



A REUSE PLAN FOR COOK COUNTY HOSPITAL

Prepared by the Landmarks Preservation Council of Illinois, April 2003

A Reuse Plan for Cook County Hospital:

A Better and More Cost-Effective Alternative to Demolition

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The Old Cook County Hospital, 1900 W. Harrison St., is one of the most monumental buildings on Chicago's Near West Side. Its ornamental facade, which stretches two blocks in length, is considered one of the city's best examples of Beaux Arts-style architecture.

Built in 1913-14, this eight-story structure was designed by Cook County's Architect Paul Gerhardt, in association with the nationally prominent hospital architectural firm of Richard E. Schmidt, Garden & Martin. Later rear additions date to 1914, 1916 and 1926. The last two additions were designed by Eric Hall, the architect of the Cook County Criminal Courts Building and the since-demolished Chicago Stadium.

The hospital facade features a wealth of ornament, including baroque cartouches, three-story fluted Ionic columns, classical moldings and pediments, and faces of lions, cherubs, and humans. The building's steel frame construction features clay tile fireproofing. It is clad with yellow brick, gray granite, and gray, cream, and yellow-colored terra cotta.

Cook County Hospital is also nationally significant for its role in the medical profession. It was once the nation's largest public hospital; it was known for its modern upper-story surgical suites and sanitary building surfaces; and it was well respected for its indigent care and for its AIDS, burn, and trauma units. Doctors who worked at Cook County Hospital pioneered advancements in the diagnosis of sickle cell anemia, blood banking, indigent care, and modern laboratory work.

The building is scheduled to be demolished in late 2003. Plans are for a new park to be constructed in its place.





Executive Summary

The Current Proposal to Demolish Old Cook County Hospital:

... Represents an unwise use of public money

The proposed demolition of Cook County Hospital will cost the county's taxpayers literally tens of millions of public dollars. An estimated \$20-30 million already has been *budgeted* to first “clean” this and two other buildings of asbestos...only to then “tear” them down.

... Causes the loss of a magnificent and irreplaceable building

Demolition would eliminate the opportunity to reuse this structurally sound and architecturally distinctive building. The replacement cost of the building's exterior brick, granite, and terra cotta facade, alone, would preclude such a highly ornamented structure from ever being constructed again.

... May result in the loss of an existing historic park containing established trees

Redeveloping the site of the old hospital for a new “Central Park” will cost additional public money, which has yet to be budgeted. Creation of this new park design also, we believe, will result in the future redevelopment of the existing “Pasteur Park” (across the street), which features an established grove of 60-year-old trees. The Medical District's master plan, which calls for development on Pasteur Park, fuels this suspicion.

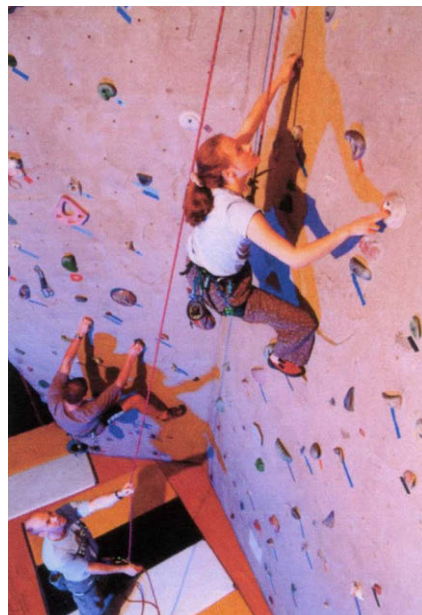
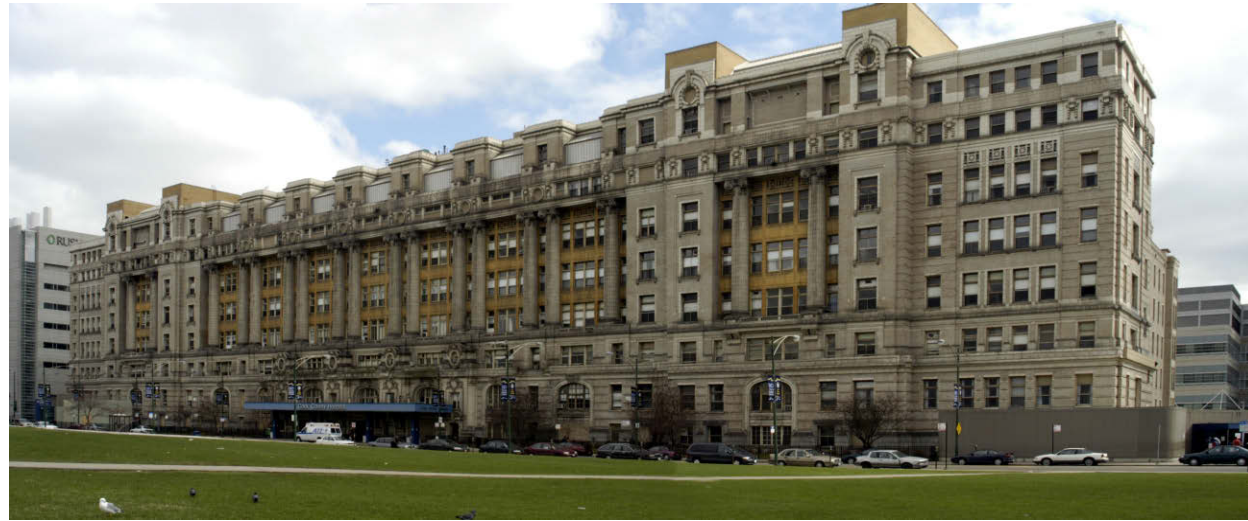
... May result, over the long-term, in the net-loss of area open space

A new Central Park is planned for the old hospital site to meet the area's open space needs, as required by a Planned Development agreement with the City. The location of this new park will be adjacent to the new Stroger Hospital, its parking garage, and the existing Fantus Clinic. Consequently, despite the best intentions of the City, we believe this new park will quickly become subject to redevelopment pressures for the expansion of both facilities and/or their parking garages.

In Contrast, LPCI's Alternative Proposal to Reuse Cook County Hospital:

... Preserves an architecturally distinguished building for future generations

The old Cook County Hospital Building is one of the city's best and largest-scale examples of Beaux Arts-style architecture. Its oldest portions were built 1913-16 and were designed by county architect Paul Gerhardt, in association with Richard E. Schmidt, a nationally known hospital designer. Its facade features a wealth of granite and terra cotta ornamentation, including three-story tall fluted columns, garlands, classical shields, depictions of cupids and lions, and other lavish details.



... Creates new uses to meet the needs of the surrounding community

The proposed mix of uses in a rehabilitated Cook County Hospital will complement the current uses within the Illinois Medical District, while adhering to the requirements of the City's current Planned Development agreement with the IMDC.

More than 320 new residential units would be aimed at doctors, nurses, students, and staff, all of whom work long hours within the Medical Center and need to be close by. As an alternative, one of the three sections of the building could be converted to other housing needs directly related to the medical center, such as for the developmentally disabled, handicapped persons, or visitors.

A 95,000-square foot health and wellness center would address the needs of various rehabilitation clinics, as well as those of District's workers and residents. A conference center could also be incorporated into this portion of the complex. Ground-floor commercial space would be developed in each of the three portions of this building. This retail not only would serve building users, but would address the area's need for quality retail while improving the pedestrian character along Harrison, Wood, and Walcott streets.

... Provides an excellent opportunity for a "phased" redevelopment plan

The old hospital building lends itself well to a staged redevelopment solution. Because of its unique layout (two blocks long with five "wing" additions), the building could be subdivided into three 185-foot-wide sections, each with its own entrance, elevator, and stair cores. This would enable a developer to tackle one section at a time, minimizing disruptions and providing less of a financial risk.

... Encourages the building's private redevelopment

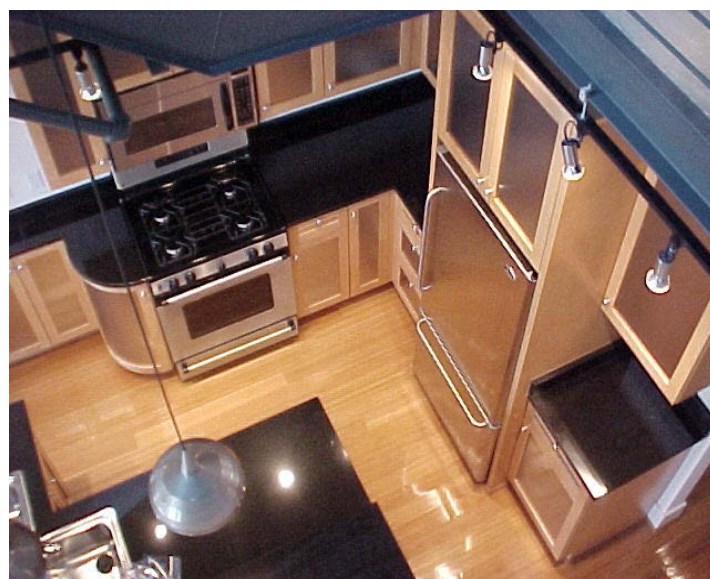
Redevelopment, of course, could be carried out by Cook County government. However, for the purposes of this alternative, and to minimize any risk to taxpayers, we have suggested that the project be turned over to a private developer(s) on a longterm lease at no cost. The county then would reap the property tax revenues generated from this currently tax-exempt parcel.

