, but this does not meet the height requirement (34-38"). There are no handrail extensions as required. The guardrails are open, not complying with the 4" max opening requirement.

10(13-160-330) Stair Construction

- Stairs shall be constructed entirely of non-combustible materials
- Stairs shall be constructed with solid risers, treads and platforms except that open risers may be used for stairways constructed of non-combustible materials serving as exits from boiler rooms and other mechanical equipment areas.
- The finished surface of treads and landings shall be materials with will not cause hanger of slipping
- No closet or storage space shall be located beneath stairs

10(13-160-350) Headroom

The clear headroom shall be not less than 7 feet.

SSA & WSSC: All stairs meet the requirement of non-combustible construction.

10(13-160-430) Ramps

Ramps required as a means of exit shall comply with all applicable requirements for interior stairs and with the provisions of Section 10(13-160-440) to 10(13-160-460).

10(13-160-440) Grades

Ramps used in lieu of stairs shall have a grade of not more than 1 in 8. Ramps used in lieu of stairs in public buildings as defined in Section 2(13-4-010) of this Code shall have a grade of not more than 1 in 12.

(FS)² Walking Surfaces:

- Running slope for ramps shall not be steeper than 1:13.
- Running slope (other than ramps) shall not be steeper than 1:25.
- Cross slopes, including landings and maneuvering space, shall not be steeper than 1:67.

SSA & WCCS: There is an ADA compliant exterior ramp to the main entry of SSA. At WSSC, The exterior ramped entry at the east main entry are fully accessible as well as the first floor corridor ramp. These ramps may not meet (FS)² Standards.

(FS)²: Walking Surfaces:

Walking surfaces should be as smooth as practicable. This includes localized variations in slope, as well as misalignment (slippage) between different adjoining finish materials, and between individual units (i.e. bricks, concrete unit pavers, wood slats, etc.). Both of these can present problems for users of wheelchairs and other mobility aids.

Materials selections and design assemblies for walking surfaces should be expected to maintain conformance with accessibility regulations and standards for many years with little or no maintenance. Selection of materials and surface finishes should consider slip-resistance characteristics and long-term maintainability. The use of unit pavers should be avoided for the walking surface of exterior accessible routes. They have a history of problems with dimensional stability and excessive maintenance under Chicago weather conditions. Their use should be restricted to accent and ancillary areas of paving, and consideration should be given in selecting unit size and pattern so as to avoid conflict with accessibility objectives.

Asphalt concrete paving is not acceptable for accessible walking surfaces on pedestrian paths. It has a history of problems with dimensional stability and excessive maintenance under Chicago weather conditions. This exclusion is not intended to apply to exterior vehicular parking surfaces.

10(13-160-470) Exterior and Interior Ramps for Handicapped

Exterior and interior ramps for the handicapped in the route of travel shall comply with the following requirements:

- The surface of any ramp shall be made of a non-skid material.
- The width of the ramp shall be at least 36 inches
- The top and bottom of the ramp shall provide for a level surface containing at least 25 SF in area with a minimum dimension of 4’-6”
- There shall be intermediate level platforms of a minimum of 4’-6” every 30 feet of ramp length.
- All major turns in ramps shall be equipped with a level intermediate platform at the turn of no less than 4’-6”
- There shall be provided at least 1 handrail, 32-36 inches high, along 1 side of each ramp that provides for any change in vertical elevation that exceeds 8 inches in height, extending horizontally 1 foot beyond the top and the bottom of the ramp.

10(13-160-580) Exterior Stairs

Exterior stairs required as a means of exit shall comply with all applicable requirements for interior stairs and with the provisions of Sections 10(13-160-590) to 10(13-160-620), inclusive.

10(13-160-590) Treads and Risers

Solid risers shall not be required. Treads and landings shall be solid except for openings required for drainage.

10(13-160-660) Exit Lighting

All exit areas shall be adequately lighted by electricity. Such lighting shall be continuous during the time that conditions of occupancy require that the exit ways be open or available and the intensity of lighting required in Section 10(13-160-670) is not provided by means of natural light.

10(13-160-670) Intensity

Normal intensity of lighting shall be not less than 1 hour candle per SF on the floor surfaces of vertical exits and not less than ½ foot candle per SF on the floors of other exits.

10(13-160-700) Exit, Stairway, Fire Escape and Directional Signs

Exit, stairway, fire escape and directional signs, illuminated by electricity, shall be installed and maintained in all existing buildings and buildings hereafter erected, altered or converted.

DIVISION 11 - ACCESSIBILITY

11(18-11-1104.1) Site Arrival Points

Accessible routes within the site shall be provided to the accessible building entrance served from public transportation stops; accessible parking and accessible passenger loading zones; taxi stands, if provided; public streets or sidewalks; and accessible facilities on non-contiguous sites.

11(18-11-1104.2) Within a Site

At least 1 accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site.

11(18-11-1104.3) Connected Spaces

If a building or facility or portion thereof is required to be accessible, at least 1 accessible route shall connect all accessible entrances of the building or facility with all portions of the building or facility that are required to be accessible. An accessible route shall be provided to connect accessible pedestrian walkways with the public way.

Figure 15 . SSA Exterior ADA Ramp

Figure 16 . SSA Unisex ADA Toilet Room

Figure 17 . WSSC Unisex ADA Toilet Room

11(18-11-1104.4) Multi-level buildings and facilities

At least 1 accessible route shall connect each accessible level, including mezzanines, in multi-level buildings and facilities.

- Exception: In assembly occupancies, levels that do not contain accessible elements or other spaces required by Sections 11(18-11-1107) or 11(18-11-1108) are not required to be served by an accessible route from an accessible level.

SSA: The east lower mezzanine is not accessible.

11(18-11-1104.5) Location

Accessible routes shall coincide with or be located in the same area as a general circulation path. If the circulation path is interior, the accessible route shall also be interior.

11(18-11-1105.1.1) Public Entrances

At least 60% but not less than 1 of the entrances to each building and structure and to each separate tenant space within the building or structure, shall comply with the accessible route

(FS)² Guidelines:

1. Exterior public circulation routes and building approaches of no less than 42” in unobstructed width, and unobstructed level turning space no less than 98” in diameter;
2. Primary building entrances with automatic doors, and no less than 42” in unobstructed width;
3. Entrance level circulation routes, and routes to elevators and toilet rooms of no less than 42” in unobstructed width and unobstructed level turning space no less than 98” in diameter.

11(18-11-1105.1.4) Automatic Doors

SSA & WSSC: Both buildings have a full-powered automatic door at the main entrance.

(FS)² Guidelines:

Not less than one meeting/conference/seminar room with an entrance door no less than 42” in unobstructed width and a turning circle not less than 98” in diameter unobstructed with no overlap with fixed furniture or equipment.

11(18-11-1108.2.2.1) Number and location of wheelchair spaces

Capacity of Seating in Assembly Areas	Minimum Required Number of Wheelchair Spaces
4 to 25	1
26 to 50	2
51 to 150	4
151 to 300	5

11(18-11-1108.2.3) Companion seats

At least 1 companion seat shall be provided for each wheelchair space required

11 (18-11-1108.2.7) Assistive listening systems.

In each assembly area where audible communication is integral to the use of the space, an assistive listening system shall be provided.

SSA & WSSC: There are no existing assistive listening systems in place.

(FS)² Guidelines:

Not less than one office with an entrance door no less than 42” in unobstructed width and an unobstructed turning circle not less than 98” in diameter with no overlap with fixed furniture or equipment.

SSA & WSSC: None of the doors to the offices are 42”

11(18-11-1109.2) Toilet and bathing facilities

Toilet rooms and bathing facilities shall be accessible. If a floor level is not required to be connected by an accessory route, the only toilet rooms or bathing facilities provided within the facility shall not be located on the inaccessible floor. At least 1 of each type of texture, element, control or dispenser in search accessible toilet room and bathing facility shall be accessible. Design and location of plumbing fixtures shall provide the same conditions and privacy for all uses. The following are the exceptions and are not required to be accessible:

- Toilet rooms or bathing facilities accessed only through a private office, and not for common or public use, and intended for use by a single occupant, any of the following alternatives are allowed.
- Doors are permitted to swing into the clear floor space provided the door swing can be reversed to meet the requirements of ICC/ANSI A117.1
- The height requirements for the water closer in ICC/ANSI A117.1 are not applicable
- Grab bars are not required in a toilet room, provided that reinforcement has been installed in the walls and located so as to permit the installation of such grab bars
- The requirement for height, knee and toe clearance shall not apply to a lavatory.

11(18-11-1109.2.1) Unisex toilet and bathing rooms

In assembly and mercantile occupancies, an accessible unisex toilet room shall be provided if an aggregate of six or more male and female water closets are required.

11(18-11-1109.2.1.4) Locations

Unisex toilet and bathing rooms shall be located on an accessible route. Unisex toilet rooms shall be located not more than 1 story above or below separate sex toilet rooms. The accessible route from any separate sex toilet room to a unisex toilet room shall not exceed 500 feet.

(FS)² Guidelines:

A public, single-user toilet room on an accessible route on the entrance level with an automatic entrance door no less than 42” in unobstructed width and with an unobstructed level turning circle no less than 98” in diameter with no overlap with other fixtures or accessories.

SSA: The two unisex toilets are located on the ground floor, and the separate sex toilets are on the basement, within the accessible route requirements.

WCCS: The one unisex toilet is located in the basement and there are two on level on. These locations exceed the distance requirements from the upper floor separate sex toilets.

11(18-11-1109.2.2) Water Closet compartment

If water closet compartments are provided in a toilet room or bathing facility, at least 1 wheelchair accessible compartment shall be provided. If 6 or more combined total water closet compartments and urinals are provided in a toilet room or bathing facility, at least 1 ambulatory accessible water closet compartment shall be provided in addition to the wheelchair accessible compartment. Wheelchair accessible and ambulatory accessible compartments shall comply with ICC/ANSI A117.1.

MOPD enforces ADA, IAC and Chicago building code, and follows whichever is most stringent. For water closet compartments, follow the IAC diagrams below,

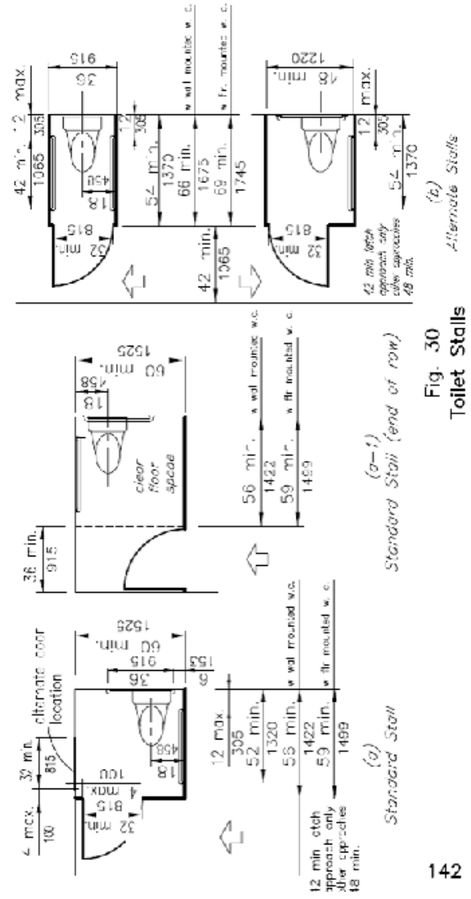


Fig. 30
Toilet Stalls

142

Figure 18 . Illinois Accessibility Code Toilet Stalls

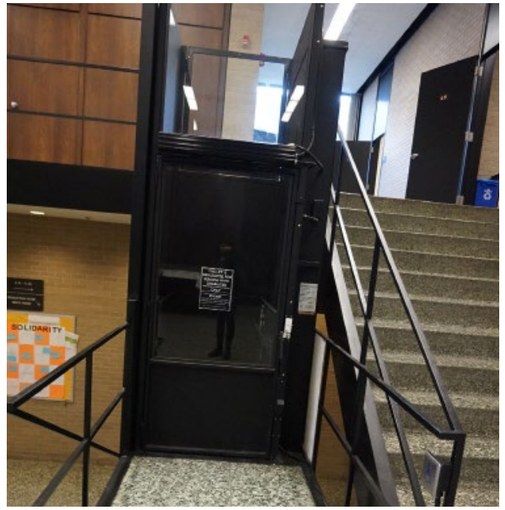


Figure 19 . SSA ADA Platform Lift

Figure 20 . WSSC Elevator Cab Interior

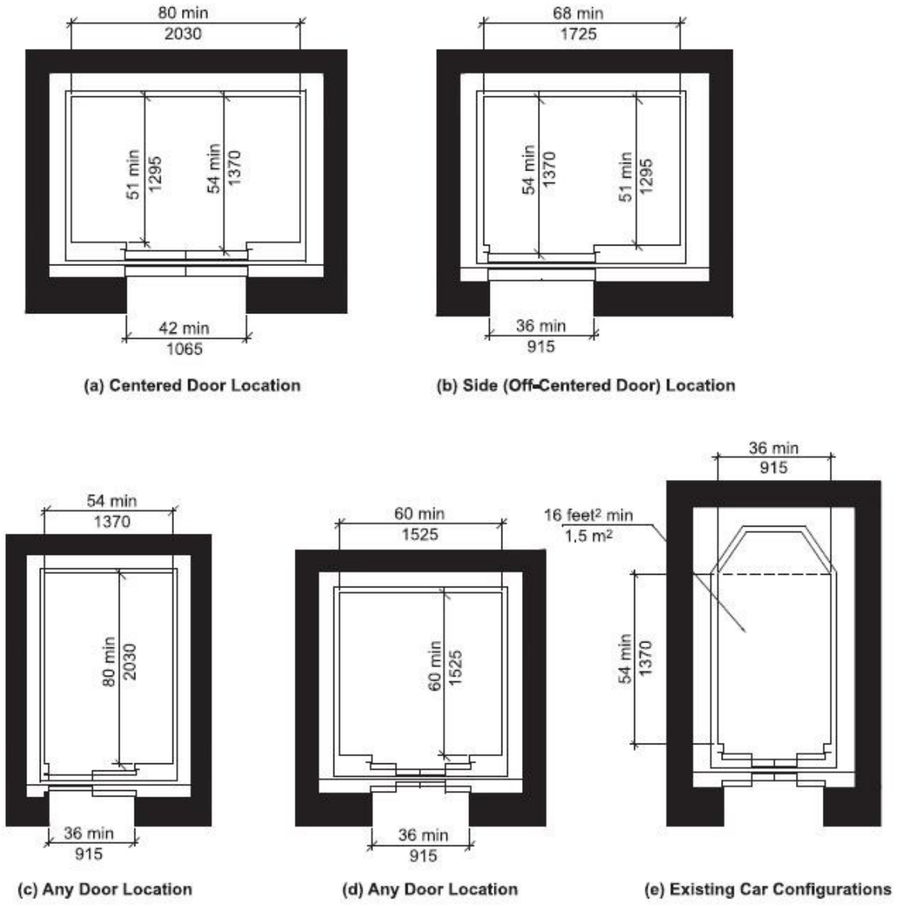


Figure 21. Illinois Accessibility Code Elevator Cab Sizes

11(18-11-1109.6) Elevators

Passenger elevators on an accessible route shall comply with ICC/ANSI A117.1.

(FS)² Guidelines

Passenger and service elevators with no less than 42” unobstructed door opening width and cab size to accommodate an unobstructed turning circle no less than 98” in diameter.

SSA: The existing elevator cab is less than the minimum size required
WCCS: The existing elevator cab appears to meet code requirements, but not (FS)² Guidelines

11(18-11-1109.6.2) Rails in elevator cars

SSA: The elevator cab does not contain rails.
WSSC: Rails are provided in the elevator cab

11(18-11-1109.9.2.1) Detectable warning standard for stairways

SSA: Detectable warning surfaces are not provided on the existing stairs.

WCCS: Detectable warning surfaces are applied to the open stairs between the lobby, level one and basement.

11(18-11-1110.1) Signs

If exterior signs are provided as permanent designations of permanent interior rooms and spaces at the floor to the space they serve, the signs shall be tactile. If interior signs are provided as permanent designations of permanent interior rooms and spaces, the signs shall be tactile. If pictograms are provided as permanent designations of permanent interior rooms and spaces, the pictograms shall have tactile text descriptors.

11(18-11-1110.2) Directional signage

- Directional signage indicating the route to the nearest like accessible element shall be provided at the following locations and shall include the International Symbol of Accessibility
- Inaccessible building entrances
- Inaccessible public toilets and bathing facilities
- Elevators not serving an accessible route
- At each separate sex toilet and bathing room indicating the location of the nearest unisex toilet or bathing room if provided
- Signs that provide direction to or information about permanent interior spaces of the site and facilities

11(18-11-1112.2) Sidewalks, 11(18-11-1112.2.1) Clear Width

The clear width of the pedestrian route shall be 48 inches minimum, not including the width of the curb

11(18-11-1112.2.2) Cross slope

The cross slope of the pedestrian route shall be 1:48 maximum.

11(18-11-1112.4) Street crossings

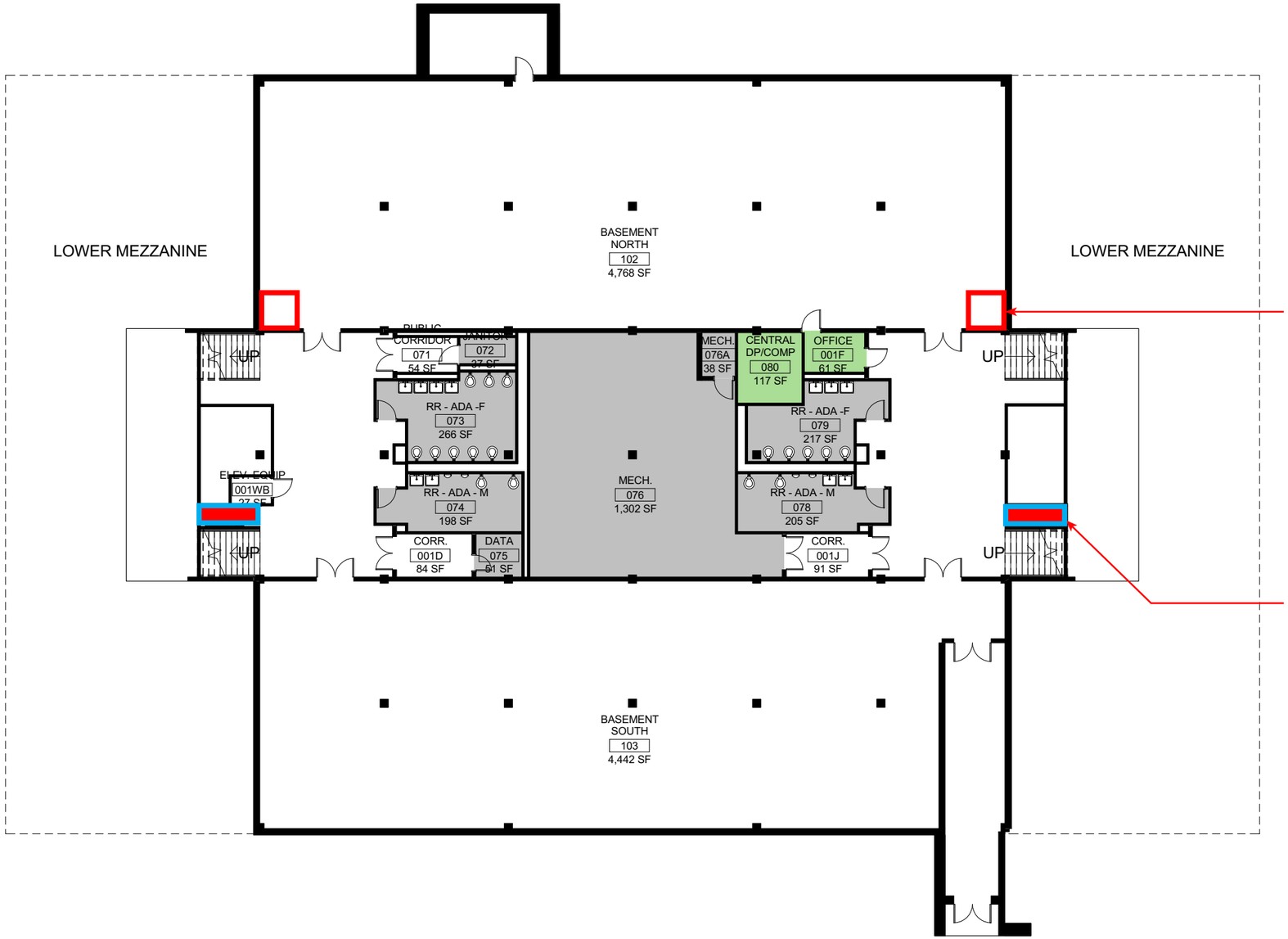
Curb ramps complying with ICC/ANSI A117.1 or other approved sidewalk-to-street transitions shall be provided where a pedestrian route crosses a street.

GROUP 33 - SAFEGUARD DURING CONSTRUCTION

33(13-124-350) Safety glazing materials

SSA & WSSC: Safety glazing locations (glazed doors, adjacent to doors, 24” above floor) to be verified

CODE ANALYSIS PLANS SSA



Department Legend

- ADMINISTRATIVE
- INFRASTRUCTURE
- CIRCULATION

ADD AREA OF RESCUE ASSISTANCE

ADD ELEVATOR TO ACCESS ALL FLOORS

FARR ASSOCIATES

SCHOOL OF SOCIAL SERVICE ADMINISTRATION

UNIVERSITY OF CHICAGO
969 E 60th Street, Chicago, IL 60637

BASEMENT PLAN DIAGRAM

A1.03

11.14.2016

1" = 20'-0"

Proj. #: 2016013

Department Legend

- ADMINISTRATIVE
- INFRASTRUCTURE
- CIRCULATION

ADD AREA OF RESCUE ASSISTANCE

GUARDRAIL

ADD ELEVATOR TO ACCESS ALL FLOORS

FARR ASSOCIATES

SCHOOL OF SOCIAL SERVICE ADMINISTRATION

UNIVERSITY OF CHICAGO
969 E 60th Street, Chicago, IL 60637

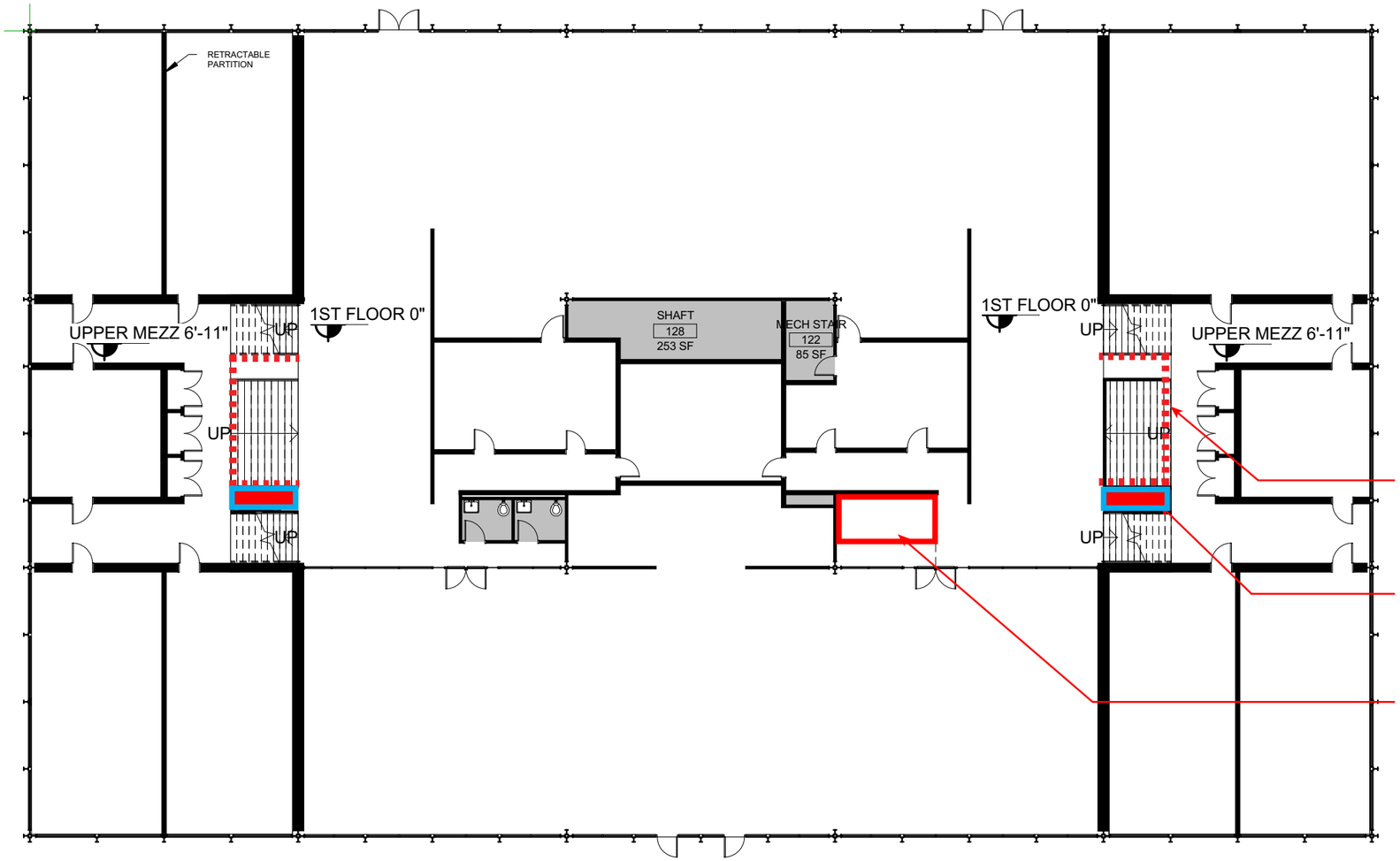
LOWER MEZZ. PLAN DIAGRAM

A1.04

11.14.2016

1" = 20'-0"

Proj. #: 2016013



Department Legend

INFRASTRUCTURE

FARR ASSOCIATES

SCHOOL OF SOCIAL SERVICE ADMINISTRATION

UNIVERSITY OF CHICAGO
969 E 60th Street, Chicago, IL 60637

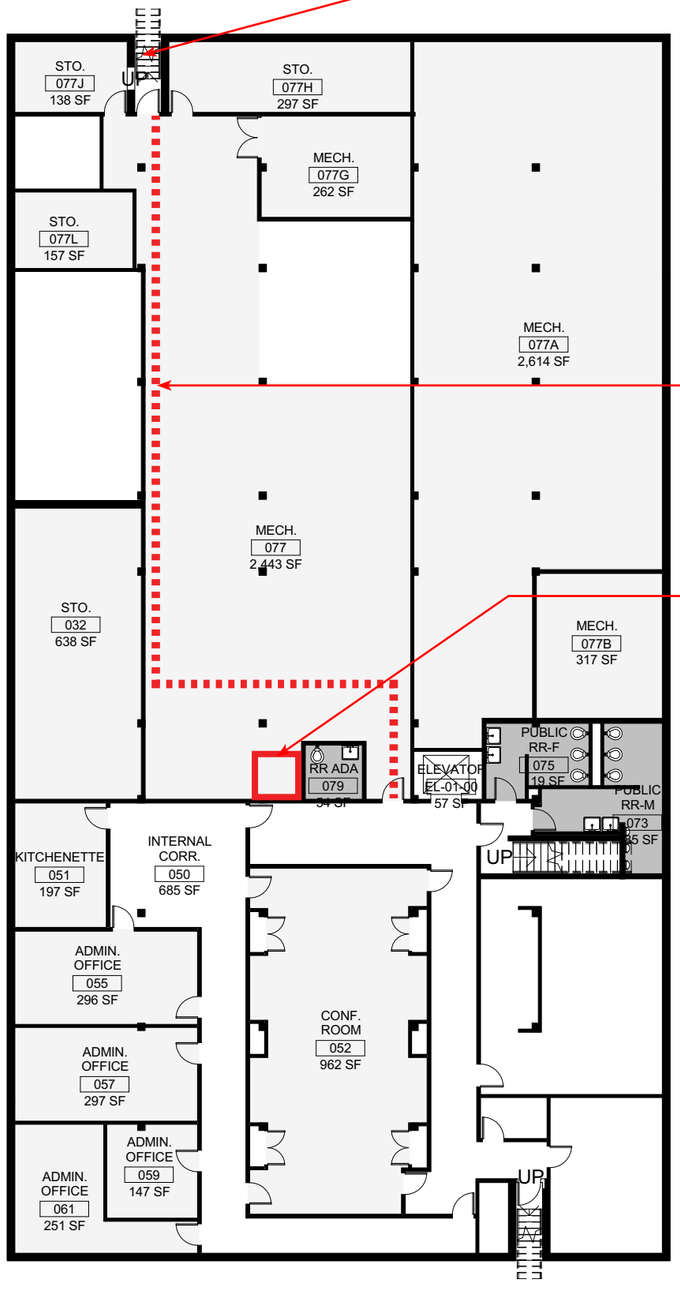
1ST & UPPER MEZZ. PLAN DIAGRAM

1" = 20'-0"

A1.05

11.14.2016

Proj. #: 2016013



SNOW DRIFT ISSUE

CLEAR PATH OF EGRESS OR CORRIDOR

AREA OF RESCUE ASSISTANCE

Department Legend

- CIRCULATION
- INFRASTRUCTURE
- NON-SSA

FARR ASSOCIATES

SCHOOL OF SOCIAL ADMINISTRATION

UNIVERSITY OF CHICAGO

950 E 60TH ST, CHICAGO, IL60637

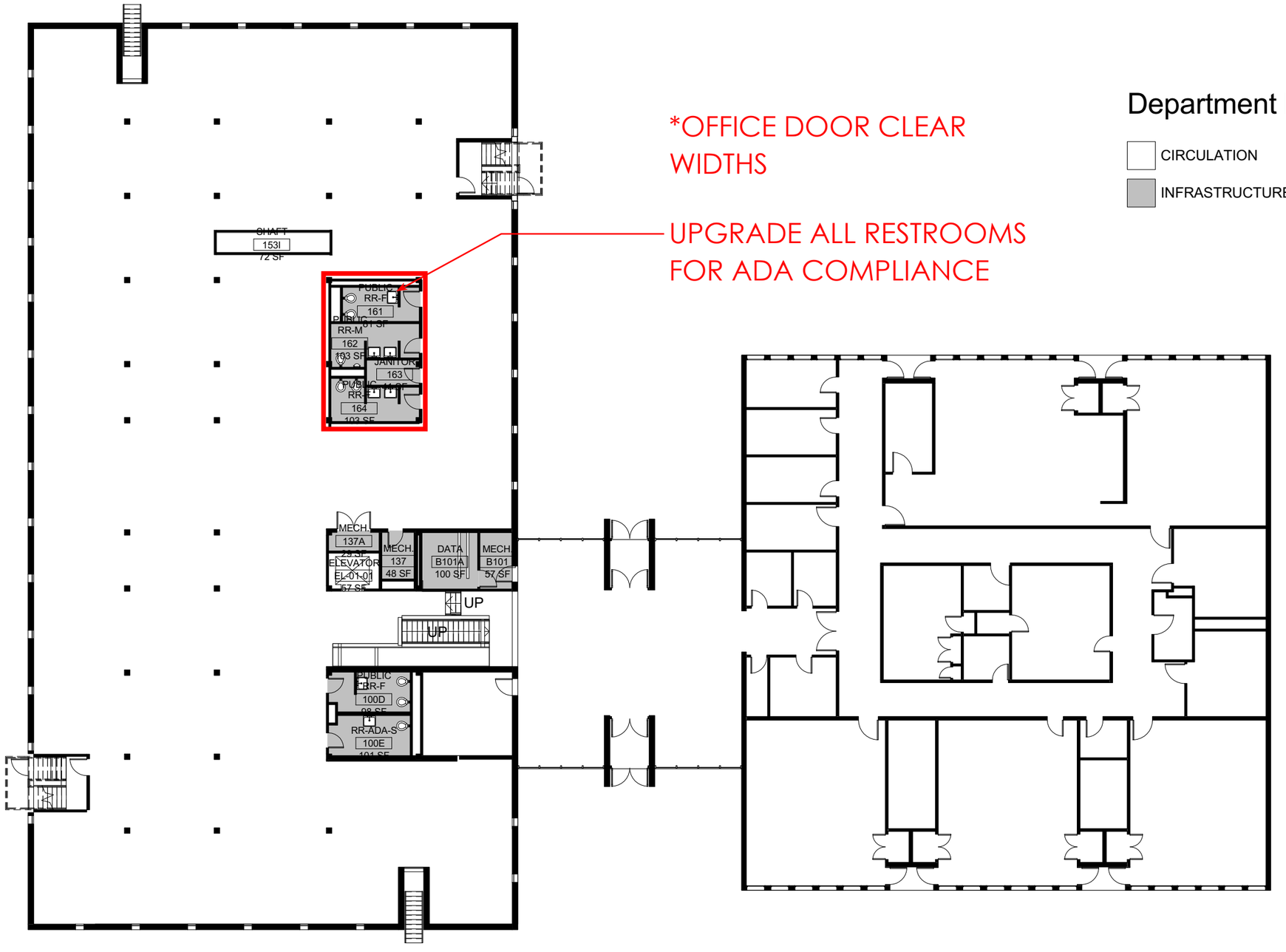
BASEMENT FLOOR PLAN - DIAGRAM BASE

1" = 20'-0"

A1.06

12.28.2016 99

Proj. #: 2016013



FARR ASSOCIATES

SCHOOL OF SOCIAL ADMINISTRATION

UNIVERSITY OF CHICAGO
950 E 60TH ST, CHICAGO, IL60637

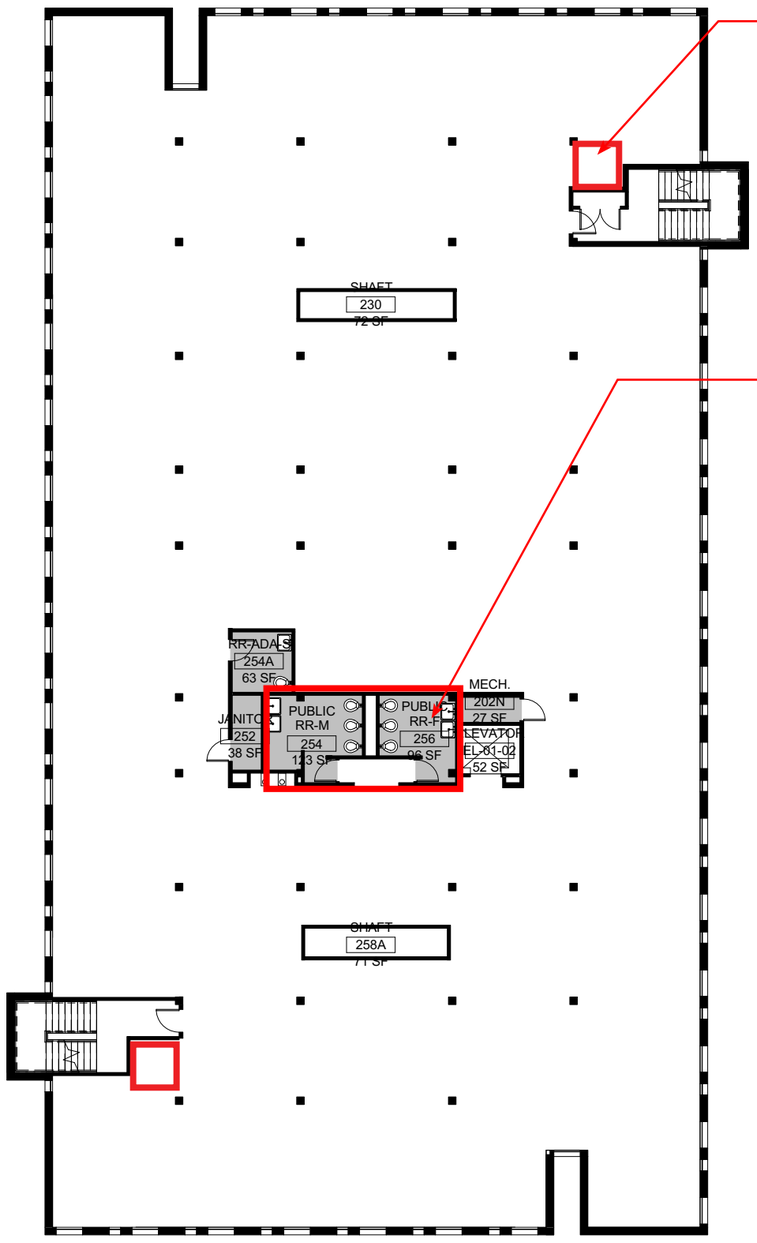
1ST FLOOR PLAN - DIAGRAM BASE

A1.07

12.28.2016

1" = 20'-0"

Proj. #: 2016013



ADD AREA OF
RESCUE ASSISTANCE

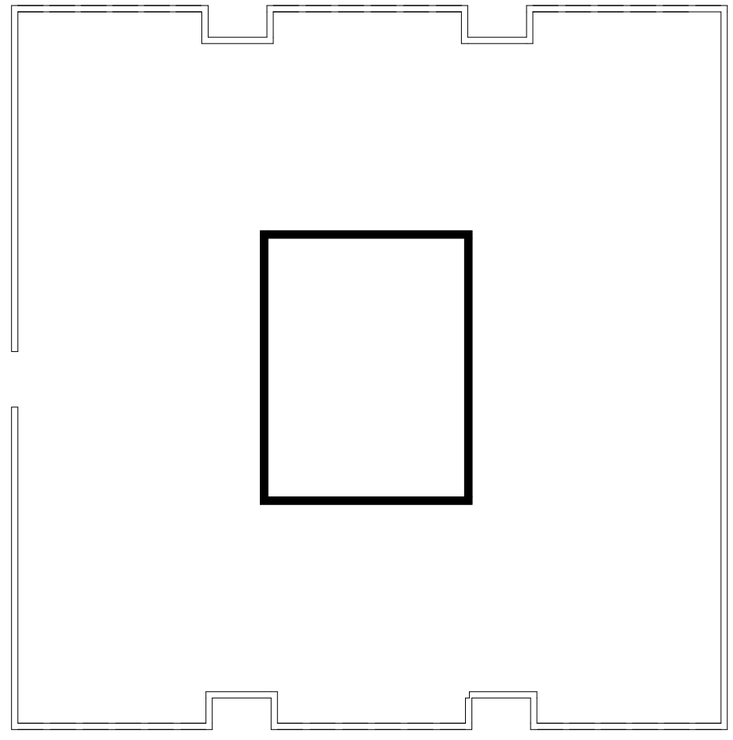
*OFFICE DOOR CLEAR
WIDTHS

*OPERABLE ADA COMPLIANT
WINDOWS

UPGRADE ALL RESTROOMS
FOR ADA COMPLIANCE

Department Legend

- CIRCULATION
- INFRASTRUCTURE



FARR ASSOCIATES

SCHOOL OF SOCIAL ADMINISTRATION

UNIVERSITY OF CHICAGO
950 E 60TH ST, CHICAGO, IL60637

2ND FLOOR PLAN - DIAGRAM
BASE

1" = 20'-0"

A1.08

12.28.2016

Proj. #: 2016013

PEER BENCHMARKING

PROCESS

The Working Group utilized a visioning meeting to discuss Benchmarking topics and peer institutions to study. The goal was to determine what competitors, opposite program types, and non-social service peer programs are doing with their facilities that could be of value in the programming and planning processes. The following topics influenced the questions formulated into a distributed survey:

Pedagogy

- What and how they teach
- Number of students per class
- Interdisciplinary approach

Research

- How are they organized
- Integration between facilities

Facilities

- Statistics - offices, classrooms, conference/interaction areas
- Technology

BENCHMARKING PROGRAMS

- UNIVERSITY OF PENNSYLVANIA: School of Social Policy & Practice
- UNIVERSITY OF DENVER: Graduate School of Social Work
- CASE WESTERN UNIVERSITY: Mandel School of Applied Social Sciences
- UNIVERSITY OF SOUTHERN CALIFORNIA: Dworak-Peck School of Social Work
- UNIVERSITY OF CALIFORNIA - LOS ANGELES: Luskin School of Public Affairs
- INDIANA UNIVERSITY: School of Social Work
- WASHINGTON UNIVERSITY IN ST. LOUIS: Brown School of Social Work

COMPARISON TOPIC	SSA	UNIV. OF PENN	UNIV. OF DENVER	CASE WESTERN	USC	UCLA	INDIANA	WASH. UNIV. ST. LOUIS
SCHOOL	School of Social Services Administration	School of Public Policy & Practice	Graduate School of Social Work	Jack, Joseph and Morton Mandel School of Applied Social Sciences	Suzanne Dworak-Peck School of Social Work - Social Work and Nursing	Luskin School of Public Affairs - Public Policy, Social Welfare & Urban Planning	School of Social Work	George Warren Brown School of Social Work
PROGRAM	3 courses per quarter + Field Placement / 2 areas of concentration	4 courses per semester / 2 semesters per year + Field Placement	Foundation - 4 courses per quarter for 2 quarters + Field Placement / Third quarter Field Placement Concentration - 1 of 8 areas of concentration On-Line program	2 Year (4 semester), in 8 areas of concentration. 15 credit hours per semester. 12 month, 18 month and 3 year intensive weekend programs are also	2 Year (4 semester), 3 Year (6 semester) and 4 year (8 semester) options are available. Weekend courses and distance learning offer flexibility.	76 units of coursework over 6 quarters for the 2 year program. Field work required for all 6 quarters.	2 year, 60 credit hour degree including Foundation, Intermediate and Advanced courses 5 Concentrations	2 year 60 credit hour degree / Foundation +Foundation Practicum + Concentration Practicum
STUDENT BODY POPULATION	411 Students 78% full time 60 PhD students	477 Students 78% full time 26 PhD students	504 Students 78% full time 32 PhD students	386 Students 80% full time 27 PhD students	3,200 Students 37 PhD students	455 Students 30 - 40 PhD students	578 Students 84% full time 19 PhD students	303 Students 100% full time 48 PhD students
FACULTY POPULATION	36 Faculty 100% Full time	72 Faculty 29% Full time 71% Part time	144 Faculty 27% Full time 71% Part time	92 Faculty 43% Full time 71% Part time	114 Full Time Faculty		144 Faculty 27% Full time 71% Part time	141 Faculty 38% Full time 62% Part time
DEGREES OFFERED	4 degrees offered	14 degrees offered	5 degrees offered	7 degrees offered	4 degrees offered	3 degrees offered	3 degrees offered	32 degrees offered

SURVEY RESPONSES

ON-LINE SURVEY

An on-line survey was distributed to provided to all 7 institutions for their input. Responses were received from the University of Denver, the University of Southern California and the University of California, Los Angeles. The following pages contain their answers to the survey questions.

ACADEMIC PROGRAM	UNIV. OF DENVER	USC	UCLA
1 What programs do you offer?	Graduate Program Only	Graduate Program Only PhD Other DSW, PhD in Nursing and online MSW,	Graduate Program Only PhD
2 How many graduate students are in your program?	550	Approx 1500 on the ground and 1500 on line	550 master student
3 How many PhD students are in your program?	35	Approx 40	30-40 but the majority are not on campus
4 How many faculty are in your program?	42	Approx - 120 Full time and 350 Part time	we have so many types of faculty (tenure/tenure track, non tenure track, research, clinical)
5 What percentage of faculty are engaged in research?	50% to 75%	25% to 50%	50% to 75%
6 How many days a week are your faculty typically on campus?	4 days	3 days	4 days
7 What days of the week and hours of the day do you offer classes? Monday Tuesday Wednesday Thursday Friday Saturday Sunday	 Morning Afternoon Evening Morning Afternoon Evening Afternoon Evening Morning Afternoon Evening Morning Afternoon Evening Morning Afternoon	 Morning Afternoon Evening Morning Afternoon Evening Morning Afternoon Evening Morning Afternoon Evening Morning Afternoon Evening Morning Afternoon	 Morning Afternoon Evening Morning Afternoon Morning Afternoon Evening Morning Afternoon Morning Afternoon Morning Afternoon
8 Has your program integrated teaching with research? a If yes, can you describe your approach to integrate teaching and research?	Yes research methods courses and evaluation courses.	Yes Included teaching faculty in Grand Challenges research. Teaching faculty also lead research in pedagogy, particularly in how online teaching impacts learning. Also teaching faculty -mostly PhD level are members of research clusters, so they contribute to research, but it is not their main activities	Yes This is a complicate questions that is better to talk about

FACILITIES	UNIV. OF DENVER	USC	UCLA
1 How many buildings house your programs?	More than two	More than two	Two
2 How are your programs organized within your building(s)?	Integrated teaching and research	Integrated teaching and research	Integrated teaching and research
3 If located in multiple buildings, can you describe how you facilitate collaboration between facilities?	Technology. The off-site program facilities are used exclusively for teaching. We have one building that house one of our institute.	Managers of facilities and operations link all campuses - main and city center	We hold meetings and classes in both buildings.
4 Do you provide collaborative learning spaces for students and faculty? a If yes, can you describe the number and type of facilities you provide?	Yes These collaborative spaces are becoming less available as the programs has grown. We have a library space and we have space on two floors where collaborative/group activities can occur. We also have a community room where students and faculty can gather for learning and social activities	Yes Corporate downtown building with several floors, and campus based space - three spaces that are joined.	Yes Huddle rooms that can be used anytime they are free
5 Do your facilities play a role in retaining existing or recruiting new a If yes, can you elaborate on how facilities contribute to this effort?	No	Yes Attractive high tech office space in our downtown campus. Faculty like access to best WIFI, video, settings, etc.	
6 Can you describe how much technology has been incorporated into your typical classroom?		The best we could afford - extra large screens in addition to white boards - group set up, etc. Glass boards, Self-transcribing boards, Large screens instead of projectors, motion sensored cameras. Most of our meetings include virtual participation from faculty teaching on line. We have procedures and technology to include them fully in meetings	Two classrooms are totally active learning; other classrooms have the latest technology for multimedia learning and teaching.
7 Do you provide computer labs? a If yes, can you describe how your computer labs are used?	No	Yes Access to all students - 3 Labs in three buildings	No
8 Have you had success with fundraising campaigns for facility a If yes, can you elaborate on your approach for fundraising?	Yes We have been successful in fundraising for technology for our off site programs	Yes University and school initiatives - dont know the details	Yes We have an entire department dedicated to fundraising.

SPACE UTILIZATION	UNIV. OF DENVER	USC	UCLA
1 Do you have standards for faculty and staff offices? a If yes, what is the typical office size?	No	Yes Approx 10X8	Yes
2 Do you have standards for how you provide research space? a If yes, can you share the standard amount provided?	No	Yes Funding	No
3 Do you provide PhD candidates with dedicated office space? a If yes, can you share the typical amount provided?	Yes If they are on a research grant.	Yes About three students share the same cubicle or space (desktop)	No
4 Do you have multipurpose or event space? a If yes, how many people can you accommodate for a meeting?	Yes Greater than 150	Yes 100 to 150	Yes Greater than 150
5 Do you provide amenity spaces (i.e. cafe, lockers) within your buildings? a If yes, can you indicate the types of spaces? Student Commons - Number Student Commons - Capacity Cafeteria - Number Cafeteria - Capacity Coffee Shop - Number Coffee Shop - Capacity Student Lounge - Number Student Lounge - Capacity Other - Number Other - Capacity	Yes 20 lockers	Yes 1 30 in our downtown corporate building in our downtown corporate building 1 30	No
6 Do you have a standard for the amount of meeting space (non-classroom) that you provide? a If yes, can you describe the amount of space provided? 6 to 8 people - Number 8 to 12 people - Number 12 to 16 people - Number 16 to 20 people - Number More than 20 people - Number	Yes 5 3 1	No	No
7 Do students have dedicated work/study space?	Yes	Yes	No

UNIVERSITY OF PENNSYLVANIA

SCHOOL OF SOCIAL POLICY & PRACTICE

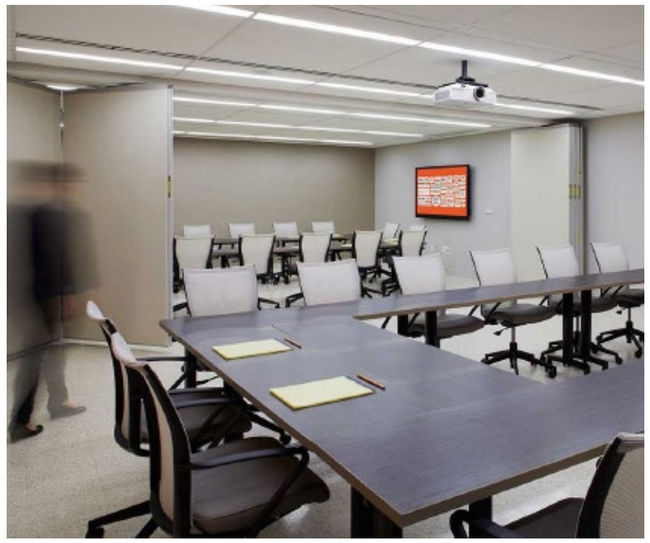
FACILITIES:

Caster Building
Gross Area (sq. ft.):24,636
Year Built: 1966
Floors: 4
Architect:
Harbeson, Hough, Livingston, Larson

2 phase renovation, 2,500 sf, in 2012; $250,000

2nd floor admissions offices
Multi-purpose presentation space
Flexible furnishings

MEP and fire protection upgrades



PROGRAM:

4 courses per semester / 2 semesters per year + Field Placement

PhD courses on Friday
Special Programs on weekends

Classes 9:00am - 9:15pm
Small classes: 20-25 students

STUDENT/FACULTY NUMBERS:

477 Students
78% full time
26 PhD students

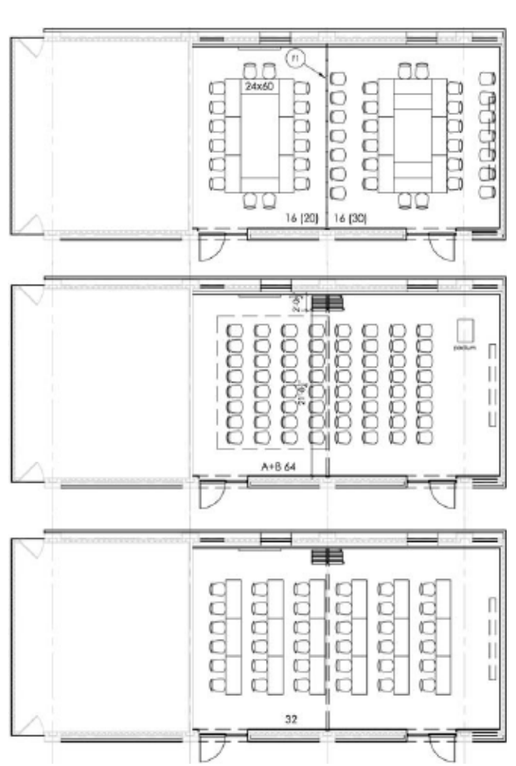
72 Faculty
29% Full time
71% Part time

14 degrees offered

PROGRAM:

Degree Programs: Master of Social Work, MS in Social Policy, MS in Nonprofit Leadership, PhD in Social Welfare, PhD in Clinical Social Work, Dual Degree Programs

MSW degree: 2 field internships

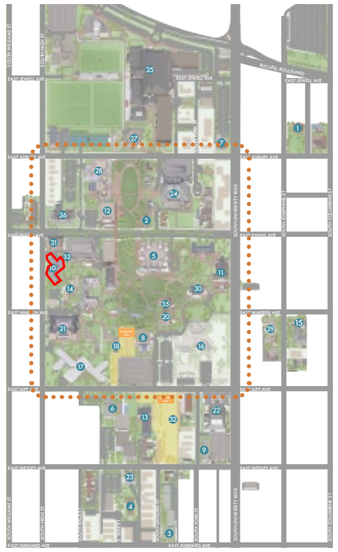


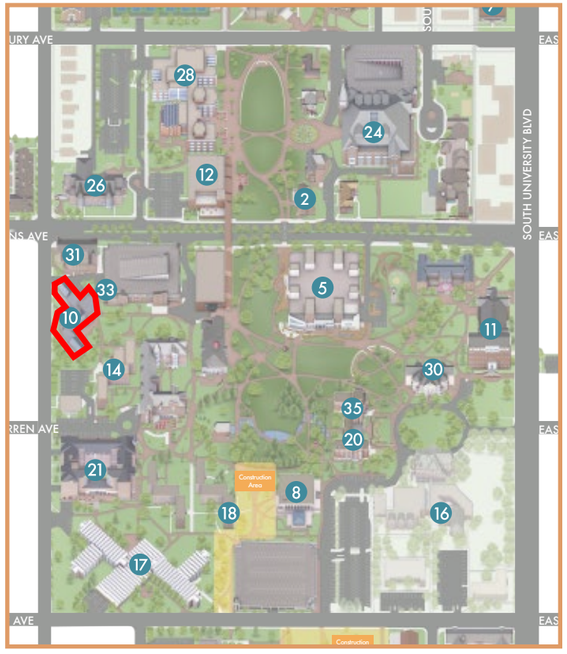
UNIVERSITY OF DENVER

GRADUATE SCHOOL OF SOCIAL WORK

FACILITIES:

Craig Hall (Information for new construction/expansion only)
Gross Area (sq. ft.):54,000
Year Built: 2005
Floors: 4
Architect:
Anderson Hallas Architects





PROGRAM:

Foundation - 4 courses per quarter for 2 quarters + Field Placement / Third quarter Field Placement
Concentration - 1 of 8 areas of concentration
On-Line program

Classes on Fridays
Classes 8:00am - 8:50pm
All classes in Craig Hall; 7 classrooms
Student/Faculty Ratio: 14/1; Average class size: 18

STUDENT/FACULTY NUMBERS:

504 Students
78% full time
32 PhD students

144 Faculty
27% Full time
71% Part time
5 degrees offered

PROGRAM:

Degree Programs: Master of Social Work, MS in Social Policy, MS in Nonprofit Leadership, PhD in Social Welfare, PhD in Clinical Social Work,

Concentrations: Child Welfare; Children and Youth; Family Systems Practice; Aging Services and Policy; Health and Wellness; Mental Health; Organizational Leadership and Policy Practice; Sustainable Development and Global Practice

MSW degree: one internship per year

CASE WESTERN UNIVERSITY

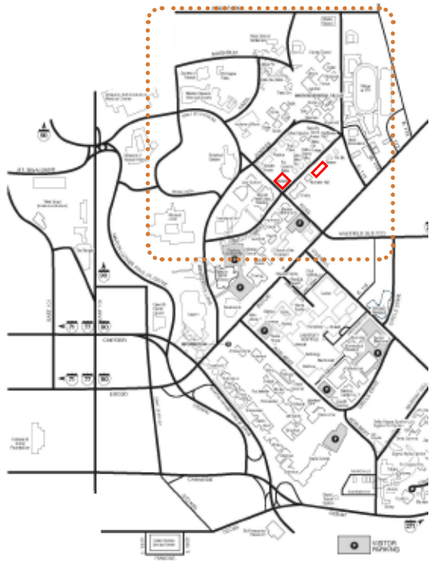
MANDEL SCHOOL OF APPLIED SOCIAL SCIENCES

FACILITIES:

2 new facilities:

Mandel School of Applied Social Sciences (2013)

Mandel Community Studies Center (2007)



PROGRAM:

2 Year (4 semester), in 8 areas of concentration. 15 credit hours per semester.
12 month, 18 month and 3 year intensive weekend programs are also available.

Friday, Saturday, and Sunday lectures
Several sections of most coursework
Classes: 8:30am - 8:30pm

STUDENT/FACULTY NUMBERS:

386 Students
80% full time
27 PhD students

92 Faculty
43% Full time
71% Part time

7 degrees offered

PROGRAM:

Degree Programs: Master of Social Work, Master of Science in Nursing, Doctor of Social Work, Doctor of Philosophy

Departments: Adults and Healthy Aging; Children, Youth and Families; Community, Organization and Business Innovation; Nursing

MSW degree: 2 field internships or 1,000 hours hands-on experience

UNIVERSITY OF SOUTHERN CALIFORNIA

DWORAK-PECK SCHOOL OF SOCIAL WORK

FACILITIES:

PROGRAM:

2 Year (4 semester), 3 Year (6 semester) and 4 year (8 semester) options are available. Weekend courses and distance learning offer flexibility.

Friday and Saturday lectures
Several sections of most coursework
Classes: 7:00am - 8:30pm

STUDENT/FACULTY NUMBERS:

3,200 Students

37 PhD students

114 Full Time Faculty

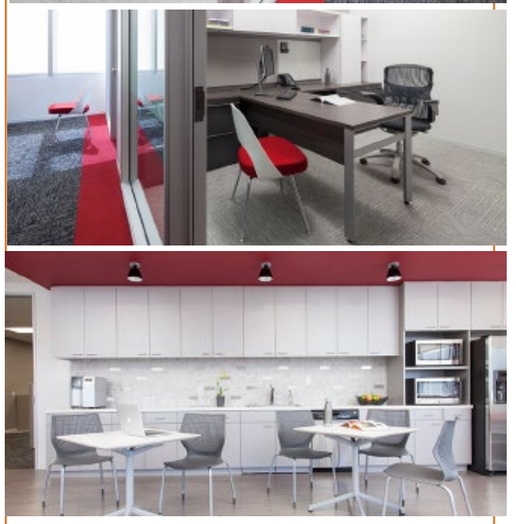
4 degrees offered

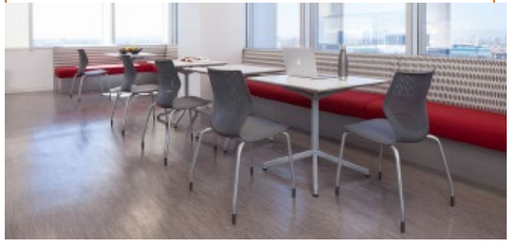
PROGRAM:

Degree Programs: Master of Social Work, Master of Science in Nursing, Doctor of Social Work, Doctor of Philosophy

Departments: Adults and Healthy Aging; Children, Youth and Families; Community, Organization and Business Innovation; Nursing

MSW degree: 2 field internships or 1,000 hours hands-on experience

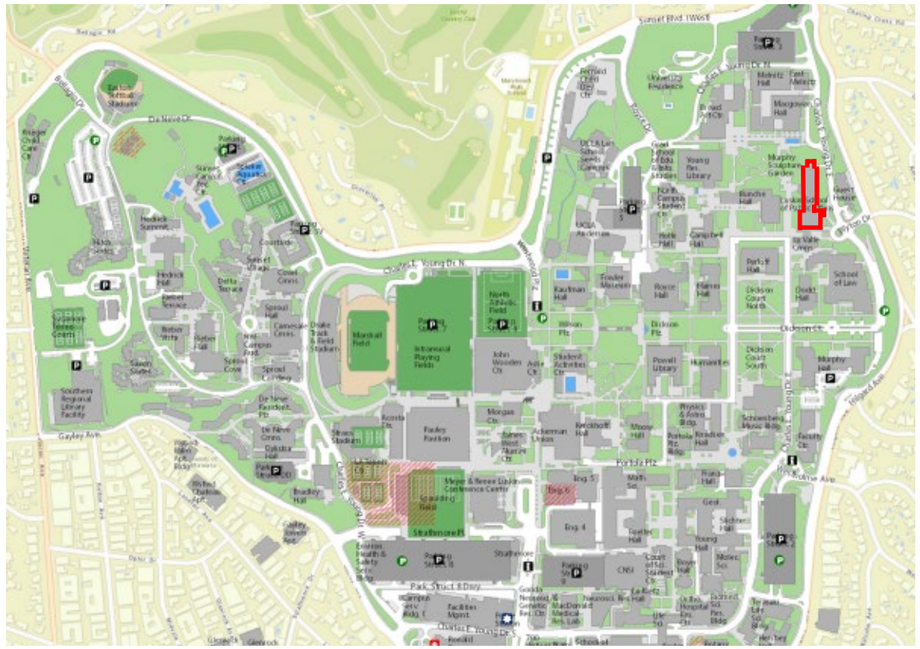


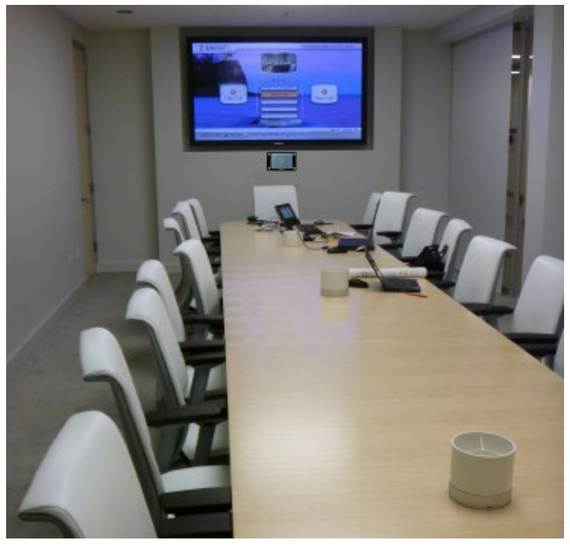


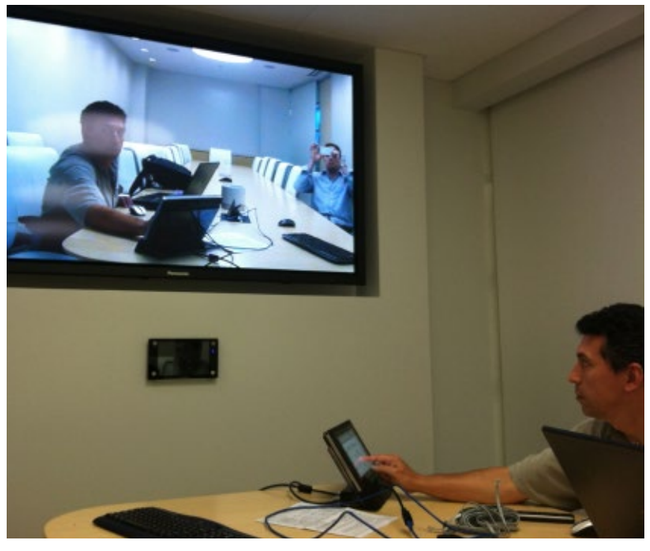
UNIVERSITY OF CALIFORNIA - LOS ANGELES

LUSKIN SCHOOL OF PUBLIC AFFAIRS

FACILITIES:







PROGRAM:

76 units of coursework over 6 quarters for the 2 year program. Field work required for all 6 quarters.

Classes 8:00am - 7:00pm with no classes between 12:15pm and 2:00pm.
M, W - Field Placement.
T, H - Classes,
F - Additional Field Activities/Placement.

STUDENT/FACULTY NUMBERS:

455 Students

30 - 40 PhD students

3 degrees offered

PROGRAM:

Degree Programs: Undergraduate Minor in Public Affairs, Gerontology (in collaboration w/ School of Medicine Division of Geriatrics), and Urban Regional Studies. Master of Social Welfare (4 concurrent degree programs: Asian-Am Studies, JD, MPH, MPP). Doctor of Social Welfare.

