26-038

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ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD

CERTIFICATE OF NEED PERMIT APPLICATION

FEBRUARY 2024 EDITION

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ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD
525 WEST JEFFERSON STREET, 2nd FLOOR
SPRINGFIELD, ILLINOIS 62761
(217) 782-3516

ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD
APPLICATION FOR PERMIT

SECTION I. IDENTIFICATION, GENERAL INFORMATION, AND CERTIFICATION

This Section must be completed for all projects.

Facility/Project Identification

Facility Name: **Chicago South Side Birth Center**
Street Address: **8301 S. South Shore Drive**
City and Zip Code: **Chicago, IL 60617**
County: **Cook** Health Service Area: **Obstetrics** Health Planning Area: **A-03**

Applicant(s) [Provide for each applicant (refer to Part 1130.220)]

Exact Legal Name: **Chicago South Side Birth Center**
Street Address: **8301 S. South Shore Drive**
City and Zip Code: **Chicago, IL 60617**
Name of Registered Agent: **Jeanine Valrie Logan**
Registered Agent Street Address: **P.O. Box 436913**
Registered Agent City and Zip Code: **Chicago, IL 60643**
Name of Chief Executive Officer: **Jeanine Valrie Logan**
CEO Street Address: **P.O. Box 436913**
CEO City and Zip Code: **Chicago, IL 60643**
CEO Telephone Number: **773-791-6462**

Type of Ownership of Applicants

☒	Non-profit Corporation	☐	Partnership		
☐	For-profit Corporation	☐	Governmental		
☐	Limited Liability Company	☐	Sole Proprietorship	☐	Other

- Corporations and limited liability companies must provide an **Illinois certificate of good standing.**
- Partnerships must provide the name of the state in which they are organized and the name and address of each partner specifying whether each is a general or limited partner.

APPEND DOCUMENTATION AS ATTACHMENT 1 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Primary Contact [Person to receive ALL correspondence or inquiries]

Name: **Jeanine Valrie Logan**
Title: **Executive Director**
Company Name: **Chicago South Side Birth Center**
Address: **P.O. Box 436913, Chicago, IL 60643**
Telephone Number: **773-791-6462**
E-mail Address: **jeanine@chicagosouthsidebirthcenter.org**
Fax Number: **N/A**

Additional Contact [Person who is also authorized to discuss the application for permit]

Name: **Nikki Helms**
Title: **Director of Midwifery**

Company Name: **Chicago South Side Birth Center**
Address: **P.O. Box 436913**
Telephone Number: **(619) 964-3901**
E-mail Address: **nikki@chicagosouthsidebirthcenter.org**
Fax Number: **N/A**

Post Permit Contact

[Person to receive all correspondence after permit issuance-**THIS PERSON MUST BE EMPLOYED BY THE LICENSED HEALTH CARE FACILITY AS DEFINED AT 20 ILCS 3960**]

Name: **Jeanine Valrie Logan**
Title: **Executive Director**
Company Name: **Chicago South Side Birth Center**
Address: **P.O. Box 436913, Chicago, IL 60643**
Telephone Number: **773-791-6462**
E-mail Address: **jeanine@chicagosouthsidebirthcenter.org**
Fax Number: **N/A**

Site Ownership

[Provide this information for each applicable site]

Exact Legal Name of Site Owner: **Chicago South Side Birth Center**
Address of Site Owner: **8301 S. South Shore Drive, Chicago, IL 60617**
Street Address or Legal Description of the Site: **Proof of ownership or control of the site is to be provided as Attachment 2. Examples of proof of ownership are property tax statements, tax assessor's documentation, deed, notarized statement of the corporation attesting to ownership, an option to lease, a letter of intent to lease, or a lease.**
APPEND DOCUMENTATION AS ATTACHMENT 2, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Operating Identity/Licensee

[Provide this information for each applicable facility and insert after this page.]

Exact Legal Name:
Address:
☒ Non-profit Corporation ☐ Partnership ☐ For-profit Corporation ☐ Governmental ☐ Limited Liability Company ☐ Sole Proprietorship ☐ Other o Corporations and limited liability companies must provide an Illinois Certificate of Good Standing. o Partnerships must provide the name of the state in which organized and the name and address of each partner specifying whether each is a general or limited partner. o **Persons with 5 percent or greater interest in the licensee must be identified with the % of ownership.**
APPEND DOCUMENTATION AS ATTACHMENT 3, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Organizational Relationships

Provide (for each applicant) an organizational chart containing the name and relationship of any person or entity who is related (as defined in Part 1130.140). If the related person or entity is participating in the development or funding of the project, describe the interest and the amount and type of any financial contribution.

APPEND DOCUMENTATION AS ATTACHMENT 4, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Flood Plain Requirements

[Refer to application instructions.]

Provide documentation that the project complies with the requirements of Illinois Executive Order #2006-5 pertaining to construction activities in special flood hazard areas. As part of the flood plain requirements, please provide a map of the proposed project location showing any identified floodplain areas. Floodplain maps can be printed at **www.FEMA.gov** or **www.illinoisfloodmaps.org**. **This map must be in a readable format**. In addition, please provide a statement attesting that the project complies with the requirements of Illinois Executive Order #2006-5 (http://www.hfsrb.illinois.gov). **NOTE:** A SPECIAL FLOOD HAZARD AREA AND 500-YEAR FLOODPLAIN DETERMINATION FORM has been added at the conclusion of this Application for Permit that must be completed to deem a project complete.

APPEND DOCUMENTATION AS ATTACHMENT 5, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Historic Resources Preservation Act Requirements

[Refer to application instructions.]

Provide documentation regarding compliance with the requirements of the Historic Resources Preservation Act.

APPEND DOCUMENTATION AS ATTACHMENT 6, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

DESCRIPTION OF PROJECT

1. Project Classification

[Check those applicable - refer to Part 1110.20 and Part 1120.20(b)]

Part 1110 Classification :

☒ Substantive

☐ Non-substantive

2. Narrative Description

In the space below, provide a brief narrative description of the project. Explain **WHAT** is to be done in **State Board defined terms**, **NOT WHY** it is being done. If the project site does NOT have a street address, include a legal description of the site. Include the rationale regarding the project's classification as substantive or non-substantive.

This project is for the establishment of a freestanding birth center in Chicago, Illinois. In accordance with 210 ILCS 3/35 Alternative Healthcare Delivery Act (or the Act), the proposed birth center will meet the definition set forth in the act as follows:

"a designated site, other than a hospital:

1. in which births are planned to occur following a normal, uncomplicated, and low-risk pregnancy;

2. that is not the pregnant person's usual place of residence;

3. that is exclusively dedicated to serving the childbirth-related needs of pregnant persons and their newborns, and has no more than 10 beds;

4. that offers prenatal care and community education services and coordinates these services with other health care services available in the community; and

5. that does not provide general anesthesia or surgery."

The proposed birth center will do business as Chicago South Side Birth Center (or CSSBC), and will offer an out of hospital birth service to those who are low risk and who want to choose a safe alternative and a comfortable environment to give birth, that minimizes interventions, is cost-effective, and located within their community. CSSBC will employ Certified Nurse Midwives and other licensed and credentialed health care providers to meet the needs of our clients. We will offer community education classes that will include topics on childbirth education, breastfeeding, new parents/newborn care, and postpartum self-care.

The proposed birth center is a 7,315 square foot building located at 8301 S. South Shore Dr., Chicago, IL 60617. CSSBC is the owner of this property which was formerly an operating church. Renovations to the birth center will be conducted in accordance with IDPH licensing requirements and will include three birth rooms, 3 clinic rooms that will be used for prenatal visits, antenatal testing, a nurses station, staff offices, an on-call room, a family and kitchen area, a community room, and will include an addition for an elevator and stairs.

This proposed birth center is a substantial project because it is offering a new service not otherwise offered on the south side of Chicago (Illinois Health Planning Area A-03). CSSBC will be the first birth center located on Chicago's south side in the A-03 Planning Area, the boundaries within Cook County. CSSBC will be the sixth Birth Center in the state to be developed.

Project Costs and Sources of Funds

Complete the following table listing all costs (refer to Part 1120.110) associated with the project. When a project or any component of a project is to be accomplished by lease, donation, gift, or other means, the fair market or dollar value (refer to Part 1130.140) of the component must be included in the estimated project cost. If the project contains non-reviewable components that are not related to the provision of health care, complete the second column of the table below. Note, the use and sources of funds must be equal.

Project Costs and Sources of Funds			
USE OF FUNDS	**CLINICAL**	**NONCLINICAL**	**TOTAL**
Preplanning Costs	$57,325		$57,325
Site Survey and Soil Investigation	$27,122		$27,122
Site Preparation			
Off Site Work			
New Construction Contracts			
Modernization Contracts	$6,635,001		$6,635,001
Contingencies	$654,910		$654,910
Architectural/Engineering Fees	$362,890		$362,890
Consulting and Other Fees	$53,012		$53,012
Movable or Other Equipment (not in construction contracts)			
Bond Issuance Expense (project related)			
Net Interest Expense During Construction (project related)			
Fair Market Value of Leased Space or Equipment			
Other Costs to Be Capitalized	$647,602.96		$647,602.96
Acquisition of Building or Other Property (excluding land)	$465,129		$465,129
TOTAL USES OF FUNDS	$8,902,992		$8,902,992
SOURCE OF FUNDS	**CLINICAL**	**NONCLINICAL**	**TOTAL**
Cash and Securities	$4,103,992		$4,103,992
Pledges	$0		$0
Gifts and Bequests	$0		$0
Bond Issues (project related)	$0		
Mortgages	$0		
Leases (fair market value)	$0		
Governmental Appropriations	$0		
Grants	$4,799,000		$4,799,00
Other Funds and Sources	$0		$0
TOTAL SOURCES OF FUNDS	$8,902,992		$8,902,992
NOTE: ITEMIZATION OF EACH LINE ITEM MUST BE PROVIDED AT ATTACHMENT 7, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.			

Note from Applicant: **Contracts for architect, modernization contracts, payouts, and Draw Schedule in Appendices A-D.**

Related Project Costs

Provide the following information, as applicable, with respect to any land related to the project that will be or has been acquired during the last two calendar years:

Land acquisition is related to project ☐ Yes ☒ No
Purchase Price: $_____
Fair Market Value: $_____

The project involves the establishment of a new facility or a new category of service
☐ Yes ☐ No

If yes, provide the dollar amount of all **non-capitalized** operating start-up costs (including operating deficits) through the first full fiscal year when the project achieves or exceeds the target utilization specified in Part 1100.

Estimated start-up costs and operating deficit cost is $ **8,902,992**.

Project Status and Completion Schedules

For facilities in which prior permits have been issued please provide the permit numbers.

Indicate the stage of the project's architectural drawings:

☐ None or not applicable ☐ Preliminary
☐ Schematics ☒ Final Working

Anticipated project completion date (refer to Part 1130.140): **March 1, 2028**

Indicate the following with respect to project expenditures or to financial commitments (refer to Part 1130.140):

☒ Purchase orders, leases or contracts pertaining to the project have been executed.
☐ Financial commitment is contingent upon permit issuance. Provide a copy of the contingent "certification of financial commitment" document, highlighting any language related to CON Contingencies
☐ Financial Commitment will occur after permit issuance.

APPEND DOCUMENTATION AS ATTACHMENT 8, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

State Agency Submittals [Section 1130.620(c)]

Are the following submittals up to date as applicable?
☐ Cancer Registry
☐ APORS

☐ All formal document requests such as IDPH Questionnaires and Annual Bed Reports been submitted
☐ All reports regarding outstanding permits
Failure to be up to date with these requirements will result in the application for permit being deemed incomplete.

Note from applicant: **No response from the applicant due to this section not being applicable to birth centers.**

Cost Space Requirements

Provide in the following format, the **Departmental Gross Square Feet (DGSF)** or the **Building Gross Square Feet (BGSF)** and cost. The type of gross square footage either **DGSF** or **BGSF** must be identified. The sum of the department costs **MUST** equal the total estimated project costs. Indicate if any space is being reallocated for a different purpose. Include outside wall measurements plus the departments or area's portion of the surrounding circulation space. **Explain the use of any vacated space.**

Not Reviewable Space [i.e., non-clinical]: *means an area for the benefit of the patients, visitors, staff, or employees of a health care facility and not directly related to the diagnosis, treatment, or rehabilitation of persons receiving services from the health care facility. "Non-clinical service areas" include, but are not limited to, chapels; gift shops; newsstands; computer systems; tunnels, walkways, and elevators; telephone systems; projects to comply with life safety codes; educational facilities; student housing; patient, employee, staff, and visitor dining areas; administration and volunteer offices; modernization of structural components (such as roof replacement and masonry work); boiler repair or replacement; vehicle maintenance and storage facilities; parking facilities; mechanical systems for heating, ventilation, and air conditioning; loading docks; and repair or replacement of carpeting, tile, wall coverings, window coverings or treatments, or furniture. Solely for the purpose of this definition, "non-clinical service area" does not include health and fitness centers.* [20 ILCS 3960/3]

		Gross Square Feet		Amount of Proposed Total Gross Square Feet That Is:			
Dept. / Area	Cost	Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
REVIEWABLE							
Medical Surgical							
Intensive Care							
Diagnostic Radiology							
MRI							
Total Clinical							
NON-REVIEWABLE							
Administrative							
Parking							
Gift Shop							
Total Non-clinical							
TOTAL							

APPEND DOCUMENTATION AS ATTACHMENT 9, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Note from applicant: **No response from the applicant due to this section not being applicable to birth centers.**

Facility Bed Capacity and Utilization

Complete the following chart, as applicable. Complete a separate chart for each facility that is a part of the project and insert the chart after this page. Provide the existing bed capacity and utilization data for the latest **Calendar Year for which data is available. Include observation days in the patient day totals for each bed service.** Any bed capacity discrepancy from the Inventory will result in the application being deemed **incomplete**.

FACILITY NAME:		**CITY:**			
REPORTING PERIOD DATES:		**From:**	**to:**		
Category of Service	**Authorized Beds**	**Admissions**	**Patient Days**	**Bed Changes**	**Proposed Beds**
Medical/Surgical					
Obstetrics					
Pediatrics					
Intensive Care					
Comprehensive Physical Rehabilitation					
Acute/Chronic Mental Illness					
Neonatal Intensive Care					
General Long-Term Care					
Specialized Long-Term Care					
Long Term Acute Care					
Other ((identify)					
TOTALS:					

Note from applicant: **No response from the applicant due to this section not being applicable to birth centers.**

CERTIFICATION

The Application must be signed by the authorized representatives of the applicant entity. Authorized representatives are:

- o in the case of a corporation, any two of its officers or members of its Board of Directors.
- o in the case of a limited liability company, any two of its managers or members (or the sole manager or member when two or more managers or members do not exist).
- o in the case of a partnership, two of its general partners (or the sole general partner, when two or more general partners do not exist).
- o in the case of estates and trusts, two of its beneficiaries (or the sole beneficiary when two or more beneficiaries do not exist); and
- o in the case of a sole proprietor, the individual that is the proprietor.

This Application is filed on the behalf of _Chicago South Side Birth Center___* in accordance with the requirements and procedures of the Illinois Health Facilities Planning Act. The undersigned certifies that he or she has the authority to execute and file this Application on behalf of the applicant entity. The undersigned further certifies that the data and information provided herein, and appended hereto, are complete and correct to the best of his or her knowledge and belief. The undersigned also certifies that the fee required for this application is sent herewith or will be paid upon request.

SIGNATURE

Jeanine Valrie Logan
PRINTED NAME

Executive Director
PRINTED TITLE

Notarization:
Subscribed and sworn to before me
this 15 day of July 2026

Signature of Notary

Seal

"OFFICIAL SEAL"
MARIA G. MENDEZ
Notary Public, State of Illinois
My Commission Expires Aug. 02, 2026

SIGNATURE

Carla M. Kupe, Esq.
PRINTED NAME

Board Chair
PRINTED TITLE

Notarization:
Subscribed and sworn to before me
this 15 day of July 2026

Signature of Notary

Seal

"OFFICIAL SEAL"
MARIA G. MENDEZ
Notary Public, State of Illinois
My Commission Expires Aug. 02, 2026

*Insert the EXACT legal name of the applicant

SECTION II. DISCONTINUATION

This Section is applicable to the discontinuation of a health care facility or the discontinuation of more than one category of service in a 6-month period. If the project is solely for a discontinuation of a health care facility the **Background of the Applicant(s) and Purpose of Project MUST** be addressed. **A copy of the Notices listed in Item 7 below MUST be submitted with this Application for Discontinuation https://www.ilga.gov/legislation/ilcs/documents/002039600K8.7.htm**

Criterion 1110.290 – Discontinuation

READ THE REVIEW CRITERION and provide the following information:

GENERAL INFORMATION REQUIREMENTS

1. Identify the categories of service and the number of beds, if any that are to be discontinued.
2. Identify all the other clinical services that are to be discontinued.
3. Provide the anticipated date of discontinuation for each identified service or for the entire facility.
4. Provide the anticipated use of the physical plant and equipment after the discontinuation occurs.
5. Provide the anticipated disposition and location of all medical records pertaining to the services being discontinued and the length of time the records will be maintained.
6. Provide copies of the notices that were provided to the local media that would routinely be notified about facility events.
7. **For applications involving the discontinuation of an entire facility, provide copies of the notices that were sent to the municipality in which the facility is located, the State Representative and State Senator of the district in which the health care facility is located, the Director of Public Health, and the Director of Healthcare and Family Services. These notices shall have been made at least 30 days prior to filing of the application.**
8. For applications involving the discontinuation of an entire facility, certification by an authorized representative that all questionnaires and data required by HFSRB or DPH (e.g., annual questionnaires, capital expenditures surveys, etc.) will be provided through the date of discontinuation, and that the required information will be submitted no later than 90 days following the date of discontinuation.

REASONS FOR DISCONTINUATION

The applicant shall state the reasons for the discontinuation and provide data that verifies the need for the proposed action. See criterion 1110.290(b) for examples.

IMPACT ON ACCESS

1. Document whether the discontinuation of each service or of the entire facility will have an adverse effect upon access to care for residents of the facility's market area.
2. Document that a written request for an impact statement was received by all existing or approved health care facilities (that provide the same services as those being discontinued) located within the **geographic service area**.

APPEND DOCUMENTATION AS ATTACHMENT 10, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Note from applicant: **No response from the applicant due to this section not being applicable.**

SECTION III. BACKGROUND, PURPOSE OF THE PROJECT, AND ALTERNATIVES - INFORMATION REQUIREMENTS

This Section is applicable to all projects except those that are solely for discontinuation with no project costs.

1110.110(a) – Background of the Applicant

READ THE REVIEW CRITERION and provide the following required information:

BACKGROUND OF APPLICANT

1. A listing of all health care facilities owned or operated by the applicant, including licensing, and certification if applicable.

2. A listing of all health care facilities currently owned and/or operated in Illinois, by any corporate officers or directors, LLC members, partners, or owners of at least 5% of the proposed health care facility.

3. For the following questions, please provide information for each applicant, including corporate officers or directors, LLC members, partners, and owners of at least 5% of the proposed facility. A health care facility is considered owned or operated by every person or entity that owns, directly or indirectly, an ownership interest.

    a. A certified listing of any adverse action taken against any facility owned and/or operated by the applicant, directly or indirectly, during the three years prior to the filing of the application.

    b. A certified listing of each applicant, identifying those individuals that have been cited, arrested, taken into custody, charged with, indicted, convicted, or tried for, or pled guilty to the commission of any felony or misdemeanor or violation of the law, except for minor parking violations; or the subject of any juvenile delinquency or youthful offender proceeding. Unless expunged, provide details about the conviction, and submit any police or court records regarding any matters disclosed.

    c. A certified and detailed listing of each applicant or person charged with fraudulent conduct or any act involving moral turpitude.

    d. A certified listing of each applicant with one or more unsatisfied judgements against him or her.

    e. A certified and detailed listing of each applicant who is in default in the performance or discharge of any duty or obligation imposed by a judgment, decree, order or directive of any court or governmental agency.

4. Authorization permitting HFSRB and DPH access to any documents necessary to verify the information submitted, including, but not limited to official records of DPH or other State agencies; the licensing or certification records of other states, when applicable, and the records of nationally recognized accreditation organizations. **Failure to provide such authorization shall constitute an abandonment or withdrawal of the application without any further action by HFSRB.**

5. If, during a given calendar year, an applicant submits more than one application for permit, the documentation provided with the prior applications may be utilized to fulfill the information requirements of this criterion. In such instances, the applicant shall attest that the information was previously provided, cite the project number of the prior application, and certify that no changes have occurred regarding the information that has been previously provided. The applicant can submit amendments to previously submitted information, as needed, to update and/or clarify data.

APPEND DOCUMENTATION AS ATTACHMENT 11, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM. EACH ITEM (1-4) MUST BE IDENTIFIED IN ATTACHMENT 11.

Criterion 1110.110(b) & (d)

PURPOSE OF PROJECT

1. Document that the project will provide health services that improve the health care or well-being of the market area population to be served.
2. Define the planning area or market area, or other relevant area, per the applicant's definition.
3. Identify the existing problems or issues that need to be addressed as applicable and appropriate for the project.
4. Cite the sources of the documentation.
5. Detail how the project will address or improve the previously referenced issues, as well as the population's health status and well-being.
6. Provide goals with quantified and measurable objectives, with specific timeframes that relate to achieving the stated goals **as appropriate**.

For projects involving modernization, describe the conditions being upgraded, if any. For facility projects, include statements of the age and condition of the project site, as well as regulatory citations, if any. For equipment being replaced, include repair and maintenance records.

NOTE: Information regarding the "Purpose of the Project" will be included in the State Board Staff Report.

APPEND DOCUMENTATION AS ATTACHMENT 12, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM. EACH ITEM (1-6) MUST BE IDENTIFIED IN ATTACHMENT 12.

ALTERNATIVES

1) Identify **ALL** the alternatives to the proposed project.

Alternative options **must** include:

A) Proposing a project of greater or lesser scope and cost.

B) Pursuing a joint venture or similar arrangement with one or more providers or entities to meet all or a portion of the project's intended purposes; developing alternative settings to meet all or a portion of the project's intended purposes.

C) Utilizing other health care resources that are available to serve all or a portion of the population proposed to be served by the project; and

D) Provide the reasons why the chosen alternative was selected.

2) Documentation shall consist of a comparison of the project to alternative options. The comparison shall address issues of total costs, patient access, quality, and financial benefits in both the short-term (within one to three years after project completion) and long-term. This may vary by project or situation. **FOR EVERY ALTERNATIVE IDENTIFIED, THE TOTAL PROJECT COST AND THE REASONS WHY THE ALTERNATIVE WAS REJECTED MUST BE PROVIDED.**

3) The applicant shall provide empirical evidence, including quantified outcome data that verifies improved quality of care, as available.

APPEND DOCUMENTATION AS ATTACHMENT 13. IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

SECTION IV. PROJECT SCOPE, UTILIZATION, AND UNFINISHED/SHELL SPACE

Criterion 1110.120 - Project Scope, Utilization, and Unfinished/Shell Space

READ THE REVIEW CRITERION and provide the following information:

SIZE OF PROJECT:

1. Document that the amount of physical space proposed for the proposed project is necessary and not excessive. **This must be a narrative and it shall include the basis used for determining the space and the methodology applied.**

2. If the gross square footage exceeds the BGSF/DGSF standards in Appendix B, justify the discrepancy by documenting one of the following:

   a. Additional space is needed due to the scope of services provided, justified by clinical or operational needs, as supported by published data or studies and certified by the facility's Medical Director.

   b. The existing facility's physical configuration has constraints or impediments and requires an architectural design that delineates the constraints or impediments.

   c. The project involves the conversion of existing space that results in excess square footage.

   d. Additional space is mandated by governmental or certification agency requirements that were not in existence when Appendix B standards were adopted.

Provide a narrative for any discrepancies from the State Standard. A table must be provided in the following format with Attachment 14.

SIZE OF PROJECT				
DEPARTMENT/SERVICE	PROPOSED BGSF/DGSF	STATE STANDARD	DIFFERENCE	MET STANDARD?
Birth Room	247-323 sq ft per birth room	Max 2750 bgsf per birth room*	Under by 2427-2503 sq ft	Yes

APPEND DOCUMENTATION AS ATTACHMENT 14, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

PROJECT SERVICES UTILIZATION:

This criterion is applicable only to projects or portions of projects that involve services, functions, or equipment for which HFSRB has established utilization standards or occupancy targets in 77 Ill. Adm. Code 1100.

Document that in the second year of operation, the annual utilization of the service or equipment shall meet or exceed the utilization standards specified in 1110.Appendix B. **A narrative of the rationale that supports the projections must be provided.**

A table must be provided in the following format with Attachment 15.

UTILIZATION					
	DEPT./ SERVICE	HISTORICAL UTILIZATION (PATIENT DAYS) (TREATMENTS) ETC.	PROJECTED UTILIZATION	STATE STANDARD	MEET STANDARD?
YEAR 1					

YEAR 2					

APPEND DOCUMENTATION AS ATTACHMENT 15, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

***Note from applicant:* No response from the applicant due to this section not being applicable to birth centers.**

UNFINISHED OR SHELL SPACE:

Provide the following information:

1. Total gross square footage (GSF) of the proposed shell space.
2. The anticipated use of the shell space, specifying the proposed GSF to be allocated to each department, area, or function.
3. Evidence that the shell space is being constructed due to:
   a. Requirements of governmental or certification agencies; or
   b. Experienced increases in the historical occupancy or utilization of those areas proposed to occupy the shell space.
4. Provide:
   a. Historical utilization for the area for the latest five-year period for which data is available; and
   b. Based upon the average annual percentage increase for that period, projections of future utilization of the area through the anticipated date when the shell space will be placed into operation.

APPEND DOCUMENTATION AS ATTACHMENT 16, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

***Note from applicant:* No response from the applicant due to this section not being applicable to birth centers.**

ASSURANCES:

Submit the following:

1. Verification that the applicant will submit to HFSRB a CON application to develop and utilize the shell space, regardless of the capital thresholds in effect at the time or the categories of service involved.
2. The estimated date by which the subsequent CON application (to develop and utilize the subject shell space) will be submitted; and
3. The anticipated date when the shell space will be completed and placed into operation.

APPEND DOCUMENTATION AS ATTACHMENT 17, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Note from applicant: **No response from the applicant due to this section not being applicable to birth centers.**

SECTION V. - MASTER DESIGN AND RELATED PROJECTS

This Section is applicable only to proposed master design and related projects.

Criterion 1110.235(a) - System Impact of Master Design

Read the criterion and provide documentation that addresses the following:

1. The availability of alternative health care facilities within the planning area and the impact that the proposed project and subsequent related projects will have on the utilization of such facilities.

2. How the services proposed in future projects will improve access to planning area residents.

3. What the potential impact upon planning area residents would be if the proposed services were not replaced or developed.

4. The anticipated role of the facility in the delivery system including anticipated patterns of patient referral, any contractual or referral agreements between the applicant and other providers that will result in the transfer of patients to the applicant's facility.

Criterion 1110.235(b)-Master Plan or Related Future Projects

Read the criterion and provide documentation regarding the need for all beds and services to be developed and document the improvement in access for each service proposed. Provide the following:

1. The anticipated completion date(s) for the future construction or modernization projects; and

2. Evidence that the proposed number of beds and services is consistent with the need assessment provisions of Part 1100; or documentation that the need for the proposed number of beds and services is justified due to such factors, but not limited to:

   a. limitation on government funded or charity patients that are expected to continue.

   b. restrictive admission policies of existing planning area health care facilities that are expected to continue.

   c. the planning area population is projected to exhibit indicators of medical care problems such as average family income below poverty levels or projected high infant mortality.

3. Evidence that the proposed beds and services will meet or exceed the utilization targets established in Part 1100 within two years after completion of the future construction of modernization project(s), based upon:

   a. historical service/beds utilization levels.
   b. projected trends in utilization (include the rationale and projection assumptions used in such projections).
   c. anticipated market factors such as referral patterns or changes in population characteristics (age, density, wellness) that would support utilization projections; and anticipated changes in delivery of the service due to changes in technology, care delivery techniques or physician availability that would support the projected utilization levels.

Criterion 1110.235(c) - Relationship to Previously Approved Master Design Projects

READ THE CRITERION which requires that projects submitted pursuant to a master design permit are consistent with the approved master design project. Provide the following documentation:

1. Schematic architectural plans for all construction or modification approved in the master design permit.

2. The estimated project cost for the proposed projects and also for the total construction/modification projects approved in the master design permit.

3. An item-by-item comparison of the construction elements (i.e., site, number of buildings, number of floors, etc.) in the proposed project to the approved master design project.