... Offsets redevelopment costs through rents and preservation incentives.

Our cost analyses, which were conducted by two independent developers, show that the redevelopment costs for the old Cook County Hospital building, including its rear wings, would be an estimated **\$84.5 million** (hard and soft development costs). This translates to approximately \$135/sq.ft., based on 625,000 square feet of gross area. Returns are conservatively calculated at **\$53 million**. We project that this deficit would be met through a combination of federal rehabilitation tax credits, a charitable easement donation, and possible use of the Class L incentive for Chicago Landmarks

... Takes full advantage of the building's unique layout and distinctive history

By dividing the structure and its rear wings into "three buildings," this will result in three separate main entrances, each with their own clear identity. In addition, the linear nature of the main building and its wings results in corridors and room arrangements naturally illuminated and consistent with city building codes. Several unique spaces, such as the original two -story operating rooms on the top floor, could be even more creatively developed and marketed. The building's long storied history related to advances in the modern medical profession should further contribute to this unique marketing cachet.



... Provides the additional flexibility for a new development site

This reuse plan calls for preservation of the entire structure. Another option would be to only retain and reuse the long narrow structures along the north, east, and west sides of the site; i.e., minus the three interior oriented rear wings. Although we believe this solution could possibly limit the use of preservation incentives, it would result in a 1.7-acre development site (400' x 180') behind a rehabilitated U-shaped building plan.

The Reuse Proposal

Cook County Hospital is a significant structure visually, architecturally, and historically. The idea that it would be demolished, with little thought given to its reuse, seems unthinkable in this day and age.

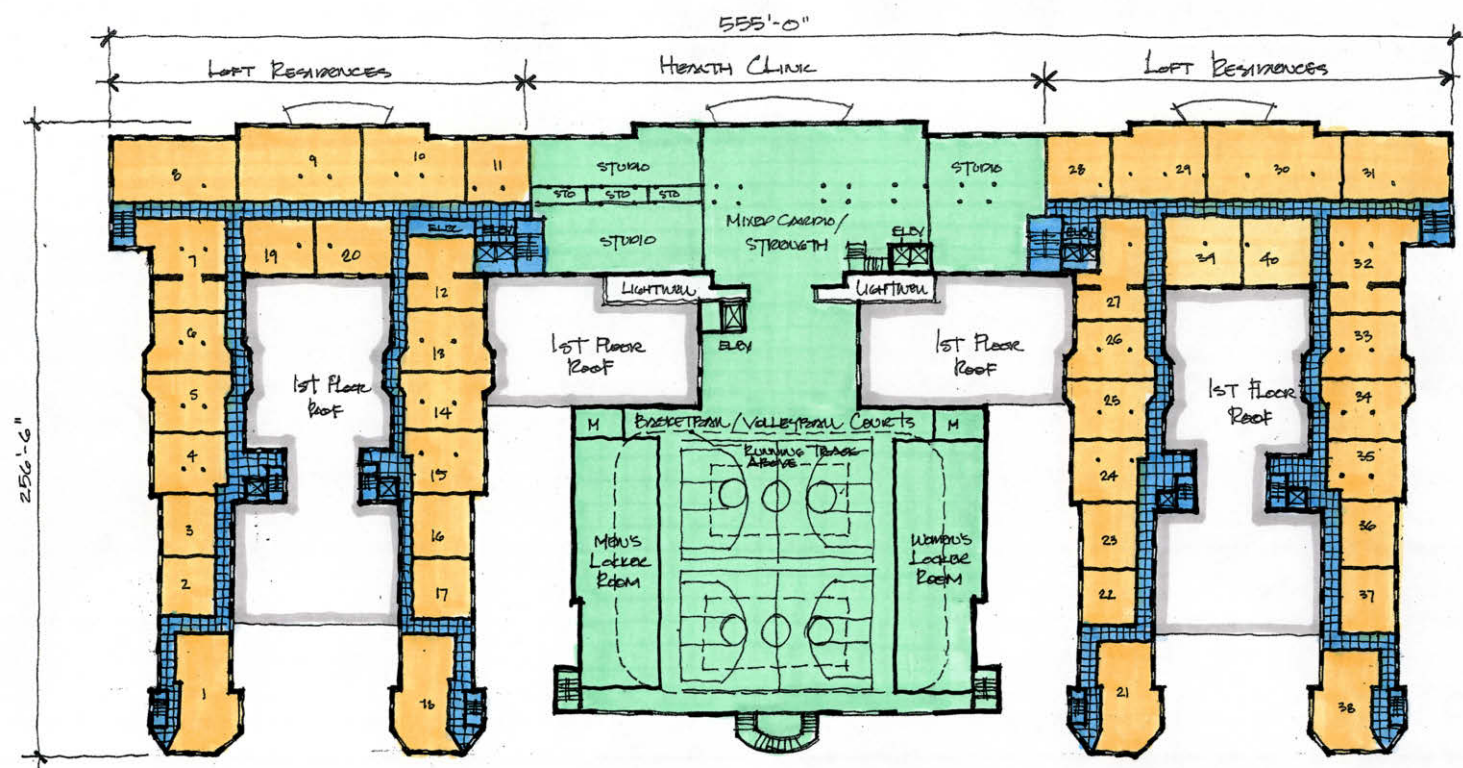
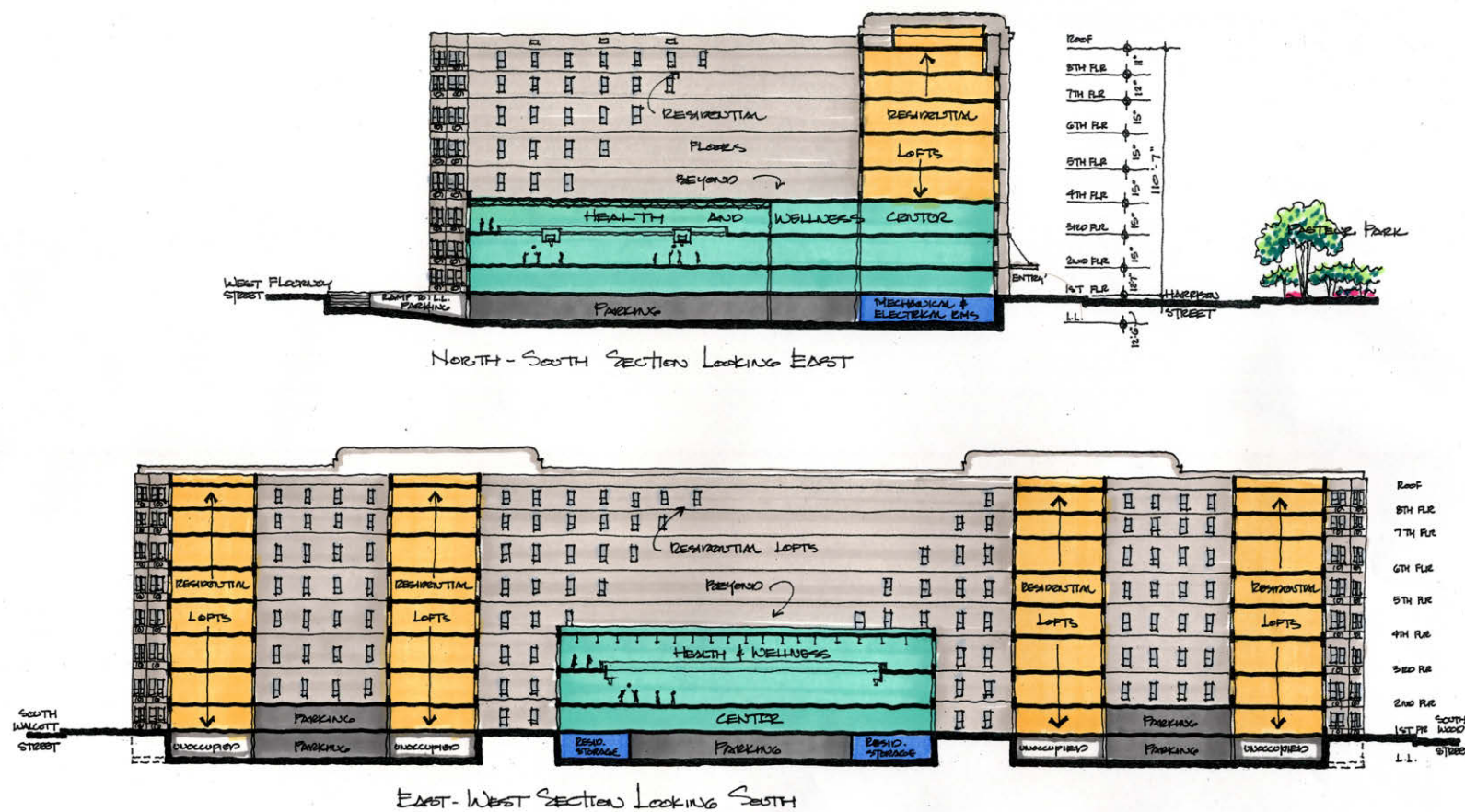
The building's most prominent feature, a 550-foot long Beaux Arts-style front elevation, stretches along a two-block length of Harrison Street. A pair of 256-foot-long rear wings stretch along Wood Street and the former Wolcott Street right of way. Additional rear wings are located between those two ends of the building.