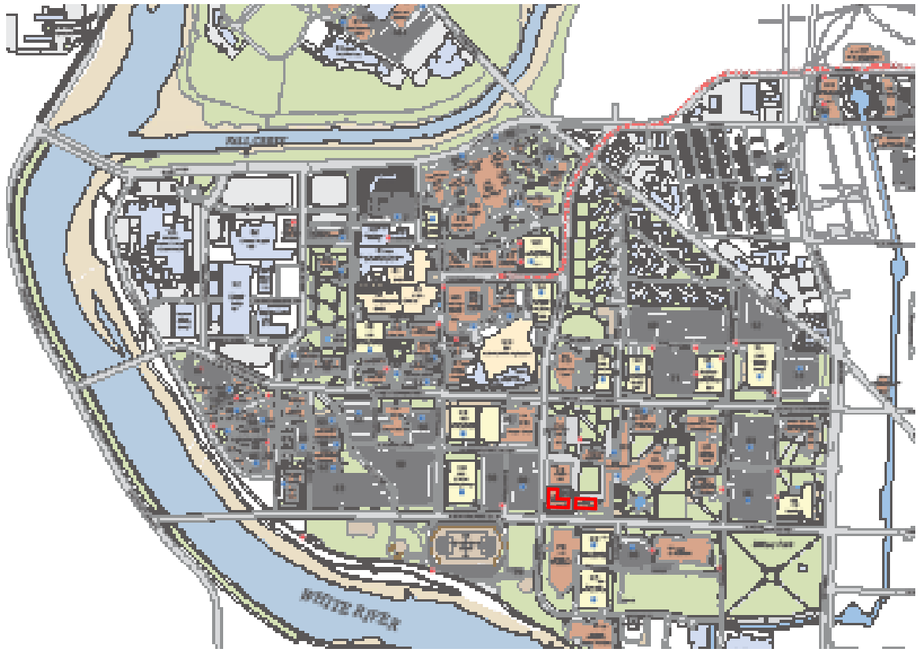
Concentrations: Adolescent Issues, Aging, Child Welfare, Immigration, Mental Health, Poverty

MSW degree: 2 tracks — Macro, for working on the level of organizational administration or policy; and Micro, for specializing in service delivery for individuals, families and groups. 2 field placements totaling 1,100 hours.

The UCLA Social Welfare Dept. is housed in the Luskin School of Public Affairs, together with Public Policy and Urban Planning.

INDIANA UNIVERSITY
SCHOOL OF SOCIAL WORK

FACILITIES:



PROGRAM:

2 year, 60 credit hour degree including Foundation, Intermediate and Advanced courses
5 Concentrations

Classes 9:00am - 9:50pm
Some Saturday classes available
Full-time and part-time available

STUDENT/FACULTY NUMBERS:

578 Students
84% full time
19 PhD students

144 Faculty
27% Full time
71% Part time

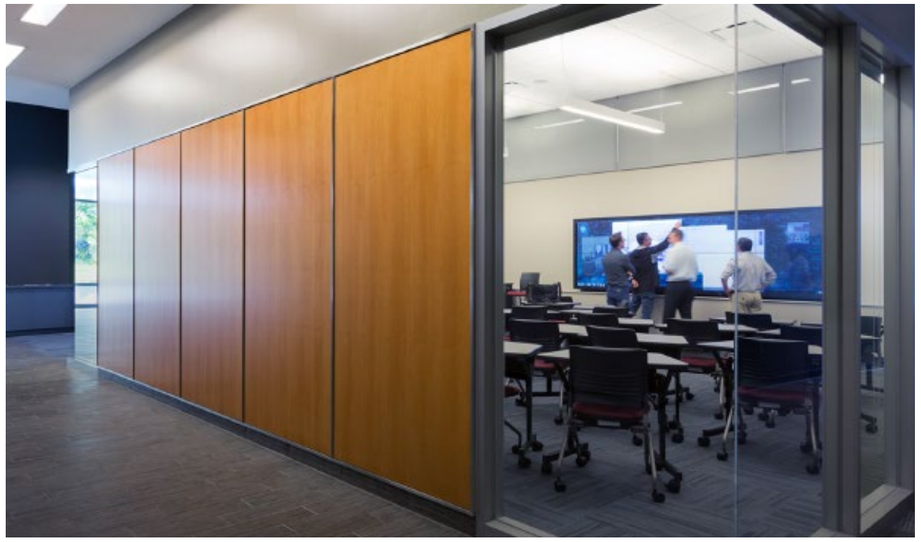
3 degrees offered

PROGRAM:

Degree Programs: Master of Social Work (joint JD or MPH), Bachelor of Social Work, Doctor of Philosophy Social Work

Concentrations: (MSW @ IUPUI Campus) Children, Youth+Families, Health, Leadership, Mental Health+Addictions, Schools

MSW degree: MSW degree: Immersion experience with 4 courses (can be skipped w/ Advanced Standing), Intermediate curriculum with 5 courses and 320 hours in field, then enter concentration curriculum.



WASHINGTON UNIVERSITY IN ST. LOUIS

BROWN SCHOOL OF SOCIAL WORK

FACILITIES:

Hillman Hall /Brown Hall / Goldfarb Hall
(Information for new construction and renovation only)
Gross Area (sq. ft.):106,000
Year Built: 2015
Floors: 4
Architect:
Moore Ruble Yudell / Mackey Mitchell

PROGRAM:

2 year 60 credit hour degree / Foundation +Foundation Practicum + Concentration Practicum

Classes:
- 7:00am - 8:30pm
- Classes M-F

STUDENT/FACULTY NUMBERS:

303 Students
100% full time
48 PhD students

141 Faculty
38% Full time
62% Part time

32 degrees offered

PROGRAM:

Degree Programs: Master of Social Work (with joint/dual degrees - MPH, MArch, MAEd, MBA, JD, MDiv, MAPS), Master of Public Health, Doctor of Social Work, Doctor of Public Health Sciences

Concentrations: Am-Indian+Alaska Native, Children Youth and Families, Health, Mental Health, Older Adults and Aging Societies, Social and Economic Development (international and domestic), Violence and Injury Prevention, Individualized

MSW degree: 9 concentrations and 6 specializations. 360 hours of foundation practicum and 600 hours of concentration practicum.

13 different research center affiliations.

Link on their website connects to fundraising campaign. Promotional video, list of priorities, message from Dean.

Hillman Hall Lecture Space

CLASSROOM UTILIZATION ANALYSIS

CLASSROOMS - SCHEDULE AND NEEDS ANALYSIS

The classroom needs for SSA were based on the following parameters:

Number of Students
- 200 1st year students
- 200 2nd year students
- 60 PhD students
- 50 Future Master's Program Students (yet to be defined)
- 50 Undergraduate Students per quarter with a maximum of two courses taught per week

Size of Classes
- 1st year students - average class size 25 for core courses and 25 for electives
- 2nd year students - average class size 20 for electives
- PhD students - average class size 12 for electives
- Future Master Program students - average class size of 25
- Undergraduates - average class size 50. Meeting schedule may be dictated by Registrar's office and may require meeting twice a week for 1.5 each for each class.

The Autumn and Winter Quarter course offerings typically include all core courses for 1st year students and electives for 2nd year. The Spring Quarter offers electives for both 1st and 2nd year.

An important part of the academic schedule is the required Field Work for both 1st and 2nd year students. 1st year students have required Field Work for Tuesday's and Thursday's and 2nd year students have required Field Work for Monday, Wednesday and Friday's.

EXISTING CLASSES ANALYSIS, 2015 - 2016 ACADEMIC YEAR

AUTUMN 2015

Masters

Class Level	Total Classes	Max. No. Students	Min. No. Students	Average	Total Students
300	22	29	6	25	542
400 / 600	30	48	11	21	630
	52			23	1,172

PhD

Class Level	Total Classes	Max. No. Students	Min. No. Students	Average	Total Students
500	7	20	6	12	80

WINTER 2016

Masters

Class Level	Total Classes	Max. No. Students	Min. No. Students	Average	Total Students
300	20	30	21	26	511
400 / 600	29	30	8	18	516
	49			21	1,027

PhD

Class Level	Total Classes	Max. No. Students	Min. No. Students	Average	Total Students
500	7	18	5	11	73

SPRING 2016

Masters

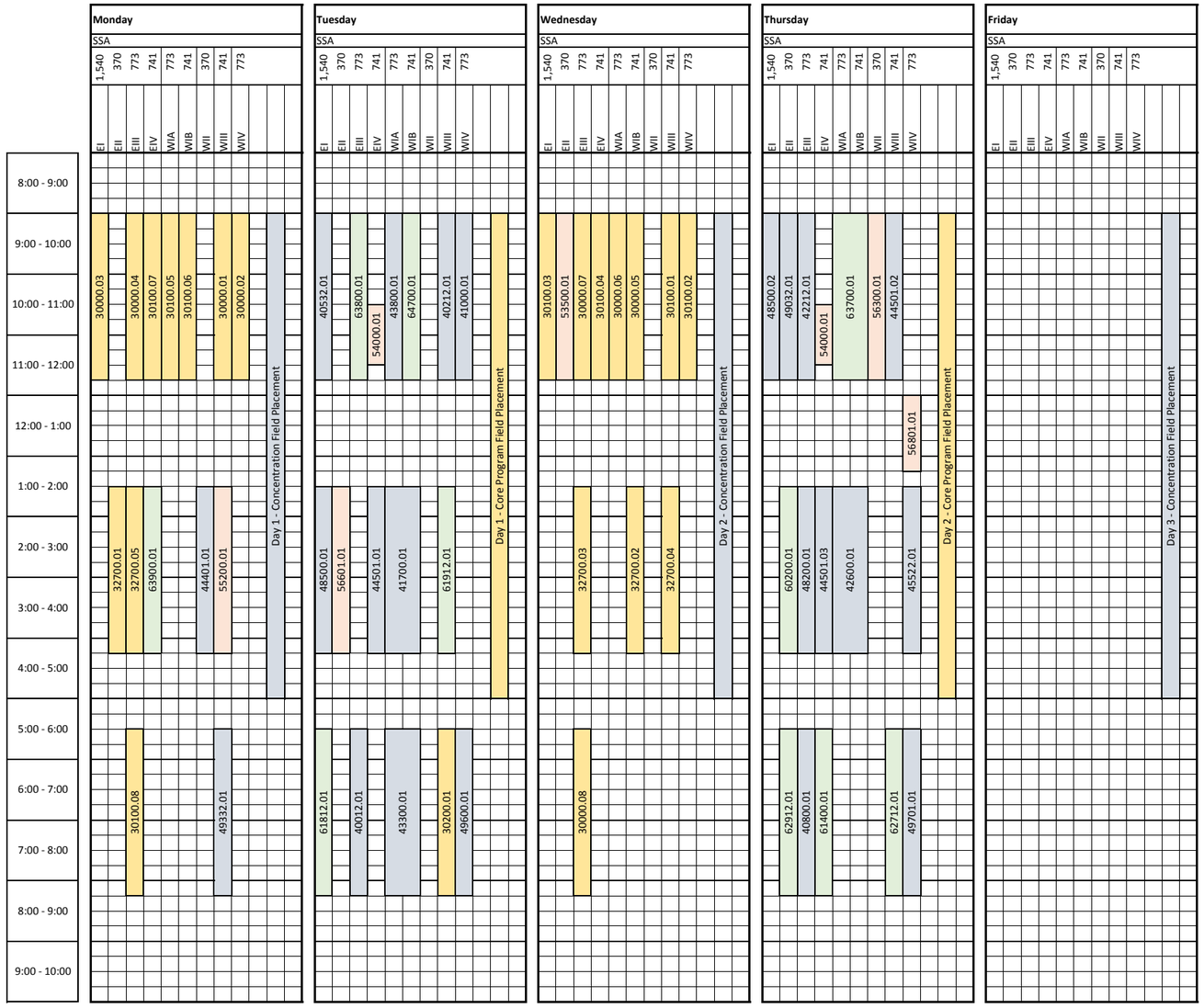
Class Level	Total Classes	Max. No. Students	Min. No. Students	Average	Total Students
300	1	20	20	20	20
400 / 600	47	96	6	27	1,274
	48			27	1,294

PhD

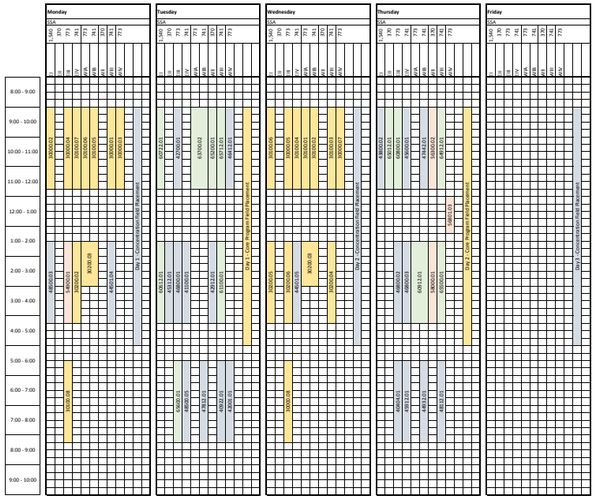
Class Level	Total Classes	Max. No. Students	Min. No. Students	Average	Total Students
500	7	35	1	12	83

SCHEDULE ANALYSIS, 2015 - 2016 ACADEMIC YEAR

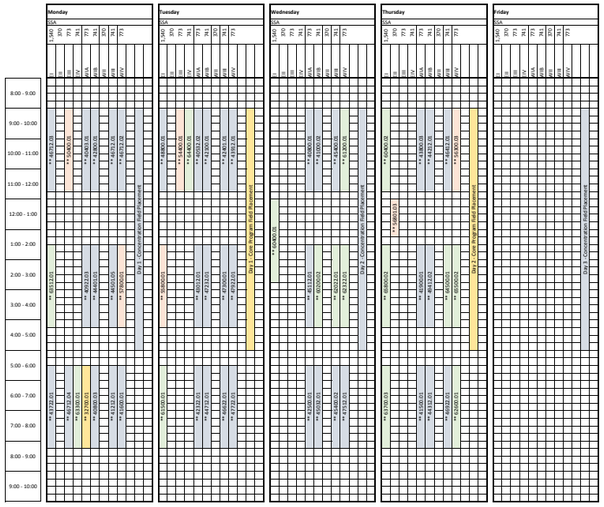
AUTUMN 2015



WINTER 2016

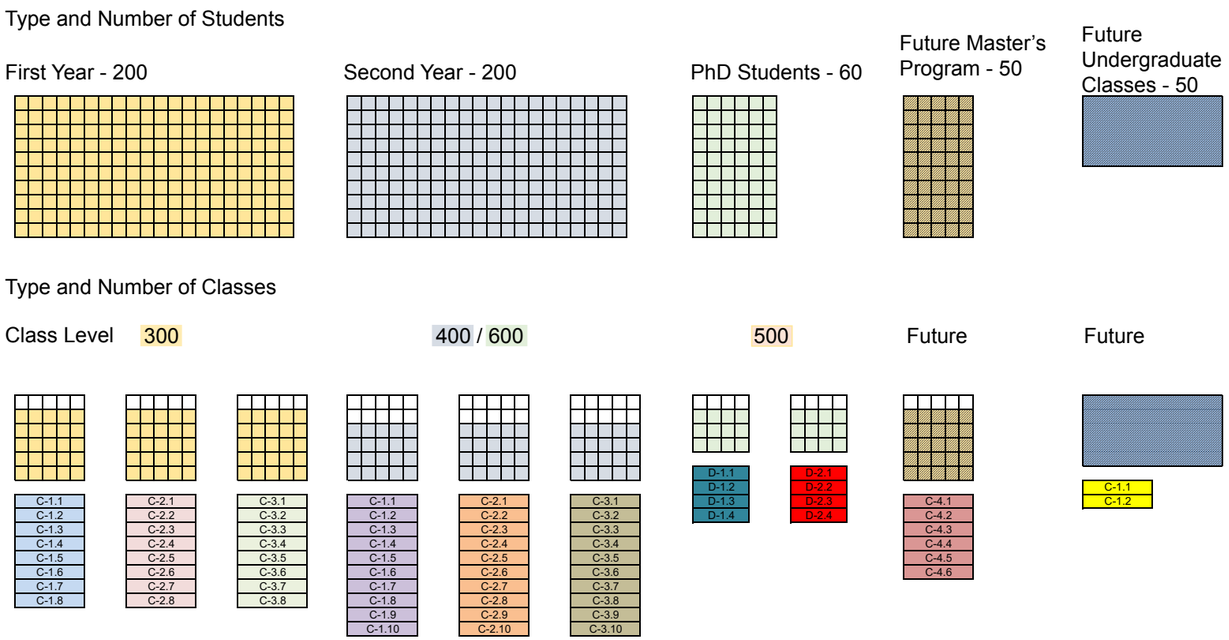


SPRING 2016



PROJECTED CLASSROOM NEEDS

CLASSROOM PROJECTIONS - AUTUMN / WINTER



AUTUMN / WINTER PROJECTIONS

Masters

Class Level	Total Classes	Max. No. Students	Min. No. Students	Average	Total Students
300	24	30	NA	25	600
400 / 600	30	30	NA	20	600
Future	6	30	NA	25	150
	60			22.5	1,350

PhD

Class Level	Total Classes	Max. No. Students	Min. No. Students	Average	Total Students
500	8	16	NA	12	96

Undergraduate

Class Level	Total Classes	Max. No. Students	Min. No. Students	Average	Total Students
Future	2	60	NA	50	100

CLASSROOM NEED PROJECTIONS - AUTUMN / WINTER

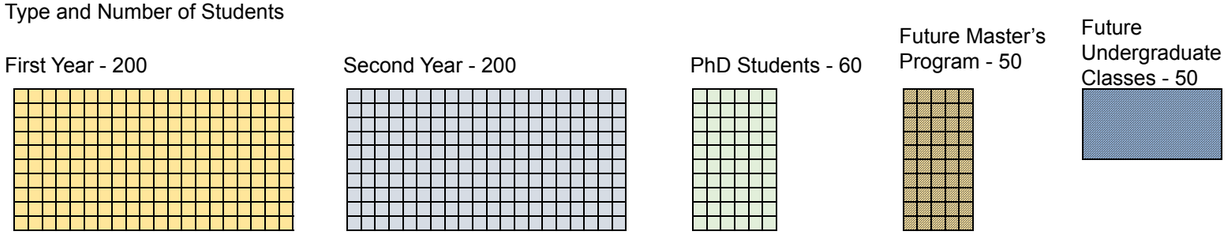
The projected number of classes is based on the total number of students, the number of hours per week classes meet and the average number of students per class.

Autumn / Winter Classes

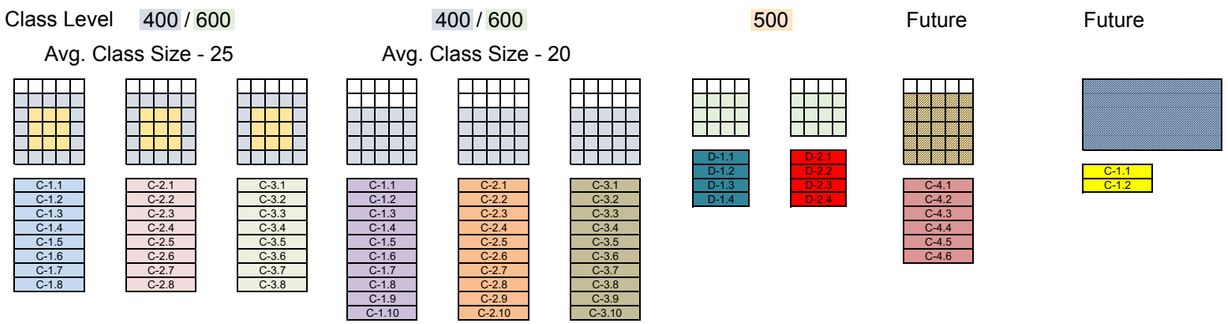
- 200 1st year students require 3 core courses (300 level) meeting once a week for 3 hours each. With an average class size of 25 students per class, the total number of courses required is 24.
- 200 2nd year students require 3 elective courses (400/600 level) meeting once a week for 3 hours each. With an average class size of 20 students per class, the total number of courses required is 30.
- 60 PhD students typically require 2 elective courses (500 level) meeting once a week for 3 hours each. With an average class size of 12 students per class, the total number of courses required is 8.
- 50 Future Master's students require 3 elective courses (level yet to be identified) meeting once a week for 3 hours each. With an average class size of 25 students per class, the total number of courses required is 6.
- 50 Future undergraduate students require 2 courses (level yet to be identified) meeting twice a week for 1.5 hours each. With an average class size of 50 students per class, the total number of 3 hour credit courses required is anticipated to be

CLASSROOM PROJECTIONS - SPRING

Type and Number of Students



Type and Number of Classes



SPRING PROJECTIONS

Masters

Class Level	Total Classes	Max. No. Students	Min. No. Students	Average	Total Students
400 / 600	24	30	NA	25	600
400 / 600	30	30	NA	20	600
Future	6	30	NA	25	150
	60			22.5	1,350

PhD

Class Level	Total Classes	Max. No. Students	Min. No. Students	Average	Total Students
500	8	16	NA	12	96

Undergraduate

Class Level	Total Classes	Max. No. Students	Min. No. Students	Average	Total Students
Future	2	60	NA	50	100

CLASSROOM NEED PROJECTIONS - SPRING

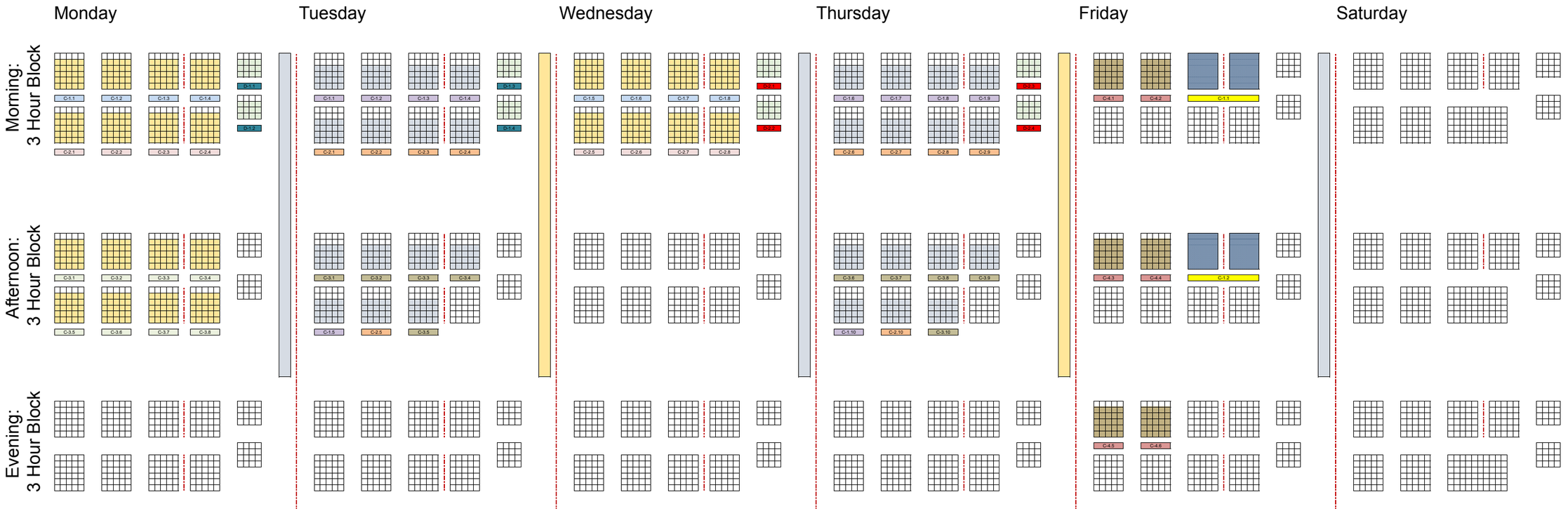
The projected number of classes is based on the total number of students, the number of hours per week classes meet and the average number of students per class.

Spring Classes

- 200 1st year students require 3 elective courses (400/600 level) meeting once a week for 3 hours each. With an average class size of 25 students per class, the total number of courses required is 24.
- All other course requirements are the same as the Autumn/Winter course load.

PROJECTED CLASSROOM NEEDS

AUTUMN / WINTER QUARTERS



CLASSROOMS - SCHEDULE ANALYSIS

The schedule analysis is based on the number of available classrooms, their seating capacity and the number of time slots that the rooms are available. The analysis assumes that the utilization of rooms target the morning and afternoon time slots as a first priority. With the 8 (30 person) classrooms and 2 (16 person) classrooms proposed, the number of required time slots can be accommodated in the morning and afternoon time slots Monday through Thursday for the 1st, 2nd year and PhD student. For planning purposes, the Wednesday afternoon time slot was left open since many of the School's internal committee meetings currently target that time slot for meetings.

Field Work is required for 1st and 2nd year students Monday through Friday and this activity is heavily coordinated with the various social services programs located in the community. The current pattern of classes for the 1st and 2nd year students, along with Field Work requirement, is well established and no changes are anticipated in the foreseeable future.

Level 300 Course (24 Req.)
30 seat classroom
83% Utilization
25 Students

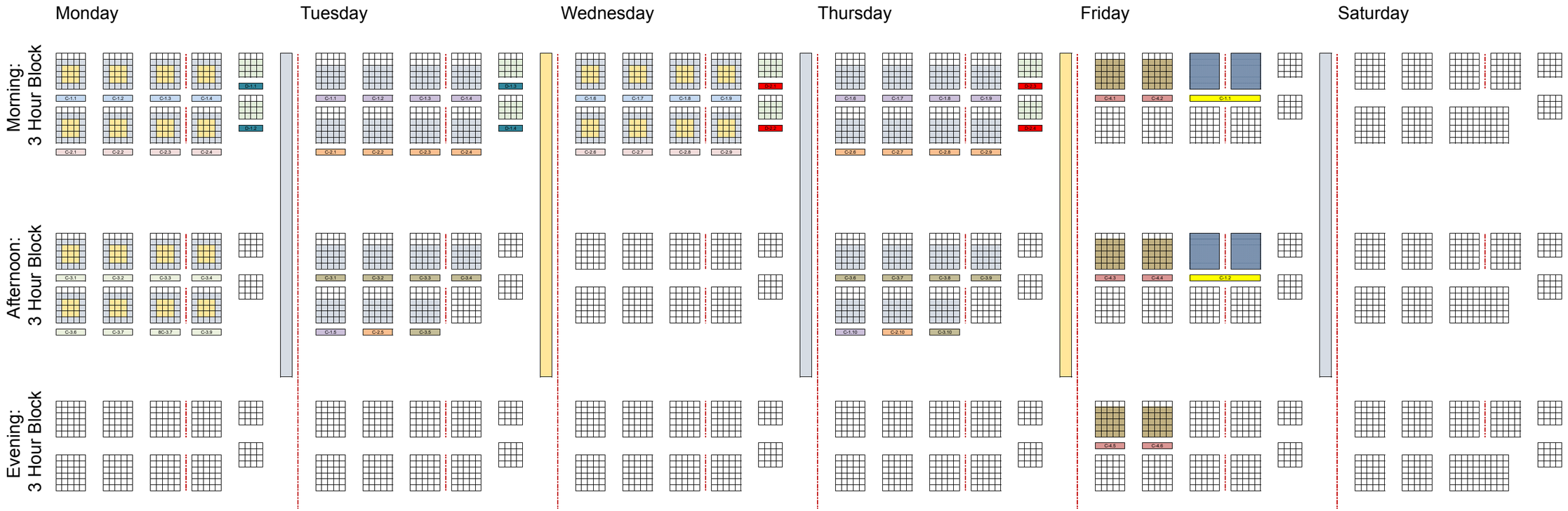
Level 400/600 Course (30 Req.)
30 seat classroom
67% Utilization
20 Students

Level 500 Course (8 Req.)
16 seat classroom
75% Utilization
12 Students

Future Master's Program (6 Req.)
30 seat classroom
83% Utilization
25 Students

Future Undergraduate Program (2 Req.)
60 seat classroom
83% Utilization
50 Students

SPRING QUARTER



Currently, there are a number of classes taught during the evening hours. For this analysis, classes that might shift to the evening would open up time slots earlier in the day. For future classes, i.e. Master's Program and Undergraduate courses, those time slots have been assigned to Friday as the day is completely available for additional classes. If it is desirable for these classes to be taught between Monday and Friday, evening classes or Wednesday afternoon would need to used to accommodate this need.

Some discussions mentioned the possibility of teaching on weekends. For the classes outlined as part of the conversation to date, we have assumed that all classes would be accommodated from Monday to Friday.

Level 400/600 Course (24 Req.)
30 seat classroom
83% Utilization
25 Students

Level 400/600 Course (30 Req.)
30 seat classroom
67% Utilization
20 Students

Level 500 Course (8 Req.)
16 seat classroom
75% Utilization
12 Students

Future Master's Program (6 Req.)
30 seat classroom
83% Utilization
25 Students

Future Undergraduate Program (2 Req.)
60 seat classroom
83% Utilization
50 Students

EXISTING CLASSROOMS ANALYSIS & RECOMMENDATIONS

CLASSROOM CONFIGURATION / FLEXIBILITY

The program calls for 8 (30 person) and 2 (16 person) classrooms. The buildings available to accommodate this program need are SSA and Woodlawn. The propose size of the 30 person rooms are 750 square feet or ideally a room with a 1 : 1 (27'-4" x 27'-4") or 1 : 1.2 (25'-0" x 30'-0") ratio in width to length.

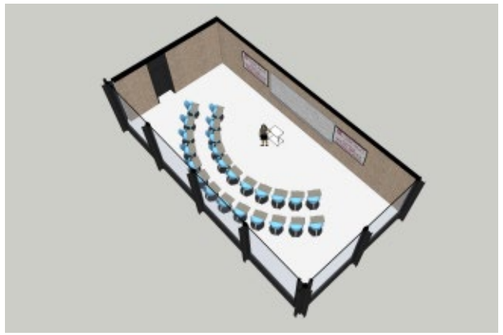
The structural grid within the Woodlawn building cannot accommodate rooms of this size as it was originally designed as an office building. The SSA building currently has rooms of this size but the original design was based on a 10'-0" planning grid and rooms with a 1 : 2 ratio were provided or 20'=0" x 40'-0". While these rooms are adequate in size, the shape is less than desirable. However, these rooms have met the need for classrooms for the SSA for many years.

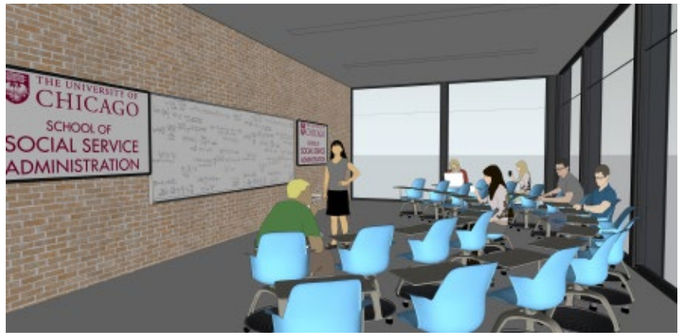
If the planning alternatives propose to reuse these rooms as classrooms, we offer the following alternatives to optimize these existing rooms for learning:

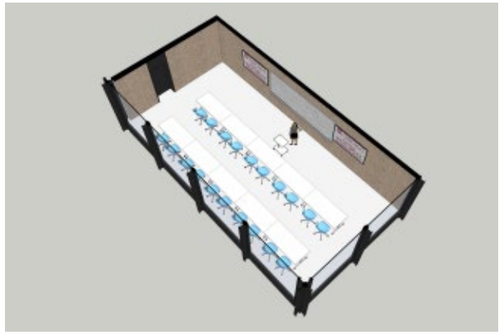
1. Room Type A - Rooms on the corner with two walls of glass. These rooms have glass along two sides of the room leaving one short wall for access from the corridor and one long wall as a teaching wall. These rooms may be better utilized for classes where the "front of the room" is the focal point. To accommodate technology, multiple large screen monitors should be considered to improve the sight lines for all students. The teaching zone (podium/blackboard or marker board) can still be located at the center of the room.

2. Room Type B - Rooms with one short wall of glass. These rooms have two longs walls for teaching surfaces and one short wall for access. These rooms may be considered for alternative methods of teaching requiring increased teaching zones or group work zones with access to individual monitors.

Alternative Room Configurations





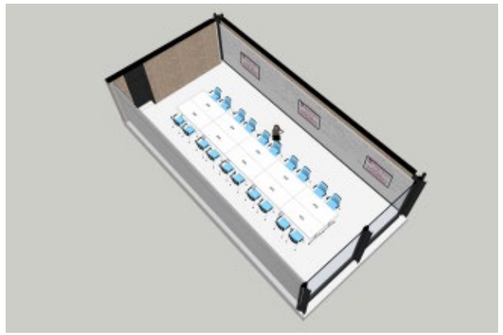


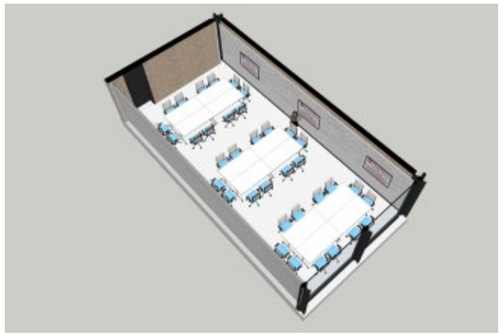
ROOM TYPE A - EXISTING CLASSROOMS, SSA BUILDING

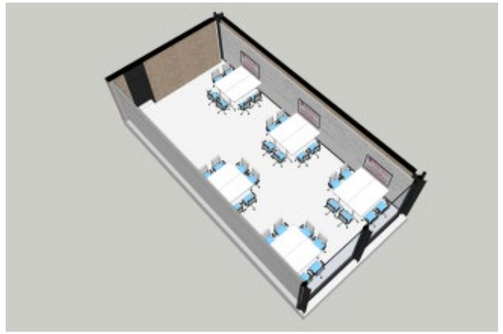
Room Characteristics

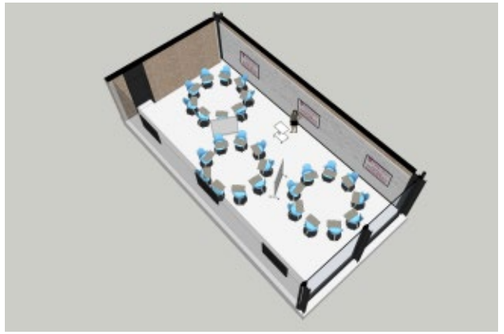
- Focal point towards a single wall
- Seating looking away from the windows
- Multiple monitors for improved viewing angles
- Teaching zone centered along single wall

Alternative Room Configurations










ROOM TYPE B - EXISTING CLASSROOMS, SSA BUILDING

Room Characteristics

- Teaching zones along both walls
- Flexibility in seating configuration to accommodate alternative pedagogies
- Multiple monitors for teams working in groups

PROGRAMMING

PROGRAMMING OVERVIEW

The space program is the result of a series of meetings with Working Group, the Core Group, the User Groups and a Faculty Workshop. These meetings occurred during the Winter of 2016 and the Spring of 2017. The space program identifies a list of spaces to meet the projected needs of the School of Social Services Administration (SSA) for the next ten years.

The program identifies key program components in the following categories:
Amenity Spaces
Learning Spaces
Student Spaces
Faculty Spaces
Research Spaces
Staff and Administration
Infrastructure

Program meetings were conducted during the months of January, February and March in 2017. The Core Group (CG) and the Working Group (WG) provided ongoing guidance during this time regarding the spaces needs identified in the User Group Meetings.

PROGRAMMING PRINCIPLES (Guidance for making space program decisions)

As previously documented, the programming effort established the Programming Principles as a guide for making space program decisions during the project. The principles were established as a result of meetings with the Working Group.

SPACE PROGRAM

The space program for the SSA has been defined in two categories; 1)Optimal Growth and 2) Modified Growth. Both versions of the program account for all spaces needs associated with Amenity, Learning, Student, Staff and Administration, and Infrastructure. The variable is the amount of Research Space and the number of Research Director positions for the future.

Optimal Growth
The Optimal Growth program accounts for an increase of 9 faculty positions, 9 Research Directors and 81 additional Research Staff. The total net assignable square footage (NASF) associated with this version of the program is 70,229 NASF.

Modified Growth
The Modified Growth program accounts for an increase of 9 faculty positions, 5 Research Directors and 45 additional Research Staff. The total net assignable square footage (NASF) associated with this version of the program is 65,548 NASF.

Room Size Factors
The space program is comprised of large and small spaces, i.e. large classrooms and small office spaces. To calculate the total NSF amongst the smaller spaces, additional area must be added to the individual room areas to account for internal corridors, partitions, structural members, and planning inefficiencies. To account for this additional area, a Room Size Factor was added based on the standards recommended by the General Services Administration (GSA) recommendations for planning purposes.

Rooms size	Factor
Less than 100 sf	1.4
Less than 150 sf	1.3
Less than 500 sf	1.2
Less than 1,000 sf	1.1
Greater than 1,000 sf	1.0

For the purposes of the space program, it is assumed that the Optimal Growth program will initially be used for planning purposes until the budget can be further defined. Therefore, the following pages provide the detail associated to the Optimal Growth program. Optional scenarios will be explored regarding planning strategies for the SSA and Woodlawn Buildings. Numerous factors will determine the final program including the following:

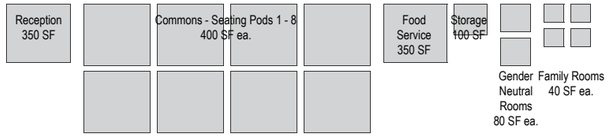
- Efficiency - The existing layout of the rooms within the SSA and Woodlawn Building are not conducive to the some of the proposed open work spaces associated with the Research Space. Should the budget not allow for reconfiguration of these existing spaces, the program may be less efficient and require more area to meet the needs of SSA.

- Budget - The program identifies the spaces and the net area required for each activity. As the planning effort identifies various program distribution options within the SSA and Woodlawn buildings, each alternative will need to be weighed against the available budget and implementation strategies.

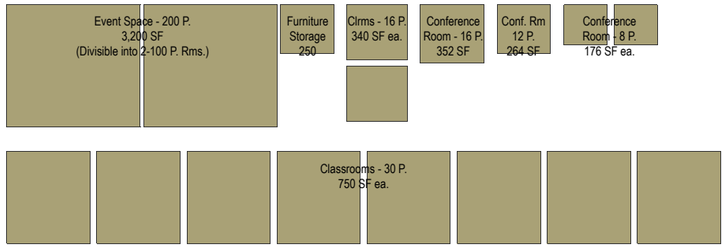
- Growth - The structure of the academic program is well established and unlikely to change with regard to the Master's Program. Additional programs may be considered but it appears that most of the classroom needs can be accommodated within the existing classrooms in the SSA Building. The research program is prone to significant change in a short period of time depending on the success of grants and other funding. As space is developed for the research activities, it will be important to optimize the flexibility of these spaces. The ability to have research programs both grow and contract within the same space will be critical for the future.

OPTIMAL GROWTH PROGRAM Total - 70,229 NSF

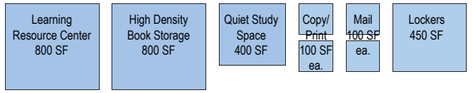
Amenity Space
4,618 NSF



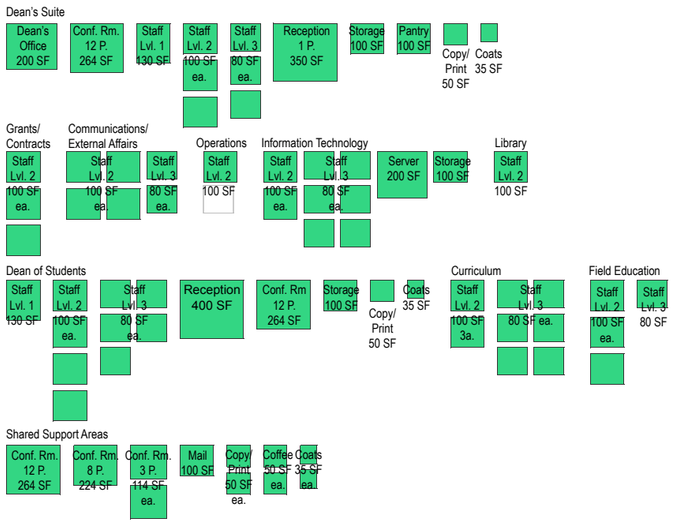
Learning Space
12,103 NSF



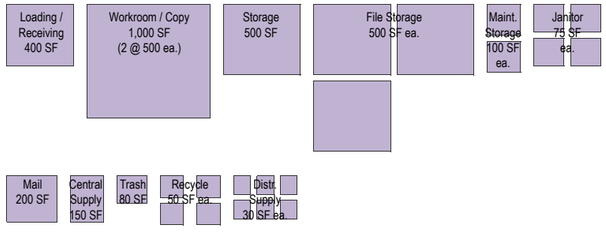
Student Space
3,300 NSF



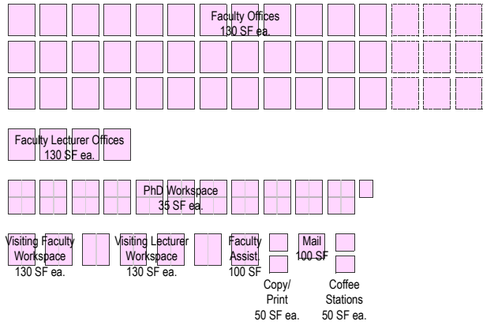
Staff and Administration
9,955 NSF



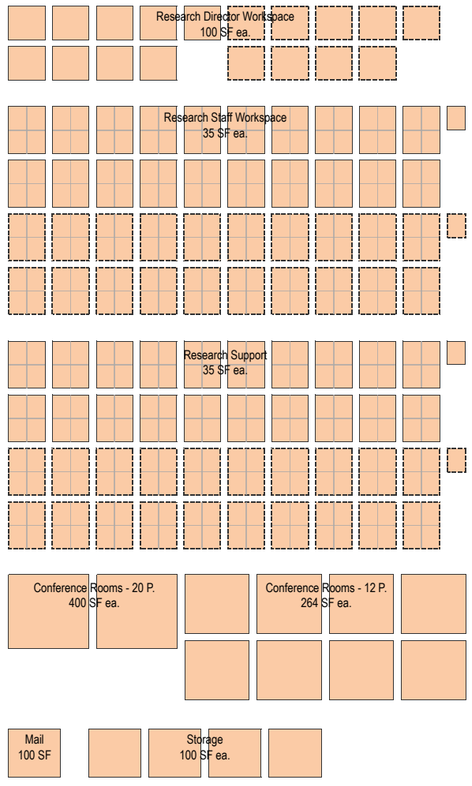
Infrastructure
5,938 NSF



Faculty Space
11,956 NSF



Research Space
22,360 NSF



PROGRAM - SUMMARY OF SPACES

	Quantity	NSF/Unit	NSF	Subtotal NSF	Room Size Factor	Departmental NSF	Subtotal Dept. NSF	Total Dept. NSF	Comments
Amenity Space								**4,618**	
Central Shared Space				3,550			3,620		Central Shared Space
Reception / Lobby	1	350	350		1.20	420			
Commons			**3,200**		1.00	3,200			Seating pods should provide for a variety of seating configurations
Seating Pod 1	1	400							*Casual seating - 12 P @ 33.33 NSF / Person*
Seating Pod 2	1	400							*Casual seating - 12 P @ 33.33 NSF / Person*
Seating Pod 3	1	400							*Casual seating - 12 P @ 33.33 NSF / Person*
Seating Pod 4	1	400							*Casual seating - 12 P @ 33.33 NSF / Person*
Seating Pod 5	1	400							*Conference tables - 17 P @ 2, 4 and 6 P tables*
Seating Pod 6	1	400							*Conference tables - 17 P @ 2, 4 and 6 P tables*
Seating Pod 7	1	400							*Conference tables - 17 P @ 2, 4 and 6 P tables*
Seating Pod 8	1	400							*Conference tables - 17 P @ 2, 4 and 6 P tables*
Food Service				450			550		Food Service
Cafeteria									
Seating Area									Seating located w/in Commons Seating Pods - Central Shared Space
Kitchen									
Prep / Server Area	1	350	350		1.20	420			Area to be confirmed by selected Food Vendor
Storage	1	100	100		1.30	130			Area to be confirmed by selected Food Vendor
Miscellaneous				320			448		Miscellaneous
Gender Neutral Restroom	2	80	160		1.40	224			
Family / Mother's Room	4	40	160		1.40	224			
Learning Space								**12,103**	
Classrooms				10,130			10,941		Classrooms
Event/Classroom - 200 P.	1	3,200	3,200		1.00	3,200			Capable of being divided into two rooms of 1,600 NSF
Classroom - 30 P.	8	750	6,000		1.10	6,600			Area based on existing classrooms in the SSA Building
Classroom - 16 P.	2	340	680		1.20	816			
Conference Space - Shared				968			1,162		Conference Space - Shared
Conference Room - 16	1	352	352		1.20	422			Not scheduled for classes
Conference Room - 12	1	264	264		1.20	317			Not scheduled for classes
Conference Room - 8	2	176	352		1.20	422			Not scheduled for classes
Furniture Storage	1	250	250		1.30	325			

AMENITY SPACE

Central Shared Space
The Central Shared Space is envisioned as informal gathering space and should consist of a variety of seating for both casual and meeting arrangements. This space should also serve as a Pre-Function space for events.

Food Service
Food service has been provided based on the current space allocated to SSA's vending service. It is recommended that Food Service be visible and engage with the Central Shared Space. Seating for the Food Service can be shared with the seating in the Central Shared Space.

LEARNING SPACE

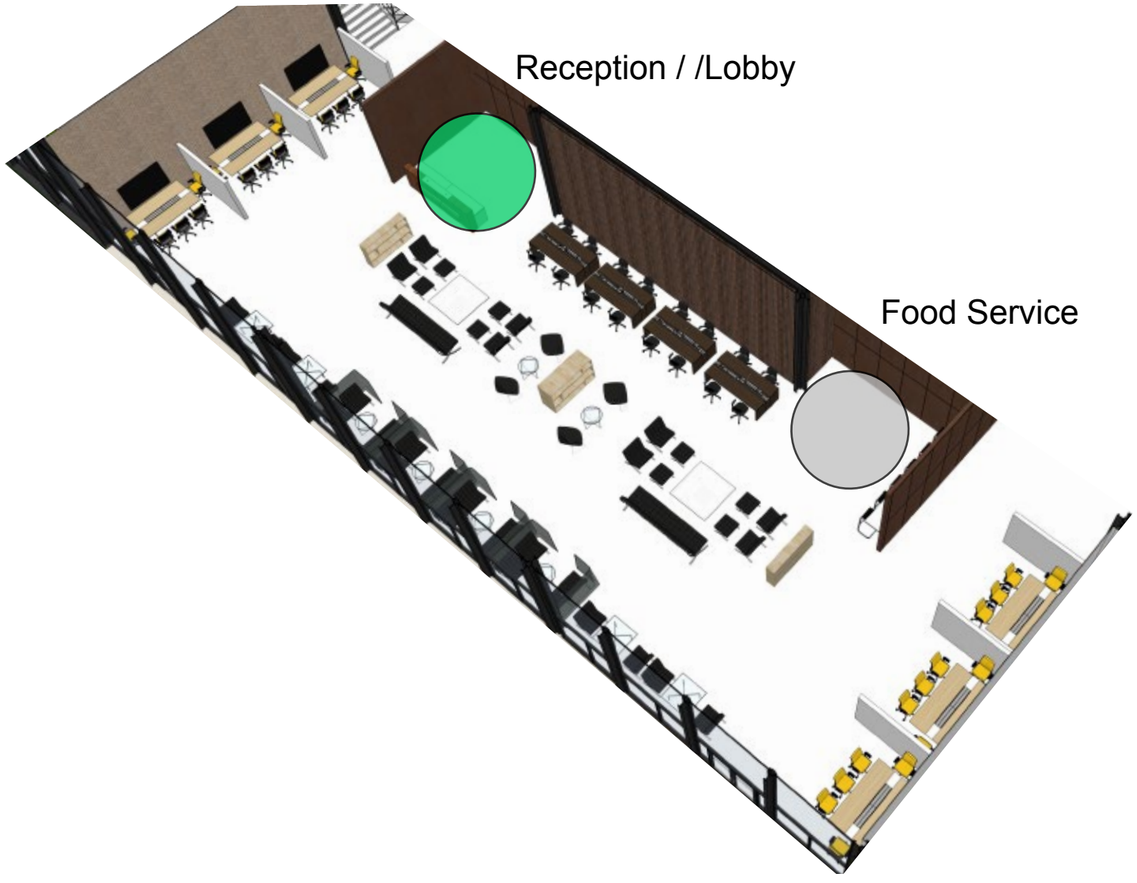
Event Space / Large Divisible Classroom
SSA is in need of a dedicated event with a capacity of 200 people. This space should be divisible and serve as two large 100 person classrooms.

Classrooms
Eight 30 person and two 16 person classrooms are required in addition to large event/classroom space.

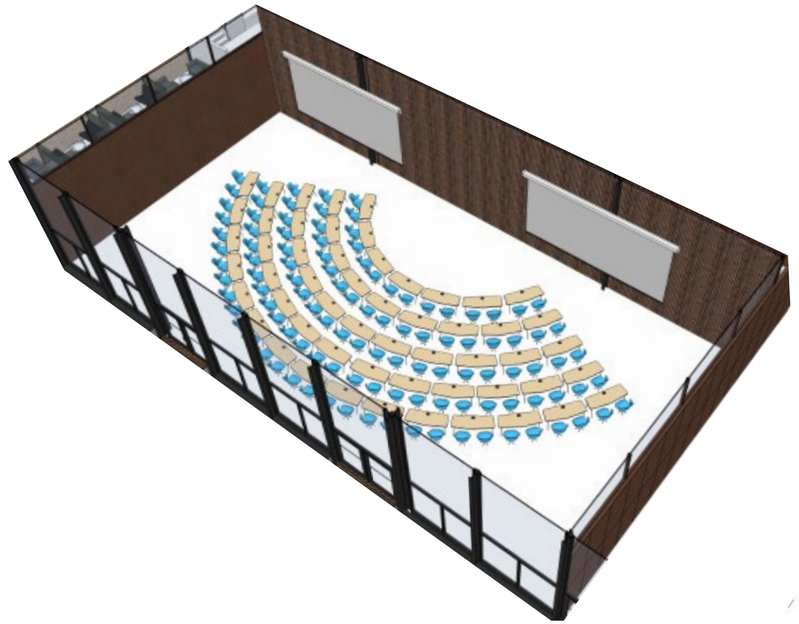
Conference Space
Four additional conference rooms are provided to meet the needs of the program and should not be schedule for classes. Additional conference rooms are provided in the Staff & Administration program.

CENTRAL SHARED SPACE

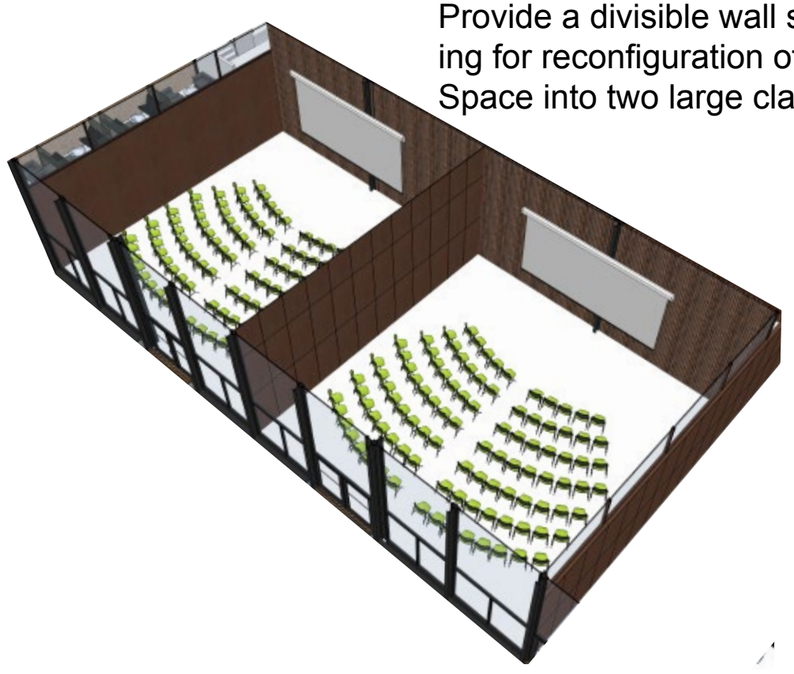
Provide a variety of seating arrangements



LARGE CLASSROOM / EVENT SPACE



Provide a divisible wall system allowing for reconfiguration of the event Space into two large classrooms



	Quantity	NSF/Unit	NSF	Subtotal NSF	Room Size Factor	Departmental NSF	Subtotal Dept. NSF	Total Dept. NSF	Comments
Student Space				2,850			3,300	**3,300**	
Learning Resource Center	1	800	800		1.10	880			Includes shared computer space
High Density Library Shelving	1	800	800		1.10	880			Target of 25,000 volumes
Quiet Study Space	1	400	400		1.20	480			Separate form Commons Area
Copy / Printer Area	2	100	200		1.30	260			
Mailbox Area	2	100	200		1.30	260			
Lockers	1	450	450		1.20	540			
Faculty Space				9,060			11,956	**11,956**	
Faculty Workspace	36	130	4,680		1.30	6,084			
Faculty Workspace (Future growth)	9	130	1,170		1.30	1,521			
Lecturer Workspace	4	130	520		1.30	676			
Visiting Faculty Workspace	2	130	260		1.30	338			Shared office space
Visiting Lecture Workspace	4	130	520		1.30	676			Shared office space
PhD Students @ 75%	45	35	1,575		1.40	2,205			60 total PhD students (space allocated @ 75% of total or 45)
Faculty Assistants	1	35	35		1.30	46			
Printer/Copy Area	2	50	100		1.40	140			
Faculty Mailroom	1	100	100		1.30	130			
Coffee Stations	2	50	100		1.40	140			
Research Space				16,552			22,360	**22,360**	
Research Staff - Director	9	100	900		1.30	1,170			
Research Staff - Director (Future growth)	9	100	900		1.30	1,170			
Research Staff - Workspace	81	35	2,835		1.40	3,969			Shared office space
Research Staff - Workspace (Future growth)	81	35	2,835		1.40	3,969			Shared office space
Research Support Space	81	35	2,835		1.40	3,969			Shared space supporting both open and enclosed research support spaces
Research Support Space (Future growth)	81	35	2,835		1.40	3,969			Shared space supporting both open and enclosed research support spaces
Conference Room - 20	2	400	800		1.20	960			Not scheduled for classes
Conference Room - 12	8	264	2,112		1.20	2,534			Not scheduled for classes
Mailbox Area	1	100	100		1.30	130			
Storage	4	100	400		1.30	520			
Infrastructure				5,210			5,938	**5,938**	
Loading Dock / Receiving	1	400	400		1.20	480			
Work / Copy / Mail Room	2	500	1,000		1.00	1,000			
Storage	1	500	500		1.10	550			
File Storage	4	500	2,000		1.10	2,200			
Maintenance Storage	2	100	200		1.30	260			
Janitor's Closets	4	75	300		1.40	420			
Central Supplies	1	150	150		1.20	180			
Distributed Supply Closets	6	30	180		1.20	216			
Trash Holding Area	1	80	80		1.40	112			
Recycling Holding Area	4	50	200		1.40	280			
Mail Room	1	200	200		1.20	240			

STUDENT SPACE

Student support spaces include Learning Resource Center (with high density storage for 25,000 volumes) Quiet Study Space, Copy/Print, Mailbox and Locker spaces. The Learning Resource Center should be adjacent to the High Density Book Storage and the Library staff. Seating should be open access and separate from the Central Shared Spaces seating.

FACULTY SPACE

All Faculty, Lecturer, PhD Student and support spaces have been consolidated in this component. Faculty offices need to be adjacent to the research space.

RESEARCH SPACE

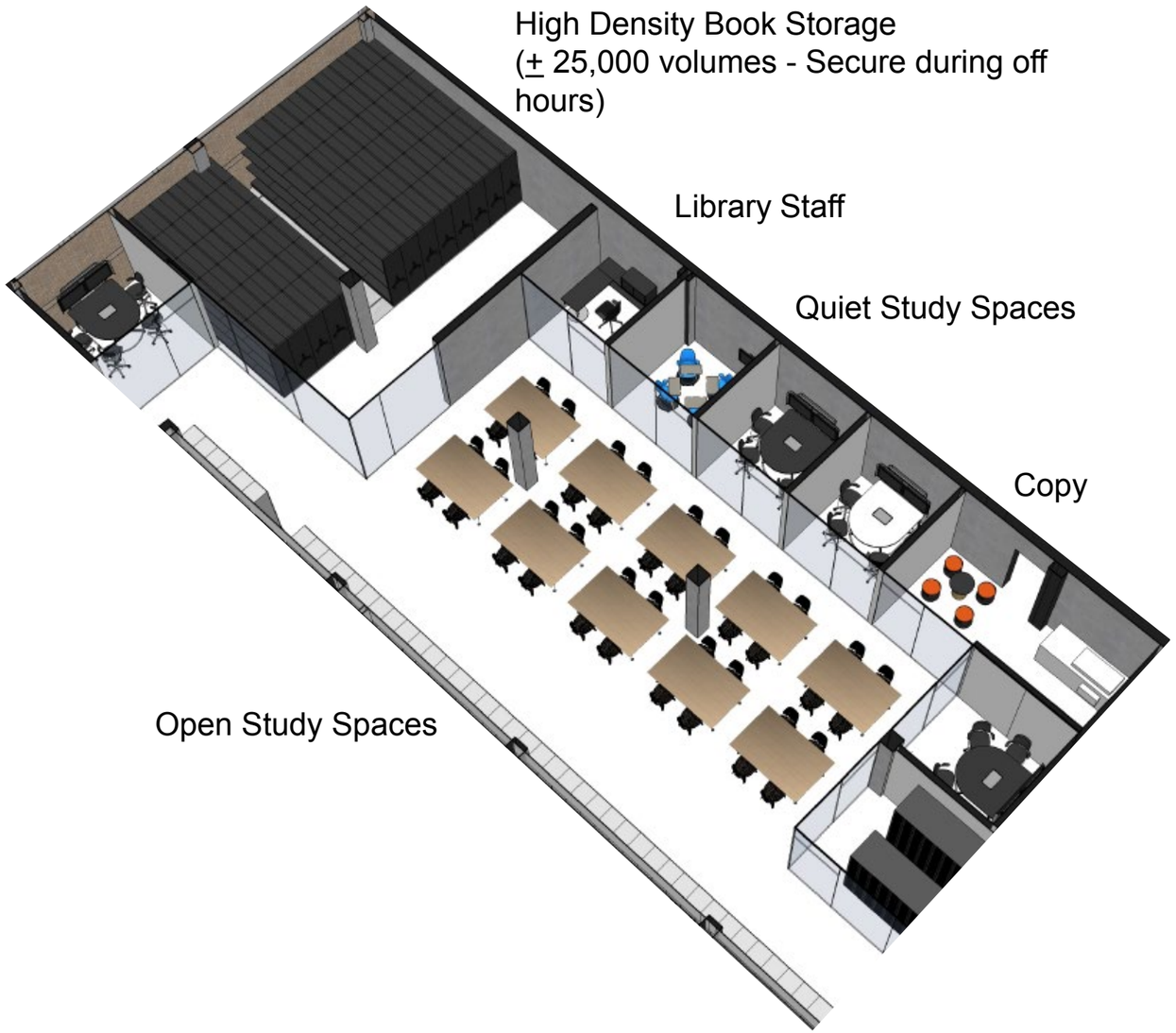
Research space should consist of flexible seating configurations for various sizes of research groups. Group sizes could range fro 2 to 20 people in size. Support space has been allocated to allow for a range of space types to support individual research needs. Support spaces may include interview rooms, tele-conference spaces, etc..

An allocation of 35 NSF per space is intended to provide for flexibility in the configuration of both the seating and support spaces. Research Director offices should be adjacent to the research spaces.

INFRASTRUCTURE

Spaces provided within the Infrastructure component are targeted to support the operations of SSA. The distribution of the Infrastructure components between the two buildings under consideration will depend on where the various program components are located. Other University programs are also located within the Woodlawn Building and may need to considered as part of the overall infrastructure needs for the building.

LEARNING RESOURCE CENTER

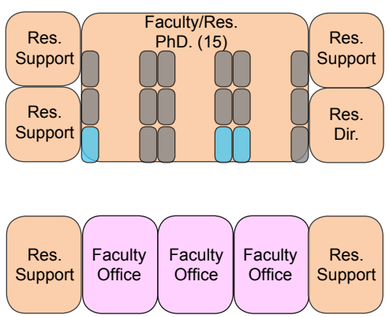


FACULTY / RESEARCH

Flexible Research Modules

Allocation per 3 Faculty

Shared Workspace
- 15 Research Seats
- 2.5 Research Directors
- 3 Printer Station
- 4 Research Support Spaces



		Quantity	NSF/Unit	NSF	Subtotal NSF	Room Size Factor	Departmental NSF	Subtotal Dept. NSF	Total Dept. NSF	Comments
Staff and Administration									**9,955**	
Dean's Suite					1,764			2,244		
Dean Workspace		1	200	200		1.20	240			
Conference Room - 12 P.		1	264	264		1.20	317			Not scheduled for classes
Staff - Level 1		1	130	130		1.30	169			
Staff - Level 2		3	100	300		1.30	390			
Staff - Level 3		3	80	240		1.40	336			
Reception		1	350	350		1.20	420			
Coat Closet		1	30	30		1.40	42			
Printer / Copy Area		1	50	50		1.40	70			
Storage		1	100	100		1.30	130			
Pantry		1	100	100		1.30	130			
Grants and Contracts					300			390		
Staff - Level 2		3	100	300		1.30	390			
Communications / External Affairs					560			744		
Staff - Level 2		4	100	400		1.30	520			
Staff - Level 3		2	80	160		1.40	224			
Operations					100			130		
Staff - Level 2		1	100	100		1.30	130			
Staff - Level 3		1	-	-		1.20	-			To be located with the Lobby
Information Technology					980			1,302		
Staff - Level 2		2	100	200		1.30	260			
Staff - Level 3		6	80	480		1.40	672			
Server Room		1	200	200		1.20	240			
Storage/Workroom		1	100	100		1.30	130			
Library					100			130		
Staff - Level 2		1	100	100		1.30	130			To be located with the Learning Resource Center
Dean of Students Office / Admissions					1,724			2,205		
Staff										
Staff - Level 1		1	130	130		1.20	156			
Staff - Level 2		4	100	400		1.30	520			
Staff - Level 3		5	80	400		1.40	560			
Shared Common Spaces										
Reception		1	350	350		1.20	420			
Coat Closet		1	30	30		1.40	42			
Conference Room - 12 P.		1	264	264		1.20	317			Not scheduled for classes
Printer / Copy Area		1	50	50		1.40	70			
Storage		1	100	100		1.20	120			
Curriculum					1,060			1,434		
Staff - Level 2		2	100	200		1.30	260			
Staff - Level 3		6	80	480		1.40	672			
Field Education										
Staff - Level 2		3	100	300		1.30	390			
Staff - Level 3		1	80	80		1.40	112			
Shared Support Areas					1,076			1,376		
Coffee Station		2	50	100		1.40	140			
Admin Mail Room		1	100	100		1.30	130			
Coat Closets		2	30	60		1.40	84			
Printer / Copy Area		2	50	100		1.40	140			
* Conference Room - 12		1	264	264		1.20	317			Not scheduled for classes
* Conference Room - 8		1	224	224		1.20	269			Not scheduled for classes
* Conference Room - 3		2	114	228		1.30	296			Not scheduled for classes
	Total NSF			**56,754**			Total Departmental NSF		**70,229**	
							Overall Room Size Factor		**1.24**	

STAFF AND ADMINISTRATION

Office Space Considerations

The organization of the various units within the Staff and Administration may vary depending on the specific task associated with each group. Some groups may be more open to an all open office concept whereas others may require more privacy.