4. A comparison of proposed beds and services to those approved under the master design permit.

APPEND DOCUMENTATION AS ATTACHMENT 18, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

SECTION VI. SERVICE SPECIFIC REVIEW CRITERIA

Note from applicant: **Pages 23-50 of Section V.I. A- V.I. N are not included because they do not apply to birth center projects. Similarly, attachments 19-32 are not included either, as they do not apply to birth center projects.**

After identifying the applicable review criteria for each category of service involved, read the criteria, and provide the required information APPLICABLE TO THE CRITERIA THAT MUST BE ADDRESSED:

A. Criterion 1110.200 - Medical/Surgical, Obstetric, Pediatric and Intensive Care

1. Applicants proposing to establish, expand and/or modernize the Medical/Surgical, Obstetric, Pediatric and/or Intensive Care categories of service must submit the following information:

2. Indicate bed capacity changes by Service: Indicate # of beds changed by action(s):

Category of Service	# Existing Beds	# Proposed Beds
☐ **Medical/Surgical**		
☐ **Obstetric**		
☐ **Pediatric**		
☐ **Intensive Care**		

3. READ the applicable review criteria outlined below and **submit the required documentation for the criteria:**

APPLICABLE REVIEW CRITERIA	Establish	Expand	Modernize
1110.200(b)(1) - Planning Area Need - 77 Ill. Adm. Code 1100 (Formula calculation)	X		
1110.200(b)(2) - Planning Area Need - Service to Planning Area Residents	X	X	
1110.200(b)(3) - Planning Area Need - Service Demand - Establishment of Category of Service	X		
1110.200(b)(4) - Planning Area Need - Service Demand - Expansion of Existing Category of Service		X	
1110.200(b)(5) - Planning Area Need - Service Accessibility	X		

APPLICABLE REVIEW CRITERIA	Establish	Expand	Modernize
1110.200(c)(1) - Unnecessary Duplication of Services	X		
1110.200(c)(2) - Maldistribution	X	X	
1110.200(c)(3) - Impact of Project on Other Area Providers	X		
1110. 200(d)(1), (2), and (3) - Deteriorated Facilities			X
1110.200(d)(4) - Occupancy			X
1110.200(e) - Staffing Availability	X	X	
1110.200(f) - Performance Requirements	X	X	X
1110.200(g) - Assurances	X	X	

APPEND DOCUMENTATION AS ATTACHMENT 19, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

B. Criterion 1110.205 - Comprehensive Physical Rehabilitation

1. Applicants proposing to establish, expand and/or modernize the Comprehensive Physical Rehabilitation category of service must submit the following information:

2. Indicate bed capacity changes by Service: Indicate # of beds changed by action(s):

Category of Service	# Existing Beds	# Proposed Beds
☐ **Comprehensive Physical Rehabilitation**		

3. READ the applicable review criteria outlined below and **submit the required documentation for the criteria:**

APPLICABLE REVIEW CRITERIA	Establish	Expand	Modernize
1110.205(b)(1) - Planning Area Need - 77 Ill. Adm. Code 1100 (Formula calculation)	X		
1110. 205(b)(2) - Planning Area Need - Service to Planning Area Residents	X	X	
1110.205(b)(3) - Planning Area Need - Service Demand - Establishment of Category of Service	X		
1110.205(b)(4) - Planning Area Need - Service Demand - Expansion of Existing Category of Service		X	
1110.205(b)(5) - Planning Area Need - Service Accessibility	X		
1110.205(c)(1) - Unnecessary Duplication of Services	X		
1110.205(c)(2) - Maldistribution	X		
1110.205(c)(3) - Impact of Project on Other Area Providers	X		
1110.205(d)(1), (2), and (3) - Deteriorated Facilities			X
1110.205(d)(4) - Occupancy			X
1110.205(e)(1) - Staffing Availability	X	X	
1110.205(f) - Performance Requirements	X	X	X
1110.205(g) - Assurances	X	X	

APPEND DOCUMENTATION AS ATTACHMENT 20, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

C. Criterion 1110.210 - Acute Mental Illness and Chronic Mental Illness

1. Applicants proposing to establish, expand and/or modernize the Acute Mental Illness and Chronic Mental Illness categories of service must submit the following information:

2. Indicate bed capacity changes by Service: Indicate # of beds changed by action(s):

Category of Service	# Existing Beds	# Proposed Beds
☐ **Acute Mental Illness**		
☐ **Chronic Mental Illness**		

3. READ the applicable review criteria outlined below and **submit the required documentation for the criteria:**

APPLICABLE REVIEW CRITERIA	Establish	Expand	Modernize
1110.210(b)(1) - Planning Area Need - 77 Ill. Adm. Code 1100 (Formula calculation)	X		
1110.210(b)(2) - Planning Area Need - Service to Planning Area Residents	X	X	
1110.210(b)(3) - Planning Area Need - Service Demand - Establishment of Category of Service	X		
1110.210(b)(4) - Planning Area Need - Service Demand - Expansion of Existing Category of Service		X	
1110.210(b)(5) - Planning Area Need - Service Accessibility	X		
1110.210(c)(1) - Unnecessary Duplication of Services	X		
1110.210(c)(2) - Maldistribution	X		
1110.210(c)(3) - Impact of Project on Other Area Providers	X		
1110.210(d)(1), (2), and (3) - Deteriorated Facilities			X
1110.210(d)(4) - Occupancy			X
1110.210(e)(1) - Staffing Availability	X	X	
1110.210(f) - Performance Requirements	X	X	X
1110.210(g) - Assurances	X	X	

APPEND DOCUMENTATION AS ATTACHMENT 21, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

D. Criterion 1110.220 - Open Heart Surgery

1. Applicants proposing to establish, expand and/or modernize the Open-Heart Surgery category of service must submit the following information.

2. Indicate bed capacity changes by Service: Indicate # of beds changed by action(s):

Category of Service	# Existing Beds	# Proposed Beds
☐ **Open Heart Surgery**		

3. READ the applicable review criteria outlined below and **submit the required documentation for the criteria:**

1. **Criterion 1110.220(b)(1), Peer Review**

   Read the criterion and submit a detailed explanation of your peer review program.

2. **Criterion 1110.220(b)(2), Establishment of Open-Heart Surgery**

   Read the criterion and provide the following information:
   a. The number of cardiac catheterizations (patients) performed in the latest 12-month period for which data is available.
   b. The number of patients referred for open heart surgery following cardiac catheterization at your facility, for each of the last two years.

3. **Criterion 1110.220(b)(3), Unnecessary Duplication of Services**

   Read the criterion and address the following:
   a. Contact all existing facilities within 90 minutes travel time of your facility which currently provide or are approved to provide open heart surgery to determine what the impact of the proposed project will be on their facility.
   b. Provide a sample copy of the letter written to each of the facilities and include a list of the facilities that were sent letters.
   c. Provide a copy of all the responses received.

4. **Criterion 1110.220(b)(4), Support Services**

   Read the criterion and indicate on a service-by-service basis which of the services listed in this criterion are available on a 24-hour inpatient basis and explain how any services not available on a 24-hour inpatient basis can be immediately always mobilized for emergencies.

5. **Criterion 1110.220(b)(5), Staffing**

   Read the criterion and for those positions described under this criterion provide the following information:
   a. The name and qualifications of the person currently filling the job.
   b. Application filed for a position.
   c. Signed contracts with the required staff.
   d. A detailed explanation of how you will fill the positions.

APPEND DOCUMENTATION AS ATTACHMENT 22, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

E. Criterion 1110.225 - Cardiac Catheterization

1. Applicants proposing to establish, expand and/or modernize the Cardiac Catheterization category of service must submit the following information.

2. Indicate bed capacity changes by Service: Indicate # of beds changed by action(s):

Category of Service	# Existing Beds	# Proposed Beds
☐ **Cardiac Catheterization**		

3. READ the applicable review criteria outlined below and **submit the required documentation for the criteria:**

1. Criterion 1110.225(a), Peer Review

Read the criterion and submit a detailed explanation of your peer review program.

2. Criterion 1110. 225(b), Establishment or Expansion of Cardiac Catheterization Service

Read the criterion and, if applicable, submit the following information:

a. A map (on 8 1/2" x 11" paper) showing the location of the other hospitals providing cardiac catheterization services within the planning area.

b. The number of cardiac catheterizations performed for the last 12 months at each of the hospitals shown on the map.

c. Provide the number of patients transferred directly from the applicant's hospital to another facility for cardiac catheterization services in each of the last three years.

3. Criterion 1110.225(c), Unnecessary Duplication of Services

Read the criterion and, if applicable, submit the following information.

a. Copies of the letter sent to all facilities within the planning area that currently provide cardiac catheterization. This letter must contain a description of the proposed project and a request that the other facility quantify the impact of the proposal on its program.

b. Copies of the responses received from the facilities to which the letter was sent.

4. Criterion 1110.225(d), Modernization of Existing Cardiac Catheterization Laboratories

Read the criterion and, if applicable, submit the number of cardiac catheterization procedures performed for the latest 12 months.

5. **Criterion 1110.225(e), Support Services**

   Read the criterion and indicate on a service-by-service basis which of the listed services are available on a 24-hour basis and explain how any services not available on a 24-hour basis will be available when needed.

6. **Criterion 1110.225(f), Laboratory Location**

   Read the criterion and, if applicable, submit line drawings showing the location of the proposed laboratories. If the laboratories are not in proximity, explain why.

7. **Criterion 1110.225(g), Staffing**

   Read the criterion and submit a list of names and qualifications of those who will fill the positions detailed in this criterion. Also, provide staffing schedules to show the coverage required by this criterion.

8. **Criterion 1110.225(h), Continuity of Care**

   Read the criterion and submit a copy of the fully executed written referral agreement(s).

9. **Criterion 1110.225(i), Multi-institutional Variance**

   Read the criterion and, if applicable, submit the following information:

   a. A copy of a fully executed affiliation agreement between the two facilities involved.

   b. Names and positions of the shared staff at the two facilities.

   c. The volume of open-heart surgeries performed for the latest 12-month period at the existing operating program.

   d. A cost comparison between the proposed project and expansion at the existing operating program.

   e. The number of cardiac catheterization procedures performed in the last 12 months at the operating program.

   f. The number of catheterization laboratories at the operating program.

   g. The projected cardiac catheterization volume at the proposed facility annually for the next 2 years.

   h. The basis for the above projection.

APPEND DOCUMENTATION AS ATTACHMENT 23 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

F. Criterion 1110.230 - In-Center Hemodialysis

1. Applicants proposing to establish, expand and/or modernize the In-Center Hemodialysis category of service must submit the following information:

2. Indicate station capacity changes by Service: Indicate # of stations changed by action(s):

Category of Service	# Existing Stations	# Proposed Stations
☐ **In-Center Hemodialysis**		

3. READ the applicable review criteria outlined below and **submit the required documentation for the criteria:**

APPLICABLE REVIEW CRITERIA	Establish	Expand	Modernize
1110.230(b)(1) - Planning Area Need - 77 Ill. Adm. Code 1100 (Formula calculation)	X		
1110.230(b)(2) - Planning Area Need - Service to Planning Area Residents	X	X	
1110.230(b)(3) - Planning Area Need - Service Demand - Establishment of Category of Service	X		
1110.230(b)(4) - Planning Area Need - Service Demand - Expansion of Existing Category of Service		X	
1110.2300(b)(5) - Planning Area Need - Service Accessibility	X		
1110.230(c)(1) - Unnecessary Duplication of Services	X		
1110.230(c)(2) - Maldistribution	X		
1110.230(c)(3) - Impact of Project on Other Area Providers	X		
1110.230(d)(1), (2), and (3) - Deteriorated Facilities and Documentation			X
1110.230(e) - Staffing	X	X	
1110.230(f) - Support Services	X	X	X
1110.230(g) - Minimum Number of Stations	X		
1110.230(h) - Continuity of Care	X		
1110.230(I) - Relocation (if applicable)	X		

1110.230(j) - Assurances	X	X	

APPEND DOCUMENTATION AS ATTACHMENT 24, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

4. **Projects for relocation** of a facility from one location in a planning area to another in the same planning area must address the requirements listed in subsection (a)(1) for the "Establishment of Services or Facilities", as well as the requirements in Section 1130.525 – "Requirements for Exemptions Involving the Discontinuation of a Health Care Facility or Category of Service" and subsection 1110.230(i) - Relocation of an in-center hemodialysis facility.

G. Non-Hospital Based Ambulatory Surgery

Applicants proposing to establish, expand and/or modernize the Non-Hospital Based Ambulatory Surgery category of service must submit the following information.

ASTC Service
☐ Cardiovascular
☐ Colon and Rectal Surgery
☐ Dermatology
☐ General Dentistry
☐ General Surgery
☐ Gastroenterology
☐ Neurological Surgery
☐ Nuclear Medicine
☐ Obstetrics/Gynecology
☐ Ophthalmology
☐ Oral/Maxillofacial Surgery
☐ Orthopedic Surgery
☐ Otolaryngology
☐ Pain Management
☐ Physical Medicine and Rehabilitation
☐ Plastic Surgery
☐ Podiatric Surgery
☐ Radiology
☐ Thoracic Surgery
☐ Urology
☐ Other_____

3. READ the applicable review criteria outlined below and **submit the required documentation for the criteria:**

APPLICABLE REVIEW CRITERIA	Establish New ASTC or Service	Expand Existing Service
1110.235(c)(2)(B) – Service to GSA Residents	X	X
1110.235(c)(3) – Service Demand – Establishment of an ASTC or Additional ASTC Service	X	
1110.235(c)(4) – Service Demand – Expansion of Existing ASTC Service		X
1110.235(c)(5) – Treatment Room Need Assessment	X	X
1110.235(c)(6) – Service Accessibility	X	
1110.235(c)(7)(A) – Unnecessary Duplication/Maldistribution	X	

1110.235(c)(7)(B) – Maldistribution	X	
1110.235(c)(7)(C) – Impact to Area Providers	X	
1110.235(c)(8) – Staffing	X	X
1110.235(c)(9) – Charge Commitment	X	X
1110.235(c)(10) – Assurances	X	X
APPEND DOCUMENTATION AS ATTACHMENT 25, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.		

H. Criterion 1110.240 - Selected Organ Transplantation

This section is applicable to projects involving the establishment or modernization of the Selected Organ Transplantation service.

1. Applicants proposing to establish or modernize the Selected Organ Transplantation category of service must submit the following information:

2. Indicate changes by Service: Indicate # of rooms changed by action(s):

Transplantation Type	# Existing Beds	# Proposed Beds
☐		
☐		

3. READ the applicable review criteria outlined below and **submit the required documentation for the criteria:**

APPLICABLE REVIEW CRITERIA	Establish	Moderniz e
1110.240(b)(1) – Planning Area Need - 7 Ill. Adm. Code 1100 (Formula calculation)	X	
1110.240(b)(2) – Planning Area Need - Service to Planning Area Residents	X	
1110.240(b)(3) – Planning Area Need - Service Demand - Establishment of Category of Service	X	
1110.240(b)(4) – Planning Area Need - Service Accessibility	X	
1110.240(c)(1) – Unnecessary Duplication of Services	X	
1110.240(c)(2) – Maldistribution	X	
1110.240(c)(3) – Impact of Project on Other Area Providers	X	
1110.240(d)(1), (2), and (3) – Deteriorated Facilities		X
1110.240(d)(4) – Utilization		X
1110.240(e) – Staffing Availability	X	
1110.240(f) – Surgical Staff	X	
1110.240(g) – Collaborative Support	X	
1110.240(h) – Support Services	X	
1110.240(I) – Performance Requirements	X	X
1110.240(j) – Assurances	X	X

APPEND DOCUMENTATION AS ATTACHMENT 26, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

I. Criterion 1110.245 - Kidney Transplantation

This section is applicable to all projects involving the establishment of the Kidney Transplantation service.

1. Applicants proposing to establish or modernize the Kidney Transplantation category of service must submit the following information:

2. Indicate changes: Indicate # of key rooms by action:

Category of Service	# Existing Beds	# Proposed Beds
☐ **Kidney Transplantation**		

3. READ the applicable review criteria outlined below and **submit required documentation for the criteria printed below in bold:**

APPLICABLE REVIEW CRITERIA	Establish	Modernize
1110.245(b)(1) – Planning Area Need - 7 Ill. Adm. Code 1100 (Formula calculation)	X	
1110.245(b)(2) – Planning Area Need - Service to Planning Area Residents	X	
1110.245(b)(3) – Planning Area Need - Service Demand - Establishment of Category of Service	X	
1110.245(b)(4) – Planning Area Need - Service Accessibility	X	
1110.245(c)(1) – Unnecessary Duplication of Services	X	
1110.245(c)(2) – Maldistribution	X	
1110.245(c)(3) – Impact of Project on Other Area Providers	X	
1110.245(d)(1), (2), and (3) – Deteriorated Facilities		X
1110.245(d)(4) – Occupancy		X
1110.245(e) – Staffing Availability	X	
1110.245(f) – Surgical Staff	X	
1110.245(g) – Support Services	X	
1110.245(h) – Performance Requirements	X	X
1110.245(l) – Assurances	X	
APPEND DOCUMENTATION for "Surgical Staff" and "Support Services", AS ATTACHMENT 27 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.		

APPLICABLE REVIEW CRITERIA	Establish	Modernize

J. Criterion 1110.250 - Subacute Care Hospital Model

Category of Service	# Proposed Beds
☐ Subacute Care Hospital	

This section is applicable to all projects proposing to establish a subacute care hospital model.

1. **Criterion 1110.250(b)(1), Distinct Unit**

   a. Provide a copy of the physical layout (an architectural schematic) of the subacute unit (include the room numbers) and describe the travel patterns to support services and patient and visitor access.

   b. Provide a summary of shared services and staff and how costs for such will be allocated between the unit and the hospital or long-term care facility.

   c. Provide a staffing plan with staff qualifications and explain how non-dedicated staffing services will be provided.

2. **Criterion 1110.250(b)(2), Contractual Relationship**

   a. If the applicant is a licensed long-term care facility or a previously licensed general hospital, the applicant must provide a copy of a contractual agreement (transfer agreement) with a general acute care hospital. Provide the travel time to the facility that signed the contract. Explain how the procedures for providing emergency care under this contract will work.

   b. If the applicant is a licensed general hospital, the applicant must document that its emergency capabilities continue to exist in accordance with the requirements of hospital licensure.

3. **Rule 1110.250(c)(1), State Board Prioritization of Hospital Applications**

   Read this rule, which applies only to hospital applications, and provide the requested information as applicable.

   a. Financial Support

      Will the subacute care model provide the necessary financial support for the facility to provide continued acute care services? Yes___ No _____

      If yes, submit the following information:

      (1) Two years of projected financial statements that exclude the financial impact of the subacute care hospital model as well as two years of projected financial statements which include the financial impact of the subacute care hospital model.

      (2) the assumptions used in developing both sets of financial statements.

      (3) a narrative description of the factors within the facility or the area which will prevent the facility from complying with the financial ratios within the next two years without the proposed project.

      (4) a narrative explanation as to how the proposed project will allow you to meet the financial ratios.

(5) if the projected financial statements (which include the subacute impact) at the applicant facility fail to meet the Part 1120 financial ratios, provide a copy of a binding agreement with another institution which guarantees the financial viability

Subacute Care Hospital Model (continued)

of the subacute hospital model for a period of five years; and

(6) historical financial statements for each of the last three calendar years.

b. Medically Underserved Area (as designated by the Department of Health and Human Services)

Is the facility located in a medically underserved area? Yes ☐ No ☐

If yes, provide a map showing the location of the medically underserved area and of the applicant facility.

c. Multi-Institutional System

Provide copies of all contractual agreements between your facility and any hospitals or long-term care facilities in your planning area which are within 60 minutes travel time of your facility which provide for exclusive best effort arrangements concerning transfer of patients between your two facilities. **Note: Best effort arrangement means the acute care facility will encourage and recommend to its medical staff that patients requiring subacute care will only be transferred to the applicant facility.**

d. Medicare/Medicaid

Provide the Medicare patient days and admissions, the Medicaid patient days and admissions, and the total patient days and admissions for the latest calendar or fiscal year (specify the dates).

e. Case mix and Utilization

Provide the following information:

(1) the number of admissions and patient days for each of the last five years for each of the following:

- Ventilator cases
- Head trauma cases
- Rehabilitation cases including spinal cord injuries
- Amputees
- Other orthopedic cases requiring subacute care (Specify diagnosis)
- Other complex diagnosis which included physiological monitoring on a continuous basis

(2) for multi-institutional systems provide the above information from each of the signatory facilities. If more than one signatory is involved, provide separate sheets for each one.

f. HMO/PPO Utilization

Provide the number of patient days at the applicant facility for the last 12 months being reimbursed through contractual relationships with preferred provider organizations or HMOs.

g. Notice of License Revocation/Decertification

Did IDPH issue the applicant facility a notice of license revocation Yes ☐ No ☐

Was the applicant facility decertified from a Federal Title XVIII or XIX program within the past 5 years Yes ☐ No ☐

Subacute Care Hospital Model (continued)

h. Joint Commission on Accreditation of Healthcare Organizations

Is the applicant facility accredited by the Joint Commission? Yes ☐ No ☐
If yes, provide a copy of the latest Joint Commission letter of accreditation.

i. Staffing

Provide documentation that the following staff will be available for the subacute care hospital model. Documentation must consist of letters of interest from individuals for each of the positions. Indicate if any of the individuals who will fill these positions are presently employed at the applicant facility.

- Full-time medical director exclusively for the model
- Two or more full-time (FTEs) physical therapist
- One or more occupational therapists
- One or more speech therapists

j. Audited Financial Reports

Submit audited financial reports of the applicant facility for the latest three fiscal years.

4. Rule 1110.250(c)(2), State Board Prioritization-Long-Term Care Facilities

This rule applies only to LTC facility applications. Read the criterion and submit the required information, as applicable.

a. Exceptional Care

Has the applicant facility had an Exceptional Care Contract with the Illinois Department of Public Aid for at least two years in the past four years? Yes ____ No _____

If yes, provide copies of the Exceptional Care Contract with the Illinois Department of Public Aid for each these four years.

b. Medically Underserved Area (as designated by the Department of Health and Human Services)

Is the facility located in a medically underserved area? Yes ☐ No ☐

If yes, provide a map showing the location of the medically underserved area and of the applicant facility.

c. Medicare/Medicaid

Provide the Medicare patient days and admissions, the Medicaid patient days and admissions, and the total patient days and admissions for the latest calendar or fiscal year (specify the dates).

d. Case Mix and Utilization

Provide the following information:

(1) the number of admissions and patient days for each of the last five years for each of the following:

- Ventilator cases
- Head trauma cases
- Rehabilitation cases including spinal cord injuries
- Amputees
- Other orthopedic cases requiring subacute care (Specify diagnosis)

Subacute Care Hospital Model (continued)

- Other complex diagnoses which included physiological monitoring on a continuous basis

(2) for multi-institutional systems, provide the same information from each of the signatory facilities. If more than one signatory is involved, provide a separate sheet for each one.

e. HMO/PPO Utilization

Provide the number of patient days at the applicant facility for the last 12 months being reimbursed through contractual relationships with preferred provider organizations or HMO's.

f. Notice of License Revocation/Decertification

Did IDPH issue the applicant facility a notice of license revocation Yes ☐ No ☐

Was the applicant facility decertified from a Federal Title XVIII or XIX program within the past 5 years Yes ☐ No ☐

g. Staffing

Provide documentation that the following staff will be available for the subacute care hospital model. Documentation shall consist of letters of interest from individuals for each of the positions. Indicate if any of the individuals who will fill the positions are currently employed by the applicant facility.

- Full-time medical director exclusively for the model
- Two or more full time (FTEs) physical therapists
- One or more occupational therapists
- One or more speech therapists

h. Financial Reports

Submit copies of the applicant facility's financial reports for the last three fiscal years.

i. Joint Commission on Accreditation of Healthcare Organizations

Is the applicant facility accredited by the Joint Commission? Yes ☐ No ☐

If yes, provide a copy of the latest Joint Commission letter of accreditation.

j. Multi-Institutional Arrangements

Provide copies of all contractual agreements between your facility and any hospitals or long-term care facilities in your planning area which are within 60 minutes travel time of your facility which provide for exclusive best effort arrangements concerning transfer of patients between your two facilities. **Note: Best effort arrangement means the referring facility will encourage and recommend to its medical staff that patients requiring subacute care will only be transferred to the applicant facility.**

5. Section 1110.250(c)(3), State Board Prioritization of Previously Licensed Hospitals - Chicago

This section must be completed only by applicants whose site was previously licensed as a hospital in Chicago. Provide the following information:

a. letters from health facilities establishing a referral agreement for subacute hospital patients.

b. letters from physicians indicating that they will refer subacute patients to your proposed facility.

c. the number of admissions and patient days for each of the last five years for each of the following types of patients (this information must be provided from each referring facility):

- Ventilator cases
- Head trauma cases
- Rehabilitation cases including spinal cord injuries
- Amputees
- Other orthopedic cases requiring subacute care (Specify diagnosis)
- Other complex diagnoses, which included physiological monitoring on a continuous basis.

APPEND DOCUMENTATION AS ATTACHMENT 28, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

K. Community-Based Residential Rehabilitation Center

This section is applicable to all projects proposing to establish a Community-based Residential Rehabilitation Center Alternative Health Care Model.

A. Criterion 1110.260(b)(1), Staffing

Read the criterion and provide the following information:

1. A detailed staffing plan that identifies the number and type of staff positions dedicated to the model and the qualifications for each position.
2. How special staffing circumstances will be handled.
3. The staffing patterns for the proposed center; and
4. The way non-dedicated staff services will be provided.

B. Criterion 1110.260(b)(2), Mandated Services

Read the criterion and provide a narrative description documenting how the applicant will provide the minimum range of services required by the Alternative Health Care Delivery Act and specified in 1110.2820(b).

C. Criterion 1110.260(b)(3), Unit Size

Read the criterion and provide a narrative description that identifies the number and location of all beds in the model. Include the total number of beds for each residence and the total number of beds for the model.

D. Criterion 1110.260(b)(4), Utilization

Read the criterion and provide documentation that the target utilization for the model will be achieved by the second year of the model's operation. Include supporting information such as historical utilization trends, population growth, expansion of professional staff or programs, and the provision of new procedures that may increase utilization.

E. Criterion 1110.260(b)(5), Background of Applicant

Read the criterion and provide documentation that demonstrates the applicant's experience in providing the services required by the model. Provide evidence that the programs offered in the model have been accredited by the Commission on Accreditation of Rehabilitation Facilities as a Brain Injury Community-Integrative Program for at least three of the last five years.

APPEND DOCUMENTATION AS ATTACHMENT 29, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

L. 1110.265 - Long Term Acute Care Hospital

1. Applicants proposing to establish, expand and/or modernize Long Term Acute Care Hospital Bed projects must submit the following information:

2. Indicate the bed service(s) and capacity changes by Service:
Indicate the # of beds by action(s):

Category of Service	# Existing Beds	# Proposed Beds
☐ LTACH		
☐ Intensive Care		
☐ _____		

3. READ the applicable review criteria outlined below and **submit the required documentation for the criteria:**

APPLICABLE REVIEW CRITERIA	Establish	Expand	Modernize
1110.265(b)(1) - Planning Area Need - 77 Ill. Adm. Code 1100 (Formula calculation)	X		
1110.265(b)(2) - Planning Area Need - Service to Planning Area Residents	X	X	
1110.265(b)(3) - Planning Area Need - Service Demand - Establishment of Category of Service	X		
1110.265(b)(4) - Planning Area Need - Service Demand - Expansion of Existing Category of Service		X	
1110.265(b)(5) - Planning Area Need - Service Accessibility	X		
1110.265(c)(1) - Unnecessary Duplication of Services	X		
1110.265(c)(2) - Maldistribution	X		
1110.265(c)(3) - Impact of Project on Other Area Providers	X		
1110.265(d)(1), (2), and (3) - Deteriorated Facilities			X
1110.265(d)(4) - Occupancy			X
110.265(e) - Staffing Availability	X	X	
1110.265(f) - Performance Requirements	X	X	X
1110.265(g) - Assurances	X	X	

APPEND DOCUMENTATION AS ATTACHMENT 30, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

M. Criterion 1110.270 - Clinical Service Areas Other than Categories of Service

1. Applicants proposing to establish, expand and/or modernize Clinical Service Areas Other than categories of service must submit the following information:

2. Indicate changes by Service: Indicate # of key room changes by action(s):

Service	# Existing Key Rooms	# Proposed Key Rooms
☐		
☐		
☐		

3. READ the applicable review criteria outlined below and **submit the required documentation for the criteria:**

Project Type	Required Review Criteria
New Services or Facility or Equipment	(b) - Need Determination - Establishment
Service Modernization	(c)(1) - Deteriorated Facilities
	AND/OR
	(c)(2) - Necessary Expansion
	PLUS
	(c)(3)(A) - Utilization - Major Medical Equipment
	OR
	(c)(3)(B) - Utilization - Service or Facility
1APPEND DOCUMENTATION AS ATTACHMENT 31, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.	

N. Freestanding Emergency Center Medical Services

These criteria are applicable only to those projects or components of projects involving the freestanding emergency center medical services (FECMS) category of service.

A. Criterion 1110.280 – Establishment of Freestanding Emergency Center Medical Services

Read the criterion and provide the following information:

1. Projected Utilization – Provide the projected number of patient visits per day for each treatment station in the FEC based upon 24-hour availability, including an explanation of how the projection was determined. [1110.280(c)(3)(B))]

2. The identification of the municipality of the FEC and FECMS and the municipality's population as reported by the most recently available U.S. Census Bureau data. [1110.280(b)(5)(A)]

3. The identification of the hospital that owns or controls the FEC and the distance of the proposed FEC from that hospital, including an explanation of how that distance was calculated. [1110.280(b)(5)(B)]

4. The identification of the Resource Hospital affiliated with the FEC, the distance of the proposed FEC from that Resource Hospital, (including an explanation of how that distance was calculated), and identification of that Resource Hospital's EMS system, including certification of the hospital's Resource Hospital status. [1110.280(b)(5)(C)]

5. Certification signed by two authorized representative(s) of the applicant entity(s) that they have reviewed, understand and plan to comply with both of the following requirements [1110.280(b)(6)]:
   - A) The requirements of becoming a Medicare provider of freestanding emergency services; and
   - B) The requirements of becoming licensed under the Emergency Medical Services Systems Act [210 ILCS 50/32.5].

6. Area Need; Service to Area Residents - Document the proposed service area and projected patient volume for the proposed FEC [1110.280(c)]:
   - A) Provide a map of the proposed service area, indicating the boundaries of the service area, and the total minutes travel time from the proposed site, indicating how the travel time was calculated.
   - B) Provide a list of the projected patient volume for the proposed FEC, categorized by zip code. Indicate what percentage of this volume represents residents from the proposed FEC's service area.
   - C) Provide either of the following:
     - a) Provide letters from authorized representatives of hospitals, or other FEC facilities, that are part of the Emergency Medical Services System (EMSS) for the defined service area, that contain patient origin information by zip code, (each letter shall contain a certification by the authorized representative that the representations contained in the letter are true and correct. A complete set of the letters with original notarized signatures shall accompany the application for permit), or
     - b) Patient origin information by zip code from independent data sources (e.g., Illinois Health and Hospital Association COMP

data or IDPH hospital discharge data), based upon the patient's legal residence, for patients receiving services in the existing service area's facilities' emergency departments (EDs), verifying that at least 50% of the ED patients served during the last 12-month period were residents of the service area.

Freestanding Emergency Center Medical Services (continued)

7. Area Need; Service Demand – Historical Utilization [1110.280(c)(3)(A)]
   A) Provide the annual number of ED patients that have received care at facilities that are in the FEC's service area for the latest two-year period prior to submission of the application
   B) Provide the estimated number of patients anticipated to receive services at the proposed FEC, including an explanation of how the projection was determined.

8. Area Need; Service Accessibility - Document one of the following (using supporting documentation as specified in accordance with the requirements of 77 Ill. Adm. Code 1110.280(c)(4)(B) Supporting Documentation) [1110.3230(c)(4)(A)]:
   i) The absence of the proposed ED service within the service area.
   ii) The area population and existing care system exhibit indicators of medical care problems,
   iii) All existing emergency services within the 30-minute normal travel time meet or exceed the utilization standard specified in 77 Ill Adm. Code 1100.

9. Unnecessary Duplication - Document that the project will not result in an unnecessary duplication by providing the following information [1110.280(d)(1)]:
   A) A list of all zip code areas (in total or in part) that are located within 30 minutes normal travel time of the project's site.
   B) The total population of the identified zip code areas (based upon the most recent population numbers available for the State of Illinois population); and
   C) The names and locations of all existing or approved health care facilities located within 30 minutes normal travel time from the project site that provide emergency medical services.