Our redevelopment proposal prepared in collaboration with the Chicago architectural firm, Antunovich Associates, includes the following building features and components:

- Restoration of the beautiful exterior facade.
- Renovation of the building interior.
- Construction of 320 loft residential units within the building.
- Construction of a 95,000 square foot health and wellness facility to serve the entire medical center campus.
- Provisions for parking 150 cars within the building.

The existing structure will be redeveloped as three separate “buildings”, each with its own identifiable entrance from Harrison Street. The two “buildings” at the east and west ends of the existing hospital structure, will each include approximately one-third of the historical main wing along Harrison Street and two of the residential “wings” that extend to the south. These two “buildings” will be stand-alone residential structures, each containing approximately 160 loft residential units along with 50 parking spaces on the basement and first floor levels. Parking and tenant storage will be located in the basement. The entry lobbies will front on Harrison Street, accompanied with generous amenity areas. Separate new elevators will serve the eight residential floors above these main lobbies. The residential “wings” to the south in each building vary between 30 and 40 feet in width, creating single-loaded corridors with spectacular loft apartments.

The center “building” along Harrison Street will be developed as a 95,000 square foot health, wellness and rehabilitation center. This innovative facility will provide state-of-the-art facilities for exercise, recreation, wellness, health and rehabilitation. Cardio exercise equipment will be provided, along with strength equipment, exercise studios, a 180 yard jogging track and two basketball courts. Generous locker rooms along with doctor, nurse and technician offices will be provided. The wellness and rehabilitation aspects of this facility will compliment the hospitals within the medical center, in addition to providing an amenity for all medical center employees. The existing first and second



floor plates of this wing will be reused to create the new health and wellness center. The third floor roof will be removed and replaced with a new lightweight structure that will span the basketball courts and the jogging track.

Area Summary

Listed below is an area summary of the adaptive reuse and redevelopment of the old Cook County Hospital building proposed by LPCI:

Floor	Net Residential	Common Area	Health Club	Parking Area	Unused Area	Total Gross Area
8th	26,820	4,530				31,350
7th	45,377	13,894	-	-	-	59,271
6th	45,377	13,894	-	-	-	59,271
5th	45,377	13,894	-	-	-	59,271
4th	45,377	13,894	-	-	-	59,271
3rd	41,220	13,180	22,800	-	-	77,200
2nd	41,220	13,180	32,775	-	-	87,175
1st	24,200	14,980	39,895	15,600	-	94,675
Bsmt	15,580	22,995	-	26,050	33,050	97,675
Total	330,548	124,441	95,470	41,650	33,050	625,159

320 loft residential units.

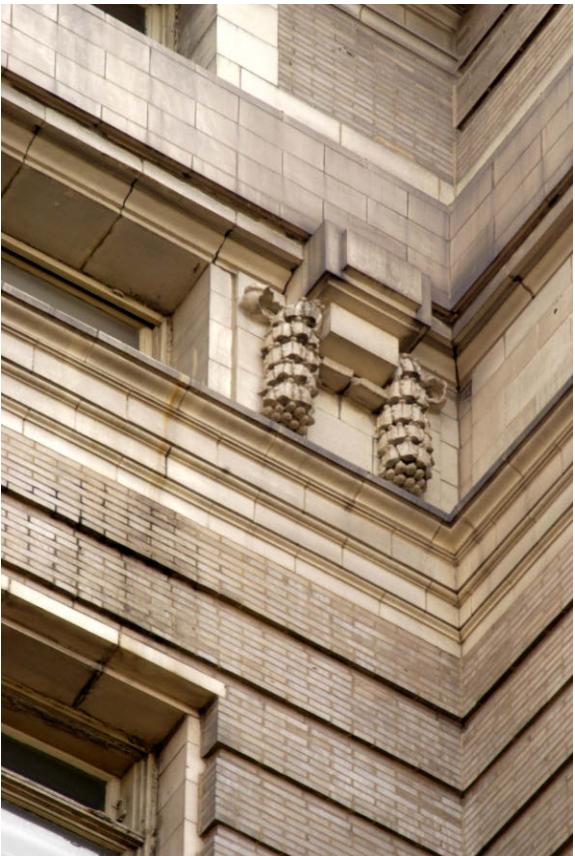
A 95,000 square foot health and wellness center.

Parking for 150 cars.

Cost Analysis

LPCI has worked with two independent developers and a general contractor in formulating the project redevelopment costs for the old Cook County Hospital building. For the purposes of this proposal, we have assumed that the County would convey the building and the underlying land to a private developer for \$1.00. We have also assumed that the County would be responsible for abating the building of all hazardous materials.

Our estimate of construction costs to restore, rehabilitate and construct the new uses within the building is approximately \$66.7 million. Total project costs, including hard and soft costs for the 625,000 gross square foot building, are estimated to be \$84.5 million. Net revenues from the 320 residential units, the health and wellness center and the 150 parking spaces could support financing in the \$55 million to \$60 million range. We believe that this financing "gap" could be met through a combination of federal rehabilitation tax credits (estimated at \$16.9 million), a charitable easement donation (estimated at \$4.45 million), and a modest investor contribution (estimated at \$2.18 million).



Budget Summary

Project Costs:	
Hard Costs	\$ 77,197,211
(Including construction costs, A/E fees, testing, permits, due diligence, tenant improvements)	
Soft Costs	\$ 7,303,195
(Including leasing fees, legal costs, insurance, development expenses)	
Total Project Costs	<u>\$ 84,500,406</u>
Project Financing Sources	
Construction Loan	\$ 60,960,000
Rehabilitation Tax Credits (20%)	\$ 16,900,081
Charitable Easement Donation	\$ 4,457,700
Investor Cash	\$ 2,182,625
Total Financing Sources	<u>\$ 84,500,406</u>

Detailed estimates of these project costs are included on pages 11 and 12 of this document.

Key Questions

Why hasn't reuse of this building been considered previously?

An April 1999 resolution by the Cook County Board noted that conversion of the old hospital to another use “would be very costly” and a non-medical use would “not fit the character of the Medical District.” Furthermore, according to the Medical District's master plan, the site is needed to meet open space coverage requirements, which are currently five percent deficient.

The specifics of a rehab analysis have never been revealed. We also feel there is a wide range of uses that would fit the character of a medical district, including those we have indicated in this study. We also feel that there are other ways to meet the additional five percent of open space requirements, absent leveling an entire building block. This could include proposed expansions to the already existing Pasteur Park.

Our suspicion is that a reuse project of this size and scale was simply considered too difficult to pursue, especially for a county government, and their development advisors, whose main concerns were in building a new hospital building.



Why did LPCI wait until now to announce its reuse proposal?

The topic of Cook County Hospital has been on LPCI's agenda for several years, since shortly after the plans for the new Stronger Hospital were first announced. We formally expressed our concerns in a letter to County Board President John Stroger on August 8, 2000. We met with county officials in February 2001.

After being told by county officials that reuse of the building was not an option, we decided to list the old hospital on our Ten Most Endangered Historic Places in Illinois (April 2001). We then established a special task force in October 2001, which outlined the steps that needed to be taken in developing a reuse alternative, including analysis of master plans, development ordinances, and a building assessment.

During the summer of 2002, an LPCI architectural intern developed scaled drawings of the hospital floor plans using archival documents. Antunovich Associates, in concert with LPCI staff, used this documentation to generate the adaptive reuse plans contained in this publication. Following this step, LPCI sought the advice of two independent development advisors and a general contractor, in order to confirm project cost estimates.