In addition, some groups may consider an open office work environment as they will likely benefit from an increase in the amount of daylight and views from within the existing building given the existing window pattern on the exterior.

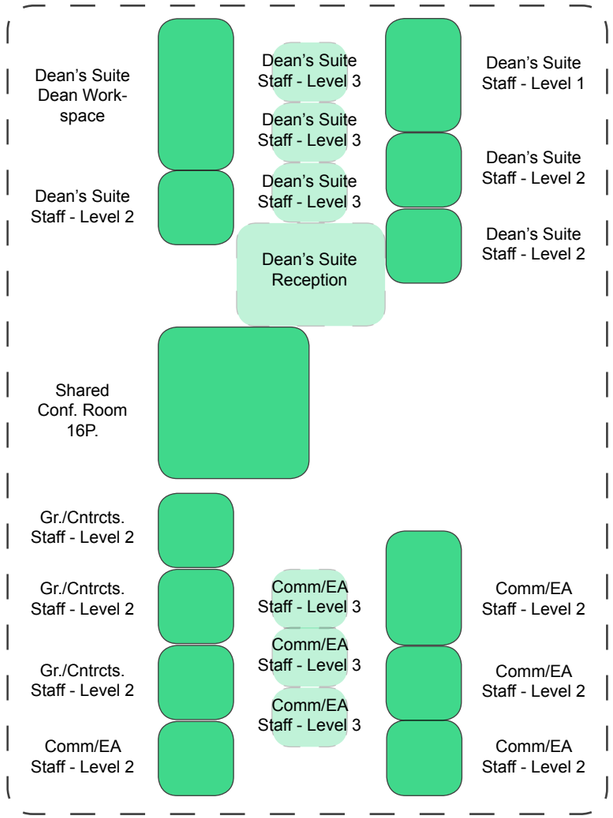
While an open office concept is desirable for some spaces, others will require privacy. A variety of conference spaces will need to be provided for those located in open office environments for meetings and private telephone conversations.

Student Affairs and Curriculum/Field Work

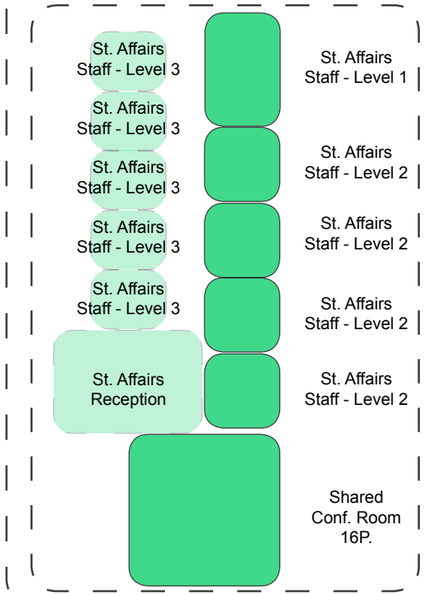
It is desirable for these groups to be easily accessible to both current and potential students. Therefore, a location near the classrooms and the main entrance for SSA is desirable.

ADMINISTRATION

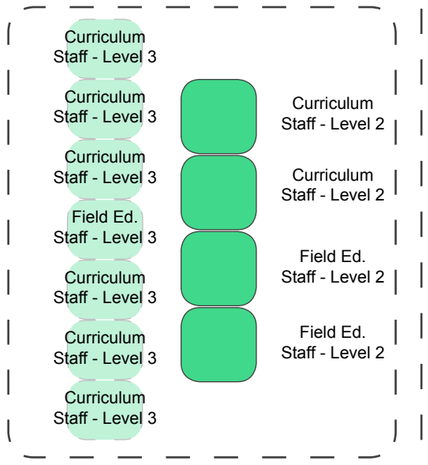
Dean



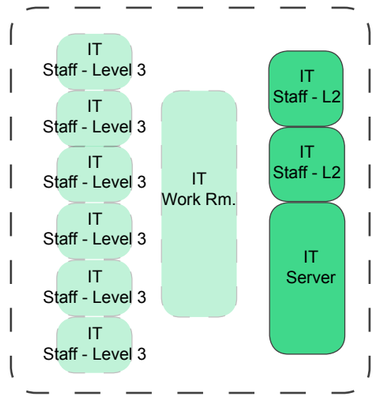
Student Affairs



Curriculum / Field Ed.

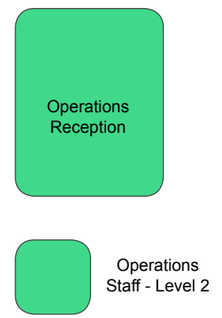


Inform. Tech.



Proximity to students is required

Operations



MEETING SPACES ANALYSIS

MEETING SPACE

Meeting space has been provided based on three categories; 1) Student Commons (Central Shared Space) 2) Classrooms 3) Conference Room 4) Research Space and 5) Administrative Space.

Student Commons space has been calculated based on the number of seating pods and the various types of seating to be provided. Some spaces are intended to be formal and others less formal. The final seating count will be contingent upon the type of systems chosen.

Classrooms have been scheduled for teaching during a 3 hour block in the morning, the afternoon and early evening. Classrooms should be available for meetings at all other times during the day.

Conference rooms have been sized based on the target populations noted. Conference rooms are typically enclosed.

Recommended Number of Meeting Spaces Assessment

1st Year Students	0			
2nd Year Students	200			
Other Students	50			
		250	12.50	Conference Rooms @ 1/20
Total Workspaces - Academic				
Faculty Workspace	36			
Faculty Workspace - Future	9			
Research Staff - Director	9			
Research Staff - Director (Future growth)	9			
Research Staff - Workspace	81			
Research Staff - Workspace (Future growth	81			
Lecturer Workspace	4			
Visiting Faculty Workspace	4			
Visiting Lecture Workspace	8			
PhD Students @ 75%	45			
Faculty Assistants	1			
		287	14.35	Conference Rooms @ 1/20
Total Workspaces - Staff and Administration				
Dean Workspace	1			
Staff - Level 1	2			
Staff - Level 2	23			
Staff - Level 3	25			
		51	5.10	Conference Rooms @ 1/10
		588	32	

Current Conference Rooms

SSA	4
Apartments	1
Woodlawn	5
	10

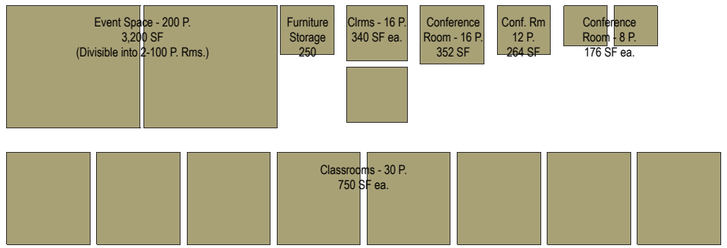
Meeting Spaces / Seating Capacity Assessment

	Quantity	NSF/Unit	Total Capacity	Planning Capacity	Room Utilization	NSF	Subtotal NSF
Meeting Space Summary							
Student Commons							
Seating Pod 1	1	400	16	12	75.0%	400	
Seating Pod 2	1	400	16	12	75.0%	400	
Seating Pod 3	1	400	16	12	75.0%	400	
Seating Pod 4	1	400	16	12	75.0%	400	
Seating Pod 5	1	400	16	12	75.0%	400	
Seating Pod 6	1	400	16	12	75.0%	400	
Seating Pod 7	1	400	16	12	75.0%	400	
Seating Pod 8	1	400	16	12	75.0%	400	
	8		128	96	75.0%		3,200
Classrooms							
Event/Classroom - 200 P.	1	3,200	200	150	75.0%	3,200	
Classroom - 30 P.	8	750	240	200	83.3%	6,000	
Classroom - 16 P.	2	340	32	24	75.0%	680	
	11		472	374	79.2%		9,880
Conference Space - Shared							
Conference Room - 16	1	352	16	14	87.5%	352	
Conference Room - 12	1	264	12	10	83.3%	264	
Conference Room - 8	2	176	16	12	75.0%	352	
	4		44	36	81.8%		968
Research Space							
Conference Room - 20	2	400	40	32	80.0%	800	
Conference Room - 12	8	264	96	80	83.3%	2,112	
	10		136	112	82.4%		2,912
Dean's Suite							
Conference Room - 12 P.	1	264	12	8	66.7%	264	264
Dean of Students Office / Admissions							
Conference Room - 12 P.	1	264	12	8	66.7%	264	264
Shared Support Areas							
Conference Room - 12	1	264	12	10	83.3%	264	
Conference Room - 8	1	224	8	6	75.0%	224	
Conference Room - 3	2	114	6	4	66.7%	228	
	4		26	20	76.9%		716
Totals	39		830	654	78.8%		18,204
Excluding Classroom/Event Space	28		358	280	78.2%		8,324

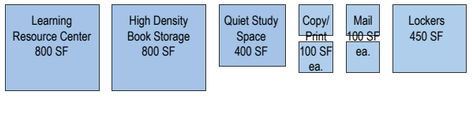
MODIFIED GROWTH PROGRAM Total - 65,548 NSF

Amenity Space
4,618 NSF

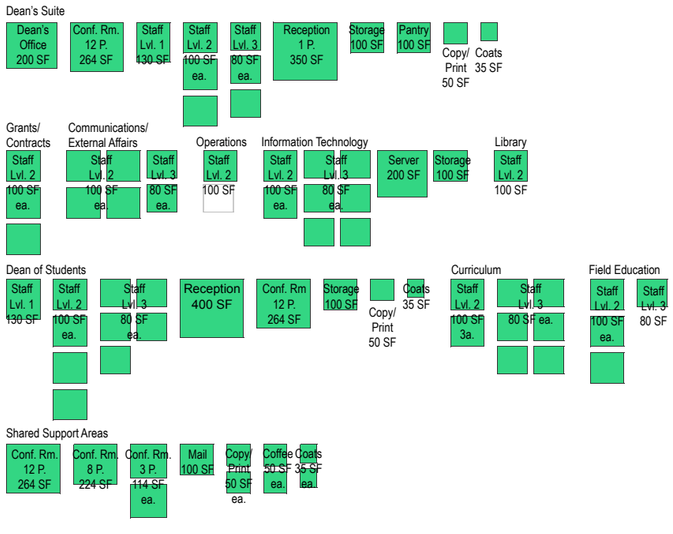
Learning Space
12,103 NSF



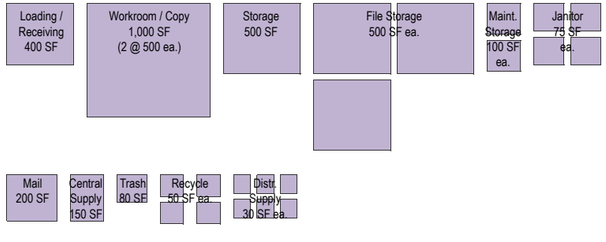
Student Space
3,300 NSF



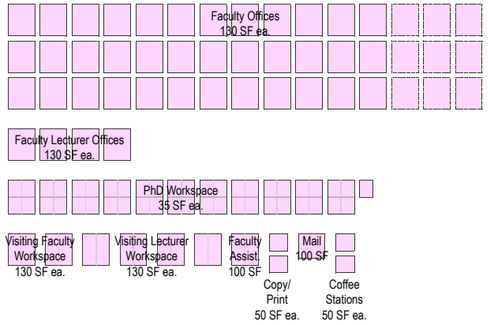
Staff and Administration
9,955 NSF



Infrastructure
5,938 NSF



Faculty Space
11,956 NSF

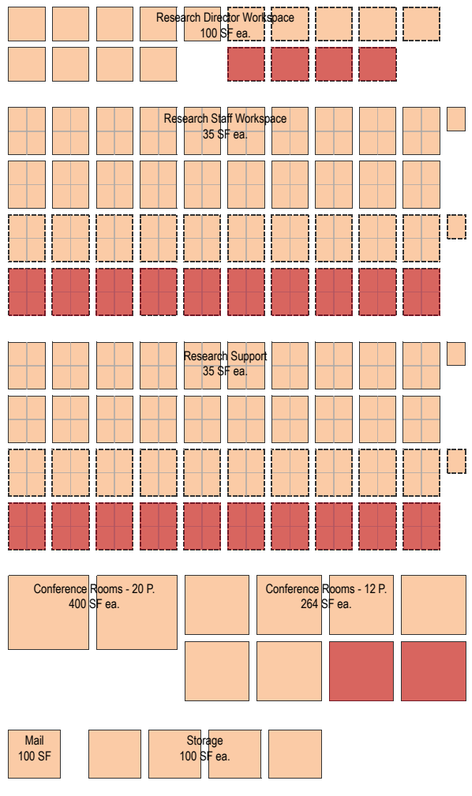


Research Space
17,679 NSF

Reduction Summary

- Reduce future Research Directors from 9 to 5
- Reduce future Research Staff from 81 to 45
- Reduce future Research Support from 81 to 45
- Reduce Conference Rooms - 8 Person from 8 to 6

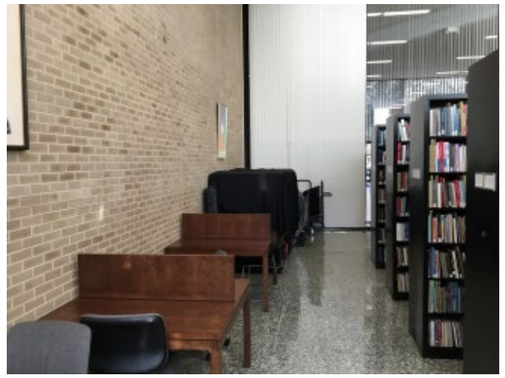
Indicates spaces reduced from Optimized Growth program



EXISTING SSA LIBRARY ANALYSIS

EXISTING LIBRARY SPACE

- SSA Library contains 40,000 volumes, 607 in reserves.
- 14,000 - 15K volumes have a copy at another library on campus.
- Electronic reserve database was utilized 37,747 times in the 2015-16 year.
- Physical print checkouts 2,912 times in the 2015-16 year. (includes reserves)
- Collection could be compressed, 20,000 - 25K volumes minimum required to maintain a library on site.



SSA Library quiet study tables vacant for the majority of operating hours.

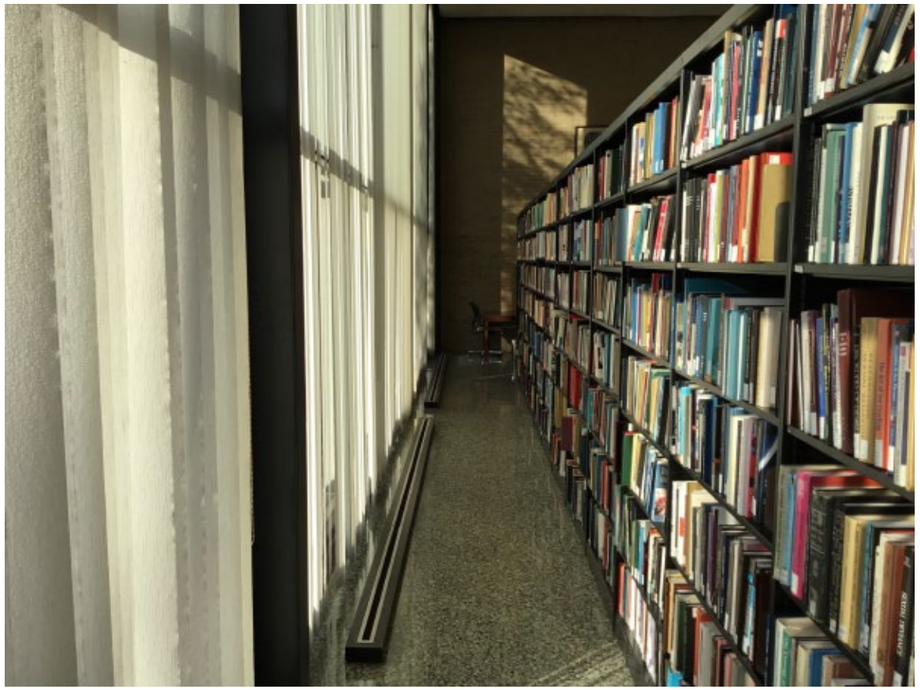
LIBRARY COLLECTION ITEMS CHECKED OUT

Academic Status	BSD	College	Divinity	Graham School	GSB	Harris School	Humanities	IME	Law	Library	Oriental Institute	Other	Pritzker	PSD	Social Sciences	SSA	Total	% of Total
Academics	848	1,179	63	66	14	15	1,056		15	19,636	15	504		233	491	3	24,138	2%
Doctoral Students	4,803		13,446	2	2,185	1,286	67,414	906	276	182		899	66	13,779	58,858	1,113	165,215	13%
Faculty	1,308	946	1,539	1	104	30	9,404		80	2,077	339	399		1,250	4,235	703	22,415	2%
Library Card Holder					1				122			60,984		3	10		61,120	5%
Master's Students	113		14,984	3,461	2,284	11,449	13,667		9,154	222		1,910	7,599	31,196	35,196	5,935	137,170	11%
Non-Degree Students	242	1,006	81	1,997	47	130	1,326	81				6,130	33	604	3,188	8	14,873	1%
Special Students	55	353	26		89							5,594		539	79		6,735	1%
Staff	6,056	422	690	141	949	145	4,354	14	102	52,285	399	16,241	10	1,838	5,068	150	88,864	7%
Students-at-Large		73	27	3,659	11		9					166		19	40		4,004	0%
Undergraduates		720,336															720,336	58%
Total	**13,425**	**724,315**	**30,856**	**9,327**	**5,684**	**13,055**	**97,230**	**1,001**	**9,749**	**74,402**	**753**	**92,827**	**7,708**	**49,461**	**107,165**	**7,912**	**1,244,870**	*100%*
% of Total	*1%*	*58%*	*2%*	*1%*	*0%*	*1%*	*8%*	*0%*	*1%*	*6%*	*0%*	*7%*	*1%*	*4%*	*9%*	*1%*	*100%*	

USER ACCESS TO LIBRARY BY TYPE

Academic Status	BSD	College	Divinity	Graham School	GSB	Harris School	Humanities	IME	Law	Library	Oriental Institute	Other	Pritzker	PSD	Social Sciences	SSA	Total	% of Total
Academics	169	95		2		1	21		3	2,262		22		373	8		2,956	2%
Doctoral Students	3,541		540		254	319	2,998	420	2			56	20	8,126	3,829	103	20,208	14%
Faculty	352	55	9		14		122		8	12	16	27		464	95	10	1,184	1%
Library Card Holder									2			7,851		2			7,855	6%
Master's Students	19		145	232	70	1,792	266		896	4		195	3,065	8,496	1,329	253	16,762	12%
Non-Degree Students	241	133		621	15	1	21	17				495	5	420	309		2,278	2%
Special Students	43	23										210		20	4		300	0%
Staff	2,844	9	1	8	43	35	73	6	6	2,416	21	2,321	50	2,256	290	5	10,384	7%
Students-at-Large		41		451								30		20			542	0%
Undergraduates		77,505															77,505	55%
Total	**7,209**	**77,861**	**695**	**1,314**	**396**	**2,148**	**3,501**	**443**	**917**	**4,694**	**37**	**11,207**	**3,140**	**20,177**	**5,864**	**371**	**139,974**	*100%*
% of Total	*5%*	*56%*	*0%*	*1%*	*0%*	*2%*	*3%*	*0%*	*1%*	*3%*	*0%*	*8%*	*2%*	*14%*	*4%*	*0%*	*100%*	

Notes: a) 10,296 unique individuals entered Crerar during the fiscal year.
b) Excludes 9,167 entries by hospital and biological sciences staff, who entered using Hospital IDs.



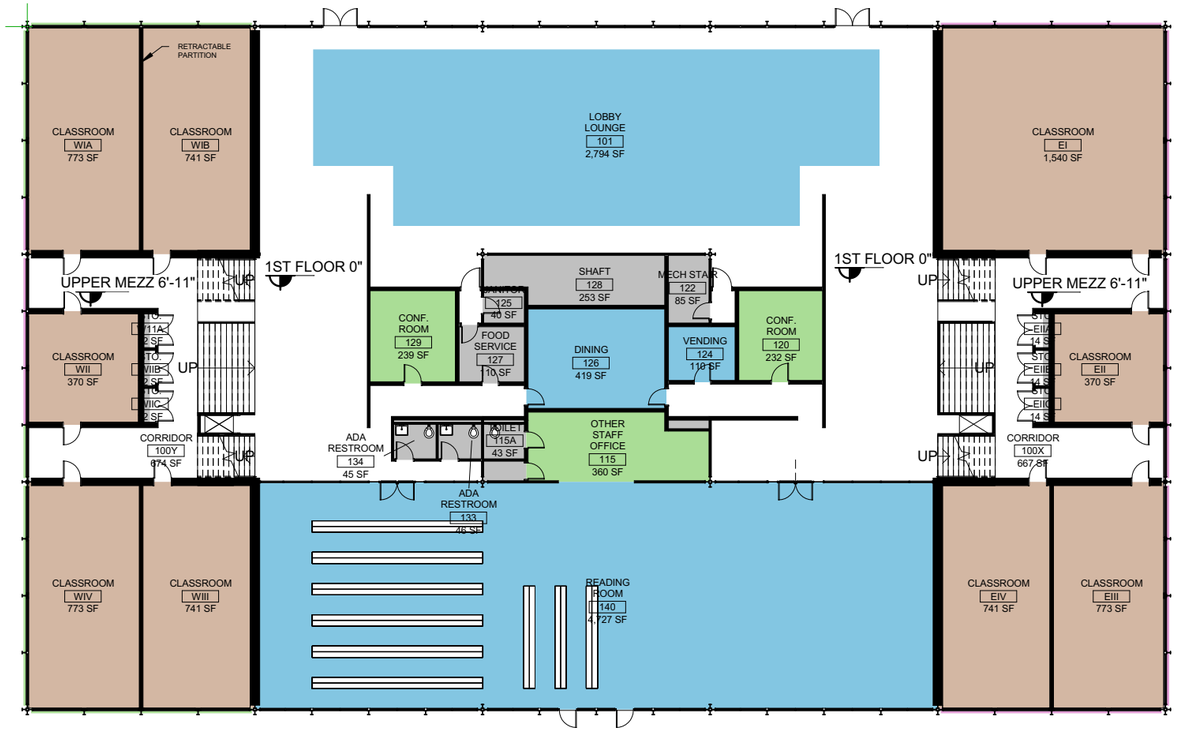
The bookcases were measured and accounted in the book storage studies to determine high-density storage options.

LIBRARY AREA PLANNING ANALYSIS

EXISTING LIBRARY AREA RECONFIGURATION OPTIONS

EXISTING LIBRARY
BOOK STORAGE + SEATING AREA

EXISTING LIBRARY: 4,680 SF

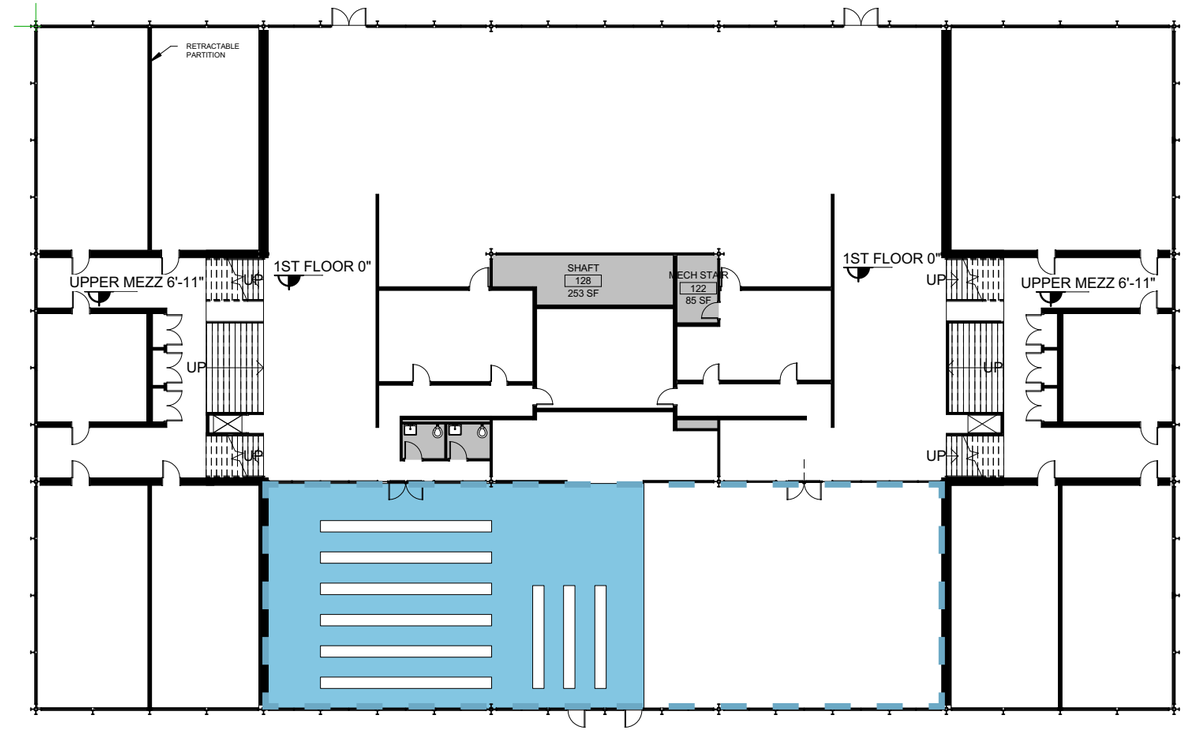


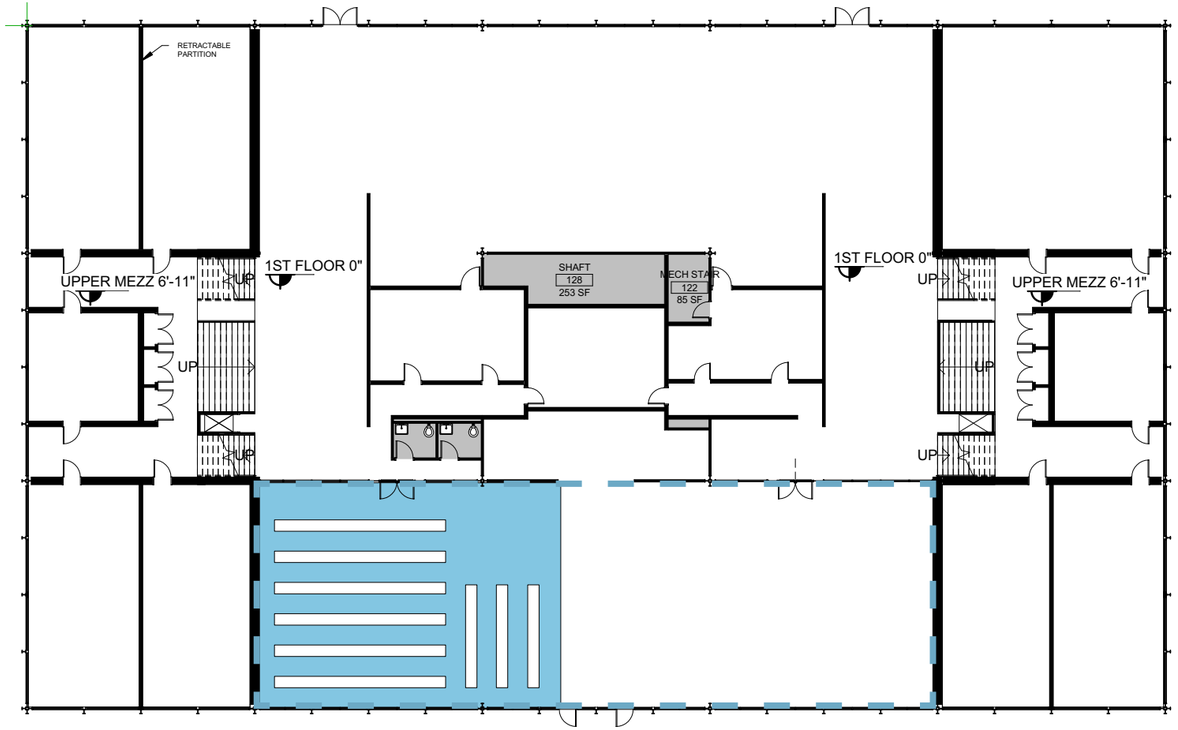
EXISTING LIBRARY
BOOK STORAGE + SEATING AREA

EXISTING LIBRARY: 4,680 SF

BOOK STORAGE: 2,600 SF

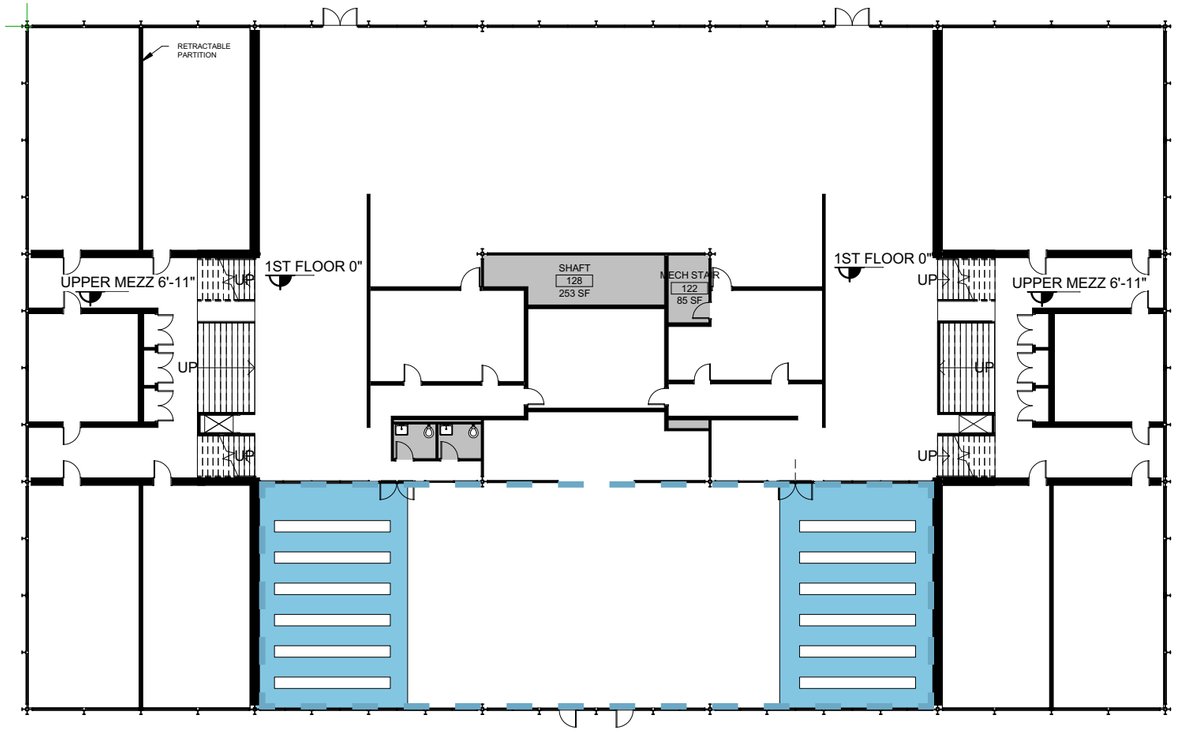
GAINED PROGRAM: 2,080 SF





PROPOSED LIBRARY
BOOK STORAGE - CONSOLIDATED

EXISTING LIBRARY:	4,680 SF
BOOK STORAGE:	2,100 SF
GAINED PROGRAM:	2,580 SF



EXISTING LIBRARY
BOOK STORAGE - CONSOLIDATED SPLIT

EXISTING LIBRARY:	4,680 SF
BOOK STORAGE:	2,100 SF
GAINED PROGRAM:	2,580 SF

LIBRARY AREA PLANNING ANALYSIS

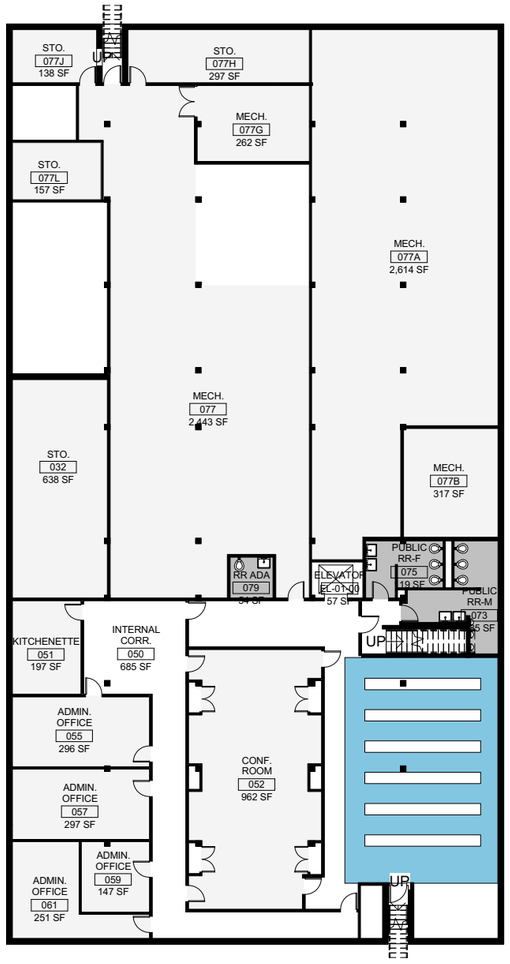
SSA BASEMENT AREA RECONFIGURATION OPTIONS

SSA BASEMENT
BOOK STORAGE - CONSOLIDATED

EXISTING LIBRARY:	4,680 SF
BOOK STORAGE:	2,100 SF
GAINED PROGRAM:	2,580 SF

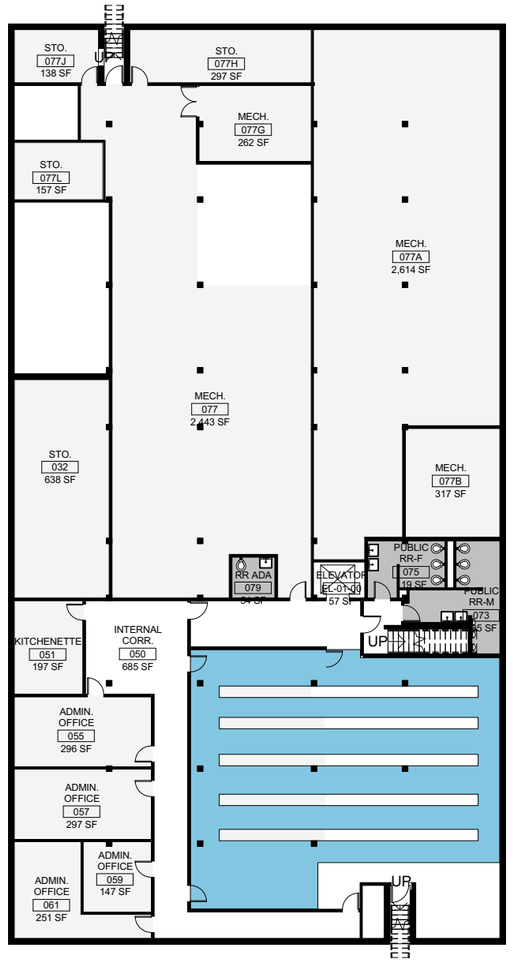
SSA BASEMENT
HIGH DENSITY SHELVING
REDUCE BOOK STORAGE BY 50%

EXISTING LIBRARY:	4,680 SF
BOOK STORAGE:	1,050 SF
GAINED PROGRAM:	3,630 SF



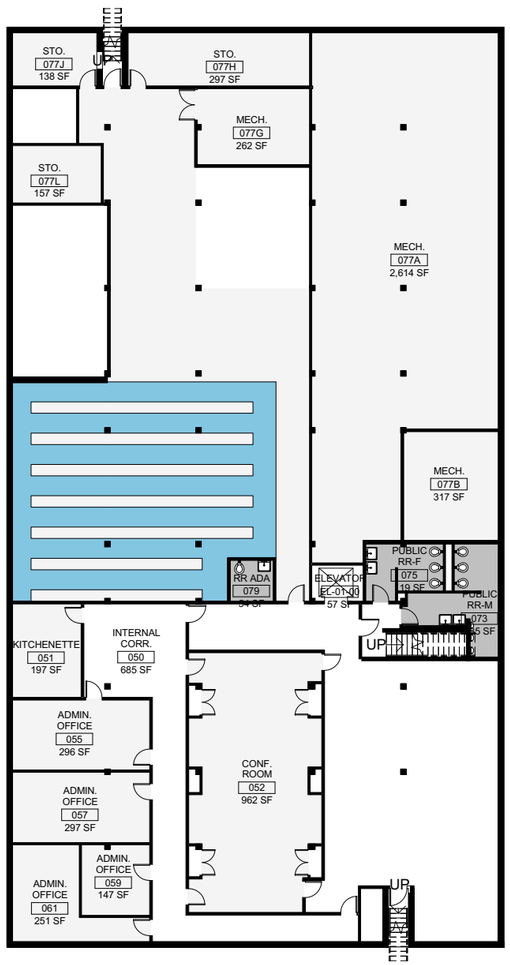
WSSC BASEMENT
HIGH DENSITY SHELVING
REDUCE BOOK STORAGE BY 50%

EXISTING LIBRARY:	4,680 SF
BOOK STORAGE:	1,050 SF
GAINED PROGRAM:	3,630 SF



WSSC BASEMENT
BOOK STORAGE - CONSOLIDATED

EXISTING LIBRARY:	4,680 SF
BOOK STORAGE:	2,100 SF
GAINED PROGRAM:	2,580 SF

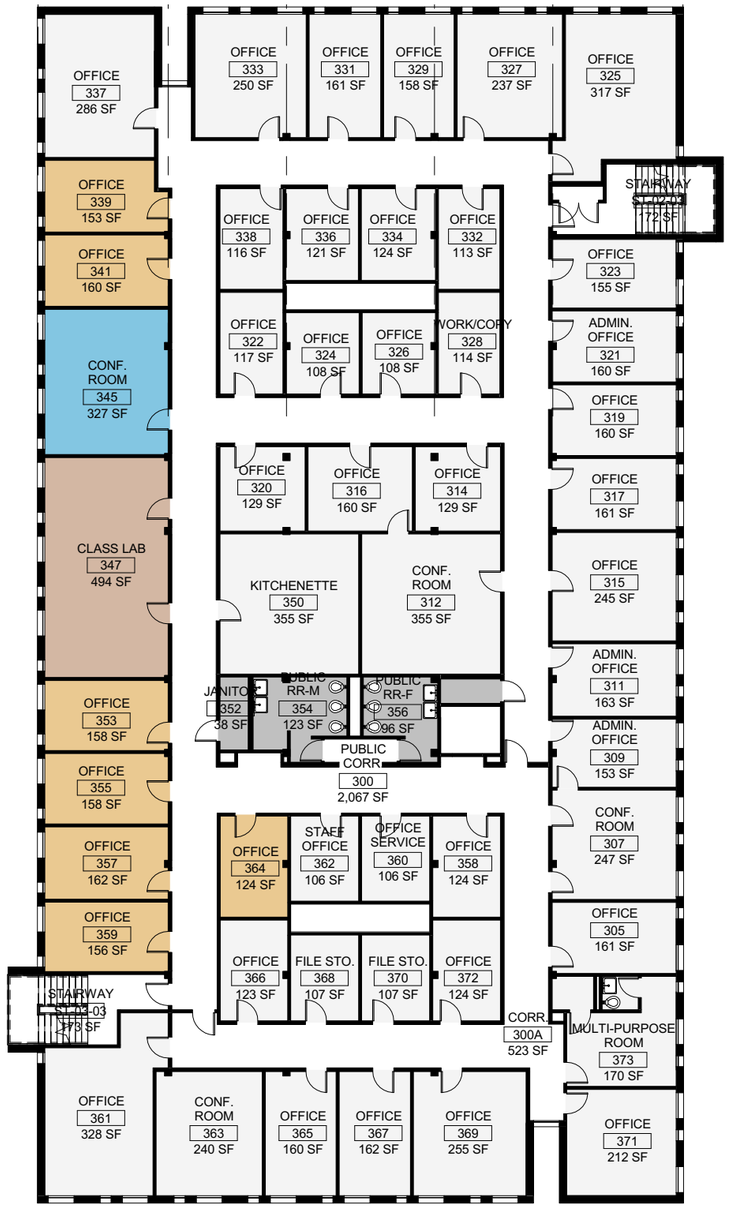


WSSC BASEMENT
BOOK STORAGE - CONSOLIDATED

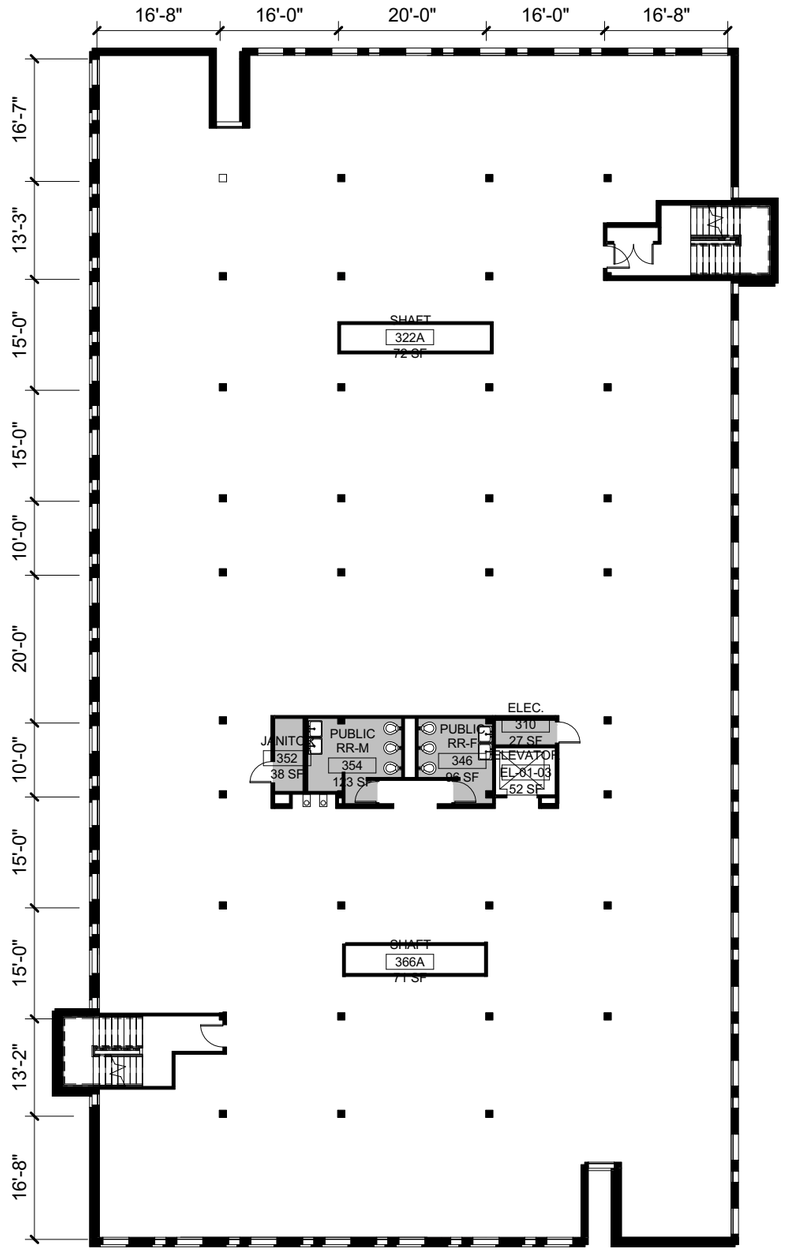
EXISTING LIBRARY:	4,680 SF
BOOK STORAGE:	2,100 SF
GAINED PROGRAM:	2,580 SF

WOODLAWN CLASSROOM TEST FIT ANALYSIS

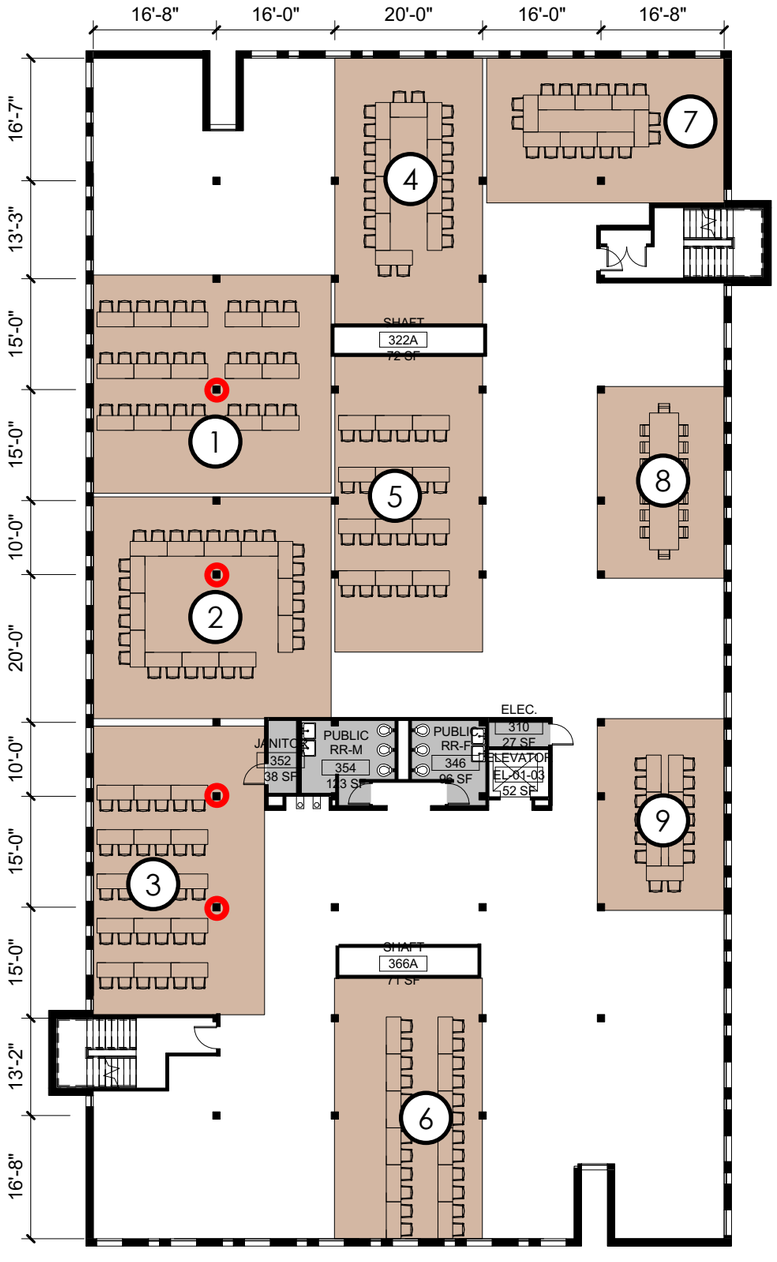
EXISTING 3RD FLOOR PLAN



3RD FLOOR STRUCTURAL GRID



OPTIONAL CLASSROOM LAYOUTS



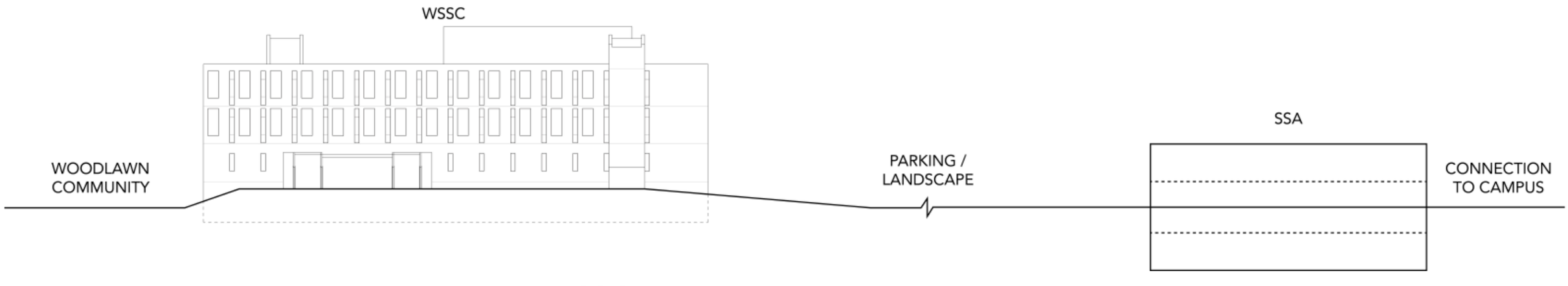
WOODLAWN CLASSROOM TEST FIT RESULTS

A similar size classroom of 20'x40' present at the SSA building could be accommodated in the Woodlawn building. A more appropriate sized classroom at 30'x30' for proper viewing angles to the presentation zone of the classroom will result in an existing column located in the classroom. The Optional classroom layout diagram illustrates the columns that would interfere with viewing or need to be removed and replaced with a transfer beam. The increased cost associated with removing structure to accommodate 30 person classrooms at the Woodlawn resulted in a decision by the team to only locate smaller 16 person classrooms at the Woodlawn building in an attempt to avoid unnecessary structural costs.

1	30 PERSON CLASSROOM:	950 SF
2	26 PERSON CLASSROOM:	965 SF
3	30 PERSON CLASSROOM:	905 SF
4	20-24 PERSON CLASSROOM:	720 SF
5	20-24 PERSON CLASSROOM:	800 SF
6	20-24 PERSON CLASSROOM:	705 SF
7	12-16 PERSON CLASSROOM:	630 SF
8	12-16 PERSON CLASSROOM:	450 SF
9	12-16 PERSON CLASSROOM:	450 SF

WOODLAWN STACKING & PROGRAM DIAGRAMS

EXISTING WINDOWS ANALYSIS

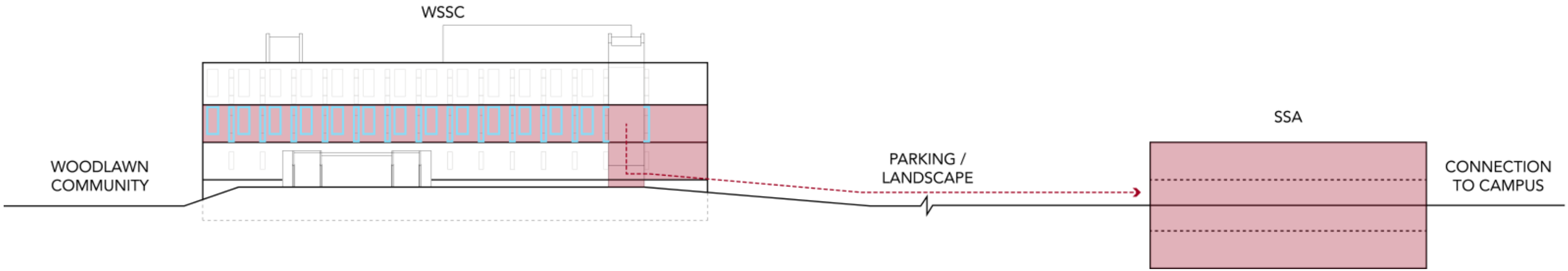


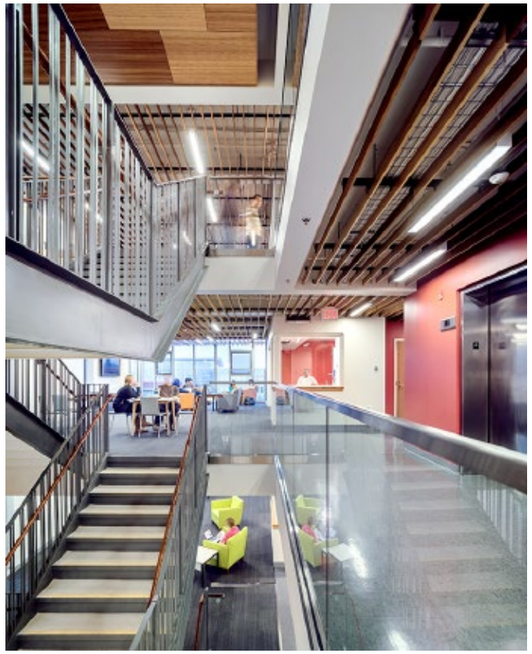
LEVELS 2 & 3 HAVE MORE WINDOWS AND LIGHT AVAILABLE

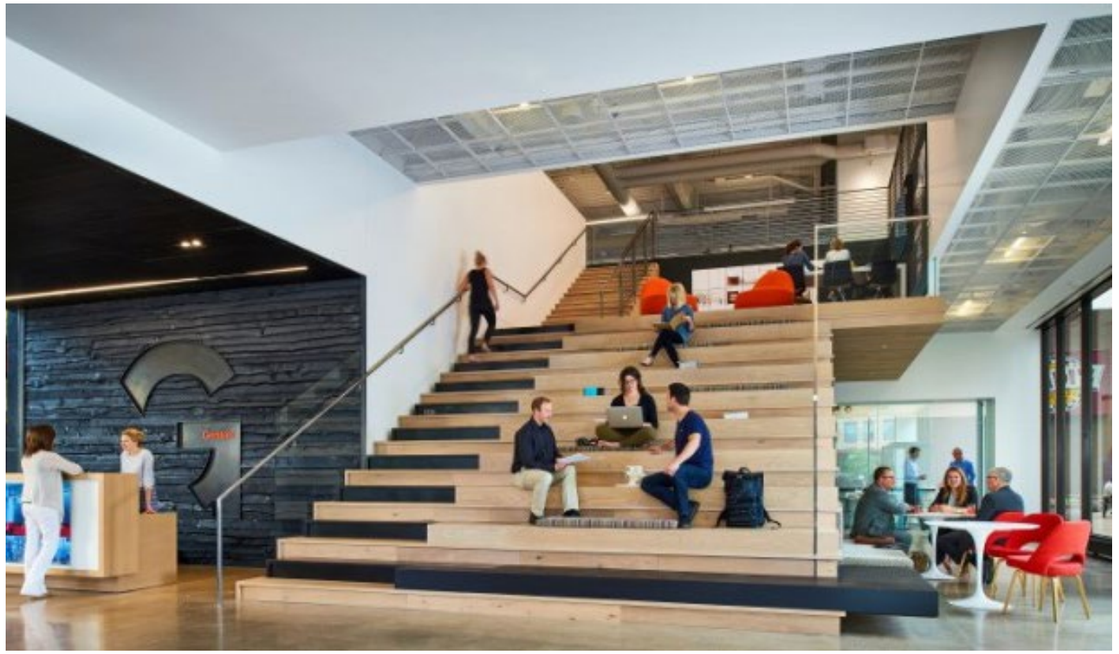
1ST FLOOR HAS LESS LIGHT AND VIEWS

NEW NORTH MAIN ENTRANCE TO WSSC SUITE - 2 STORY COMMUNICATING STAIR

AVOIDS ADDING SMOKE EXHAUST SYSTEM BY ONLY CONNECTING 2 STORIES

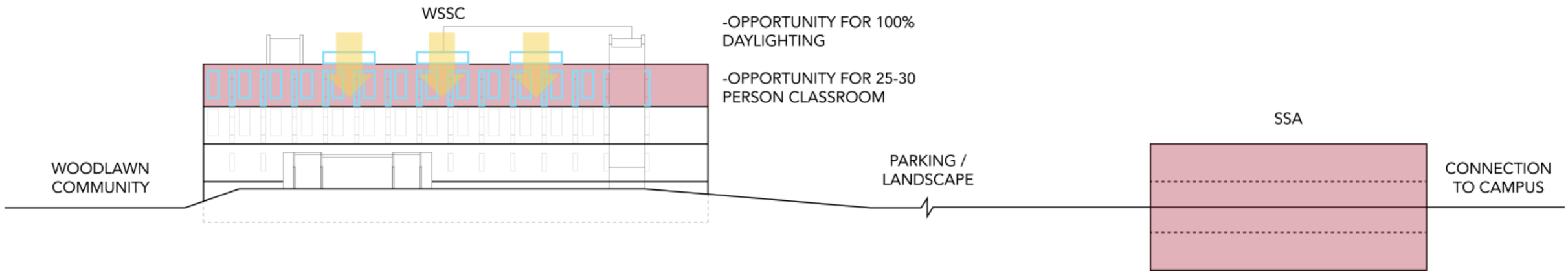


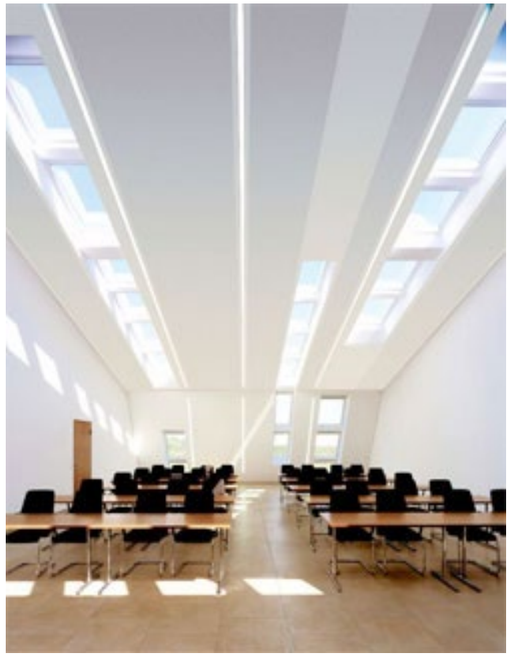




3RD FLOOR - SPACE PROVIDES MORE OPPORTUNITY FOR DAYLIGHTING

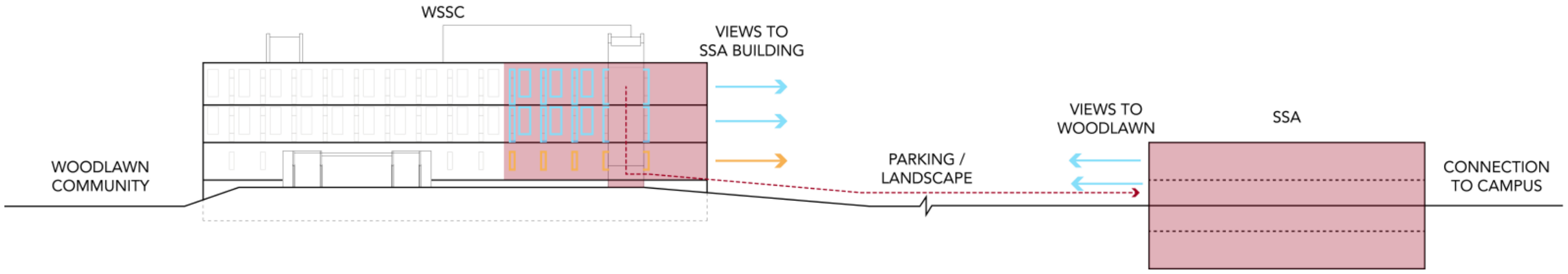
INTRODUCE SKYLIGHTS INTO OPEN OFFICE SPACES





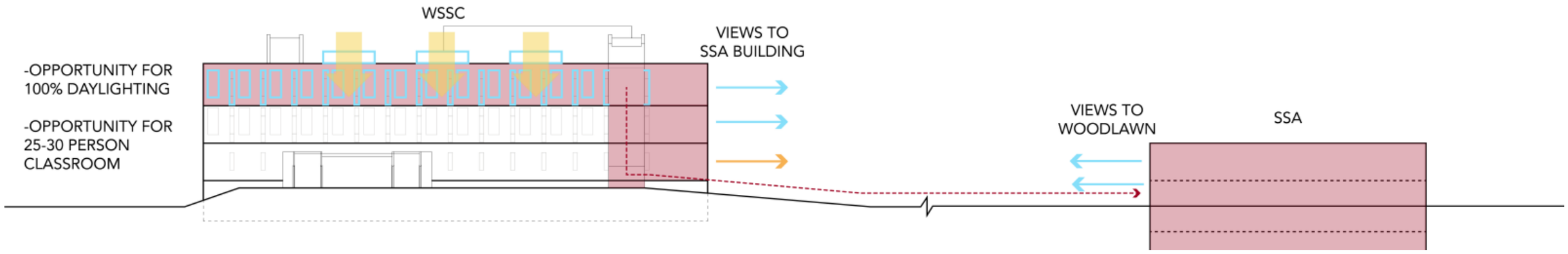
NORTH END - OF WSSC BUILDING PROVIDES MORE CONNECTED VIEWS TO SSA BUILDING

ORGANIZE MEETING ROOMS AND GATHERING SPACES ON THE NORTH



INTEGRATE DAYLIGHTING WITH 3 STORY CONNECTED STAIR

CREATES A MORE CONNECTED CAMPUS WITH VIEWS TO THE SSA BUILDING



DEPARTMENTAL PLANNING OPTIONS

PLANNING PROCESS

5 DEPARTMENTAL PLANNING OPTIONS

The Working Group were presented with 5 departmental planning options. A pro and con analysis was presented. Refer to area analysis on opposing page and listed as bullets next to each option. 3 options were selected to proceed into the detailed planning level. The selected options are noted below;

1. Option A - Mies Minimal (selected merge with Option B)
2. Option B - State of the Art Classrooms (selected merge with Option A)
3. Option C - Campus (selected)
4. Option D - Library (selected)
5. Option E - Research Mezzanine

3 DETAILED PLANNING OPTIONS

The Working Group were presented with 3 detailed planning options. 2 options were selected to proceed into the construction phasing and cost estimating phase. The selected 2 options are noted below;

1. Option A - Classrooms (selected)
2. Option B - Library (selected)
3. Option C - Campus

CONSTRUCTION PHASING AND COST ESTIMATING

The 2 options above have been separated into small construction projects in sequence with the Phasing Plans.

Detailed cost estimating back up data is provided in the appendix to support the phasing plans. The phase plan provided for each option includes construction hard costs and soft cost estimated by the University to provide a full cost analysis from design phase to move in. Each phase is setup to be implemented as small projects independently and at a schedule that meets SSA's project funding capacity.