10. Unnecessary Maldistribution - Document that the project will not result in maldistribution of services by documenting the following [1110.280(d)(2)]:
   A) Historical utilization (for the latest 12-month period prior to submission of the application) for existing ED departments within 30 minutes travel time of the applicant's site; or
   B) That there is not an insufficient population to provide the volume or caseload necessary to utilize the ED services proposed by the project at or above utilization standards.

11. Impact on Area Providers [1110.280(d)(3)] – Document that, within 24 months after project completion, the proposed project will not lower the utilization of other service area providers below, or further below, the utilization standards specified in 77 Ill. Adm. Code 1100 (using supporting documentation in accordance with the requirements of 77 Ill. Adm. Code 1110.3230(c)(4)).

12. Staffing Availability - Document that a sufficient supply of personnel will be available to staff the service (in accordance with the requirements of 1110.280(f)).

Freestanding Emergency Center Medical Services (continued)

B. Criterion 1110.280 – Expansion of Existing Freestanding Emergency Center Medical Services

Read the criterion and provide the following information:

1. The identification of the municipality of the FEC and FECMS and the municipality's population as reported by the most recently available U.S. Census Bureau data. [1110.280(b)(5)(A)]

2. The identification of the hospital that owns or controls the FEC and the distance of the proposed FEC from that hospital, including an explanation of how that distance was calculated. [1110.280(b)(5)(B)]

3. The identification of the Resource Hospital affiliated with the FEC, the distance of the proposed FEC from that Resource Hospital (including an explanation of how that distance was calculated), and identification of that Resource Hospital's EMS system, including certification of the hospital's Resource Hospital status. [1110.280(b)(5)(C)]

4. Provide copies of Medicare and EMS licensure, in addition to certification signed by two authorized representative(s) of the applicant entity(s), indicating that the existing FEC complies with both of the following requirements [1110.280(a)(b)(A) and (B)]:
   A) The requirements of being a Medicare provider of freestanding emergency services; and
   B) The requirements of being licensed under the Emergency Medical Services Systems Act [210 ILCS 50/32.5].

5. Area Need; Service to Area Residents - Document the proposed service area and projected patient volume for the expanded FEC [1110.280(c)(2)]:
   A) Provide a map of the proposed service area, indicating the boundaries of the service area, and the total minutes travel time from the expanded FEC, indicating how the travel time was calculated.
   B) Provide a list of the historical (latest 12-month period) patient volume for the existing FEC, categorized by zip code, based on the patient's legal residence. Indicate what percentage of this volume represents residents from the existing FEC's service area, based on patient's legal residence.

6. Staffing Availability - Document that a sufficient supply of personnel will be available to staff the service (in accordance with the requirements of 1110.280(f)).

C. Criterion 1110.280 – Modernization of Existing Freestanding Emergency Center Medical Services

Read the criterion and provide the following information:

1. The historical number of visits (based on the latest 12-month period) for the existing FEC.

2. The identification of the municipality of the FEC and FECMS and the municipality's population as reported by the most recently available U.S. Census Bureau data. [1110.280(b)(5)(A)]

3. The identification of the hospital that owns or controls the FEC and the distance of the proposed FEC from that hospital, including an explanation of how that distance was calculated. [1110.280(b)(5)(B)]

Freestanding Emergency Center Medical Services
(continued)

4. The identification of the Resource Hospital affiliated with the FEC, the distance of the proposed FEC from that Resource Hospital, (including an explanation of how that distance was calculated), and identification of that Resource Hospital's EMS system, including certification of the hospital's Resource Hospital status. [1110.280.(b)(5)(C)]

5. Provide copies of Medicare and EMS licensure, in addition to certification signed by two authorized representative(s) of the applicant entity(s), indicating that the existing FEC complies with both of the following requirements [1110.280(b)(6)(A) and (B)]:
   A) The requirements of being a Medicare provider of freestanding emergency services; and
   B) The requirements of being licensed under the Emergency Medical Services Systems Act [210 ILCS 50/32.5].

6. Category of Service Modernization - Document that the existing treatment areas to be modernized are deteriorated or functionally obsolete and need to be replaced or modernized due to such factors as, but not limited to high cost of maintenance, non-compliance with licensing or life safety codes, changes in standards of care, or additional space for diagnostic or therapeutic purposes. Documentation shall include the most recent IDPH Centers for Medicare and Medicaid Services (CMMS) Inspection reports, and Joint Commission on Accreditation of Healthcare Organizations reports. Other documentation shall include the following, as applicable to the factors cited in the application, copies of maintenance reports, copies of citations for life safety code violations, and other pertinent reports and data.

APPEND DOCUMENTATION AS ATTACHMENT 32, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

O. BIRTH CENTER – REVIEW CRITERIA

These criteria are applicable only to those projects or components of projects involving a birth center.

Criterion 77 IAC 1110.275(b)(1) – "Location"

1. Document that the proposed birth center will be in one of the geographic areas, as provided in the Alternative Healthcare Delivery Act.

2. Document that the proposed birth center is owned or operated by a hospital; or owned or operated by a federally qualified health center; or owned and operated by a private person or entity.

Criterion 77 IAC 1110.275(b)(2) – "Service Provision to a Health Professional Shortage Area"

Document whether the proposed site is in or will predominantly serve the residents of a health professional shortage area. If it will not, demonstrate that it will be in a health planning area with a demonstrated need for obstetrical service beds or that there will be a reduction in the existing number of obstetrical service beds in the planning area so that the birth center will not result in an increase in the total number of obstetrical service beds in the health planning area.

Criterion 77 IAC 1110.275(b)(3) – "Admission Policies"

Provide admission policies that will be in effect at the facility and a signed statement that no restrictions on admissions due to payor source will occur.

Criterion 77 IAC 1110.275(b)(4) – "Bed Capacity"

Document that the proposed birth center will have no more than 10 beds.

Criterion 77 IAC 1110.275(b)(5) – "Staffing Availability"

Document that necessary staffing is available by providing letters of interest from prospective staff members, completed applications for employment, or a narrative explanation of how the proposed staffing will be achieved.

Criterion 77 IAC 1110.275(b)(6) – "Emergency Surgical Backup"

Document that either:

1. The birth center will operate under a hospital license and will be located within 30 minutes ground travel time from the hospital; **OR**

2. A contractual agreement has been signed with a licensed hospital within 30 minutes ground travel time from the licensed hospital for the referral and transfer of patients in need of an emergency caesarian delivery.

Criterion 77 IAC 1110.275(b)(7) – "Education"

A written narrative on the prenatal care and community education services offered by the birth center and how these services are being coordinated with other health services in the community.

Criterion 77 IAC 1110.275(b)(8) – "Inclusion in Perinatal System"

1. Letter of agreement with a hospital designated under the Perinatal System and a copy of the hospital's maternity service, **OR**

2. An applicant that is not a hospital shall identify the regional perinatal center that will provide neonatal intensive care services, as needed to the applicant birth center patients; and a letter of intent, signed by both the administrator of the proposed birth center and the administrator of the regional perinatal center, shall be provided.

Criterion 77 IAC 1110.275(b)(9) – "Medicare/Medicaid Certification"

The applicant shall document that the proposed birth center will be certified to participate in the Medicare and Medicaid programs under titles XVIII and XIX, respectively, of the federal Social Security Act.

Criterion 77 IAC 1110.275(b)(10)- "Charity Care"

The applicant shall provide to HFSRB a copy of the charity care policy that will be adopted by the proposed birth center.

Criterion 77 IAC 1110.275(b)(11) – "Quality Assurance"

The applicant shall provide to HFSRB a copy of the quality assurance program to be adopted by the birth center.

APPEND DOCUMENTATION AS ATTACHMENT-33, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

The following Sections DO NOT need to be addressed by the applicants or co-applicants responsible for funding or guaranteeing the funding of the project if the applicant has a bond rating of A- or better from Fitch's or Standard and Poor's rating agencies, or A3 or better from Moody's (the rating shall be affirmed within the latest 18-month period prior to the submittal of the application):

- **Section 1120.120 Availability of Funds – Review Criteria**
- **Section 1120.130 Financial Viability – Review Criteria**
- **Section 1120.140 Economic Feasibility – Review Criteria, subsection (a)**

VII. 1120.120 - AVAILABILITY OF FUNDS

The applicant shall document those financial resources shall be available and be equal to or exceed the estimated total project cost plus any related project costs by providing evidence of sufficient financial resources from the following sources, as applicable **[Indicate the dollar amount to be provided from the following sources]:**

$4,103,992	a) Cash and Securities – statements (e.g., audited financial statements, letters from financial institutions, board resolutions) as to: 1) the amount of cash and securities available for the project, including the identification of any security, its value and availability of such funds; and 2) interest to be earned on depreciation account funds or to be earned on any asset from the date of applicant's submission through project completion.
$0	b) Pledges – for anticipated pledges, a summary of the anticipated pledges showing anticipated receipts and discounted value, estimated timetable of gross receipts and related fundraising expenses, and a discussion of past fundraising experience.
$0	c) Gifts and Bequests – verification of the dollar amount, identification of any conditions of use, and the estimated timetable of receipts.
$0	d) Debt – a statement of the estimated terms and conditions (including the debt time, variable or permanent interest rates over the debt time, and the anticipated repayment schedule) for any interim and for the permanent financing proposed to fund the project, including: 1) For general obligation bonds, proof of passage of the required referendum or evidence that the governmental unit has the authority to issue the bonds and evidence of the dollar amount of the issue, including any discounting anticipated. 2) For revenue bonds, proof of the feasibility of securing the specified amount and interest rate. 3) For mortgages, a letter from the prospective lender attesting to the expectation of making the loan in the amount and time indicated, including the anticipated interest rate and any conditions associated with the mortgage, such as, but not limited to, adjustable interest rates, balloon payments, etc. 4) For any lease, a copy of the lease, including all the terms and conditions, including any purchase options, any capital improvements to the property and provision of capital equipment. 5) For any option to lease, a copy of the option, including all terms and conditions.
$0	e) Governmental Appropriations – a copy of the appropriation Act or ordinance accompanied by a statement of funding availability from an official of the governmental unit. If funds are to be made available from subsequent fiscal years, a copy of a resolution or other action of the governmental unit attesting to this intent.
$4,799,000	f) Grants – a letter from the granting agency as to the availability of funds in terms of the amount and time of receipt.

$0	g) All Other Funds and Sources – verification of the amount and type of any other funds that will be used for the project.
$8,902,992	**TOTAL FUNDS AVAILABLE**

APPEND DOCUMENTATION AS ATTACHMENT 34, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

SECTION VIII. 1120.130 - FINANCIAL VIABILITY

All the applicants and co-applicants shall be identified, specifying their roles in the project funding, or guaranteeing the funding (sole responsibility or shared) and percentage of participation in that funding.

Financial Viability Waiver

The applicant is not required to submit financial viability ratios if:

1. "A" Bond rating or better
2. All the project's capital expenditures are completely funded through internal sources
3. The applicant's current debt financing or projected debt financing is insured or anticipated to be insured by MBIA (Municipal Bond Insurance Association Inc.) or equivalent
4. The applicant provides a third-party surety bond or performance bond letter of credit from an A rated guarantor.

See Section 1120.130 Financial Waiver for information to be provided

APPEND DOCUMENTATION AS ATTACHMENT 35, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

The applicant or co-applicant that is responsible for funding or guaranteeing funding of the project shall provide viability ratios for the latest three years for which **audited financial statements are available and for the first full fiscal year at target utilization, but no more than two years following project completion.** When the applicant's facility does not have facility specific financial statements and the facility is a member of a health care system that has combined or consolidated financial statements, the system's viability ratios shall be provided. If the health care system includes one or more hospitals, the system's viability ratios shall be evaluated for conformance with the applicable hospital standards.

	Historical 3 Years			Projected
Enter Historical and/or Projected Years:				
Current Ratio				
Net Margin Percentage				
Percent Debt to Total Capitalization				
Projected Debt Service Coverage				
Days Cash on Hand				
Cushion Ratio				

Provide the methodology and worksheets utilized in determining the ratios detailing the calculation and applicable line item amounts from the financial statements. Complete a separate table for each co-applicant and provide worksheets for each.

Variance

Applicants not in compliance with any of the viability ratios shall document that another organization, public or private, shall assume the legal responsibility to meet the debt obligations should the applicant default.

APPEND DOCUMENTATION AS ATTACHMENT 36, IN NUMERICAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

SECTION IX. 1120.140 - ECONOMIC FEASIBILITY

This section is applicable to all projects subject to Part 1120.

A. Reasonableness of Financing Arrangements

The applicant shall document the reasonableness of financing arrangements by submitting a notarized statement signed by an authorized representative that attests to one of the following:

1) That the total estimated project costs and related costs will be funded in total with cash and equivalents, including investment securities, unrestricted funds, received pledge receipts and funded depreciation; or

2) That the total estimated project costs and related costs will be funded in total or in part by borrowing because:

   A) A portion or all the cash and equivalents must be retained in the balance sheet asset accounts to maintain a current ratio of at least 2.0 times for hospitals and 1.5 times for all other facilities; or

   B) Borrowing is less costly than the liquidation of existing investments, and the existing investments being retained may be converted to cash or used to retire debt within a 60-day period.

B. Conditions of Debt Financing

This criterion is applicable only to projects that involve debt financing. The applicant shall document that the conditions of debt financing are reasonable by submitting a notarized statement signed by an authorized representative that attests to the following, as applicable:

1) That the selected form of debt financing for the project will be at the lowest net cost available.

2) That the selected form of debt financing will not be at the lowest net cost available but is more advantageous due to such terms as prepayment privileges, no required mortgage, access to additional indebtedness, term (years), financing costs and other factors.

3) That the project involves (in total or in part) the leasing of equipment or facilities and that the expenses incurred with leasing a facility or equipment are less costly than constructing a new facility or purchasing new equipment.

C. Reasonableness of Project and Related Costs

Read the criterion and provide the following:

1. Identify each department or area impacted by the proposed project and provide a cost and square footage allocation for new construction and/or modernization using the following format (insert after this page).

2.

COST AND GROSS SQUARE FEET BY DEPARTMENT OR SERVICE									
Department (List below)	A	B	C	D	E	F	G	H	Total Cost (G + H)
	Cost/Square Foot New	Mod.	Gross Sq. Ft. New	Circ.*	Gross Sq. Ft. Mod.	Circ.*	Const. $ (A x C)	Mod. $ (B x E)	
Birth Center	$0	$626.06			10,598	$0	$0	$ 6,635,000.78	$ 6,635,000.78
Contingency		included			included			included	
TOTALS	$0	$626.06			10,598	$0	$0	$ 6,635,000.78	$ 6,635,000.78
* Include the percentage (%) of space for circulation									

D. Projected Operating Costs

The applicant shall provide the projected direct annual operating costs (in current dollars per equivalent patient day or unit of service) for the first full fiscal year at target utilization but no more than two years following project completion. Direct cost means the fully allocated costs of salaries, benefits and supplies for the service.

E. Total Effect of the Project on Capital Costs

The applicant shall provide the total projected annual capital costs (in current dollars per equivalent patient day) for the first full fiscal year at target utilization but no more than two years following project completion.

APPEND DOCUMENTATION AS ATTACHMENT 37, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

SECTION X. SAFETY NET IMPACT STATEMENT

SAFETY NET IMPACT STATEMENT that describes all the following must be submitted for ALL SUBSTANTIVE PROJECTS AND PROJECTS TO DISCONTINUE HEALTH CARE FACILITIES [20 ILCS 3960/5.4]:

1. The project's material impact, if any, on essential safety net services in the community, ***including the impact on racial and health care disparities in the community,*** to the extent that it is feasible for an applicant to have such knowledge.

2. The project's impact on the ability of another provider or health care system to cross-subsidize safety net services, if reasonably known to the applicant.

3. How the discontinuation of a facility or service might impact the remaining safety net providers in each community, if reasonably known by the applicant.

Safety Net Impact Statements shall also include all the following:

1. For the 3 fiscal years prior to the application, a certification describing the amount of charity care provided by the applicant. The amount calculated by hospital applicants shall be in accordance with the reporting requirements for charity care reporting in the Illinois Community Benefits Act. Non-hospital applicants shall report charity care, at cost, in accordance with an appropriate methodology specified by the Board.

2. For the 3 fiscal years prior to the application, a certification of the amount of care provided to Medicaid patients. Hospital and non-hospital applicants shall provide Medicaid information in a manner consistent with the information reported each year to the Illinois Department of Public Health regarding "Inpatients and Outpatients Served by Payor Source" and "Inpatient and Outpatient Net Revenue by Payor Source" as required by the Board under Section 13 of this Act and published in the Annual Hospital Profile.

3. Any information the applicant believes is directly relevant to safety net services, including information regarding teaching, research, and any other service.

A table in the following format must be provided as part of Attachment 37.

Safety Net Information per PA 96-0031			
CHARITY CARE			
Charity (# of patients)	**Year**	**Year**	**Year**
Inpatient			
Outpatient			
Total			
Charity (cost in dollars)			
Inpatient			
Outpatient			
Total			
MEDICAID			
Medicaid (# of patients)	**Year**	**Year**	**Year**
Inpatient			

Outpatient			
Total			
Medicaid (revenue)			
Inpatient			
Outpatient			
Total			

APPEND DOCUMENTATION AS ATTACHMENT 38, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Note from applicant: Table not completed due to no previous data. The project is for a new facility.

SECTION X. CHARITY CARE INFORMATION

Charity Care information MUST be furnished for ALL projects [1120.20(c)].

1. All applicants and co-applicants shall indicate the amount of charity care for the latest three **audited** fiscal years, the cost of charity care and the ratio of that charity care cost to net patient revenue.

2. If the applicant owns or operates one or more facilities, the reporting shall be for each individual facility located in Illinois. If charity care costs are reported on a consolidated basis, the applicant shall provide documentation as to the cost of charity care; the ratio of that charity care to the net patient revenue for the consolidated financial statement; the allocation of charity care costs; and the ratio of charity care cost to net patient revenue for the facility under review.

3. If the applicant is not an existing facility, it shall submit the facility's projected patient mix by payer source, anticipated charity care expense and projected ratio of charity care to net patient revenue by the end of its second year of operation.

Charity care" means care provided by a health care facility for which the provider does not expect to receive payment from the patient or a third-party payer (20 ILCS 3960/3). Charity Care must be provided at cost.

A table in the following format must be provided for all facilities as part of Attachment 39.

CHARITY CARE			
	Year 1	Year 2	Year 3
Net Patient Revenue	$2,166,660.00	$2,792,584.00	$3,466,656.00
Amount of Charity Care (charges)	$108,333.00	$139,629.20	$173,332.80
Cost of Charity Care	$114,583.00	$145,879.20	$179,582.80

APPEND DOCUMENTATION AS ATTACHMENT 39, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

SECTION XI -SPECIAL FLOOD HAZARD AREA AND 500-YEAR FLOODPLAIN DETERMINATION FORM

In accordance with Executive Order 2006-5 (EO 5), the Health Facilities & Services Review Board (HFSRB) must determine if the site of the CRITICAL FACILITY, as defined in EO 5, is in a mapped floodplain (Special Flood Hazard Area) or a 500-year floodplain. All state agencies are required to ensure that before a permit, grant or a development is planned or promoted, the proposed project meets the requirements of the Executive Order, including compliance with the National Flood Insurance Program (NFIP) and state floodplain regulation.

1. Applicant: **Chicago South Side Birth Center** **P.O. Box 436913**
   (Name) (Address)
   Chicago **Illinois** **60643** **773-791-6462**
   (City) (State) (ZIP Code) (Telephone Number)

2. Project Location: **8301 S. South Shore Drive** **Chicago, Illinois**
   (Address) (City) (State)
   Cook **Hyde Park (31)**
   (County) (Township) (Section)

3. You can create a small map of your site showing the FEMA floodplain mapping using the FEMA Map Service Center website (https://msc.fema.gov/portal/home) by entering the address for the property in the Search bar. If a map, like that shown on page 2 is shown, select the ***Go to NFHL Viewer*** tab above the map. You can print a copy of the floodplain map by selecting the icon in the top corner of the page. Select the pin tool icon and place a pin on your site. Print a FIRMETTE size image.

   If there is no digital floodplain map available select the **View/Print FIRM** icon above the aerial photo. You will then need to use the Zoom tools provided to locate the property on the map and use the **Make a FIRMette** tool to create a pdf of the floodplain map.

IS THE PROJECT SITE LOCATED IN A SPECIAL FLOOD HAZARD AREA: Yes___ No _X__?

IS THE PROJECT SITE LOCATED IN THE 500-YEAR FLOOD PLAIN?

If you are unable to determine if the site is in the mapped floodplain or 500-year floodplain, contact the county or the local community building or planning department for assistance.
If the determination is being made by a local official, please complete the following:

FIRM Panel Number:_____ Effective Date:_____

Name of Official:_____Title: _____

Business/Agency:_____Address:_____

(City) (State) (ZIP Code) (Telephone Number)

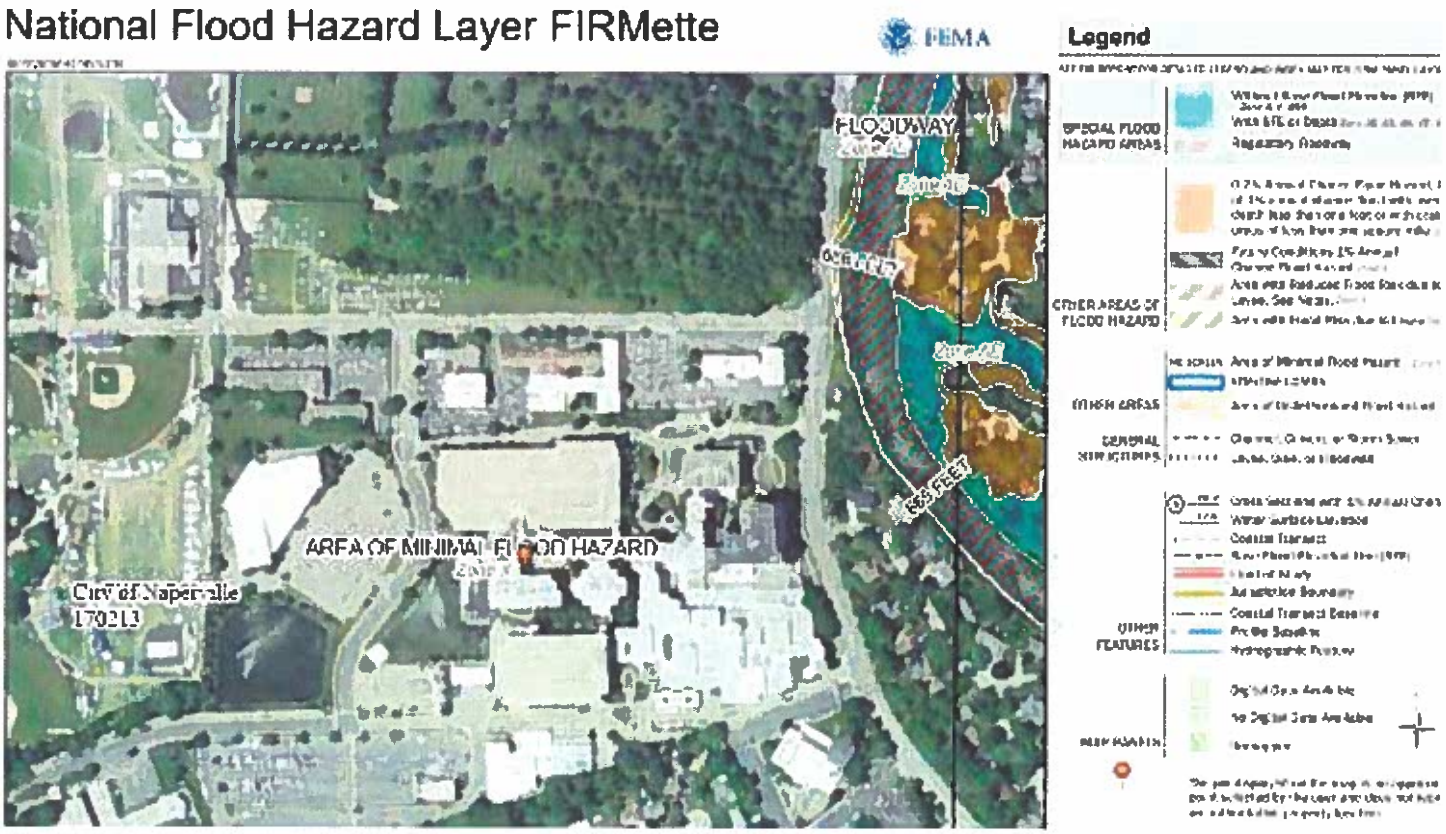
Signature:_____ Date: _____

NOTE: This finding only means that the property in question is or is not in a Special Flood Hazard Area or a 500-year floodplain as designated on the map noted above. It does not constitute a guarantee that the property will or will not be flooded or be subject to local drainage problems.

If you need additional help, contact the Illinois Statewide Floodplain Program at 217/782-4428

Floodplain Map Example

The image below is an example of the floodplain mapping required as part of the IDPH swimming facility construction permit showing that the swimming pool, to undergo a major alteration, is outside the mapped floodplain.



After paginating the entire completed application indicate, in the chart below, the page numbers for the included attachments:

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Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

CHICAGO SOUTH SIDE BIRTH CENTER
PO BOX 436913
CHICAGO, IL 60643

Date:
February 19, 2026
Employer ID number:
87-1221956
Person to contact:
Name Bryan Woeste
ID number 1004831
Telephone 877-829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(iii)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
May 15, 2025
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053420006186

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

Based on the information you submitted with your application, we approved your request for reinstatement under Revenue Procedure 2014-11. Your effective date of exemption, as listed at the top of this letter, is retroactive to your date of revocation.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Attachment 1: Applicant Identification including Certificate of Good Standing

FORM **NFP 102.10**

ARTICLES OF INCORPORATION

General Not For Profit Corporation Act

File # **73319994**

Filing Fee: $50

Approved By: MAP

FILED
JUN 12 2021
Jesse White
Secretary of State

Article 1.

Corporate Name: CHICAGO SOUTH SIDE BIRTH CENTER

Article 2.

Registered Agent: JEANINE VALRIE LOGAN

Registered Office: 643 N CARROLL PKWY APT 210B

GLENWOOD IL 60425-1552 COOK COUNTY

Article 3.

The first Board of Directors shall be 4 in number, their Names and Addresses being as follows

JEANINE VALRIE LOGAN 643 CARROLL PKY 210B GLENWOOD, IL 60425

TIFFANY GORMAN 11351 S MAY ST. CHICAGO, IL 60643

SHAQUAN DUPART 5852 S PRAIRIE UNIT G, CHICAGO, IL 60637

CICELY FLEMING 1423 KIRK ST. EVANSTON, IL 60202

Article 4. Purpose(s) for which the Corporation is organized:

Charitable.

Social.

Is this Corporation a Condominium Association as established under the Condominium Property Act? ☐ Yes ☑ No

Is this a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? ☐ Yes ☑ No

Is this Corporation a Homeowner's Association, which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure? ☐ Yes ☑ No

Article 5. Name & Address of Incorporator

The undersigned incorporator hereby declares, under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

JEANINE VALRIE LOGAN
Name

643 CARROLL PKWY UNIT 210B
Street

Dated JUNE 12 , 2021
Month & Day Year

GLENWOOD, IL 60425
City, State, ZIP

This document was created electronically at www.cyberdriveillinois.com

Attachment 1: Applicant Identification including Certificate of Good Standing

FORM NFP 110.30 (rev. Dec. 2003)
ARTICLES OF AMENDMENT
General Not For Profit Corporation Act

Secretary of State
Department of Business Services
501 S. Second St., Rm 350
Springfield, IL 62756
217-782-1832
www.cyberdrivelllinois.com

Remit payment in the form of a check or money order payable to Secretary of State

FILED
AUG 26 2021
JESSE WHITE
SECRETARY OF STATE

File # 7331 9994 Filing Fee: $25 Approved

---- Submit in duplicate ---- Type or Print clearly in black ink ---- Do not write above this line ----

1. Corporate Name (See Note 1 on back.): Chicago South Side Birth Center

2. Manner of Adoption of Amendment:
The following amendment to the Articles of Incorporation was adopted on 08/12/2021 (Month Day, Year) in the manner indicated below (check one only)

☑ By affirmative vote of a majority of the directors in office, at a meeting of the board of directors, in accordance with Section 110.15. (See Note 2 on back.)

☐ By written consent, signed by all the directors in office, in compliance with Sections 110.15 and 108.45. (See Note 3 on back.)

☐ By members at a meeting of members entitled to vote by the affirmative vote of the members having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the Articles of Incorporation or the bylaws, in accordance with Section 110.20. (See Note 4 on back.)

☐ By written consent signed by members entitled to vote having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the Articles of Incorporation, or the bylaws, in compliance with Sections 107.10 and 110.20. (See Note 5 on back.)

3. Text of Amendment:
(a.) When an amendment affects a name change, insert the new corporate name below. Use 3(b.) below for all other amendments. "Article 1: The Name of the Corporation is

_____
New Name

(b.) All amendments other than name change
If the amendment affects the corporate purpose, the amended purpose is required to be set forth in its entirety. If there is not sufficient space to add the full text of the amendment, attach additional sheets of this size.

PURPOSE
The corporation is organized exclusively for charitable, religious, educational, or scientific purposes under Section 501 (c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

DISSOLUTION
Upon the dissolution of this corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose.

Printed by authority of the State of Illinois January 2015 - 1 - C 130 18

4. The undersigned Corporation has caused these Articles to be signed by a duly authorized officer who affirms, under penalties of perjury, that the facts stated herein are true and correct.

All signatures must be in BLACK INK.

Dated 06/19 2021 Chicago South Side Birth Center
Month, Day Year Exact Name of Corporation

Jasmine Valria Logan
Name and title (type or print)

5. If there are no duly authorized officers, the persons designated under Section 101.15(b)(2) must sign below and print name and title.

The undersigned affirms, under penalties of perjury, that the facts stated herein are true.

Dated _____ _____
Month, Day Year

_____ _____
Signature Name and Title (print)

_____ _____
Signature Name and Title (print)

_____ _____
Signature Name and Title (print)

_____ _____
Signature Name and Title (print)

NOTES

1. State the true and exact corporate name as it appears on the records of the Secretary of State BEFORE any amendment herein is reported.
2. Directors may adopt amendments without member approval only when the corporation has no members, or no members entitled to vote pursuant to §110.15.
3. Director approval may be:
   a. by vote at a director's meeting (either annual or special), or
   b. by consent, in writing, without a meeting.
4. All amendments not adopted under Sec. 110.15 require that:
   a. the board of directors adopt a resolution setting forth the proposed amendment, and
   b. the members approve the amendment.