Meanwhile, LPCI and other preservation advocacy groups have continued to list this building as a priority concern. In March of 2003, the building again was listed as one of the state's Ten Most Endangered properties, only the second time a building has been listed twice (the first being Medinah Temple in Chicago).

Is this proposal too late?

If you ask county officials, or their development advisors, they will likely say yes. But, in reality, our redevelopment proposal, as well as those being put forward by other preservation advocates, might actually be “just in time.”

Given the county's current budget constraints, the notion of spending \$20-\$30 million in public money to demolish this and other adjacent buildings (including a power plant and Children's Hospital) might be considered excessive by many taxpayers. A proposal, instead, to reuse these buildings might prove to be a more common sense approach in these times of budget and staff cutbacks.

Furthermore, the building still is standing and no plans have been put forward for reuse of the parcel apart from open space.

What about the public money that already has been spent on this effort?

It is our understanding that much of the “demolition contract” thus far has focused on planning efforts, including building documentation, utility relocation plans, and asbestos removal. All of these initiatives would have to be done regardless of whether the building is demolished or reused.

The money to demolish the building has not yet been spent.

Is the size or shape of this building a deterrent?

We feel the opposite is true. The size of the main building and its rear wings actually lays out well for the various uses we explored, including residential. The main building (facing Harrison Street) is wide enough to accommodate a double-loaded central corridor. Each side of the building has rows of windows for natural light and ventilation.

Four of the wings lay out with single-loaded corridors, again with rows of windows offering light and ventilation facing a central courtyard. The center rear wing, which is the largest block of existing space, works well for a health and wellness facility and club

The building's eight-story height is actually well scaled for the uses we have outlined and are served by the series of elevators off of each of the three main service cores.

Are there any interior constraints to a wholesale "gut" job?

Our analysis of the building's structural condition indicates there are very few constraints to a wholesale rehabilitation effort. The steel frame column spacing is fairly regular. Ceilings are adequate height. And the spacing of windows can be adapted to a variety of interior room arrangements.

Why save the entire building, rather than just the original portion facing Harrison Street?

We considered this as an option, but felt that retention of the five rear wings would provide more rehabilitation and re-use options, particularly if various preservation economic incentives are used.

Furthermore, the rear wings are attractive and sound structures. They were built shortly after the main building, designed by a prominent architecture firm (Schmidt, Garden & Martin), and are constructed of high quality materials. They also are nicely proportioned and designed, and they provide a strong street presence for Wood and Wolcott Street (extended). The wings surround expansive light courts, which would be ideal for office or residential units.

Obviously, demolition of the rear wings, particularly the centermost three, would open up a large building site behind the original structure. However, as we investigated various reuse options, we felt that there was a lot of potential for redevelopment of the existing "wings."

Are there other comparable large-scale institutional buildings that have been adapted for new uses?

In Chicago and other Midwest cities, there are several examples of large-scale institutional and commercial buildings that have been rehabilitated and converted to residential and other uses. Among these buildings are:

The Montgomery Ward Warehouse,
619 West Chicago Avenue, Chicago.

This massive building, 717 feet in length along the Chicago River, was recently converted to residential and commercial use. A large parking facility was also constructed within the building. The building was originally constructed in 1908 and was designed by Richard E. Schmidt, Garden & Martin, architects for the old Cook County Hospital building.

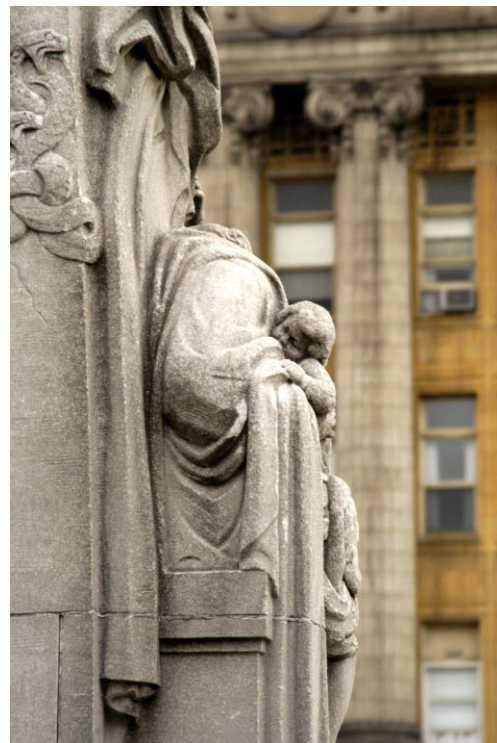
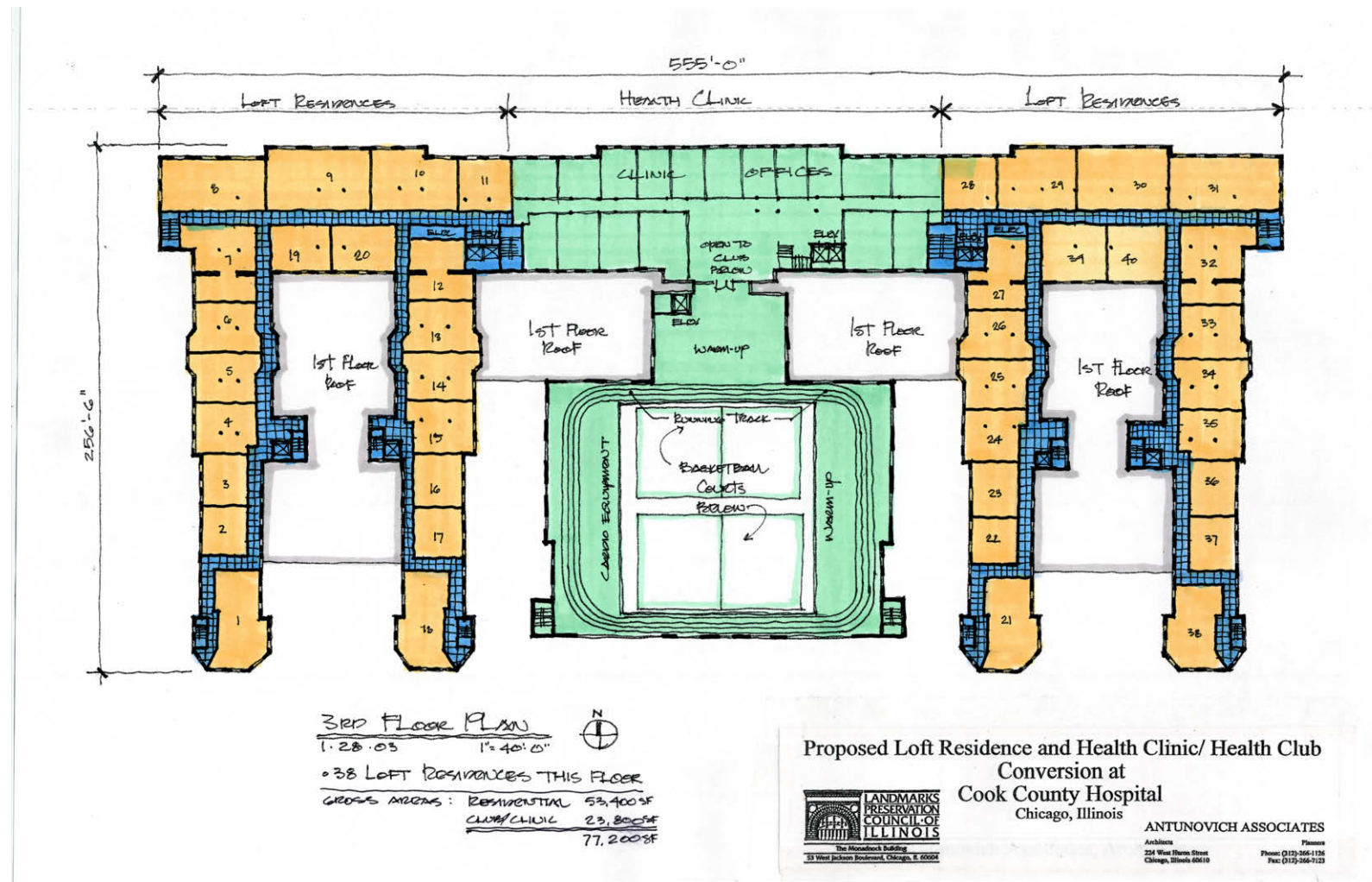
Traverse City Community Hospital ,
Traverse City, Michigan.

This 350,000 square foot hospital, constructed in 1880, has undergone restoration and rehabilitation in recent years. The hospital now houses residential and commercial uses and a large community theater.

Milwaukee County Hospital.