DEPARTMENTAL PLANNING NET ASSIGNABLE AREA ANALYSIS - 5 OPTIONS

	DEPARTMENTAL SPACE PLANNING OPTIONS					PROGRAM OPTIONS	
	Option A Mies Minimal	Option B Classrooms	Option C SSA Campus	Option D Library Café	Option E Research Mezzanine	Optimal Program with Growth	Program Option 2 Modified Growth
Amenity Space	**5,000**	**5,400**	**4,800**	**5,100**	**4,500**	**4,618**	**4,618**
Difference from Optimal	382	782	182	482	-118		
Learning Space	**11,400**	**13,100**	**11,200**	**11,800**	**8,300**	**12,103**	**12,103**
Difference from Optimal	-703	997	-903	-303	-3,803		
Student Space	**3,000**	**3,100**	**3,600**	**3,600**	**3,300**	**3,300**	**3,300**
Difference from Optimal	-300	-200	300	300	0		
Faculty Space	**11,300**	**11,600**	**11,400**	**11,900**	**11,700**	**11,956**	**11,956**
Difference from Optimal	-656	-356	-556	-56	-256		
Research Space	**15,800**	**13,400**	**16,000**	**17,000**	**20,000**	**22,360**	**17,679**
Difference from Optimal	-6,560	-8,960	-6,360	-5,360	-2,360		
	-1,879	-8,960	-1,679	-679	2,321		
Staff and Administration	**9,200**	**9,300**	**9,800**	**8,900**	**9,800**	**9,955**	**9,955**
Difference from Optimal	-755	-655	-155	-1,055	-155		
Infrastructure	**4,500**	**6,500**	**6,500**	**4,600**	**6,300**	**5,938**	**5,938**
Difference from Optimal	-1,438	562	562	-1,338	362		
Total NSF	**60,200**	**62,400**	**63,300**	**62,900**	**63,900**	**70,230**	**65,549**
Optimal Program Difference	-10,030	-7,830	-6,930	-7,330	-6,330		
Modified Program Difference	-5,349	-3,149	-2,249	-2,649	-1,649		

OPT. A
MIES MINIMAL

SELECTED (MERGE WITH B)

SSA ELEMENTS

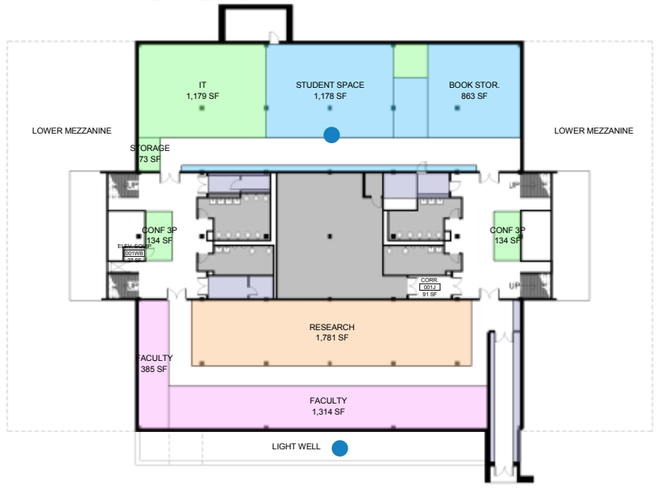
Minimal modification to Mies Building, Lobby, Classrooms, Core

Dedicated Student Basement space w/ Library

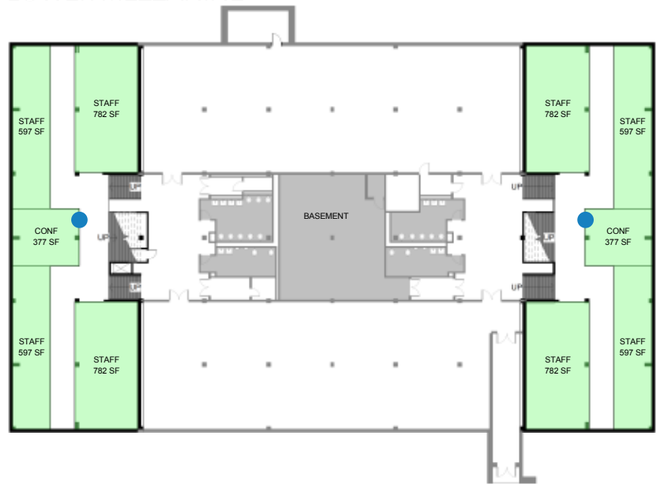
Light Well required to daylight Basement Faculty & Research Space

SSA

BASEMENT



LOWER MEZZANINE



GROUND FLOOR AND UPPER MEZZANINE

WSSC ELEMENTS

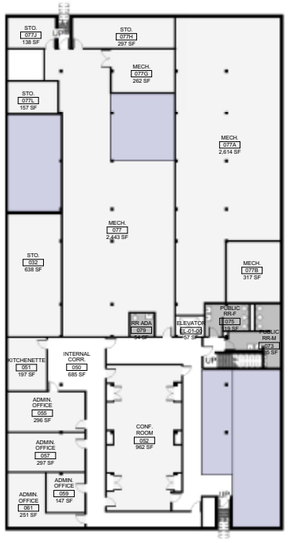
Majority of Research & Faculty at WSSC

New corner entry to WSSC

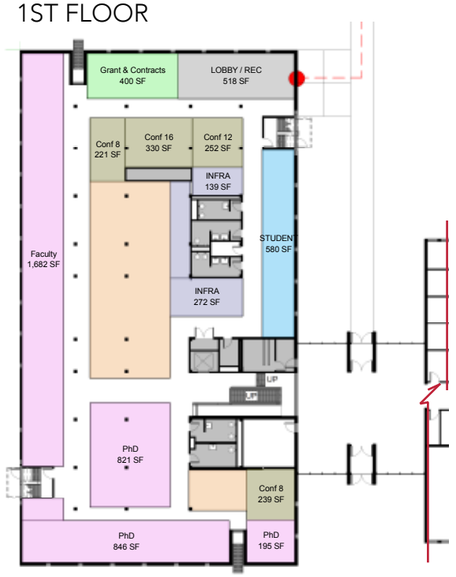
Perimeter Faculty Offices with central Research Staff adjacent

WOODLAWN

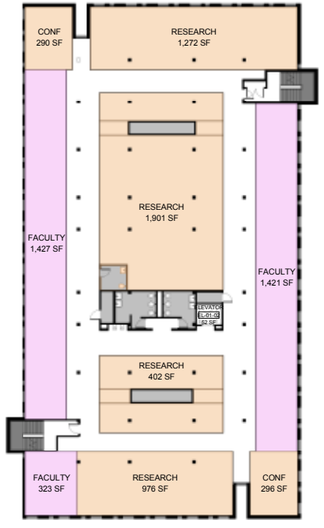
BASEMENT



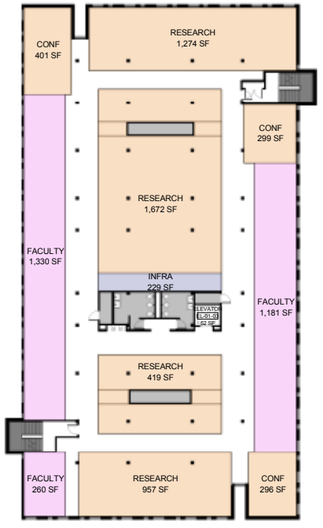
1ST FLOOR



2ND FLOOR



3RD FLOOR



OPT. B - STATE OF THE ART CLASSROOMS

SELECTED (MERGE WITH A)

SSA ELEMENTS

(4) State of the art classrooms w/ web broadcasting

Mies Cafe

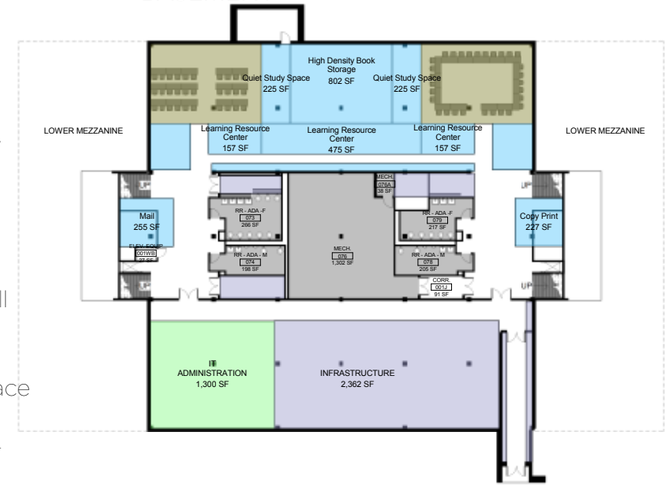
South Terrace for event space spill out

Student dedicated Basement space

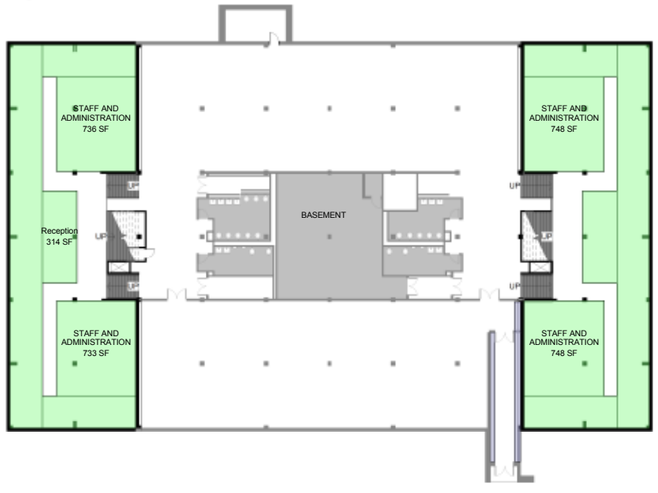
(2) new Classrooms, exceeds Program Learning space

SSA

BASEMENT



LOWER MEZZANINE



GROUND FLOOR AND UPPER MEZZANINE

WSSC ELEMENTS

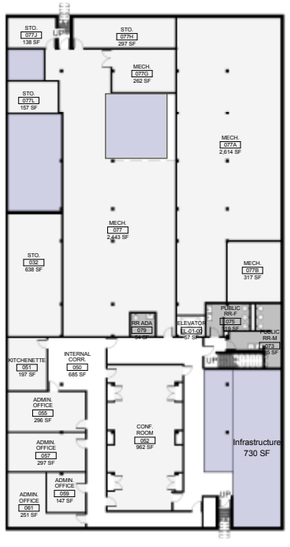
100% Faculty & Research

Small Classroom for PhD space & Meeting spaces

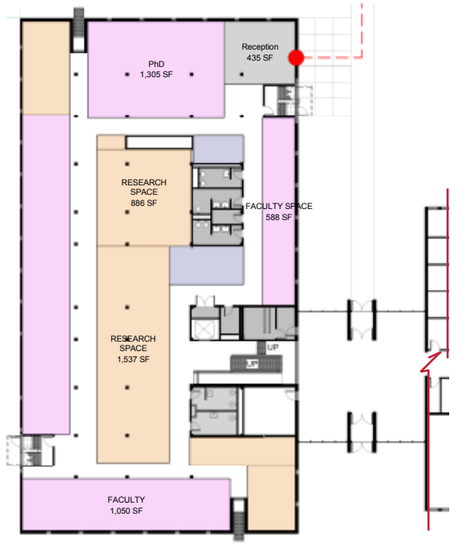
3rd FL - Skylight opportunity

WOODLAWN

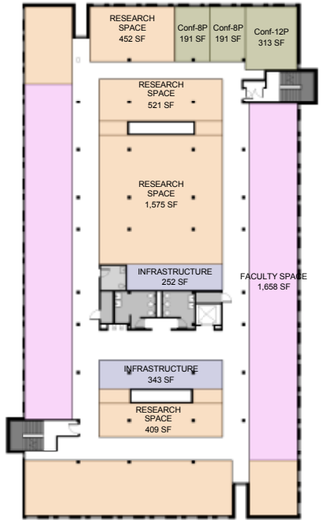
BASEMENT



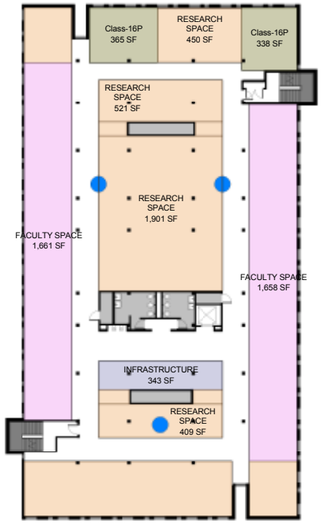
1ST FLOOR



2ND FLOOR



3RD FLOOR



OPT. C
SSA CAMPUS

SELECTED

SSA ELEMENTS

Formal Lobby Space

Research space integrated into both buildings

Maximize windows for offices with central meeting space

South Light well needed to get light to Basement Research space

WSSC ELEMENTS

Student & PhD 1st Floor

Central Cafe w/ outdoor courtyards (Plein Air)

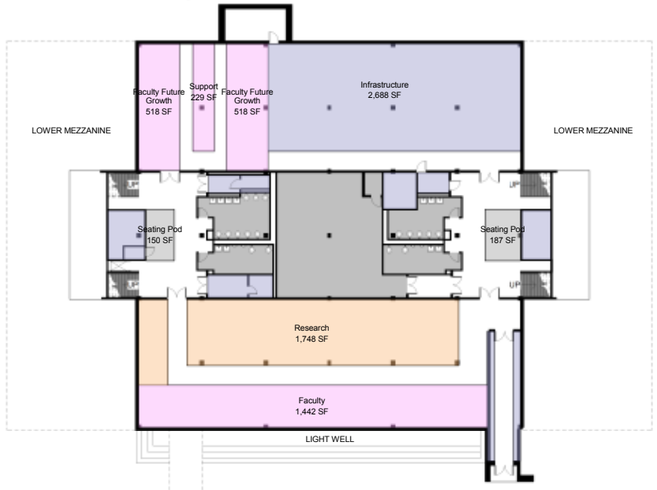
Central Circulation & Reception at Elevator

2nd FL - Contiguous Administration Floor

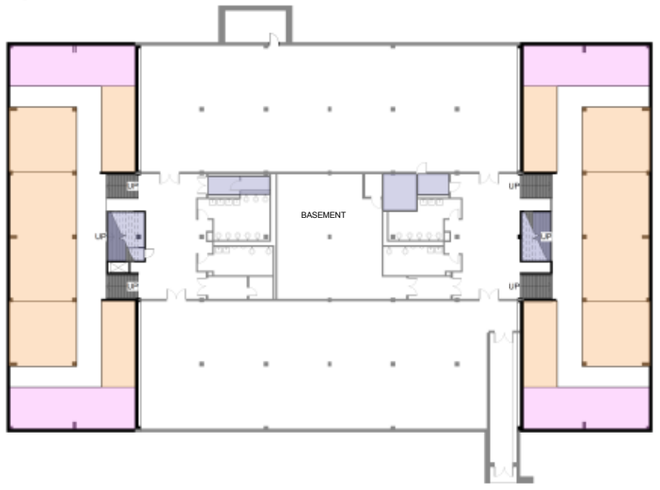
3rd FL - Research w/ skylight opportunity

SSA

BASEMENT



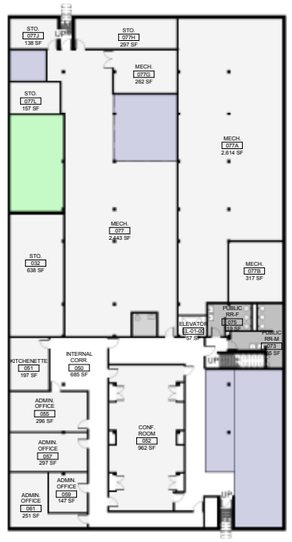
LOWER MEZZANINE



GROUND FLOOR AND UPPER MEZZANINE

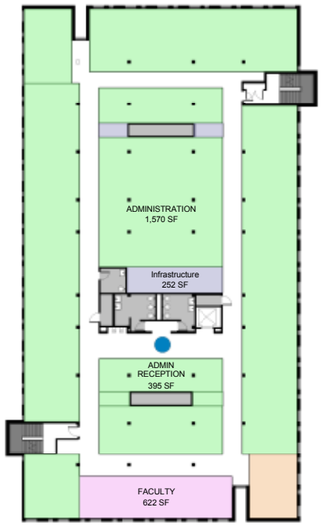
WOODLAWN

BASEMENT

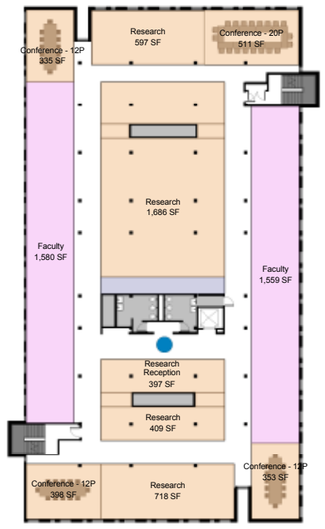


1ST FLOOR

2ND FLOOR



3RD FLOOR



OPT. D
LIBRARY CAFE

SELECTED

SSA ELEMENTS

Library Media Commons & Cafe Lobby (Efficient)

Central procession to event space (Gallery)

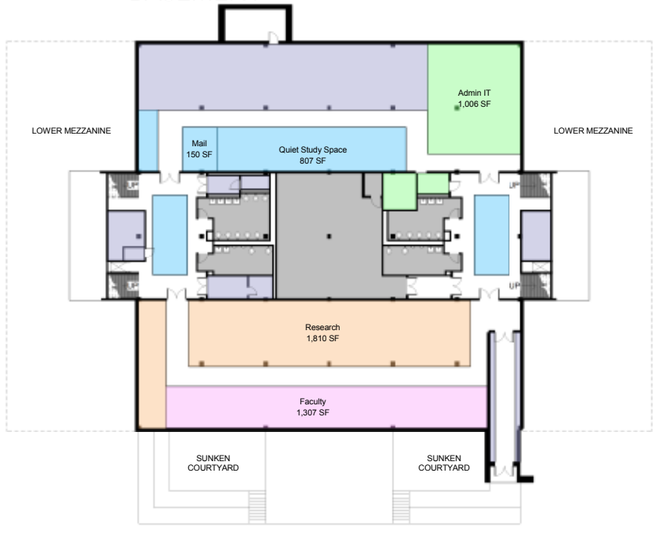
Classroom and Event space have larger range of flexibility

Central procession to event space (Gallery)

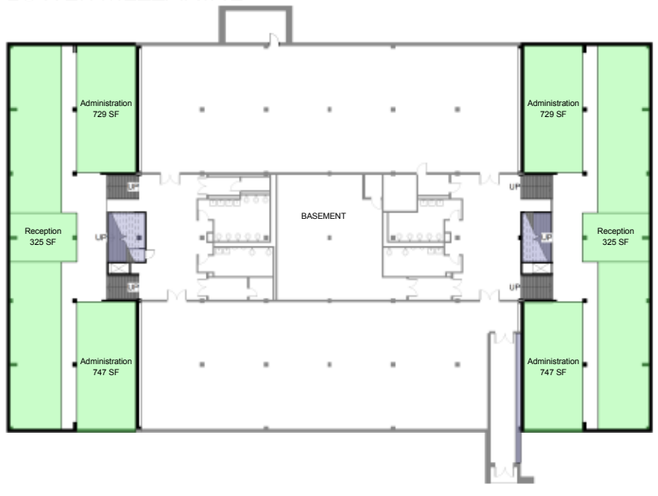
South Terrace and Sunken Court-yards to Faculty / Research space

SSA

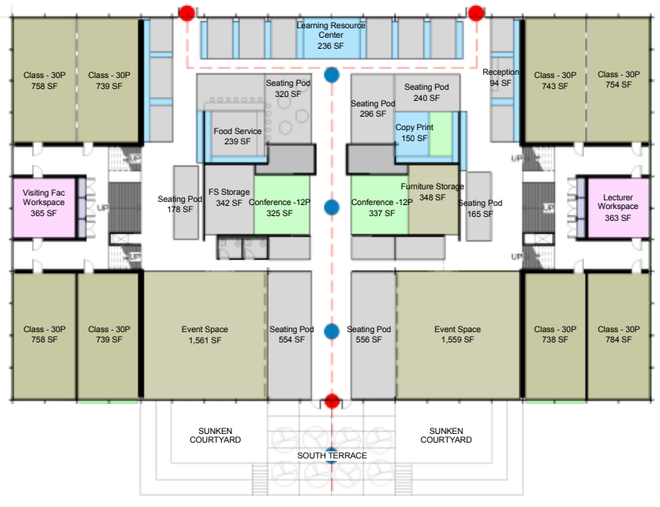
BASEMENT



LOWER MEZZANINE



GROUND FLOOR AND UPPER MEZZANINE



WSSC ELEMENTS

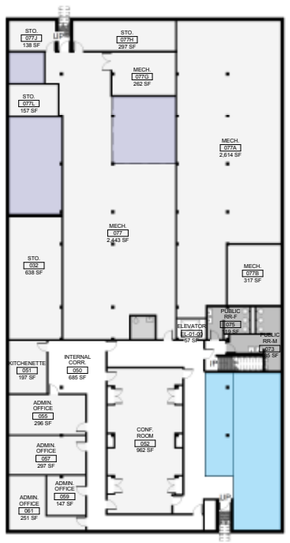
Internal Faculty offices are not controlled by window modular

Open Office Research space has a better utilization of the column structure & allows borrowed light to Faculty offices

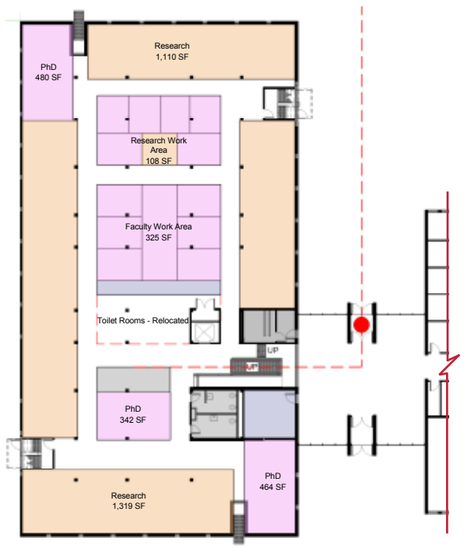
Reconfigure Toilet and duct banks allow for a better floor plan layout and flow

WOODLAWN

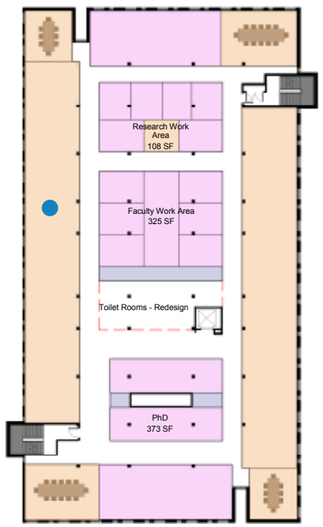
BASEMENT



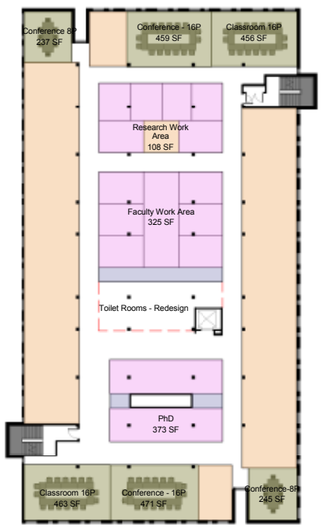
1ST FLOOR



2ND FLOOR



3RD FLOOR



OPT. E
RESEARCH MEZZANINE

SSA ELEMENTS

Research is central focus (most significant project/grant gets the featured space).

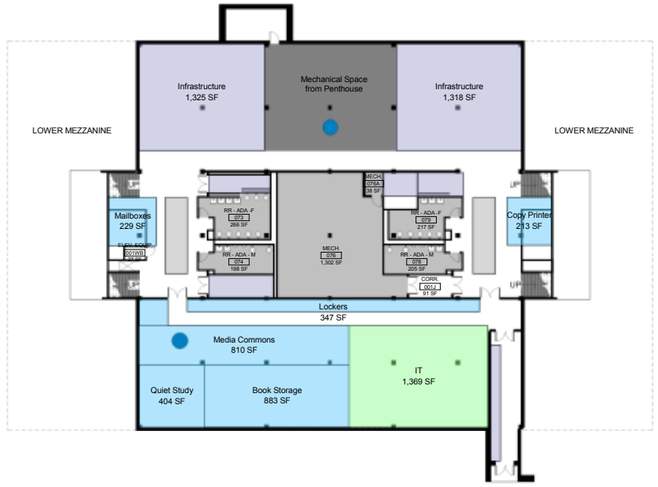
Lobby is event space (no 100 person classrooms or dedicated event space).

Add 5,000 SF of New Mezzanine space.

Dedicated student Basement Level with opportunity for future daylight/sunken courtyard.

SSA

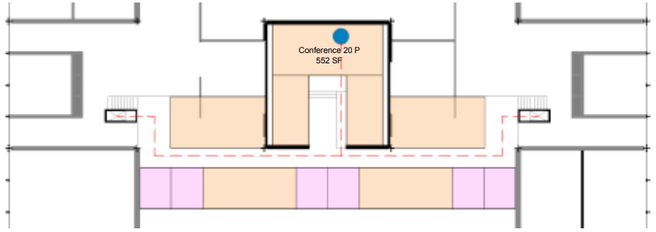
BASEMENT



LOWER MEZZANINE

GROUND FLOOR AND UPPER MEZZANINE

SSA NEW MEZZANINE



WSSC ELEMENTS

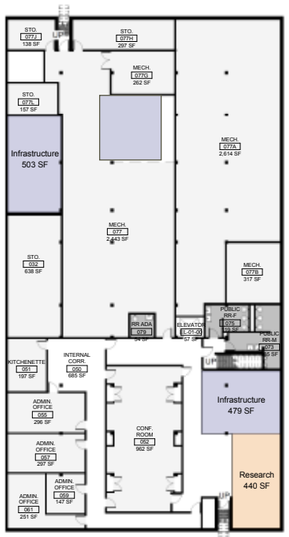
Faculty, PhD and Research.

Small meeting and classrooms for Phd courses.

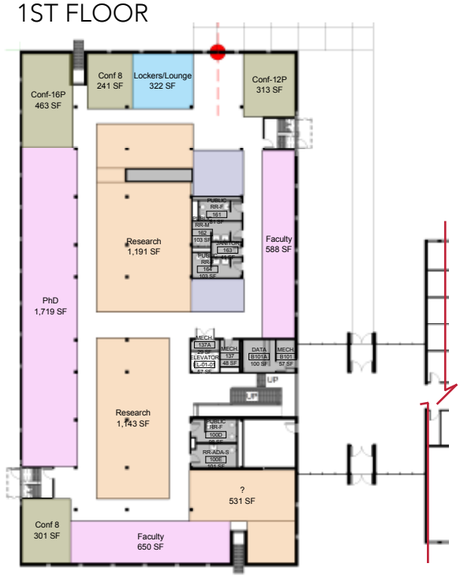
3rd floor skylight opportunity.

WOODLAWN

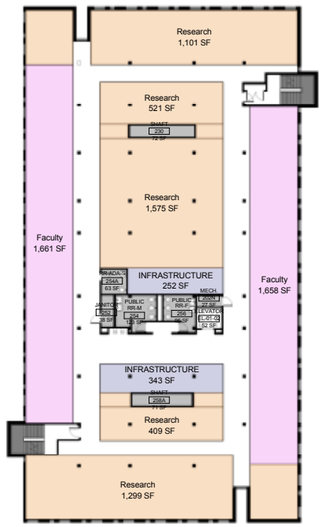
BASEMENT



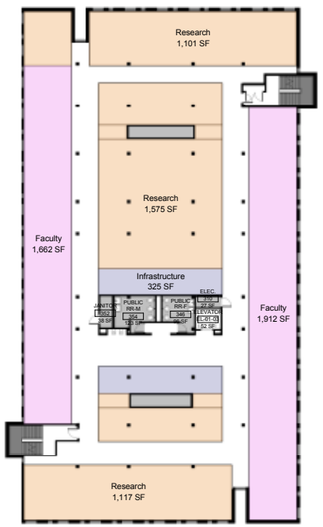
1ST FLOOR



2ND FLOOR



3RD FLOOR

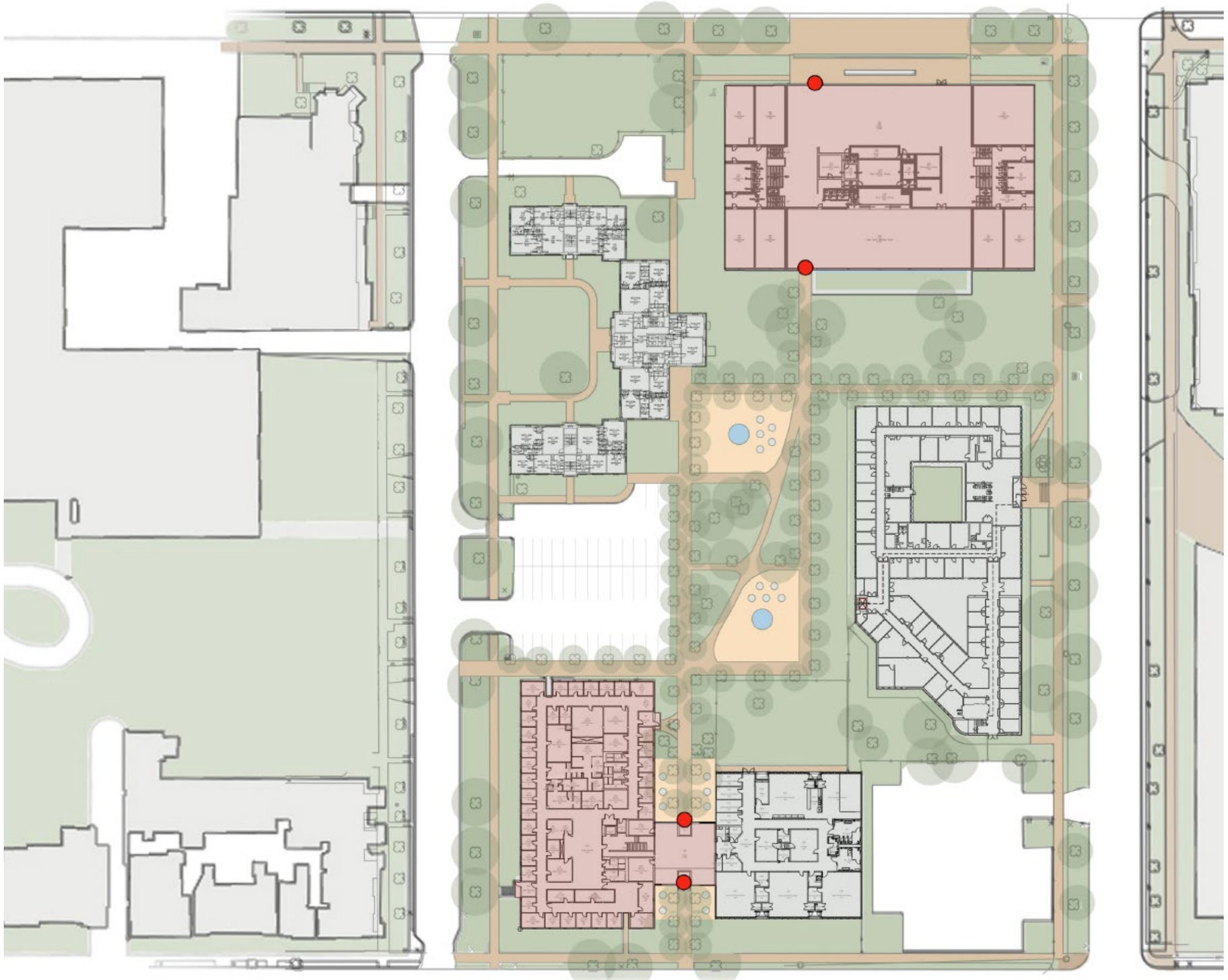


3 DETAILED PLANNING OPTIONS

OPTION C - CAMPUS (EXCLUDES PHASING & COST DATA)

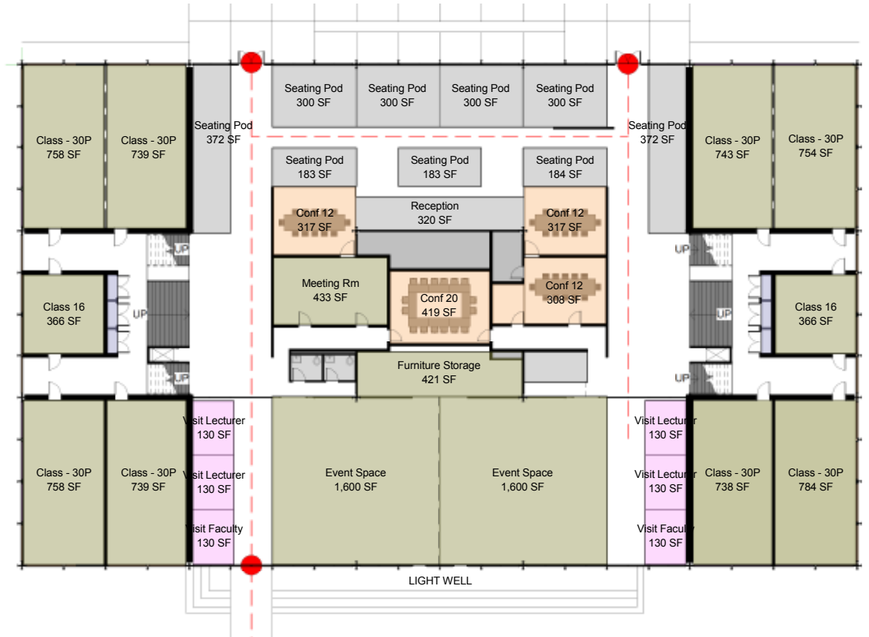
OPTION DESCRIPTION

The SSA Campus option was the most aggressive to blend program departments and spaces between the 2 buildings. The site focuses on a more integrated connection with a quadrangle design for the site space between buildings. The parking lot would need to be reduced to 1/2 its current capacity to accommodate this connection. The graduate student and Phd spaces would fully occupy the first floor of the WSSC building with a cafe as the anchor that utilizes the central lobby of the building. Staff offices could then be entirely located on the WSSC 2nd Floor with room for growth. The SSA building would function as a learning and research space with a formal lobby and large event space to the south.

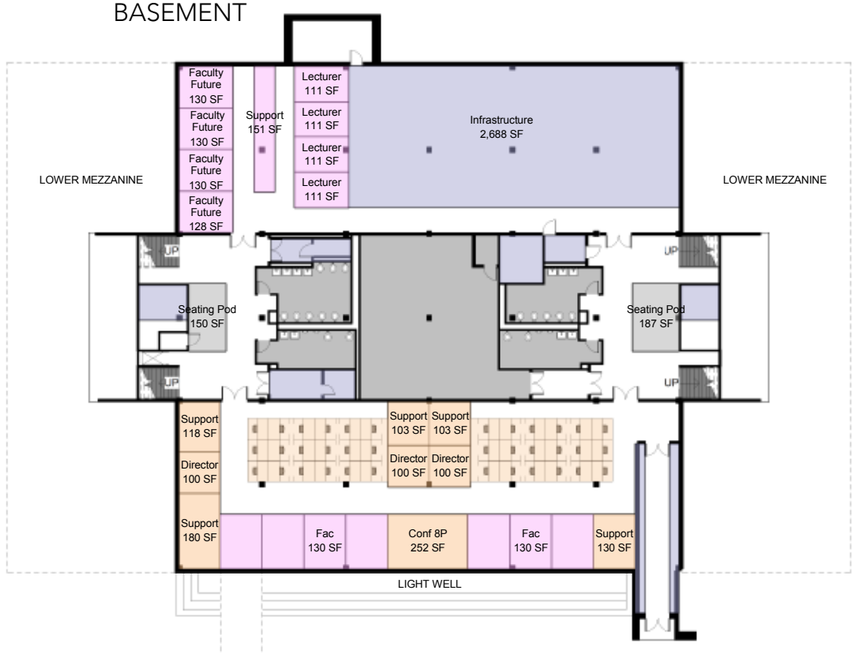


FLOOR PLANS: OPTION C CAMPUS
SSA BUILDING (MIES)

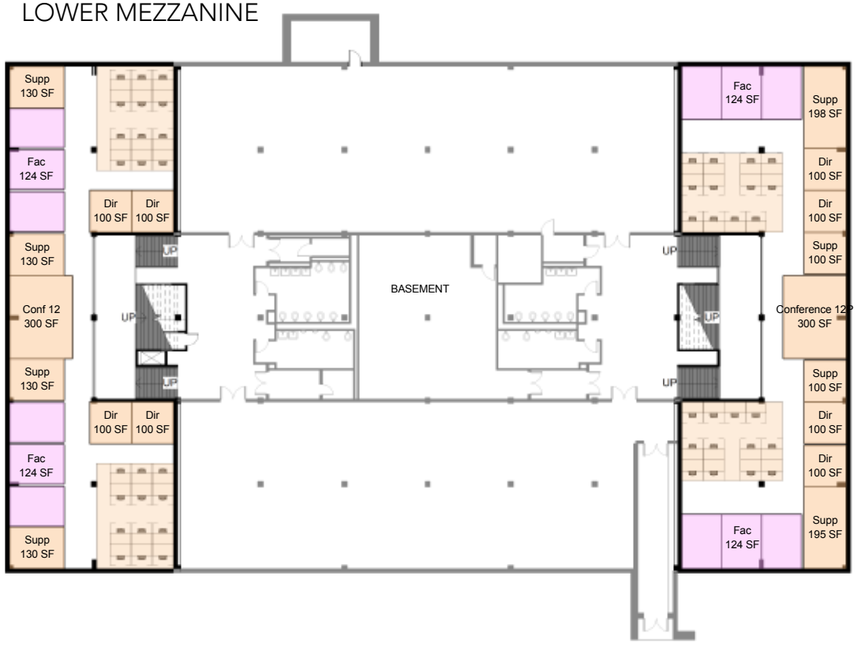
GROUND FLOOR AND UPPER MEZZANINE



BASEMENT



LOWER MEZZANINE



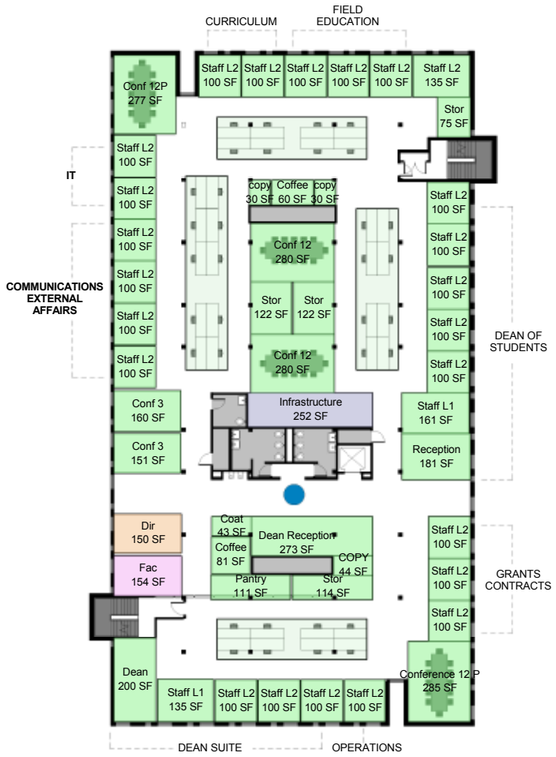
FLOOR PLANS: OPTION C CAMPUS
WSSC BUILDING (WOODLAWN)

1ST FLOOR

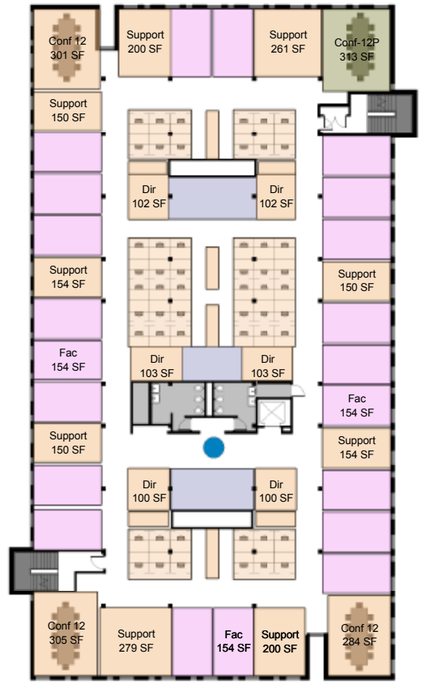
Total	1	2	3	SSA	
45	0	1	21	23	Faculty
19	1	1	6	11	Director
162	24	0	54	84	Research
45	45	0	0	0	PhD

BASEMENT

2ND FLOOR



3RD FLOOR

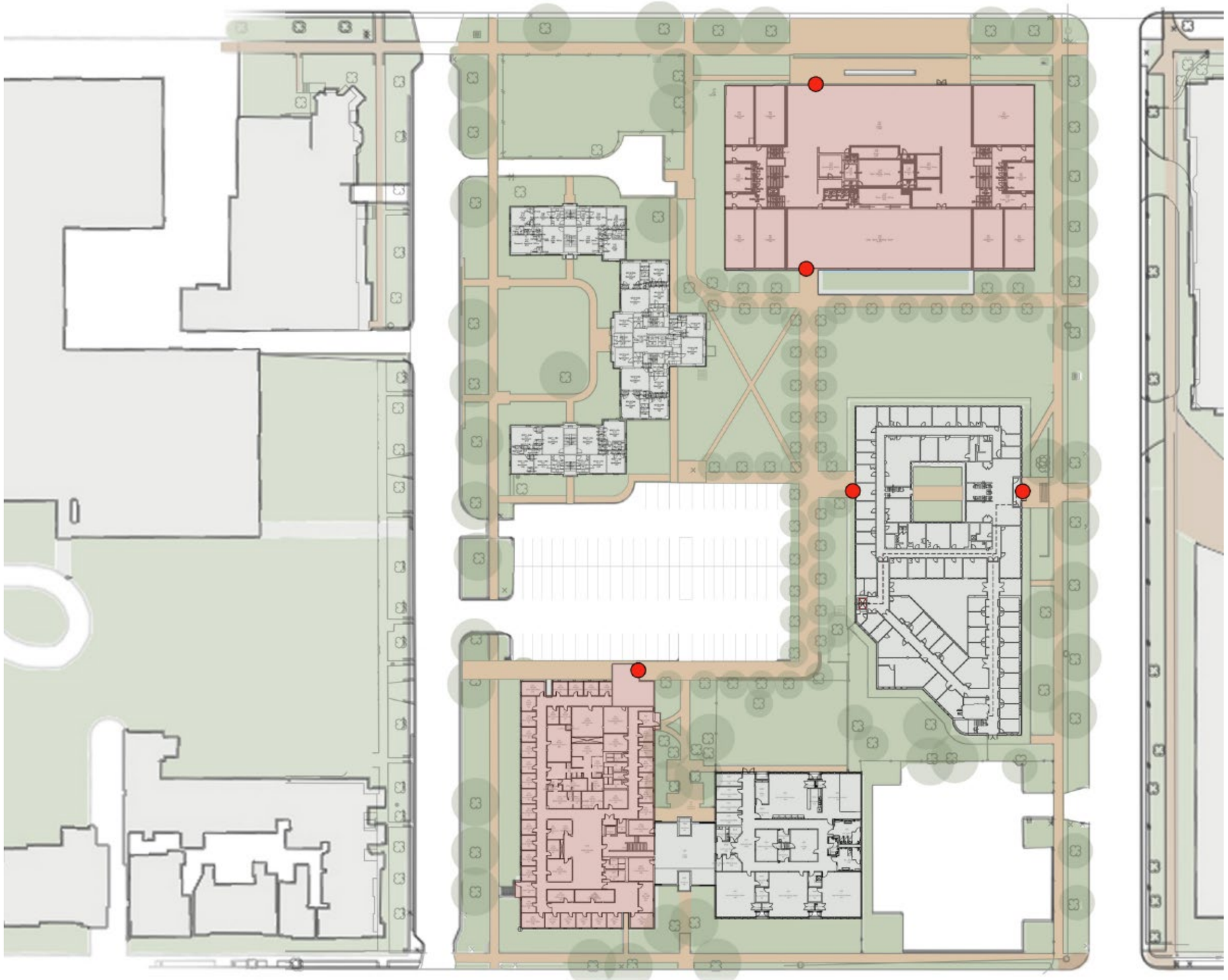


2 SELECTED DETAILED PLANNING OPTIONS

OPTION A - CLASSROOMS

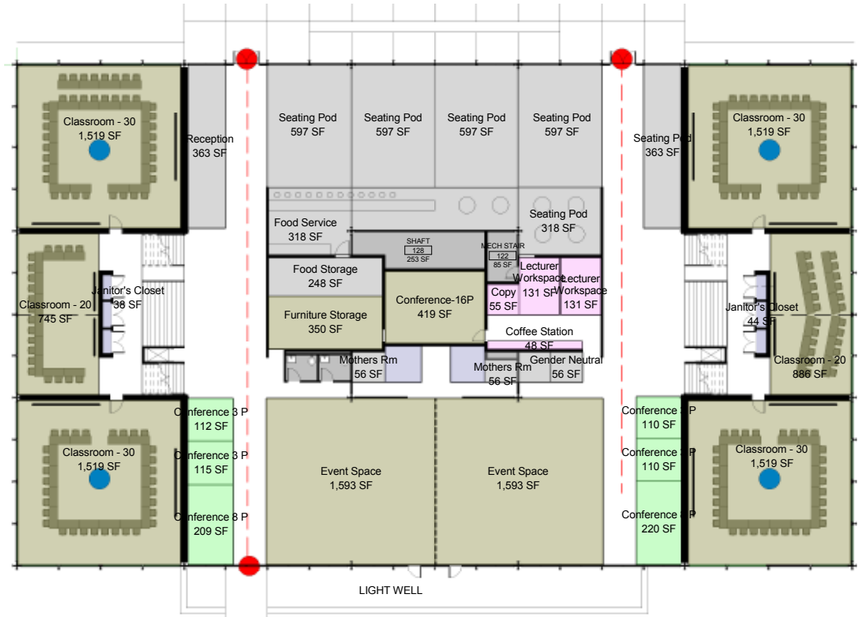
OPTION DESCRIPTION

The (8) long linear 20'x40' classrooms have been reduced to 2 due to poor viewing angels, furniture flexibility, and ability to web broadcast. 4 large classrooms will occupy the corners of the SSA building with 2 new classrooms added to the basement student study commons. A linear sunken light well in adjacent image will allow light to the south basement research and faculty space. Staff and administrative spaces support the student dominant building with flanking offices off of the formal lobby. The existing library provides larger 100 person classrooms that can combine for a 200 person event space. The WSSC building is research and faculty focused with small classrooms for PhDs. The perimeter faculty offices allow borrowed light to interior research team pods.



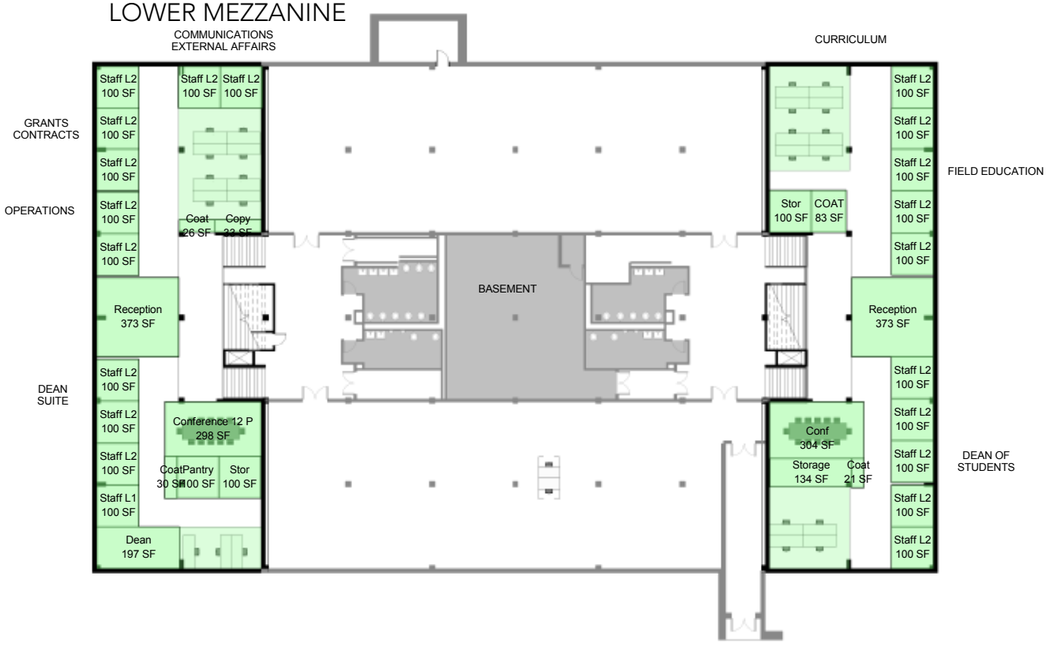
FLOOR PLANS: OPTION A CLASSROOMS
SSA BUILDING (MIES)

GROUND FLOOR AND UPPER MEZZANINE



BASEMENT

LOWER MEZZANINE

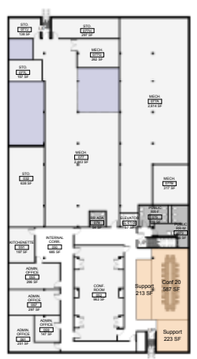


FLOOR PLANS: OPTION A CLASSROOMS
WSSC BUILDING (WOODLAWN)

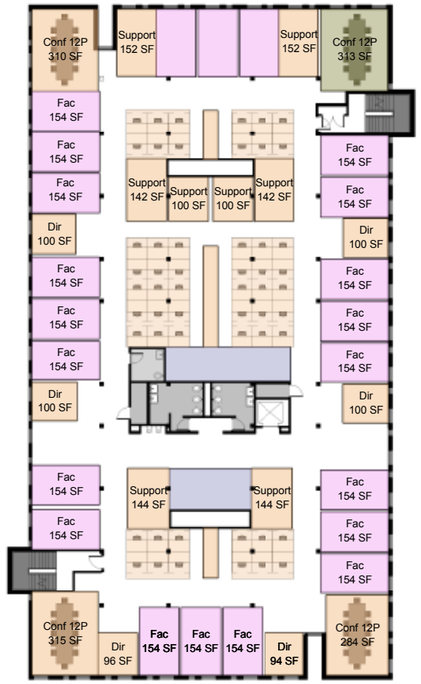
1ST FLOOR

Total	1	2	3	SSA	
52	7	21	19	4	Faculty
18	4	6	6	2	Director
162	50	50	50	12	Research
45	45	0	0	0	PhD

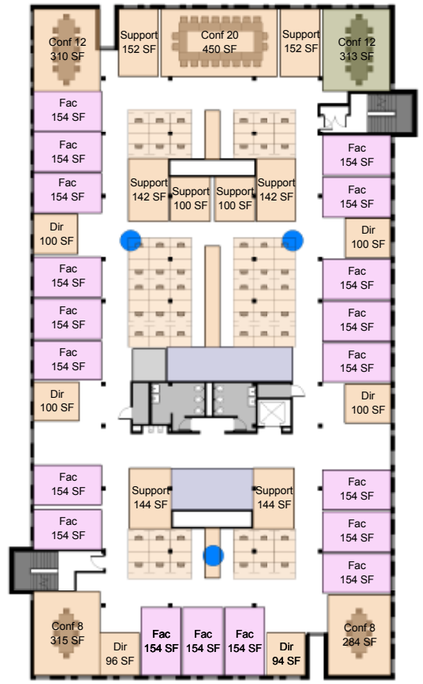
BASEMENT



2ND FLOOR



3RD FLOOR



OPTION A - PHASING PLAN

PHASING PLAN: OPTION A CLASSROOMS

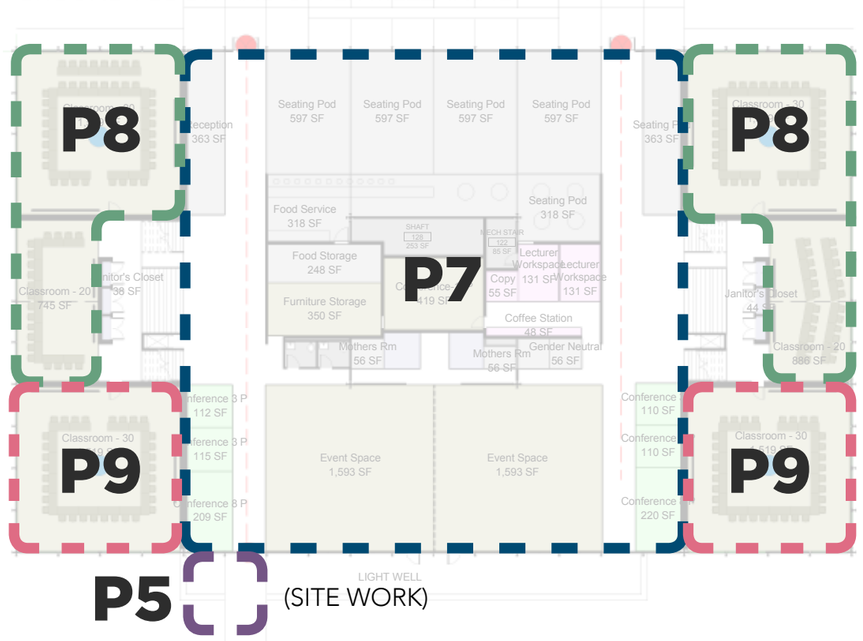
PHASE	COST	DURATION MONTHS	DESCRIPTION	CRITICAL REQ'D PHASES TO BE COMPLETED PRIOR	TEMPORARY SPACE	REMARKS
PHASE 1 12,641 SF	**$ 11.2 M -** **$ 11.4 M**	D 6 C 6	**WSSC 3rd Floor Renovation, Research & Faculty Office** **- Roofing, Skylights** **- Mechanical system upgrades, Air Handler, distribution to 3rd floor, connect to existing 2nd Floor utilities, new sprinkler system**	WSSC 3rd Floor Space consolidates to WSSC 1st & 2nd Floors to free up space on 3rd Floor	2nd Floor WSSC	- Utilize existing office layout of WSSC 2nd Floor swing space - Phased plan review with City, add sprinkler system to floors during phased work
PHASE 2 13,633 SF	**$ 9.2 M -** **$ 9.4 M**	D 6 C 6	**SSA Building Basement Level Renovation** **- Mechanical Space, air handler upgrades, stub to lower mezzanine** **- Light well** **- 2 Elevators, Code upgrades,**	Phase 1 - 2nd Floor WSSC Space moves to 3rd Floor - 2nd Floor vacated for swing space	2nd Floor WSSC	- Create South Doors egress from Event Space & Library - Utilize existing office layout of WSSC 2nd Floor
PHASE 3 7,862 SF	$ 3.2 M - $ 3.4 M	D 2 C 3	SSA Building Lower Mezz. Staff Office Renovation - Connect to branch ductwork from Basement	Phase 2 (Mechanical) & Elevators	2nd Floor WSSC	
PHASE 4 13,795 SF	$ 7.1 M - $ 7.3 M	D 3 C 6	WSSC 1st Floor & Basement, Research & PhD Space - PhD space & small Classrooms - New Elevator Cab, smoke evac. system if communicating stair connects 3 levels in this phase.	Phase 1 (fire pump)	2nd Floor WSSC	- Combinded floors due to minimal work in basement and HVAC systems split at Level 2
PHASE 5	$ 1.4 M - $ 1.6 M	D 3 C 6	Site Connection Work	Phase 4		
PHASE 6 12,715 SF	$ 6.1 M - $ 6.3 M	D 3 C 6	WSSC 2nd Floor, Research & Faculty Office - Connect to branch ductwork, FP	Phase 1, 2, 3, 4		
PHASE 7 13,732 SF	**$ 8.9 M -** **$ 9.1 M**	D 6 C 6	**SSA Event Space & Lobby Renovation** **- Upgrade Penthouse AHU & Distribution** **- Café** **- Smoke evac. system (code required)**			- Could split into 2 phases - Phased work can move up as needed
PHASE 8 PHASE 9 9,080 SF	$ 3.5 M - $ 3.7 M	D 3 C 5	SSA North (2) + Middle (2) Classrooms Renovation - Code Stair upgrades SSA South (4) Classrooms Renovation - Code Stair upgrades	Phase 7 Phase 7, 8	(2) 100 person classrooms (2) 100 person classrooms	-8 Total Classrooms at 1 time, Less if summer work -8 Total Classrooms at 1 time, Less if summer work
TOTAL	$ 50.6 M - $ 52.2 M	D 32 (reduce to 16 months if full building services are provided) C 44 (reduce if multiple phases combined)				

SSA (MIES) BUILDING

BASEMENT

LOWER MEZZANINE

GROUND FLOOR AND UPPER MEZZANINE



WSSC (WOODLAWN) BUILDING

BASEMENT

1ST FLOOR

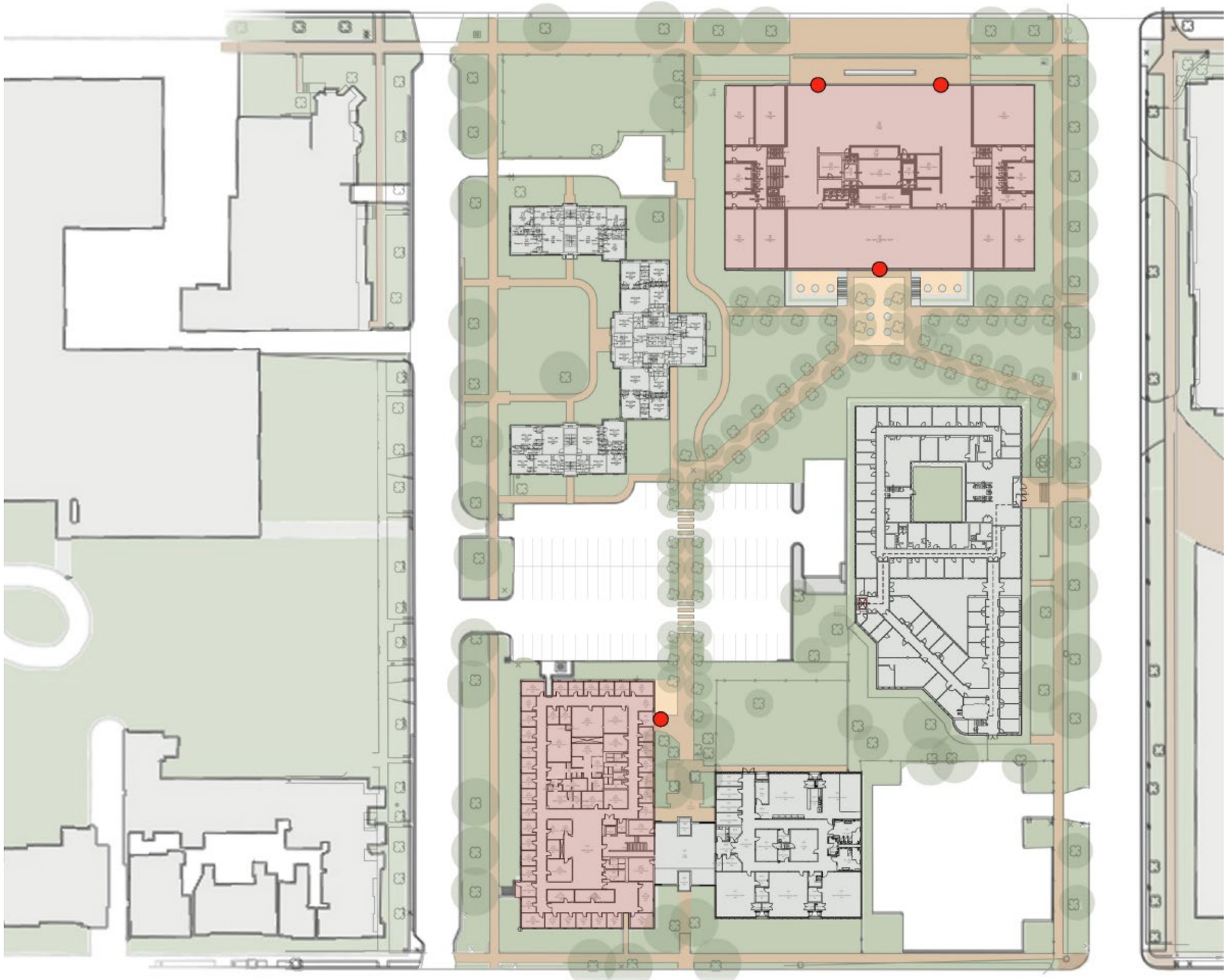
2ND FLOOR

3RD FLOOR

PLANNING OPTION B - LIBRARY

OPTION DESCRIPTION

The Library option celebrates SSA published work and research by bringing the library forward and showcasing featured work. In an age of disappearing libraries the backdrop of book volumes through the glass become a warming invitation to the cold minimalist interior. Circlulation is drawin through the cenral wood element in the lobby that leads to the south terrace quiet study. The full extent of the former library space is utilized as flexible variations of (2) 100 person classrooms, a 200 person event and the full space for a 300 person event. The SSA classrooms reconfigure AV to accomadate the linear layout. More resarch can be integrated into the SSA buiding by moving the Dean suite and supprting administrative spaces to the WSSC building. A new north entry to the WSSC Dean suite building better connects the 2 buildings and creates a welcoming reception space. Research levels 2 and 3 above flip the faculty offices to the interior better utilizing the office modular with the exsiting structural grid. The increased efficency of program distribution allows for more opportunity of informal gather space and communicating stairs to further the interdisciplinary research approach.



FLOOR PLANS: OPTION B LIBRARY
SSA BUILDING (MIES)

GROUND FLOOR AND UPPER MEZZANINE

BASEMENT

LOWER MEZZANINE

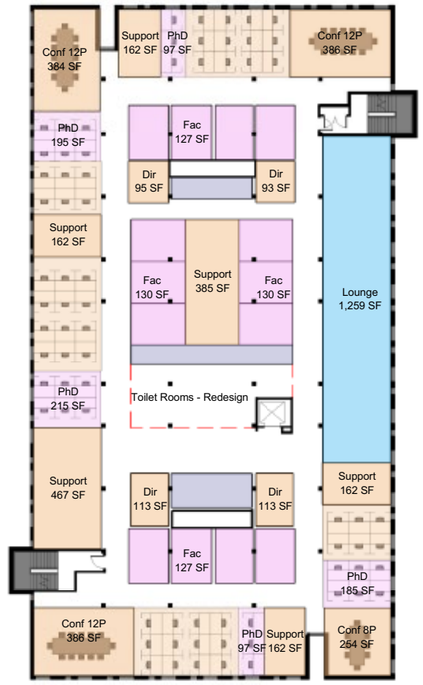
FLOOR PLANS: OPTION B LIBRARY
WSSC BUILDING (WOODLAWN)

1ST FLOOR

Total	1	2	3	SSA	
45	5	14	14	12	Faculty
19	2	4	6	7	Director
168	24	48	48	48	Research
60	6	24	24	6	PhD

2ND FLOOR

3RD FLOOR



BASEMENT

OPTION B - PHASING PLAN

PHASING PLAN: OPTION B LIBRARY

PHASE	COST	DURATION MONTHS	DESCRIPTION	CRITICAL REQ'D PHASES TO BE COMPLETED PRIOR	TEMPORARY SPACE	REMARKS
PHASE 1 12,641 SF	**$ 11.3 M -** **$ 11.5 M**	D 6 C 6	**WSSC 3rd Floor Renovation, Research & Faculty Office** **- Roofing, Skylights** **- Mechanical system upgrades, Air Handler, distribution to 3rd floor, connect to existing 2nd Floor utilities, new sprinkler system**	WSSC 3rd Floor Space consolidates to WSSC 1st & 2nd Floors to free up space on 3rd Floor	2nd Floor WSSC	- Utilize existing office layout of WSSC 2nd Floor as swing space - Phased plan review with City, add sprinkler system to floors during phased work
PHASE 2 13,795 SF	$ 7.6 M - $ 7.8 M	D 3 C 6	WSSC 1st Floor & Basement, Renovation - Dean suite, PhD space & small Classrooms - New Elevator Cab, smoke evac. system if communicating stiar connects 3 levels in this phase.	Phase 1 (fire pump)	2nd Floor WSSC	- Combinded floors due to minimal work in basement and HVAC systems split at Level 2
PHASE 3	$ 1.7 M - $ 1.9 M	D 3 C 6	Site Connection Work, new entry on north	In coordination with Phase 2	2nd Floor WSSC	
PHASE 4 13,633 SF	**$ 9.7 M -** **$ 9.9 M**	D 6 C 6	**SSA Building Basement Level Renovation** **- Mechanical Space, air handler upgrades, stub to lower mezzanine** **- Light wells** **- 2 Elevators, Code upgrades,**	Phase 1 - 2nd Floor WSSC Space moves up to 3rd Floor - WSSC 2nd Floor vacated / swing space	2nd Floor WSSC	- Utilize existing office layout of WSSC 2nd Floor - Connect sitework to SSA south entry, bridge over light well
PHASE 5 7,862 SF	$ 3.3 M - $ 3.5 M	D 2 C 3	SSA Building Lower Mezz. Office Renovation - Connect to branch ductwork from Basement - Dean of Students, Curriculum & Field Suite - Research Suite	Phase 1, Phase 4 (Mechanical) & Elevators	2nd Floor WSSC	
PHASE 6 12,715 SF	$ 6.8 M - $ 7.0 M	D 3 C 6	WSSC 2nd Floor, Research & Faculty Office - Connect to branch ductwork, FP	Phase 1, 2, 4, 5		
PHASE 7 13,732 SF	**$ 9.8 M -** **$ 10.0 M**	D 6 C 6	**SSA Event Space & Lobby Renovation** **- Mechanical Penthouse AHU & new central passage** **- Lobby 1st, transfer Library & books to Lobby** **- Café** **- Smoke evac. system (code required)**			- Connect SSA south entry to site work - Phased work can move up as needed
PHASE 8 9,080 SF	$ 3.6 M - $ 3.8 M	D 3 C 5	SSA Classroom Renovation - Renovate 2 classrooms at a time to maintain 8 classrooms	Phase 7	(2) 100 person classrooms	- 8 Total Classrooms at 1 time, Less if summer work - Can move up with Phase 7 - Small classroom at SSA
TOTAL	$ 53.8 M - $ 55.4 M	D 32 (reduce to 16 months if full building services are provided) C 44 (reduce if multiple phases combined)				

SSA (MIES) BUILDING

BASEMENT

LOWER MEZZANINE

GROUND FLOOR AND UPPER MEZZANINE

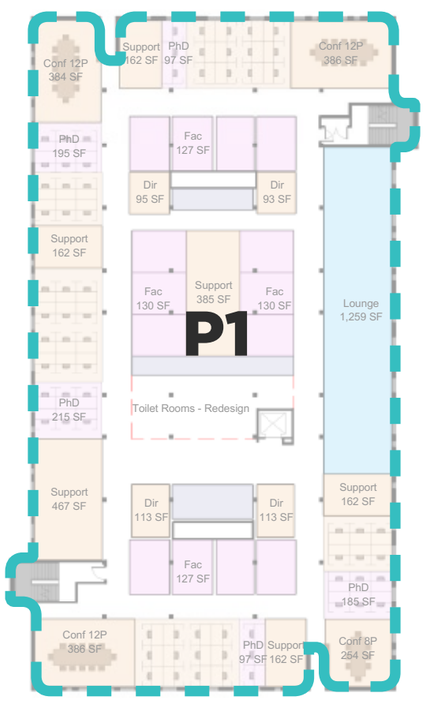
WSSC (WOODLAWN) BUILDING

BASEMENT

1ST FLOOR

2ND FLOOR

3RD FLOOR



SUSTAINABILITY APPROACH

PROGRAMMING APPROACH

Office spaces dominate the majority of the program square footage and was identified as the most important program component to have access to daylight. With lower level basement spaces and deep internal floor plates of the existing buildings providing access to daylight would need architectural intervention to introduce daylight into spaces.