   Member approval may be:
   a. by vote at a members meeting (either annual or special), or
   b. by consent, in writing, without a meeting.

   To be adopted, the amendment must receive the affirmative vote or consent of the holders of at least two-thirds of the outstanding members entitled to vote on the amendment (but if class voting applies, also at least a two-thirds vote within each class is required).

   The Articles of Incorporation may supersede the two-thirds vote requirement by specifying any smaller or larger vote requirement not less than a majority of the outstanding votes of such members entitled to vote, and not less than a majority within each class when class voting applies. (Sec. 110.20)
5. When member approval is by written consent, all members must be given notice of the proposed amendment at least five days before the consent is signed. If the amendment is adopted, members who have not signed the consent must be promptly notified of the passage of the amendment. (Sec. 107.10 & 110.20)

FORM **NFP 110.30R** (rev. Dec. 2003)
ARTICLES OF AMENDMENT
RESTATED ARTICLES
OF INCORPORATION
General Not For Profit Corporation Act

Secretary of State
Department of Business Services
501 S. Second St., Rm. 350
Springfield, IL 62756
217-782-7808
www.ilsos.gov

Remit payment in the form of a check or money order payable to Secretary of State.

FILED
MAY 19 2023
ALEXI GIANNOULIAS
SECRETARY OF STATE

File #: 7331-999-4 **Filing Fee:** $100 Approved: MF

---- Submit in duplicate ---- Type or Print clearly in black ink ---- Do not write above this line ----

1. Corporate name (Note 1): Chicago South Side Birth Center

2. Manner of adoption of amendment:

The following amendment to the Articles of Incorporation was adopted on 03/22/23 (Month Day, Year) in the manner indicated below (Check one only):

____ By affirmative vote of a majority of the directors in office, at a meeting of the board of directors, in accordance with Section 110.15. (Note 2)

✔ By written consent, signed by all the directors in office, in compliance with Sections 110.15 and 108.45 (Note 3)

____ By members at a meeting of members entitled to vote by the affirmative vote of the members having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation or the bylaws, in accordance with Section 110.20. (Note 4)

____ By written consent signed by members entitled to vote having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation, or the bylaws, in compliance with Sections 107.10 and 110.20. (Note 5)

3(a). List all provisions of the restated articles of incorporation that amend the existing articles of incorporation. (Attach additional pages if extra space is needed.)
Articles 3 and 4.

3(b). Text of the Restated Articles of Incorporation (Note 6)
(Attach additional pages if extra space is needed.)

See attached

Printed by authority of the State of Illinois. March 2015 — 1 — C 325.2

4. The undersigned corporation has caused these articles to be signed by a duly authorized officer, who affirms, under penalties of perjury, that the facts stated herein are true. (All signatures must be in Black Ink.)

Dated: March 22, 2023 (Month Day, Year)

Chicago South Side Birth Center (Exact Name of Corporation)

(Any Authorized Officer's Signature)

Jeanine Logan, CEO (Print Name and title)

5. If there are no duly authorized officers, then the persons designated under Section 101.10(b)(2) must sign below and print name and title.

The undersigned affirms, under penalties of perjury, that the facts stated herein are true.

Dated: _____ (Month Day, Year)

Signature	Print Name and Title

NOTES

Note 1: State the true and exact corporate name as it appears on the records of the Secretary of State, BEFORE any amendment herein reported.

Note 2: Directors may adopt amendments without member approval only when the corporation has no members, or no members entitled to vote pursuant to §110.15

Note 3: Director approval may be (1) by vote at a director's meeting (either annual or special) or (2) by consent, in writing, without a meeting.

Note 4: All amendments not adopted under Sec. 110.15 require (1) that the board of directors adopt a resolution setting forth the proposed amendment and (2) that the members approve the amendment.

Member approval may be (1) by vote at a members meeting (either annual or special) or (2) by consent, in writing, without a meeting.

To be adopted, the amendment must receive the affirmative vote or consent of the holders of at least 2/3 of the outstanding members entitled to vote on the amendment, (but if class voting applies, then also at least a 2/3 vote within each class is required).

The articles of incorporation may supersede the 2/3 vote requirement by specifying any smaller or larger vote requirement not less than a majority of the outstanding votes of such members entitled to vote and not less than a majority within each when class voting applies. (Sec. 110.20)

Note 5: When member approval is by written consent, all members must be given notice of the proposed amendment at least 5 days before the consent is signed. If the amendment is adopted, members who have not signed the consent must be promptly notified of the passage of the amendment. (Sec. 107.10 & 110.20)

Note 6: The text of the restated articles of incorporation must set forth the following:

(i) The date of incorporation, the name under which the corporation was incorporated, subsequent names, if any, that the corporation adopted pursuant to amendment of its articles of incorporation, and the effective date of any such amendments;

(ii) the address of the registered office and the name of the registered agent on the date of filing the restated articles of incorporation.

If the registered agent and/or registered office have changed, it will be necessary to accompany this document with form NFP 105.10.

CHICAGO SOUTH SIDE BIRTH CENTER

AMENDED AND RESTATED ARTICLES OF INCORPORATION

Chicago South Side Birth Center's (the "**Corporation**") Articles of Incorporation were originally filed with the Secretary of State on June 12, 2021, under the corporate name, "Chicago South Side Birth Center". The Corporation is an Illinois not-for-profit corporation as provided under 805 ILCS 105/101.70. The following is a text of the amended and restated Articles of Incorporation as approved by Chicago South Side Birth Center's Board of Directors.

Article 1. Corporate Name

Chicago South Side Birth Center

Article 2. Registered Agent and Office
Registered Agent: Jeanine Valrie Logan

Registered Office: 643 N Carroll Pkwy Apt 210B
Glenwood, IL 60425-1552
Cook County

Article 3. Board of Directors

The Board of Directors shall be four in number, their Names and Addresses being as follows:

Director Name	Street Address	City, State	Zip
Jeanine Valrie Logan	6463 Carroll Pky 210B	Glenwood, IL	60425
Tiffany Gorman	11351 S May St.	Chicago, IL	60637
Shaquan Dupart	5852 S Prairie Unit G	Chicago, IL	60637
Cicely Fleming	1423 Kirk St.	Evanston, IL	60202

Article 4. Purposes

Said organization is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations described under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

Article 5. Other Provisions

Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any

future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose.

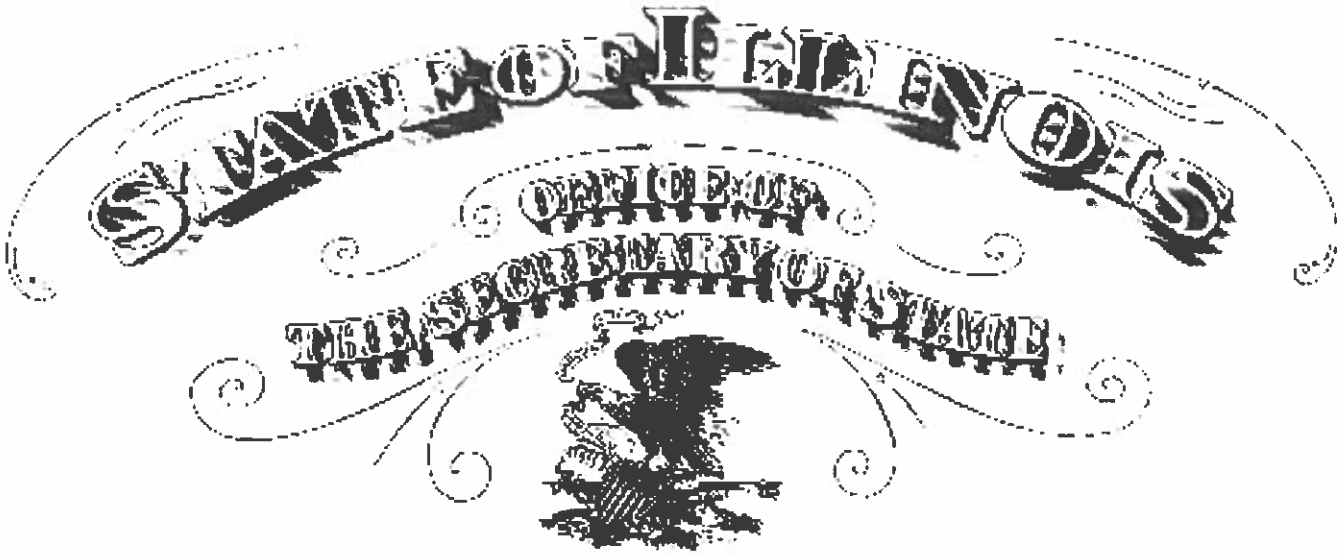
Article 6.

The Corporation is not a Condominium Association as established under the Condominium Property Act.

The Corporation is not a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954.

The Corporation is not a Homeowner's Association, which administers a common-interest community as defined in subsection (c) of Section 9-102 of the cod of Civil Procedure.

File Number 7331-999-4



To all to whom these Presents Shall Come, Greeting:

I, **Alexi Giannoulias,** *Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that*

CHICAGO SOUTH SIDE BIRTH CENTER, A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON JUNE 12, 2021, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE GENERAL NOT FOR PROFIT CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.

In Testimony Whereof, *I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this* 15TH *day of* JULY *A.D.* 2026 .

Authentication #: 2619604646 verifiable until 07/15/2027
Authenticate at: https://www.ilsos.gov

SECRETARY OF STATE

Attachment 2: Site Ownership

American Land Title Association — ALTA Settlement Statement - Cash
Adopted 05-01-2015

File No./Escrow No.: 41075565G
Print Date & Time: 12/18/23 12:12 PM
Officer/Escrow Officer: Bonnie Webb
Settlement Location:
Greater Illinois Title Company
120 North LaSalle Street, Suite 900
Chicago, IL 60602

Greater Illinois Title Company
ALTA Universal ID: 0004592
120 North LaSalle Street, Suite 900
Chicago, IL 60602

Property Address:	8301 South Shore Drive Chicago, IL 60617 8301 South Shore Drive Chicago, IL 60617
Borrower:	Chicago South Side Birth Center, an Illinois Not for Profit Corporation 643 North Carroll Parkway, Apt# 210B Glenwood, IL 60425
Seller:	Morning Star Bible Baptist Church, Inc. an Illinois Corporation 8301 South Shore Drive Chicago, IL 60617
Loan Number:	N/A
Settlement Date:	12/19/2023
Disbursement Date:	12/19/2023
Additional dates per state requirements:	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	$450,000.00	Sale Price of Property	$450,000.00	
		Deposit		$21,100.00
		Title Charges & Escrow / Settlement Charges		
$50.00		Title - CPL's to Stewart Title	$25.00	
		Title - Record Service Fee to Greater Illinois Title Company	$20.00	
$3.00		Title - State of Illinois Policy Fee to Stewart Title		
$110.00		Title - Wire Transfer Fee to Greater Illinois Title Company	$55.00	
$1,032.50		Title - Commercial Closing Fee to Greater Illinois Title Company	$1,032.50	
$260.00		Title - Commitment Update Fee to Greater Illinois Title Company		
$50.00		Title - Delivery Fee to Greater Illinois Title Company		
$2,475.00		Title - Owner's Title Insurance($2,475.00) to Greater Illinois Title Company		
		Title - Policy Update Fee to Greater Illinois Title Company	$195.00	
$260.00		Title - Search Package Fee to Greater Illinois Title Company		
		Title - Access Endorsement to Greater Illinois Title Company	$195.00	
		Title - ALTA 28 Endorsement to Greater Illinois Title Company	$195.00	

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Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Title - ALTA 39 Endorsement to Greater Illinois Title Company	$195.00	
		Title - ALTA 9 Series Endorsement to Greater Illinois Title Company	$400.00	
		Title - Arbitration Endorsement to Greater Illinois Title Company	$195.00	
		Title - Doing Business Endorsement to Greater Illinois Title Company	$195.00	
		Title - EPA Endorsement to Greater Illinois Title Company	$195.00	
		Title - Extended Coverage to Greater Illinois Title Company	$350.00	
		Title - Location Endorsement to Greater Illinois Title Company	$195.00	
		Title - PIN Endorsement to Greater Illinois Title Company	$195.00	
$80.00		Title - Survey Processing Fee to Greater Illinois Title Company		
		Title - Utility Facility Endorsement to Greater Illinois Title Company	$195.00	
$125.00		Title - Water Processing Fee to Greater Illinois Title Company		
		Title - Zoning Endorsement to Greater Illinois Title Company	$400.00	
$1,000.00		Title Indemnity (water) to Greater Illinois Title Company		
		Commission		
$13,500.00		Real Estate Commission - Listing to Cynthia Frye Realty, Inc.		
$9,000.00		Real Estate Commission - Selling to Selling Agent to Come*		
		Government Recording and Transfer Charges		
		Recording Fee (Deed) to Greater Illinois Title Company	$107.00	
		City of Chicago Transfer Tax to Greater Illinois Title Company	$3,375.00	
$214.00		Recording Releases (2) to Greater Illinois Title Company		
		Payoff(s)		
$2,820.13		Lender: Payoff of first mortgage loan to Providence Bank and Trust		
		Total ($2,820.13)		
$60,186.83		Lender: Payoff of second mortgage loan to Providence Bank and Trust		
		Total ($60,186.83)		
		Miscellaneous		
$50.00		Power of Attorney to Prendergast and Delprincipe		
$850.00		Seller's Attorney Fee to Prendergast and Delprincipe		
$1,050.00		Survey Fee to Exacta Land Surveyors, LLC		

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Seller			Borrower/Buyer	
Debit	**Credit**		**Debit**	**Credit**
$93,116.46	$450,000.00	**Subtotals**	$457,714.50	$21,100.00
		Due **From** Borrower		**$436,614.50**
$356,883.54		Due **To** Seller		
$450,000.00	$450,000.00	**Totals**	$457,714.50	$457,714.50

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All rights reserved.

Acknowledgement
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Greater Illinois Title Company to cause the funds to be disbursed in accordance with this statement.

Chicago South Side Birth Center, an Illinois Not for Profit Corporation

By _____ Date _____

Morning Star Bible Baptist Church, Inc. an Illinois Corporation

By _____ Date _____

Bonnie Webb _____ Date _____

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Attachment 2: Site Ownership

Corporate
Warranty Deed

GRANTOR MORNING STAR BIBLE BAPTIST CHURCH, INC., an Illinois Not for Profit Corporation, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in Illinois, for and in consideration of TEN DOLLARS ($10.00), and other good and valuable consideration in hand paid, and pursuant to authority, CONVEYS and WARRANTS unto:

CHICAGO SOUTHSIDE BIRTH CENTER, an Illinois Not-for-Profit Corporation

the following described residential Real Estate, to-wit:

Legal Description: LOTS 27 AND 28 IN BLOCK 1 IN COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT LANDS BELONGING TO THE SOUTH CHICAGO RAILROAD COMPANY).

Permanent Index Number (PIN): 21-31-406-001-0000

Address(es) of Real Estate: 8301 South Shore Drive
Chicago, IL 60617

SUBJECT TO: Covenants, conditions, and restrictions of record, ~~and to General Taxes for 2021 and subsequent years~~. Hereby releasing and waiving all rights under and by virtue of the Illinois Homestead Exemption Laws of the State of Illinois.

This deed is subject to all rights, easements, covenants, conditions restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed hereto by its Managing Member on 19 day of December, 2023.

Lemuel C. Hogue, President of
MORNING STAR BIBLE BAPTIST, INC.
an Illinois Not for Profit Corporation

By: Lemuel C. Hogue

MAIL TO:
Sara A. Ravich
Attorney at Law
233 S. Wacker Drive, Suite 5900
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:
Chicago Southside Birth Center
c/o Jeanine Valrie Logan
643 N Carroll Parkway Unit 210B
Glenwood, IL 60425

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Lemuel C. Hogue, President of MORNING STAR BIBLE BAPTIST, INC. an Illinois Not for Profit Corporation**, a corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Members of said corporation, and caused the corporate seal of said corporation to be there affixed, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposed therein set forth.

Given under my hand and official seal, this 19 day of December 2023

Notary Public

OFFICIAL SEAL
LUCILLE M STERK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/03/2026

SELLER IS EXEMPT UNDER PROVISIONS
35 ILSCS 200/31-45
OF PARAGRAPH b SECTION 3,
REAL ESTATE TRANSFER ACT.

DATE: 12-19-23

Buyer, Seller or Representative

This instrument was prepared by:
Yvonne DelPrincipe,
Attorney at Law,
3540 W. 95th Street
Evergreen Park, Illinois 60805

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Signature of Grantor or Agent

12-19-23
Dated

SUBSCRIBED AND SWORN
to before me this 19 day
of December, 2023.

Notary Public

OFFICIAL SEAL
LUCILLE M STERK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/03/2026

The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Signature of Grantee or Agent

Dated

SUBSCRIBED AND SWORN
to before me this_____day
of _____, 2023.

Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

BILL OF SALE AND AFFIDAVIT OF TITLE

Seller, MORNING STAR BIBLE BAPTIST, INC. an Illinois Not for Profit Corporation, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer, CHICAGO SOUTHSIDE BIRTH CENTER, an Illinois Not-for-Profit Corporation, the following described property:

All items of personal property pursuant to the contract dated April 24, 2023, between the parties.

Seller(s) hereby represents and warrants to Buyer(s) that Seller(s) is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller(s) has full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness, and merchantability are hereby excluded.

Seller(s) warrants that no labor or materials have been furnished for the premises legally described herein, within the last four months that is not fully paid for.

Legal Description: LOTS 27 AND 28 IN BLOCK 1 IN COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT LANDS BELONGING TO THE SOUTH CHICAGO RAILROAD COMPANY).

Permanent Index Number (PIN): **21-31-406-001-0000**

Address(es) of Real Estate: **8301 South Shore Drive**
Chicago, IL 60617

Seller(s) warrants that since the title date of April 12, 2023 in the commitment issued by GREATER ILLINOIS TITLE COMPANY, Seller(s) has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against Seller(s), nor has any judgment or decree been rendered against Seller(s), nor is there any judgment note or other instrument that can result in a judgment or decree against Seller(s) within five days from the date hereof. There are no parties in possession of the premises other than Seller(s). All charges for utilities up to the closing date or the date of possession, whichever is later, have been or will be fully paid by the Seller(s).

IN WITNESS WHEREOF, Seller(s) has signed and sealed this Bill of Sale and Affidavit of Title this 10 day of May, 2023.

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

Clement C. Hogue (SEAL) _____ (SEAL)

Clement C. Hogue, President of
MORNING STAR BIBLE BAPTIST, INC.
an Illinois Not for Profit Corporation

Subscribed and sworn to before me this 10th day of May, 2023.

Lucille M. Sterk
NOTARY PUBLIC

OFFICIAL SEAL
LUCILLE M STERK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/03/2026

MyDec

Declaration ID: 20231201697081
Status: Declaration Submitted
Document No.: Not Recorded

State/County Stamp: Not Issued
City Stamp: Not Issued

COOK COUNTY

Real Estate Transfer Declaration

PROPERTY IDENTIFICATION:

Address of Property: 8301 S SOUTH SHORE DR (Street or Rural Route) | CHICAGO (City) | 60617-2653 (ZIP)

Permanent Real Estate Index No. 21-31-406-001-0000 | Township: Hyde Park

Date of Deed: 12/19/2023 | Type of Deed: Warranty Deed

TYPE OF PROPERTY:

- [ ] Single Family
- [ ] Condo, co-op
- [ ] 4 or more units (residential)
- [ ] Mixed use (commer. & resid.)
- [X] Commercial
- [ ] Industrial
- [ ] Vacant Land
- [ ] Other (select description)

INTEREST TRANSFERRED:

- [X] Fee title
- [ ] Beneficial interest in a land trust
- [ ] Lessee interest in a ground lease
- [ ] Controlling interest in real estate entity (ord. Sec. 2)
- [ ] Other (select description)

LEGAL DESCRIPTION:

Sec. 31 Twp. Hyde Park Range 15

LOTS 27 AND 28 IN BLOCK 1 IN COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT LANDS BELONGING TO THE SOUTH CHICAGO RAILROAD COMPANY).

COMPUTATION OF TAX:

Full actual consideration	450,000.00
Less amount of personal property included in purchase	0.00
Net consideration for real estate	450,000.00
Less amount of mortgage to which property remains subject	0.00
Net taxable consideration	450,000.00
Amount of tax stamps ($.25 per $500 or part thereof)	0.00

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

Name and Address of	Street or Rural Route	City	ZIP Code
MORNINGSTAR BIBLE BAPTIST CHURCH (Seller)	9108 S JUSTINE ST	CHICAGO	60620-5035
CHICAGO SOUTHSIDE BIRTH CENTER (Buyer)	643 N CARROLL PKWY # 210B	GLENWOOD	60425-1163

- [ ] Buyer has a different mailing address for tax documents.

Name or company	Street address	City	State	ZIP Code
CHICAGO SOUTHSIDE BIRTH CENTER	643 N CARROLL PKWY # 210B	GLENWOOD	IL	60425-1163

Chicago South Side BIRTH CENTER

Chicago South Side Birth Center Board List

CARLA MADELEINE KUPE, ESQ. *(Chair)*
Carla Madeleine Kupe is a Managing Partner and Co-Founder of CZL P.C. where she leads Legal Consulting services around Corporate Governance and Operations through a diversity, equity, inclusion, and anti-racism/oppression lens. Carla considers herself a strategist, an educator, and a collaborative leader. Her unique personal background has translated into unique and innovative problem-solving approaches throughout her career. Carla is the first-born of five children of Congolese parents, speaks eight languages, was born and has lived in Germany and Luxembourg, and has been calling the U.S. her home since 1997. Carla has a remarkable ability of putting herself into another's shoes, to see an issue from different vantage points. This refined skill has enabled Carla to consistently render comprehensive advice and lead collaborative projects with people of all lived experiences. Carla loves to be the architect of preventive and proactive strategies but also enjoys devising paths for change to improve existing systems and organizational cultures. Carla is also the founder and CEO of The Impact Alliance LLC, a diversity, equity, inclusion and anti-racism/colonialism consulting enterprise through which she provides advising, consulting, education, and leadership coaching services to organizations in both sectors and across industries. Additionally, she currently serves as the Gender and Racial Equity Program Director for the YWCA Metropolitan Chicago.

In 2018, Carla was one of the architects of the Professional Identity Formation program at Loyola University Chicago School of Law and acted as the program's director until 2021. Carla created Speak Truth Summit, a platform giving voice and visibility to the particular and unique experiences of women of color in 2018. Carla served as the first Director of Diversity, Equity, Inclusion, and Compliance Director at the City of Chicago Office of Inspector General. Before that, Carla was an Associate General Counsel and the Title IX Coordinator for Chicago State University. Prior to that, Carla was an Assistant Corporation Counsel for the City of Chicago Law Department in its Federal Civil Rights Litigation Division. She also held the position of Victim Witness Advocate for the Suffolk County District Attorney's Office in Boston, Massachusetts. Additionally, Carla was the former Director of Community Relations for the Chicago Metropolitan Chapter of the National Organization of Black Law Enforcement Executives (NOBLE).

Carla is a member of the Loyola University Chicago School of Law's Diversity Mentoring Program and the law school's Dean's Diversity Council. Additionally, Carla is a member and contributing author of the editorial board for the Illinois chapter of the National Diversity Council. Carla serves as a mentor at the University of Chicago Polsky Center for Entrepreneurship and Innovation.

She received her Bachelor of Arts in Political Science with a minor in Psychology from Kalamazoo College in Kalamazoo, Michigan, and her Juris Doctor from Loyola University Chicago School of Law, Chicago, Illinois.

ALEXIS WADDELL *(Treasurer)*
Alexis A. Waddell, MAOL is a Chicago native from the West Side whose work is rooted in community, collaboration, and measurable impact. As a business analyst, she specializes in capturing stakeholder needs and translating them into strategic, data-informed solutions that drive sustainable growth. Her expertise in impact reporting and systems improvement positions her to support the long-term development and accountability of the Chicago South Side Birth Center.

Founder of the Love of Learning Institute, Alexis leads with an asset-based approach, designing programs that uplift communities while aligning vision with execution.
As a maternal health advocate and certified full-spectrum doula, Alexis has spent the past five years supporting the professional development of doulas through her role at Gifted Hands International. These actions are centered on her passion to strengthen the operational infrastructure within birth work organizations for continued growth. After transitioning from corporate leadership in 2025, she deepened her commitment to culturally responsive care, centering informed consent, advocacy, and equity across the pregnancy and postpartum experience.

Alexis brings a unique lens that bridges strategy and service to ensure that families are supported. It is her desire to see that organizations are equipped to grow with intention, lead with integrity, and make a lasting impact.

SYDNEY MEANS *(Secretary)*
Sydney Means, LCSW (she/her) is a dedicated and reliable Licensed Clinical Social Worker with over a decade of experience in mental health and clinical supervision. She earned her Master's degree in Social Work from the University of Chicago, with an emphasis in trauma and family systems, and her Bachelor's degree in Sociology with a minor in Leadership Studies from Hampton University.

Sydney has spent the past 10 years serving children and adults who have experienced a wide range of trauma, with a growing focus in recent years on perinatal mental health and parenting. Her professional background includes extensive work within the foster care system as well as in private practice settings. She currently works at Clarity Clinic, where she supervises clinicians ranging from graduate students to provisionally licensed professionals while maintaining her own clinical caseload.

Sydney is passionate about recognizing and addressing the physical, emotional, and functional impacts of trauma on individuals and families. Her commitment to compassionate, trauma-informed care and leadership makes her a valuable addition to the board.
Outside of her professional work, Sydney enjoys spending time with her family, exploring new restaurants around Chicago, and getting lost in a good book.

LAKEESHA HARRIS
Lakeesha is an unapologetic Black Feminist, Abolitionist, and former Co-Executive Director of Lift Louisiana - where she worked to shift policy needed to improve the lives of Louisiana's women, their families, and their communities.

In 2021-2022 Lakeesha wrote and hosted *Old Pro News* - a limited podcast dedicated to educating everyone on current legislation, policy, and activism of Sex Workers globally. A continuation of her work as the former Director of Reproductive Health and Justice at Women With A Vision, Inc, in New Orleans, LA - where she worked with Representative Mandie Landy in spearheading the first comprehensive statewide bills in the nation to decriminalize sex work.

She, along with current and other former sex workers, developed the *deep south decrim toolkit*, lodging a statewide campaign to educate the community on what it means when sex workers are targeted and criminalized. During the 2021 legislative session, a group of 119 sex workers and allies provided three hours of testimony in the Louisiana House - a first, not only in the deep south, but in any state house!

In 2020, Lakeesha was celebrated by Bitch Media among its Bitch 50 Activists for her work to maintain abortion access in Louisiana and nationwide. Her twenty plus years as a Reproductive Justice leader had produced two RJ Amicus Briefs that were presented to The Supreme Court on behalf abortion access, one currently being considered in the Dobbs v. Jackson Women's Health Organization case.

Before moving to the Deep South, Lakeesha was an organizer, Health Educator, and Insemination Coordinator in the midwest providing comprehensive care to sex workers, women, trans people, and GNC folx at one of the last remaining feminist Health centers in the country, Chicago Women's Health Center.

Lakeesha's essays, interviews, and critical work has been featured on The Daily by The New York Times, Democracy Now, The Advocate, and Rewire News just to name a few.

More Info on Lakeesha can be accessed here.

SETH HEMMINGS

Seth Hemming in the founder and managing director of Little Wing Collective. Little Wing is a social and economic justice initiative based in Chicago.

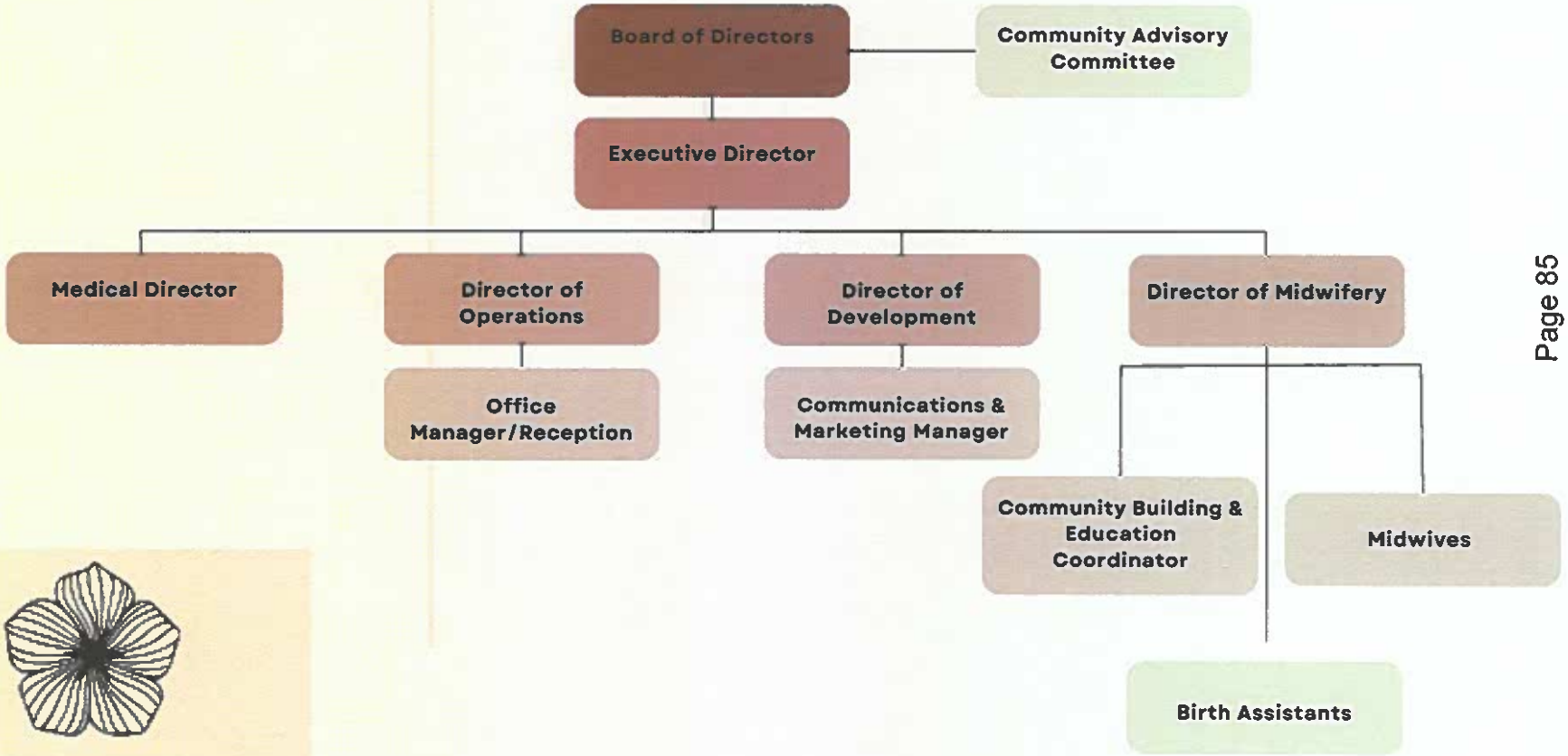
Little Wing's investment arm, Little Wing Collective, has invested in 20 companies and funds that seek for-profit solutions to social, economic and environmental challenges. Our investments include funds and companies led by entrepreneurs who are Black, Brown, Asian American, LBGTQ+ and women. Above all, we invest in entrepreneurs and funders driven by purpose. Our giving arm, Little Wing Fund, annually donates to more than 50 nonprofits. Little Wing Fund focuses on community-based, founder-led nonprofits seeking social, economic and environmental justice. Little Wing combines impact investing and strategic philanthropy to build a more inclusive and equitable economy, particularly in communities that have been overlooked, by championing entrepreneurs and nonprofit leaders with deep roots, big ideas, and a mission to drive real change.