Wauwatosa, Wisconsin,

The Milwaukee County Hospital, construction in 1890 on expansive grounds in Wauwatosa, Wisconsin, has been renovated for adaptive re-use. Several community related functions have been incorporated in the historic old hospital building, including a public school.





American Furniture Mart,
680 North Lake Shore Drive, Chicago.
This enormous building was converted in 1984 to house apartments, office, parking and retail stores. The building originally housed furniture showrooms on large expansive floor plates.
City of Chicago Central Office Building,
320 North Clark Street, Chicago.
This former warehouse building most recently housed offices and courtrooms for the City of Chicago. This massive institutional building is currently being renovated to house residential units and vibrant retail spaces on the first two floors.

Why would a private developer be interested in this project?

Cook County Hospital is located in a rapidly developing part of Chicago's Near West Side. As part of the growing Illinois Medical District, this area has hundreds of thousands of employees, students, residents and visitors. A full range of uses are conceivable for such a location, including those outlined in this report.

In addition, a developer would discover that this building, as a historic structure, would be eligible for a variety of financial incentives. For example, if the building were listed on the National Register of Historic Places (which it is very likely eligible), these incentives would include federal tax credits, local property tax freezes, and a conservation easement donation. If designated a Chicago Landmark (which it also is very likely eligible for), these incentives could include permit fee waivers, a Class L property tax reclassification, and other local financial mechanisms.

If this building is not torn down, what about the proposed new public park?

A beautiful park already exists across the street, north of the existing main building. Developed in the 1940s, "Pasteur Park" features a grove of 60 year-old trees, a system of walkways, and an Art Deco style monument. Its landscaping could be extended to the west if a heliport was relocated. Furthermore, maintaining and enhancing this existing park would be less expensive than developing a new park on the old hospital site.

Cook County Hospital
Proposed Adaptive Re-use Development
Project Stabilized Pro-forma

Tenants				Net Rentable		PSF	
				Minimum Rent	Square Feet	Rent	TT's
Floor 1	Health Club & Clinic (Net)			598,425	39,895	15.00	15.00
Floor 2	Health Club & Clinic (Net)			491,625	32,775	15.00	15.00
Floor 3	Health Club & Clinic (Net)			182,400	22,800	8.00	10.00
Basement	Residential Rental (Gross)	\$ 1.95		364,572	15,580	23.40	-
Floor 1	Residential Rental (Gross)	\$ 1.95		566,280	24,200	23.40	-
Floor 2	Residential Rental (Gross)	\$ 1.95		964,548	41,220	23.40	-
Floor 3	Residential Rental (Gross)	\$ 2.05		1,014,012	41,220	24.60	-
Floor 4	Residential Rental (Gross)	\$ 2.05		1,116,274	45,377	24.60	-
Floor 5	Residential Rental (Gross)	\$ 2.05		1,116,274	45,377	24.60	-
Floor 6	Residential Rental (Gross)	\$ 2.15		1,170,727	45,377	25.80	-
Floor 7	Residential Rental (Gross)	\$ 2.15		1,170,727	45,377	25.80	-
Floor 8	Residential Rental (Gross)	\$ 2.15		691,956	26,820	25.80	-
Total				9,447,820	426,018	1,318,050	
Other Income							
Parking (106 Stalls - Net)				130,000			
Total Other Income				130,000			
Expenses							
Common Area Expense PSF				\$ 6.00	(1,983,288)		
Real Estate Taxes PSF				\$ 4.50	(1,487,466)		
Vacancy %				7%	(661,347)		
Total Expenses					(4,132,101)		
Net Operating Income					5,445,718		
Total Cost				52,884,190			
Stabilized Cash Flow Yield				10.30%			

¹ Vacancy assumed at 7% for total SF (including retail and residential).
² Tenant spaces and square footage based on data dated 2/10/03.

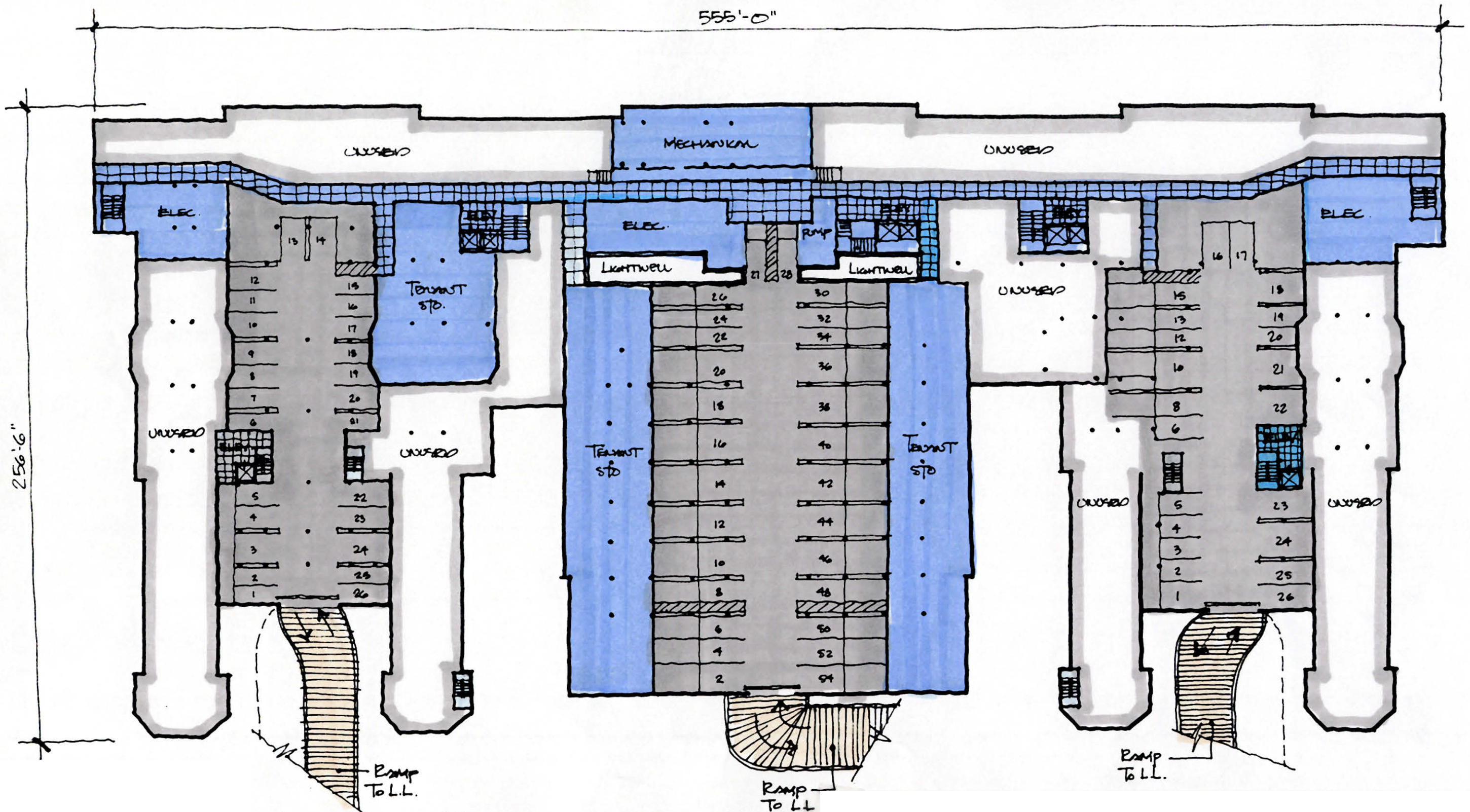
Cook County Hospital
Proposed Adaptive Re-use Development
Project Budget