PLANNING APPROACH

The planning process was developed with the Working Group around a series of small renovation projects. Developing a sustainable target for each building including the sustainable certification standard would allow the smaller phased projects to align with the greater design target for the building. The following sustainable certification standards outline possible scenarios of each for the 2 different buildings.

APPLICABLE SUSTAINABLE DESIGN CERTIFICATIONS

The University's minimum target for sustainable design on new construction and major renovation projects is LEED Silver Certification. Below are a series of other applicable sustainable design certification systems beyond the LEED rating system that could apply to the SSA buildings including the Woodlawn building (WSSC) and the SSA (Mies) building.

USGBC LEED Rating System - LEED Silver minimum certification would be easily achievable with both buildings. LEED Checklists should be reviewed for each building and the credits assessed to the proposed phase of work.

Living Building Challenge (LBC) - Petal Certification. Achieving the energy and water petal for LBC would be difficult for both buildings. The materials petal could be achieved along with 2 other required petals. Beauty and Place or Equity are the other petals that could be achieved along with the required materials petal.

Passive House Institute US (PHIUS) - Achieving passive house certification on the SSA building would not be achievable due to the quantity of glazing and thermal bridging of the steel structure. The WSSC building would be a good candidate for achieving Passive House certification. With a focus on energy use and occupant comfort if the WSSC renovation project is to consider this certification system additional budget would need to be provided for improving the exterior envelope in the following ways; 1. Added insulation, 2. air tightness, (membrane & flashing), 3. New triple glazed windows and exterior doors.

Well Building Institute - Consists of features across the seven concepts or categories that comprehensively address not only the design and operations of buildings, but also how they impact and influence human behaviors related to health and well-being. This certification standard could be applied to both buildings and work with the LEED rating system. This certification would require longer term operational procedure review and verification.

SSA STRATEGIES

SSA (MIES) BUILDING

Daylighting - Create a south sunken courtyard to introduce daylighting to the basement level of the building. Position storage and infrastructure spaces to the north basement level where introducing daylight would be more difficult due to the building entry and terrace. The lower mezzanines should utilize interior glass wall systems to introduce daylighting to the interior office spaces.

Energy - Large expanses of glazing could be treated with the following strategies to reduce energy loss. Add insulated glazing units in lieu of the single pane. Provide interior thermal curtains that could shut down at night or at off hours when spaces are not in use. Provide vestibules and/or revolving doors to the primary entrances. Replace lighting system with LED fixtures, incorporate daylight harvesting with the fixtures. Roof could utilize photovoltaic array for energy production.

Water - Provide aerators to faucets or replace older fixtures with low flow fixtures.

Comfort & Indoor Environment - Consider radiant cooling and heating system as the replacement system during the HVAC work. Incorporate all low VOC & formaldehyde free finishes.

Site - Integrate native and locally adapted species into the landscaping. Consider reducing the hardscaping of the north terrace to promote infiltration. New hardscaping to consist of permeable paving. Aim to reducing parking demand and parking surface area on site.

Exterior Fenestration - Planting deciduous trees around the perimeter of the east and west facades to help shade lower east and west sun angels during summer months.

WSSC STRATEGIES

WSSC (WOODLAWN) BUILDING

Daylighting - Exterior windows on the perimeter should be coupled with interior glass wall system to borrow daylight to interior office spaces. The 3rd Floor can introduce skylights to better daylight internal office spaces.

Energy - Increase insulation of the exterior envelope and roof. Replace lighting system with LED fixtures, incorporate daylight harvesting with the fixtures at perimeter office and meeting spaces. Roof could utilize photovoltaic array for energy production.

Water - Replace fixtures with low flow fixtures. The roof rainwater could be collected in a basement rainwater cistern for use in toilet flushing.

Comfort & Indoor Environment - Consider radiant cooling and heating system as the replacement system during the HVAC work. Incorporate all low VOC & formaldehyde free finishes.

Site - Integrate native and locally adapted species into the landscaping. Consider reducing the hardscaping of the north terrace to promote infiltration. New hardscaping to consist of permeable paving. Aim to reducing parking demand and parking surface area on site.

Exterior Fenestration - Sunshades could be applied to the east, south and west facades of the building to reduce summer sun intrusion into the spaces.

APPENDIX A

A - DETAIL COST ESTIMATE

University of Chicago
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ABBREVIATIONS:

AL = Allowance; CY = Cubic Yard (volume); EA = Each; ETR = Existing to remain; INST = Instance; LDS = Truck Loads; LF = Linear Foot; LS = Lump Sum; SF = Square Foot Area; N/A = Not Applicable; NIC = Not in Contract

EXCLUSIONS:

1. Removal of existing furniture / relocation of occupants
2. Site Demolition/ Site Prep beyond property lines
3. Site Remediation/ Environmental Remediation
4. Relocation of Existing utilities within building footprint
5. LEED Requirements
6. Premium Time, only as noted
7. FF&E / Loose Furniture
8. Existing Retaining Wall modifications
9. Special Equipment
10. Storm Detention
11. Green Roof

NOTES:

1 This is an 'Order of Magnitude' cost estimate based on preliminary plans/ elevations and narratives prepared by the design team and contained in this report.
2 This 'Order of Magnitude' cost estimate is based on prevailing wage labor rates in the Chicagoland Area Spring 2017
3 The costs allocated for each division is an assumed number based on typical costs and not based on a specification or design.

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Option A

PHASE 1		
WSSC 3rd Floor Classrooms, Offices, Roofing Work, Skylights, HVAC Upgrades	Roof Area* (SF)	14,310
	Office / Faculty (SF)	4,030
	Conference (SF)	1,212
	Support (SF)	1,452
	Open Spaces (SF)	5,417
	Toilet Rooms (SF)	530

PHASE 2		
SSA Basement, HVAC Upgrades, Light Well, Elevator Upgrades	Mech/ Support (SF)	2,050
	Staff/ Support (SF)	2,472
	Classroom (SF)	3,976
	Amenity (SF)	916
	Open Spaces (SF)	3,376
	Toilet Rooms (SF)	873

	Description	WSSC - 3rd Floor Unit Price	Quantity	Unit	Budget	SSA- Basement Level Unit Price	Quantity	Unit	Budget
1	**GENERAL REQUIREMENTS**								
	General Conditions		1	LS	$ 548,000.00		1	LS	$ 467,000.00
	Testing & Inspection				By Owner				By Owner
	Utility Tie-ins/ Fees (Water, Sewer, Electricity, Gas)				See Below				See Below
	Permits				By Owner				By Owner
2	**DEMOLITION (Site Work below)**								
	Environmental Abatement (ACM, Lead Paint)				By Owner, If Applicable				By Owner, If Applicable
	Mass/ Structural Excavation for Light Well (8'depth)								
	Shoring/ Underpinning						457	CY	$ 27,400.00
	Haul / Dump (Off Site)						1	LS	$ 24,000.00
	Excavation for New Entry Ramp				Refer to '1st floor' scope		60	LDS	$ 14,900.00
	Remove Door/ Entry				Refer to 'Basement' scope				N/A
	Remove Existing Stairs				Refer to 'Basement' scope				N/A
	Haul / Dump (Off Site)				N/A				N/A
	Interior Demolition:								
	Interior Demolition (walls, doors, floor finishes)		151,692	CF	$ 37,900.00		109,200	CF	$ 32,800.00
	Remove Perimeter Walls for New Furred-out Walls				Verify				Verify
	Demolition of Ceilings for FP Upgrade		12,641	SF	$ 9,500.00				Incl. above
	Selective Demolition of Walls				Incl. above				Incl. above
	Selective Demolition of Doors				Incl. above				Incl. above
	Remove Elevator Cab (existing Shaft)				Refer to 'Basement' scope				N/A
	Remove Toilet Fixtures (replacement only, below)		12	EA	$ 1,200.00				N/A
	Remove Restroom Finishes, u.n.o.		530	SF	$ 10,600.00				N/A
	Remove Stair Finishes, u.n.o.				ETR				
	Cut Window Openings @ Basement Walls/ Light Well						11	EA	$ 16,500.00
	Floor Cutout for New Elevator						1	AL	$ 7,500.00
	Core for New Toilet Rooms								
	Core for New Food Service								
	Haul / Disposal (Off Site)		25	LDS	$ 6,300.00		20	LDS	$ 5,000.00
	Remove Existing Roof -- verify		24,100	SF	$ 60,300.00				N/A
	Remove/ Replace Roof Drains		1	AL	$ 15,000.00				N/A
	Rem. Roof for New Roof Skylights - 16' long (opt. A)		10	INST	$ 40,000.00				N/A
	Rem. Roof for New Roof Skylights - Solatube (Optn. B)				Option B				N/A
	Communicating Stair Connecting Levels 1-3		1	AL	$ 24,000.00				N/A
	Smoke Containment System @ Stair		1	AL	$ 200,000.00				N/A
3	**CONCRETE**								
	New Entry: New Fdtn./Ramp + Backfill + Tie-In				Refer to '1st Floor' scope				N/A
	Shoring/ Underpinning				Excluded				N/A
	Light Well: New Fdtn./ Retaining Wall + Backfill + Tie-In						1	AL	$ 250,000.00
	Planters / Steps						1	AL	$ 25,000.00
	Concrete Slab on Grade/ Elevated Slabs				N/A				N/A
4	**MASONRY**				N/A				N/A

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May 1, 2017

University of Chicago
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Option A

PHASE 1		
WSSC 3rd Floor Classrooms, Offices, Roofing Work, Skylights, HVAC Upgrades	Roof Area* (SF)	14,310
	Office / Faculty (SF)	4,030
	Conference (SF)	1,212
	Support (SF)	1,452
	Open Spaces (SF)	5,417
	Toilet Rooms (SF)	530

PHASE 2		
SSA Basement, HVAC Upgrades, Light Well, Elevator Upgrades	Mech/ Support (SF)	2,050
	Staff/ Support (SF)	2,472
	Classroom (SF)	3,976
	Amenity (SF)	916
	Open Spaces (SF)	3,376
	Toilet Rooms (SF)	873

	Description	WSSC - 3rd Floor Unit Price	Quantity	Unit	Budget	SSA- Basement Level Unit Price	Quantity	Unit	Budget
5	**METALS**								
	Metal Fabrications: Stair Handrails/ Ramp				Included in '2nd Flr'		11,613	SF	$ 11,600.00
6	**WOOD AND PLASTICS**								
	Rough Carpentry		12,641	SF	$ 63,200.00		11,613	SF	$ 34,800.00
	Finish Carpentry		12,641	SF	$ 126,400.00		11,613	SF	$ 69,700.00
	Learning Resource Center								Incl. above
	Conference Rooms				Incl. above				
	New Reception Desk				N/A				N/A
	Food Service								
	Coffee Station								
	Lounge Area				N/A				N/A
	Copy Area				N/A				N/A
7	**THERMAL AND MOISTURE PROTECTION**								
	Roof Covering - verify		14,310	SF	$ 229,000.00				N/A
	New Linear 3'x16' Skylights - Option A		10	INST	$ 43,200.00				N/A
	New Solatube Skylights - Option B				N/A				N/A
	New Roof Drains				Included				N/A
8	**DOORS & WINDOWS**								
	Exterior Doors - Single				N/A		1	EA	$ 2,500.00
	Exterior Door - Double				N/A		2	PR	$ 7,200.00
	Int. Door Single - Single		46	EA	$ 59,800.00		27	EA	$ 48,600.00
	Interior Doors - Double		0	PR	$ -		2	PR	$ 4,400.00
	New Windows				N/A		11	EA	$ 27,500.00
	Curtain Wall / Exterior Glazing				N/A				N/A
	Interior Glazing Walls/ Doors (all perimeter walls)		12,641	AL	$ 442,400.00		11,613	SF	$ 116,100.00
	Interior Glass Guardrail Replacement								
9	**FINISHES**								
	Partitions:								
	Masonry Partitions				N/A				N/A
	Gypsum Board Partitions		18,300	SF	$ 256,200.00		9,000	SF	$ 126,000.00
	Infill Existing Walls where Doors/ Walls Removed								
	Floor Finishes:								
	Patch Flooring Where Partitions Removed		12,641	SF	$ 15,200.00		1	AL	$ 25,000.00
	Terrazzo		0	SF	$ -				N/A
	Sealed Concrete		12,641	SF	$ 19,000.00		2,050	SF	$ 3,100.00
	Linoleum						4,501	SF	$ 63,000.00
	VCT		0	SF	$ -			SF	$ -
	Carpet Tile		12,111	SF	$ 78,700.00		6,448	SF	$ 51,600.00
	Ceramic Tile @ Toilet Rooms		530	SF	$ 9,500.00				ETR/ N/A
	Wall Finishes:								
	Painting		22,754	SF	$ 22,800.00		24,593	SF	$ 24,600.00
	Wall Coverings -- Wallpaper, Wood Veneer				N/A				N/A
	Tile @ Toilet Rooms		1,250	SF	$ 25,000.00				ETR
	Acoustical Treatment				N/A				N/A
	Ceiling Finishes:								
	Suspended Ceiling (2'x2')		12,641	SF	$ 69,500.00		10,740	SF	$ 80,500.00
	Gypsum Board Ceilings		530	SF	$ 4,200.00				N/A

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Option A

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	Office / Faculty (SF)	4,030
	Conference (SF)	1,212
	Support (SF)	1,452
	Open Spaces (SF)	5,417
	Toilet Rooms (SF)	530

PHASE 2		
SSA Basement, HVAC Upgrades, Light Well, Elevator Upgrades	Mech/ Support (SF)	2,050
	Staff/ Support (SF)	2,472
	Classroom (SF)	3,976
	Amenity (SF)	916
	Open Spaces (SF)	3,376
	Toilet Rooms (SF)	873

	Description	WSSC - 3rd Floor Unit Price	Quantity	Unit	Budget	SSA- Basement Level Unit Price	Quantity	Unit	Budget
10	**SPECIALTIES**								
	Visual Display Boards (1 per Conference Room)		4	EA	$ 14,000.00		4	EA	$ 14,000.00
	Movable Partitions / Structure				N/A				N/A
	Lockers				N/A		1	AL	$ 158,500.00
	Toilet Room Accessories		1	AL	$ 6,000.00				N/A
	Toilet Room Stalls		12	EA	$ 12,000.00		11,613	SF	$ 2,300.00
	Signage		12,641	SF	$ 1,900.00		13,663	SF	$ 2,700.00
11	**EQUIPMENT**								
	Appliances: Ref., Microwave		1	AL	$ 5,000.00		1	AL	$ 4,500.00
	AV Equipment		6,629	SF	$ 66,300.00		7,364	AL	$ 73,600.00
	Food Service Equipment (Warming Kitchen)								
	Coffee Station Equipment								
	High Density Library Equipment						1	AL	$ 150,000.00
12	**FURNISHINGS (By Owner)**				Excluded				Excluded
14	**CONVEYING SYSTEM**								
	New Elevator (4-stop) Cab in Existing Shaft						1	AL	$ 150,000.00
	New Elevator + Shaft						1	AL	$ 325,000.00
15	**MECHANICAL AND PLUMBING**								
	Water Distribution				ETR				ETR
	Storm				ETR				ETR
	Waste				ETR				ETR
	Fixtures: Sinks/ Toilets (existing layout B, 1+2+3 new)		12	EA	$ 9,000.00				ETR
	Kitchenette @ Basement				N/A				ETR
	Plumbing Rough In and Tie Ins		1	LS	$ 60,000.00				ETR
	Storm Drainage/ Tie Ins		1	LS	$ 15,000.00				ETR
	Fire Protection - Std. Wet Sprinkler Modifications		14,310	SF	$ 143,100.00				ETR
	New Fire Pump				Incl. above				ETR
	HVAC / MECHANICAL								
	Upgrade HVAC Equipment		39,056	SF	$ 1,367,000.00		21,525	SF	$ 861,000.00
	Distribution / Piping (floor specific)		12,641	SF	$ 316,000.00		13,663	SF	$ 409,900.00
	Insulation / Controls		20%	AL	$ 336,600.00		20%	AL	$ 254,180.00
	Smoke Containment System		1	AL	$ 100,000.00				

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Option A

PHASE 1		
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	Office / Faculty (SF)	4,030
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PHASE 2		
SSA Basement, HVAC Upgrades, Light Well, Elevator Upgrades	Mech/ Support (SF)	2,050
	Staff/ Support (SF)	2,472
	Classroom (SF)	3,976
	Amenity (SF)	916
	Open Spaces (SF)	3,376
	Toilet Rooms (SF)	873

	Description	WSSC - 3rd Floor Unit Price	Quantity	Unit	Budget	SSA- Basement Level Unit Price	Quantity	Unit	Budget
16	**ELECTRICAL**								
	Electrical Service Upgrade				ETR				ETR
	Distribution		1	SF	$ -		13,663		$ 54,700.00
	Outlets and Receptacles		12,111	SF	$ 18,200.00		13,663		$ 20,500.00
	Lighting - LED		12,111	SF	$ 121,100.00		13,663		$ 191,300.00
	Lighting Controls		12,111	SF	$ 18,200.00		13,663		$ 20,500.00
	Emergency Power / Backup				NIC				NIC
	Security -- verify		12,111	SF	$ 18,200.00		13,663		$ 20,500.00
	Fire Alarm System		12,111	SF	$ 24,200.00		13,663		$ 27,300.00
	Tie-Ins to Existing FA System				ETR				Incl.
	Communications: Voice / Data		12,111	SF	$ 42,400.00		13,663		$ 47,800.00
	Generator				NIC				NIC
2	**SITE WORK**				Refer to 'Site Work' Scope				Refer to 'Site Work' Scope
	Landscaping				Refer to 'Site Work' Scope				$ -
	Landscaping @ Light Wells								Refer to Div 3
	Utility Connections				NIC				NIC
	Demolition								
	Demo Sidewalks								
	Remove Parking Lot (selective area)								
	Remove Existing Sod, as needed								
	Remove Trees (Allowance for 10ea)								
	Parking Lot Curbs Removal								
	Misc. Site Item Removal								
	Utility Relocation								
	Demo of Existing Sunken Stairs to SSA Building								
	Haul / Dump (Off Site)								
	Site								
	Concrete Sidewalks - along Parking Lot towards SSA								
	WSSC Plaza - Concrete / Landscaping (~3,500SF)								
	Terrace Extension @ SSA (partial) ~900SF								
	Terrace Extension @ University Faculty Midrise								
	New Concrete Curb Planter Islands @ Parking Lot								
	Pavers @ Tree Lined Walk (through parking lot) or Concrete								
	Paths East Of University Faculty Midrise ~250LF								
	Crushed Granite Plazas								
	Resurface Existing Parking Lot								
	Re-Stripping of Parking Lot								
	Permeable Pavers								
	New Landscaping - Trees / Shrubs / Mulch								
	New Sod (selective placement along walkways)								
	Trees Along Streets (Ellis Ave/ 61st St/ Ingelside Ave)								
	Water Features (2 instances)								
	Landscaping at Light Well / Sunken Courtyards								
	Site Fencing								
	Site Lighting								
	Site Furniture / Trash Receptacles								
	Site Security								

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Option A

PHASE 1		
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	Support (SF)	1,452
	Open Spaces (SF)	5,417
	Toilet Rooms (SF)	530

PHASE 2		
SSA Basement, HVAC Upgrades, Light Well, Elevator Upgrades	Mech/ Support (SF)	2,050
	Staff/ Support (SF)	2,472
	Classroom (SF)	3,976
	Amenity (SF)	916
	Open Spaces (SF)	3,376
	Toilet Rooms (SF)	873

Description	Unit Price	Quantity	Unit	Budget
	WSSC - 3rd Floor			
Utility Connections				
Selective Exterior Demolition:				
New Curbs				
New Walkway				
Striping / Signage				
Haul (on site)				
Site Lighting				
Fencing				
Landscaping/ Site Restoration				
Electric Vehicle Charging Stations				
Stormwater Management (depends on area affected)				
SUB-TOTAL		**SUBTOTAL**		**$ 5,111,100.00**
Bond / Insurance			1.5%	$ 76,700.00
Overhead / Profit			10.0%	$ 518,800.00
TOTAL		**SUBTOTAL**		**$ 5,706,600.00**
Phasing			5.0%	$ 285,300.00
Design Contingency			15.0%	$ 898,800.00
Escalation (all prices 2017)			0.0%	$ -
CONSTRUCTION TOTAL		**WSSC - 3RD FLOOR**		**$ 6,890,700.00**

Description	Unit Price	Quantity	Unit	Budget
	SSA- Basement Level			
SUB-TOTAL		**SUBTOTAL**		**$ 4,354,600.00**
			1.25%	$ 54,400.00
			10.0%	$ 440,900.00
TOTAL		**SUBTOTAL**		**$ 4,849,900.00**
			1.0%	$ 48,500.00
			15.0%	$ 734,800.00
			0.0%	$ -
SSA - BASEMENT				**$ 5,633,200.00**

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Option A

PHASE 3		
SSA Lower Mezz., Staff, Office Renovation, HVAC Connections	Mech/ Support (SF)	0
	Staff/ Support (SF)	2,941
	Classroom (SF)	0
	Amenity (SF)	641
	Open Spaces (SF)	4,281
	Toilet Rooms (SF)	N/A

PHASE 4		
WSSC Basement + 1st Floor	Floor Plate* (SF)	25,015
	Office (SF)	3,390
	Conference (SF)	1,247
	Support (SF)	2,913
	Open Spaces (SF)	5,495
	Toilet Rooms (SF)	750

	Description	Unit Price	Quantity	Unit	Budget
		SSA - Lower Mezzanine			
1	**GENERAL REQUIREMENTS**				
	General Conditions		1	LS	$ 135,000.00
	Testing & Inspection				By Owner
	Utility Tie-ins/ Fees (Water, Sewer, Electricity, Gas)				See Below
	Permits				By Owner
2	**DEMOLITION (Site Work below)**				
	Environmental Abatement (ACM, Lead Paint)				Refer to 'Basement' scope
	Mass/ Structural Excavation for Light Well (8'depth)				Refer to 'Basement' scope
	Shoring/ Underpinning				
	Haul / Dump (Off Site)				
	Excavation for New Entry Ramp				
	Remove Door/ Entry				
	Remove Existing Stairs				
	Haul / Dump (Off Site)				
	Interior Demolition:				
	Interior Demolition (walls, doors, floor finishes)		96,288	CF	$ 28,900.00
	Remove Perimeter Walls for New Furred-out Walls				Verify
	Demolition of Ceilings for FP Upgrade				Incl. above
	Selective Demolition of Walls				Incl. above
	Selective Demolition of Doors				Incl. above
	Remove Elevator Cab (existing Shaft)				N/A
	Remove Toilet Fixtures (replacement only, below)				
	Remove Restroom Finishes, u.n.o.				
	Remove Stair Finishes, u.n.o.				
	Cut Window Openings @ Basement Walls/ Light Well				
	Floor Cutout for New Elevator		1	AL	$ 7,500.00
	Core for New Toilet Rooms				
	Core for New Food Service				
	Haul / Disposal (Off Site)		20	LDS	$ 5,000.00
	Remove Existing Roof -- verify				N/A
	Remove/ Replace Roof Drains				N/A
	Rem. Roof for New Roof Skylights - 16' long (opt. A)				N/A
	Rem. Roof for New Roof Skylights - Solatube (Optn. B)				N/A
	Communicating Stair Connecting Levels 1-3				N/A
	Smoke Containment System @ Stair				N/A
3	**CONCRETE**				
	New Entry: New Fdtn./Ramp + Backfill + Tie-In				N/A
	Shoring/ Underpinning				N/A
	Light Well: New Fdtn./ Retaining Wall + Backfill + Tie-In				Refer to Basement
	Planters / Steps				Refer to Basement
	Concrete Slab on Grade/ Elevated Slabs				
4	**MASONRY**				

Quantity	Unit	Budget
WSSC - Basement + 1st Floor		
1	LS	$ 317,000.00
		By Owner
		See Below
		By Owner
		By Owner, If Applicable
		N/A
		N/A
		N/A
		N/A
156,540	CF	$ 39,100.00
		Verify
25,015	SF	$ 18,800.00
		Incl. above
		Incl. above
1	EA	$ 15,000.00
30	EA	$ 3,000.00
750	SF	$ 15,000.00
		ETR
1	AL	$ 40,000.00
		Excluded
		N/A

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Option A

PHASE 3		
SSA Lower Mezz., Staff, Office Renovation, HVAC Connections	Mech/ Support (SF)	0
	Staff/ Support (SF)	2,941
	Classroom (SF)	0
	Amenity (SF)	641
	Open Spaces (SF)	4,281
	Toilet Rooms (SF)	N/A

PHASE 4		
WSSC Basement + 1st Floor	Floor Plate* (SF)	25,015
	Office (SF)	3,390
	Conference (SF)	1,247
	Support (SF)	2,913
	Open Spaces (SF)	5,495
	Toilet Rooms (SF)	750

	Description	SSA - Lower Mezzanine Unit Price	SSA - Lower Mezzanine Quantity	SSA - Lower Mezzanine Unit	SSA - Lower Mezzanine Budget	WSSC - Basement + 1st Floor Quantity	WSSC - Basement + 1st Floor Unit	WSSC - Basement + 1st Floor Budget
5	**METALS**							
	Metal Fabrications: Stair Handrails/ Ramp					1	AL	$ 18,000.00
6	**WOOD AND PLASTICS**							
	Rough Carpentry		7,862	SF	$ 23,600.00	13,795	SF	$ 27,600.00
	Finish Carpentry		7,862	SF	$ 47,200.00	13,795	SF	$ 69,000.00
	Learning Resource Center				N/A			
	Conference Rooms				N/A			Incl. above
	New Reception Desk				Incl. above			N/A
	Food Service							
	Coffee Station							
	Lounge Area				N/A			N/A
	Copy Area				N/A			N/A
7	**THERMAL AND MOISTURE PROTECTION**				ETR			
	Roof Covering - verify							N/A
	New Linear 3'x16' Skylights - Option A							Refer to '3rd floor' scope
	New Solatube Skylights - Option B							N/A
	New Roof Drains							Refer to '3rd floor' scope
8	**DOORS & WINDOWS**							
	Exterior Doors - Single		4	EA	$ 10,000.00	1	EA	$ 2,000.00
	Exterior Door - Double		1	PR	$ 3,600.00			N/A
	Int. Door Single - Single		35	EA	$ 63,000.00	41	EA	$ 53,300.00
	Interior Doors - Double		5	PR	$ 11,000.00	2	PR	$ 3,400.00
	New Windows				N/A			N/A
	Curtain Wall / Exterior Glazing				N/A			N/A
	Interior Glazing Walls/ Doors (all perimeter walls)		7,862	SF	$ 78,600.00	1	AL	$ 464,165.00
	Interior Glass Guardrail Replacement							
9	**FINISHES**							
	Partitions:							
	Masonry Partitions							N/A
	Gypsum Board Partitions		10,200	SF	$ 142,800.00	14,700	SF	$ 205,800.00
	Infill Existing Walls where Doors/ Walls Removed							
	Floor Finishes:				$ -			
	Patch Flooring Where Partitions Removed		1	AL	$ 25,000.00	25,015	SF	$ 30,000.00
	Terrazzo				N/A	0	SF	$ -
	Sealed Concrete				$ -	0	SF	$ -
	Linoleum		4,169	SF	$ 58,400.00			
	VCT				$ -	0	SF	$ -
	Carpet Tile		3,693	SF	$ 29,500.00	13,045	SF	$ 84,800.00
	Ceramic Tile @ Toilet Rooms				$ -	750	SF	$ 13,500.00
	Wall Finishes:				$ -			
	Painting		14,152	SF	$ 14,200.00	24,458	SF	$ 24,500.00
	Wall Coverings -- Wallpaper, Wood Veneer				$ -			N/A
	Tile @ Toilet Rooms				$ -	1,875	SF	$ 37,500.00
	Acoustical Treatment				$ -			N/A
	Ceiling Finishes:				$ -			
	Suspended Ceiling (2'x2')		7,862	SF	$ 59,000.00	19,045	SF	$ 104,700.00
	Gypsum Board Ceilings				$ -	750	SF	$ 6,000.00

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Vistara Construction Services, Inc.

May 1, 2017

University of Chicago
969 E. 60th Street, Chicago, IL
School of Social Service Administration

Option A

PHASE 3		
SSA Lower Mezz., Staff, Office Renovation, HVAC Connections	Mech/ Support (SF)	0
	Staff/ Support (SF)	2,941
	Classroom (SF)	0
	Amenity (SF)	641
	Open Spaces (SF)	4,281
	Toilet Rooms (SF)	N/A

PHASE 4		
WSSC Basement + 1st Floor	Floor Plate* (SF)	25,015
	Office (SF)	3,390
	Conference (SF)	1,247
	Support (SF)	2,913
	Open Spaces (SF)	5,495
	Toilet Rooms (SF)	750

	Description	SSA - Lower Mezzanine Unit Price	SSA - Lower Mezzanine Quantity	SSA - Lower Mezzanine Unit	SSA - Lower Mezzanine Budget	WSSC - Basement + 1st Floor Quantity	WSSC - Basement + 1st Floor Unit	WSSC - Basement + 1st Floor Budget
10	**SPECIALTIES**				$ -			
	Visual Display Boards (1 per Conference Room)		2	EA	$ 7,000.00	3	EA	$ 10,500.00
	Movable Partitions / Structure				$ -			N/A
	Lockers				$ -			N/A
	Toilet Room Accessories				$ -	1	AL	$ 10,800.00
	Toilet Room Stalls				$ -	14	EA	$ 14,000.00
	Signage		7,862	SF	$ 1,600.00	13,588	SF	$ 2,000.00
11	**EQUIPMENT**				$ -			
	Appliances: Ref., Microwave				$ -	1	AL	$ 4,000.00
	AV Equipment		606	SF	$ 6,100.00	9,655	SF	$ 96,600.00
	Food Service Equipment (Warming Kitchen)							
	Coffee Station Equipment							
	High Density Library Equipment							
12	**FURNISHINGS (By Owner)**				Excluded			Excluded
14	**CONVEYING SYSTEM**							N/A
	New Elevator (4-stop) Cab in Existing Shaft					1	EA	$ 150,000.00
	New Elevator + Shaft							
15	**MECHANICAL AND PLUMBING**							
	Water Distribution				ETR			ETR
	Storm				ETR			ETR
	Waste				ETR			ETR
	Fixtures: Sinks/ Toilets (existing layout B, 1+2+3 new)				ETR	30	EA	$ 22,500.00
	Kitchenette @ Basement				ETR	1	AL	$ 10,000.00
	Plumbing Rough In and Tie Ins				ETR	1	LS	$ 150,000.00
	Storm Drainage/ Tie Ins				ETR			ETR
	Fire Protection - Std. Wet Sprinkler Modifications				ETR	25,015	SF	$ 150,100.00
	New Fire Pump				ETR			Incl. in '3rd flr' scope
	HVAC / MECHANICAL							
	Upgrade HVAC Equipment							$ -
	Distribution / Piping (floor specific)		7,862	SF	$ 235,900.00	13,795	SF	$ 344,900.00
	Insulation / Controls		20%	AL	$ 47,180.00	20%	AL	$ 68,980.00
	Smoke Containment System				$ -			

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School of Social Service Administration

Option A

PHASE 3		
SSA Lower Mezz., Staff, Office Renovation, HVAC Connections	Mech/ Support (SF)	0
	Staff/ Support (SF)	2,941
	Classroom (SF)	0
	Amenity (SF)	641
	Open Spaces (SF)	4,281
	Toilet Rooms (SF)	N/A

PHASE 4		
WSSC Basement + 1st Floor	Floor Plate* (SF)	25,015
	Office (SF)	3,390
	Conference (SF)	1,247
	Support (SF)	2,913
	Open Spaces (SF)	5,495
	Toilet Rooms (SF)	750

	Description	SSA - Lower Mezzanine: Unit Price	Quantity	Unit	Budget	WSSC - Basement + 1st Floor: Quantity	Unit	Budget
16	**ELECTRICAL**							
	Electrical Service Upgrade				ETR			ETR
	Distribution		7,862		$ 31,400.00	13,588	SF	$ 54,400.00
	Outlets and Receptacles		7,862	SF	$ 11,800.00	13,588	SF	$ 20,400.00
	Lighting - LED		7,862		$ 110,100.00	13,588	SF	$ 135,900.00
	Lighting Controls		7,862		$ 11,800.00	13,588	SF	$ 20,400.00
	Emergency Power / Backup				NIC			NIC
	Security -- verify		7,862		$ 11,800.00	13,588	SF	$ 20,400.00
	Fire Alarm System		7,862		$ 15,700.00	13,588	SF	$ 27,200.00
	Tie-Ins to Existing FA System				Incl. above			ETR
	Communications: Voice / Data		7,862	SF	$ 27,500.00	13,588	SF	$ 47,600.00
	Generator				NIC			NIC
2	**SITE WORK**				Refer to 'Site Work' Scope			Refer to 'Site Work' Scope
	Landscaping				N/A			Refer to 'Site Work' Scope
	Landscaping @ Light Wells				NIC			
	Utility Connections							NIC
	Demolition							
	Demo Sidewalks							
	Remove Parking Lot (selective area)							
	Remove Existing Sod, as needed							
	Remove Trees (Allowance for 10ea)							
	Parking Lot Curbs Removal							
	Misc. Site Item Removal							
	Utility Relocation							
	Demo of Existing Sunken Stairs to SSA Building							
	Haul / Dump (Off Site)							
	Site							
	Concrete Sidewalks - along Parking Lot towards SSA							
	WSSC Plaza - Concrete / Landscaping (~3,500SF)							
	Terrace Extension @ SSA (partial) ~900SF							
	Terrace Extension @ University Faculty Midrise							
	New Concrete Curb Planter Islands @ Parking Lot							
	Pavers @ Tree Lined Walk (through parking lot) or Concrete							
	Paths East Of University Faculty Midrise ~250LF							
	Crushed Granite Plazas							
	Resurface Existing Parking Lot							
	Re-Stripping of Parking Lot							
	Permeable Pavers							
	New Landscaping - Trees / Shrubs / Mulch							
	New Sod (selective placement along walkways)							
	Trees Along Streets (Ellis Ave/ 61st St/ Ingelside Ave)							
	Water Features (2 instances)							
	Landscaping at Light Well / Sunken Courtyards							
	Site Fencing							
	Site Lighting							
	Site Furniture / Trash Receptacles							
	Site Security							

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Vistara Construction Services, Inc.

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University of Chicago
969 E. 60th Street, Chicago, IL
School of Social Service Administration

Option A

PHASE 3		
SSA Lower Mezz., Staff, Office Renovation, HVAC Connections	Mech/ Support (SF)	0
	Staff/ Support (SF)	2,941
	Classroom (SF)	0
	Amenity (SF)	641
	Open Spaces (SF)	4,281
	Toilet Rooms (SF)	N/A

PHASE 4		
WSSC Basement + 1st Floor	Floor Plate* (SF)	25,015
	Office (SF)	3,390
	Conference (SF)	1,247
	Support (SF)	2,913
	Open Spaces (SF)	5,495
	Toilet Rooms (SF)	750

Description	SSA - Lower Mezzanine: Unit Price	Quantity	Unit	Budget	WSSC - Basement + 1st Floor: Quantity	Unit	Budget
Utility Connections							
Selective Exterior Demolition:							
New Curbs							
New Walkway							
Striping / Signage							
Haul (on site)							
Site Lighting							
Fencing							
Landscaping/ Site Restoration							
Electric Vehicle Charging Stations							
Stormwater Management (depends on area affected)							
SUB-TOTAL	**SUB-TOTAL**			**$ 1,260,200.00**	**SUB-TOTAL**		**$ 2,959,100.00**
Bond / Insurance			1.25%	$ 15,800.00		1.5%	$ 44,400.00
Overhead / Profit			10.00%	$ 127,600.00		10.0%	$ 300,400.00
TOTAL	**SUBTOTAL**			**$ 1,403,600.00**	**SUBTOTAL**		**$ 3,303,900.00**
Phasing			5.0%	$ 70,200.00		5.0%	$ 165,200.00
Design Contingency			15.0%	$ 221,100.00		15.0%	$ 520,400.00
Escalation (all prices 2017)			0.0%	$ -		0.0%	$ -
CONSTRUCTION TOTAL	**SSA - LOWER MEZZ.**			**$ 1,694,900.00**	**WSSC - BSMNT + 1ST**		**$ 3,989,500.00**

University of Chicago
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School of Social Service Administration

Option A

PHASE 5	
Site Connection Work	

PHASE 6		
WSSC 2nd Floor, Research Faculty/ Office, HVAC Connections	Floor Plate* (SF)	12,715
	Office / Faculty (SF)	4,030
	Conference (SF)	1,212
	Support (SF)	1,684
	Open Spaces (SF)	5,414
	Toilet Rooms (SF)	280

	Description	Site Connection Work: Unit Price	Quantity	Unit	Budget	WSSC - 2nd Floor: Unit Price	Quantity	Unit	Budget
1	**GENERAL REQUIREMENTS**								
	General Conditions		1	LS	$ 59,000.00		1	LS	$ 273,000.00
	Testing & Inspection								By Owner
	Utility Tie-ins/ Fees (Water, Sewer, Electricity, Gas)								See Below
	Permits								By Owner
2	**DEMOLITION (Site Work below)**								
	Environmental Abatement (ACM, Lead Paint)								By Owner, If Applicable
	Mass/ Structural Excavation for Light Well (8'depth)								
	Shoring/ Underpinning								
	Haul / Dump (Off Site)								
	Excavation for New Entry Ramp								Refer to '1st floor' scope
	Remove Door/ Entry								Refer to 'Basement' scope
	Remove Existing Stairs								Refer to 'Basement' scope
	Haul / Dump (Off Site)								N/A
	Interior Demolition:								
	Interior Demolition (walls, doors, floor finishes)						152,580	CF	$ 38,100.00
	Remove Perimeter Walls for New Furred-out Walls								Verify
	Demolition of Ceilings for FP Upgrade						12,715	SF	$ 9,500.00
	Selective Demolition of Walls								Incl. above
	Selective Demolition of Doors								Incl. above
	Remove Elevator Cab (existing Shaft)								Refer to 'Basement' scope
	Remove Toilet Fixtures (replacement only, below)						14	EA	$ 1,400.00
	Remove Restroom Finishes, u.n.o.						280	SF	$ 5,600.00
	Remove Stair Finishes, u.n.o.								ETR
	Cut Window Openings @ Basement Walls/ Light Well								
	Floor Cutout for New Elevator								
	Core for New Toilet Rooms								
	Core for New Food Service								
	Haul / Disposal (Off Site)						25	LDS	$ 6,300.00
	Remove Existing Roof -- verify								Refer to '3rd Floor' scope
	Remove/ Replace Roof Drains								Refer to '3rd floor' scope
	Rem. Roof for New Roof Skylights - 16' long (opt. A)								Refer to '3rd floor' scope
	Rem. Roof for New Roof Skylights - Solatube (Optn. B)								Refer to '3rd floor' scope
	Communicating Stair Connecting Levels 1-3						1	AL	$ 24,000.00
	Smoke Containment System @ Stair								Refer to '3rd floor' scope
3	**CONCRETE**								
	New Entry: New Fdtn./Ramp + Backfill + Tie-In								Refer to '1st Floor' scope
	Shoring/ Underpinning								Excluded
	Light Well: New Fdtn./ Retaining Wall + Backfill + Tie-In								
	Planters / Steps								
	Concrete Slab on Grade/ Elevated Slabs								
4	**MASONRY**								N/A

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Vistara Construction Services, Inc.

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University of Chicago
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School of Social Service Administration

Option A

PHASE 5	
Site Connection Work	

PHASE 6		
WSSC 2nd Floor, Research Faculty/ Office, HVAC Connections	Floor Plate* (SF)	12,715
	Office / Faculty (SF)	4,030
	Conference (SF)	1,212
	Support (SF)	1,684
	Open Spaces (SF)	5,414
	Toilet Rooms (SF)	280

	Description	Site Connection Work: Unit Price	Quantity	Unit	Budget	WSSC - 2nd Floor: Unit Price	Quantity	Unit	Budget
5	**METALS**								
	Metal Fabrications: Stair Handrails/ Ramp						1	AL	$ 6,000.00
6	**WOOD AND PLASTICS**								
	Rough Carpentry						12,715	SF	$ 63,600.00
	Finish Carpentry						12,715	SF	$ 127,200.00
	Learning Resource Center								
	Conference Rooms								Incl. above
	New Reception Desk								N/A
	Food Service								
	Coffee Station								
	Lounge Area								N/A
	Copy Area								N/A
7	**THERMAL AND MOISTURE PROTECTION**								
	Roof Covering - verify								N/A
	New Linear 3'x16' Skylights - Option A								Refer to '3rd floor' scope
	New Solatube Skylights - Option B								N/A
	New Roof Drains								Refer to '3rd floor' scope
8	**DOORS & WINDOWS**								
	Exterior Doors - Single								N/A
	Exterior Door - Double								N/A
	Int. Door Single - Single						46	EA	$ 59,800.00
	Interior Doors - Double						0	PR	$ -
	New Windows								N/A
	Curtain Wall / Exterior Glazing								N/A
	Interior Glazing Walls/ Doors (all perimeter walls)						12,715	SF	$ 445,000.00
	Interior Glass Guardrail Replacement								
9	**FINISHES**								
	Partitions:								
	Masonry Partitions								N/A
	Gypsum Board Partitions						18,300	SF	$ 256,200.00
	Infill Existing Walls where Doors/ Walls Removed								
	Floor Finishes:								
	Patch Flooring Where Partitions Removed						12,715	SF	$ 15,300.00
	Terrazzo						0	SF	$ -
	Sealed Concrete						0	SF	$ -
	Linoleum								
	VCT						0	SF	$ -
	Carpet Tile						12,340	SF	$ 80,200.00
	Ceramic Tile @ Toilet Rooms						280	SF	$ 5,000.00
	Wall Finishes:								
	Painting						22,716	SF	$ 22,700.00
	Wall Coverings -- Wallpaper, Wood Veneer								N/A
	Tile @ Toilet Rooms						1,250	SF	$ 25,000.00
	Acoustical Treatment								N/A
	Ceiling Finishes:								
	Suspended Ceiling (2'x2')						12,715	SF	$ 69,900.00
	Gypsum Board Ceilings						280	SF	$ 2,200.00

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University of Chicago
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School of Social Service Administration

Option A

PHASE 5	
Site Connection Work	

PHASE 6		
WSSC 2nd Floor, Research Faculty/ Office, HVAC Connections	Floor Plate* (SF)	12,715
	Office / Faculty (SF)	4,030
	Conference (SF)	1,212
	Support (SF)	1,684
	Open Spaces (SF)	5,414
	Toilet Rooms (SF)	280

	Description	Site Connection Work: Unit Price	Quantity	Unit	Budget	WSSC - 2nd Floor: Unit Price	Quantity	Unit	Budget
10	**SPECIALTIES**								
	Visual Display Boards (1 per Conference Room)						4	EA	$ 14,000.00
	Movable Partitions / Structure								N/A
	Lockers								N/A
	Toilet Room Accessories						1	AL	$ 6,000.00
	Toilet Room Stalls						14	EA	$ 14,000.00
	Signage						12,715	SF	$ 1,900.00
11	**EQUIPMENT**								
	Appliances: Ref., Microwave						1	AL	$ 5,000.00
	AV Equipment						8,310	SF	$ 83,100.00
	Food Service Equipment (Warming Kitchen)								
	Coffee Station Equipment								
	High Density Library Equipment								
12	**FURNISHINGS (By Owner)**								Excluded
14	**CONVEYING SYSTEM**								
	New Elevator (4-stop) Cab in Existing Shaft								
	New Elevator + Shaft								
15	**MECHANICAL AND PLUMBING**								
	Water Distribution								ETR
	Storm								ETR
	Waste								ETR
	Fixtures: Sinks/ Toilets (existing layout B, 1+2+3 new)						14	EA	$ 10,500.00
	Kitchenette @ Basement								N/A
	Plumbing Rough In and Tie Ins						1	LS	$ 70,000.00
	Storm Drainage/ Tie Ins								ETR
	Fire Protection - Std. Wet Sprinkler Modifications						12,715	SF	$ 76,300.00
	New Fire Pump								Incl. in '3rd flr' scope
	HVAC / MECHANICAL								
	Upgrade HVAC Equipment								
	Distribution / Piping (floor specific)						12,620	SF	$ 315,500.00
	Insulation / Controls						20%	AL	$ 63,100.00
	Smoke Containment System								$ -

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Vistara Construction Services, Inc.

May 1, 2017

University of Chicago
969 E. 60th Street, Chicago, IL
School of Social Service Administration

Option A

PHASE 5	
Site Connection Work	

PHASE 6		
WSSC 2nd Floor, Research Faculty/ Office, HVAC Connections	Floor Plate* (SF)	12,715
	Office / Faculty (SF)	4,030
	Conference (SF)	1,212
	Support (SF)	1,684
	Open Spaces (SF)	5,414
	Toilet Rooms (SF)	280

	Description	Site Connection Work: Unit Price	Quantity	Unit	Budget	WSSC - 2nd Floor: Unit Price	Quantity	Unit	Budget
16	**ELECTRICAL**								
	Electrical Service Upgrade								ETR
	Distribution								12,715 SF $ 50,900.00
	Outlets and Receptacles								12,715 SF $ 19,100.00
	Lighting - LED								12,715 SF $ 127,200.00
	Lighting Controls								12,715 SF $ 63,600.00
	Emergency Power / Backup								NIC
	Security -- verify								12,715 SF $ 19,100.00
	Fire Alarm System								12,715 SF $ 25,400.00
	Tie-Ins to Existing FA System								ETR
	Communications: Voice / Data								12,715 SF $ 44,500.00
	Generator								NIC
2	**SITE WORK**								Refer to 'Site Work' Scope
	Landscaping								Refer to 'Site Work' Scope
	Landscaping @ Light Wells								
	Utility Connections								NIC
	Demolition								
	Demo Sidewalks		5,000	SF	$ 5,000.00				
	Remove Parking Lot (selective area)		3,000	SF	$ 3,000.00				
	Remove Existing Sod, as needed		1	AL	$ 6,000.00				
	Remove Trees (Allowance for 10ea)		1	AL	$ 6,000.00				
	Parking Lot Curbs Removal				$ -				
	Misc. Site Item Removal		1	AL	$ 2,000.00				
	Utility Relocation				$ -				
	Demo of Existing Sunken Stairs to SSA Building				$ -				
	Haul / Dump (Off Site)		20	LDS	$ 4,900.00				
	Site								
	Concrete Sidewalks - along Parking Lot towards SSA		1	AL	$ 25,000.00				
	WSSC Plaza - Concrete / Landscaping (~3,500SF)		1	AL	$ 70,000.00				
	Terrace Extension @ SSA (partial) ~900SF				N/A				
	Terrace Extension @ University Faculty Midrise				N/A				
	New Concrete Curb Planter Islands @ Parking Lot				N/A				
	Pavers @ Tree Lined Walk (through parking lot) or Concrete				N/A				
	Paths East Of University Faculty Midrise ~250LF				NIC				
	Crushed Granite Plazas				N/A				
	Resurface Existing Parking Lot				NIC				
	Re-Stripping of Parking Lot				NIC				
	Permeable Pavers				NIC				
	New Landscaping - Trees / Shrubs / Mulch		1	AL	$ 100,000.00				
	New Sod (selective placement along walkways)		1	AL	$ 20,000.00				
	Trees Along Streets (Ellis Ave/ 61st St/ Ingelside Ave)				NIC				
	Water Features (2 instances)				N/A				
	Landscaping at Light Well / Sunken Courtyards		Included with Building Option A/B						
	Site Fencing				NIC				
	Site Lighting				NIC				
	Site Furniture / Trash Receptacles				NIC				
	Site Security				By Owner				

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Option A

PHASE 5	
Site Connection Work	

PHASE 6		
WSSC 2nd Floor, Research Faculty/ Office, HVAC Connections	Floor Plate* (SF)	12,715
	Office / Faculty (SF)	4,030
	Conference (SF)	1,212
	Support (SF)	1,684
	Open Spaces (SF)	5,414
	Toilet Rooms (SF)	280

	Description	Site Connection Work: Unit Price	Quantity	Unit	Budget	WSSC - 2nd Floor: Unit Price	Quantity	Unit	Budget
	Utility Connections				NIC				
	Selective Exterior Demolition:				NIC				
	New Curbs				NIC				
	New Walkway				NIC				
	Striping / Signage				NIC				
	Haul (on site)				NIC				
	Site Lighting				NIC				
	Fencing				NIC				
	Landscaping/ Site Restoration				NIC				
	Electric Vehicle Charging Stations				NIC				
	Stormwater Management (depends on area affected)		1	AL	$ 250,000.00				
	SUB-TOTAL		**SUB-TOTAL**		**$ 550,900.00**		**SUB-TOTAL**		**$ 2,545,200.00**
	Bond / Insurance			1.5%	$ 8,300.00			1.5%	$ 38,200.00
	Overhead / Profit			10.0%	$ 55,900.00			10.0%	$ 258,300.00
	TOTAL		**SUBTOTAL**		**$ 615,100.00**		**SUBTOTAL**		**$ 2,841,700.00**
	Phasing			5.0%	$ 30,800.00			5.0%	$ 142,100.00
	Design Contingency			15.0%	$ 96,900.00			15.0%	$ 447,600.00
	Escalation (all prices 2017)			0.0%	$ -			0.0%	$ -
	CONSTRUCTION TOTAL		**SITE CONNECTION**		**$ 742,800.00**		**WSSC - 2ND FLOOR**		**$ 3,431,400.00**

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Vistara Construction Services, Inc.

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School of Social Service Administration

Option A

PHASE 7		
SSA Event Space + Lobby, Upgrade Penthouse AHU/ Distribution, Café	Mech/ Support (SF)	688
	Seating Pods (SF)	3,432
	Conf./ Work Space (SF)	1,557
	Amenity: Food (SF)	781
	Event Space (SF)	7,162
	Toilet Rooms (SF)	112

PHASE 8 + 9		
SSA N / S + Classrooms	Mech/ Support (SF)	1,599
	Staff/ Support (SF)	0
	Classroom (SF)	7,630
	Amenity (SF)	0
	Open Spaces (SF)	1,450
	Toilet Rooms (SF)	N/A

	Description	SSA - Event Space / Lobby: Unit Price	Quantity	Unit	Budget	SSA - N/S + Classrooms: Unit Price	Quantity	Unit	Budget
1	**GENERAL REQUIREMENTS**								
	General Conditions		1	LS	$ 448,000.00		1	LS	$ 152,000.00
	Testing & Inspection								
	Utility Tie-ins/ Fees (Water, Sewer, Electricity, Gas)								
	Permits								
2	**DEMOLITION (Site Work below)**								
	Environmental Abatement (ACM, Lead Paint)				By Owner, If Applicable				By Owner, If Applicable
	Mass/ Structural Excavation for Light Well (8'depth)								
	Shoring/ Underpinning				Refer to 'Basement' scope				Refer to 'Basement' scope
	Haul / Dump (Off Site)				Refer to 'Basement' scope				Refer to 'Basement' scope
	Excavation for New Entry Ramp				Refer to 'Basement' scope				Refer to 'Basement' scope
	Remove Door/ Entry								
	Remove Existing Stairs								
	Haul / Dump (Off Site)								
	Interior Demolition:								
	Interior Demolition (walls, doors, floor finishes)		164,784	CF	$ 49,400.00		128,148	CF	$ 38,400.00
	Remove Perimeter Walls for New Furred-out Walls				N/A				N/A
	Demolition of Ceilings for FP Upgrade				Incl. Above				Incl. Above
	Selective Demolition of Walls				Incl. Above				Incl. Above
	Selective Demolition of Doors				Incl. Above				Incl. Above
	Remove Elevator Cab (existing Shaft)				N/A				N/A
	Remove Toilet Fixtures (replacement only, below)				N/A				N/A
	Remove Restroom Finishes, u.n.o.				N/A				N/A
	Remove Stair Finishes, u.n.o.								N/A
	Cut Window Openings @ Basement Walls/ Light Well				N/A				N/A
	Floor Cutout for New Elevator		1	AL	$ 7,500.00				N/A
	Core for New Toilet Rooms		1	AL	$ 10,000.00				N/A
	Core for New Food Service		1	AL	$ 1,500.00				N/A
	Haul / Disposal (Off Site)		35	LDS	$ 8,800.00		20	LDS	$ 5,000.00
	Remove Existing Roof -- verify								
	Remove/ Replace Roof Drains				N/A				N/A
	Rem. Roof for New Roof Skylights - 16' long (opt. A)				N/A				N/A
	Rem. Roof for New Roof Skylights - Solatube (Optn. B)				N/A				N/A
	Communicating Stair Connecting Levels 1-3				N/A				N/A
	Smoke Containment System @ Stair				N/A				N/A
3	**CONCRETE**				N/A				N/A
	New Entry: New Fdtn./Ramp + Backfill + Tie-In				N/A				N/A
	Shoring/ Underpinning				N/A				N/A
	Light Well: New Fdtn./ Retaining Wall + Backfill + Tie-In				N/A				N/A
	Planters / Steps				N/A				N/A
	Concrete Slab on Grade/ Elevated Slabs				N/A				N/A
4	**MASONRY**				N/A				N/A

May 1, 2017

University of Chicago
969 E. 60th Street, Chicago, IL
School of Social Service Administration

Option A

PHASE 7		
SSA Event Space + Lobby, Upgrade Penthouse AHU/ Distribution, Café	Mech/ Support (SF)	688
	Seating Pods (SF)	3,432
	Conf./ Work Space (SF)	1,557
	Amenity: Food (SF)	781
	Event Space (SF)	7,162
	Toilet Rooms (SF)	112

PHASE 8 + 9		
SSA N / S + Classrooms	Mech/ Support (SF)	1,599
	Staff/ Support (SF)	0
	Classroom (SF)	7,630
	Amenity (SF)	0
	Open Spaces (SF)	1,450
	Toilet Rooms (SF)	N/A

	Description	Unit Price	Quantity	Unit	Budget	Unit Price	Quantity	Unit	Budget
		SSA - Event Space / Lobby				SSA - N/S + Classrooms			
5	**METALS**				N/A				N/A
	Metal Fabrications: Stair Handrails/ Ramp				N/A				N/A
6	**WOOD AND PLASTICS**								
	Rough Carpentry		13,044	SF	$ 39,100.00		9,080	SF	$ 27,200.00
	Finish Carpentry		13,044	SF	$ 156,500.00		9,080	SF	$ 54,500.00
	Learning Resource Center								N/A
	Conference Rooms								N/A
	New Reception Desk				Incl.				N/A
	Food Service				Incl.				N/A
	Coffee Station				Incl.				N/A
	Lounge Area								
	Copy Area								
7	**THERMAL AND MOISTURE PROTECTION**								
	Roof Covering - verify				ETR				ETR
	New Linear 3'x16' Skylights - Option A				ETR				ETR
	New Solatube Skylights - Option B				ETR				ETR
	New Roof Drains				ETR				ETR
8	**DOORS & WINDOWS**								
	Exterior Doors - Single			EA	$ -				$ -
	Exterior Door - Double			PR	$ -				$ -
	Int. Door Single - Single		15	EA	$ 27,000.00		4	EA	$ 7,200.00
	Interior Doors - Double			PR	$ -				$ -
	New Windows				$ -				N/A
	Curtain Wall / Exterior Glazing								
	Interior Glazing Walls/ Doors (all perimeter walls)		12,932	SF	$ 129,300.00		9,080	SF	$ 90,800.00
	Interior Glass Guardrail Replacement		1	AL	$ 70,000.00				
9	**FINISHES**								
	Partitions:								
	Masonry Partitions				N/A				
	Gypsum Board Partitions		6,570	SF	$ 92,000.00		5,460	SF	$ 76,400.00
	Infill Existing Walls where Doors/ Walls Removed		12,932	SF	$ 12,900.00		9,080	SF	$ 9,100.00
	Floor Finishes:								
	Patch Flooring Where Partitions Removed		1	AL	$ 25,000.00		1	AL	$ 25,000.00
	Terrazzo		1	AL	$ 30,000.00				N/A
	Sealed Concrete				$ -		1,599	SF	$ 2,400.00
	Linoleum				$ -				$ -
	VCT				$ -				$ -
	Carpet Tile		8,719	SF	$ 69,800.00		9,080	SF	$ 72,600.00
	Ceramic Tile @ Toilet Rooms		893	SF	$ 16,100.00				N/A
	Wall Finishes:				$ -				$ -
	Painting		24,718	SF	$ 24,700.00		19,222	SF	$ 19,200.00
	Wall Coverings -- Wallpaper, Wood Veneer		1	AL	$ 10,000.00				$ -
	Tile @ Toilet Rooms		720	SF	$ 13,000.00				$ -
	Acoustical Treatment				$ -				$ -
	Ceiling Finishes:				$ -				$ -
	Suspended Ceiling (2'x2')		12,932	SF	$ 97,000.00		9,080	SF	$ 68,100.00
	Gypsum Board Ceilings		112	SF	$ 900.00				N/A

FARR ASSOCIATES

Vistara Construction Services, Inc.

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University of Chicago
969 E. 60th Street, Chicago, IL
School of Social Service Administration

Option A

PHASE 7		
SSA Event Space + Lobby, Upgrade Penthouse AHU/ Distribution, Café	Mech/ Support (SF)	688
	Seating Pods (SF)	3,432
	Conf./ Work Space (SF)	1,557
	Amenity: Food (SF)	781
	Event Space (SF)	7,162
	Toilet Rooms (SF)	112

PHASE 8 + 9		
SSA N / S + Classrooms	Mech/ Support (SF)	1,599
	Staff/ Support (SF)	0
	Classroom (SF)	7,630
	Amenity (SF)	0
	Open Spaces (SF)	1,450
	Toilet Rooms (SF)	N/A

	Description	Unit Price	Quantity	Unit	Budget	Unit Price	Quantity	Unit	Budget
		SSA - Event Space / Lobby				SSA - N/S + Classrooms			
10	**SPECIALTIES**				$ -				
	Visual Display Boards (1 per Conference Room)		3	EA	$ 10,500.00		12	EA	$ 42,000.00
	Movable Partitions / Structure		720	SF	$ 54,000.00				$ -
	Lockers				N/A				$ -
	Toilet Room Accessories		1	AL	$ 3,600.00				$ -
	Toilet Room Stalls				$ -				$ -
	Signage		13,732	SF	$ 2,700.00		9,080	SF	$ 1,800.00
11	**EQUIPMENT**				$ -				$ -
	Appliances: Ref., Microwave		1	AL	$ 4,500.00				$ -
	AV Equipment		12,932	SF	$ 129,300.00		9,080	SF	$ 90,800.00
	Food Service Equipment (Warming Kitchen)		1	AL	$ 150,000.00				N/A
	Coffee Station Equipment		1	AL	$ 2,500.00				N/A
	High Density Library Equipment								N/A
					$ -				$ -
12	**FURNISHINGS (By Owner)**				$ -				$ -
14	**CONVEYING SYSTEM**								$ -
	New Elevator (4-stop) Cab in Existing Shaft				Refer to Basement				Refer to Basement
	New Elevator + Shaft				Refer to Basement				Refer to Basement
15	**MECHANICAL AND PLUMBING**								
	Water Distribution				ETR				ETR
	Storm				ETR				ETR
	Waste				ETR				ETR
	Fixtures: Sinks/ Toilets (existing layout B, 1+2+3 new)				ETR				ETR
	Kitchenette @ Basement								ETR
	Plumbing Rough In and Tie Ins		1	AL	$ 50,000.00				ETR
	Storm Drainage/ Tie Ins				ETR				ETR
	Fire Protection - Std. Wet Sprinkler Modifications				ETR				ETR
	New Fire Pump				ETR				ETR
	HVAC / MECHANICAL								
	Upgrade HVAC Equipment		24,411	SF	$ 976,400.00				
	Distribution / Piping (floor specific)		13,732	SF	$ 412,000.00		10,679	SF	$ 320,400.00
	Insulation / Controls		20%	AL	$ 277,680.00		20%	AL	$ 64,080.00
	Smoke Containment System		1	AL	$ 200,000.00				$ -

University of Chicago
969 E. 60th Street, Chicago, IL
School of Social Service Administration

Option A

PHASE 7		
SSA Event Space + Lobby, Upgrade Penthouse AHU/ Distribution, Café	Mech/ Support (SF)	688
	Seating Pods (SF)	3,432
	Conf./ Work Space (SF)	1,557
	Amenity: Food (SF)	781
	Event Space (SF)	7,162
	Toilet Rooms (SF)	112

PHASE 8 + 9		
SSA N / S + Classrooms	Mech/ Support (SF)	1,599
	Staff/ Support (SF)	0
	Classroom (SF)	7,630
	Amenity (SF)	0
	Open Spaces (SF)	1,450
	Toilet Rooms (SF)	N/A

	Description	Unit Price	Quantity	Unit	Budget	Unit Price	Quantity	Unit	Budget
		SSA - Event Space / Lobby				SSA - N/S + Classrooms			
16	**ELECTRICAL**								
	Electrical Service Upgrade				ETR				ETR
	Distribution		13,044	SF	$ 52,200.00		9,080	SF	$ 36,300.00
	Outlets and Receptacles		13,044	SF	$ 19,600.00		9,080	SF	$ 13,600.00
	Lighting - LED		13,044	SF	$ 365,200.00		9,080	SF	$ 127,100.00
	Lighting Controls		13,044	SF	$ 39,100.00		9,080	SF	$ 13,600.00
	Emergency Power / Backup		13,044	SF	NIC		9,080	SF	NIC
	Security -- verify		13,044	SF	$ 19,600.00		9,080	SF	$ 13,600.00
	Fire Alarm System		13,044	SF	$ 26,100.00		9,080	SF	$ 18,200.00
	Tie-Ins to Existing FA System		13,044	SF	Incl.		9,080	SF	$ -
	Communications: Voice / Data		13,044	SF	$ 45,700.00		9,080	SF	$ 31,800.00
	Generator				NIC				NIC
2	**SITE WORK**				Refer to 'Site Work' Scope				Refer to 'Site Work' Scope
	Landscaping				$ -				$ -
	Landscaping @ Light Wells								
	Utility Connections				NIC				NIC
	Demolition								
	Demo Sidewalks								
	Remove Parking Lot (selective area)								
	Remove Existing Sod, as needed								
	Remove Trees (Allowance for 10ea)								
	Parking Lot Curbs Removal								
	Misc. Site Item Removal								
	Utility Relocation								
	Demo of Existing Sunken Stairs to SSA Building								
	Haul / Dump (Off Site)								
	Site								
	Concrete Sidewalks - along Parking Lot towards SSA								
	WSSC Plaza - Concrete / Landscaping (~3,500SF)								
	Terrace Extension @ SSA (partial) ~900SF								
	Terrace Extension @ University Faculty Midrise								
	New Concrete Curb Planter Islands @ Parking Lot								
	Pavers @ Tree Lined Walk (through parking lot) or Concrete								
	Paths East Of University Faculty Midrise ~250LF								
	Crushed Granite Plazas								
	Resurface Existing Parking Lot								
	Re-Stripping of Parking Lot								
	Permeable Pavers								
	New Landscaping - Trees / Shrubs / Mulch								
	New Sod (selective placement along walkways)								
	Trees Along Streets (Ellis Ave/ 61st St/ Ingelside Ave)								
	Water Features (2 instances)								
	Landscaping at Light Well / Sunken Courtyards								
	Site Fencing								
	Site Lighting								
	Site Furniture / Trash Receptacles								
	Site Security								

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Vistara Construction Services, Inc.