Before starting Little Wing Collective, Seth was a mergers and acquisitions lawyer for 35 years, a Partner in Reed Smith's Chicago office, and Co-Chair of the firm's Private Equity Group. Seth's career transition, from advising entrepreneurs and private equity professionals and M&A law to impact-led investing and philanthropy, is intentional: Seth sees capital as a tool for equity-building and community empowerment, not just returns. Seth's approach is defined by refined filtering: identifying founder-led nonprofits and other ventures with measurable societal benefit, and engaging in close partnership, often as mentor, connector, and thoughtful investor.

ALIA HAWKINS

Alia E. Hawkins is the founder and director of Beachfront Dance School, a not-for-profit dance school located in Gary, Indiana. She is a health law/healthcare compliance attorney and registered mediator. She is also a former classical ballet dancer. In her spare time, she enjoys cooking for family and friends; gardening; knitting; tennis; Pilates; yoga; swimming and traveling.

CHICAGO SOUTH SIDE BIRTH CENTER
ORGANIZATION CHART



Chicago South Side BIRTH CENTER

Attachment 5: Flood Plain Requirements

National Flood Hazard Layer FIRMette

FEMA

Legend

See FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, A, A
- With BFE or Depth Zone AE, AO, AH, AR, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- No Screen Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on [illegible] and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Cook County, Chicago
Renovating existing building into a freestanding birth center
8301 S. South Shore Drive, built 1948, Chicago

IDPH-license issuance, IHFSRB-Certificate of Need,
SHPO Log #003050224

May 3, 2024

Jeanine Valrie Logan
Chicago South Side Birth Center
643 N Carroll Parkway
Glenwood, IL 60425

Dear Ms. Logan:

Thank you for your submission of the renovation of an existing building into a freestanding birth center at 8301 S. South Shore Drive in Chicago (SHPO log # 003050224), which we received on 5/2/24. Because this project requires a Certificate of Need from the Illinois Health Facilities & Services Review Board, our comments are required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (Act).

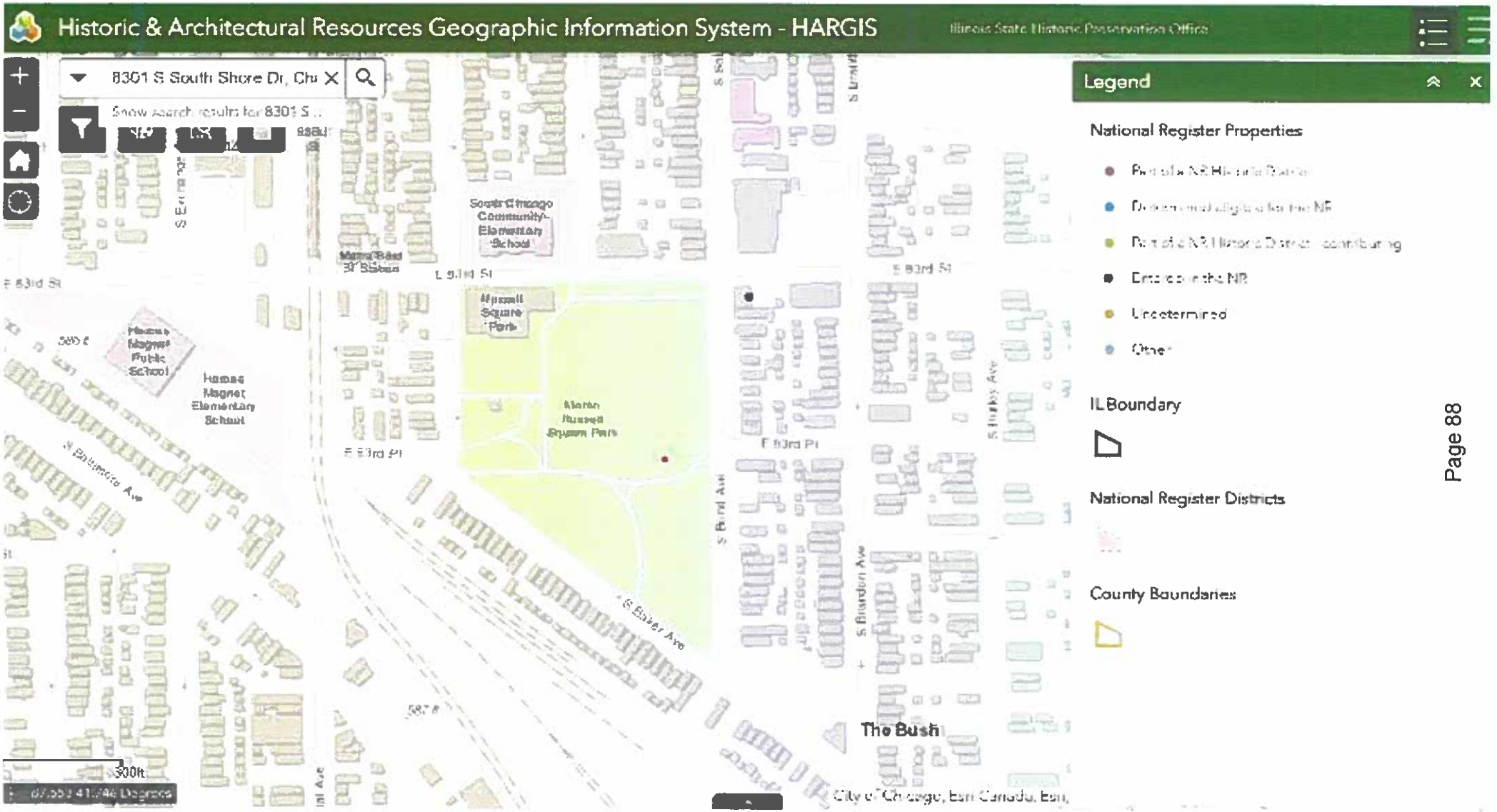
Although 8301 S. South Shore Drive was constructed in 1948 as a funeral home in the Gothic Revival style and has an intact funeral chapel with decorative ceiling beams and fireplace mantel, not enough is known about the original business's potential contributions to the South Chicago neighborhood to assert its social-historic significance under Criterion A of the National Register of Historic Places (NRHP). The presence of a magnificent example of the Gothic Revival across the street (i.e., Saint Michael the Archangel Catholic Church, designed 1907 by William J. Brinkmann) would likely preclude 8301's eligibility for the NRHP under Criterion C as a representative example of Gothic Revival architecture. Furthermore, additional research into the typology and frequency of Chicago's postwar funeral homes and mortuaries would be needed in order to assert that 8301 has enough architectural significance to be eligible for listing to the NRHP under Criterion C as a representative example of funeral-home architecture.

Therefore, this office has determined that at this time, 8301 S. South Shore Drive is not eligible for individual listing to the NRHP. This determination remains in effect for two (2) years from date of issuance. The project may proceed as proposed.

Sincerely,

Carey L. Mayer

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer


Historic & Architectural Resources Geographic Information System - HARGIS
Illinois State Historic Preservation Office
8301 S South Shore Dr, Chi
Legend
National Register Properties
Entered in the NR
Undetermined
Other
IL Boundary
National Register Districts
County Boundaries
South Chicago Community Elementary School
Hamas Magnet Public School
Hamas Magnet Elementary School
Marion Russell Square Park
E 83rd St
E 83rd Pl
S Baker Ave
S Brandon Ave
S Burley Ave
The Bush
300ft
City of Chicago, Esri Canada, Esri,

Attachment 7a: Project Costs and Sources of Funds

Complete the following table listing all costs (refer to Part 1120.110) associated with the project. When a project or any component of a project is to be accomplished by lease, donation, gift, or other means, the fair market or dollar value (refer to Part 1130.140) of the component must be included in the estimated project cost. If the project contains non-reviewable components that are not related to the provision of health care, complete the second column of the table below. Note, the use and sources of funds must be equal.

Project Costs and Sources of Funds			
USE OF FUNDS	**CLINICAL**	**NONCLINICAL**	**TOTAL**
Preplanning Costs	**$57,325**		**$57,325**
Site Survey and Soil Investigation	**$27,122**		**$27,122**
Site Preparation			
Off Site Work			
New Construction Contracts			
Modernization Contracts	**$6,635,001**		**$6,635,001**
Contingencies	**$654,910**		**$654,910**
Architectural/Engineering Fees	**$362,890**		**$362,890**
Consulting and Other Fees	**$53,012**		**$53,012**
Movable or Other Equipment (not in construction contracts)			
Bond Issuance Expense (project related)			
Net Interest Expense During Construction (project related)			
Fair Market Value of Leased Space or Equipment			
Other Costs to Be Capitalized	**$647,602.96**		**$647,602.96**
Acquisition of Building or Other Property (excluding land)	**$465,129**		**$465,129**
TOTAL USES OF FUNDS	**$8,902,992**		**$8,902,992**
SOURCE OF FUNDS	**CLINICAL**	**NONCLINICAL**	**TOTAL**
Cash and Securities	**$4,103,992**		**$4,103,992**
Pledges	**$0**		**$0**
Gifts and Bequests	**$0**		**$0**
Bond Issues (project related)	**$0**		
Mortgages	**$0**		
Leases (fair market value)	**$0**		
Governmental Appropriations	**$0**		
Grants	**$4,799,000**		**$4,799,00**
Other Funds and Sources	**$0**		**$0**
TOTAL SOURCES OF FUNDS	**$8,902,992**		**$8,902,992**

Attachment 7(b): Project and Sources of Fund Itemization

PRE-PLANNING COSTS	TOTAL
Preconstruction Services	$ 25,000.00
Schematic Cost Estimates	$ 5,605.00
Asbestos Design Specs	$ 2,720.00
Construction Materials Testing	$ 24,000.00
Preconstruction Services	$ 25,000.00
Schematic Cost Estimates	$ 5,605.00
Asbestos Design Specs	$ 2,720.00
PRE-PLANNING COSTS GRAND TOTAL	**$57,325.00**

Attachment 7(c): Project and Sources of Fund Itemization

SITE SURVEY AND SOIL INVESTIGATION	TOTAL
Geotechnical Testing	$ 4,810.00
Topographic Survey	$ 7,000.00
ALTA Survey	$ 1,800.00
Lead & Asbestos Testing	$ 7,000.00
GPR Survey	$ 1,555.00
Soil Testing	$ 4,957.00
SITE SURVEY AND SOIL INVESTIGATION GRAND TOTAL	**$27,122.00**

Attachment 7(d): Project and Sources of Fund Itemization

MODERNIZATION CONTRACTS	TOTAL
Renovation Hard Costs	$ 6,635,000.78
MODERNIZATION GRAND TOTAL	**$6,635,000.78**

Attachment 7(e): Project and Sources of Fund Itemization

CONTINGENCIES	TOTAL
Project Contingency	$ 654,910.00
CONTINGENCIES GRAND TOTAL	**$654,910.00**

Attachment 7(f): Project and Sources of Fund Itemization

ARCHITECTURAL	TOTAL
Architect - SMNGA	$ 347,890.00
Architect Reimbursables	$ 15,000.00
ARCHITECTURAL GRAND TOTAL	**$362,890.00**

Attachment 7(g): Project and Sources of Fund Itemization

CONSULTING AND OTHER FEES	TOTAL
Temporary Electrical Service	$ 3,012.26
Project Management (IFF)	$ 50,000.00
CONSULTING AND OTHER FEES GRAND TOTAL	**$53,012.26**

Attachment 7(h): Project and Sources of Fund Itemization

OTHER COSTS TO BE CAPITALIZED	TOTAL
Closing Costs	$ 1,800.00
Builder's Risk Insurance	$ 57,813.00
Furnishings and Equipment	$ 587,989.96
OTHER COSTS TO BE CAPITALIZED TOTAL	**$647,602.96**

Attachment 7(i): Project and Sources of Fund Itemization

ACQUISITION OF BUILDING	TOTAL
Building Acquisition	$462,129.00
ACQUISITION OF BUILDING TOTAL	**$462,129.00**

Attachment 8: Project Status and Completion Schedules

Indicate the following with respect to project expenditures or to financial commitments (refer to Part 1130.140):

- *Purchase orders, leases or contracts pertaining to the project have been executed.*
- *Financial commitment is contingent upon permit issuance. Provide a copy of the contingent "certification of financial commitment" document, highlighting any language related to CON Contingencies*
- *Financial Commitment will occur after permit issuance.*

Chicago South Side Birth Center has completed purchase for the proposed site and contracts with architects and contractors as follows:

- **Purchase of Morningstar Bible Baptist located at 8301 S. South Shore Drive (see Attachment 2)**
- **Contracted architectural services from SMNG, Ltd. (see Appendix A).**
- **Contracted construction services from Norcon, Inc. (see Appendix B) for pre-construction services and general contractor services.**
- **Contracted with IFF for owner's representation (see Appendix C).**

Attachment 9: Cost Space Requirements

*Provide in the following format, the **Departmental Gross Square Feet (DGSF)** or the **Building Gross Square Feet (BGSF)** and cost. The type of gross square footage either **DGSF** or **BGSF** must be identified. The sum of the department costs **MUST** equal the total estimated project costs. Indicate if any space is being reallocated for a different purpose. Include outside wall measurements plus the departments or area's portion of the surrounding circulation space. **Explain the use of any vacated space.***

No response from the applicant due to this section not being applicable to birth centers.

Attachment 10: Impact on Access

1. *Document whether the discontinuation of each service or of the entire facility will have an adverse effect upon access to care for residents of the facility's market area.*

2. *Document that a written request for an impact statement was received by all existing or approved health care facilities (that provide the same services as those being discontinued) located within the **geographic service area**.*

No response from the applicant due to this section not being applicable to birth centers.

Attachment 11: Background of Applicant

1. *A listing of all health care facilities owned or operated by the applicant, including licensing, and certification if applicable.*

   Chicago South Side Birth Center does not own or operate any other healthcare facilities.

2. *A listing of all health care facilities currently owned and/or operated in Illinois, by any corporate officers or directors, LLC members, partners, or owners of at least 5% of the proposed health care facility.*

   No corporate officers, directors, or partners of Chicago South Side Birth Center own nor operate any healthcare facilities in Illinois. As a nonprofit corporation, CSSBC has no LLC members and/or owners of the corporations.

3. *For the following questions, please provide information for each applicant, including corporate officers or directors, LLC members, partners, and owners of at least 5% of the proposed facility. A health care facility is considered owned or operated by every person or entity that owns, directly or indirectly, an ownership interest.*

   a. *A certified listing of any adverse action taken against any facility owned and/or operated by the applicant, directly or indirectly, during the three years prior to the filing of the application.*

      No adverse action has been taken against the applicant nor the facility during the three years prior to the filing of this application.

   b. *A certified listing of each applicant, identifying those individuals that have been cited, arrested, taken into custody, charged with, indicted, convicted, or tried for, or pled guilty to the commission of any felony or misdemeanor or violation of the law, except for minor parking violations; or the subject of any juvenile delinquency or youthful offender proceeding. Unless expunged, provide details about the conviction, and submit any police or court records regarding any matters disclosed.*

      No citations, arrests, custody, charges, indictments, convictions, trials, or guilty pleas for any felony, misdemeanor, or violation of the law have occurred for the applicants.

   c. *A certified and detailed listing of each applicant or person charged with fraudulent conduct or any act involving moral turpitude.*

      No charges with fraudulent conduct or acts involving moral turpitude have occurred for any of the applicants.

   d. *A certified listing of each applicant with one or more unsatisfied judgements against him or her.*

      No unsatisfied judgment has been made against any of the applicants.

   e. *A certified and detailed listing of each applicant who is in default in the performance or discharge of any duty or obligation imposed by a judgment, decree, order or directive of any court or governmental agency.*

      No default in performance, discharge of any duty or obligation imposed by judgment, decree, order or directive of any court or governmental agency exists for any of the applicants.

4. *Authorization permitting HFSRB and DPH access to any documents necessary to verify the information submitted, including, but not limited to official records of DPH or other State agencies; the licensing or certification records of other states, when applicable; and the records of nationally recognized accreditation organizations.* ***Failure to provide such authorization shall constitute an abandonment or withdrawal of the application without any further action by HFSRB.***

   Chicago South Side Birth Center authorizes HFSRB and DPH access to any documents necessary to verify the information submitted, including, but not limited to official records of DPH or other State agencies; the licensing or certification records of other states, when applicable; and the records of nationally recognized accreditation organizations.

5. *If, during a given calendar year, an applicant submits more than one application for permit, the documentation provided with the prior applications may be utilized to fulfill the information requirements of this criterion. In such instances, the applicant shall attest that the information was previously provided, cite the project number of the prior application, and certify that no changes have occurred regarding the information that has been previously provided. The applicant can submit amendments to previously submitted information, as needed, to update and/or clarify data.*

   Not applicable as there is only one application for permit from this applicant this year. CSSBC previously submitted a certificate of need and received approval for permit in September 2024. Due to the increase in the project's budget greater than 7%, this resubmission of a certificate of need is to update the previously submitted information, where applicable.

Attachment 12: Purpose of Project

- *Document that the project will provide health services that improve the health care or well-being of the market area population to be served.*

Chicago South Side Birth Center (CSBBC), a non-profit, will be located on the South Side of Chicago. This is the first birth center located on the south side of Chicago (Illinois Health Planning Area A-03). We aim to offer a community-centered option for birth and reproductive health care services for people in their own neighborhood and community. We aim to be an answer to the lack of prenatal, birth, and postpartum out-of-hospital care options currently available on the south side as well as one of the solutions to the disparate maternal and child health rates among women, birthing people, and children on the South Side.

CSSBC's establishment on the South Side of Chicago increases the number of birth options available for south side communities. Since 2019, three south side community hospitals have closed their labor and delivery units displacing thousands of subsequent births across the south side (Nesbitt, 2020). This further reduces access to obstetric care tremendously. Without proper intervention and care, rates of infant and maternal morbidity will increase, and access will continue to be a barrier. It is our goal of the Chicago South Side Birth Center to disrupt these maternal health outcomes for birthing people and their families across the city's South Side by providing healthcare and collaborating with community partners to meet client needs.

The Chicago South Side Birth Center will be a freestanding birth center, have a home-like atmosphere, and will be centered *within* the healthcare system. Birth Centers focus on a program of care designed in the "wellness model" of pregnancy and birth guided by principles of prevention, sensitivity, safety, appropriate medical intervention, and cost effectiveness (AABC, 2016). Chicago South Side Birth Center will comprise a team of highly qualified professionals that include midwives, nurses, a physician collaborator and partner with pediatricians, nutritionists, social workers, along with childbirth and postpartum doulas and educators. Lastly, CSSBC will collaborate with community partners to offer perinatal mental health services to ensure that women have the tools and resources needed during and after their transition to parenthood.

CSSBC is different from other birth center systems as we are committed to increasing access for birthing people that are uninsured, under insured, or received Medicaid benefits. Many birth center models across the US do not accept Medicaid due to the poor reimbursement rates. It is frequent practice to exclude people from birth center care based on their insurance. In Illinois, birth centers are required to accept Medicaid. At CSSBC, we are committed to bringing midwifery care and birthing options directly to our community and will welcome clients regardless of their insurance carrier. In fact, we anticipate a clientele and payor mix of 70% Medicaid/25% Commercial insurance at CSSBC (the remaining 5% is self pay). CSSBC will also provide financial assistance to those who qualify and want to participate in programs and services but do not have the financial resources to do so.

- *Define the planning area or market area, or other relevant area, per the applicant's definition.*

Figure 1: Planning Area Map

go South Side Birth Center will be primarily mmunities in Planning Area A-3 of Illinois' rgical and pediatric care planning areas. This rea comprises 30 Chicago community areas The Health Planning Area where CSSBC is vers about a quarter (27%) of Chicago's total Table 2 provides an overview of the planning graphics.

Table 1: Community Areas (CA)

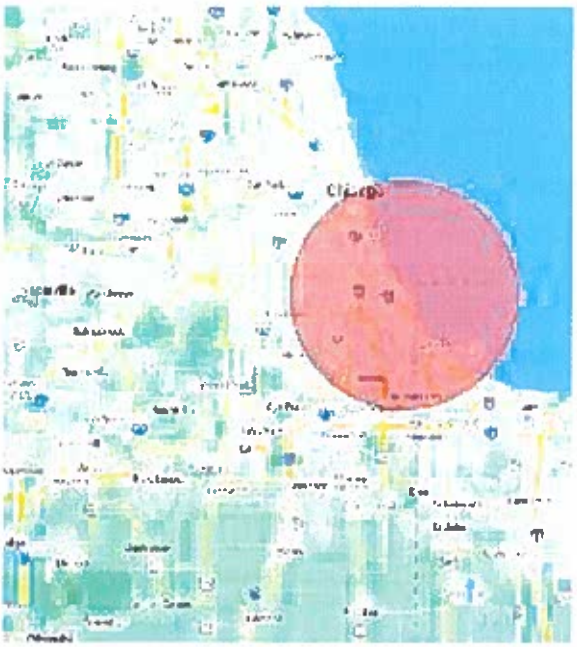
CA Number	Community Area	CA Number	Community Area
35	Douglas	50	Pullman
36	Oakland Park	51	South Deering
37	Fuller Park	52	East Side
38	Grand Boulevard	56	Garfield Ridge
39	Kenwood	57	Archer Heights
40	Washington Park	58	Brighton Park
41	Hyde Park	61	New City
42	Woodlawn	62	West Elsdon
43	South Shore	63	Gage Park
44	Chatham	64	Clearing
45	Avalon Park	65	West Lawn
46	South Chicago	66	Chicago Lawn
47	Burnside	67	West Englewood
48	Calumet Heights	68	Englewood
49	Roseland	69	Greater Grand Crossing

Attachment 12: Purpose of Project

Table 2: Service Area Demographics

General Demographics	CSSBC's Service Area	Chicago
Total Population	730, 414	2, 665, 039
Non-Hispanic Black	57%	29%
Female	53%	51%
Life Expectancy	73 Years	75 Years
% Uninsured	10.10%	9.75%
% Less than High School	17.52%	14.1%
Median Household Income	$41,815	$62,097

(Source: Chicago Health Atlas)



According to American Association of Birth Centers, Birth Centers traditionally have a larger market radius than hospitals (AABC). We anticipate a marketing radius of 10-15 miles with a majority of those clients coming from our proposed community area and further south.

- *Identify the existing problems or issues that need to be addressed as applicable and appropriate for the project.*

Based on the most recent maternal and child health outcomes in Chicago, non-Hispanic Black women have both the highest rates of severe maternal morbidity and pregnancy-associated mortality. Black women in Chicago have the highest rates of severe maternal morbidity which is 120.8 per 10,000 deliveries, versus 46.9 for white women and 60.0 per Hispanic women (IDPH, 2018). Despite having similar birth rates, Black women die during or within one year of pregnancy nearly six times more often than non-Hispanic White women (Ibid). Furthermore, women living in communities with high economic hardship, have the highest pregnancy-associated mortality and maternal morbidity rates as well.

In addition to these findings, Black babies on Chicago's South Side have the worst health outcomes. Current infant mortality rates in Cook County (this is the county where Chicago is situated but includes other cities) are 6.1 per 1,000 live births (March of Dimes, 2024), and within the Chicago area, 6.6 per 1,000 live births (CHA, 2021). In the context of race, Black babies die at more than three times the rate of white babies in Chicago and double the rate of Latinx babies (Ibid). Findings have also revealed that the Calumet Heights neighborhood (where Advocate Trinity Hospital closed its OB unit in Spring 2020 to make space for COVID patients and then reopened in the Fall) has an infant mortality rate of 22.3 per 1,000 live births (Ibid), with several other South Side neighborhoods — Englewood, Washington Park, Greater Grand Crossing, and South Shore (where the proposed site of CSSBC is located) also having infant mortality rates at 13 or above, which is over twice the Cook County average (Ibid).

The proposed site of Chicago South Side Birth Center is located at 8301 S. South Shore Drive, Chicago, IL 60617. This site is located in the south side community, Shore Shore (Ward 10). Ward 10 is home to several neighborhood communities that have the worst rates of infant mortality in the city and county.

Infant Mortality Rates in the 10th Ward

Community areas	Per 1,000 live births	%ile	Rank
• South Shore	14.0	95th	5th
• Hegewisch	6.0	51st	39th
• East Side	2.7	14th	67th
• South Deering	12.9	92nd	7th
• Altgeld Gardens	13.0	---	---
• Riverdale	10.1	83rd	14th
• South Chicago	15.8	99th	2nd
• Chicago (2005-2009)	8.1		
• Illinois (2021)	5.6		

Maternal and infant health disparities are manifestations of broader underlying socio-economic inequities that are rooted in structural racism and discrimination. For instance, the legacy of segregation policies and structural racism has resulted in low availability of health care services in Black communities, which exacerbates maternal and infant health outcomes. The North Side of Chicago has close to 10 times as many health care providers available as Black communities on the South Side (Henricks et al., 2018). Transportation and childcare might be further hurdles to receiving health care for women who must travel further to acquire necessary care. Findings have also revealed that the Calumet Heights neighborhood (where Advocate Trinity Hospital temporarily closed its Obstetrics unit in Spring 2020 to make space for COVID patients) has an infant mortality rate of 15.4 per 1,000 live births (Chicago Health Atlas, 2022). Several other South Side neighborhoods - Englewood, Washington Park, Greater Grand Crossing, and South Shore also have infant mortality rates at 13 or above, which is over twice the Chicago average of 5.2 (Chicago Health Atlas, 2022).

Access to care continues to be a barrier that increases the current infant and maternal mortality and morbidity rates across the City of Chicago. Current findings reveal that 24.6% of Black women have inadequate access to prenatal care, in contrast to 11.3% for white women (March of Dimes, 2018).

Some of the barriers to access include:

- **Lack of insurance**
- **Non-existent or lack of transportation**
- **Provider & healthcare institution mistrust due to previous traumatic healthcare experiences**
- **Systematic racism**
- **Poor institution reputation in the Black community**
- **A reduction in birth options (i.e. hospital and OB unit closures across the South Side)**
- **Currently, there are no birth centers on the South Side of Chicago**

Since 2019, three South Side hospital OB units have permanently closed leaving only three remaining hospitals on the South Side providing maternity services. This further reduces access to obstetric care tremendously. Without proper intervention and care, rates of infant and maternal morbidity will increase, and access will continue to be a barrier. It is our goal of the Chicago South Side Birth Center to disrupt these maternal health outcomes for Black birthing people and their families across the city's South Side by providing healthcare and collaborating with community partners to meet client needs.

The growing awareness of the dire maternal and infant health outcomes among Black people led the Biden-Harris administration to develop the 'Blueprint for Addressing the Maternal Health Crisis' in June

2022. This encompasses five goals, which includes efforts to expand access to coverage and care, increase access to a broader array of services and providers, improve data collection and reporting, and strengthen economic and social support for people during pregnancy and postpartum (White House, 2022). In the effort to achieve Goal 4 (expanding the perinatal workforce), the federal government plans to provide guidance to states to help them expand access to licensed midwives, doulas, and freestanding birth centers. Governor JB Pritzker has demonstrated Illinois' commitment to reducing disparities with his proposal for $23M going toward Birth Equity, including financial support to expanding access to community birth and birth centers. Building a birth center on Chicago's South Side therefore serves as an important contribution towards the work of increasing access, improving health outcomes and reducing disparities.

- *Cite the sources of the documentation.*

  - American Association of Birth Centers.
  - American Association of Birth Centers (2016). What is a birth center? AABC website. Retrieved from https://www.birthcenters.org/page/whatisbirthcenter
  - Chicago Data Portal (2014). Chicago Infant Mortality. Retrieved from https://data.cityofchicago.org/Health-Human-Services/Chicago-Infant-Mortality/5qqb-uvkn
  - Chicago Health Atlas (2021). Infant mortality statistics. Retrieved from https://www.chicagohealthatlas.org/indicators/infant-mortality
  - Golden, Jamie Nesbitt (2020). St. Bernard Hospital Suspends OB Unit to Treat Coronavirus Patients. *Blockclubchicago.org*. Retrieved from https://blockclubchicago.org/2020/04/27/st-bernard-hospital-suspends-ob-unit-to-treat-coronavirus-patients/
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  - March of Dimes. (2018). Inadequate prenatal care by race: Chicago, 2004-2014 Average. March of Dimes Peristats. Retrieved from https://www.marchofdimes.org/Peristats/ViewSubtopic.aspx?reg=1714000&top=5&stop=36&lev=1&slev=5&obj=1m
  - March of Dimes (2024). Peristats. March of Dimes website. Retrieved from https://www.marchofdimes.org/peristats/data?top=6&lev=1&stop=91&reg=99&sreg=17&creg=17031&obj=1&slev=6
  - LaVeist, T. A., & Nuru-Jeter, A. (2002). Is Doctor-Patient Race Concordance Associated with Greater Satisfaction with Care? Journal of Health and Social Behavior, 43(3), 296--306. https://doi.org/10.2307/3090205
  - Osterman, M.J.K., Hamilton, B.E., Martin, J.A., Driscoll, A.K., Valenzuela, C.P. (2022). Births: Final data for 2020. National Vital Statistics Reports; vol 70;17. Hyattsville, MD: National Center for Health Statistics. DOI: https://dx.doi.org/10.15620/cdc:112078
  - Shannon, D.W. (2019). National Evidence Confirms Birth Centers Deliver Improved Health Outcomes at Lower Cost. American Association of Birth Centers website. Retrieved from https://www.birthcenters.org/general/custom.asp?page=strong-start-national-report#bottom-line-women
  - Stapleton, S.R., Osborne, C., Illuzzi, J. (2013). Outcomes of Care in Birth Centers: Demonstration of a Durable Model. Journal of Midwifery & Women's Health, Volume 58(1), 3-14. https://doi.org/10.1111/jmwh.1200
  - UChicago Medicine (2024). Riverdale Community Profile. Retrieved from https://edge.sitecorecloud.io/unichicagomc-81nbqnb3/media/pdfs/adult-pdfs/community/chna-community-profiles/riverdale-community-profile.pdf

- *Detail how the project will address or improve the previously referenced issues, as well as the population's health status and well-being.*

Chicago South Side Birth Center's mission is to provide concordant, culturally centered, evidence-based midwifery care alongside families and within the community to improve outcomes, promote wellness, and abundance in whole health. Lastly, we aim to grow intergenerational wellness across the South Side through our community health education, ongoing community engagement, and learning offerings and trainings to community members. Our evidence-based model of care includes longer clinic visits where clients can have their concerns and questions addressed, prenatal and postpartum visits in the home, and centering the clients' experiences, culture, and community resources. These differences are directly related to the improved outcomes we anticipate at CSSBC.