Gross Rentable Area	625,160			
Net Rentable Area	426,018			
Efficiency Factor	68.1%			
Parking Ratio				
	Budget	Per GSF	Per NSF	Qualifying Tax Credit
HARD COSTS				
Property Acquisition	1	0.00	0.00	
Due Diligence	175,000	0.28	0.41	175,000
Construction				
Site Work & Demolition	4,550,810	7.28	10.68	4,550,810
Exterior Restoration	11,100,000	17.76	26.06	11,100,000
Roofing Systems	1,207,680	1.93	2.83	1,207,680
General Requirements	5,200,000	8.32	12.21	5,200,000
Reconstruction	4,000,960	6.40	9.39	4,000,960
Interiors	14,280,995	22.84	33.52	14,280,995
Others (See Note below)	19,414,165	31.05	45.57	19,414,165
Fees, Taxes Insurance	7.00% 4,182,823	6.69	9.82	4,182,823
Contingency	5.00% 2,987,731	4.78	7.01	2,987,731
Subtotal hard costs	66,925,163	107.05	157.09	
Environmental Remediation	1	0.00	0.00	1
Other Construction	1,350,599	2.16	3.17	1,350,599
Testing Inspection	844,125	1.35	1.98	844,125
Survey/Permits	675,300	1.08	1.59	675,300
Architecture Engineering	6.1% 4,051,898	6.48	9.51	4,051,898
Other Consultants	1,857,074	2.97	4.36	1,857,074
Hard Cost Contingency	0.0%	-	-	-
Tenant Improvements	1,318,050	2.11	3.09	1,318,050
TOTAL HARD COSTS	77,197,211	123.48	181.21	
SOFT COSTS				
Residential Leasing Fees/Marketing	1,239,555	1.98	2.91	1,239,555
Legal, Title & Recording	500,000	0.80	1.17	500,000
Property Taxes	1	0.00	0.00	1
Builders Risk & Liability Insurance	200,000	0.32	0.47	200,000
Development Management	3.7% 2,840,867	4.54	6.67	2,840,867
Development Expenses	250,000	0.40	0.59	250,000
Finance/Placement Fees	2.0% 1,650,000	2.64	3.87	1,650,000
Start up Costs	275,000	0.44	0.65	275,000
Soft Cost Contingency	347,772	0.56	0.82	347,772
Construction Period Interest		-	-	
TOTAL SOFT COSTS	7,303,195	11.68	17.14	84,500,405
TOTAL USES OF FUNDS	84,500,406	135.17	198.35	
SOURCES				
Construction Loan	60,960,000	97.51	143.09	72.1%
Operating Deficit Letter of Credit		-	-	0.0%
Rehab Tax Credits	20% * 16,900,081	27.03	39.67	20.0%
Charitable Easement Donation	4,457,700	7.13	10.46	5.3%
Investor cash	2,182,625	3.49	5.12	2.6%
TOTAL SOURCES	84,500,406	135.17	198.35	100.0%
* Cannot use both class L and rehab credits				

Cook County Hospital
Proposed Adaptive Re-use Development
Estimate Of Construction Costs.

phase	item	quantity	unit	unit cost	total	\$/sf
A01	general requirements/temporary construction	104	weeks	50,000.00	5,200,000	8.32
					-	-
B01	Site preparation - demolition	625,160	sf	3.50	2,188,060	3.50
B01	Site preparation - abatement	625,160	sf		by others	
					-	-
C05	Reconstruction				-	-
	Construct new 100' x 100' opening	1	estimate	250,000.00	250,000	0.40
	Fill existing openings, create new shafts,					
	level floors, parking ramps and openings,					
	etc.	625,160	sf	6.00	3,750,960	6.00
					-	-
D01	Façade Alterations				-	-
	Replace windows (32% façade area)	120,000	sf	50.00	6,000,000	9.60
	Point, patch and clean masonry	255,000	sf	20.00	5,100,000	8.16
					-	-
D02	Roofing, flashing and waterproofing	142,080	sf	8.50	1,207,680	1.93
					-	-
E01	Interiors				-	-
	Parking	41,650	sf	5.50	229,075	0.37
	Health club	98,050	sf	50.00	4,902,500	7.84
	Residential units	450,409	sf	30.00	13,512,270	21.61
	"Unused" space	33,050	sf	3.00	99,150	0.16
					-	-
F01	Equipment	625,160	sf	0.50	312,580	0.50
					-	-
G01	Stairs				-	-
	New stairs at health club	8	flights	15,000.00	120,000	0.19
	Refurbish existing stairs (assumed to be					
	legal)	84	flights	7,500.00	630,000	1.01
					-	-
G02	Elevators				-	-
	High-rise elevators	8	each	175,000.00	1,400,000	2.24
	Low-rise (health club) elevators	1	each	120,000.00	120,000	0.19
	Freight elevator (not shown)	1	each	300,000.00	300,000	0.48
					-	-

H01	Plumbing	625,160	sf	11.00	6,876,760	11.00
					-	-
H02	Fire protection	625,160	sf	2.00	1,250,320	2.00
					-	-
H03	HVAC				-	-
	Residential HVAC	450,409	sf	5.00	2,252,045	3.60
	Health club HVAC	98,050	sf	12.00	1,176,600	1.88
	Garage ventilation/heat	41,650	sf	3.00	124,950	0.20
					-	-
H04	Electrical				-	-
	Building electrical system	625,160	sf	4.50	2,813,220	4.50
	Residential wiring/lighting	450,409	sf	5.00	2,252,045	3.60
	Health club wiring/lighting	98,050	sf	10.00	980,500	1.57
	Parking	41,650	sf	2.50	104,125	0.17
	Fire alarm/life safety system	625,160	sf	2.00	1,250,320	2.00
S01	Site improvements				-	-
	Streetscape including sidewalks, trees,					
	furnishings, lights, etc.	1,660	lineal ft	400.00	664,000	1.06
	Other site improvements	57,950	sf	25.00	1,448,750	2.32
	Utilities	1	allowance	250,000.00	250,000	0.40
	Subtotal				66,765,910	106.80
	Fees, taxes, insurance	7	%		4,673,614	7.48
	Subtotal				71,439,524	114.27
	Contingency	5	%		3,571,976	5.71
	Total				75,011,500	119.99



BASEMENT PLAN
1.28.03 1"=40'-0"

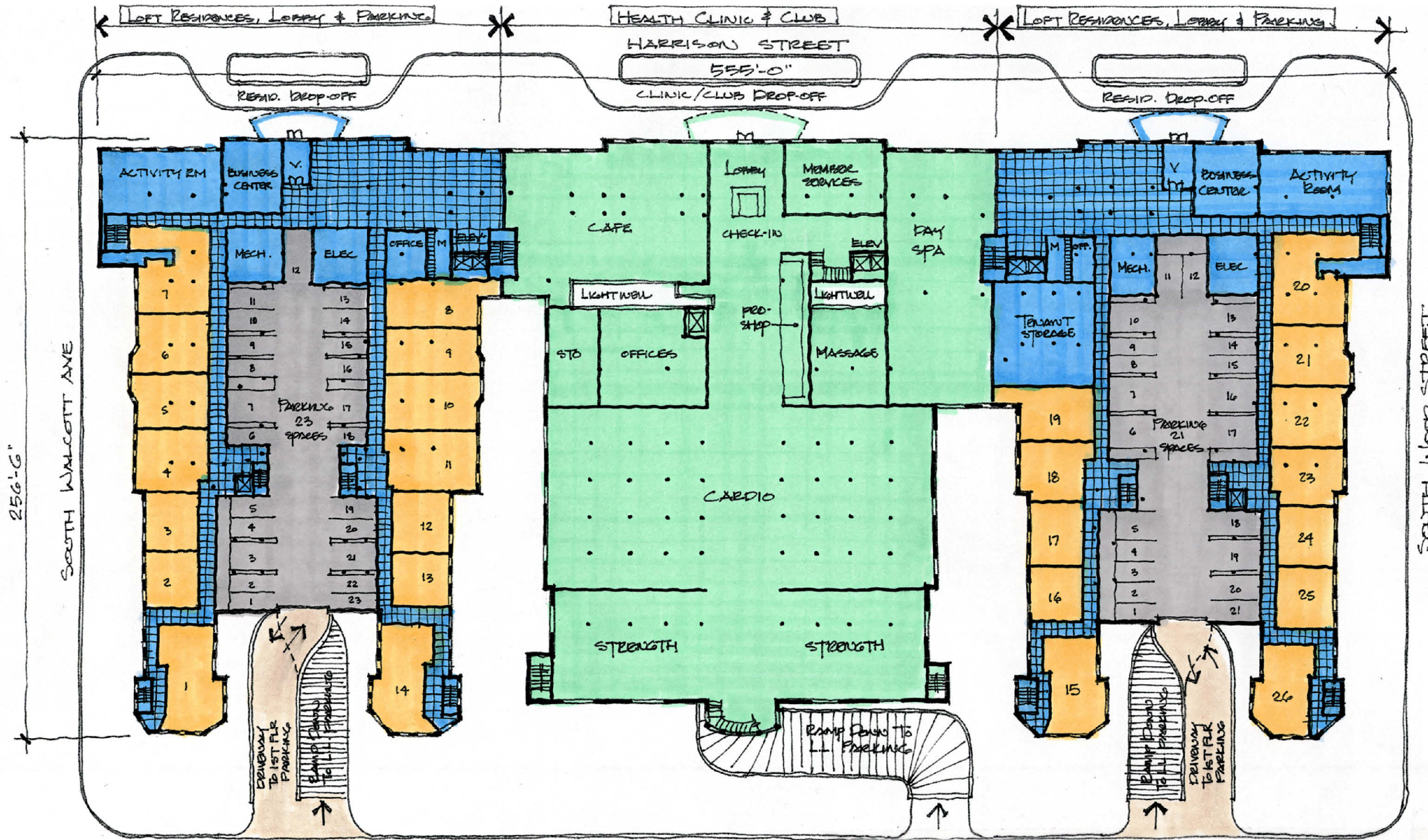
• 106 PARKING SPACES

GROSS AREAS:	RESIDENTIAL	36,575 SF
	PARKING	24,050 SF
	UNUSED	23,050 SF
	TOTAL	83,675 SF

Proposed Loft Residence and Health Clinic/Health Club
Conversion at
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GROSS AREAS
 RESIDENCES: 38,600 SF
 PARKING 15,600 SF
 CLINIC 40,475 SF
 94,675 SF