May 1, 2017

University of Chicago
969 E. 60th Street, Chicago, IL
School of Social Service Administration

Option A

PHASE 7 — SSA Event Space + Lobby, Upgrade Penthouse AHU/ Distribution, Café
Mech/ Support (SF) 688
Seating Pods (SF) 3,432
Conf./ Work Space (SF) 1,557
Amenity: Food (SF) 781
Event Space (SF) 7,162
Toilet Rooms (SF) 112

PHASE 8 + 9 — SSA N / S + Classrooms
Mech/ Support (SF) 1,599
Staff/ Support (SF) 0
Classroom (SF) 7,630
Amenity (SF) 0
Open Spaces (SF) 1,450
Toilet Rooms (SF) N/A

Description	Unit Price	Quantity	Unit	Budget	Unit Price	Quantity	Unit	Budget
	SSA - Event Space / Lobby				SSA - N/S + Classrooms			
Utility Connections								
Selective Exterior Demolition:								
New Curbs								
New Walkway								
Striping / Signage								
Haul (on site)								
Site Lighting								
Fencing								
Landscaping/ Site Restoration								
Electric Vehicle Charging Stations								
Stormwater Management (depends on area affected)								
SUB-TOTAL		**SUBTOTAL**		**$ 4,179,200.00**		**SUBTOTAL**		**$ 1,421,200.00**
Bond / Insurance			1.25%	$ 52,200.00			1.25%	$ 17,800.00
Overhead / Profit			10.0%	$ 423,100.00			10.00%	$ 143,900.00
TOTAL		**SUBTOTAL**		**$ 4,654,500.00**		**SUBTOTAL**		**$ 1,582,900.00**
Phasing			5.0%	$ 232,700.00			5.0%	$ 79,100.00
Design Contingency			15.0%	$ 733,100.00			15.0%	$ 249,300.00
Escalation (all prices 2017)			0.0%	$ -			0.0%	$ -
CONSTRUCTION TOTAL		**SSA EVENT SPACE**		**$ 5,620,300.00**		**SSA - N/S CR'S**		**$ 1,911,300.00**

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School of Social Service Administration

Option B

PHASE 1		
WSSC 3rd Floor Classrooms, Offices, Roofing Work, Skylights, HVAC Upgrades	Roof Area* (SF)	14,310
	Office / Faculty (SF)	2,614
	Conference (SF)	1,392
	Support (SF)	1,506
	Open Spaces (SF)	6,791
	Toilet Rooms (SF)	536

PHASE 2		
WSSC Basement + 1st Floor	Floor Plate* (SF)	25,015
	Office (SF)	3,390
	Conference (SF)	1,247
	Support (SF)	2,913
	Open Spaces (SF)	5,495
	Toilet Rooms (SF)	750

	Description	WSSC - 3rd Floor Unit Price	WSSC - 3rd Floor Quantity	WSSC - 3rd Floor Unit	WSSC - 3rd Floor Budget	WSSC - Basement + 1st Floor Quantity	WSSC - Basement + 1st Floor Unit	WSSC - Basement + 1st Floor Budget
1	**GENERAL REQUIREMENTS**							
	General Conditions		1	LS	$ 551,000.00	1	LS	$ 348,000.00
	Testing & Inspection				By Owner			By Owner
	Utility Tie-ins/ Fees (Water, Sewer, Electricity, Gas)				See Below			See Below
	Permits				By Owner			By Owner
2	**DEMOLITION (Site Work below)**							
	Environmental Abatement (ACM, Lead Paint)				By Owner, If Applicable			By Owner, If Applicable
	Mass/ Structural Excavation for Light Well (8'depth)							
	Shoring/ Underpinning							
	Haul / Dump (Off Site)							
	Excavation for New Entry Ramp				Refer to '1st floor' scope			N/A
	Remove Door/ Entry				Refer to 'Basement' scope			N/A
	Remove Existing Stairs				Refer to 'Basement' scope			N/A
	Haul / Dump (Off Site)				N/A			N/A
	Interior Demolition:							
	Interior Demolition (walls, doors, floor finishes)		147,636	CF	$ 36,900.00	165,540	CF	$ 41,400.00
	Remove Perimeter Walls for New Furred-out Walls				Verify			Verify
	Demolition of Ceilings for FP Upgrade		12,839	SF	$ 9,600.00	25,015	SF	$ 18,800.00
	Selective Demolition of Walls				Incl. above			Incl. above
	Selective Demolition of Doors				Incl. above			Incl. above
	Remove Elevator Cab (existing Shaft)				Refer to 'Basement' scope	1	EA	$ 15,000.00
	Remove Toilet Fixtures (replacement only, below)		12	EA	$ 1,200.00	30	EA	$ 3,000.00
	Remove Restroom Finishes, u.n.o.		536	SF	$ 10,700.00	750	SF	$ 15,000.00
	Remove Stair Finishes, u.n.o.				ETR			ETR
	Cut Window Openings @ Basement Walls/ Light Well							
	Floor Cutout for New Elevator							
	Core for New Toilet Rooms							
	Core for New Food Service							
	Haul / Disposal (Off Site)		25	LDS	$ 6,300.00	25	LDS	$ 6,300.00
	Remove Existing Roof -- verify		24,100	SF	$ 60,300.00			N/A
	Remove/ Replace Roof Drains		1	AL	$ 15,000.00			Refer to '3rd floor' scope
	Rem. Roof for New Roof Skylights - 16' long (opt. A)				Option A			Refer to '3rd floor' scope
	Rem. Roof for New Roof Skylights - Solatube (Optn. B)		18	INST	$ 18,000.00			Refer to '3rd floor' scope
	Communicating Stair Connecting Levels 1-3		1	AL	$ 24,000.00			
	Smoke Containment System @ Stair		1	AL	$ 200,000.00			
3	**CONCRETE**							
	New Entry: New Fdtn./Ramp + Backfill + Tie-In				Refer to '1st Floor' scope	1	AL	$ 40,000.00
	Shoring/ Underpinning				Excluded			Excluded
	Walkout Terrace Between Courtyards							
	Light Well: New Fdtn./ Retaining Wall + Backfill + Tie-In							
	Planters / Steps							
	Concrete Slab on Grade/ Elevated Slabs				N/A			
4	**MASONRY**				N/A			N/A
5	**METALS**							
	Metal Fabrications: Stair Handrails/ Ramp				Included in '2nd Flr'	1	AL	$ 18,000.00
6	**WOOD AND PLASTICS**							
	Rough Carpentry		12,839	SF	$ 64,200.00	13,795	SF	$ 27,600.00
	Finish Carpentry		12,839	SF	$ 128,400.00	13,795	SF	$ 69,000.00
	Learning Resource Center							
	Conference Rooms				Incl. above			Incl. above
	New Reception Desk				N/A			N/A
	Food Service							
	Coffee Station							
	Lounge Area				N/A			N/A
	Copy Area				N/A			N/A

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Option B

PHASE 1		
WSSC 3rd Floor Classrooms, Offices, Roofing Work, Skylights, HVAC Upgrades	Roof Area* (SF)	14,310
	Office / Faculty (SF)	2,614
	Conference (SF)	1,392
	Support (SF)	1,506
	Open Spaces (SF)	6,791
	Toilet Rooms (SF)	536

PHASE 2		
WSSC Basement + 1st Floor	Floor Plate* (SF)	25,015
	Office (SF)	3,390
	Conference (SF)	1,247
	Support (SF)	2,913
	Open Spaces (SF)	5,495
	Toilet Rooms (SF)	750

	Description	WSSC - 3rd Floor Unit Price	WSSC - 3rd Floor Quantity	WSSC - 3rd Floor Unit	WSSC - 3rd Floor Budget	WSSC - Basement + 1st Floor Quantity	WSSC - Basement + 1st Floor Unit	WSSC - Basement + 1st Floor Budget
7	**THERMAL AND MOISTURE PROTECTION**							
	Roof Covering - verify		14,310	SF	$ 229,000.00			N/A
	New Linear 3'x16' Skylights - Option A				Option A			Refer to '3rd floor' scope
	New Solatube Skylights - Option B		18	INST	$ 45,000.00			N/A
	New Roof Drains				Included			Refer to '3rd floor' scope
8	**DOORS & WINDOWS**							
	Exterior Doors - Single				N/A	1	EA	$ 2,000.00
	Exterior Door - Double				N/A			N/A
	Int. Door Single - Single		46	EA	$ 59,800.00	41	EA	$ 53,300.00
	Interior Doors - Double		0	PR	$ -	2	PR	$ 3,400.00
	New Windows				N/A			N/A
	Curtain Wall / Exterior Glazing				N/A			N/A
	Interior Glazing Walls/ Doors (all perimeter walls)		12,839	AL	$ 449,400.00	1	AL	$ 464,165.00
	Interior Glass Guardrail Replacement							
9	**FINISHES**							
	Partitions:							
	Masonry Partitions				N/A			N/A
	Gypsum Board Partitions		18,900	SF	$ 264,600.00	1	AL	$ 473,428.00
	Infill Existing Walls where Doors/ Walls Removed							
	Floor Finishes:							
	Patch Flooring Where Partitions Removed		12,839	SF	$ 15,400.00	1	AL	$ 17,500.00
	Terrazzo		0	SF	$ -	0	SF	$ -
	Restore Terazzo							
	Sealed Concrete		12,839	SF	$ 19,300.00	0	SF	$ -
	Linoleum							
	VCT		0	SF	$ -	0	SF	$ -
	Carpet Tile		12,303	SF	$ 80,000.00	13,021	SF	$ 84,600.00
	Ceramic Tile @ Toilet Rooms		536	SF	$ 9,600.00	390	SF	$ 7,000.00
	Wall Finishes:							
	Painting		23,110	SF	$ 23,100.00	24,831	SF	$ 24,800.00
	Wall Coverings -- Wallpaper, Wood Veneer				N/A			N/A
	Tile @ Toilet Rooms		1,250	SF	$ 25,000.00	1,250	SF	$ 25,000.00
	Acoustical Treatment				N/A			N/A
	Ceiling Finishes:							
	Suspended Ceiling (2'x2')		12,839	SF	$ 70,600.00	19,795	SF	$ 108,900.00
	Gypsum Board Ceilings		536	SF	$ 4,300.00	390	SF	$ 3,100.00
10	**SPECIALTIES**							
	Visual Display Boards (1 per Conference Room)		4	EA	$ 14,000.00	4	EA	$ 14,000.00
	Movable Partitions / Structure				N/A			N/A
	Lockers				N/A			N/A
	Toilet Room Accessories		1	AL	$ 6,000.00	1	AL	$ 10,800.00
	Toilet Room Stalls		12	EA	$ 12,000.00	12	EA	$ 12,000.00
	Signage		12,839	SF	$ 1,900.00	13,803	SF	$ 2,100.00
11	**EQUIPMENT**							
	Appliances: Ref., Microwave		1	AL	$ 5,000.00	1	AL	$ 4,000.00
	AV Equipment		10,797	SF	$ 108,000.00	10,441	SF	$ 104,400.00
	Food Service Equipment (Warming Kitchen)							
	Coffee Station Equipment							
	High Density Library Equipment							
12	**FURNISHINGS (By Owner)**				Excluded			Excluded
14	**CONVEYING SYSTEM**							N/A
	New Elevator (4-stop) Cab in Existing Shaft				Refer to 'Basement' scope	1	EA	$ 150,000.00
	New Elevator + Shaft							

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Option B

PHASE 1		
WSSC 3rd Floor Classrooms, Offices, Roofing Work, Skylights, HVAC Upgrades	Roof Area* (SF)	14,310
	Office / Faculty (SF)	2,614
	Conference (SF)	1,392
	Support (SF)	1,506
	Open Spaces (SF)	6,791
	Toilet Rooms (SF)	536

PHASE 2		
WSSC Basement + 1st Floor	Floor Plate* (SF)	25,015
	Office (SF)	3,390
	Conference (SF)	1,247
	Support (SF)	2,913
	Open Spaces (SF)	5,495
	Toilet Rooms (SF)	750

	Description	WSSC - 3rd Floor Unit Price	WSSC - 3rd Floor Quantity	WSSC - 3rd Floor Unit	WSSC - 3rd Floor Budget	WSSC - Basement + 1st Floor Quantity	WSSC - Basement + 1st Floor Unit	WSSC - Basement + 1st Floor Budget
15	**MECHANICAL AND PLUMBING**							
	Water Distribution				ETR			ETR
	Storm				ETR			ETR
	Waste				ETR			ETR
	Fixtures: Sinks/ Toilets (existing layout B, 1+2+3 new)		12	EA	$ 9,000.00	30	EA	$ 22,500.00
	Kitchenette @ Basement				N/A	1	AL	$ 10,000.00
	Plumbing Rough In and Tie Ins		1	LS	$ 60,000.00	1	LS	$ 150,000.00
	Storm Drainage/ Tie Ins		1	LS	$ 15,000.00			ETR
	Fire Protection - Std. Wet Sprinkler Modifications		14,310	SF	$ 143,100.00	25,015	SF	$ 150,100.00
	New Fire Pump				Incl. above			Incl. in '3rd flr' scope
	HVAC / MECHANICAL							
	Upgrade HVAC Equipment		39,473	SF	$ 1,381,600.00			$ -
	Distribution / Piping (floor specific)		12,839	SF	$ 321,000.00	13,803	SF	$ 345,100.00
	Insulation / Controls		20%	AL	$ 340,520.00	20%	AL	$ 69,020.00
	Smoke Containment System							
16	**ELECTRICAL**							
	Electrical Service Upgrade				ETR			ETR
	Distribution		12,839	SF	$ 51,400.00	13,803	SF	$ 55,200.00
	Outlets and Receptacles		12,839	SF	$ 19,300.00	13,803	SF	$ 20,700.00
	Lighting - LED		12,839	SF	$ 128,400.00	13,803	SF	$ 138,000.00
	Lighting Controls		12,839	SF	$ 19,300.00	13,803	SF	$ 20,700.00
	Emergency Power / Backup				NIC			NIC
	Security -- verify		12,839	SF	$ 19,300.00	13,803	SF	$ 20,700.00
	Fire Alarm System		12,839	SF	$ 25,700.00	13,803	SF	$ 27,600.00
	Tie-Ins to Existing FA System				ETR			ETR
	Communications: Voice / Data		12,839	SF	$ 44,900.00	13,803	SF	$ 48,300.00
	Generator				NIC			NIC
2	**SITE WORK**				Refer to 'Site Work' Scope			Refer to 'Site Work' Scope
	Landscaping				Refer to 'Site Work' Scope			Refer to 'Site Work' Scope
	Landscaping @ Light Wells							
	Utility Connections				NIC			NIC
	Demolition							
	Demo Sidewalks							
	Remove Parking Lot (selective area)							
	Remove Existing Sod, as needed							
	Remove Trees (Allowance for 10ea)							
	Parking Lot Curbs Removal							
	Misc. Site Item Removal							
	Utility Relocation							
	Demo of Existing Sunken Stairs to SSA Building							
	Haul / Dump (Off Site)							
	Site							
	Concrete Sidewalks - along Parking Lot towards SSA							
	WSSC Plaza - Concrete / Landscaping (~3,500SF)							
	Terrace Extension @ SSA (partial) ~900SF							
	Terrace Extension @ University Faculty Midrise							
	New Concrete Curb Planter Islands @ Parking Lot							
	Pavers @ Tree Lined Walk (through parking lot) or Concrete							
	Paths East Of University Faculty Midrise ~250LF							
	Crushed Granite Plazas							
	Resurface Existing Parking Lot							
	Re-Stripping of Parking Lot							
	Permeable Pavers							
	New Landscaping - Trees / Shrubs / Mulch							
	New Sod (selective placement along walkways)							
	Trees Along Streets (Ellis Ave/ 61st St/ Ingelside Ave)							
	Water Features (2 instances)							
	Landscaping at Light Well / Sunken Courtyards							
	Site Fencing							
	Site Lighting							
	Site Furniture / Trash Receptacles							

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Vistara Construction Services, Inc.

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School of Social Service Administration

Option B

PHASE 1		
WSSC 3rd Floor Classrooms, Offices, Roofing Work, Skylights, HVAC Upgrades	Roof Area* (SF)	14,310
	Office / Faculty (SF)	2,614
	Conference (SF)	1,392
	Support (SF)	1,506
	Open Spaces (SF)	6,791
	Toilet Rooms (SF)	536

PHASE 2		
WSSC Basement + 1st Floor	Floor Plate* (SF)	25,015
	Office (SF)	3,390
	Conference (SF)	1,247
	Support (SF)	2,913
	Open Spaces (SF)	5,495
	Toilet Rooms (SF)	750

Description	WSSC - 3rd Floor Unit Price	WSSC - 3rd Floor Quantity	WSSC - 3rd Floor Unit	WSSC - 3rd Floor Budget	WSSC - Basement + 1st Floor Quantity	WSSC - Basement + 1st Floor Unit	WSSC - Basement + 1st Floor Budget
Site Security							
Utility Connections							
Selective Exterior Demolition:							
New Curbs							
New Walkway							
Striping / Signage							
Haul (on site)							
Site Lighting							
Fencing							
Landscaping/ Site Restoration							
Electric Vehicle Charging Stations							
Stormwater Management (depends on area affected)							
SUB-TOTAL		**SUBTOTAL**		**$ 5,146,100.00**		**SUB-TOTAL**	**$ 3,244,500.00**
Bond / Insurance			1.5%	$ 77,200.00		1.5%	$ 48,700.00
Overhead / Profit			10.0%	$ 522,300.00		10.0%	$ 329,300.00
TOTAL		**SUBTOTAL**		**$ 5,745,600.00**		**SUBTOTAL**	**$ 3,622,500.00**
Phasing			5.0%	$ 287,300.00		5.0%	$ 181,100.00
Design Contingency			15.0%	$ 904,900.00		15.0%	$ 570,500.00
Escalation (all prices 2017)			0.0%	$ -		0.0%	$ -
CONSTRUCTION TOTAL		**WSSC - 3RD FLOOR**		**$ 6,937,800.00**		**WSSC - BSMNT + 1ST**	**$ 4,374,100.00**

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Option B

PHASE 3	
Site Connection Work	

PHASE 4		
SSA Basement, HVAC Upgrades, Light Well, Elevator Upgrades	Mech/ Support (SF)	2,232
	Staff/ Support (SF)	3,068
	Classroom (SF)	3,390
	MailRoom (SF)	1,960
	Open Spaces (SF)	2,728
	Toilet Rooms (SF)	ETR

	Description	Site Connection Work: Unit Price	Site Connection Work: Quantity	Site Connection Work: Unit	Site Connection Work: Budget	SSA- Basement Level: Unit Price	SSA- Basement Level: Quantity	SSA- Basement Level: Unit	SSA- Basement Level: Budget
1	**GENERAL REQUIREMENTS**								
	General Conditions		1	LS	$ 72,000.00		1	LS	$ 477,000.00
	Testing & Inspection								By Owner
	Utility Tie-ins/ Fees (Water, Sewer, Electricity, Gas)								See Below
	Permits								By Owner
2	**DEMOLITION (Site Work below)**								
	Environmental Abatement (ACM, Lead Paint)								By Owner, If Applicable
	Mass/ Structural Excavation for Light Well (8'depth)								
	Shoring/ Underpinning						1,051	CY	$ 63,100.00
	Haul / Dump (Off Site)						1	LS	$ 24,000.00
	Excavation for New Entry Ramp						134	LDS	$ 33,500.00
	Remove Door/ Entry								N/A
	Remove Existing Stairs								N/A
	Haul / Dump (Off Site)								N/A
	Interior Demolition:								
	Interior Demolition (walls, doors, floor finishes)						109,200	CF	$ 32,800.00
	Remove Perimeter Walls for New Furred-out Walls								Verify
	Demolition of Ceilings for FP Upgrade								Incl. above
	Selective Demolition of Walls								Incl. above
	Selective Demolition of Doors								Incl. above
	Remove Elevator Cab (existing Shaft)								N/A
	Remove Toilet Fixtures (replacement only, below)								N/A
	Remove Restroom Finishes, u.n.o.								N/A
	Remove Stair Finishes, u.n.o.								
	Cut Window Openings @ Basement Walls/ Light Well						7	EA	$ 10,500.00
	Floor Cutout for New Elevator						1	AL	$ 7,500.00
	Core for New Toilet Rooms								
	Core for New Food Service								
	Haul / Disposal (Off Site)						20	LDS	$ 5,000.00
	Remove Existing Roof -- verify								N/A
	Remove/ Replace Roof Drains								N/A
	Rem. Roof for New Roof Skylights - 16' long (opt. A)								N/A
	Rem. Roof for New Roof Skylights - Solatube (Optn. B)								N/A
	Communicating Stair Connecting Levels 1-3								N/A
	Smoke Containment System @ Stair								N/A
3	**CONCRETE**								
	New Entry: New Fdtn./Ramp + Backfill + Tie-In								N/A
	Shoring/ Underpinning								N/A
	Walkout Terrace Between Courtyards						1	AL	$ 150,000.00
	Light Well: New Fdtn./ Retaining Wall + Backfill + Tie-In						1	AL	$ 250,000.00
	Planters / Steps						1	AL	$ 50,000.00
	Concrete Slab on Grade/ Elevated Slabs								N/A
4	**MASONRY**								N/A
5	**METALS**								
	Metal Fabrications: Stair Handrails/ Ramp						11,146	SF	$ 11,100.00
6	**WOOD AND PLASTICS**								
	Rough Carpentry						11,146	SF	$ 33,400.00
	Finish Carpentry						11,146	SF	$ 66,900.00
	Learning Resource Center								Incl. above
	Conference Rooms								
	New Reception Desk								N/A
	Food Service								
	Coffee Station								
	Lounge Area								N/A
	Copy Area								N/A

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Option B

PHASE 3	
Site Connection Work	

PHASE 4		
SSA Basement, HVAC Upgrades, Light Well, Elevator Upgrades	Mech/ Support (SF)	2,232
	Staff/ Support (SF)	3,068
	Classroom (SF)	3,390
	MailRoom (SF)	1,960
	Open Spaces (SF)	2,728
	Toilet Rooms (SF)	ETR

	Description	Site Connection Work: Unit Price	Site Connection Work: Quantity	Site Connection Work: Unit	Site Connection Work: Budget	SSA- Basement Level: Unit Price	SSA- Basement Level: Quantity	SSA- Basement Level: Unit	SSA- Basement Level: Budget
7	**THERMAL AND MOISTURE PROTECTION**								
	Roof Covering - verify								N/A
	New Linear 3'x16' Skylights - Option A								N/A
	New Solatube Skylights - Option B								N/A
	New Roof Drains								N/A
8	**DOORS & WINDOWS**								
	Exterior Doors - Single						0	EA	$ -
	Exterior Door - Double						0	PR	$ -
	Int. Door Single - Single						27	EA	$ 48,600.00
	Interior Doors - Double						2	PR	$ 4,400.00
	New Windows						7	EA	$ 17,500.00
	Curtain Wall / Exterior Glazing								N/A
	Interior Glazing Walls/ Doors (all perimeter walls)						11,146	SF	$ 111,500.00
	Interior Glass Guardrail Replacement								
9	**FINISHES**								
	Partitions:								
	Masonry Partitions								N/A
	Gypsum Board Partitions						9,000	SF	$ 126,000.00
	Infill Existing Walls where Doors/ Walls Removed								
	Floor Finishes:								
	Patch Flooring Where Partitions Removed						1	AL	$ 25,000.00
	Terrazzo								N/A
	Restore Terazzo						3,390	SF	$ 10,200.00
	Sealed Concrete						2,232	SF	$ 3,300.00
	Linoleum						1,960	SF	$ 27,400.00
	VCT							SF	$ -
	Carpet Tile						5,796	SF	$ 46,400.00
	Ceramic Tile @ Toilet Rooms								ETR/ N/A
	Wall Finishes:								
	Painting						24,080	SF	$ 24,100.00
	Wall Coverings -- Wallpaper, Wood Veneer								N/A
	Tile @ Toilet Rooms								ETR
	Acoustical Treatment								N/A
	Ceiling Finishes:								
	Suspended Ceiling (2'x2')						11,146	SF	$ 83,600.00
	Gypsum Board Ceilings								N/A
10	**SPECIALTIES**								
	Visual Display Boards (1 per Conference Room)						1	EA	$ 3,500.00
	Movable Partitions / Structure								N/A
	Lockers						1	AL	$ 60,000.00
	Toilet Room Accessories								N/A
	Toilet Room Stalls						11,146	SF	$ 2,200.00
	Signage						13,378	SF	$ 2,700.00
11	**EQUIPMENT**								
	Appliances: Ref., Microwave						1	AL	$ 4,500.00
	AV Equipment						11,146	SF	$ 111,500.00
	Food Service Equipment (Warming Kitchen)								
	Coffee Station Equipment								
	High Density Library Equipment						1	AL	$ 150,000.00
12	**FURNISHINGS (By Owner)**								Excluded
14	**CONVEYING SYSTEM**								
	New Elevator (4-stop) Cab in Existing Shaft						1	AL	$ 150,000.00
	New Elevator + Shaft						1	AL	$ 325,000.00

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Option B

PHASE 3	
Site Connection Work	

PHASE 4		
SSA Basement, HVAC Upgrades, Light Well, Elevator Upgrades	Mech/ Support (SF)	2,232
	Staff/ Support (SF)	3,068
	Classroom (SF)	3,390
	MailRoom (SF)	1,960
	Open Spaces (SF)	2,728
	Toilet Rooms (SF)	ETR

	Description	Site Connection Work: Unit Price	Quantity	Unit	Budget	SSA- Basement Level: Unit Price	Quantity	Unit	Budget
15	**MECHANICAL AND PLUMBING**								
	Water Distribution								ETR
	Storm								ETR
	Waste								ETR
	Fixtures: Sinks/ Toilets (existing layout B, 1+2+3 new)								ETR
	Kitchenette @ Basement								ETR
	Plumbing Rough In and Tie Ins								ETR
	Storm Drainage/ Tie Ins								ETR
	Fire Protection - Std. Wet Sprinkler Modifications								ETR
	New Fire Pump								ETR
	HVAC / MECHANICAL								
	Upgrade HVAC Equipment						21,778	SF	$ 871,100.00
	Distribution / Piping (floor specific)						13,378	SF	$ 401,300.00
	Insulation / Controls						20%	AL	$ 254,480.00
	Smoke Containment System								
16	**ELECTRICAL**								
	Electrical Service Upgrade								ETR
	Distribution						13,378		$ 53,500.00
	Outlets and Receptacles						13,378		$ 20,100.00
	Lighting - LED						13,378		$ 187,300.00
	Lighting Controls						13,378		$ 20,100.00
	Emergency Power / Backup								NIC
	Security -- verify						13,378		$ 20,100.00
	Fire Alarm System						13,378		$ 26,800.00
	Tie-Ins to Existing FA System								Incl.
	Communications: Voice / Data						13,378		$ 46,800.00
	Generator								NIC
2	**SITE WORK**								Refer to 'Site Work' Scope
	Landscaping								$ -
	Landscaping @ Light Wells								Refer to Div 3
	Utility Connections								NIC
	Demolition								
	Demo Sidewalks		2,500	SF	$ 2,500.00				
	Remove Parking Lot (selective area)		2,500	SF	$ 2,500.00				
	Remove Existing Sod, as needed		1	AL	$ 15,000.00				
	Remove Trees (Allowance for 10ea)		1	AL	$ 6,000.00				
	Parking Lot Curbs Removal				$ -				
	Misc. Site Item Removal		1	AL	$ 2,000.00				
	Utility Relocation				$ -				
	Demo of Existing Sunken Stairs to SSA Building				$ -				
	Haul / Dump (Off Site)		15	LDS	$ 3,800.00				
	Site								
	Concrete Sidewalks - along Parking Lot towards SSA		1	AL	$ 30,000.00				
	WSSC Plaza - Concrete / Landscaping (~3,500SF)		1	AL	$ 70,000.00				
	Terrace Extension @ SSA (partial) ~900SF		1	AL	$ 36,000.00				
	Terrace Extension @ University Faculty Midrise				N/A				
	New Concrete Curb Planter Islands @ Parking Lot		1	AL	$ 10,000.00				
	Pavers @ Tree Lined Walk (through parking lot) or Concrete		1	AL	$ 18,000.00				
	Paths East Of University Faculty Midrise ~250LF				NIC				
	Crushed Granite Plazas		1	AL	$ 10,000.00				
	Resurface Existing Parking Lot				NIC				
	Re-Stripping of Parking Lot				NIC				
	Permeable Pavers				NIC				
	New Landscaping - Trees / Shrubs / Mulch		1	AL	$ 125,000.00				
	New Sod (selective placement along walkways)		1	AL	$ 20,000.00				
	Trees Along Streets (Ellis Ave/ 61st St/ Ingelside Ave)				NIC				
	Water Features (2 instances)				N/A				
	Landscaping at Light Well / Sunken Courtyards		Included with Building Option A/B						
	Site Fencing				NIC				
	Site Lighting				NIC				
	Site Furniture / Trash Receptacles				NIC				

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Option B

PHASE 3	
Site Connection Work	

PHASE 4		
SSA Basement, HVAC Upgrades, Light Well, Elevator Upgrades	Mech/ Support (SF)	2,232
	Staff/ Support (SF)	3,068
	Classroom (SF)	3,390
	MailRoom (SF)	1,960
	Open Spaces (SF)	2,728
	Toilet Rooms (SF)	ETR

Description	Site Connection Work: Unit Price	Quantity	Unit	Budget	SSA- Basement Level: Unit Price	Quantity	Unit	Budget
Site Security				By Owner				
Utility Connections				NIC				
Selective Exterior Demolition:				NIC				
New Curbs				NIC				
New Walkway				NIC				
Striping / Signage				NIC				
Haul (on site)				NIC				
Site Lighting				NIC				
Fencing				NIC				
Landscaping/ Site Restoration				NIC				
Electric Vehicle Charging Stations				NIC				
Stormwater Management (depends on area affected)		1	AL	$ 250,000.00				
SUB-TOTAL		**SUB-TOTAL**		**$ 672,800.00**		**SUBTOTAL**		**$ 4,453,800.00**
Bond / Insurance			1.5%	$ 10,100.00			1.25%	$ 55,700.00
Overhead / Profit			10.0%	$ 68,300.00			10.0%	$ 451,000.00
TOTAL		**SUBTOTAL**		**$ 751,200.00**		**SUBTOTAL**		**$ 4,960,500.00**
Phasing			5.0%	$ 37,600.00			5.0%	$ 248,000.00
Design Contingency			15.0%	$ 118,300.00			15.0%	$ 781,300.00
Escalation (all prices 2017)			0.0%	$ -			0.0%	$ -
CONSTRUCTION TOTAL		**SITE CONNECTION**		**$ 907,100.00**		**SSA - BASEMENT**		**$ 5,989,800.00**

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Option B

PHASE 5		
SSA Lower Mezz., Staff, Office Renovation, HVAC Connections	Mech/ Support (SF)	385
	Staff/ Support (SF)	2,450
	Classroom (SF)	1,065
	Open Office (SF)	1,767
	Open Spaces (SF)	2,733
	Toilet Rooms (SF)	N/A

PHASE 6		
WSSC 2nd Floor, Research Faculty/ Office, HVAC Connections	Floor Plate* (SF)	13,156
	Office / Faculty (SF)	2,614
	Conference (SF)	1,392
	Support (SF)	1,506
	Open Spaces (SF)	6,791
	Toilet Rooms (SF)	536

	Description	SSA - Lower Mezzanine Unit Price	Quantity	Unit	Budget	WSSC - 2nd Floor Unit Price	Quantity	Unit	Budget
1	**GENERAL REQUIREMENTS**								
	General Conditions		1	LS	$ 134,000.00		1	LS	$ 308,000.00
	Testing & Inspection				By Owner				By Owner
	Utility Tie-ins/ Fees (Water, Sewer, Electricity, Gas)				See Below				See Below
	Permits				By Owner				By Owner
2	**DEMOLITION (Site Work below)**				Refer to 'Basement' scope				
	Environmental Abatement (ACM, Lead Paint)				Refer to 'Basement' scope				By Owner, If Applicable
	Mass/ Structural Excavation for Light Well (8'depth)								
	Shoring/ Underpinning								
	Haul / Dump (Off Site)								
	Excavation for New Entry Ramp								Refer to '1st floor' scope
	Remove Door/ Entry								Refer to 'Basement' scope
	Remove Existing Stairs								Refer to 'Basement' scope
	Haul / Dump (Off Site)								N/A
	Interior Demolition:								
	Interior Demolition (walls, doors, floor finishes)		100,800	CF	$ 30,200.00		157,872	CF	$ 39,500.00
	Remove Perimeter Walls for New Furred-out Walls				Verify				Verify
	Demolition of Ceilings for FP Upgrade				Incl. above		13,156	SF	$ 9,900.00
	Selective Demolition of Walls				Incl. above				Incl. above
	Selective Demolition of Doors				Incl. above				Incl. above
	Remove Elevator Cab (existing Shaft)				N/A				Refer to 'Basement' scope
	Remove Toilet Fixtures (replacement only, below)						14	EA	$ 1,400.00
	Remove Restroom Finishes, u.n.o.						536	SF	$ 10,700.00
	Remove Stair Finishes, u.n.o.								ETR
	Cut Window Openings @ Basement Walls/ Light Well								
	Floor Cutout for New Elevator		1	AL	$ 7,500.00				
	Core for New Toilet Rooms								
	Core for New Food Service								
	Haul / Disposal (Off Site)		20	LDS	$ 5,000.00		25	LDS	$ 6,300.00
	Remove Existing Roof -- verify				N/A				Refer to '3rd Floor' scope
	Remove/ Replace Roof Drains				N/A				Refer to '3rd floor' scope
	Rem. Roof for New Roof Skylights - 16' long (opt. A)				N/A				Refer to '3rd floor' scope
	Rem. Roof for New Roof Skylights - Solatube (Optn. B)				N/A				Refer to '3rd floor' scope
	Communicating Stair Connecting Levels 1-3				N/A		1	AL	$ 24,000.00
	Smoke Containment System @ Stair				N/A				Refer to '3rd floor' scope
3	**CONCRETE**								
	New Entry: New Fdtn./Ramp + Backfill + Tie-In				N/A				Refer to '1st Floor' scope
	Shoring/ Underpinning				N/A				Excluded
	Walkout Terrace Between Courtyards								
	Light Well: New Fdtn./ Retaining Wall + Backfill + Tie-In				Refer to Basement				
	Planters / Steps				Refer to Basement				
	Concrete Slab on Grade/ Elevated Slabs								
4	**MASONRY**								N/A
5	**METALS**								
	Metal Fabrications: Stair Handrails/ Ramp						1	AL	$ 6,000.00
6	**WOOD AND PLASTICS**								
	Rough Carpentry		8,015	SF	$ 24,000.00		13,156	SF	$ 65,800.00
	Finish Carpentry		8,015	SF	$ 48,100.00		13,156	SF	$ 131,600.00
	Learning Resource Center				N/A				
	Conference Rooms				N/A				Incl. above
	New Reception Desk				Incl. above				N/A
	Food Service								
	Coffee Station								
	Lounge Area				N/A				N/A
	Copy Area				N/A				N/A

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Option B

PHASE 5		
SSA Lower Mezz., Staff, Office Renovation, HVAC Connections	Mech/ Support (SF)	385
	Staff/ Support (SF)	2,450
	Classroom (SF)	1,065
	Open Office (SF)	1,767
	Open Spaces (SF)	2,733
	Toilet Rooms (SF)	N/A

PHASE 6		
WSSC 2nd Floor, Research Faculty/ Office, HVAC Connections	Floor Plate* (SF)	13,156
	Office / Faculty (SF)	2,614
	Conference (SF)	1,392
	Support (SF)	1,506
	Open Spaces (SF)	6,791
	Toilet Rooms (SF)	536

	Description	SSA - Lower Mezzanine Unit Price	Quantity	Unit	Budget	WSSC - 2nd Floor Unit Price	Quantity	Unit	Budget
7	**THERMAL AND MOISTURE PROTECTION**				ETR				
	Roof Covering - verify								N/A
	New Linear 3'x16' Skylights - Option A								Refer to '3rd floor' scope
	New Solatube Skylights - Option B								N/A
	New Roof Drains								Refer to '3rd floor' scope
8	**DOORS & WINDOWS**								
	Exterior Doors - Single			EA	$ -				N/A
	Exterior Door - Double			PR	$ -				N/A
	Int. Door Single - Single		32	EA	$ 57,600.00		46	EA	$ 59,800.00
	Interior Doors - Double		3	PR	$ 6,600.00		0	PR	$ -
	New Windows				N/A				N/A
	Curtain Wall / Exterior Glazing				N/A				N/A
	Interior Glazing Walls/ Doors (all perimeter walls)		8,400	SF	$ 84,000.00		13,156	SF	$ 460,500.00
	Interior Glass Guardrail Replacement								
9	**FINISHES**								
	Partitions:								
	Masonry Partitions								N/A
	Gypsum Board Partitions		9,360	SF	$ 131,000.00		18,900	SF	$ 264,600.00
	Infill Existing Walls where Doors/ Walls Removed								
	Floor Finishes:				$ -				
	Patch Flooring Where Partitions Removed		1	AL	$ 25,000.00		13,156	SF	$ 15,800.00
	Terrazzo								
	Restore Terazzo		2,733	SF	$ 8,200.00				
	Sealed Concrete		385	SF	$ 600.00		0	SF	$ -
	Linoleum		2,733	SF	$ 38,300.00				
	VCT				$ -		0	SF	$ -
	Carpet Tile		5,282	SF	$ 42,300.00		12,303	SF	$ 80,000.00
	Ceramic Tile @ Toilet Rooms				$ -		536	SF	$ 9,600.00
	Wall Finishes:				$ -				
	Painting		15,120	SF	$ 15,100.00		23,110	SF	$ 23,100.00
	Wall Coverings -- Wallpaper, Wood Veneer				$ -				N/A
	Tile @ Toilet Rooms				$ -		1,250	SF	$ 25,000.00
	Acoustical Treatment				$ -				N/A
	Ceiling Finishes:				$ -				
	Suspended Ceiling (2'x2')		8,015	SF	$ 60,100.00		13,156	SF	$ 72,400.00
	Gypsum Board Ceilings				$ -		536	SF	$ 4,300.00
10	**SPECIALTIES**				$ -				
	Visual Display Boards (1 per Conference Room)		2	EA	$ 7,000.00		4	EA	$ 14,000.00
	Movable Partitions / Structure				$ -				N/A
	Lockers				$ -				N/A
	Toilet Room Accessories				$ -		1	AL	$ 6,000.00
	Toilet Room Stalls				$ -		14	EA	$ 14,000.00
	Signage		8,015	SF	$ 1,600.00		13,156	SF	$ 2,000.00
11	**EQUIPMENT**				$ -				
	Appliances: Ref., Microwave				$ -		1	AL	$ 5,000.00
	AV Equipment		1,065	SF	$ 10,700.00		9,689	SF	$ 96,900.00
	Food Service Equipment (Warming Kitchen)								
	Coffee Station Equipment								
	High Density Library Equipment								
12	**FURNISHINGS (By Owner)**				Excluded				Excluded
14	**CONVEYING SYSTEM**								
	New Elevator (4-stop) Cab in Existing Shaft				Refer top Basement				Refer to 'Basement' scope
	New Elevator + Shaft				Refer to Basement				

May 1, 2017

University of Chicago
969 E. 60th Street, Chicago, IL
School of Social Service Administration

Option B

PHASE 5		
SSA Lower Mezz., Staff, Office Renovation, HVAC Connections	Mech/ Support (SF)	385
	Staff/ Support (SF)	2,450
	Classroom (SF)	1,065
	Open Office (SF)	1,767
	Open Spaces (SF)	2,733
	Toilet Rooms (SF)	N/A

PHASE 6		
WSSC 2nd Floor, Research Faculty/ Office, HVAC Connections	Floor Plate* (SF)	13,156
	Office / Faculty (SF)	2,614
	Conference (SF)	1,392
	Support (SF)	1,506
	Open Spaces (SF)	6,791
	Toilet Rooms (SF)	536

	Description	SSA - Lower Mezzanine Unit Price	SSA - Lower Mezzanine Quantity	SSA - Lower Mezzanine Unit	SSA - Lower Mezzanine Budget	WSSC - 2nd Floor Unit Price	WSSC - 2nd Floor Quantity	WSSC - 2nd Floor Unit	WSSC - 2nd Floor Budget
15	**MECHANICAL AND PLUMBING**								
	Water Distribution				ETR				ETR
	Storm				ETR				ETR
	Waste				ETR				ETR
	Fixtures: Sinks/ Toilets (existing layout B, 1+2+3 new)				ETR		14	EA	$ 10,500.00
	Kitchenette @ Basement				ETR				N/A
	Plumbing Rough In and Tie Ins				ETR		1	LS	$ 70,000.00
	Storm Drainage/ Tie Ins				ETR				ETR
	Fire Protection - Std. Wet Sprinkler Modifications				ETR		13,156	SF	$ 78,900.00
	New Fire Pump				ETR				Incl. in '3rd flr' scope
	HVAC / MECHANICAL								
	Upgrade HVAC Equipment				Refer to Basement				
	Distribution / Piping (floor specific)		8,015	SF	$ 240,500.00		13,156	SF	$ 328,900.00
	Insulation / Controls		20%	AL	$ 48,100.00		20%	AL	$ 65,780.00
	Smoke Containment System				$ -		1	AL	$ 200,000.00
16	**ELECTRICAL**								
	Electrical Service Upgrade				ETR				ETR
	Distribution		8,015		$ 32,100.00		13,156	SF	$ 52,600.00
	Outlets and Receptacles		8,015	SF	$ 12,000.00		13,156	SF	$ 19,700.00
	Lighting - LED		8,015		$ 112,200.00		13,156	SF	$ 131,600.00
	Lighting Controls		8,015		$ 12,000.00		13,156	SF	$ 65,800.00
	Emergency Power / Backup				NIC				NIC
	Security -- verify		8,015		$ 12,000.00		13,156	SF	$ 19,700.00
	Fire Alarm System		8,015		$ 16,000.00		13,156	SF	$ 26,300.00
	Tie-Ins to Existing FA System				Incl. above				ETR
	Communications: Voice / Data		8,015	SF	$ 28,100.00		13,156	SF	$ 46,000.00
	Generator				NIC				NIC
2	**SITE WORK**				Refer to 'Site Work' Scope				Refer to 'Site Work' Scope
	Landscaping				N/A				Refer to 'Site Work' Scope
	Landscaping @ Light Wells				NIC				
	Utility Connections								NIC
	Demolition								
	Demo Sidewalks								
	Remove Parking Lot (selective area)								
	Remove Existing Sod, as needed								
	Remove Trees (Allowance for 10ea)								
	Parking Lot Curbs Removal								
	Misc. Site Item Removal								
	Utility Relocation								
	Demo of Existing Sunken Stairs to SSA Building								
	Haul / Dump (Off Site)								
	Site								
	Concrete Sidewalks - along Parking Lot towards SSA								
	WSSC Plaza - Concrete / Landscaping (~3,500SF)								
	Terrace Extension @ SSA (partial) ~900SF								
	Terrace Extension @ University Faculty Midrise								
	New Concrete Curb Planter Islands @ Parking Lot								
	Pavers @ Tree Lined Walk (through parking lot) or Concrete								
	Paths East Of University Faculty Midrise ~250LF								
	Crushed Granite Plazas								
	Resurface Existing Parking Lot								
	Re-Stripping of Parking Lot								
	Permeable Pavers								
	New Landscaping - Trees / Shrubs / Mulch								
	New Sod (selective placement along walkways)								
	Trees Along Streets (Ellis Ave/ 61st St/ Ingelside Ave)								
	Water Features (2 instances)								
	Landscaping at Light Well / Sunken Courtyards								
	Site Fencing								
	Site Lighting								
	Site Furniture / Trash Receptacles								

FARR ASSOCIATES

Vistara Construction Services, Inc.

May 1, 2017

University of Chicago
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Option B

PHASE 5		
SSA Lower Mezz., Staff, Office Renovation, HVAC Connections	Mech/ Support (SF)	385
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	Classroom (SF)	1,065
	Open Office (SF)	1,767
	Open Spaces (SF)	2,733
	Toilet Rooms (SF)	N/A

PHASE 6		
WSSC 2nd Floor, Research Faculty/ Office, HVAC Connections	Floor Plate* (SF)	13,156
	Office / Faculty (SF)	2,614
	Conference (SF)	1,392
	Support (SF)	1,506
	Open Spaces (SF)	6,791
	Toilet Rooms (SF)	536

Description	SSA - Lower Mezzanine Unit Price	SSA - Lower Mezzanine Quantity	SSA - Lower Mezzanine Unit	SSA - Lower Mezzanine Budget	WSSC - 2nd Floor Unit Price	WSSC - 2nd Floor Quantity	WSSC - 2nd Floor Unit	WSSC - 2nd Floor Budget
Site Security								
Utility Connections								
Selective Exterior Demolition:								
New Curbs								
New Walkway								
Striping / Signage								
Haul (on site)								
Site Lighting								
Fencing								
Landscaping/ Site Restoration								
Electric Vehicle Charging Stations								
Stormwater Management (depends on area affected)								
SUB-TOTAL		**SUB-TOTAL**		**$ 1,249,900.00**		**SUB-TOTAL**		**$ 2,872,000.00**
Bond / Insurance			1.25%	$ 15,600.00			1.5%	$ 43,100.00
Overhead / Profit			10.00%	$ 126,600.00			10.0%	$ 291,500.00
TOTAL		**SUBTOTAL**		**$ 1,392,100.00**		**SUBTOTAL**		**$ 3,206,600.00**
Phasing			5.0%	$ 69,600.00			5.0%	$ 160,300.00
Design Contingency			15.0%	$ 219,300.00			15.0%	$ 505,000.00
Escalation (all prices 2017)			0.0%	$ -			0.0%	$ -
CONSTRUCTION TOTAL		**SSA - LOWER MEZZ.**		**$ 1,681,000.00**		**WSSC - 2ND FLOOR**		**$ 3,871,900.00**

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University of Chicago
969 E. 60th Street, Chicago, IL
School of Social Service Administration

Option B

PHASE 7		
SSA Event Space + Lobby, Upgrade Penthouse AHU/ Distribution, Café	Mech/ Support (SF)	280
	Seating Pods (SF)	2,353
	Conf./ Work Space (SF)	2,792
	Amenity: Food (SF)	930
	Event Space (SF)	7,418
	Toilet Rooms (SF)	310

PHASE 8		
SSA Classrooms	Mech/ Support (SF)	1,599
	Visiting Lecturer (SF)	768
	Classroom (SF)	6,895
	Amenity (SF)	0
	Open Spaces (SF)	2,172
	Toilet Rooms (SF)	N/A

	Description	Unit Price	Quantity	Unit	SSA - Event Space / Lobby Budget	Unit Price	Quantity	Unit	SSA -Classrooms Budget
1	**GENERAL REQUIREMENTS**								
	General Conditions		1	LS	$ 486,000.00		1	LS	$ 162,000.00
	Testing & Inspection								
	Utility Tie-ins/ Fees (Water, Sewer, Electricity, Gas)								
	Permits								
2	**DEMOLITION (Site Work below)**								
	Environmental Abatement (ACM, Lead Paint)				By Owner, If Applicable				By Owner, If Applicable
	Mass/ Structural Excavation for Light Well (8'depth)								
	Shoring/ Underpinning				Refer to 'Basement' scope				Refer to 'Basement' scope
	Haul / Dump (Off Site)				Refer to 'Basement' scope				Refer to 'Basement' scope
	Excavation for New Entry Ramp				Refer to 'Basement' scope				Refer to 'Basement' scope
	Remove Door/ Entry								
	Remove Existing Stairs								
	Haul / Dump (Off Site)								
	Interior Demolition:								
	Interior Demolition (walls, doors, floor finishes)		168,996	CF	$ 50,700.00		137,208	CF	$ 41,200.00
	Remove Perimeter Walls for New Furred-out Walls				N/A				N/A
	Demolition of Ceilings for FP Upgrade				Incl. Above				Incl. Above
	Selective Demolition of Walls				Incl. Above				Incl. Above
	Selective Demolition of Doors				Incl. Above				Incl. Above
	Remove Elevator Cab (existing Shaft)				N/A				N/A
	Remove Toilet Fixtures (replacement only, below)				N/A				N/A
	Remove Restroom Finishes, u.n.o.				N/A				N/A
	Remove Stair Finishes, u.n.o.								N/A
	Cut Window Openings @ Basement Walls/ Light Well				N/A				N/A
	Floor Cutout for New Elevator		1	AL	$ 7,500.00				N/A
	Core for New Toilet Rooms		1	AL	$ 10,000.00				N/A
	Core for New Food Service		1	AL	$ 1,500.00				N/A
	Haul / Disposal (Off Site)		35	LDS	$ 8,800.00		25	LDS	$ 6,300.00
	Remove Existing Roof -- verify								
	Remove/ Replace Roof Drains				N/A				N/A
	Rem. Roof for New Roof Skylights - 16' long (opt. A)				N/A				N/A
	Rem. Roof for New Roof Skylights - Solatube (Optn. B)				N/A				N/A
	Communicating Stair Connecting Levels 1-3				N/A				N/A
	Smoke Containment System @ Stair		1	AL	$ 200,000.00				N/A
3	**CONCRETE**				N/A				N/A
	New Entry: New Fdtn./Ramp + Backfill + Tie-In				N/A				N/A
	Shoring/ Underpinning				N/A				N/A
	Walkout Terrace Between Courtyards								
	Light Well: New Fdtn./ Retaining Wall + Backfill + Tie-In				N/A				N/A
	Planters / Steps				N/A				N/A
	Concrete Slab on Grade/ Elevated Slabs				N/A				N/A
4	**MASONRY**				N/A				N/A
5	**METALS**				N/A				N/A
	Metal Fabrications: Stair Handrails/ Ramp		14,083	SF	$ 14,100.00				N/A
6	**WOOD AND PLASTICS**								
	Rough Carpentry		13,803	SF	$ 41,400.00		9,835	SF	$ 29,500.00
	Finish Carpentry		13,803	SF	$ 165,600.00		9,835	SF	$ 59,000.00
	Learning Resource Center								N/A
	Conference Rooms								N/A
	New Reception Desk				Incl.				N/A
	Food Service				Incl.				N/A
	Coffee Station				Incl.				N/A
	Lounge Area								
	Copy Area								

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May 1, 2017

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Option B

PHASE 7		
SSA Event Space + Lobby, Upgrade Penthouse AHU/ Distribution, Café	Mech/ Support (SF)	280
	Seating Pods (SF)	2,353
	Conf./ Work Space (SF)	2,792
	Amenity: Food (SF)	930
	Event Space (SF)	7,418
	Toilet Rooms (SF)	310

PHASE 8		
SSA Classrooms	Mech/ Support (SF)	1,599
	Visiting Lecturer (SF)	768
	Classroom (SF)	6,895
	Amenity (SF)	0
	Open Spaces (SF)	2,172
	Toilet Rooms (SF)	N/A

	Description	Unit Price	Quantity	Unit	SSA - Event Space / Lobby Budget	Unit Price	Quantity	Unit	SSA -Classrooms Budget
7	**THERMAL AND MOISTURE PROTECTION**								
	Roof Covering - verify				ETR				ETR
	New Linear 3'x16' Skylights - Option A				ETR				ETR
	New Solatube Skylights - Option B				ETR				ETR
	New Roof Drains				ETR				ETR
8	**DOORS & WINDOWS**								
	Exterior Doors - Single			EA	$ -				$ -
	Exterior Door - Double			PR	$ -				$ -
	Int. Door Single - Single		12	EA	$ 21,600.00				$ -
	Interior Doors - Double			PR	$ -				$ -
	New Windows				$ -				N/A
	Curtain Wall / Exterior Glazing								
	Interior Glazing Walls/ Doors (all perimeter walls)		13,493	SF	$ 134,900.00		9,835	SF	$ 98,400.00
	Interior Glass Guardrail Replacement		1	AL	$ 70,000.00				
9	**FINISHES**								
	Partitions:								
	Masonry Partitions				N/A				
	Gypsum Board Partitions		1	AL	$ 25,000.00		5,460	SF	$ 76,400.00
	Infill Existing Walls where Doors/ Walls Removed				N/A		9,835	SF	$ 9,800.00
	Floor Finishes:								
	Patch Flooring Where Partitions Removed		1	AL	$ 25,000.00		1	AL	$ 25,000.00
	Terrazzo		1	AL	$ 30,000.00				
	Restore Terazzo		7,418	SF	$ 22,300.00		2,940	SF	$ 8,800.00
	Sealed Concrete		280	SF	$ 400.00		1,455	SF	$ 2,200.00
	Linoleum				$ -				$ -
	VCT				$ -				$ -
	Carpet Tile		5,145	SF	$ 41,200.00		6,895	SF	$ 55,200.00
	Ceramic Tile @ Toilet Rooms		1,240	SF	$ 22,300.00				N/A
	Wall Finishes:				$ -				$ -
	Painting		25,349	SF	$ 25,300.00		20,581	SF	$ 20,600.00
	Wall Coverings -- Wallpaper, Wood Veneer		1	AL	$ 15,000.00				$ -
	Tile @ Toilet Rooms		720	SF	$ 13,000.00				$ -
	Acoustical Treatment				$ -				$ -
	Ceiling Finishes:				$ -				$ -
	Suspended Ceiling (2'x2')		13,493	SF	$ 101,200.00		9,835	SF	$ 73,800.00
	Gypsum Board Ceilings		310	SF	$ 2,500.00				N/A
10	**SPECIALTIES**				$ -				
	Visual Display Boards (1 per Conference Room)		4	EA	$ 14,000.00		16	EA	$ 56,000.00
	Movable Partitions / Structure		1,458	SF	$ 109,400.00				$ -
	Lockers				N/A				$ -
	Toilet Room Accessories		1	AL	$ 3,600.00				$ -
	Toilet Room Stalls				$ -				$ -
	Signage		14,083	SF	$ 2,800.00		9,835	SF	$ 2,000.00
11	**EQUIPMENT**				$ -				$ -
	Appliances: Ref., Microwave		1	AL	$ 4,500.00				$ -
	AV Equipment		13,493	SF	$ 134,900.00		9,835	SF	$ 98,400.00
	Food Service Equipment (Warming Kitchen)		1	AL	$ 150,000.00				N/A
	Coffee Station Equipment		1	AL	$ 2,500.00				N/A
	High Density Library Equipment								
					$ -				$ -
12	**FURNISHINGS (By Owner)**				$ -				$ -
14	**CONVEYING SYSTEM**								$ -
	New Elevator (4-stop) Cab in Existing Shaft				Refer to Basement				Refer to Basement
	New Elevator + Shaft				Refer to Basement				Refer to Basement

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SSA Event Space + Lobby, Upgrade Penthouse AHU/ Distribution, Café	Mech/ Support (SF)	280
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PHASE 8		
SSA Classrooms	Mech/ Support (SF)	1,599
	Visiting Lecturer (SF)	768
	Classroom (SF)	6,895
	Amenity (SF)	0
	Open Spaces (SF)	2,172
	Toilet Rooms (SF)	N/A

	Description	Unit Price	Quantity	Unit	Budget	Unit Price	Quantity	Unit	Budget
		SSA - Event Space / Lobby				SSA -Classrooms			
15	**MECHANICAL AND PLUMBING**								
	Water Distribution				ETR				ETR
	Storm				ETR				ETR
	Waste				ETR				ETR
	Fixtures: Sinks/ Toilets (existing layout B, 1+2+3 new)				ETR				ETR
	Kitchenette @ Basement								ETR
	Plumbing Rough In and Tie Ins		1	AL	$ 50,000.00				ETR
	Storm Drainage/ Tie Ins				ETR				ETR
	Fire Protection - Std. Wet Sprinkler Modifications				ETR				ETR
	New Fire Pump				ETR				ETR
	HVAC / MECHANICAL								
	Upgrade HVAC Equipment		25,517	SF	$ 1,020,700.00				
	Distribution / Piping (floor specific)		14,083	SF	$ 422,500.00		11,434	SF	$ 343,000.00
	Insulation / Controls		20%	AL	$ 288,640.00		20%	AL	$ 68,600.00
	Smoke Containment System		1	AL	$ 200,000.00				$ -
16	**ELECTRICAL**								
	Electrical Service Upgrade				ETR				ETR
	Distribution		13,803	SF	$ 55,200.00		9,835	SF	$ 39,300.00
	Outlets and Receptacles		13,803	SF	$ 20,700.00		9,835	SF	$ 14,800.00
	Lighting - LED		13,803	SF	$ 386,500.00		9,835	SF	$ 137,700.00
	Lighting Controls		13,803	SF	$ 41,400.00		9,835	SF	$ 14,800.00
	Emergency Power / Backup		13,803	SF	NIC		9,835	SF	NIC
	Security -- verify		13,803	SF	$ 20,700.00		9,835	SF	$ 14,800.00
	Fire Alarm System		13,803	SF	$ 27,600.00		9,835	SF	$ 19,700.00
	Tie-Ins to Existing FA System		13,803	SF	Incl.		9,835	SF	$ -
	Communications: Voice / Data		13,803	SF	$ 48,300.00		9,835	SF	$ 34,400.00
	Generator				NIC				NIC
2	**SITE WORK**				Refer to 'Site Work' Scope				Refer to 'Site Work' Scope
	Landscaping				$ -				$ -
	Landscaping @ Light Wells								
	Utility Connections				NIC				NIC
	Demolition								
	Demo Sidewalks								
	Remove Parking Lot (selective area)								
	Remove Existing Sod, as needed								
	Remove Trees (Allowance for 10ea)								
	Parking Lot Curbs Removal								
	Misc. Site Item Removal								
	Utility Relocation								
	Demo of Existing Sunken Stairs to SSA Building								
	Haul / Dump (Off Site)								
	Site								
	Concrete Sidewalks - along Parking Lot towards SSA								
	WSSC Plaza - Concrete / Landscaping (~3,500SF)								
	Terrace Extension @ SSA (partial) ~900SF								
	Terrace Extension @ University Faculty Midrise								
	New Concrete Curb Planter Islands @ Parking Lot								
	Pavers @ Tree Lined Walk (through parking lot) or Concrete								
	Paths East Of University Faculty Midrise ~250LF								
	Crushed Granite Plazas								
	Resurface Existing Parking Lot								
	Re-Stripping of Parking Lot								
	Permeable Pavers								
	New Landscaping - Trees / Shrubs / Mulch								
	New Sod (selective placement along walkways)								
	Trees Along Streets (Ellis Ave/ 61st St/ Ingelside Ave)								
	Water Features (2 instances)								
	Landscaping at Light Well / Sunken Courtyards								
	Site Fencing								
	Site Lighting								
	Site Furniture / Trash Receptacles								

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	Classroom (SF)	6,895
	Amenity (SF)	0
	Open Spaces (SF)	2,172
	Toilet Rooms (SF)	N/A

	Description	Unit Price	Quantity	Unit	Budget	Unit Price	Quantity	Unit	Budget
		SSA - Event Space / Lobby				SSA -Classrooms			
	Site Security								
	Utility Connections								
	Selective Exterior Demolition:								
	New Curbs								
	New Walkway								
	Striping / Signage								
	Haul (on site)								
	Site Lighting								
	Fencing								
	Landscaping/ Site Restoration								
	Electric Vehicle Charging Stations								
	Stormwater Management (depends on area affected)								
	SUB-TOTAL			**SUBTOTAL**	$ 4,539,200.00			**SUBTOTAL**	$ 1,511,700.00
	Bond / Insurance			1.25%	$ 56,700.00			1.25%	$ 18,900.00
	Overhead / Profit			10.0%	$ 459,600.00			10.00%	$ 153,100.00
	TOTAL			**SUBTOTAL**	$ 5,055,500.00			**SUBTOTAL**	$ 1,683,700.00
	Phasing			5.0%	$ 252,800.00			5.0%	$ 84,200.00
	Design Contingency			15.0%	$ 796,200.00			15.0%	$ 265,200.00
	Escalation (all prices 2017)			0.0%	$ -			0.0%	$ -
	CONSTRUCTION TOTAL			**SSA EVENT SPACE**	$ 6,104,500.00			**SSA - N/S CR'S**	$ 2,033,100.00

APPENDIX B, C

B - WORKING GROUP MEETING MINUTES

SSA-MM_Internal Kickoff_2016.11.17
SSA-MM_Internal Kickoff_2016.11.22
SSA-MM_Visioning Kickoff_2016 12 01
SSA-MM_Visioning Kickoff_2016.12.01
SSA-MM_WG3_Class Model_Existing_2017.01.20
SSA-MM_WG4_Draft_Program_Benchmark_2017.02.03
SSA-MM_WG5_Draft_Program_Benchmark_2017.02.17
SSA-MM_WG7_3 Options_2017.03.31

C - USER GROUP MEETING MINUTES

SSA User Group Meeting Provost Office 2017.01.11
SSA User Group Meeting Facilities-Operations 2017.01.11
SSA User Group FS ADA 2017.01.11
SSA User Group Meeting Curriculum 2017.01.17
SSA User Group Meeting Dean of Students 2017.01.17
SSA User Group Meeting Field Education 2017.01.17
SSA User Group Meeting Student Group 2017.01.17
SSA User Group Meeting Faculty-Research 2017.02.02
SSA User Group Meeting Ext.Rel. Alumni 2017.02.03
SSA User Group Meeting Library Group 2017.02.03

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2016013 University of Chicago SSA: Meeting Minutes

Project: University of Chicago SSA Planning
Farr Project #: 2016013
Meeting Date: 11/17/2016
Time: 1:00 pm – 2:00pm
Location: University of Chicago
Issue Date: 11/18/2016

Participants:

SSA Planning Committee:

- Maya Gharpure, Associate Director, Planning, Facilities Services

Design Team (DT) Farr Associates (FA), Hanbury

- Gabriel Wilcox gabe@farrside.com
- Timothy Winstead twinstead@hewv.com

Purpose: **SSA Meeting w/ Maya 2017.11.17**
Agenda: **Kick-off Meeting Prep**

Discussion Items:

1. Inspire SSA WG for involvement and buy in to the collaboration of the programming and planning process.
2. Edelsteine building? Already studied at one time it is assigned and possibly not an option. Blair could confirm.
3. Planning priorities? - Pragmatic response to the program vision. Possibility to identify options to implement overtime.
    a. See value of inclusive project,
4. Nationally and internationally there have been cultural shifts, in Social Service education, practice
    a. Ie. Building does not reflect their mission
    b. Be about the SSA community, building to reflect that.
    c. 1 school in 3 buildings.
    d. Intertwine teaching and research.
    e. Lack a sense of campus.
    f. Flexible space, assigned quickly to another research initiative.
    g. Fresh perspective of campus, open to big vision and ideas.
    h. Faculty Office always an issue -
    i. Social work Research is heading.
5. Core Group, Esty Gur, Alex, Shauna.
    a. Esty - go to person.
6. Propose groups,
7. Include schedule.