Research has found that birth centers are safe and effective places to provide access to comprehensive care to mitigate infant mortality and morbidity rates (Stapleton et al., 2013). Midwife led birth centers are successful in lowering cesarean rates, 6% in birth centers compared to 27% in hospitals (Ibid). 2019 data shows that cesarean rates are now higher at 31.7% (Osterman et al., 2022). Birth centers and midwifery care also increase breastfeeding rates, patient confidence and satisfaction, reduce preterm birth rates, and reduce healthcare costs (Shannon, 2019). CSSBC will address the unmet social, cultural, and medical needs of the community by providing gynecologic and midwifery care, education, resources, support groups (called Share Circles), holistic complementary therapeutic services such as yoga, meditation, and access to the CSSBC's community garden.

CSSBC will also improve access to care by ensuring that all, including birthing persons of color are able to obtain the resources to meet their obstetrics and reproductive health needs when they are either out of reach financially, geographically, socioeconomically, or otherwise through traditional services. Lastly, Chicago South Side Birth Center will improve the health disparities of pregnant people and babies on the South Side of Chicago by:

- **Improving access to care**
- **Promoting low-intervention births**
- **Providing culturally centered and concordant care**
- **Cultivating and empowering mothers and birthing people as partners in their own healthcare**
- **Providing educational workshops to engage and partner with community in our efforts to improve birth and overall health outcomes**

6. Provide goals with quantified and measurable objectives, with specific timeframes that relate to achieving the stated goals as appropriate.

The goals and plan for the Chicago South Side Birth Center include:

- **Increasing the number of birth options available to birthing people on the South Side of Chicago,**
  - **There are only 5 established birth centers in the state of Illinois (3 currently still serving clients); none are located on the south side of Chicago. Having a birth center within and in close proximity to neighborhoods where there are currently limited obstetric services and in some areas no labor and delivery units increases access to care.**
- **Addressing the disparities and inequities in maternal and infant outcomes in Chicago from before the time a person gets pregnant,**
  - **Reduce maternal and child health disparities by increasing education and support at reduced time intervals throughout one year postpartum.**
- **Provide culturally centered and concordant care which improves outcomes and;**
  - **We plan to evaluate provider and client evaluation of satisfaction as research is consistent in its evidence that client satisfaction and quality of care improves when there is racial concordance between the client and provider (LaVeist & Nuru-Jeter, 2002).**
- **Partner with the community in our efforts to improve birth and overall health outcomes.**

- **Provide educational workshops to engage with the community in our efforts to improve birth and overall health outcomes. We will gauge the success of our education workshops by administering pre and post workshop evaluations.**

A preliminary Evaluation Plan has been created and included, Appendix S, in anticipation of when CSSBC is granted approval and begins to see patients. It is our goal to evaluate the impact of the CSSBC on maternal and infant health outcomes. This evaluation plan aims to track key process and outcome objectives annually from program year 2027 through 2030. These process and outcome objectives were derived from internal program goals and the American Association of Birth Center (AABC) perinatal quality outcome indicators. A survey instrument will also be utilized to collect data on Patient Reported Experience of Care (PREM) and satisfaction. The analysis plan includes the generation of descriptive statistics to measure the socio-behavioral and medical characteristics of the CSSBC clients, achievement of the CSSBC's process objectives, as well as core perinatal quality outcomes. Likewise descriptive statistics will be generated for PREM and satisfaction. Perinatal outcomes among CSSBC's Black birthing clients insured by Medicaid will be compared with Illinois PRAMS and birth data for Black individuals covered by Medicaid. Overall, the evaluation will guide CSSBC's programmatic efforts to improve the experience of pregnancy, birth, and postpartum care for Black families, a key step towards advancing birth equity.

For projects involving modernization, describe the conditions being upgraded, if any. For facility projects, include statements of the age and condition of the project site, as well as regulatory citations, if any. For equipment being replaced, include repair and maintenance records.

The site of the proposed Birth Center at 8301 S. South Shore Drive was formally an operating church. The scope of CSSBC's modernization includes the renovation of the existing 7,315 gross square foot building (including basement) and the design of a new 2,500 gross square foot building addition to provide an elevator and two stairwells in accordance to IDPH requirements with renovated parking lot and landscaping.

Attachment 13: Alternatives

1) *Identify **ALL** the alternatives to the proposed project:*

   *Alternative options **must** include:*

   A) *Proposing a project of greater or lesser scope and cost.*

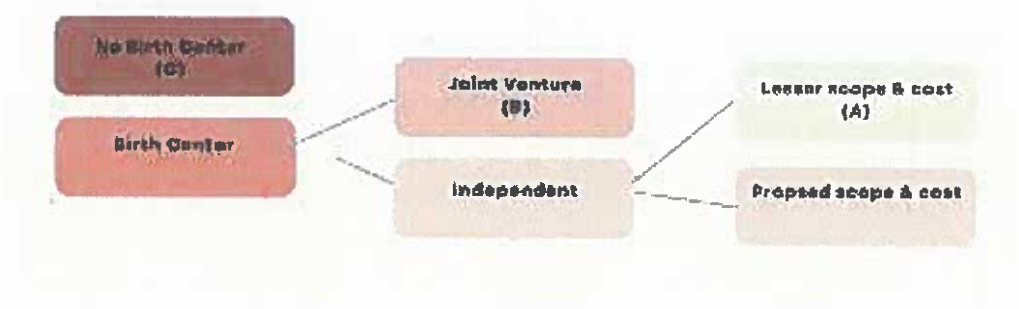
   B) *Pursuing a joint venture or similar arrangement with one or more providers or entities to meet all or a portion of the project's intended purposes; developing alternative settings to meet all or a portion of the project's intended purposes.*

   C) *Utilizing other health care resources that are available to serve all or a portion of the population proposed to be served by the project; and*

   D) *Provide the reasons why the chosen alternative was selected.*

2) *Documentation shall consist of a comparison of the project to alternative options. The comparison shall address issues of total costs, patient access, quality, and financial benefits in both the short-term (within one to three years after project completion) and long-term. This may vary by project or situation. **FOR EVERY ALTERNATIVE IDENTIFIED, THE TOTAL PROJECT COST AND THE REASONS WHY THE ALTERNATIVE WAS REJECTED MUST BE PROVIDED.***

3) *The applicant shall provide empirical evidence, including quantified outcome data that verifies improved quality of care, as available.*



Consideration and effort was given to a number alternatives before commencing plans for a three bed freestanding birth center (option D) as follows:

a) build a birth center of a smaller scope
b) enter in a joint venture with nearby hospital health system
c) not start a birth center and rely on existing healthcare resources

<u>Consideration of option C versus D:</u>
In 2020, as another south side hospital OB unit was closing, the consideration to start a birth center was embarked but talking to many community members regarding their desire to see more access to midwifery care and options for out of hospital birth that is located within the community, specifically the south side. In conducting their community survey and needs assessment, CSSBC was able to affirm not only the desire for birth center options but also the ability for the birth center model of care to mitigate adverse obstetric outcomes for the birthing person and comparatively for the newborn.

Research has found that birth centers are safe and effective places to provide access to comprehensive care to mitigate infant mortality and morbidity rates[1]. Midwife led birth centers are successful in lowering cesarean rates, 6% in birth centers compared to 27% in hospitals[2]. 2019 data shows that cesarean rates are

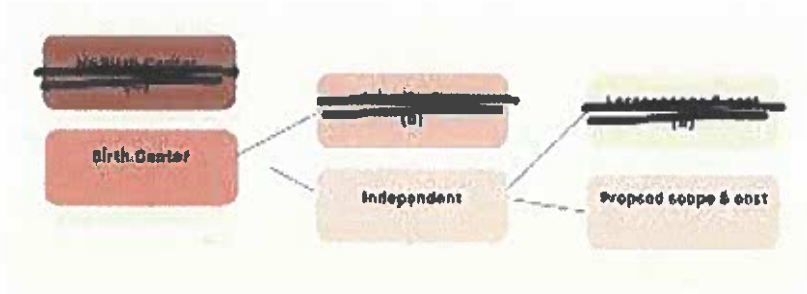
[1] Stapleton, S.R., Osborne, C., Illuzzi, J. (2013). Outcomes of Care in Birth Centers: Demonstration of a Durable Model. Journal of Midwifery & Women's Health, Volume 58(1), 3-14. https://doi.org/10.1111/jmwh.1200

[2] Ibid.

now higher at 31.7%[3]. Birth centers and midwifery care also increase breastfeeding rates, patient confidence and satisfaction, reduce preterm birth rates, and reduce healthcare costs[4]. Not establishing a birth center on the south side is a missed opportunity to center the community and work collaboratively with other local social service organizations and healthcare providers to improve outcomes for the south side. Based on these arguments, CSSBC saw not establishing a birth center was not an option to consider.

Consideration of option B versus D:
In considering whether to establish a joint venture with an area hospital or an independent birth center, the current legislative climate for birth centers had a factor. CSSBC initially reached out to many hospitals, affiliate FQHCs and health care practices to establish a joint venture. At the time (and according to the Alternative Health Care Delivery Act) CSSBC's only option for establishing a birth center in their desired Health Planning Area was to partner with a hospital. In all of their conversations, no hospitals were interested in partnering with CSSBC. In addition several hospitals had closed or were on the verge of closing their OB units making a joint venture less desirable for the hospitals and reducing the risk for CSSBC to enter a joint venture that is liable to close in the short future due to hospital necessity. To move forward with this project, the decision was made to establish an independent center. In 2021, CSSBC and local birth center supporters were successful in passing HB738 to expand birth centers in Illinois to health planning areas where the maternal and infant health disparities are greatest (i.e. Chicago's south side, west side, and East St. Louis) thus our continued desire to establish an independent birth center located in Health Planning Area A-03. CSSBC has since partnered with Advocate Trinity for their transfer agreement and look forward to collaborating with them to provide community education, mutual referrals and transfers of care as needed.

Consideration of option A versus D:
The decision to establish a 3 birth room birth center was largely based on the market research and experience and advice received from industry leaders such as AABC and Birth Center Equity birth center members. Experts recommend a 3 bed model due to the market demand (affirmed by our grassroot community survey) for a birth center option on the south side. A ~10,500 sq ft, 3 birth room birth center is manageable size to support our anticipated demand. We anticipate 225 births in the first year and with growth capacity to 350-500 annually, from Year 3-5. As we purchased and now own our building, considering 2 versus 3 rooms did not impact the cost for renovations in a great enough way to encourage us to consider a small scope for our program.



Summary of Decision of Option D:

Because of all the considerations stated above, CSSBC has decided to pursue a 3 birth room, independent birth center model.

[3] Osterman, M.J.K., Hamilton, B.E., Martin, J.A., Driscoll, A.K., Valenzuela, C.P. (2022). Births: Final data for 2020. National Vital Statistics Reports; vol 70;17. Hyattsville, MD: National Center for Health Statistics. DOI: https://dx.doi.org/10.15620/cdc:112078

[4] Shannon, D.W. (2019). National Evidence Confirms Birth Centers Deliver Improved Health Outcomes at Lower Cost. American Association of Birth Centers website. Retrieved from https://www.birthcenters.org/general/custom.asp?page=strong-start-national-report#bottom-line-women

Attachment 14: Size of Project

1. *Document that the amount of physical space proposed for the proposed project is necessary and not excessive.* ***This must be a narrative and it shall include the basis used for determining the space and the methodology applied.***

2. *If the gross square footage exceeds the BGSF/DGSF standards in Appendix B, justify the discrepancy by documenting one of the following:*

    a. *Additional space is needed due to the scope of services provided, justified by clinical or operational needs, as supported by published data or studies and certified by the facility's Medical Director.*

    b. *The existing facility's physical configuration has constraints or impediments and requires an architectural design that delineates the constraints or impediments.*

    c. *The project involves the conversion of existing space that results in excess square footage.*

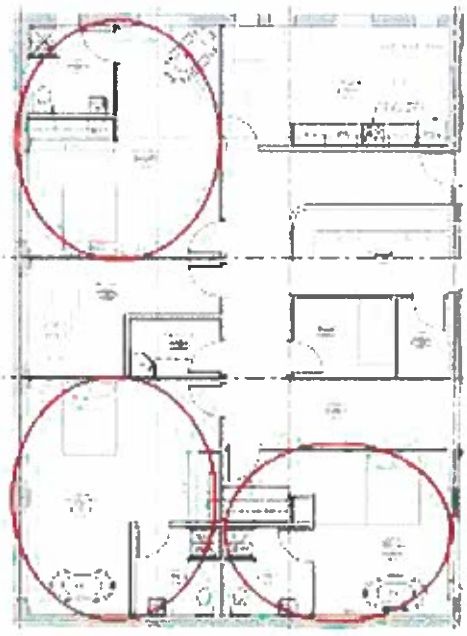
    d. *Additional space is mandated by governmental or certification agency requirements that were not in existence when Appendix B standards were adopted.*

Provide a narrative for any discrepancies from the State Standard. A table must be provided in the following format with Attachment 14.

SIZE OF PROJECT				
DEPARTMENT/SERVICE	PROPOSED BGSF/DGSF	STATE STANDARD	DIFFERENCE	MET STANDARD?
Birth Room	247-323 sq ft per birth room	Max 2750 bgsf per birth room*	Under by 2427-2503 sq ft	Yes

***Utilized Section 1110. "Appendix State and National Norms" for ASTC Treatment Rooms (2750 sq ft) to inform the birth room needs. Similarly, the same norms call for 476 sq ft for obstetric bed which were also considered when creating floor plans and programming for the proposed site.**

According to Chicago South Side Birth Center's schematic and final drawings:



Birth Room 1 = 382 sq ft = 317 + 65 sq ft (bathroom)

Birth Room 2 = 388 sq ft = 323 + 65 sq ft (bathroom)

Birth Room 3 = 282 sq ft = 217 + 65 sq ft (bathroom)

Total: 1,052 sq ft

The decision to establish a 3 birth room birth center was largely based on the market research and experience and advice received from industry leaders such as AABC and Birth Center Equity birth center members.

- Experts recommend a 3 bed model due to the market demand (affirmed by our grassroot community survey) for a birth center option on the south side.
- A ~10,500 sq ft, 3 birth room birth center is manageable size to support our anticipated demand.
- We anticipate 225 births in the first year and with growth capacity to 350-500 annually, from Year 3-5. As we purchased and now own our building, considering 2 versus 3 rooms did not impact the cost for renovations in a great enough way to encourage us to consider a small scope for our program.

Determination of caseload per room is based on the following calculations (Attachment 33/1110.275 (b)(4): Bed Capacity):

Capacity and market demand documentation for the three-room design:

Assumptions:

- **Turnover rate per bed = 22 hours**
  - **18 hours for labor, delivery, recovery and postpartum**
  - **4 hours for room cleaning/restocking)**
  - **22 total hours / 24 hours per day = .92**
- **Maximum capacity staffing = 5 midwives**

Volume Calculations and Market Demand

- **Single room capacity: 365 days per year/.92 days per birth = 397 births/year for each birth room.**
  - **Market demand pro forma estimate with maximum capacity staffing, the Center will reach capacity at 500 births Year 5.**

Attachment 15: Project Services Utilization

This criterion is applicable only to projects or portions of projects that involve services, functions, or equipment for which HFSRB has established utilization standards or occupancy targets in 77 Ill. Adm. Code 1100.

Document that in the second year of operation, the annual utilization of the service or equipment shall meet or exceed the utilization standards specified in 1110.Appendix B. ***A narrative of the rationale that supports the projections must be provided.***

No response from the applicant due to this section not being applicable to birth centers.

Attachment 16: Unfinished or Shell Space

Provide the following information:

1. *Total gross square footage (GSF) of the proposed shell space.*

2. *The anticipated use of the shell space, specifying the proposed GSF to be allocated to each department, area, or function.*

3. *Evidence that the shell space is being constructed due to:*
    a. *Requirements of governmental or certification agencies; or*
    b. *Experienced increases in the historical occupancy or utilization of those areas proposed to occupy the shell space.*

4. *Provide:*
    a. *Historical utilization for the area for the latest five-year period for which data is available; and*
    b. *Based upon the average annual percentage increase for that period, projections of future utilization of the area through the anticipated date when the shell space will be placed into operation.*

No response from the applicant due to this section not being applicable to birth centers.

Attachment 17: Assurances

Submit the following:

1. *Verification that the applicant will submit to HFSRB a CON application to develop and utilize the shell space, regardless of the capital thresholds in effect at the time or the categories of service involved.*

2. *The estimated date by which the subsequent CON application (to develop and utilize the subject shell spacE) will be submitted; and*

3. *The anticipated date when the shell space will be completed and placed into operation.*

No response from the applicant due to this section not being applicable to birth centers.

Attachment 18: Master Design and Related Projects

This Section is applicable only to proposed master design and related projects.

Criterion 1110.235(a) - System Impact of Master Design

Read the criterion and provide documentation that addresses the following:

1. *The availability of alternative health care facilities within the planning area and the impact that the proposed project and subsequent related projects will have on the utilization of such facilities.*

The Chicago South Side Birth Center meets the location requirements as follows: The proposed site is 8301 S South Shore Dr, Chicago, IL, 60617, in Cook County, as verified by Appendix G, the Real Estate listing. It will be the seventh birth center in the state, and 3rd in Cook County, based on a review of the birth centers. Currently, there are currently a total of six approved freestanding birth centers in Illinois but no birth centers on the south side nor in Health Planning Area A-03. Subsequent related projects will likely have a similar impact on increasing access and improving outcomes across the south side.

2. *How the services proposed in future projects will improve access to planning area residents.*

CSSBC's establishment on the South Side of Chicago increases the number of birth options available for women and birthing people. Since 2019, three south side community hospitals have closed their labor and delivery units displacing thousands of subsequent births across the south side[5]. Future projects will increase the number of options for midwifery care and birth center access. Any future project will also improve access to care by ensuring that all residents in the planning area are able to obtain the resources to meet their obstetrics and reproductive health needs when they are either out of reach financially, geographically, socioeconomically, or otherwise through traditional services. In addition, future projects can also provide reproductive/gynecologic health services for the extended community. The offering of these services is unique in the birth center model as many only provide care during pregnancy, birth, and newly postpartum. It is our goal to extend our wellness health care model to CSSBC as we understand the barriers to quality care that are present for our communities and a future project within the Health Planning Area A-03 could partner with us in meeting this goal.

3. *What the potential impact upon planning area residents would be if the proposed services were not replaced or developed.*

Since 2019, three community hospitals have closed their OB units on the south side. As of today, there are only three (3) hospital OB units remaining to try to serve 12,251 birthing people across the southside. There are zero birth centers on the south side.

These closures leave families and birthing people in a geographical hole or what we're talking about today "maternal care deserts." There are large swaths of land that have no OB unit forcing people to leave their neighborhoods and communities to find providers they trust and desire. These OB unit closures cause a huge lack in continuity of care for pregnant people.

The Center will be in the A-03 Planning Area for obstetric services. The A-03 Planning Area incorporates Cook County – (42) South Shore, according to the Inventory of Health Care Services and Facilities, published by Health Facilities and Services Review Board and Illinois Department of Public Health (2023). An image of the A-03 Planning Areas is included in Appendix H. Further, the Center will be situated in a shortage area for Cook County.

[5] Golden, Jamie Nesbitt (2020). St. Bernard Hospital Suspends OB Unit to Treat Coronavirus Patients. *Blockclubchicago.org.* Retrieved from https://blockclubchicago.org/2020/04/27/st-bernard-hospital-suspends-ob-unit-to-treat-coronavirus-patients/

where there are communities identified as being medically underserved and having healthcare professional shortages, according to Health Resources & Services Administration (HRSA).

If the proposed services are not developed we will continue to see the devastating maternal and child health outcomes that are plaguing many of our south side communities. These closures leave families and birthing people in a geographical hole where there are large swaths of land that has no OB unit causing a huge lack in continuity of care for many families.

4. *The anticipated role of the facility in the delivery system including anticipated patterns of patient referral, any contractual or referral agreements between the applicant and other providers that will result in the transfer of patients to the applicant's facility.*

Chicago South Side Birth Center has developed programmatic partners with local organizations, FQHCs, and community members which not only affirms the overall support we have been receiving but will allow us to provide services collaboratively across the south side. CSSBC entered into a transfer agreement with nearby Advocate Trinity Hospital for the referral and transfer of patients in need of an emergency caesarian delivery, as shown in Appendix L. In addition, in Appendix M is the agreement for EMS transfers. Appendix N shows several maps illustrating distances and routes between the Center and area EMS/Ambulance Services, as well as all nearby hospitals, including Advocate Trinity Hospital.

Criterion 1110.235(b)-Master Plan or Related Future Projects

Read the criterion and provide documentation regarding the need for all beds and services to be developed and document the improvement in access for each service proposed. Provide the following:

1. *The anticipated completion date(s) for the future construction or modernization projects; and*

The anticipated completion date is March 1, 2028.

2. *Evidence that the proposed number of beds and services is consistent with the need assessment provisions of Part 1100; or documentation that the need for the proposed number of beds and services is justified due to such factors, but not limited to:*

   a. *limitation on government funded or charity patients that are expected to continue.*

   b. *restrictive admission policies of existing planning area health care facilities that are expected to continue.*

   c. *the planning area population is projected to exhibit indicators of medical care problems such as average family income below poverty levels or projected high infant mortality.*

The decision to establish a 3 birth room birth center was largely based on the market research and experience and advice received from industry leaders such as AABC and Birth Center Equity birth center members.

- **Experts recommend a 3 bed model due to the market demand (affirmed by our grassroot community survey) for a birth center option on the south side.**
- **A ~10,500 sq ft, 3 birth room birth center is manageable size to support our anticipated demand.**
- **We anticipate 225 births in the first year and with growth capacity to 350-500 annually, from Year 3-5. As we purchased and now own our building, considering 2 versus 3 rooms did not impact the cost for renovations in a great enough way to encourage us to consider a small scope for our program.**

This service area represents about a quarter (27%) of Chicago's total population, with 57% Non-Hispanic Black residents (Chicago Health Atlas, 2023). These communities face significant socio-economic disparities; for instance, the average household income is $41,815, lower than Chicago's median income of $62,097, and 18% of residents have less than a high school diploma, compared to 14% citywide (Chicago Health Atlas, 2023). The Lead Steward expects that the majority of CSSBC's clientele will be covered by Medicaid; the projected payor mix is 70% Medicaid and 25% private insurance, 5% self-pay, and uninsured.

3. *Evidence that the proposed beds and services will meet or exceed the utilization targets established in Part 1100 within two years after completion of the future construction of modernization project(s), based upon:*

   a. *historical service/beds utilization levels.*
   b. *projected trends in utilization (include the rationale and projection assumptions used in such projections).*
   c. *anticipated market factors such as referral patterns or changes in population characteristics (age, density, wellness) that would support utilization projections; and anticipated changes in delivery of the service due to changes in technology, care delivery techniques or physician availability that would support the projected utilization levels.*

As shown in the final architectural drawing (Appendix J), Chicago South Side Birth Center will have 3 birth room beds to support nearly 225 births a year one, with growth capacity to 350-500 annually, from Year 3-5. A full set of Architectural drawings are included as Appendix J. Capacity calculations and market demand assumptions that drove the three-room design follow below:

Capacity and market demand documentation for the three-room design:

Assumptions:

- **Turnover rate per bed = 22 hours**
  - **18 hours for labor, delivery, recovery and postpartum**
  - **4 hours for room cleaning/restocking)**
  - **22 total hours / 24 hours per day = .92**
- **Maximum capacity staffing = 5 midwives**

Volume Calculations and Market Demand

- **Single room capacity: 365 days per year/.92 days per birth = 397 births/year for each birth room.**
  - **Market demand pro forma estimate with maximum capacity staffing, the Center will reach capacity at 500 births Year 5.**

Criterion 1110.235(c) - Relationship to Previously Approved Master Design Projects

READ THE CRITERION which requires that projects submitted pursuant to a master design permit are consistent with the approved master design project. Provide the following documentation:

1. *Schematic architectural plans for all construction or modification approved in the master design permit.*
2. *The estimated project cost for the proposed projects and also for the total construction/modification projects approved in the master design permit.*
3. *An item-by-item comparison of the construction elements (i.e., site, number of buildings, number of floors, etc.) in the proposed project to the approved master design project.*
4. *A comparison of proposed beds and services to those approved under the master design permit.*

There are no previously approved Master Design Projects submitted by this applicant.

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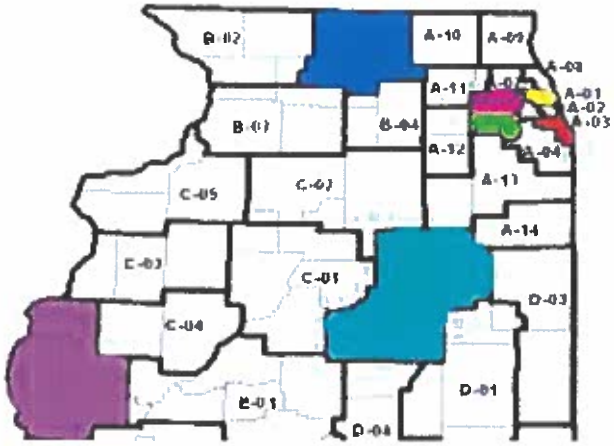
Attachment 33: Birth Center Review Criteria

☐ Criterion 77 IAC 1110.275(b)(1) – "Location"

1. *Document that the proposed birth center will be located in one of the geographic areas, as provided in the Alternative Healthcare Delivery Act.*

The Chicago South Side Birth Center meets the location requirements as follows: The proposed site is 8301 S South Shore Dr, Chicago, IL, 60617, in Cook County, as verified by Appendix G, the Real Estate listing. It will be the seventh birth center in the state, and fourth in the Cook County area (although two of those birth centers are currently not serving clients), based on a review of the birth centers. Currently, there are currently a total of six approved freestanding birth centers in Illinois:

- Birth Center at PCC in Cook County A-06
- Birth Center of Bloomington-Normal in McLean County D-02
- ~~Burr Ridge Birth Center in DuPage County A-06~~
- ~~Birth Center of Chicago in Cook County A-01-5~~
- North Point Birth Center in Winnebago County B-01
- Quincy Medical Group Birth Center in Adams County E-05
- Chicago South Side Birth Center in Cook County A-03



2. *Document that the proposed birth center is owned or operated by a hospital; or owned or operated by a federally qualified health center; or owned and operated by a private person or entity.*

Proof of the Chicago South Side Birth Center ownership is documented in Attachment 2, the title and deed for the birth center. The private ownership of this Center is documented in Attachment 1f, the Secretary of State Certification of Good Standing.

☐ Criterion 77 IAC 1110.275(b)(2) – "Service Provision to a Health Professional Shortage Area"

Document whether the proposed site is located in or will predominantly serve the residents of a health professional shortage area. If it will not, demonstrate that it will be located in a health planning area with a demonstrated need for obstetrical service beds or that there will be a reduction in the existing number of obstetrical service beds in the planning area so that the birth center will not result in an increase in the total number of obstetrical service beds in the health planning area.

The Center will be in the A-03 Planning Area for obstetric services. The A-03 Planning Area incorporates Cook County – (42) South Shore, according to the Inventory of Health Care Services and Facilities, published by Health Facilities and Services Review Board and Illinois Department of Public Health (2023). An image of the A-03 Planning Areas is included in Appendix H. Further, the Center will be situated in a shortage area for Cook County, where there are communities identified as being medically underserved and having healthcare professional shortages, according to Health Resources & Services Administration (HRSA),

Refer to Figures 1 and 2 below, which show market area and underserved/shortage areas, respectively. As discussed in Attachment 12a and 12b, birth centers traditionally have a larger marketing radius than hospitals, according to studies shared by the American Association of Birthing Centers (AABC). This market radius is the area shaded in Figure 1, which covers Cook County.