1st Floor Plan / Site Plan

1-28-03

1"=40'-0"

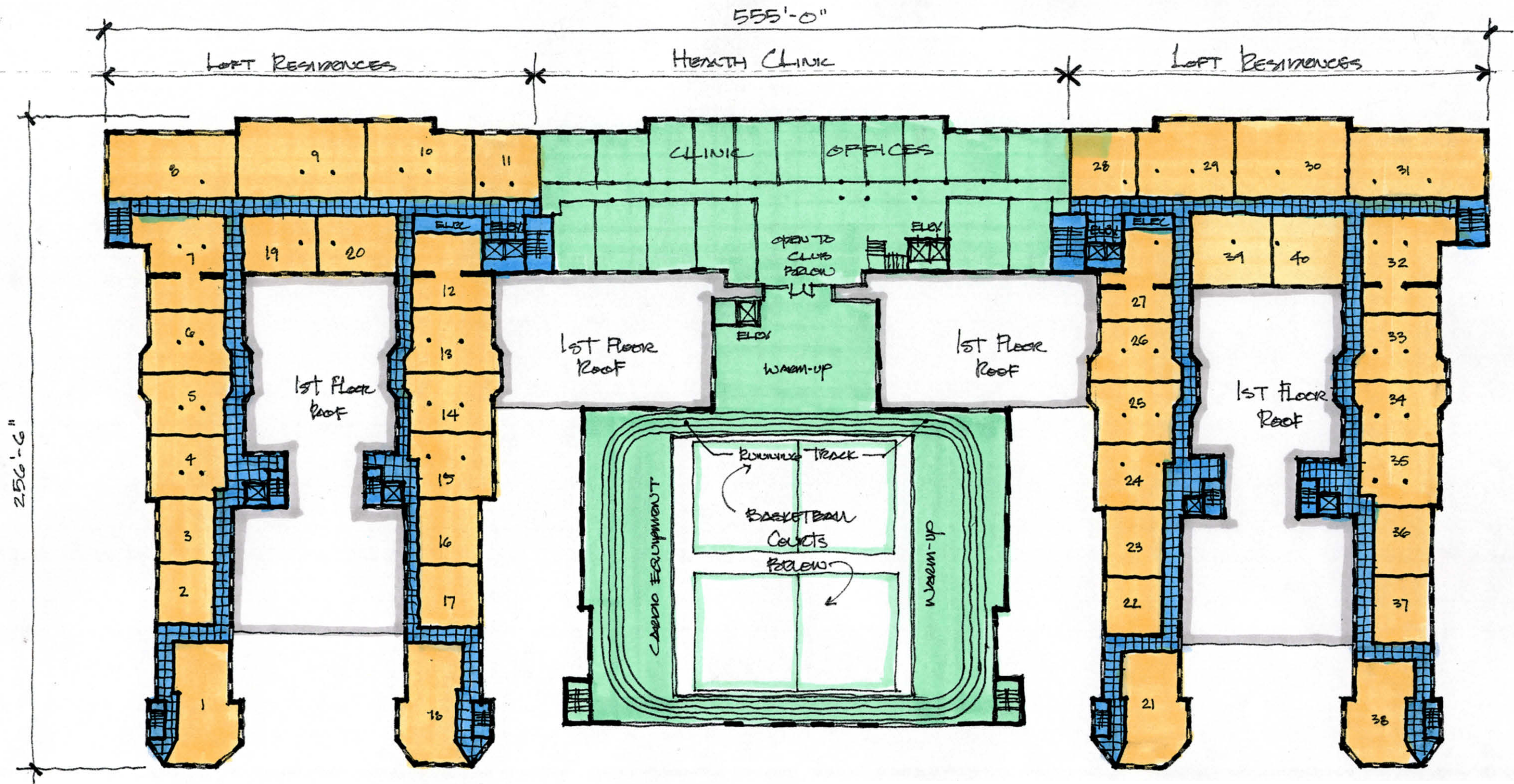


- 26 LOFT RESIDENCES THIS FLOOR / 320 RESIDENCES TOTAL
- 44 PARKING SPACES THIS FLOOR / 150 SPACES TOTAL

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3RD FLOOR PLAN
1.28.03 1"=40'-0"



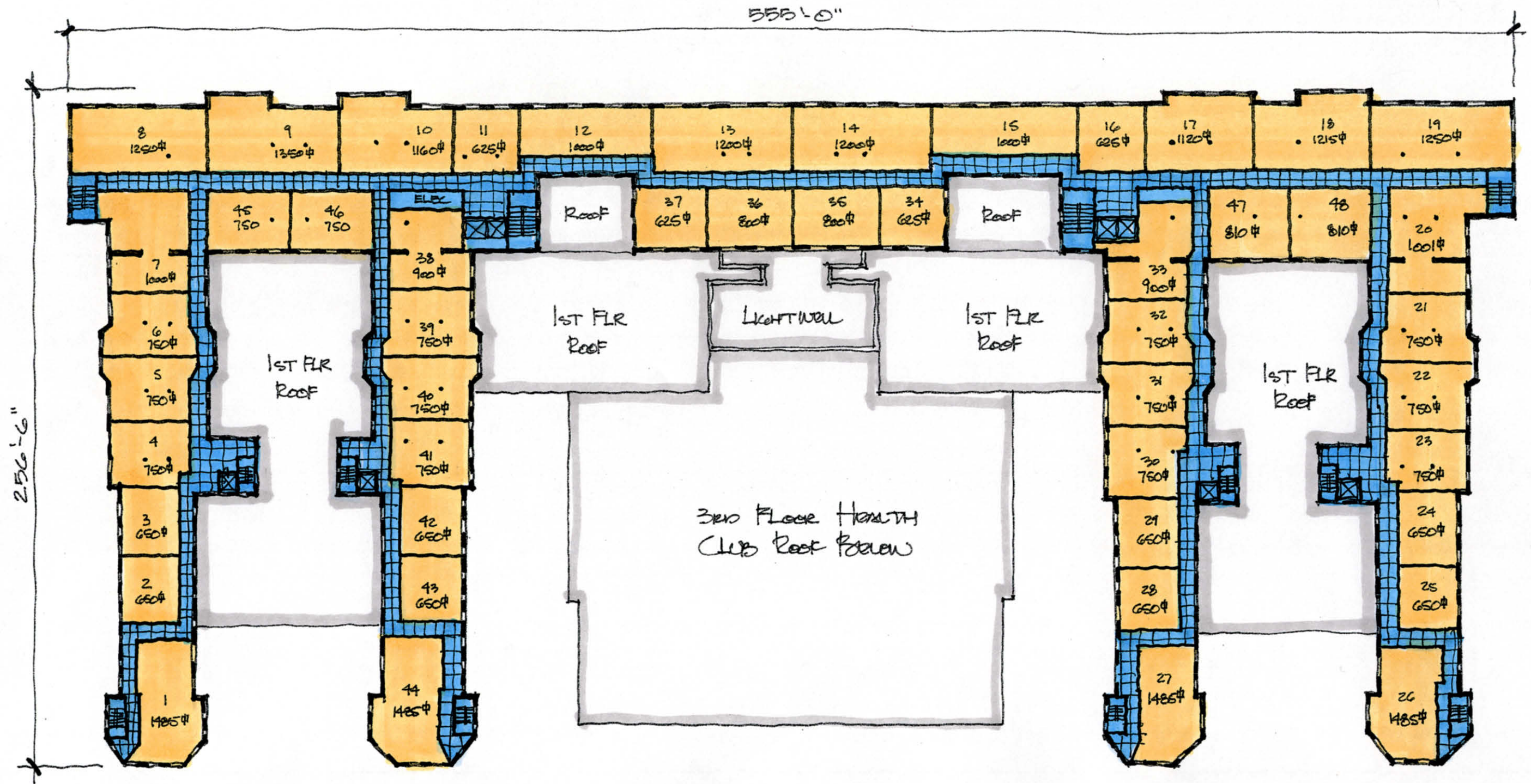
• 38 LOFT RESIDENCES THIS FLOOR

GROSS AREAS: RESIDENTIAL 53,400 SF
CLUB/CLINIC 23,800 SF
77,200 SF

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TYPICAL LOFT RESIDENCE FLOOR PLAN,
LEVELS 4, 5, 6 & 7