Meeting Continued: 2016.11.18

1. Heritage Report on Meis building,
    1. Renovations,
2. 2004 Wis Janey historic buildings report.
3. SSA Woodlawn and Eddlestone expansion study.
4. SOM study to expand with building additions.
5. SOM masterplan, Keller is still the most consistent.
    1. South campus inner walkway - needs more internal UC study.
    2. Do not show UC masterplan to SSA.
    3. We can show a diagram of a possible future south campus walkway through the mid block of south campus.
6. Mies committee?
    1. Not opposed to ideas of how the building can be more identity or useful to SSA. - Support.
    2. Landmarks IL. - Exterior
    3. Interior -
    4. ADA review is also with planning. Glenn O.
        1. He will be a key member for review on FS team.
        2. Child care program at Woodlawn and the OCE.
7. Meeting w/ Esty Gur, Tues. 11/22 3pm - 4pm CT.
    1. Can send Esty 5 major questions in advance.
8. 2 days a week at SSA, 2 days a week in field.
    1. 1st Year - Mon, & Wed.
    2. 2nd Year - Tue, Thurs.
    3. 250 students on campus at one time.
    4. Groups (co-horts) of 25,
    5. SSA likes the student body size and if they increase it would grow in 25 student group sizes.

6. Is building dictating the co-hort size? Or is this ideal for them?
7. Do not like classrooms smaller than 25 students.
8. Scheduling is dependent on Faculty availability.
9. Friday is a possibility.

Notes from Alex.

1. 80 person classroom due core class, faculty member and popularity.

End of Meeting Minutes

These minutes represent our understanding of the events, discussions and decisions made at this meeting. Please contact Gabe Wilcox (gabe@farrside.com) with any additions or corrections from any authorized persons in writing within (7) days from the date of issue.

Gabriel Wilcox, AIA, LEED AP BD+C
Project Manager

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2016013 University of Chicago SSA: Meeting Minutes

Project: University of Chicago SSA Planning
Farr Project #: 2016013
Meeting Date: 11/22/2016
Time: 3:00 pm – 4:00pm
Location: University of Chicago, SSA
Issue Date: 11/29/2016

Participants:

SSA Planning Committee:

- School of Social Administration (SSA): Esty Gur – Assoc. Dean of Administration, Rick Kass – SSA IT/Facilities, Alex – Building Engineer, Kathie Dippel – Field & Curriculum Program Manager
- University of Chicago Facilities Services (FS): Maya Gharpure - Associate Director, Planning
- Design Team (DT):
    - Farr Associates (FA): Gabe Wilcox - Project Manager, Kelly Moynihan
    - Hanbury: Timothy Winstead – Programming Consultant

Purpose: **SSA Pre-Kickoff Meeting 2016.11.22**
Agenda: **Kick-off Meeting Prep**

Discussion Items:

1. Inspire SSA WG for involvement and buy in to the collaboration of the programming and planning process.
    a. Goal of the project: to set up key programming principles
2. Working Group:
    a. Add Curtis McMillan – Deputy Dean of Curriculum and Nancy Chertoc – Director of Field Placement
    b. Group to interview Planning for courses/scheduling/sizes
3. Top Competitors:
    a. UMichigan, WUStL, Columbia
    b. Team to consider field trips to competitor institutions
4. Student Body:
    a. Growth not a current priority, no immediate plan
    b. Must grow by cohort (25 students) at a time
    c. Growth would most likely be for research activity, depending on success of faculty competing for research funds.
    d. No interaction with undergrad students, only Grad and PhD
    e. No majors in the undergrad college for social service
        1. No licensing available for Social Service at the undergrad level

5. Cohorts:
    a. Driven by admission offers and current room/space sizes
    b. Currently 27-28 students per Cohort
        1. Uncomfortable in some classrooms
    c. Ideal size would remain at 25 students per cohort
    d. Intimate size is necessary for SSA classes which are clinical in nature
6. Campus Collaborators:
    a. Dual degree students at Booth, Harris, and Divinity – Less than 1% of SSA students
    b. All classes for dual degree students occur at other locations
    c. Likely SSA students going outbound rather than other programs coming inbound
    d. Some electives for other grad programs can be taken at SSA
7. Events:
    a. Lobby is used all the time, both by SSA and other University and community groups – part of their mission for engagement.
    b. Flexibility is ideal
8. Classrooms:
    a. Currently only in SSA building
    b. Only SSA students take classes at SSA
    c. Cannot participate on University-wide schedule due to current curriculum
    d. Currently meet size needs
    e. Don't want students to leave building for class
    f. Open to expanding classes into Friday and Saturday
9. Lecturers:
    a. Double the faculty population: 75 lecturers, 36 faculty
    b. Teach 1-6 courses, not tenure-track
    c. Not typically doing research for SSA
    d. Currently use Lobby for office hours, no private meeting space available
    e. Could use hoteling shared stations with common small meeting rooms
    f. 30% turnover every year
10. Administration:
    a. 140 staff total, most belong to research
    b. Full-time permanent staff: 40 (non-research)
11. Centers:
    a. Not permanent institutions
    b. CHAS, GFAP are permanent centers led by tenure track faculty
12. Research Projects:
    a. Funding dependent, hire staff as required
    b. 1-5 year duration
    c. Housed completely in WSSC
    d. Could explore comingling with SSA
13. Critical Challenges:
    a. Faculty/Staff offices:
        1. Small, windowless, not conducive to type of work, not properly clustered, assigned only as they become available
        2. Staff/faculty are intermingled, not enough quantity overall
        3. Nothing to entice top faculty or staff
        4. Faculty are top priority and are at SSA full-time
        5. Require lockable space

        6. Rethink policy/tradition: Do faculty need to have an office in SSA building?
    b. PhDs:
        1. PhDs are part-time, need common space
        2. Could use hoteling like stations
    c. Students complain about lack of common/gathering/breakout spaces
    d. Library is irrelevant, takes up too much SF
    e. Lack of connectivity between SSA and WSSC
    f. Accessibility:
        1. Elevator on west side, lift on east side: not appropriate for people moving
        2. Cannot access all floors
        3. Not enough accessible restrooms
    g. Large Classroom E1: currently hosts 92 students for one class
    h. Restrooms: strongly in favor of installing gender-neutral restrooms in both buildings accessible to all
14. Current Spaces of Value:
    a. SSA Lobby: can dress it up or down, flexible space, sense of history, large gathering is useful
    b. WSSC building: built with a grant for social work, a large part of the SSA story
        1. Neighbors will always remain in the building, but never fully occupy- OCE and Family Resource Center
15. Objectives of the Project:
    a. Rick: "Make everybody happy."
    b. Esty: "Better utilization of existing space."
    c. Alex: "Better connection between two buildings."
    d. Maya: "SSA to take pride in the building, not feeling limited."
    e. Kathie: "To have classes come first."
    f. Tim: "To make the modern building work for SSA in a new innovative way."

End of Meeting Minutes

These minutes represent our understanding of the events, discussions and decisions made at this meeting. Please contact Gabe Wilcox (gabe@farrside.com) with any additions or corrections from any authorized persons in writing within (7) days from the date of issue.

Gabriel Wilcox, AIA, LEED AP BD+C
Project Manager

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2016013 University of Chicago SSA: Meeting Minutes

Project: University of Chicago SSA Planning
Farr Project #: 2016013
Meeting Date: 12/01/2016
Time: 3:00 pm – 4:30pm
Location: University of Chicago, SSA
Issue Date: 12/02/2016

Participants:

SSA Planning Committee (SSA):

Neil Guterman - Dean SSA, Esty Gur – Assoc. Dean of Admin. SSA, Blair Archambeau - Associate Provost for Planning, Office of the Provost, Prof. Alida Bouris, Prof. Julie Henly, Shawna Cooper-Gibson - SSA Dean of Students, Alicia Berg - Assistant Vice President, Campus Planning, Facilities Services, Richard Kass - Director, Information Technologies and Facilities, SSA, Curtis McMillan – Deputy Dean of Curriculum, SSA, Alex Helewa - Assistant Director of Facilities, SSA, Maya Gharpure - Associate Director, Planning, Facilities Services

Design Team (DT):

- Farr Associates (FA): Doug Farr – Principal, Gabe Wilcox - Project Manager, Kelly Moynihan, Brian Haynes
- Hanbury: Timothy Winstead – Programming Consultant

Purpose: **SSA Visioning Kickoff Meeting 2016.12.01**
Agenda: **Visioning Meeting**

Discussion Items:

1. (DT) Introduction of team members and meeting agenda:
    a. You are the stakeholders (along with the larger community to be discussed/determined).
    b. We'd like to discuss what we've learned so far, and get feedback on that.
    c. Discuss current vision and next steps.
2. SSA Team:
    a. Working Group – big picture insights.
    b. Core Team – information gathering and understanding details.
3. Programming and planning: Involvement and Input = Consensus
4. Project Schedule:
    a. 12/21/16 – Publish Programming Principles
    b. 02/13/17 – Publish Programming and Program Options
    c. 04/28/17 – Publish Programming and Planning Book

    d. These are not hard-line dates/options, they are somewhat flexible as project develops.
5. Process:
    a. Visioning – Programming - Planning
    b. We're working in parallel with multiple groups and want feedback and information.
    c. (DT) Today we are explaining what we think the process will look like, and will adjust it as we go.
    d. Process
        1. Users/Community
        2. (SSA) Question – What is the deliverable (Programming/Planning Book)?
        3. (DT) It is diagrammatic solutions with a relation to the overall plan, that function as a road map (including budget) for SSA future plans. Used for planning/decisions/fundraising/etc.
        4. (SSA) There are traditionally fundraising challenges in this profession, may need to think of it as a series of steps (baby steps).
        5. (DT) What we design should be do-able.
    e. Now is the time to add additional people who should be stakeholders.
    f. Users, Facilites, Community, Other – (DT) How many of these constituencies do we want to include engage?
    g. (DT) We will be logging data and creating as we go to create multiple options to get responses from and feedback on.
        1. Important for the stakeholders to have a voice and know what's going on.
        2. Need to figure out who they are and how to engage them (community workshops, et.).
    h. We will simultaneously be figuring out details like ADA and HVAC, to inform the budget and the feasibility of decisions to be made. This will be the facilities side of the discussion.
6. Understanding SSA
    a. Scholarship is a big part of their mission.
    b. Have significantly overflowed the SSA building. Mostly with research (in Woodlawn).
        1. Faculty has "lab space"/research options/clinical observation space/etc. For example, running a behavioral research study, need space for 6-8 research assistants.
        2. (DT) Do grants create opportunity for space? In general, yes, but often no. Not consistent.
    c. Grad students often take 5+ years to finish.
    d. (DT) Looking at current demographics – is this the cross-section of who you want to be in the future, or just how things are now?
    e. Student Body and Faculty
        1. Structured in co-horts (of 27-28 students). 1st year core courses together till last quarter, then co-hort start to break down.
        2. Mount 180 class sections a year 60/quarter.
        3. In the building 1st years Monday and Wednesday, 2nd years Tuesday and Thursday.
        4. Wednesdays schedule very few classes so faculty can have committee meetings (various committees, generally between 6-15 people).
        5. Fridays are often left more open so faculty can focus on research.
        6. For the most part the Masters program is a teaching program, and the PhD program is more research based.
        7. A lot of faculty work from home – they say their office 'sucks.'
        8. Faculty research all 3 quarters (in varying amounts).
        9. Need ways to structure space to facilitate scholarship.
        10. Need convening spaces (no cubicles in the hall). Doctoral student lounge.
        11. The Ingleside building spaces just sort of 'dangle.'

12. Most predictable growth is the research side and its associated spatial needs. Faculty is securing funds and needs to be housed. Map growth of staff on research side. Admin has had incremental growth. Student body growth is not a large goal, and is difficult due to the commitment to quality field placements.
13. Education program possible, not dramatically growing one way or another. High quality. Online classes?
14. There is the possibility of adding another Master's program being tossed around (early stage discussions/ideation).
15. Center for health administration studies, no interaction.
16. School prizes smaller classrooms and being a leadership school (DSM and Economics are only large classes). Large size would go against the grain of faculty culture.
17. Size matters for class size, hard to teach surgery with many people in the room.
18. Distinct advantages. Large have disadvantages.
19. Economics class, large because not enough people to teach it. Students say they don't want a class of that size.
20. PhD's are full-time.
21. (DT) If you had the chance to take everything out and put it on the lawn, then put it back in, how would you re-organize?
22. There is a need for large spaces. Currently host 700+ events a year (community groups, conferences, after-school programs, summer camps, etc.) Call the lobby the "Living Room." It can be disruptive when there are events, though. Rubenstein will help a little.
23. Why is a cohort 25 (currently 7 cohorts)? – Not a magic number, has more to do with budget. Adding faculty and space for them could be an issue for that. Pedagogical preference is 8 cohorts with 23-24 students.

f. Who are campus collaborators?
    1. Work a lot with Harris, Chapin Hall and Social Services
    2. Work some with Divinity/Boot, and Survey Lab
    3. Growing connection with Law
    4. Quite a bit with Health and Medicine also.
    5. Urban labs are likely to be south of the midway, and current faculty is all over urban research. Maybe location is good, looking towards the future, then.
    6. There is limited interaction with undergrad, but a trickle of students and possibly a trickle more in the future. Occasionally faculty teaches in the college as well.

g. Who are other collaborators (specific groups)?
    1. Should talk to Nancy – Director of Field work
    2. Students in approximately 600 locations. Mostly non-profit and gov't, a few for-profit.
    3. There is an existing relationship with parts of the Woodlawn community, and the University seems to be developing this (along with Washington Park).
    4. Ideal to think of the principle of flexibility.

7. Benchmarking:
    a. (DT) What would we want to get out of Benchmarking?
    b. Top peer grad schools, 5 out of 6 have new or newer facilities.
    c. Relevant info, but SSA has a different approach. Could we compare to other peers that have a similar approach? Other schools that have an interdisciplinary approach (even if not social work based), that might be useful for peer benchmarking?
    d. Much of the faculty is not social work trained.
    e. SSA is distinctive in its scholarship.
    f. SSA is distinctive in its interdisciplinary approach. Sometimes struggle to do this part in the day to day interactions, though.
    g. SSA is distinctive in being a leadership school.
8. Programming Principles:
    a. (SSA) SSA is distinctive in its scholarship, interdisciplinary approach, and leadership. Research and scholarship is embedded in everything we do.
    b. If finances weren't a constraint, could think about programming principles in a more aspirational way.
    c. Whole cadre of faculty who do Global Social Welfare – possible 2nd Master's program is here (though it's in very early stages of discussion/ideation). Social Sciences just started another Master's program, could reference them about timeline/development.
9. SSA Campus Existing Conditions:
    a. (DT) We should throw things on the wall to what might happen (even if it seems like a stretch to do right now).
    b. What about potential connectivity between buildings (far away now)?
    c. (DT) Safe to assume can move Ingleside stuff to Woodlawn? – Not necessarily. If give that up, will never get it back. There's also some pressure to get more graduate housing.
    d. (DT) We can create an outline of objectives and send them out.
10. Who else should be here:
    a. Network for College Success
    b. Nancy – Director of field work
    c. Others?

End of Meeting Minutes

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2016013 University of Chicago SSA: Meeting Minutes

Project: University of Chicago SSA Planning
Farr Project #: 2016013
Meeting Date: 01/20/2017
Time: 1:00 pm – 2:30pm
Location: University of Chicago, SSA
Issue Date: 01/27/2017

Participants:

SSA Planning Committee (SSA):
Neil Guterman, Esty Gur, Shawna Cooper-Gibson, Richard Kass, Alex Helewa
Facility Services (FS/Provost Office):
Maya Gharpure, Alicia Berg, Blair Archambeau
Design Team (DT):

- Farr Associates: Doug Farr, Gabe Wilcox, Kelly Moynihan, Brian Haynes
- Hanbury: Timothy Winstead – Programming Consultant

Purpose: **SSA Working Group Meeting #3 – Clasrroom Modeling, Existing Conditions 2017.01.20**
Agenda: User Group Meeting Summary
Existing Conditions Analysis & Planning
- Site - Building - Code & Systems
Classroom Modeling
Next Steps

Discussion Items:

1. (DT) Classroom Analysis – things to note.
   a. - Things change up in the Spring quarter (after core courses).
   b. - Avoided overloading Wednesday afternoon due to Faculty Meetings.
   c. - Evening classes are important for scheduling flexibility.
   d. - M,W,F 2nd year in field all day. T,H 1st year in field all day. May be a good thing. Couldn't accommodate all of them at the same time.
   e. (DT) One suggestion is to have 8 classrooms instead of 7 (or one big divisible). Is there a different space for the big gathering room? That one big class only happens one time in the spring. However, larger events/gatherings happen more frequently.
   f. (DT) Consider doing an intensive Saturday for classes? (Dean) - Students have floated idea of programming (non-curriculum) on that day to get better crossover, etc.
   g. (Dean) Future Master's is undeveloped, but may be a spring/summer abroad learning, so load on classrooms likely winter/fall.
   h. (Dean) Improve sound issues with divisible wall.

2. (DT) Library Discussion
   a. One thing to consider, library could get collected into the central library.
   b. (Dean) What about students? What does faculty say about library usage?
   c. (Dean) Perhaps some sort of smaller, display spaces might be good to keep in some context (recent periodicals, etc.).
   d. (Dean) Thinks faculty is more connected to Regenstein library, students not so much. (WG) Perhaps the opposite, but students just don't see the need to go there.
   e. (Provost office) Do we know how many volumes? Are they the only copies? Also, the central library will almost certainly not be able to absorb the collection. Get statistics on how often books are checked out and which ones?
   f. Keep part of 'browseable' books for random (non-SSA) encounters and non-SSA users?
   g. (DT) Must keep one physical copy in the collection of books that are part of curriculum (for copyright).

3. Classroom Discussion
   a. (DT) Because of Woodlawn structural columns, within 25-30 student classrooms. Could remove columns like Keller Project, but additional $$ and better to be on upper floors.
   b. (DT) Offices & 16-18 meeting rooms fit within structural system.

4. Existing Conditions Analysis
   a. SSA ADA issues to be corrected and recommend adding 1 elevator
      1. Show options for making rear entry access accessible and more connected.
      2. Celebrate front ramp entrance (don't hide).
      3. Add area of rescue assistance.
   b. Woodlawn
      1. Need area of rescue assistance.
      2. Restrooms and doors for ADA at 1st and 2nd.
   c. Ingleside
      1. Recommend vacating and incorporating spaces into SSA or Woodlawn buildings.

5. Benchmarking
   a. (DT) Visiting other schools… group visits… who?
   b. (DT) Show the questions for those schools and how a questionnaire might evolve.
   c. (Dean) WashU - electronic display at front. Cafe/eating/gathering space.

6. Next Steps
   a. Preliminary program to show and discuss at the next meeting.
   b. Benchmarking Updates

End of Meeting Minutes

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2016013 University of Chicago SSA: Meeting Minutes

Project: University of Chicago SSA Planning
Farr Project #: 2016013
Meeting Date: 02/03/2017
Time: 1:00 pm – 2:30pm
Location: University of Chicago, SSA
Issue Date: 02/06/2017

Participants:
SSA Planning Committee (SSA):
Esty Gur, Richard Kass, Curtis McMillan, Alida Bouris, Alex Helewa, Nancy Chertok
Facility Services (FS/Provost Office): Maya Gharpure, Alicia Berg, Blair Archambeau
Design Team (DT):
- Farr Associates: Gabe Wilcox, Kelly Moynihan, Brian Haynes
- Hanbury: Timothy Winstead – Programming Consultant

Purpose: **SSA Working Group Meeting #4 – Draft Program and Benchmarking 2017.02.03**
Agenda: Introductions
Draft Program Review
Benchmarking Review

Discussion Items:

1. (DT) Questions / Issues to date
    a. Do we need dedicated common spaces? And - Do we need dedicated event space?
        1. (FS) I think we need a dedicated community (student) common space.
        2. (DT) I think we need both. Students talk about lack of community. The building does so much, there's little time for students to really connect, live in the building.
        3. (WG) Strength and vibrancy is that there's a lot going on and people see it, and we're flexible. There are no students here on Friday, what happens to that dedicated space then? Strengths: flexibility in space for different events
        4. (DT) Dedicated event space could also be shared with large classroom space.
        5. (FS) Not comfortable with the word dedicated. (For event space, ok for student space - needed.)
        6. (FS) Do you want the capacity to have an event and student space happening at the same time?
    b. Are we a community of learners?
        1. (WG) Do we need to consider changing the programming of the curriculum? Is that what it would take? Do we need multiple offices for faculty? (DT) For efficiency, no, but...? Adjust thinking about this?
        2. (WG) Assumes faculty rush here from wherever to be available at certain times...
        3. (WG) Several flex offices?
        4. (WG) Shared faculty space. Some availability for privacy, but faculty could interact and also have private meetings where needed. (FS) Lounge? (WG) Beyond lounge, multipurpose, meetings/conversations. Dedicated faculty space with areas for collaboration and private areas for small meetings with each other or with students
        5. (FS) Gleacher has something setup like this. Connected faculty offices with lounge, and the faculty support they needed was located there as well (AV, etc.)
        6. Faculty area looks like a ghost town: faculty spends time everywhere else (home, second office, etc)
        7. (WG) Multiple reasons for multiple offices. One – Because SSA offices are unacceptable. One faculty got a Woodlawn office because they wanted a window and haven't set foot in their SSA one since. Others want more space for ego. Academic ego: Space = power. Would like to remedy that (with our help). Some places start off as project rooms, but end up as offices because of how used and space requirements (WSSC).
        8. (DT) May be able to solve more than one problem by creating more conference rooms.
        9. (WG) Agree with office comments, and if folks do have a 2nd office, they're there. Plus, students generally can't just walk in to offices, there's usually an email arrangement anyways.
        10. (DT) Possibly encourage/corral folks towards a single common space so that folks will interact.
        11. (FS) One goal would be that every single office has a window. (DT) Every person should have access to daylight. Maybe there's shared spaces, etc. (FS) Agrees.
    c. Do we need a library? If not.... then? (DT) - Do we need book storage? - Do we need access to a specific resource? - Do we need quiet study space?
        1. (DT) Currently 40k books. Could reduce. If don't maintain 20k or so, not worth it for central library to maintain.
        2. (WG) How many books are in circulation vs how many we have? (DT) 2k books checked out last year. 50k checked out digitally.
        3. (FS) If we want to get rid of library entirely, Regenstein will take 18 months to incorporate books (so they will go dark for that period).
        4. (WG) The librarian services are very important to keep. Would like to know what the volume of services are that they provide here (upload to Chalk,etc.), as opposed to having to have it done at Regenstein.
        5. (FS) Could lose space, don't want to lose services
        6. Staff not currently paid by SSA
    d. Will the business model change?
2. Programming
    a. Program Components - showing all desired amount of spaces per our knowledge.
        1. (DT) How does this compare to other schools? Ratios of types of spaces to each other.
        2. (DT) Extra space for speakers to go hang out, etc? Utilize small conference/meeting room off the large event space that can flex as staging/green room. Possibly, yes. Nice option to explore, at least.
        3. Storage space (furniture) should also have AV storage space, etc.
        4. (WG) Field breakfast in fall with over 200 people, plus registration line, plus tables for field consultants, etc. Need to maintain that. Use lobby and library for event. (WG) - Also getting an event building down the street, soon.
        5. (WG) Sometimes hit capacity at the events they do there now, would be nice to have more space...
        6. (DT) Lockers?
        7. Are there additional space requirements for visiting/traveling faculty/students?
        8. (WG) Are faculty mailboxes in multiple locations? All full time employees should have

mail in the same place. Students, no.

9. (WG) In dean's space, make all offices the same size. (WG) Have to look at staff function for that. Some staff need to meet with multiple student's at one time, some never do...
10. (WG) An easy scheduling system for new conference rooms...

3. Benchmarking
    a. How does Case Western use their 2 buildings?
    b. Non-profit community center. Not dedicated just to that major anymore.
    c. Were separated by program before not anymore.
    d. Library space
    e. (WG) Like clean lines of spaces and student pods.
    f. (WG) The open office model for academia / sensitive type of work at SSA does not work.
    g. (WG) Groups of 3-5 or 6 in coursework.
    h. (WG) For schools that have more than one building, how do they separate or delineate?
    i. (WG) Probably see ourselves more like the WashU model with some differences (than IU, etc).
    j. (WG) Different use of light in different schools. And how there is connectivity between buildings.
    k. (WG) What happens to those of us in the building when construction happens? (WG) What events happen at what time of year to influence phasing of that?
4. Next Steps
    a. (DT) We'll have further development of both program and benchmarking to show and discuss at the next meeting.

End of Meeting Minutes

These minutes represent our understanding of the events, discussions and decisions made at this meeting. Please contact Brian Haynes (brian@farrside.com) with any additions or corrections from any authorized persons in writing within (7) days from the date of issue.

Brian Haynes
Architectural Designer

Distribution: attendees > file

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2016013 University of Chicago SSA: Meeting Minutes

Project: University of Chicago SSA Planning
Farr Project #: 2016013
Meeting Date: 02/17/2017
Time: 1:00 pm – 2:30pm
Location: University of Chicago, SSA
Issue Date: 02/20/2017

Participants:
Working Group (WG):
SSA: Esty Gur, Richard Kass, Curtis McMillan, Alida Bouris, Alex Helewa, Kathie Dippel, Shauna Gibson Cooper
Facility Services: Maya Gharpure,
Provost Office: Blair Archambeau
Design Team (DT):
- Farr Associates: Gabe Wilcox, Kelly Moynihan
- Hanbury: Timothy Winstead – Programming Consultant

Purpose: **SSA Working Group Meeting #5 – Program Review 2017.02.17**
Agenda: Introductions
Program Review
Woodlawn Stacking and Program Diagrams
Benchmarking Update

Discussion Items:

Program Review
1. Revisions
    a. High Density book storage is now assumed in base program.
    b. PhD space increased from 30nsf to 35nsf per person
        1. 45 dedicated full-time spaces
    c. Square footage in the apartment building is included in the base program.
        1. There will be no planning options that include the apartment building, all square footage will be contained in SSA and WSSC.
    d. Woodlawn upgrades assume complete gut-rehab for planning;
        1. Will require financial analysis once planning starts for all options to determine what existing elements can/should remain.
    e. Growth assumptions for each program option:
        1. Base program: 45 permanent PhD desks grow from existing 10-12 PhD desks.
        2. Alternative One: Adds Research and Research Support square footage and workstations.
        3. Alternative Two: (reduction) removes event/large classroom space.
    f. Administrative Growth:
        1. No plan for administrative growth at this time. Full time employees could grow past 5-7

years out.
2. Field Placement department likely to grow, requires immediate adjacency to student areas.
3. Faculty likely to fluctuate. 4 additional offices were added to the base program as a starting point.

2. Program Components and Adjacencies:
   a. Administrative departments are all currently planned together in SSA; planning should consider not to "silo" departments. Consider moving IT, Dean, etc. to Woodlawn to test split Administration.
   b. Faculty/Research modules:
      1. DT to demonstrate precedents of furniture systems/room organization
      2. SSA unsure of open office environment.
      3. Removable partitions or furniture systems with minimal infrastructure ideal for ultimate flexibility for changes of research projects/scale/growth.
      4. Computer Science building has 20 person pods with Skype rooms, spill out into open space for collaboration.
      5. Some research projects have directors who are PhDs, require private space/office, similar to faculty office. Program needs to be modified to have PhD director 100nsf offices. Currently, 4 PhD directors, could grow to as many as 8; this is exclusive of 45 dedicated PhD spaces.
      6. Director offices should be proximate to both Faculty office and staff. DT should follow up with faculty that are currently in this structure to verify adjacency.
      7. Not every project requires a director, program should accommodate universality, not personal faculty preference.
      8. Numbers are currently based on 3 research staff per faculty, regardless of being PhD, hired staff, master's student, etc.
   c. Learning Resource Center:
      1. Consensus that LRC should be located in SSA basement.
   d. Faculty:
      1. Consensus that faculty offices can be split between both buildings. Office size/amenities should remain consistent.
      2. Research is difficult to "see" or observe. Faculty who don't need research space and visiting faculty should stay in SSA.
      3. All faculty will have only one office.

Woodlawn Stacking and Program Diagrams

1. Prefer occupying floors 2 and 3, with a connecting entrance on the north-facing side to connect floors and have unifying identity.
2. No necessary connection to Woodlawn community (South-facing).
3. Seminar spaces should be included in WSSC.
4. OCE is not leaving, the prefer south side of building for access to kids/Woodlawn community.
5. Mixing Option: division between WSSC and SSA is already a problem, planning options should test more mixing of program between buildings.

Benchmarking Update

1. WG members with connections to benchmarking schools should reach out.
   a. DT to provide explanatory language and survey link.
2. Other UofC schools to benchmark based on current FS information:
   a. Harris School
   b. Booth School

Next Steps

1. Community meeting needs to be scheduled.
   a. After planning and program options have been fully vetted by WG.
   b. SSA to determine invite list for Maya.
   c. WG will vet agenda.
   d. All items require affirmation from the Dean.
2. Next WG Meeting 6: March 17, 1:00-2:30pm
   a. Planning Options
   b. Sustainability Strategies
3. Program Verification:
   a. Esty, Maya, Blair, Tim and Gabe to get final program approval with Dean prior to next WG meeting.

End of Meeting Minutes

These minutes represent our understanding of the events, discussions and decisions made at this meeting. Please contact Kelly Moynihan (kelly@farrside.com) with any additions or corrections from any authorized persons in writing within (7) days from the date of issue.

Kelly Moynihan

Designer, Farr Associates

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2016013 University of Chicago SSA: Meeting Minutes

Project: University of Chicago SSA Planning
Farr Project #: 2016013
Meeting Date: 03/31/2017
Time: 1:00 pm – 2:30pm
Location: University of Chicago, SSA
Issue Date: 04/13/2017

Participants:
Working Group (WG):
SSA: Esty Gur, Curtis McMillan, Alex Helewa, Shauna Gibson Cooper
Facility Services: Maya Gharpure, Alicia Berg
Design Team (DT):
- Farr Associates: Gabe Wilcox
- Hanbury: Tim Winstead – Programming Consultant

Purpose: **SSA Working Group Meeting #7 – 3 Planning Options 2017.03.31**
Agenda: Detailed Planning Options
SSA Campus / Site Plan Options
Next Steps

Discussion Items:

1. 3 detailed planning options were presented, each of which were meeting the program with growth option. The DT noted that this may reduce however once all the University and code required rooms get incorporated into the design. Planning options noted from the WG are as follows;
    a. Proceed with the following options; Option A - Classrooms and Option B-Library into the cost estimating and construction phasing study.
    b. Option C was considered too much of a separation of program and the WG noted that the café would not be successful in the Woodlawn building.
    c. The WG requested that the small classrooms in both options may be better suited to move to Woodlawn. This could incorporate more teaching integration with the predominant research focused program distribution at the Woodlawn building.
    d. The WG had concern for separating Faculty offices between buildings in both options.
    e. Option A, Basement Level - it was discussed that the Classrooms and student spaces could be flipped to the south side of the building which would incorporate daylight into the student spaces. This would then locate offices on the north without daylight.
    f. The WG noted in option B that the dispersed PhD spaces mixed in with the research open office spaces throughout the building is not ideal. The PhD spaces would be better served as a collective space. The DT noted the first floor of the Woodlawn building would be the best location for PhD spaces.
    g. The WG requested visuals of what the Option B Library space might look like in the SSA building Lobby.
    h. The WG expressed concern for security of books. The DT noted that this was discussed with the Library group. The WG noted that controlling the location of the extent of books would make it easier to monitor the books.
    i. The WG noted what would happen if the books in the library get phased out or go away?
        1. Option A-Classrooms, book storage in the basement would become more student study space that is incorporated in the adjacent spaces. More seating, quiet study and media commons space.
        2. Option B-Library scheme is similar except that the books in this option are already more decorative in nature. They could remain as an aesthetic or be removed over time to open up the lobby with more clear space, similar to how it functions now.
    j. The DT noted that option B was more efficient with space due to the combined student spaces in the SSA building lobby and the internal Faculty offices at Woodlawn
2. Cost estimating was noted to take the architectural team about 3 weeks. It would then take the University an additional 2 weeks to incorporate soft cost expenses into the cost estimate.
3. The Next presentation to the WG will be at a forthcoming date once the cost estimating information has been collected. The phasing plan to implement smaller renovation projects will be provided to the WG at the next meeting with the supporting cost information.
4. The WG noted to consider providing a prayer room space to the program for each of the buildings.

End of Meeting Minutes

These minutes represent our understanding of the events, discussions and decisions made at this meeting. Please contact Gabe Wilcox (gabe@farrside.com) with any additions or corrections from any authorized persons in writing within (7) days from the date of issue.

Gabe Wilcox

Designer, Farr Associates

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User Group: University / Facilities – Gabe, Glenn

Accessibility – Glen Okazaki - 01/11 12:30pm-2pm
Facility Walk Through – SSA & WSSC Buildings
Reissued: 01/27/2017

1. General Overall Comments
    a. Review amendments to the 2016 Illinois Environmental Barriers Act. Effective Jan. 1st 2017 the amendments became law and will be incorporated as updates to the Accessibility Code.
        i. There is a draft of the amendments available online, review recommended for overlap with current code.
        ii. Could affect identification of cost as stated in the Chicago Code.
    b. The University will provide guidance to determine the estimated replacement cost and method for an existing building.
        i. This calculation or appraisal of the property value will determine whether the renovation will need to incorporate all elements of the Chicago Building Code.
        ii. Is architectural significance a factor in the equation or is there any leniency for renovation from the City's perspective?
    c. ISES produces facility conditions reports for the University that determine the replacement cost of the existing buildings.
        i. Confirm receipt of reports for the 2 buildings.

2. Site Review
    a. Review cross slope at sidewalk west of the SSA building, appears to be too steep. Raised edge also occurs at this location.
    b. The path through the parking lot from the SSA building to the WSSC building is not considered an accessible route from a prior review by the University. The accessible route would be to take the sidewalk west to the street sidewalk around to the south entry of the WSSC building where an accessible ramp was added.
        i. Accessible passage through the parking lot is not encouraged due to safety concerns with vehicular traffic.
    c. Upgrade exterior loading dock guardrails to meet code compliance.

3. SSA Building – 969 E 60th Street
    a. Confirm if current interior handrails (square tube) meets the graspability requirements.
        i. Extensions currently do not meet the code requirements.
    b. Upgrade interior east and west guardrails to meet code compliance. A glass guardrail was discussed as an appropriate solution.
    c. The first floor south egress doors currently empty occupants to an isolated granite pad surrounded by lawn. An acceptable path of egress must be an accessible route to the public way (adjacent sidewalk) or provide an area of refuge/assisted rescue.
    d. The terrazzo slip resistance was discussed. The periodic maintenance shall reference industry standards for the polishing and finishing in an effort to meet slip resistance. A physical performance test is not necessary.
    e. The basement, west upper and west lower mezzanine are served by a small elevator that is a Limited Use Limited Application elevator. It is acceptable for this specific building and use.
    f. The east upper mezzanine is serviced by a wheelchair lift. The lift is considered acceptable but was discussed that is should be replaced with a similar Limited Use Limited Application (west elevator) elevator if possible.
        i. The option of a large (Accessibility Plus) elevator should be explored.
    g. An area of rescue assistance could not be identified in the building. The basement does have a direct path of egress to the exterior via an exterior stair.
        i. FS noted that the department of Safety and Security in coordination with the Fire Department have created designated priority corridor locations for building users needing rescue assistance. The designated priority locations are typically located in a fire protected corridor. Review DSS emergency evacuation plans.

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4. WSSC Building - Woodlawn Social Services Building
    a. Most interior doors do not meet accessibility clearance requirements. The doors were measured to be a 32" nominal opening which would provide about a 28" clear opening.
    b. The 2 existing stairwells steps rise and run exceed the code requirements. Due to the constraints within the existing stair wells it would be infeasible to modify the stairs to the current requirements.
        i. The existing stairwells do have an area of rescue assistance. It is recommended to provide an area of rescue assistance for the 2nd and 3rd floors.
    c. The basement level has 3 means of egress as follows;
        i. Open stair to the first floor lobby – does not have an area of rescue assistance.
        ii. 2 exterior stair wells from the basement only measuring 36" clear handrail to handrail and 42" clear edge to edge of wall.
            1. The exterior stairs do not have an internal area of rescue assistance.
            2. The north stair is accessed through a an open work / storage area. It was discussed that the path to the egress stair should be enclosed with a corridor or have floor striping indicating a clear path of travel to the exit.
    d. Confirm if there are enough ADA accessible toilet rooms on each floor for the building.
        i. 2 existing single user accessible toilet rooms were reviewed – First Floor west.

SSA Facilities and Administration (Esty, Rich, Alex, Carmela,(2 other gentlemen), Maya, Gabe, Tim) – 1 hour – 01/11 2pm - 4pm CST (conf. call)

a. Event Space, setup/usage schedule
b. Infrastructure Needs, Storage, Office Support, Printing Production
c. Accessibility, & Operations

1. Staff point of view – All staff groups in one building.
    a. Dean of students- large group student space,
    b. IT – 5 staff, Director, AV support, Enterprise Eng., Database Developer,
        i. Currently in 3 different areas, individual offices request,
        ii. Dedicated Server Room
        iii. Workroom/Copy room – back and forth for staging.
        iv. Students do bring computers for assistance.
        v. AV presentation materials and classrooms.
        vi. Storage in BW5A
    c. Administration, Finance, HR grouped together, research administrators – grant application (do not interface with faculty research support).
        i. Finance – 7 people, Assoc. Dean, Assistant Dean for Research, Grant Manager, Assistant director of grants and contracts, HR Manager, Project Manager, Receptionist (Lobby), Event Manager.
            1. Office – Individual offices, most need due to confidential data.
            2. People come to them for communications, etc.
            3. Conferencing – no special space for conf.
            4. Hard Copy paper storage requirement. Retention guidelines.
            5. Current Reception Space (4) Mezz. An informal meeting space for, students. Need smaller meeting needs 4-5 or more people. Does not need to be adjacent to those spaces.
    d. External relations – Director of Alumni, Director of Major Gifts, Director of Communications, Assoc. Dean, 2 support staff
        i. Office – Individual offices with storage for communications.
        ii. Adjacent to –
        iii. Esty works closely with her team,
        iv. IT close to student computer labs,,
2. Assistant Director of Facilities – Work/Copy, Operations, - 2 full time employees, 2 students to help,
    a. Alex – Individual Office,
    b. Manage Customer Window,
    c. Do work with Research Staff,
    d. Mail room,
    e. Centralized Delivery
    f. Transfer magazines, Faculty Staff Clerical services.
    g. Travel across campus.
    h. Assist with Faculty different setup options for how the Faculty.
        i. Sometimes tables against the wall with a circle of chairs – clinical (therapy) representation.
        ii. 3-4 class transitions per day.
        iii. Spring very heavy classroom use.
        iv. Movable wall? Noisy,

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3. Classrooms - Deficient in large classroom spaces.
    a. Looking for other classroom technology setups, layouts, ideas,
        i. Ie. Mook classroom style possibilities.
        ii. Online learning – possible for Professional Development Program for continuing education.
            1.
        iii. Ideal would be 4 large classrooms, with ability to separate.
        iv. Sometimes utilize library and lobby spaces.
        v. Large table was a gift from a donor. Issues with this space.
        vi. Chalk boards? – Faculty request.
        vii. Storage on classroom level for easels, buffet tables, etc.
        viii. 65-70 person class in winter quarter – WIAB
        ix. EI – Students and Faculty like to talk after programs.
        x. W4 – large conf table – 45 people for large meetings.
        xi. 100 person classroom would be great with a lot of use throughout the year, lecture for lunch breaks and afternoon.
        xii. Scheduling software at classrooms would be effective, glass panels at the doors.
        xiii. Noon sessions are faculty projects, student projects,
        xiv. Professional Development – Majority of Curriculum are her on campus,
            1. Network for College Success – Works like a school on their own within the facility.
            2. Friday's are big conferences with breakout rooms.
            3. Most of the time students are not here on Friday's – sometimes in library, large events can be disruptive during finals week.
            4. Faculty has a lot of partnerships with community groups to use the space, minimal charges for setup services, usually through,
            5. Sometimes groups are incidental without a relationship to SSA. – Requires SSA staff setup and AV support.
    b. Field group does overviews with 100-140 – Clinical and Social Overview
        i. Meet twice each quarter.
        ii. Cohorts meet twice each quarter.
        iii. Really like large meeting room at Booth, comfortable,
    c. Cash Machine has to be attended at all times.
    d. Make copies for classes, faculty requests at all hours, Large clerical tasks, Development mailers for in house productions.
4. Students cannot be in the building at one time. This is a problem. Ie. Dean may need to address the student body.
    a. Rarely any 1st year and 2nd year at the same time to collaborate. This is a problem.
    b. Building cannot accommodate all students at once.
5. Faculty do research and will need space at any given time.
    a. Create a structure or adjustment for future research projects.
6. Mies building Formal building,
7. Do Student clubs & organizations need space?
    a. They request space?
8. Foodservice – would be coffee shop style
    a. Work with a Socially responsible company to provide Education / Training – on site to prepare food.
    b. Current space –
    c. Cafeteria space in the lobby seats and table for students.

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9. SSA Library is ran by central library – A satellite entity.
    a. 2 Librarians – Provide learning materials, online learning management center.
    b. Currently used as a student space to study.
    c. Could consolidate library with Mansueto Library
    d. Storing items for events in the Library. 200sf est.
10. Moving items between buildings
    a. Copy centers in WSSC
    b. Staff & Facilities in Woodlawn would not be there for supervision in the main building.
11. Production Room (Work/Copy)
    a. Why not spread out?
    b. Less busy and hectic for intended use.

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Office of the Provost – Blair, Maya, Gabe, Tim

Provost's office (Blair Archambeau) – 1 hour - Week of 01/11 10am-11am CST (conf. call)
    a. Long term Planning
    b. Associated Schools & Community

Comments:

1. SSA has been trying to develop a solution to deal with Faculty & Research Side.
    a. Previous Dean - tried very hard and had trouble with implementing plans.
    b. Next Dean Marsh – Planning effort for new building to side of SSA.
        i. Everything became too bid to solve and make it Financially viable.
    c. Dean Guterman – Gave up on new building but accepted the Eddlestone and WSSC building.
        i. Choose Woodlawn.
        ii. Other group has been offered Eddlestone.
2. Growth – depends on SSA.
    a. SSA Needs to fund their own grant money & programs. How will they raise funding.
    b. Donors, gift for renovation. 100% up to SSA to achieve.
    c. Renovations will add more cost to their use.
    d. SSA needs to become more efficient with their space.
3. Who is responsible for paying for the SSA Library?
    a. Provost off. Noted it should be SSA.
4. SSA pays for Net SF.
    a. Unknown who pays for Mechanical Space.
    b. Lobby used for non-SSA public events.
        i. New model SSA will have to cover events use but also could create revenue for space lease.
    c. Neil & Esty can discuss space use SF and their required costs. Not with larger WG.
        i. Depreciation Cost
        ii. Operational Cost & Maintenance(from facilities)
            1. Janitorial cost,
        iii. Energy use cost, etc.
        iv. Legal office, police costs.
    d. ? Operational cost of Space? – Provost office could possibly provide a #/SF that we could apply to a program SF total or options of a program.
        i. Could illustrate a 15 year operational cost for SF & a hard cost to implement the plan.
    e. SSA will be able to set their own office standard for sizes.
    f. People will be compensated for teaching Undergraduate programs.
        i. Incentivize Faculty to teach Undergraduate courses.
        ii. Revenue could be added for increasing # of Graduate students.
    g. Could create Research space to grow and accommodate new research programs to shrink and grow.
        i. SSA could work with the Provost office utilize space vacancy if SSA does not fully use the office space for a 1 year term. This could offset their SF costs for a contracted term. This would then allow SSA to maintain first use of the space.
5. Bring ideas to them for consolidated / shared Research space.
    a. Ie. Conference rooms, Kitchen, 5 different research teams doing this.
    b. UC-SSD (Social Sciences Division) is currently doing it.

6. Ingleside? – Residential Properties, land lord.
    a. Currently free space to SSA
    b. Provost would rather have the space back.
7. Woodlawn?
8. SSA Mies Building
    a. Duration of time for full renovation trigger to bring up to code. Ie. Past projects.
9. Swing space during construction projects? – is SSA being charged by space under construction for 1 year?
    a. Unknown, but swing space is often charged to the project total budget costs.

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User Group Meetings: SSA Groups

Deputy Dean for Curriculum (Curtis McMillan, Kathie Dipple, Syd, Esty) – 2 hours - 1/17, 3-5pm @ SSA W-IV

a. Masters Program & others
b. Doctoral Program
c. Cohort size
d. Optimized efficiency & schedule flexibility

- What is your vision for the future of the programs to be provided by the school and how can this planning study best support that vision?

1. A little to regimented, compartmentalized our week schedule.
    a. 1st & 2nd Year students do not intermix. We create events and opportunities for them.
    b. No Friday classes, no weekend opportunities
    c. There is room for flexibility
2. Issue to coordinate with the field placement.
3. Integrated teaching and research –
    a. More relevant to Doctoral education and Faculty
    b. Students (10%) who are engaged in research feel more connected to faculty and university.
    c. Research informs teaching –
    d. Financial aid is contingent upon doing a research component.
    e. Space not as available for research,
4. Lack of community – people are not here, faculty are not in the offices/building.

- During our first meeting, there was a discussion regarding the stability of the current number of students in the graduate program. Another Master's program was mentioned that might add an additional 50 students. Could you share with us your thoughts on this new program, the timing and its potential impact on space program needs?

5. The masters program could not have the same field placement requirement.
    a. Non social work degree
    b. A response to new climate of populations of students – for international social programs.

- From our analysis thus far, it is apparent that the 1st year students are in class MW and in the field TR. This compares to the 2nd year students being in class TR and in the field MWF. While this meets the curricular requirements of the program, it separates the 1st and 2ndyear students from having much interface. We have heard that this pattern is largely due to the limitations of space. Could you share with your thoughts on this, i.e. is the pattern desirable, if not, what are thoughts on what might change in the future?

6.

- The current schedule provides classes on MW for 1st year and TR for 2nd year. 1st year are in the field 2 additional days and 2nd year 3 additional days. One of the comments we have heard was to consider using additional days of the week for classes. Could you share your thoughts on how those additional days might best meet the needs of the curriculum.

7. A lot of faculty like teaching the night class. Many students take the night classes.
8. Evening students that work during the day, enjoy the night classes.
    a. Could be a weekend intensive course.,
9. 70 Visiting lecturers teach 3 courses – 95 classes a year, 4 full time lecturers teaching 6 classes each – 24 per year.
    a. Full time lecturers have dedicated offices.
    b. Remaining classes are taught by faculty – 4 classes per year is the required teaching load.

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User Group Meetings: SSA Groups

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    c. 33-36 full time faculty teach.
    d. SSA likes the core classes taught by Faculty – M & W.
        i. Monday classes are not well received.
        ii. Faculty like choice when and what they teach.
        iii. Faculty meetings Wed. afternoons because of faculty meetings.
    e. Continuing education program is taught on Friday's.
    f. 500 doctoral Classes – typically 8-18 enrolled.
        i. A lot less technology used.
        ii. Only faculty teaching
        iii. Woodlawn possible
    g. 400 & 600 – is not necessarily doctoral – new faculty teaching 6s
        i. Woodlawn possible
10. Committee Meetings – 7 Groups – 1-2 times a month, some more
    a. Admissions Comm.
    b. Doc Prog. Committee 7
    c. Promotion Review 7
    d. Faculty Search Committee 8
    e. Inclusion & Diversity Com 8
    f. Institutional Review Board
    g. International Committee
11. Adjuncts – do not have space,
    a. Yes, print, meet with students
    b. Teaching Assistants similar and currently meeting with students, small 1on1.

- The classrooms, as they exist today, are in a state of constant reconfiguration to meet the needs of the faculty. This requires a lot of effort and time to reconfigure throughout the week. Is this level of furniture management desirable? If not, can you share with us your thoughts on what might work best in the future?

12.

- How does the current library support the curriculum?

13. Not core to the curriculum.
    a. Library services – Classes have a syllabus and place on the web for students to retrieve.
        i. Library must have a legal copy of a book to utilize in a course.
    b. Issue with power needs for students,

- How might technology change the curriculum in the future?

14. UofC does not offer classes online for credit. Professional school courses.
    a. Would like to experiment with blended classes online. – Come back to Campus for discussion session
    b. Offer online continuing education Prof. Dev.

- On-line courses were mentioned. Could you share your insights on how on-line activity would change the curriculum?

15.

- Could you explain the cohort system, i.e. how 1st year students are assigned, how they function as a group outside of class, how they transition the 2nd year, etc?

- The current class designations follow a 30000 to 60000 system. It appears that most 1st and 2nd year students engage with the 30000 and 40000 courses. We assume the 50000 and 60000 are for PhD and some graduate students. Could you explain the 50000 and 60000 level courses, the pattern for when they are offered, etc.?

- Could you explain the teaching in the classroom, i.e. number of faculty, part-time lecturers, PhD candidates, etc.?

- From a sample analysis of the classroom utilization, it appears that the average class is 20 to 25 students. It appears that enrollment limits are set for each class and some are much larger than the average. What establishes the enrollment limit? There is also the occasional need for class of 50 or 100. Can you discuss the larger classes and your thoughts on the number of larger classes in the future? (Sample analysis is attached)
    16. Large Class – 100 people
        a. Used for other uses.
        b. Computer lab use
        c. Why an hour and a half between classes?
        d. Do like the Flexibility
    17. Classes will cancel if less than 10, unless a core.
    18. Some courses cap at 20
- Please explain the concept of an E-Studio.
    19. Classrooms would need equipment to record content for online use.
    20.
- Is there ever a need to provide an Undergraduate Curriculum?
    21. 1 course taught for undergraduates at SSA by Faculty member.
        a. SSA likes this due to recruitment and exposure to other courses.
        b.
- Can you describe the overlap of Student interaction between the 2 concentrations, and PhDs?

1. Shared PhD space – independent space, most Peer Institutions have this
    a. PhD Cohort of 8-10 students per year, for 5 year stay.
    b. Lag in comparison, more of a communal feel now.
2. Woodlawn currently silos of research projects.
    a. Could the PhDs have a communal space for all the research projects.
        i. Large space need than the PhD lounge

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User Group Meetings: SSA Group

Dean of Students (Shawna Cooper Gibson-Dean of students, Kristen Reeds Assistant dean of students, Michael Yodis assistant dean of career services,) – 1 hour - 1/17, 9-10am @ SSA

a. Masters Program & others
b. Doctoral Program
c. Professional Development Program
d. Cohort size
e. Student Space Needs
f. Welcome center - Orientation

1. Major outcome of this study?
    a. Issue with reserving space, library is an issue.
    b. Larger than 60 library or lobby.
    c. If we could we would plan 1 year ahead.
    d. More effective and systematic way to reserve space
    e. Cannot tell which rooms are available at the beginning of the quarter.
    f. Needs rooms for scheduling employers for students prospective employment opportunities
        i. Special Events coordinator assigns space.
    g. Issue with knowing what is available at Woodlawn Bldg. Spaces are not identifiable.
        i. Issue with signage & identity
2. Staff – Preferred to be all in the same suite. Ie. Admissions currently not adjacent
    a. Request 10 enclosed offices, enclosed offices, separate suite – includes admissions.
    b. Separate conference room would be great.
    c. Busiest office year round, initial student interaction.
    d. Licensure for students after they graduate. Alumni students coming back to campus.
    e. 12-1:30 busiest & before and after classes, Friday minimal interaction.
    f. Fall is the busiest with visitors, reception greets visitors, Staff comes up to lobby to greet and meet there or bring to office.
    g. Other schools have a welcome center. – Not in the basement, is welcoming,
3. Visiting groups – Employment meetings
    a. Orientation in the Lobby – 200 students, week before,
    b. Graduation – Students and family – 1 per year.
    c. Career Services Weekly meetings / workshops with 10-15 students, consistent in all 3 quarters.
        i. Meet in one of the free classrooms.
        ii. Works with production staff to layout room configuration.
        iii. Additional Lunch and Learn meetings.
    d. 30 – 40 Student Campus Visits & - 2-3 a week.
        i. Sit in on second half of class
    e. Info sessions up to 50 people – held on Saturdays due to space limitations.
        i. Prospective students – admissions
        ii. Meet in largest classroom
        iii. Some evening campus visits.
4. Woodlawn – not appropriate admissions space, not branded,
    a. Could possibly if it changed,
5. Saturday reservation of space becomes a cost to the school (when the building is not open).
6. Student Clubs Organizations – Ran through Dean of Students
    a. 10 clubs/groups – Reserve space through Dean of Stu.

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   b. 2-3 events per year for each student group. Ie. Speaker event, Peer Advising
      i. 6 – 2 students involved in groups.
      ii. Events 10-15 small,
      iii. Social innovation group – 150 people.
      iv. Meetings tend to be evenings on Tuesday due to availability of space.
      v. Could meet in conference room shared by Dean of Students.
      vi. Storage? SGA(Student Government Assoc.) would need, currently has space in Library
      vii. Need for digital and whiteboard.
7. 1st & 2nd Year interaction? – Cohort friendships created, Not great to not interact with 2nd year students. - Does not allow for mentorship.
8. Cohorts –
9. What type of spaces is needed for the students? –
   a. Recruitment issue with only 7 cohorts, could use another.
   b. Field Placement issue with another cohort.
10. Library? – no one uses the library.
   a. Used for quiet study,
   b. Cannot move big tables
   c. Most students are social when studying.
11. PhDs – most are on their own. Incorporated into Research.
12. Most Faculty are in Woodlawn. Hardly ever on campus.
13. Friday Classes? – good, evening classes are popular.
14. 2nd year like classes in the building on 1 day. To free up weekday for work outside of filed placement.
15.

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User Group Meetings: SSA Group

Field Education (Nancy Chertok, Barthy assoc dir. of field education) – 1 hour - 1/17, 10-11am @ SSA
   a. Space Needs
   b. Off Campus Space needs & Support

1. MWF – Clinical Field Placement
2. TR – 2nd year
3. Full time program
   a. Majority of Day students, students have to demonstrate competence in social work skills developed in the field.
      i. Agencies, schools,
   b. Field Instructors – offer free services to oversee students.
4. Field Seminar is a structured class 1 a month for the academic year.
   a. 1st Year MWF will be a cohort in the field seminar
   b. Due to budgetary reasons reduced to monthly seminars. A requirement for field placement and
   c. 1st year are in field at social service agency who hosts the seminar.
   d. Woodlawn social service center has the space for the 30 person seminar.
5. Students placed in field based on interests & questionnaire.
   a. Geographic model of field placement
   b. Diversity within cohorts.
6. 400 agencies, some will only take 2-3 students max.
   a. Requires load on agency to oversee students, organizations do not get paid.
   b. 8 hour day schedule.
7. 2nd year students – review database of agencies, and select places that they would like to interview. Setup interviews.
   a. Separate cohorts for Clinical or Social Admin. – Smaller 15 people but more cohorts.
   b. T&R – utilize rooms for seminar, collect at an agency seminar room.
   c. The field Consultant teaches and comes here to SSA for seminar.
8. Typical of the Chicago area to have MWF – 1st Year Field Placement, TR – 2nd Year.
9. Issue with students not intermixing between schedules of 1st & 2nd year.
   a. Saturday events help bring students together.
10. Staff At SSA – Director, Assoc, Support Staff (3 full time) 2 assistants part time.
   a. Nancy located near Dean of students admissions,
   b. Gives field staff some autonomy, and space,
   c. Meets with students, individual students in the office. Back to back 30min intervals.
      i. Advising and mentoring, phone meetings with field consultants,
      ii. Privacy with closed doors,
   d. Large meetings – during the week 12pm & 4:30 – 200 students in lobby meetings.
   e. Panel Sessions –
   f. Kick-off event of Field Instructors and Consultants – Appreciation day. 1 a year. 200 people. Limit for lobby resources.
      i. 3 hour training for field instructors.
   g. 8 Field Consultants – Part Time SSA employee – Oversees 1 cohort.
      i. Find their own rooms and spaces for outside seminars.
      ii. Enjoy having backup Woodlawn rooms.
      iii. 3 quarterly field consultant meetings. With 3 different groups (9 meetings)

iv. Scheduled in the morning end of the quarter not during class, meeting with students.
v. Reflection log to field consultant.

h. 2nd Year 15 consultants working with 2nd year.
i. Agencies typically want 2nd year.

i. Field instructor training on Friday's

11. What would you change/do different? –
    a. Hard to find quality field placements to add another field placement.
12. Other schools have simulation space.
    a. Faculty are teaching and through faculty. Faculty may not support.
    b. Not necessarily a fit with our research institute.
    c. Some peer schools offer this type of space / learning.
13. Extended evening program. – similar space requirement
14. Prefers SSA building – near students, most of student body.
    a. Need to be next to Dean of Students and Admissions.
15. FP Does not interact with Research staff in Woodlawn,

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User Group Meetings: SSA Group

Student Group - 6 students (1PhD, 4 Admin, 1 Clinical)

1. Why SSS? – Top School, Choice of Track, Interdisciplinary, Peers,
    a. Not the building –
2. Concern with – Classrooms
    a. Issue with Professors.
    b. Disappointed with the building and facilities.
    c. Front door – not inviting, people in little groups, the round tables with groups
    d. Graduate tour of Admissions –
3. Opinions of the building –
    a. Like the library, light, spend a lot of time studying.
    b. Accessibility issues,
    c. Café – usage, how it was being used, what was being offered.
        i. Not student offerings provided.
        ii. Morning, afternoon, desired and more use if hours could extend after when class lets out.
    d. Friday's ran errands, work,
    e. Power needs, in lobby & Classrooms
    f. SSA moved from print to digital portal.
    g. Many people go to Logan café or Bookstore starbucks
        i. Would stay if amenities were available. Would invitee other students.
    h. 1st & 2nd Year students – not possible to connect with other students.
    i. Building closes early on Friday.
        i. Would use more if building was open
        ii. People come for class and leave, not a place where they want to bring.
        iii. Sunday – noon – 5pm building is open
    j. Reserve rooms – took weeks to reserve.
        i. What is the process, who is the point person.
    k. Classroom experience – neck is turned for 3 hours to view the screen.
        i. Appreciate the windows, view, comfort issues, blinds with light coming through.
    l. Cold sterile,
        i. Kitchenettes are very nice, likes Harris student lounge.
        ii. Tables of 2 and 4 for private conversation.
    m. Likes the large open lobby,
        i. Don't like events taking the student space
        ii. Students do not feel like they are a priority.
        iii. Are we invited to the events or notified.
        iv. Debrief
            1. Class to talk about class with 3-4 people
            2. Not all classes have the same breaks,
4. Library –
    a. 1 of 6 student Studying in the library and picking up books.
    b. Quiet space for study - ,
    c. Sometimes books,
    d. Reading in library (quiet)
    e.

5. Issue with commuting access to transport, Parking is an issue,
    a. Living in Hyde Park is difficult for commuting.
    b. Public transit mostly to field placement
        i. Some drive to field placement.
6. Projects are group projects, - 2-3, 4 is the biggest.
    a. A conference room would be great, with power,
    b. A reserved study rooms would be useful.
7. Woodlawn – Building 3 of 6 know what that was.
    a. PhDs – some do have workspace, most do not.
    b. Other schools on campus have their own dedicated space.
8. How much time? - PhD
    a. 40hrs on Campus
        i. 15 Woodlawn
        ii. Remainder at SSA
    b. Graduate students do not intermix with PhD students,
9. Research project interactions, TA interaction,
10. Café at Logan would be a great interaction.
    a. Go to logan for coffee with professors.
    b. Faculty meetings are scheduled, sometimes odd to meet in the office.
    c. Email and set up meeting or before and after class, Faculty is not available or in their offices in off hours.
11. What would you do to change the culture?
    a. More mentorship between Docs and Master students.
    b. Study rooms and library
    c. More communal quiet zone in the library
        i. Would remove books and walk across campus to get books from the main library.
        ii. Scan and deliver – up to 5 days to deliver book requests.
    d. Has not felt like a community.
        i. Other schools everyone stays for the day, Northwestern, Berkley, USC
    e. Washington Univ.
        i. Desks and offices for the students, better sense of community because of that. – A shared space, although cramped they were all there together.
        ii. Not creating a network of people.
        iii.
12. Field instructors – are only on campus as need.
    a. It would be nice to have people and professors have a therapeutic session with.
    b. 8 person tables – are hard to get personal and discuss field experiences.
13. People fee stuck here
14. Multiple offices, Woodlawn offices could be more collaborative.
    a. Some spaces are shared space.
15. Computer lab - Yes, use spaces for printing and small group projects.
16. Work with field placement – in the beginning, or if there is a change of field placement.
    a. Critical to be in SSA building
17. Most memorable time.
    a. Stress
    b. Field – More out of field than classes – meet with supervisor every week.