Figure 1: Birth Center of Chicago Proposed Location & Market Area

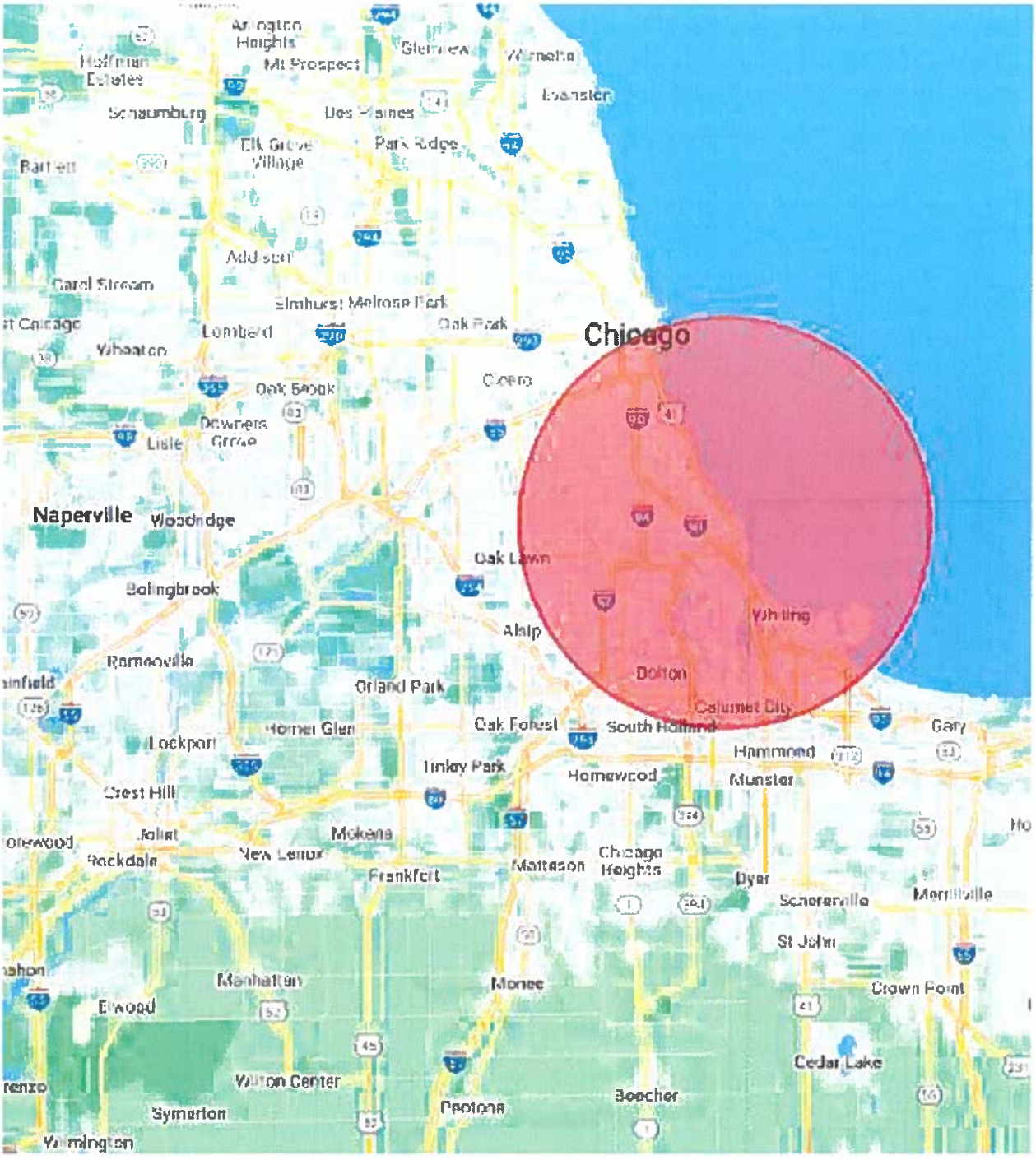
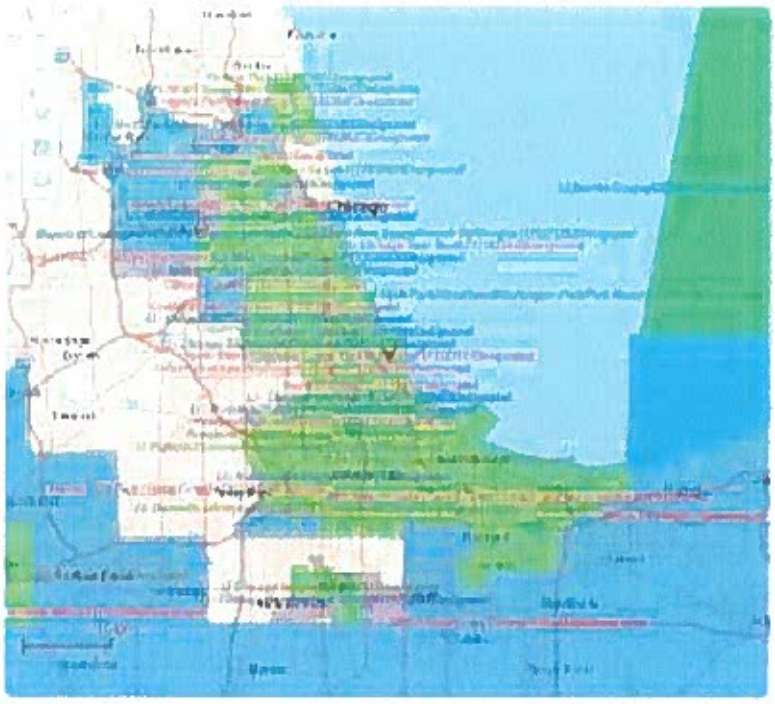


Figure 2 outlines the communities within the Center's market area that are identified as being medically underserved and having health professional shortages for primary care.



☐ **Criterion 77 IAC 1110.275(b)(3) – "Admission Policies"**

Provide admission policies that will be in effect at the facility and a signed statement that no restrictions on admissions due to payor source will occur.

The admission policy to be in effect at the Center, and a signed statement affirming no restrictions on admissions due to payor source are included in Appendix I.

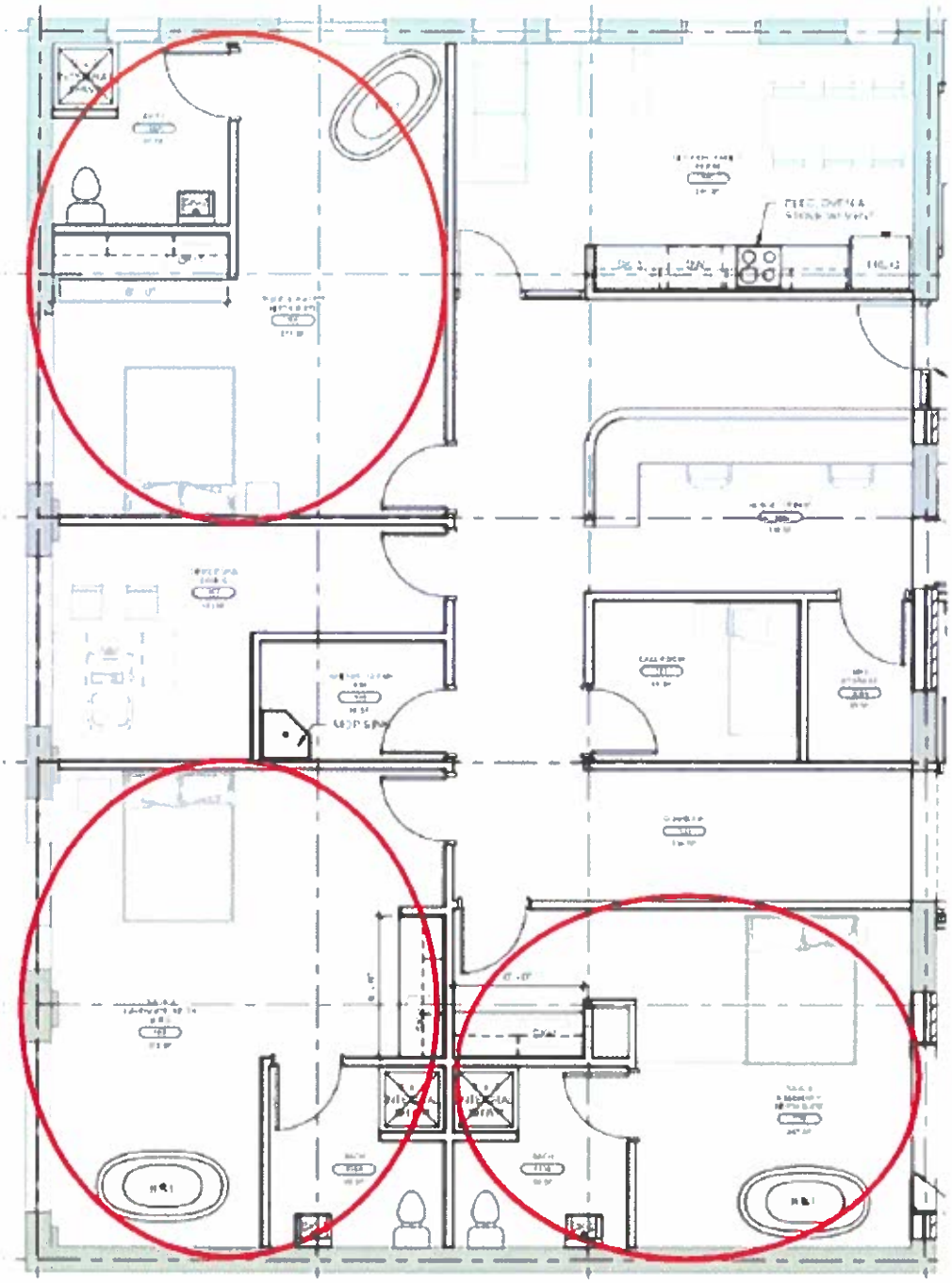
☐ **Criterion 77 IAC 1110.275(b)(4) – "Bed Capacity"**

Provide documentation that the proposed birth center will have no more than 10 beds.

As shown in the schematic architectural drawing (Figure 1), Chicago South Side Birth Center will have 3 birth room beds to support nearly 225 births a year one, with growth capacity to 350-500 annually, from Year 3-5. A

full set of final Architectural drawings ready for IDPH approval is included as Appendix J. Capacity calculations and market demand assumptions that drove the three-room design follow below:

Figure 1: Birth Center's floorplan



Capacity and market demand documentation for the three-room design:

Assumptions:

- **Turnover rate per bed = 22 hours**

- 18 hours for labor, delivery, recovery and postpartum
- 4 hours for room cleaning/restocking)
- 22 total hours / 24 hours per day = .92

- Maximum capacity staffing = 5 midwives

Volume Calculations and Market Demand

- Single room capacity: 365 days per year/.92 days per birth = 397 births/year for each birth room.
  - Market demand pro forma estimate with maximum capacity staffing, the Center will reach capacity at 500 births Year 5.

☐ **Criterion 77 IAC 1110.275(b)(5) – "Staffing Availability"**

Provide a narrative explanation of how the proposed staffing will be achieved.

The pool of candidates for the Birth Center is expected to come primarily from Cook County-based healthcare professionals, in order to keep commute time at a minimum particularly for on-call duties. Candidates from area hospitals and medical offices will be the primary source for applicants. Bringing an alternative healthcare delivery model such as a birth center to the community will give a dedicated place for certified nurse midwives, certified professional midwives and clinical staff to practice their profession.

To stimulate interest in potential applicants, the owners of Birth Center plan to hold staffing outreach events. Currently, planners for this event have interested attendees, representing midwives, nurses, doulas, lactation consultants as well as support professionals such as counselors, chiropractors, prenatal massage therapists, birth photographers, birth related resources. In addition, many health providers for women and children, such as pediatricians, family practice providers, and OBGYNs have expressed interest in attending this event.

Refer to Appendix K for Letters of Support, most of which come from women's health care professionals.

☐ **Criterion 77 IAC 1110.275(b)(6) – "Emergency Surgical Backup"**

Provide documentation of a contractual agreement that has been signed with a licensed hospital within 30 minutes ground travel time from the licensed hospital for the referral and transfer of patients in need of an emergency caesarian delivery.

The Birth Center location entered into a transfer agreement with nearby Advocate Trinity Hospital for the referral and transfer of patients in need of an emergency cesarean delivery, as shown in Appendix L. In addition, in Appendix M is the agreement for EMS transfers. Appendix N shows several maps illustrating distances and routes between the Center and area EMS/Ambulance Services, as well as all nearby hospitals, including Advocate Trinity Hospital.

☐ **Criterion 77 IAC 1110.275(b)(7) – "Education"**

A written narrative on the prenatal care and community education services offered by the birth center and how these services are being coordinated with other health services in the community.

The Birth Center will use a group care model for its education. Will encompass education and support of pregnancy who plan to birth at the birth center. Under the direction of a birthing center practitioner, 8-12 women of similar gestational ages will meet together, to participate in discussions, and develop a support

network with other group members. Each pregnancy group meets throughout pregnancy and early postpartum. This model promotes greater client engagement, personal empowerment and community-building. Other services that will be provided to the community would be childbirth preparation, childbirth refresher courses, doula services, newborn care classes and breastfeeding classes. The leadership and practitioners of the Center support working with local agencies such as the Health Department's staff to connect patients with the necessary resources for physical, emotional and financial well-being.

☐ **Criterion 77 IAC 1110.275(b)(8) – "Inclusion in Perinatal System"**

An applicant that is not a hospital shall identify the regional perinatal center that will provide neonatal intensive care services, as needed to the applicant birth center patients; and a letter of intent, signed by both the administrator of the proposed birth center and the administrator of the regional perinatal center, shall be provided

Chicago South Side Birth Center has a transfer agreement (see Appendix L, referenced in previous criterion) with Advocate Trinity Hospital, which offers Level II hospital services and is a part of the collaborative improvement and innovation network of the 10 administrative Perinatal Center, Perinatal Center, The University of Chicago.

☐ **Criterion 77 IAC 1110.275(b)(9) – "Medicare/Medicaid Certification"**

Document that the proposed birth center will be certified to participate in the Medicare and Medicaid programs under titles XVIII and XIX, respectively, of the federal Social Security Act.

A signed statement from the Center affirming that that the Center will be certified to participate in Medicare and Medicaid per the criteria outlined in Criteria 77 IAC 1110.275(b)(9) is included in Appendix O.

☐ **Criterion 77 IAC 1110.275(b)(10)- "Charity Care"**

Provision of a copy of the charity care policy that will be adopted by the proposed birth center.

A copy of the charity care policy that will be adopted by the Center is included in Appendix P.

☐ **Criterion 77 IAC 1110.275(b)(11) – "Quality Assurance"**

Provision of a copy of the quality assurance policy that will be adopted by the proposed birth center.

A copy of the quality assurance policy that will be adopted by the Center is included in Appendix Q.

Attachment 34: Availability of Funds

The applicant shall document those financial resources shall be available and be equal to or exceed the estimated total project cost plus any related project costs by providing evidence of sufficient financial resources from the following sources, as applicable ***[Indicate the dollar amount to be provided from the following sources]:***

$4,103,992	a) Cash and Securities – statements (e.g., audited financial statements, letters from financial institutions, board resolutions) as to: 1) the amount of cash and securities available for the project, including the identification of any security, its value and availability of such funds; and 2) interest to be earned on depreciation account funds or to be earned on any asset from the date of applicant's submission through project completion.
$0	b) Pledges – for anticipated pledges, a summary of the anticipated pledges showing anticipated receipts and discounted value, estimated timetable of gross receipts and related fundraising expenses, and a discussion of past fundraising experience.
$0	c) Gifts and Bequests – verification of the dollar amount, identification of any conditions of use, and the estimated timetable of receipts.
$0	d) Debt – a statement of the estimated terms and conditions (including the debt time, variable or permanent interest rates over the debt time, and the anticipated repayment schedule) for any interim and for the permanent financing proposed to fund the project, including: 1) For general obligation bonds, proof of passage of the required referendum or evidence that the governmental unit has the authority to issue the bonds and evidence of the dollar amount of the issue, including any discounting anticipated. 2) For revenue bonds, proof of the feasibility of securing the specified amount and interest rate. 3) For mortgages, a letter from the prospective lender attesting to the expectation of making the loan in the amount and time indicated, including the anticipated interest rate and any conditions associated with the mortgage, such as, but not limited to, adjustable interest rates, balloon payments, etc. 4) For any lease, a copy of the lease, including all the terms and conditions, including any purchase options, any capital improvements to the property and provision of capital equipment. 5) For any option to lease, a copy of the option, including all terms and conditions.
$0	e) Governmental Appropriations – a copy of the appropriation Act or ordinance accompanied by a statement of funding availability from an official of the governmental unit. If funds are to be made available from subsequent fiscal years, a copy of a resolution or other action of the governmental unit attesting to this intent.
$4,799,000	f) Grants – a letter from the granting agency as to the availability of funds in terms of the amount and time of receipt.
_____	g) All Other Funds and Sources – verification of the amount and type of any other funds that will be used for the project.
$8,902,992	**TOTAL FUNDS AVAILABLE**

Attachment 35: Financial Viability Waiver

All the applicants and co-applicants shall be identified, specifying their roles in the project funding, or guaranteeing the funding (sole responsibility or shared) and percentage of participation in that funding.

Per Section 1120.130, the applicant is not required to submit if all capital expenditures are funded through internal resources (i.e. cash, securities or received pledges). As documented before this is the case for this project.

Attachment 36: Financial Viability Ratios

The applicant or co-applicant that is responsible for funding or guaranteeing funding of the project shall provide viability ratios for the latest three years for which ***audited financial statements are available and for the first full fiscal year at target utilization, but no more than two years following project completion.*** *When the applicant's facility does not have facility specific financial statements and the facility is a member of a health care system that has combined or consolidated financial statements, the system's viability ratios shall be provided. If the health care system includes one or more hospitals, the system's viability ratios shall be evaluated for conformance with the applicable hospital standards.*

Per Section 1120.130, the applicant is not required to submit if all capital expenditures are funded through internal resources (i.e. cash, securities or received pledges). As documented before this is the case for this project.

Attachment 37: Economic Feasibility

The applicant shall document the reasonableness of financing arrangements by submitting a notarized statement signed by an authorized representative that attests to one of the following:

A. 1) *That the total estimated project costs and related costs will be funded in total with cash and equivalents, including investment securities, unrestricted funds, received pledge receipts and funded depreciation; or*

2) *That the total estimated project costs and related costs will be funded in total or in part by borrowing because:*
   - A) *A portion or all the cash and equivalents must be retained in the balance sheet asset accounts to maintain a current ratio of at least 2.0 times for hospitals and 1.5 times for all other facilities; or*
   - B) *Borrowing is less costly than the liquidation of existing investments, and the existing investments being retained may be converted to cash or used to retire debt within a 60-day period.*

B. *Conditions of Debt Financing*

This criterion is applicable only to projects that involve debt financing. The applicant shall document that the conditions of debt financing are reasonable by submitting a notarized statement signed by an authorized representative that attests to the following, as applicable:

1) *That the selected form of debt financing for the project will be at the lowest net cost available.*
2) *That the selected form of debt financing will not be at the lowest net cost available but is more advantageous due to such terms as prepayment privileges, no required mortgage, access to additional indebtedness, term (years), financing costs and other factors.*
3) *That the project involves (in total or in part) the leasing of equipment or facilities and that the expenses incurred with leasing a facility or equipment are less costly than constructing a new facility or purchasing new equipment.*

C. *Reasonableness of Project and Related Costs*

Read the criterion and provide the following:

1. *Identify each department or area impacted by the proposed project and provide a cost and square footage allocation for new construction and/or modernization using the following format (insert after this page).*

D. *Projected Operating Costs*

The applicant shall provide the projected direct annual operating costs (in current dollars per equivalent patient day or unit of service) for the first full fiscal year at target utilization but no more than two years following project completion. Direct cost means the fully allocated costs of salaries, benefits and supplies for the service.

E. *Total Effect of the Project on Capital Costs*

The applicant shall provide the total projected annual capital costs (in current dollars per equivalent patient day) for the first full fiscal year at target utilization but no more than two years following project completion.

Attachment 37: Economic Feasibility

A. **Please refer to Appendix R for a notarized funding to date and capital grant agreements related to capital funds raised.**
B. **Not applicable as Chicago South Side Birth has no debt funding for this project.**
C. **We utilized pre-construction services to work on reducing conservative costs associated with the capital costs and renovations.**

COST AND GROSS SQUARE FEET BY DEPARTMENT OR SERVICE

Department (List below)	A	B	C	D	E	F	G	H	Total Cost (G + H)
	Cost/Square Foot New	Mod.	Gross Sq. Ft. New	Circ.*	Gross Sq. Ft. Mod.	Circ.*	Const. $ (A x C)	Mod. $ (B x E)	
Birth Center	$0	$626.06			10,598	$0	$0	$ 6,635,000.78	$ 6,635,000.78
Contingency		included			included			included	
TOTALS	$0	$626.06			10,598	$0	$0	$ 6,635,000.78	$ 6,635,000.78

* Include the percentage (%) of space for circulation

D. **Please see Appendix F for Revenue and Expense Projections.**
E. **No additional capital costs are expected in the first year of utilization.**

Attachment 38: Safety Net Impact Statement

SAFETY NET IMPACT STATEMENT that describes all the following must be submitted for ALL SUBSTANTIVE PROJECTS AND PROJECTS TO DISCONTINUE HEALTH CARE FACILITIES [20 ILCS 3960/5.4]:

The project's material impact, if any, on essential safety net services in the community, to the extent that it is feasible for an applicant to have such knowledge.

The Chicago South Side Birth Center will also offer educational and counseling services to its patients that will help those in need to know how to navigate and obtain necessary social services. The applicant has a history within the community and with partner organizations to help connect pregnant people and their families to health and wellness services.

The proposed site of the Chicago South Side Birth Center will serve residents of medically underserved and healthcare professional shortage areas, within its market area. Details are discussed in Attachment 12 and Attachment 33.

The applicant has affirmed that that the Chicago South Side Birth Center will be certified to participate in Medicare and Medicaid, and has affirmed that is will have a Charity Care Policy, per Appendices O and P; and has estimated in Attachment 39 that it may incur approximately ½% of its net patient revenue in charity care expense.

Attachment 39: Charity Care Information

Charity Care information MUST be furnished for ALL projects [1120.20(c)].

1. *All applicants and co-applicants shall indicate the amount of charity care for the latest three **audited** fiscal years, the cost of charity care and the ratio of that charity care cost to net patient revenue.*

2. *If the applicant owns or operates one or more facilities, the reporting shall be for each individual facility located in Illinois. If charity care costs are reported on a consolidated basis, the applicant shall provide documentation as to the cost of charity care; the ratio of that charity care to the net patient revenue for the consolidated financial statement; the allocation of charity care costs; and the ratio of charity care cost to net patient revenue for the facility under review.*

3. *If the applicant is not an existing facility, it shall submit the facility's projected patient mix by payer source, anticipated charity care expense and projected ratio of charity care to net patient revenue by the end of its second year of operation.*

"Charity care" means care provided by a health care facility for which the provider does not expect to receive payment from the patient or a third party payer (20 ILCS 3960/3). Charity Care must be provided at cost.

The mission of Birth Center of Chicago is to provide a high-quality, cost effective out-of-hospital birth experience for low-risk pregnant mothers and babies, for prenatal care, natural childbirth, and full postpartum care. Inherent in the Center's mission are values of respect and compassion for all human beings. With its mission and values as its guiding philosophy, the Birth Center of Chicago is committed to always putting the needs of the patient first, and thus enacting a charitable policy designed to meet the needs of patients with difficult financial circumstances. See Appendix P for the Center's full Charity Care policy.

Projected patient mix by payer source is shown below in Table 1. Medicaid is expected to be the largest payor at 70%. Commercial insurance plans will account for the remaining 25%. Self-pay patients will account for 5% each. The applicant's experience with other birth centers shows successful coverage of assistance/direction with insurance coverage, and Medicaid plans.

Based on historical data from other birth centers owned and operated by the applicants, it is anticipated that approximately 5% net patient revenue annually in charity care expense, Charity Care has been accounted as an expense in the retained earnings category in the revenue and expenses worksheet (Appendix F).

Table 1:

CHARITY CARE			
Assuming 5% Charity Care	Year 1	Year 2	Year 3
Net Patient Revenue	$2,166,660.00	$2,792,584.00	$3,466,656.00
Amount of Charity Care (charges)	$108,333.00	$139,629.20	$173,332.80
Cost of Charity Care	$114,583.00	$145,879.20	$179,582.80

(Calculations: 5% estimated birth x max estimated reimbursement)

National Flood Hazard Layer FIRMette

Legend

See FIS REPORT FOR DATA LEE LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE)
- With BFE or Depth
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee. See Notes.
- Area with Flood Risk due to Levee

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard
- Effective LOMRs
- Area of Undetermined Flood Hazard

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on [illegible] and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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AIA® Document B105® – 2017

Standard Short Form of Agreement Between Owner and Architect

AGREEMENT made as of the First day of July in the year Twenty Twenty Four.
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Chicago South Side Birth Center
8301 S. South Shore Drive
Chicago , IL 60617

and the Architect:
(Name, legal status, address and other information)

SMNG A Ltd. Professional Corporation
943 W. Superior Street
Chicago, IL 60642

for the following Project:
(Name, location and detailed description)

Chicago South Side Birth Center
8301 S. South Shore Drive, Chicago, IL 60617
Renovation of an existing 2-story building and design of a new building addition to operate as a birth center licensed by IDPH. Work consists of gut renovation of existing building, new electrical/plumbing/mechanical systems, interior improvements, new elevator, two new fire-rated stairs, and site improvements (parking, fence, landscaping).

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Init.
MK / JH
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(1448702021)

ARTICLE 1 ARCHITECT'S RESPONSIBILITIES

§ 1.1 The Architect shall provide architectural services for the Project as described in this Agreement. The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. The Architect shall assist the Owner in determining consulting services required for the Project. The Architect's services include the following consulting services, if any:

*(Paragraphs deleted)*See attached Proposal for Professional Services document dated April 29, 2024.

ARTICLE 2 OWNER'S RESPONSIBILITIES

The Owner shall provide full information about the objectives, schedule, constraints and existing conditions of the Project, and shall establish a budget that includes reasonable contingencies and meets the Project requirements. The Owner shall provide decisions and furnish required information as expeditiously as necessary for the orderly progress of the Project. The Architect shall be entitled to rely on the accuracy and completeness of the Owner's information. The Owner shall furnish consulting services not provided by the Architect, but required for the Project, such as surveying, which shall include property boundaries, topography, utilities, and wetlands information; geotechnical engineering; and environmental testing services. The Owner shall employ a Contractor, experienced in the type of Project to be constructed, to perform the construction Work and to provide price information.

ARTICLE 3 USE OF DOCUMENTS

Drawings, specifications and other documents prepared by the Architect are the Architect's Instruments of Service, and are for the Owner's use solely with respect to constructing the Project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Upon completion of the construction of the Project, provided that the Owner substantially performs its obligations under this Agreement, the Architect grants to the Owner a license to use the Architect's Instruments of Service as a reference for maintaining, altering and adding to the Project. The Owner agrees to indemnify the Architect from all costs and expenses related to claims arising from the Owner's use of the Instruments of Service without retaining the Architect. When transmitting copyright-protected information for use on the Project, the transmitting party represents that it is either the copyright owner of the information, or has permission from the copyright owner to transmit the information for its use on the Project.

ARTICLE 4 TERMINATION, SUSPENSION OR ABANDONMENT

In the event of termination, suspension or abandonment of the Project by the Owner, the Architect shall be compensated for services performed. The Owner's failure to make payments in accordance with this Agreement shall be considered substantial nonperformance and sufficient cause for the Architect to suspend or terminate services. Either the Architect or the Owner may terminate this Agreement after giving no less than seven days' written notice if the Project is suspended for more than 90 days, or if the other party substantially fails to perform in accordance with the terms of this Agreement. Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

ARTICLE 5 MISCELLANEOUS PROVISIONS

This Agreement shall be governed by the law of the place where the Project is located. Terms in this Agreement shall have the same meaning as those in AIA Document A105–2017, Standard Short Form of Agreement Between Owner and Contractor. Neither party to this Agreement shall assign the contract as a whole without written consent of the other.

Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or the Architect.

The Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

ARTICLE 6 PAYMENTS AND COMPENSATION TO THE ARCHITECT

The Architect's Compensation shall be:

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A lump sum design fee of Three Hundred and Forty Seven Thousand, Eight Hundred Ninety Dollars ($347,890.00) per the phase breakdown in the attached Proposal for Professional Services, and a reimbursable consultant lump sum fee of Twenty Five Thousand, Nine Hundred Seventy Dollars ($25,970) per the attached Proposal.

The Owner shall reimburse the Architect for expenses incurred in the interest of the Project, up to an Allowance amount of Two Thousand and No/100 Dollars ($2,000.00). Reimbursable expenses include cost for printing, courier, and travel. Permit fees are not included and shall be paid directly by the Owner or treated as a separate reimbursable expense.

Payments are due and payable upon receipt of the Architect's monthly invoice.

At the request of the Owner, the Architect shall provide additional services not included in Article 1 for additional compensation, billed at the Architect's current hourly rates per the attached fee tables. Such additional services may include, but not be limited to, providing or coordinating services of consultants not identified in Article 1; revisions due to changes in the Project scope, quality or budget, or due to Owner-requested changes in the approved design.

ARTICLE 7 OTHER PROVISIONS

(Insert descriptions of other services and modifications to the terms of this Agreement.)

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**ARCHITECT** *(Signature)*
Jeanine Valrie Logan Founder CSSBC	Marion Lawson, Associate
(Printed name and title)	*(Printed name, title, and license number, if required)*

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AIA® Document B105® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 13:27:57 ET on 07/24/2024.

PAGE 1

AGREEMENT made as of the First day of July in the year Twenty Twenty Four.

...

Chicago South Side Birth Center
8301 S. South Shore Drive
Chicago , IL 60617

...

SMNG A Ltd. Professional Corporation
943 W. Superior Street
Chicago, IL 60642

...

Chicago South Side Birth Center
8301 S. South Shore Drive, Chicago, IL 60617
Renovation of an existing 2-story building and design of a new building addition to operate as a birth center licensed by IDPH. Work consists of gut renovation of existing building, new electrical/plumbing/mechanical systems, interior improvements, new elevator, two new fire-rated stairs, and site improvements (parking, fence, landscaping)

PAGE 2

~~The Architect shall provide architectural services for the Project as described in this Agreement. The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. The Architect shall assist the Owner in determining consulting services required for the Project. The Architect's services include the following consulting services, if any:~~ § 1.1 The Architect shall provide architectural services for the Project as described in this Agreement. The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. The Architect shall assist the Owner in determining consulting services required for the Project. The Architect's services include the following consulting services, if any:

~~During the Design Phase, the Architect shall review the Owner's scope of work, budget and schedule and reach an understanding with the Owner of the Project requirements. Based on the approved Project requirements, the Architect shall develop a design, which shall be set forth in drawings and other documents appropriate for the Project. Upon the Owner's approval of the design, the Architect shall prepare Construction Documents indicating requirements for construction of the Project and shall coordinate its services with any consulting services the Owner provides. The~~

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~~Architect shall assist the Owner in filing documents required for the approval of governmental authorities, in obtaining bids or proposals, and in awarding contracts for construction.~~
See attached Proposal for Professional Services document dated April 29, 2024.
~~During the Construction Phase, the Architect shall act as the Owner's representative and provide administration of the Contract between the Owner and Contractor. The extent of the Architect's authority and responsibility during construction is described in AIA Document A105™–2017, Standard Short Form of Agreement Between Owner and Contractor. If the Owner and Contractor modify AIA Document A105–2017, those modifications shall not affect the Architect's services under this Agreement, unless the Owner and Architect amend this Agreement.~~
PAGE 3

~~The Owner shall pay the Architect an initial payment of ($) as a minimum payment under this Agreement. The initial payment shall be credited to the final invoice.~~ A lump sum design fee of Three Hundred and Forty Seven Thousand, Eight Hundred Ninety Dollars ($347,890.00) per the phase breakdown in the attached Proposal for Professional Services, and a reimbursable consultant lump sum fee of Twenty Five Thousand, Nine Hundred Seventy Dollars ($25,970) per the attached Proposal.