1.28.03

1"=40'-0"



• 48 LOFTS RESIDENCES PER FLOOR

GROSS AREAS: RESIDENTIAL 59,271 SF x 4 = 237,084 SF
(LEVELS 4, 5, 6, 7)

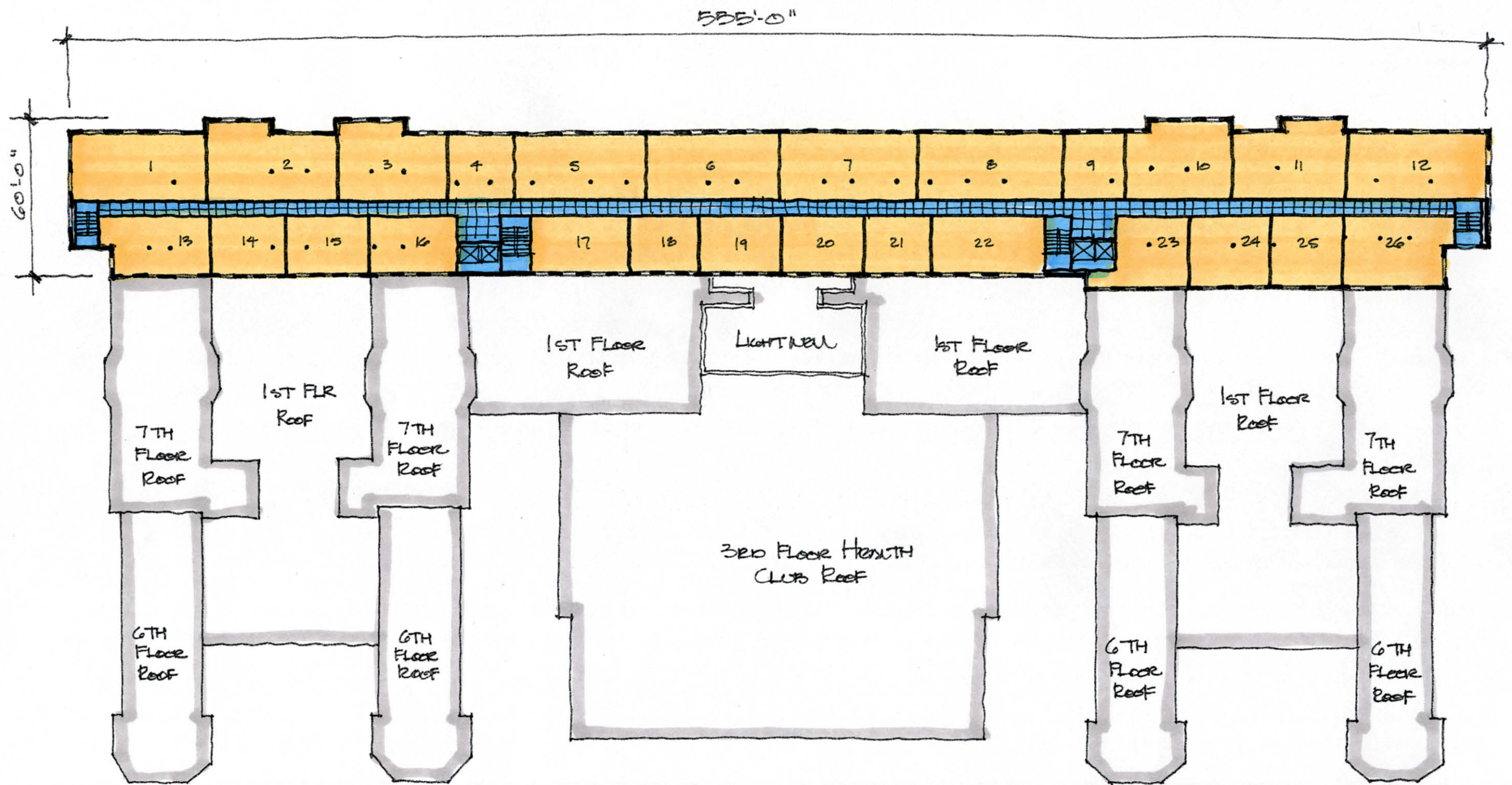
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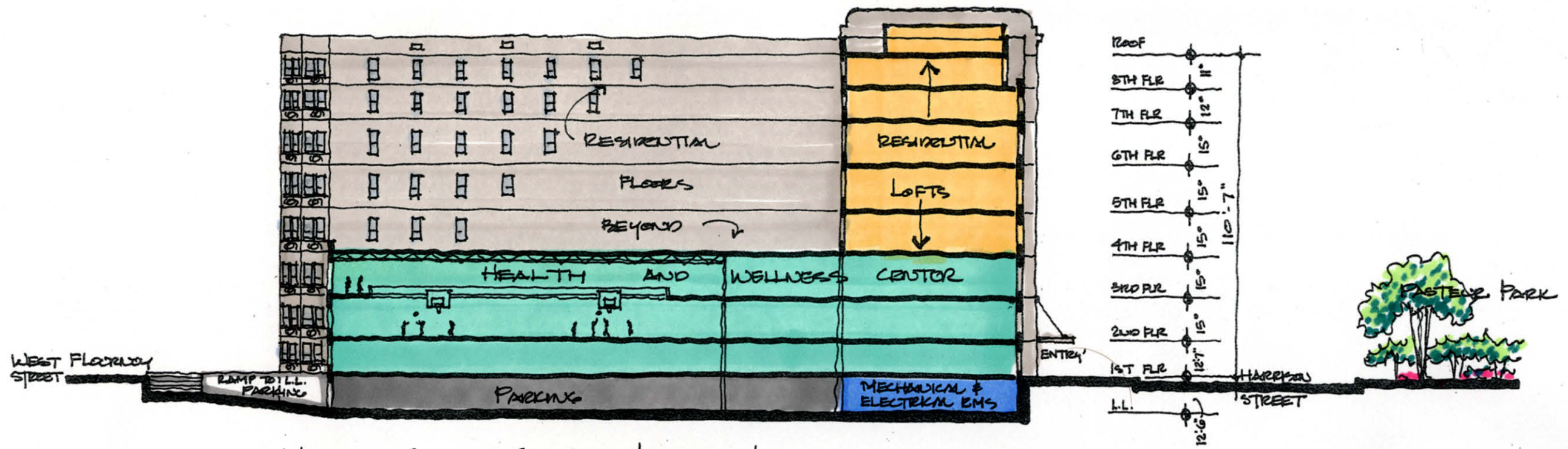
8TH FLOOR PLAN 
1.28.03 1"=40'-0"

• 26 LOFT RESIDENCES THIS FLOOR
GROSS AREAS: RESIDENTIAL 31350 SF

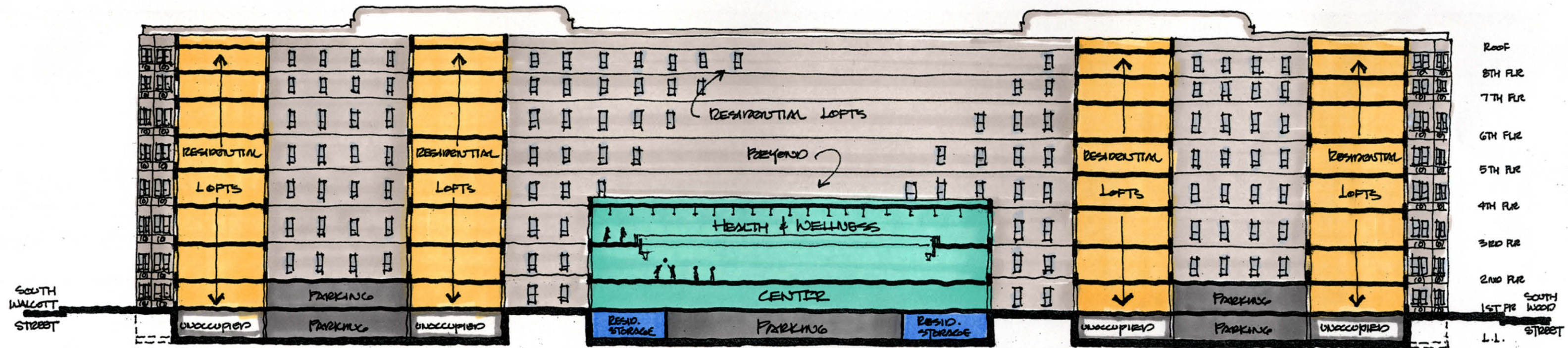
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NORTH-SOUTH SECTION LOOKING EAST



EAST-WEST SECTION LOOKING SOUTH

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