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User Group Meetings: SSA Group

02/02/2016, 3pm-5pm, SSA Room E-II
Faculty & Research – (Gabe, Tim, Maya) Faculty:

Miwa - (2nd year clinical methods, treatment engagement of, Lab requirements observational methods, space for participants to come and utilize that)
Julie Henley - (research social welfare policy, employment & child welfare policy) – big surveys, quantitative surveys, almost always contracted out to survey firms, research assistant space,
Matt Epperson – Research – Criminal Justice & Mental Illness, Policy about "decarceration" reversing mass incarceration.
Alida Bouris -

1. What is your vision for the future of the research programs at SSA and how can this planning study best support that vision?
    a. What would you fix?
        i. Julie likes having a research space over in Woodlawn space, ie more productive, not enough space for research, teaching space is not great and office space but ok.
            1. 1 shared office at Woodlawn & 1 in SSA building
            2. 2 workstations for assistants – likes having dedicated space at Woodlawn.
            3. 1 large table in the space.
            4. Present almost every day. Or on campus 3 days a week & home 2 days
        ii. Matt, size layout & window is much better, currently at 3rd floor of Woodlawn
            1. Has coworker / assistants next door, this would not be possible in SSA.
            2. Cubicles across from office for PhDs, proximity of space they work with
            3. Has office in SSA
        iii. Miwa – Library space repurposed – research or students,
        iv. Alida – does use the Library, encourages students to use the books.
2. Faculty office hours are typically right before and right after class.
3. Faculty rarely use library and could use any of the other campus libraries.
    a. Would want to use facility staff to retrieve a book.
4. Can you describe your current research activities?
    a. Size of research group(s) – 2 to 12, (some 5 & 4 groups),
    b. The players within the group(s) mostly PhDs or Research Assistants (RA), 1 part time staff
        i. Students will use the space for their own study at times.
        ii. Miwa books rooms 120 & 129 for research meeting space.
        iii. Most faculty have research teams,
        iv. Matt has setup a field placement program and has students doing the field placement requirement through his research.
        v. Research -Few post docs, PhDs, RAs
            1. Described dedicated research space with storage for PhDs,
5. Julie noted this space is ideal 212 & 214 – Woodlawn – adjoining room with offices and central table for collaboration.
    a. Shared with 2 -3 other faculty and their team.

b. Doesn't like there are no windows.
c. Data collection – interviews and survey research work typically done offsite, because space is not available.
d. Focus groups – 12 to 20,
e. If they had the space on campus they would bring people in to campus.
f. Alida noted that the open office culture does not work for them, faculty agreed.
    i. Quiet space is needed.
g. Typical activities during the day, the week, quarter, etc.
h. Duration of research activities, i.e. ongoing, length of grants, etc.
i. 1, 3, 5 years.
j. Amount and type of interaction within the group
k. Amount of quiet time required
l. Amount of interaction with other research groups
m. Alida works with hospital and her group that has its own staff.
n. Amount of interaction with teaching activities
o. 4 per year, can by out and only do 1, Lecturers, PhDs, teach the other courses,
    i. Dedicated space for adjunct lecturers would be nice.

6. The current program is targeting a total of 50 to 60 PhD students. Can you help us understand the breakdown of this group, i.e. number involved with research, pattern for being on campus, teaching load, etc.
7. To what level are 1st year graduate students involved in research? 2nd year?
8. There have been several comments regarding the integration of research and teaching. Can you help us understand how that works now? In the future?
    a. More of an issue for creating dedicated space for students and having gathering space.
    b. If Faculty/Research is all at Woodlawn the issue for masters students because less interaction with Faculty.
    c. Matt if we had the space for teaching / classroom dedicated to SSA building and free up more space for meeting rooms in Woodlawn.
9. We understand that there is anticipated growth in the research activities of the SSA. Can you describe your vision for what that growth might look like in the future?
    a. More and more faculty have team science – Grants sometimes allow for a new hire of a project manager or employee, mostly part time.
        i. They occupy an office or workstation.
    b. Data storage and consent forms – paper file storage required to be locked, could be separate in basement or offsite possible.
    c. Non networked computer use and locked access to a room – 2.
10. Please discuss the typical schedule for faculty involved with research, i.e. time spent on campus, off campus, teaching, advising, etc.
11. One likely outcome of the study will be that faculty are assigned only one office. For research faculty, should that office be located near teaching activities or research activities?
12. How would you describe the desired office environment for your research team?
13. How does the current library support the research program?
14. How might technology change your research in the future?
15. Building preference?
16. Could do more research integration,
17. Space is not an optimal conditions a lot of faculty work from home. Does not know all the work the faculty does,
    a. No faculty lounge, break room,

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b. Issue with access to print production room, it closes down.
c. Copy print production.

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User Group Meetings: SSA Group

02/03/2016, 9am-10am, SSA Room WII
External Relations – (Gabe, Tim, Maya,) Wyleene Miley, Steve Gilmore, Julie

1. Current Staff, type of spaces, building preference
    a. Steve – Assoc. Dean for external affairs, alumni rel. communications, works with team of colleagues,
    b. Wyleen, Julie Young,
        i. Alumni rel., volunteers, programming for Alumni community & students, community at large,
        ii. Currently in Ingleside Building
        iii. 4 student workers
        iv. 4 full time employees – including names above.
        v. 1 social service reviewer
    c. Coordinate with Special events coordinator & Dean of students, career services,
    d. Evening work – programing for alumni, community & group, Alumni relations and development programs.
2. Student Interactions – Michael Yougers director or career services, -
    a. New alumni receive all communications, email, magazines & invites.
        i. 50-60% remain in the Chicago area.
3. Alumni Interaction on Campus
    a. Space use? – Alumni like programs in other geographic areas ie. Downtown or other areas.
    b. In the building about every week due to events, adjunct professors, alumni on a panel or events here.
    c. Need a more welcoming space to receive alumni, - currently is lobby or Dean of students, ie. a donor coming to meet.
    d. Fundraising events occur at SSA –
    e. Major fundraiser SSA goes to the fundraiser -
4. Alumni gifts – can facilities influence the donations.
5. Student interaction sense of community? – Experience is vastly different from undergraduate to here, ie. grad students are in community & field.
6. Message to community – is to give back to the profession so others can continue the tradition / future students.
7. Message that resonates the most is to integrate policy with practitioners,
    a. Alumni are running institutions and running programs
8. Event Space? –
    a. Theatre style arrangement requested, space could not setup
    b. 4 times a year meetings for board meetings, technology issues, teleconferencing – Meet at Harper court.
    c. Alumni typically reach out for event space – but they cannot always provide – ie. Sat. night event, typically do not unless if there is faculty support of a similar project.
        i. Ideal to provide them with space that they could use, at a discount space, ie. non profit space.
    d. Capacity – maximum 300-400 people,
    e. Frequency – 1 a month for a large event – 60 or more people.
        i. 6-8 times a year use of lobby for event.
9. Fundraising potential for projects, small projects?

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10. Development Program – required certification or continuing ed.
    a. Donor funded lectures and seminars, to coordinate with creating content.
    b. SSA Issues continuing education credits
11. Print Production? – Brochures, Magazine, -
    a. Design done in house, some magazine storage, printing done out of house. Stored downstairs. The current printing and word space is to large.
12. Accessibility issues
13. Landscaping – not welcoming, nice back yard.
14. Where would your office be?
    a. Dean likes Steve close for donor possibilities.
    b. Proximity to research teams is nice for developing story telling and donor possibilities.
    c. Typically staging a space for photo-shoot & publication.
    d. Prospective student / alumni lounge space would be nice.
        i. Wow rooms – impact missions to convey information & missions are alive in the world, about the research, alumni doing great things.
    e. Julie re-did the banners, & replace with new subjects and quotes.
    f. Mural – produced by an alumni, art and a gift, dean and alumni still active., but concern with content.
    g. Display cases – iconic, use to be by front windows with big globe lanterns. – we use those as our wow rooms, story of alumni & students.

User Group Meetings: SSA Group

02/03/2016 10:30am – 11:30am, SSA Library Space
SSA Library Group – (Gabe, Tim, Maya, Esty, Blair)

Paul Belloni – Librarian
John Carey – Facility Manager
David Borycz – budget facilities
David Bottorff

1. Peak Library use per day and year?
    a. M-T 10-5 between and before/after classes
    b. 2015 graduate student survey – documents attached.
    c. Could look at how many SSA students go to another library.
    d. Most utilized as a quiet study area
2. What is the primary usage of the library? – Quiet study, browsing collection, group meetings?
    a. quiet
3. How many support staff and space needs?
    a. 1 full time clerical – M-F
    b. 1 student worker at circulation desk, typically graduate ½ graduate. M-Th till 8pm
    c. 1 part time librarian, - there in the afternoon, share an office space. 12x30 for 2 people and reserve materials
4. How many volumes does the SSA library contain?
    a. 40,000 volumes, some reserves 500
5. Are the books within the SSA library the only copies?
    a. 14-15k have a copy at another library.
    b. Copyright clearance center, process, - SSA does a unique practice that the rest of the university does not, electronic reserves, cannot post more than 20% or 2 chapters of a publication. SSA is willing to pay copyright fees to exceed that. Calculated and paid per student, how many students are using in class. Currently spending 10K a quarter. Students get the publications through the calk system.
    c. SSA moved to chalk to absorb the cost instead of having students for books.
    d. Library does not need to be in SSA to be in the system.
    e. Reserve books can only be checked out for a few hours
6. Can we get statistics on how often books are checked out (and which ones)?
    a. Physical Print – 2015/2016 – 2,086 checkouts (5% of a checkout)
    b. Reserves - 607
    c. Electronic, reserves a database & subscription – 37,747
    d. Uploaded pdfs, / physical print copy and uploaded to servers - 28,328
7. Who is checking out the books? SSA Students, SSA Faculty, other schools at UC?
    a. Can provide – per borrower type
    b. Grad student 1155
    c. Phd – 573
    d. Staff - 271
    e. Undergraduates - 204
    f. Alumni – 165
    g. Faculty - 150
8. Which books must be kept due to ‘used for a class’ copyright issues?
    a. See above – about 3,000 books

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9. Interaction with Faculty?
    a. Negotiating copyright issues,
    b. Clarifying issues with class readings and syllabi
    c. Helping faculty working with ebooks
    d. Locate materials within their own research
    e. Finding films, full text of an article,
    f. Meet with research assistants and how to do research for their faculty
10. Interaction with Students?
    a. How can I find the full text? Assistance.
    b. 296 questions ARL – 8 instruction sessions for classes, borrowing policies,
        i. some in orientation, some in class,
    c. Need to retain Darren’s hours for the reserves & work he does for SSA and Faculty.
11. Could the SSA book storage merge with the central library collection?
    a. Impact on faculty would change,
    b. Movement issues.
    c. Faculty question –
    d. 20-25K here on site in a compressed manor on site. Less than that does not make sense.
        i. Budgeting and space constraints
        ii. 18 mo. process to move material to another library.
        iii. Change to the boutique services from the library, no space
12. Compact shelving would be fine.
13. Is it growing? –
14. Vending machines for books –
15. Could thin the collection to remove duplicates, it is a money issues – integrating into Regenstein is a bigger issue.
16. What would you do different?
    a. Computer lab downstairs, could work together with the library, quiet study combined with computer lab,
    b. Collection is to big, space underused,
    c. Furniture openness of furniture, tucked away space more access to plugs, more compact furniture and spaces,
    d. Not enough collaborative areas. 1 large space has issues, need more specialized spaces.
    e. Whiteboards technology.
    f. CMC small curriculum materials collection – UTEP collection 1K-1.5K books.
    g. Flexibility and collaboration
17. Costs scenarios
    a. The library group will provide cost scenarios to move books at SSA, and a comparison for moving the books offsite.

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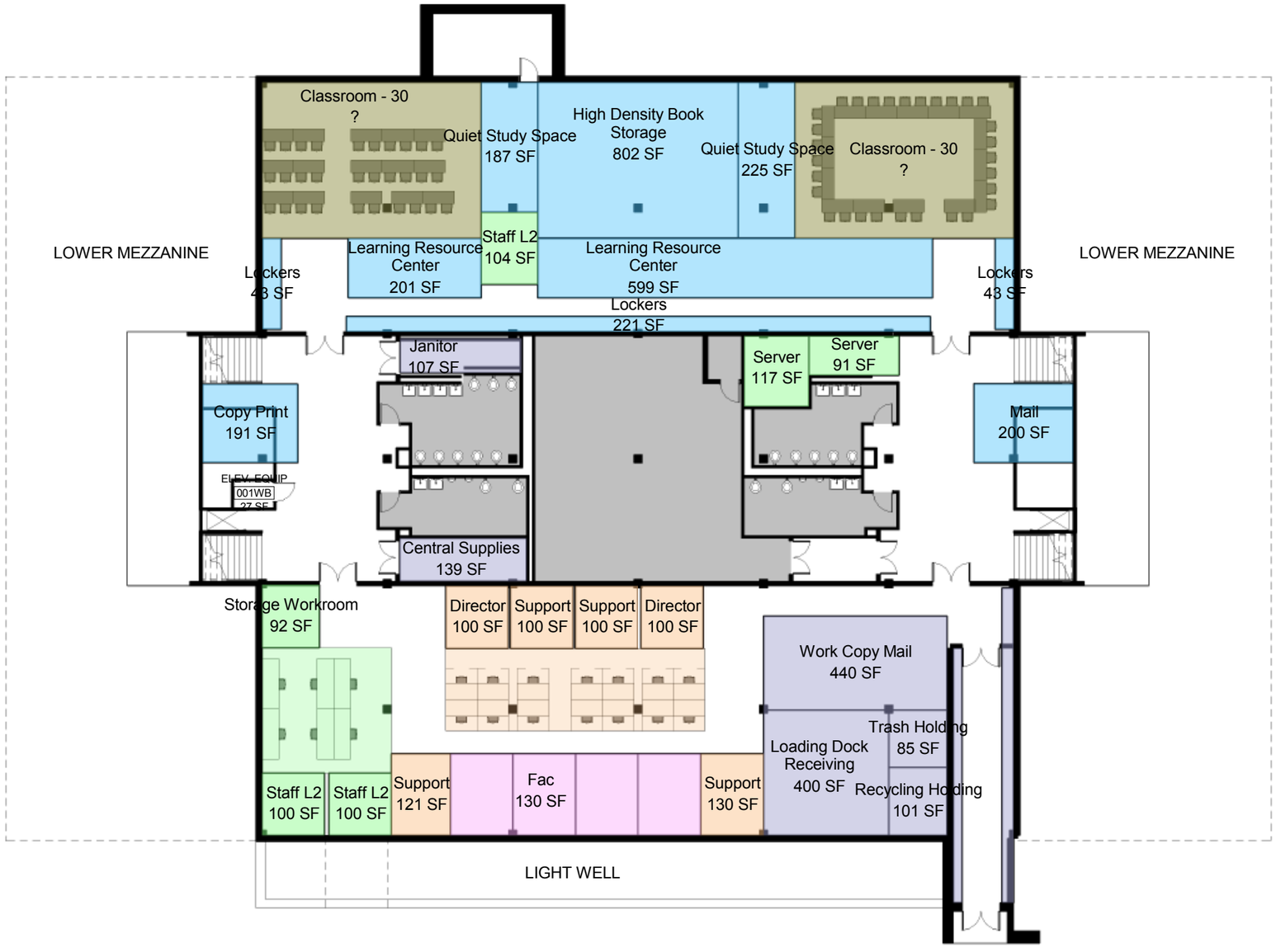
APPENDIX D

OPTION A - CLASSROOMS 1” = 20’ SCALED PLANS

SSA (MIES) BUILDING - BASEMENT PLAN
SSA (MIES) BUILDING - LOWER MEZZANINE PLAN
SSA (MIES) BUILDING - FIRST FLOOR & UPPER MEZZANINE PLAN

WSSC (WOODLAWN) BUILDING - BASEMENT PLAN
WSSC (WOODLAWN) BUILDING - FIRST FLOOR PLAN
WSSC (WOODLAWN) BUILDING - SECOND FLOOR PLAN
WSSC (WOODLAWN) BUILDING - THIRD FLOOR PLAN



Total Workstations

4	Faculty
2	Director
24	Research
0	PhD

FARR ASSOCIATES

SCHOOL OF SOCIAL SERVICE ADMINISTRATION

UNIVERSITY OF CHICAGO
969 E 60th Street, Chicago, IL 60637

CLASSROOM

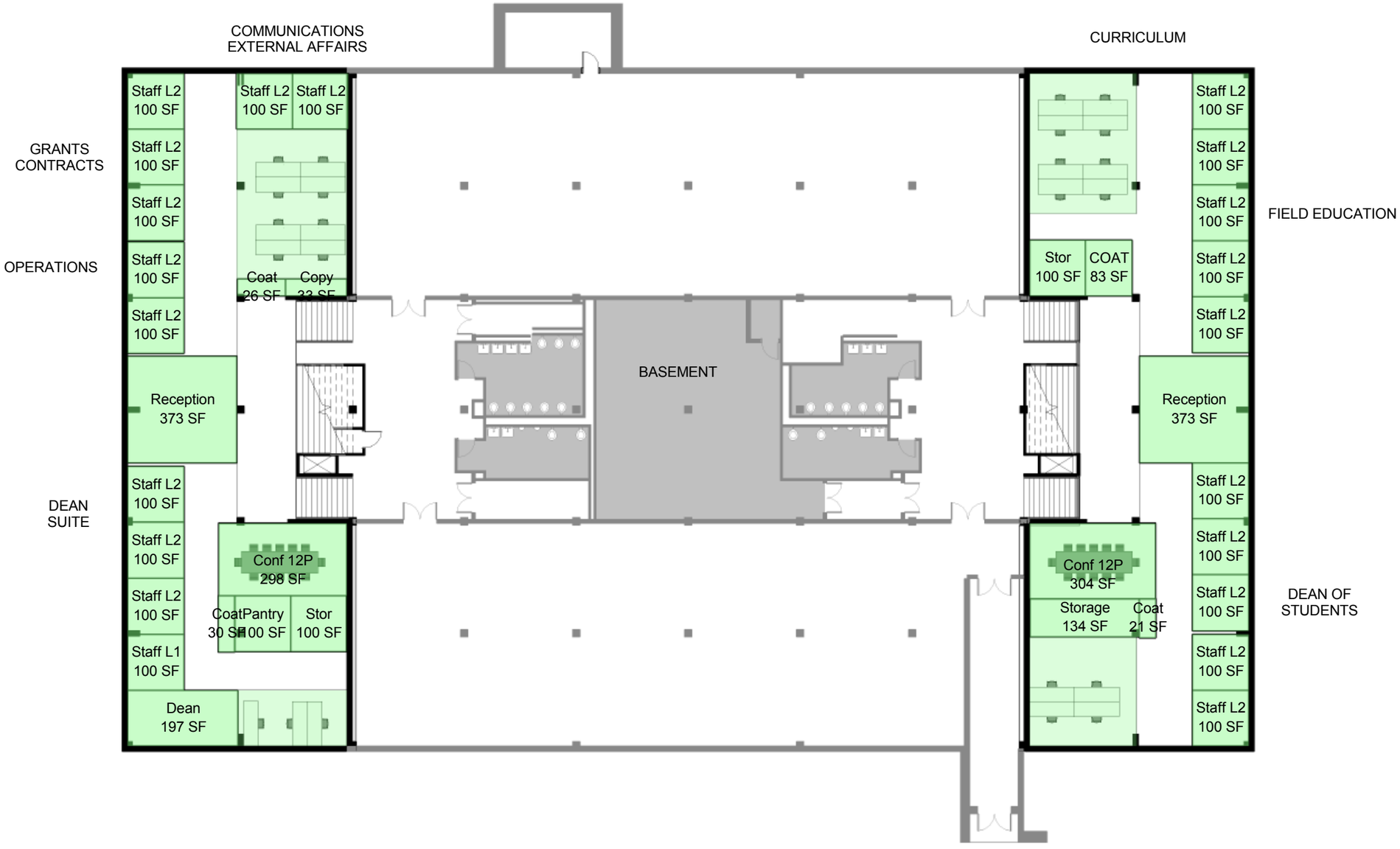
BASEMENT PLAN DIAGRAM

1" = 20'-0"

A1.03

04.28.2017

Proj. #: 2016013



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CLASSROOM

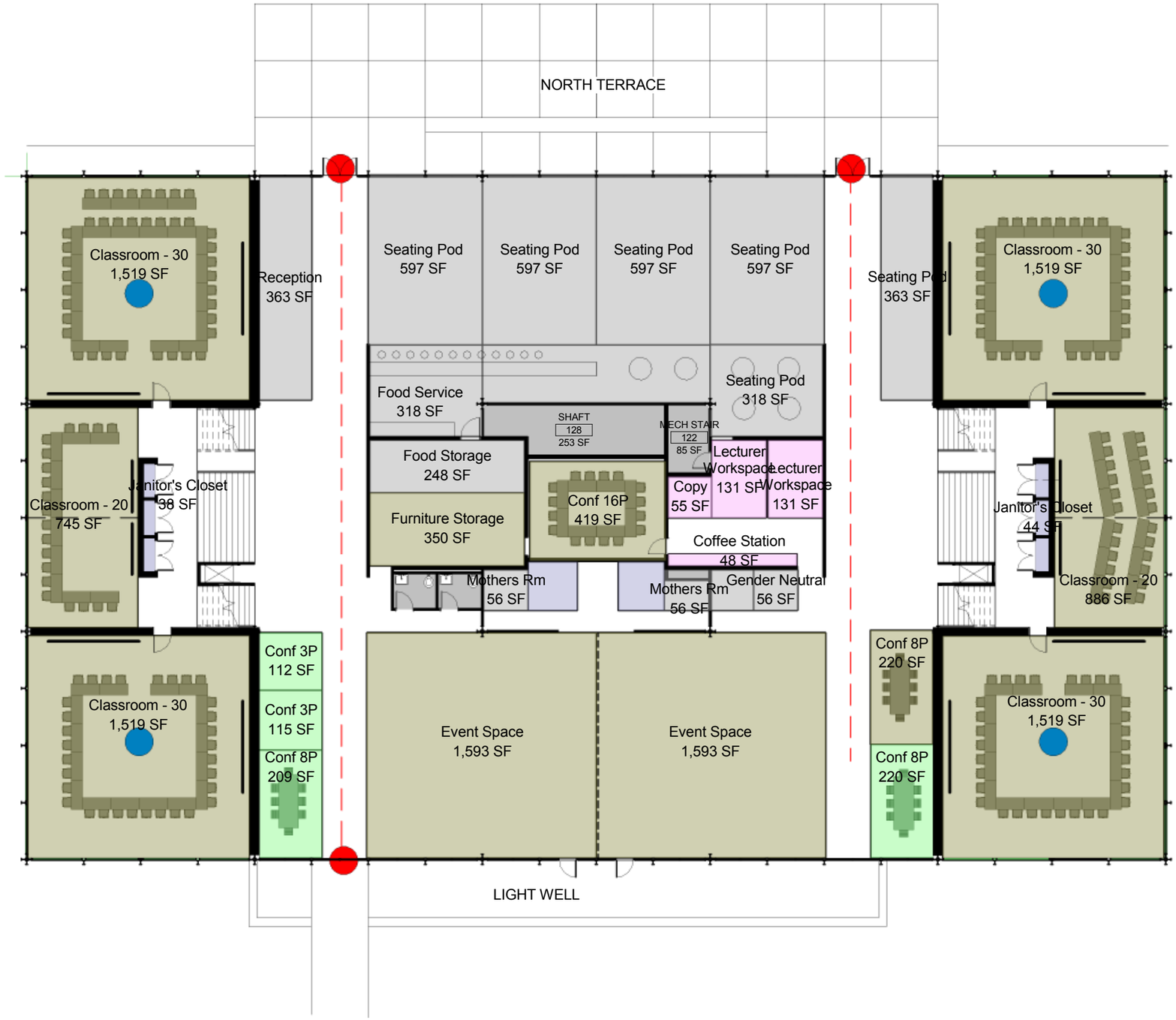
LOWER MEZZ. PLAN DIAGRAM

1" = 20'-0"

A1.04

04.28.2017

Proj. #: 2016013



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CLASSROOM

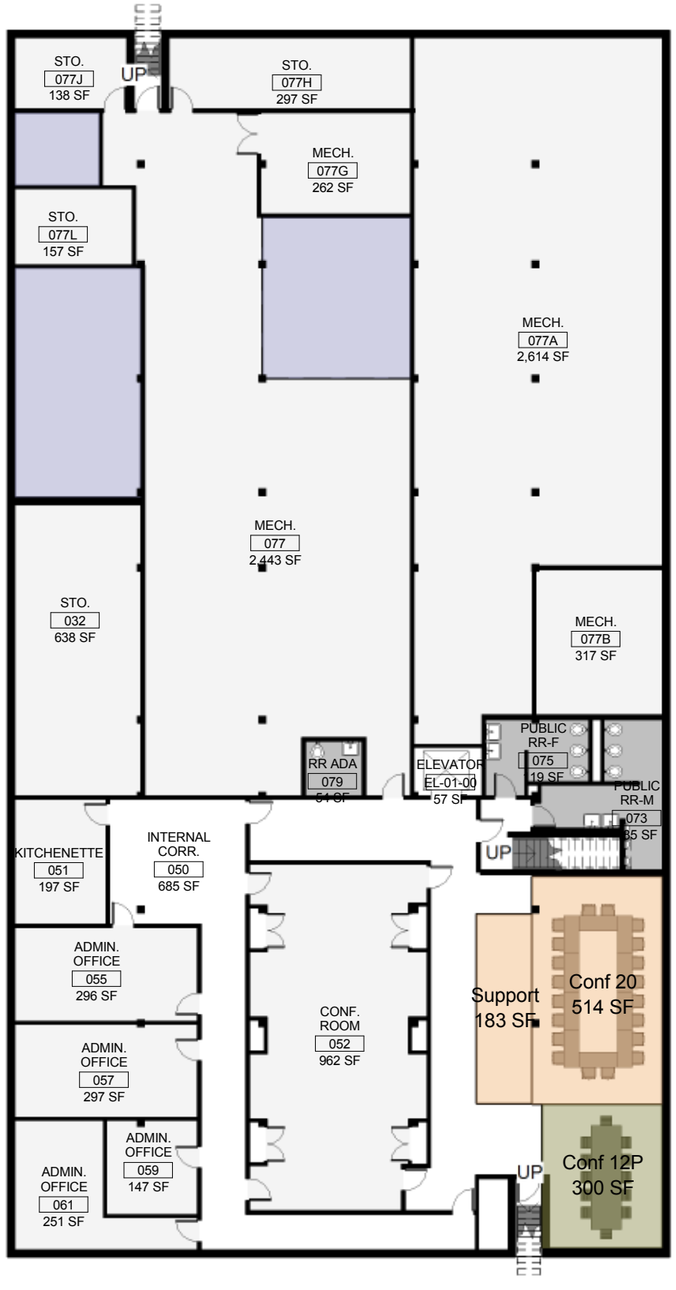
1ST & UPPER MEZZ. PLAN DIAGRAM

1" = 20'-0"

A1.05

04.28.2017

Proj. #: 2016013



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CLASSROOM

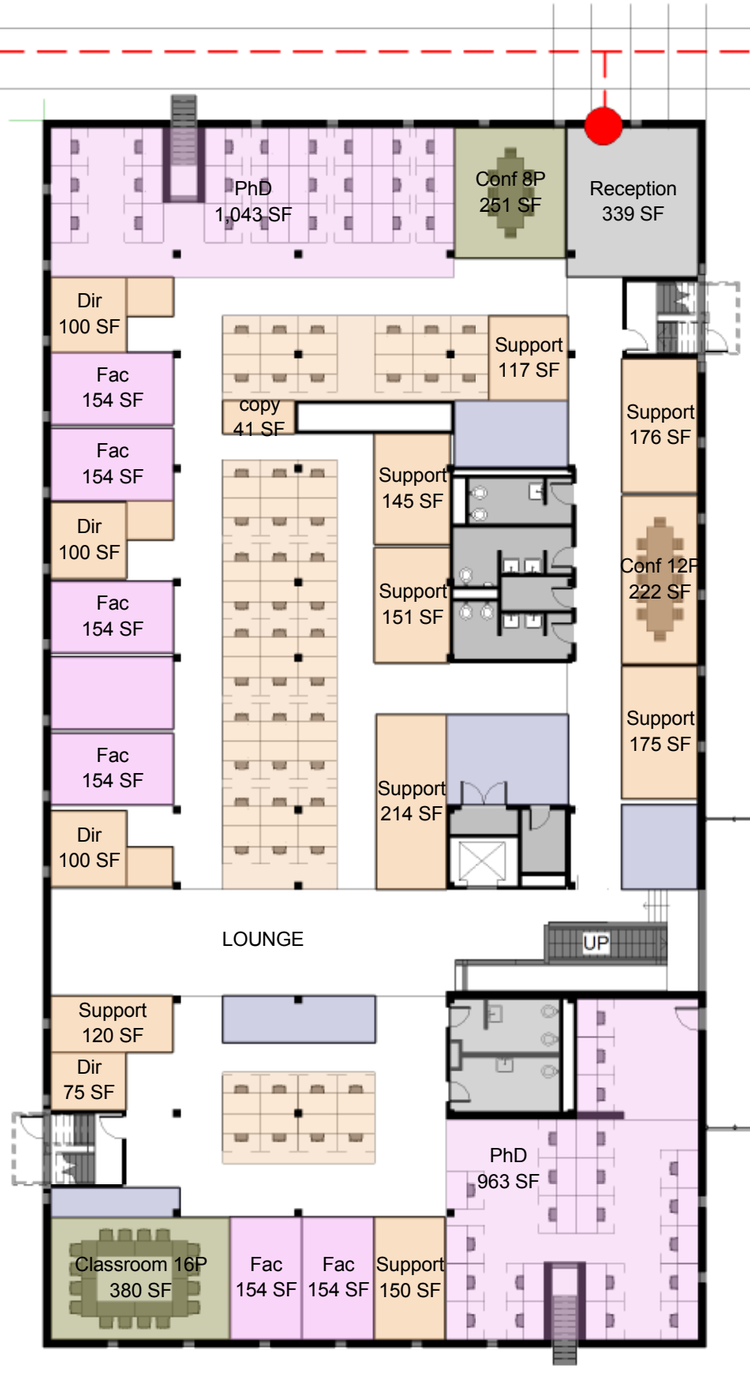
BASEMENT FLOOR PLAN - DIAGRAM BASE

1" = 20'-0"

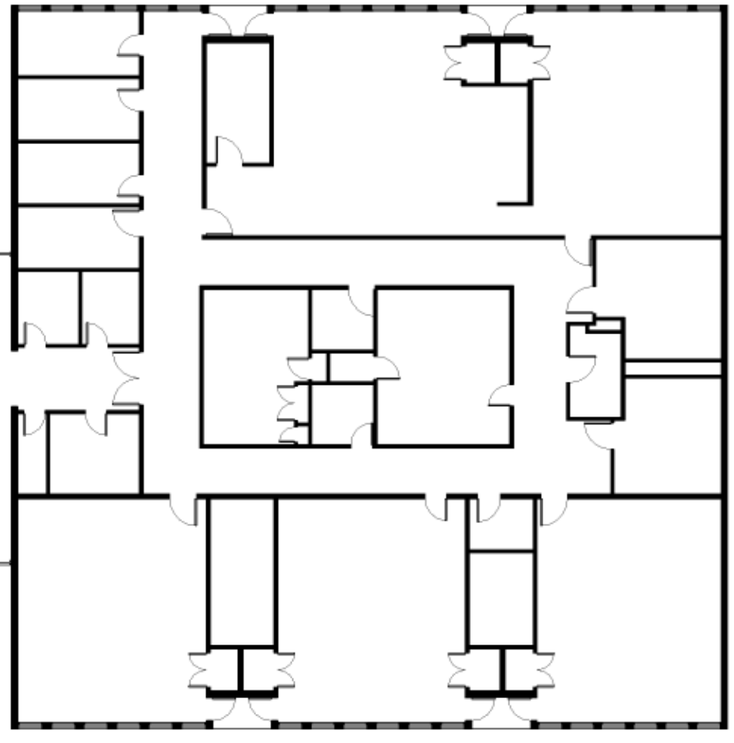
A1.06

04.28.2017

Proj. #: 2016013



Total	1	2	3	SSA	
52	7	21	19	4	Faculty
18	4	6	6	2	Director
162	50	50	50	12	Research
45	45	0	0	0	PhD



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CLASSROOM

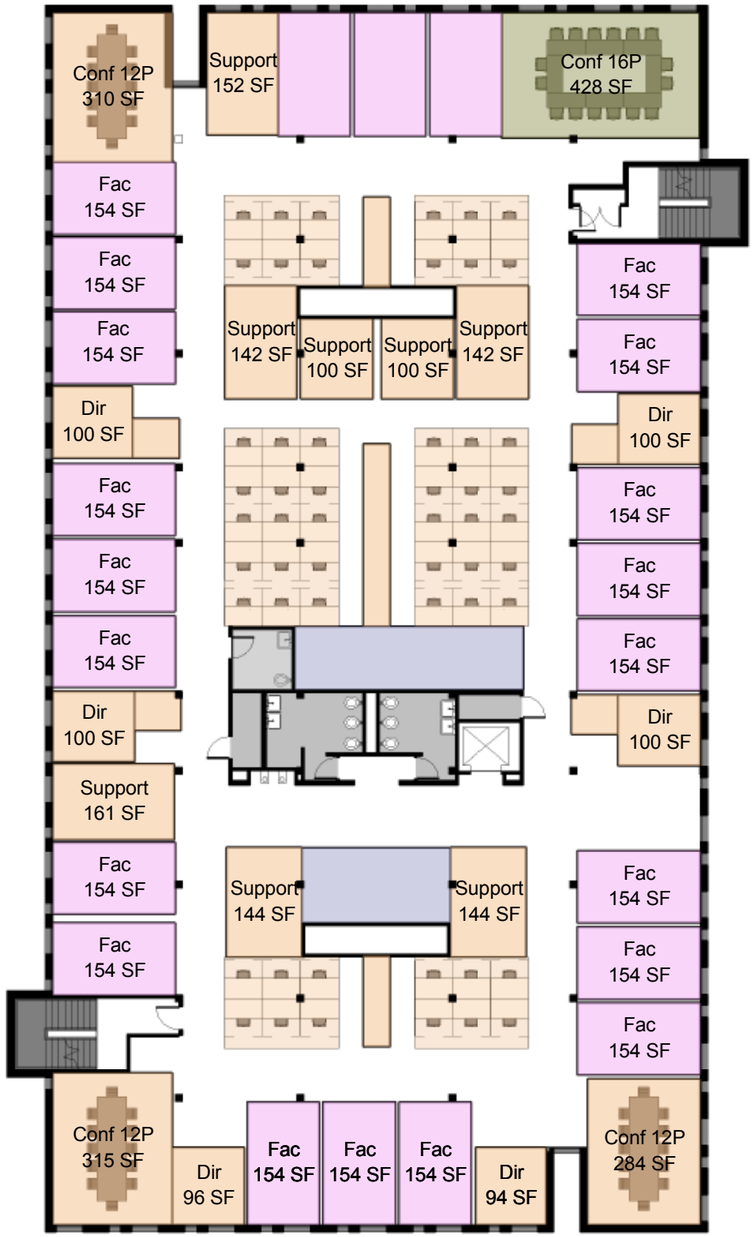
1ST FLOOR PLAN - DIAGRAM BASE

1" = 20'-0"

A1.07

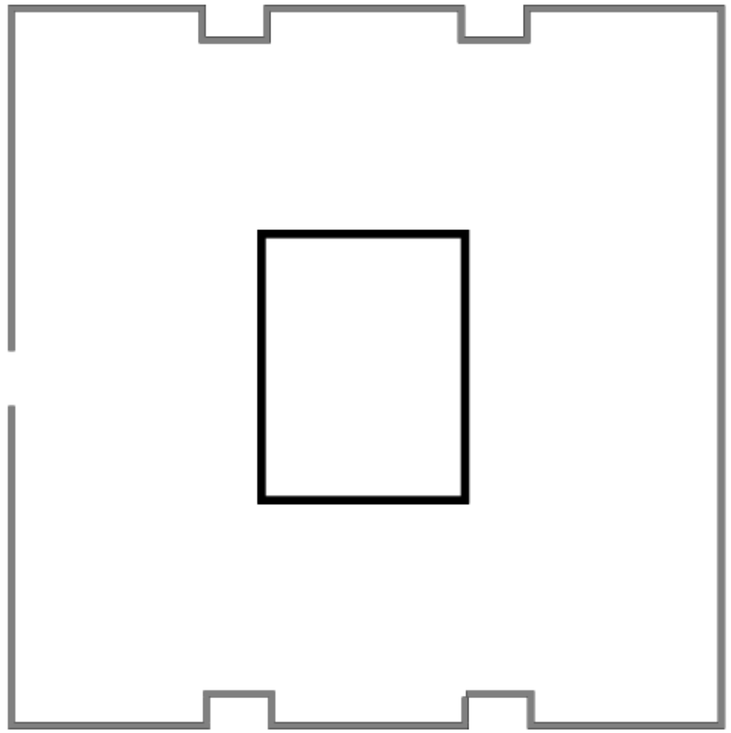
04.28.2017

Proj. #: 2016013



Total Workstations

21	Faculty
6	Director
50	Research
0	PhD



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CLASSROOM

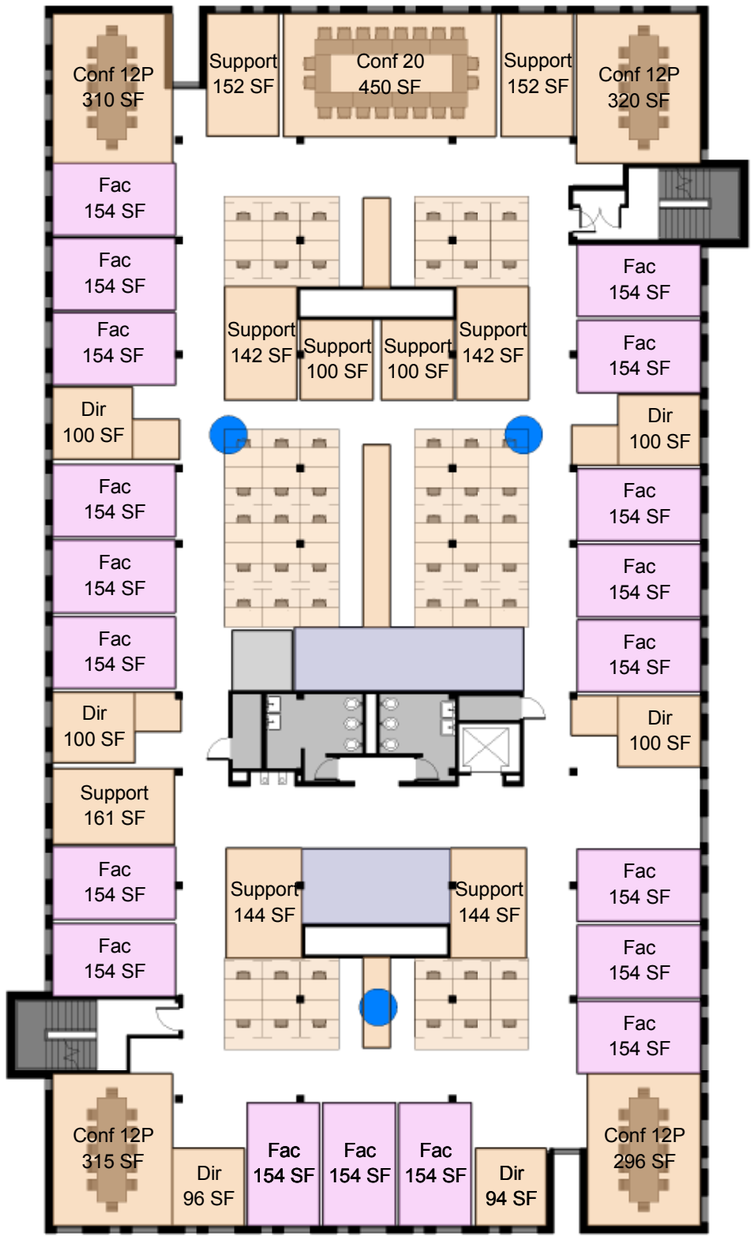
2ND FLOOR PLAN - DIAGRAM
BASE

1" = 20'-0"

A1.08

04.28.2017

Proj. #: 2016013



Total Workstations

19	Faculty
6	Director
50	Research
0	PhD

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CLASSROOM

3RD FLOOR PLAN - DIAGRAM
BASE

1" = 20'-0"

A1.09

04.28.2017

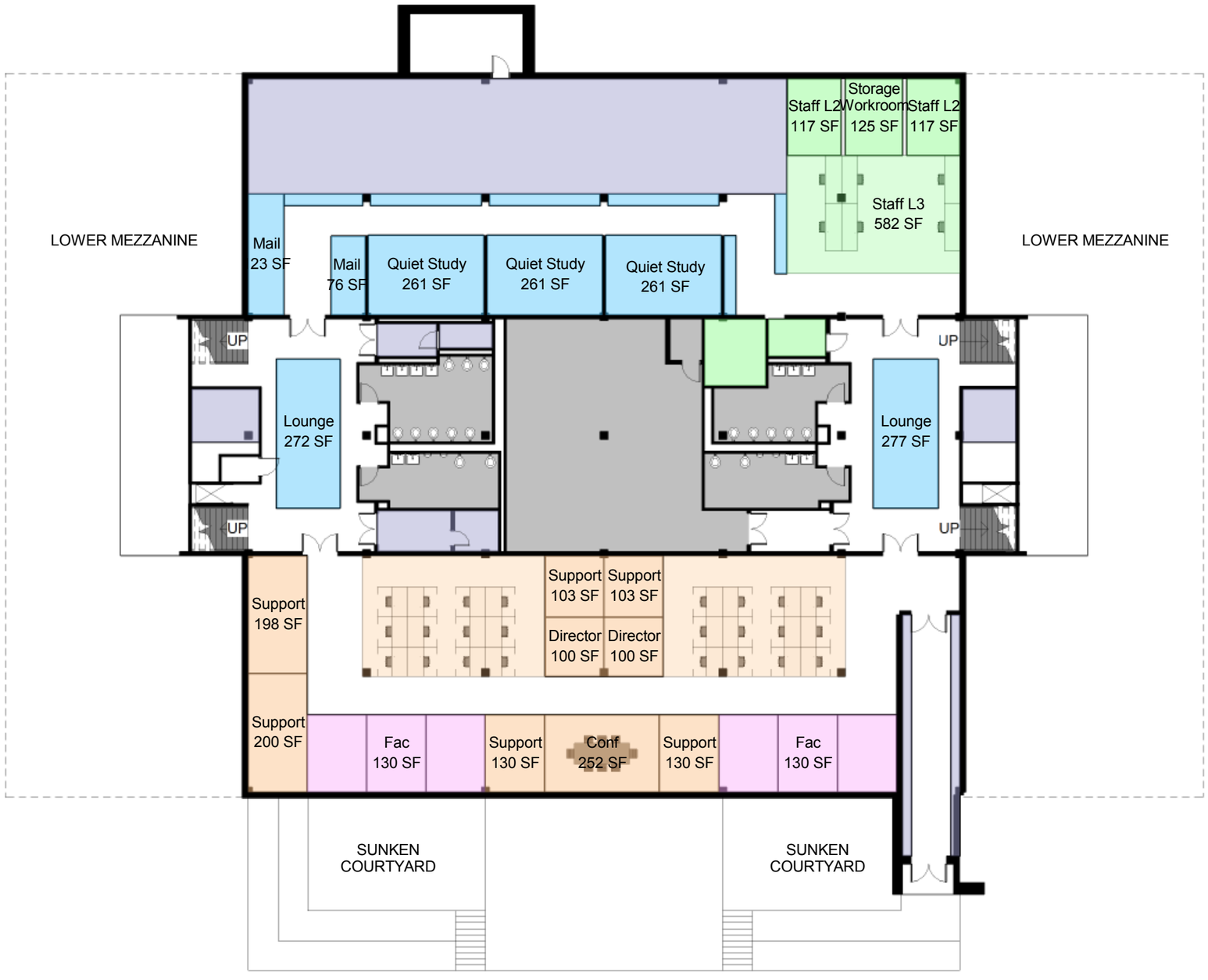
Proj. #: 2016013

APPENDIX E

OPTION B - LIBRARY 1” = 20’ SCALED PLANS

SSA (MIES) BUILDING - BASEMENT PLAN
SSA (MIES) BUILDING - LOWER MEZZANINE PLAN
SSA (MIES) BUILDING - FIRST FLOOR & UPPER MEZZANINE PLAN

WSSC (WOODLAWN) BUILDING - BASEMENT PLAN
WSSC (WOODLAWN) BUILDING - FIRST FLOOR PLAN
WSSC (WOODLAWN) BUILDING - SECOND FLOOR PLAN
WSSC (WOODLAWN) BUILDING - THIRD FLOOR PLAN



Total Workstations

6	Faculty
2	Director
24	Research
6	PhD

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969 E 60th Street, Chicago, IL 60637

LIBRARY

BASEMENT PLAN DIAGRAM

1" = 20'-0"

A1.03

04.28.2017

Proj. #: 2016013

Total Workstations

6	Faculty
4	Director
24	Research
0	PhD

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LIBRARY

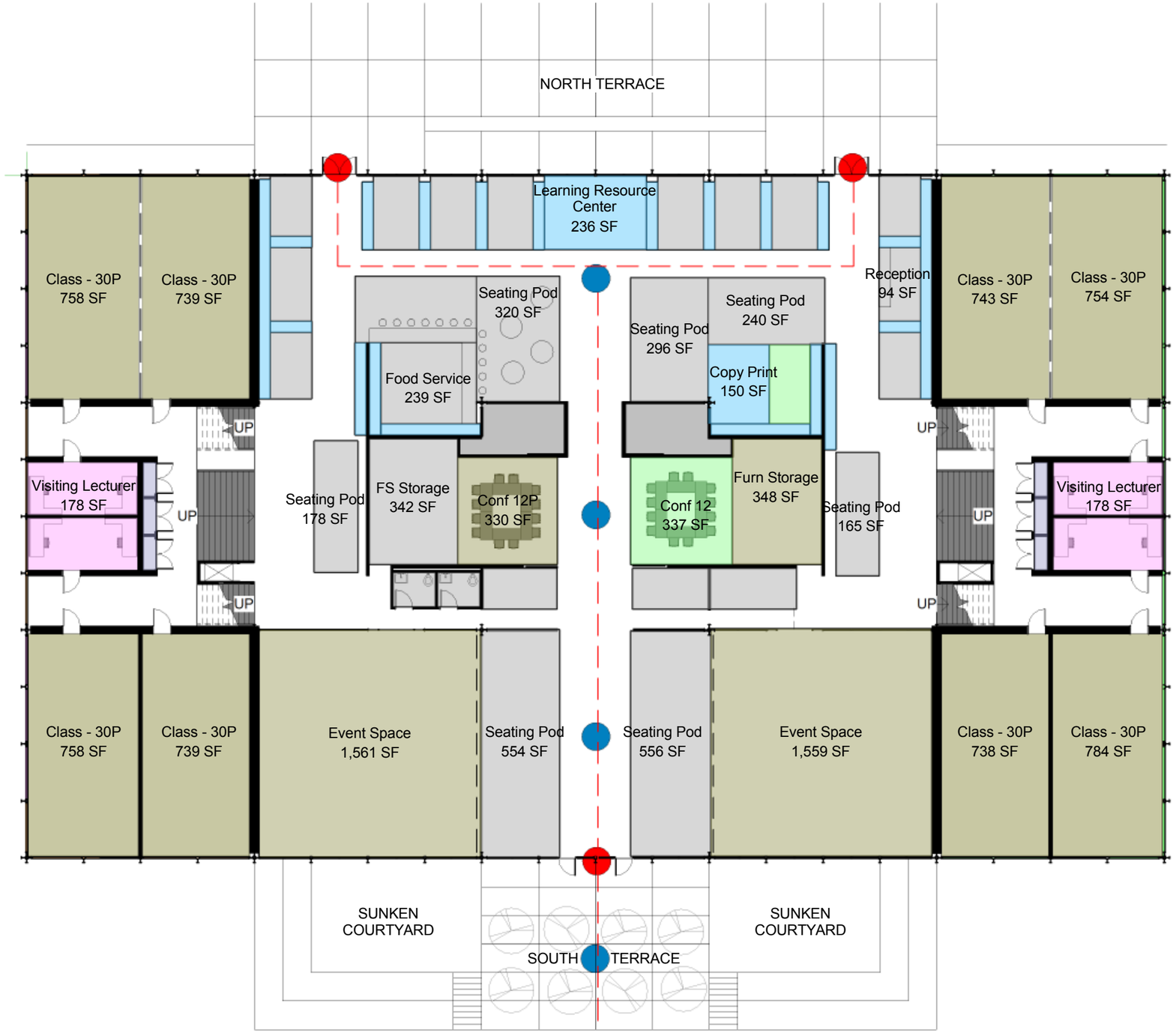
LOWER MEZZ. PLAN DIAGRAM

1" = 20'-0"

A1.04

04.28.2017

Proj. #: 2016013



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LIBRARY

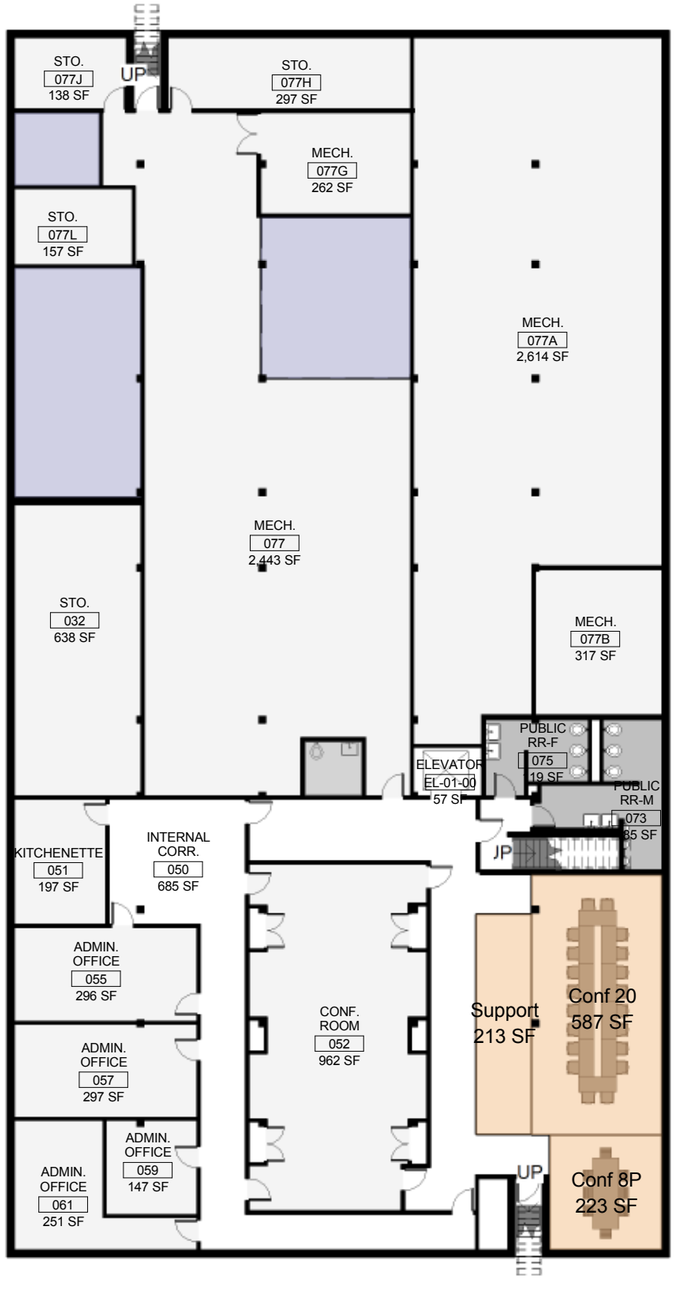
1ST & UPPER MEZZ. PLAN DIAGRAM

1" = 20'-0"

A1.05

04.28.2017

Proj. #: 2016013



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LIBRARY

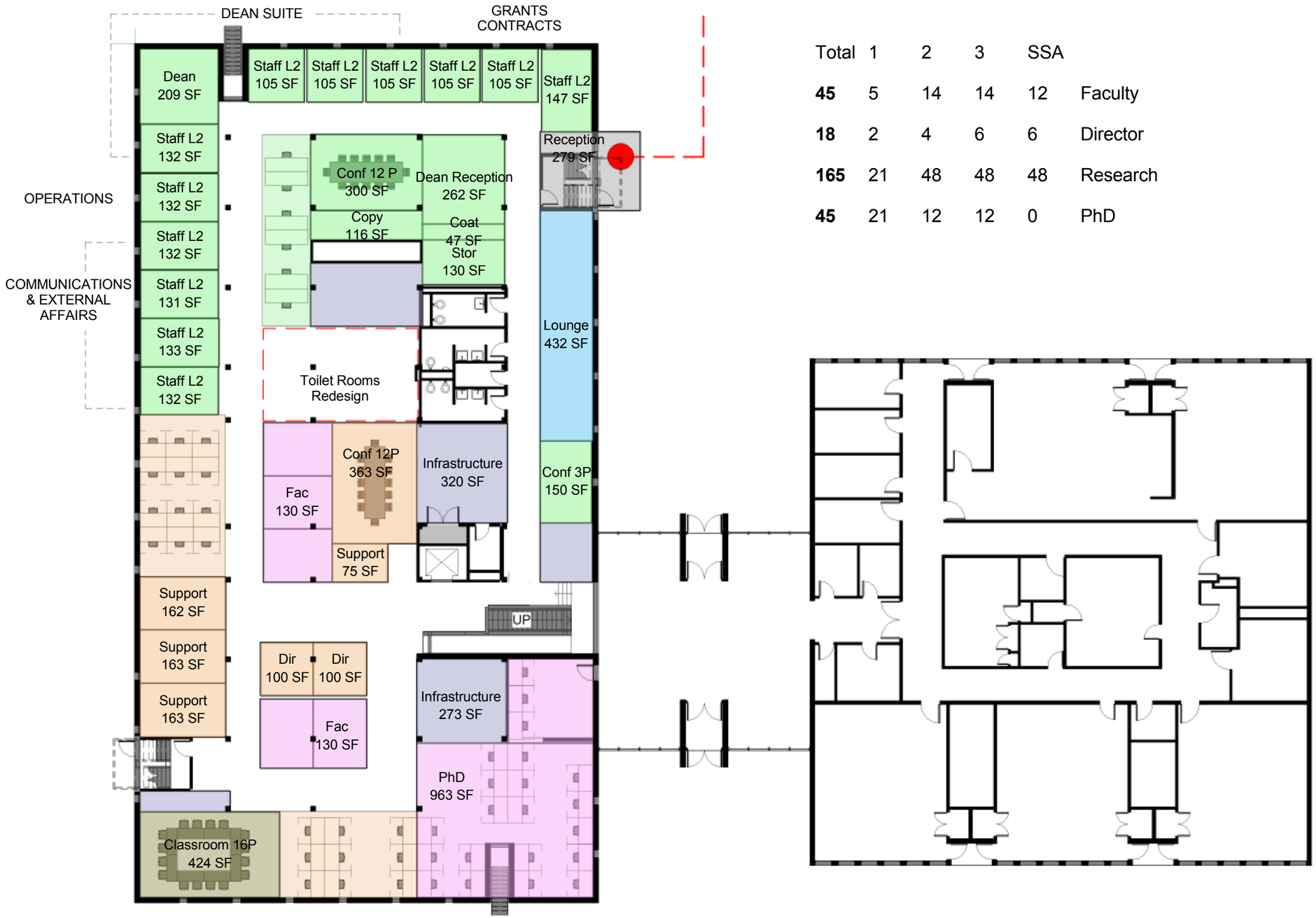
BASEMENT FLOOR PLAN - DIAGRAM BASE

1" = 20'-0"

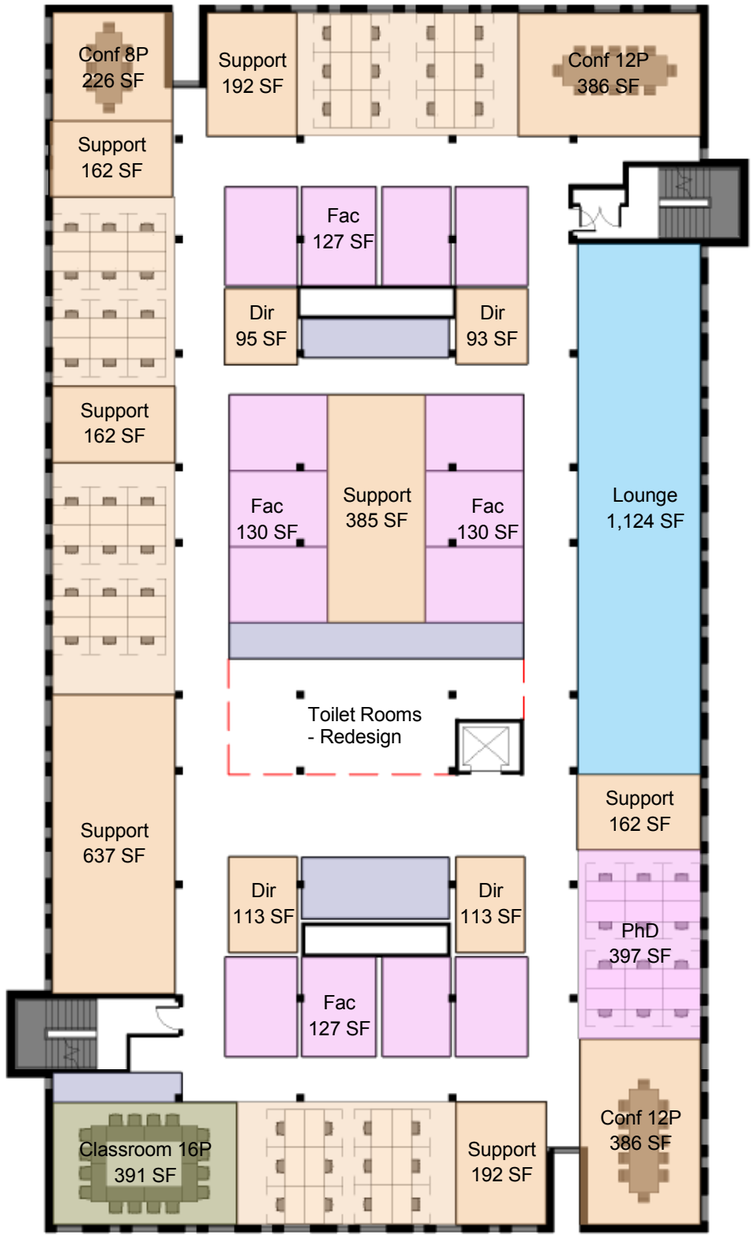
A1.06

04.28.2017

Proj. #: 2016013

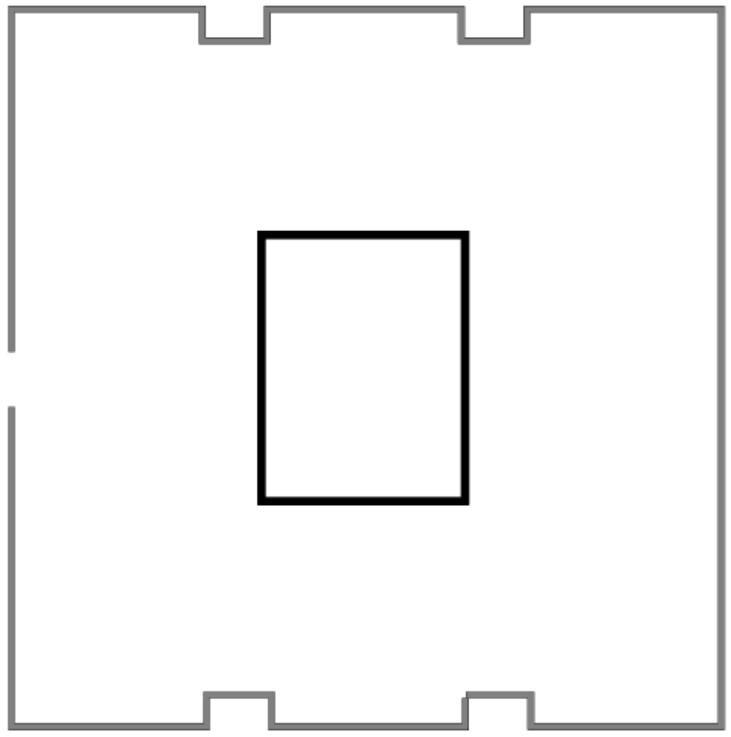


Total	1	2	3	SSA	
45	5	14	14	12	Faculty
18	2	4	6	6	Director
165	21	48	48	48	Research
45	21	12	12	0	PhD



Total Workstations

14	Faculty
4	Director
54	Research
12	PhD



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LIBRARY

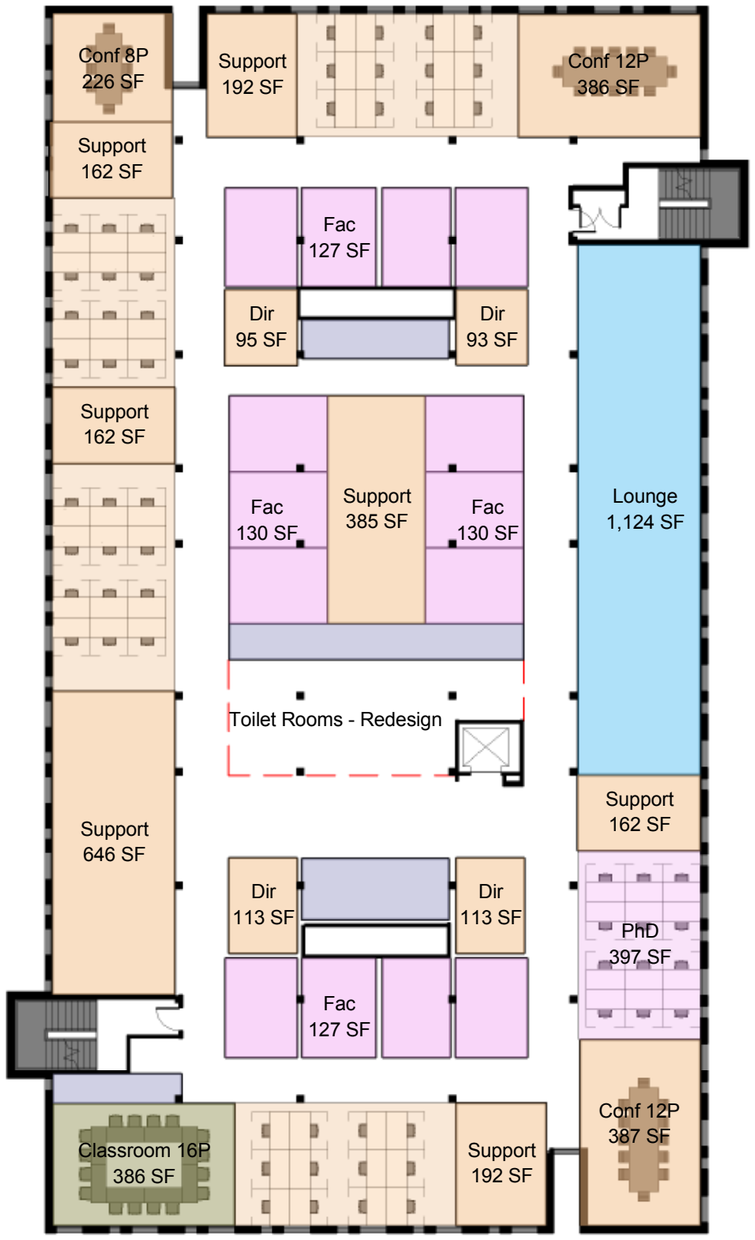
2ND FLOOR PLAN - DIAGRAM
BASE

1" = 20'-0"

A1.08

04.28.2017

Proj. #: 2016013



Total Workstations

14	Faculty
4	Director
54	Research
12	PhD

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LIBRARY

3RD FLOOR PLAN - DIAGRAM
BASE

1" = 20'-0"

A1.09

04.28.2017

Proj. #: 2016013