The Owner shall reimburse the Architect for expenses incurred in the interest of the Project, plus ~~ percent (%)~~ up to an Allowance amount of Two Thousand and No/100 Dollars ($2,000.00). Reimbursable expenses include cost for printing, courier, and travel. Permit fees are not included and shall be paid directly by the Owner or treated as a separate reimbursable expense.

Payments are due and payable upon receipt of the Architect's monthly invoice. ~~Amounts unpaid ( ) days after the invoice date shall bear interest from the date payment is due at the rate of percent (%) , or in the absence thereof, at the legal rate prevailing at the principal place of business of the Architect.~~

At the request of the Owner, the Architect shall provide additional services not included in Article 1 for additional ~~compensation.~~ compensation, billed at the Architect's current hourly rates per the attached fee tables. Such additional services may include, but not be limited to, providing or coordinating services of consultants not identified in Article 1; revisions due to changes in the Project scope, quality or budget, or due to Owner-requested changes in the approved ~~design; evaluating changes in the Work and Contractors' requests for substitutions of materials or systems; providing services necessitated by the Contractor's failure to perform; and the extension of the Architect's Article 1 services beyond ( ) months of the date of this Agreement through no fault of the Architect.~~ design.

...

Jeanine Valrie Logan Founder, CSSBC

Marion Lawson Associate

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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Todd Niemiec, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:27:57 ET on 07/24/2024 under Order No. 4104243918 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B105™ – 2017, Standard Short Form of Agreement Between Owner and Architect, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

ASSOCIATE, SMNG A LTD

(Title)

07/01/2024

(Dated)

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April 29, 2024

Jeanine Valrie Logan
Founder and Lead Steward
Chicago South Side Birth Center
8301 S South Shore Drive
Chicago, IL 60617

Subject: Proposal for Professional Services
Chicago South Side Birth Center

Dear Jeanine,

SMNGA is pleased to present you with this Letter of Intent with a Not-To-Exceed Fee Proposal for our design services for the Chicago South Side Birth Center (CSSBC) located at 8301 S South Shore Drive, Chicago, Illinois 60617. Our scope includes the renovation of the existing 7,000 gross square foot building (including basement) and the design of a new 2,500 gross square foot building addition with renovated parking lot and landscaping. A full narrative of the project scope was provided along with schematic plans for our schematic deliverable, which contains civil, landscape, structural, MEP and architectural scopes.

SCOPE
Our services include the following design and construction services:

1. **Design and Construction Services**
    a. **Concept and Schematic Design**
    This phase of design includes program development in accordance with IDPH construction guidelines and Owner requirements, evaluation of square foot needs and potential for building addition, preliminary code research, drafting of floorplan options for client selection, and two in-person or virtual meetings with the client (one interim and one final).

    In this phase of design, SMNG A also assisted CSSBC in the evaluation of several properties, conducted test fit layouts, and provided our services to help the selected building go through the rezoning process with the City of Chicago.

    Our final deliverable consists of schematic level architectural floorplans and scope narratives for all disciplines, to be used for IDPH CON application due May 1, 2024. SMNGA shall also coordinate with cost estimators to establish a schematic cost estimate for submission with the CON application. Work for this phase was completed on April 24, 2024.

    b. **Design Development**
    Building upon the developed Schematic Design, SMNG A will advance the design, provide additional details, and evaluate and specify different systems and assemblies such as mechanical and electrical equipment for both first cost and long-term performance, maintainability, conformance with IDPH requirements, and similar criteria in coordination with the Owner. The final deliverable includes a Design Development package per IDPH requirements and Chicago Building Code, with DD-level drawings and outline specifications from all design disciplines. Our understanding is this application will be submitted in mid-2024 following IDPH's issuance of the CON letter, which is anticipated by end of July 2024. IDPH has up to 30 days to review and provide comments on the DD application.

    c. **Construction Documents**
    SMNG a will develop of full set of construction documents. Deliverables include a 60% Construction Document package, which will be utilized by the Preconstruction Services Contractor to bid to subcontractors, as well as a 100% Construction Document package per IDPH and City of Chicago Building Code requirements, with CD-level drawings and book

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specifications. This package will be submitted to IDPH for final construction approval, and IDPH reserves the right to review for up to 60 days. SMNG A shall use these documents to submit to the City of Chicago for permitting through Chicago Department of Buildings.

d. **Permitting and Bidding/Negotiation**
SMNG A will compile all necessary documents and submit to Chicago Department of Buildings to secure a building permit and will receive permit reviewer comments, obtain clarifications as appropriate, and provide responses amending drawings as required for permit issuance. Our team will answer contractor questions during bidding, issue bid document changes to bidding contractors as necessary, participate in subcontractor bid evaluations, and assist the Owner with subcontractor evaluation & selection.

e. **Construction Administration**
SMNG A will participate in regular construction meetings, observe the work progress, prepare field reports, respond to contractor questions, issue clarifications, review contractor submittals and shop drawings, review and assist in the processing of monthly pay applications, identify non-conformances and assist in facilitating resolution to Ownership's satisfaction, prepare a punch-list of deficiencies upon substantial completion of the work, assist in contract close-out duties such as review of as-built drawings, warranties, attic stock, training and similar activities prior to Final Completion. Perform an 11-month post-completion walk with Ownership to identify any issues that require attention prior to the expiration of one-year warranty items.

2. **Procurement and Coordination of Preconstruction Services General Contractor**
SMNG A will author and issue a Request for Qualifications for 4-5 general contractors, which will include the request for a schematic design cost estimate. We will review all received proposals, conduct interviews with responding contractors, and provide Ownership with our analysis and recommendations. Throughout design, SMNG A will manage communication with the selected Contractor, collaborate on cost-saving exercises, provide reviews of the Contractor's cost estimates, and review all open book bids for subcontractors. Our fee for these services is included in our overall design fee.

3. **Grant & Funding Assistance – provided at no cost to CSSBC**
As a non-profit, SMNG A anticipates the CSSBC will consider pursuing various grant opportunities through the City of Chicago and State of Illinois, among other organizations. To demonstrate our commitment to this historically and culturally important project, we offer our assistance in these pursuits at no cost to the Owner. SMNG A will provide the necessary materials required for the various grant applications and offer our assistance in grant applications.

SCHEDULE
Based on IDPH's application process, we anticipated the schedule outlined below. Final dates will be established according to IDPH's review schedule and required approvals.

1.	Concept & Schematic Design	June 2023 - April 2024 (complete)
2.	Design Development	May - June 2024
3.	Construction Documents	July - October 2024
4.	Permitting & Bidding	November 2024 - January 2025
5.	Construction Administration	February - December 2025

The above schedule assumes we are approved to proceed with the Design Development phase of the project in advance of the IDPH review and issuance of the CON letter in summer 2024. Our team would start Design Development in May to reduce the time between IDPH submissions, present Ownership with design options for the new addition, and collaborate with the Preconstruction Services General Contractor to provide a more accurate cost estimate. By proceeding with DD, we could target a Phase 1 submission to IDPH in July or August 2024, shortly after you receive your CON letter. Similarly, we will start the Construction Document phase as we await IDPH's Phase 1 comments, which will be provided within 30 days of the submission.

The City of Chicago Department of Buildings permit review process will occur concurrently with IDPH's Phase 2 review, which can take up to 60 days.

COMPENSATION
A formal contract will be provided once the initial IDPH CON application is complete. The SMNG A team is committed to the mission of the CSSBC, and we have provided a discount for our services as our contribution toward this important project. For the purposes of this Letter of Intent, SMNGA proposes a **Not-To-Exceed Design Fee of $347,890**:

Design Fee:	$375,290
Discount:	($27,400)
Total Fee:	**$347,890**

The proportion of compensation for each phase of services shall be as follows:

~~Concept & Schematic Design~~	~~10 %~~
~~Design Development~~	25 %
~~Construction Documents~~	35 %
~~Permitting & Bidding (Procurement)~~	5 %
~~Construction Administration~~	25 %
~~Total Basic Compensation~~	~~100 %~~

Per attached fee schedule

The project will also incur the following reimbursable expenses for required site surveying services, environmental surveys for lead and asbestos, site GPR scanning to locate the existing gas tanks (if they still exist on site), and schematic cost estimating provided by Concord. These reimbursable expenses are not included in the design fee listed above:

1.	Geotechnical Survey of existing soils	$4,810
2.	Topographic Survey	$7,000
3.	Environmental Survey (lead/asbestos)	$7,000
4.	GPR Survey (gas tank locating)	$1,555
5.	Schematic Cost Estimate (Concord)	$5,605 (discounted from $7,555)

We are thrilled to be working with you on this change-making project that will transform the landscape of Chicago's South Side and provide critical maternal health care services for the region. Please call if you have any questions as you review this proposal.

Sincerely,

Marion Lawson, AIA, LEED AP
Associate
SMNG A Ltd.

CHICAGO SOUTH SIDE BIRTH CENTER FEE SCHEDULE

	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	BIDDING & PERMITTING	CONSTRUCTION ADMINISTRATION	TOTALS BY CONSULTANT
SMNG A (Architecture)	$ 21,200	$ 53,000	$ 74,200	$ 10,600	$ 53,000	$ 212,000
TnS Studio (Interior Arch)	-	$ 5,127	$ 5,128	$ 732	$ 3,663	$ 14,650
Terra Engineering (Civil)	$ 880	$ 7,072	$ 7,952	$ 1,136	$ 5,680	$ 22,720
Terra Engineering (Landscape)	$ 880	$ 4,202	$ 5,082	$ 726	$ 3,630	$ 14,520
Stearn-Joglekar (Structural)	-	$ 12,250	$ 12,250	$ 1,750	$ 8,750	$ 35,000
ACGI (MEP Engineering)	-	$ 17,150	$ 17,150	$ 2,450	$ 12,250	$ 49,000
TOTAL:	**$ 22,960**	**$ 98,801**	**$ 121,762**	**$ 17,394**	**$ 86,973**	**$ 347,890**

Professional Staff Rates

	2024	2025	2026
• Principal	$200 / hr	$208 / hr	$216 / hr
• Senior Associate	$185 / hr	$192 / hr	$200 / hr
• Associate	$177 / hr	$184 / hr	$191 / hr
• Senior Professional	$155 / hr	$161 / hr	$167 / hr
• Intermediate Professional	$125 / hr	$130 / hr	$135 / hr
• Technical Professional	$100 / hr	$104 / hr	$108 / hr
• Administrative	$ 90 / hr	$ 94 / hr	$ 98 / hr
• Intern	$ 50 / hr	$ 52 / hr	$ 54 / hr

Staff Descriptions:

- Principals hold professional degrees in architecture, are licensed to practice architecture, and possess 25 or more years of practical experience.
- Senior Associates hold professional degrees in architecture, are licensed to practice architecture, and possess 20 or more years of practical experience.
- Associates hold professional degrees in architecture, are licensed to practice architecture, and possess 14 years or more of practical experience.
- Senior Professionals hold professional degrees in architecture, are licensed to practice architecture, and possess 10 years or more of practical experience.
- Intermediate Professionals hold professional degrees in architecture and possess 5 or more years of practical experience.
- Technical Professionals may hold a professional degree in architecture and possess 2 or more years of practical experience.
- Administrative staff may have an undergraduate degree and support the professional staff with clerical duties.
- Interns may or may not have undergraduate degrees and work directly under the supervision of licensed professionals.

SMNG-ARCH.COM
936 West Huron St., Chicago, IL
60642 T 312.829.3355 F
312.829.8187

NORCON Inc.

May 16, 2024

RE: Chicago South Side Birth Center

Ms. Jeanine Valrie Logan
Chicago South Side Birth Center
Chicago, IL

Dear Ms. Logan:

We are thrilled to be given the opportunity to move forward with you on the pre-construction phase of the Chicago South Side Birth Center. This letter will serve as our agreement to provide services through this phase.

The proposed amount for Norcon Pre-Construction services is $25,000.

Norcon's project team that will be engaged in the preconstruction phase includes Sarah Roxworthy & Amy Rice.

It is understood that the intent of the Owner is to enter into a contract for construction with Norcon, if Norcon meets or exceeds the expectations of the Owner during the pre-construction stage. The construction agreement would be a standard AIA document with limited revisions to language.

The Owner reserves the right to terminate this agreement at any time, for cause or for convenience. The amount due to the Contractor will be a pro-rated share of the pre-construction fee, based on the duration of pre-construction services to date.

We are looking forward to working with you. Please contact me at 312.715.9200 if you have any questions or need additional information.

Sarah Roxworthy
Vice President, Norcon, Inc.

Chicago South Side Birth Center:

Signature: _____ Date: 6/18/2024
Printed Name: Jeanine Valrie Logan

Specific Services included in preconstruction agreement (Reference RFQ prepared by SMNGA):

1. Preparing a comprehensive construction estimate at DD drawings to establish a preliminary GMP.
2. Preparing a comprehensive construction estimate at 60% CD drawings to establish a final GMP.
3. Preparing cost studies and project options to aid in design and cost decisions.
4. Analyzing systems and investigating options to aid in design decisions.
5. Attending preconstruction meetings as necessary to aid in the design of the project.
6. Analysis and planning for IDPH, grant and community hiring requirements.
7. Preparing a master project schedule and updating periodically.
8. Reviewing material lead times in conjunction with the schedule.
9. Site logistics planning.
10. Managing the scope and bidding process for the subcontractor proposals. Award suggestions to be presented as approval letters with subcontractor proposals.
11. Providing constructability review of drawings throughout preconstruction.
12. Costs to be invoiced in (2) installments. Half after completion of the DD estimate and half after completion of the 60% CD estimate.
13. Clarifications and assumptions are to be provided with estimates.

AIA® Document A102® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the Twenty-fourth day of October in the year Two Thousand Twenty-Five
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Chicago South Side Birth Center, a non-profit corporation
PO Box 436913, Chicago, IL 60643

and the Contractor:
(Name, legal status, address and other information)

Norcon, Inc.
661 W. Ohio Street, Chicago, IL 60654
312.715.9200

for the following Project:
(Name, location and detailed description)

Chicago South Side Birth Center, a non-profit corporation
8301 S South Shore Drive
Chicago, IL 60617

The Architect:
(Name, legal status, address and other information)

SMNG A Ltd.
943 W. Superior Street, Chicago, IL 60642
312.829.3355

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A102™–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern. An enumeration of the Contract Documents, other than a Modification, appears in Article 16.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 RELATIONSHIP OF THE PARTIES

The Contractor accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Contractor's skill and judgment in furthering the interests of the Owner; to furnish efficient business administration and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish and approve, in a timely manner, information required by the Contractor and to make payments to the Contractor in accordance with the requirements of the Contract Documents.

ARTICLE 4 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

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§ 4.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[ ] The date of this Agreement.

[ ] A date set forth in a notice to proceed issued by the Owner.

[ ] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 4.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 4.3 Substantial Completion
§ 4.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[ ] Not later than ( ) calendar days from the date of commencement of the Work.

[ ] By the following date:

§ 4.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ 4.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 4.3, liquidated damages, if any, shall be assessed as set forth in Section 5.1.6.

ARTICLE 5 CONTRACT SUM

§ 5.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Contractor's Fee.

§ 5.1.1 The Contractor's Fee:
(State a lump sum, percentage of Cost of the Work, or other provision for determining the Contractor's Fee.)

§ 5.1.2 The method of adjustment of the Contractor's Fee for changes in the Work:

§ 5.1.3 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

§ 5.1.4 Rental rates for Contractor-owned equipment shall not exceed percent (%) of the standard rental rate paid at the place of the Project.

§ 5.1.5 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit ($0.00)

§ 5.1.6 Liquidated damages, if any:

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(Insert terms and conditions for liquidated damages, if any.)

No liquidated or consequential damages shall apply

§ 5.1.7 Other:
(Insert provisions for bonus, cost savings or other incentives, if any, that might result in a change to the Contract Sum.)

§ 5.2 Guaranteed Maximum Price
§ 5.2.1 The Contract Sum is guaranteed by the Contractor not to exceed Six Million Five Hundred and Twenty-Eight Thousand Three Hundred Sixty-Eight Dollars and Zero Cents ($ 6,528,368.00), subject to additions and deductions by Change Order as provided in the Contract Documents. This maximum sum is referred to in the Contract Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Contractor without reimbursement by the Owner.

§ 5.2.2 Alternates
§ 5.2.2.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price

§ 5.2.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

§ 5.2.3 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)
See Exhibit C

Item	Price

§ 5.2.4 Assumptions, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption.)

See Exhibit C

§ 5.2.5 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes or equipment, all of which, if required, shall be incorporated by Change Order.

§ 5.2.6 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions contained in Section 5.2.4. The Owner shall promptly furnish such revised Contract Documents to the Contractor. The Contractor shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions contained in Section 5.2.4 and the revised Contract Documents.
5.2.7 The Guaranteed Maximum Price shall include an amount for construction contingency items (the "Contingency") which shall lin no event exceed said contingency amount set forth in the GMP. The Contingency constitutes a distinct line item within the GMP, and is intended for the Contractor's use when unforeseen circumstances that do not entitle the Contractor to a Change Order cause cost overruns to line items, such as:

1. Refinement of details of design consistent with the scope and standards of quality and quantities on which the estimated Cost of the Work was based that would not otherwise be the basis of a Change Order
2. Gaps in the scope of the Work purchased by the Contractor
3. Variances from the Contractor's estimated Cost of the Work
4. Corrections of defects, errors or omissions in the Work not resulting from Contractor or Subcontractor negligence or

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willful misconduct (in the event of Subcontractor negligence or failure to perform its portion of the Work. Contractor shall exercise commercially reasonable efforts to recover amounts expended from the Contingency from the responsible Subcontractor): and
5. Overtime or supplementation of labor necessary to overcome delays, other than Permitted Compensable Delays, resulting from modifications in the sequence or pace of the Work activities anticipated in the Project Schedule (in the event of Subcontractor negligence or failure to perform its portion of the Work that cause delays, Contractor shall exercise commercially reasonable efforts to recover amounts expended from the Contingency from the responsible Subcontractor).
6. Above-grade unforeseen conditions. All costs below-grade unforeseen conditions will constitute a Change Order to the GMP.
7. Work not included in the Guaranteed Maximum Price, but arguably inferable from the Construction Documents.
8. Costs of completing the Work of a defaulted or bankrupt subcontractor in excess of the Subcontract Cost.
9. Legal Costs, bond costs, and lien release costs due to a defaulted or bankrupt subcontractor.
10. Insurance deductibles for insurance events on site, with the exception of Builder's Risk deductibles which are the responsibility of Owner.
11. Overruns in General Conditions costs.
12. Overruns in General Requirements costs.
13. Overruns in costs for safety measures, protection of the Work, and general cleaning.
14. Costs to rectify mistakes made by the Contractor that are not a result of Contractor's o Subcontractor's negligence or willful misconduct, and not otherwise recoverable from a Subcontractor.

Changes in the Work requested by building inspectors, including changes requested during Certificate of Occupancy inspections, will become a Change Order to the GMP, and will not be charged to the Contingency.§

ARTICLE 6 CHANGES IN THE WORK

§ 6.1 Adjustments to the Guaranteed Maximum Price on account of changes in the Work may be determined by any of the methods listed in Article 7 of AIA Document A201™–2017, General Conditions of the Contract for Construction.

§ 6.2 Adjustments to subcontracts awarded on the basis of a stipulated sum shall be determined in accordance with Article 7 of A201–2017, as they refer to "cost" and "fee," and not by Articles 5, 7 and 8 of this Agreement. Adjustments to subcontracts awarded with the Owner's prior written consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 6.3 In calculating adjustments to the Guaranteed Maximum Price, the terms "cost" and "costs" as used in Article 7 of AIA Document A201–2017 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term "fee" shall mean the Contractor's Fee as defined in Section 5.1.1 of this Agreement.

§ 6.4 If no specific provision is made in Article 5 for adjustment of the Contractor's Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Article 5 will cause substantial inequity to the Owner or Contractor, the Contractor's Fee shall be equitably adjusted on the same basis that was used to establish the Fee for the original Work, and the Guaranteed Maximum Price shall be adjusted accordingly.

ARTICLE 7 COSTS TO BE REIMBURSED

§ 7.1 Cost of the Work

§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Contractor in the proper performance of the Work. The Cost of the Work shall include only the items set forth in this Article 7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner's prior approval, the Contractor shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard paid at the place of the Project, except with prior approval of the Owner.

§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Contractor to perform the construction of the Work at the site or, with the Owner's prior approval, at off-site workshops.

§ 7.2.2 Wages or salaries of the Contractor's supervisory and administrative personnel when stationed at the site and performing Work, with the Owner's prior approval.

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§ 7.2.2.1 Wages or salaries of the Contractor's supervisory and administrative personnel when performing Work and stationed at a location other than the site, but only for that portion of time required for the Work, and limited to the personnel and activities listed below:
(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Work.)

§ 7.2.3 Wages or salaries of the Contractor's supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ 7.2.4 Costs paid or incurred by the Contractor, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments, and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3.

§ 7.2.5 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

§ 7.3 Subcontract Costs
Payments made by the Contractor to Subcontractors in accordance with the requirements of the subcontracts and this Agreement.

§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction
§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Contractor. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items
§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Contractor at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Contractor shall mean fair market value.

§ 7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Contractor at the site, and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and quantities of equipment owned by the Contractor, or a related party as defined in Section 7.8, shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ 7.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ 7.5.4 Costs of the Contractor's site office, including general office equipment and supplies.

§ 7.5.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ 7.6 Miscellaneous Costs
§ 7.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract.

§ 7.6.1.1 Costs for self-insurance, for either full or partial amounts of the coverages required by the Contract Documents,

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with the Owner's prior approval.

§ 7.6.1.2 Costs for insurance through a captive insurer owned or controlled by the Contractor, with the Owner's prior approval.

§ 7.6.2 Sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Contractor is liable.

§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Contractor is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201–2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Contractor resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Contractor had reason to believe that the required design, process or product was an infringement of a copyright or a patent, and the Contractor failed to promptly furnish such information to the Architect as required by Article 3 of AIA Document A201–2017. The costs of legal defenses, judgments, and settlements, shall not be included in the Cost of the Work used to calculate the Contractor's Fee or subject to the Guaranteed Maximum Price.

§ 7.6.6 Costs for communications services, electronic equipment, and software, directly related to the Work and located at the site, with the Owner's prior approval.

§ 7.6.7 Costs of document reproductions and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Contractor's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Contractor, reasonably incurred by the Contractor after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld.

§ 7.6.10 Expenses incurred in accordance with the Contractor's standard written personnel policy for relocation and temporary living allowances of the Contractor's personnel required for the Work, with the Owner's prior approval.

§ 7.6.11 That portion of the reasonable expenses of the Contractor's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Other costs incurred in the performance of the Work, with the Owner's prior approval.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A201–2017.

§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Contractor, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by the negligence of, or failure to fulfill a specific responsibility by, the Contractor, and only to the extent that the cost of repair or correction is not recovered by the Contractor from insurance, sureties, Subcontractors, suppliers, or others.

7.7.4 Material and Equipment Escalation. In the event of a price increase of material or equipment required to complete the Work, beyond the control of and without fault of the Contractor, the Contractor shall be entitled to an actual adjustment of the Contract Sum.

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§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term "related party" shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Contractor; (2) any entity in which any stockholder in, or management employee of, the Contractor holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Contractor; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Contractor.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Contractor and a related party, the Contractor shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Contractor shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 10. If the Owner fails to authorize the transaction in writing, the Contractor shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 10.

ARTICLE 8 COSTS NOT TO BE REIMBURSED

§ 8.1 The Cost of the Work shall not include the items listed below:

.1 Salaries and other compensation of the Contractor's personnel stationed at the Contractor's principal office or offices other than the site office, except as specifically provided in Section 7.2, or as may be provided in Article 15;

.2 Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Contractor or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;

.3 Expenses of the Contractor's principal office and offices other than the site office;

.4 Overhead and general expenses, except as may be expressly included in Article 7;

.5 The Contractor's capital expenses, including interest on the Contractor's capital employed for the Work;

.6 Except as provided in Section 7.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Contractor, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;

.7 Any cost not specifically and expressly described in Article 7; and

.8 Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded.

ARTICLE 9 DISCOUNTS, REBATES AND REFUNDS

§ 9.1 Cash discounts obtained on payments made by the Contractor shall accrue to the Owner if (1) before making the payment, the Contractor included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Contractor with which to make payments; otherwise, cash discounts shall accrue to the Contractor. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Contractor shall make provisions so that they can be obtained.

§ 9.2 Amounts that accrue to the Owner in accordance with the provisions of Section 9.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 10 SUBCONTRACTS AND OTHER AGREEMENTS

§ 10.1 Those portions of the Work that the Contractor does not customarily perform with the Contractor's own personnel shall be performed under subcontracts or other appropriate agreements with the Contractor. The Owner may designate specific persons from whom, or entities from which, the Contractor shall obtain bids. The Contractor shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Contractor shall deliver such bids to the Architect and Owner with an indication as to which bids the Contractor intends to accept. The Owner then has the right to review the Contractor's list of proposed subcontractors and suppliers in consultation with the Architect and, subject to Section 10.1.1, to object to any subcontractor or supplier. Any advice of the Architect, or approval or objection by the Owner, shall not relieve the Contractor of its responsibility to perform the Work in accordance with the Contract Documents. The Contractor shall not be required to contract with anyone to whom the Contractor has reasonable objection.

§ 10.1.1 When a specific subcontractor or supplier (1) is recommended to the Owner by the Contractor; (2) is qualified to

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perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Contractor may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Contractor and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 10.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Contractor shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Contractor in Article 11.

ARTICLE 11 ACCOUNTING RECORDS

The Contractor shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Contractor's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Contractor shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 12 PAYMENTS

§ 12.1 Progress Payments

§ 12.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor, and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum, to the Contractor, as provided below and elsewhere in the Contract Documents.

§ 12.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 12.1.3 Provided that an Application for Payment is received by the Architect not later than the First day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the fifth day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 12.1.4 With each Application for Payment, the Contractor shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate that payments already made by the Contractor on account of the Cost of the Work equal or exceed progress payments already received by the Contractor plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Contractor's Fee.

§ 12.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Contractor's Fee.

§ 12.1.5.1 The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. The schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 12.1.5.2 The allocation of the Guaranteed Maximum Price under this Section 12.1.5 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ 12.1.5.3 When the Contractor allocates costs from a contingency to another line item in the schedule of values, the Contractor shall submit supporting documentation to the Architect.

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§ 12.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed; or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Contractor on account of that portion of the Work and for which the Contractor has made payment or intends to make payment prior to the next Application for Payment, by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 12.1.7 In accordance with AIA Document A201–2017 and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 12.1.7.1 The amount of each progress payment shall first include:

.1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;

.2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;

.3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and

.4 The Contractor's Fee, computed upon the Cost of the Work described in the preceding Sections 12.1.7.1.1 and 12.1.7.1.2 at the rate stated in Section 5.1.1 or, if the Contractor's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 12.1.7.1.1 and 12.1.7.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 12.1.7.2 The amount of each progress payment shall then be reduced by:

.1 The aggregate of any amounts previously paid by the Owner;

.2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;

.3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;

.4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017;

.5 The shortfall, if any, indicated by the Contractor in the documentation required by Section 12.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and

.6 Retainage withheld pursuant to Section 12.1.8.

§ 12.1.8 Retainage

§ 12.1.8.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Ten percent (10%)

§ 12.1.8.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 12.1.8.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 12.1.8.1 is to be modified prior to Substantial Completion of the entire Work, insert provisions for such modification.)

10% retainage will be held through 50% completion of each subcontractor's work, at which time their retainage will be decreased to 5% in accordance with Illinois law. Retainage may be further reduced on certain subcontractors and vendors if mutually agreed by the Owner, Architect and Contractor

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§ 12.1.8.3 Except as set forth in this Section 12.1.8.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 12.1.8. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage, such as upon completion of the Owner's audit and reconciliation, upon Substantial Completion.)

§ 12.1.9 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 12.1.10 Except with the Owner's prior written approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and suitably stored at the site.

§ 12.1.11 The Owner and the Contractor shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors, and the percentage of retainage held on Subcontracts, and the Contractor shall execute subcontracts in accordance with those agreements.

§ 12.1.12 In taking action on the Contractor's Applications for Payment the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor, and such action shall not be deemed to be a representation that (1) the Architect has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 12.1.4 or other supporting data; (2) that the Architect has made exhaustive or continuous on-site inspections; or (3) that the Architect has made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 12.2 Final Payment
§ 12.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract, except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment;
.2 the Contractor has submitted a final accounting for the Cost of the Work and a final Application for Payment; and
.3 a final Certificate for Payment has been issued by the Architect in accordance with Section 12.2.2.

§ 12.2.2 Within 30 days of the Owner's receipt of the Contractor's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Architect that it will not conduct an audit.

§ 12.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors' findings to the Architect.

§ 12.2.2.2 Within seven days after receipt of the written report described in Section 12.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 12.2.1 have been met, the Architect will either issue to the Owner a final Certificate for Payment with a copy to the Contractor, or notify the Contractor and Owner in writing of the Architect's reasons for withholding a certificate as provided in Article 9 of AIA Document A201–2017. The time periods stated in this Section 12.2.2 supersede those stated in Article 9 of AIA Document A201–2017. The Architect is not responsible for verifying the accuracy of the Contractor's final accounting.

§ 12.2.2.3 If the Owner's auditors' report concludes that the Cost of the Work, as substantiated by the Contractor's final accounting, is less than claimed by the Contractor, the Contractor shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A201–2017. A request for mediation shall be made by the Contractor within 30 days after the Contractor's receipt of a copy of the Architect's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Contractor. Pending a final resolution of the disputed amount, the Owner shall pay the Contractor the amount certified in the Architect's final Certificate for Payment.

§ 12.2.3 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

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§ 12.2.4 If, subsequent to final payment, and at the Owner's request, the Contractor incurs costs, described in Article 7 and not excluded by Article 8, to correct defective or nonconforming Work, the Owner shall reimburse the Contractor for such costs, and the Contractor's Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If adjustments to the Contract Sum are provided for in Section 5.1.7, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section 12.2.4 in determining the net amount to be paid by the Owner to the Contractor.

§ 12.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

4.00 % per annum

ARTICLE 13 DISPUTE RESOLUTION

§ 13.1 Initial Decision Maker

The Architect will serve as Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to the Agreement, to serve as Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 13.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[X] Arbitration pursuant to Section 15 of AIA Document A201–2017

[ ] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 14 TERMINATION OR SUSPENSION

§ 14.1 Termination

§ 14.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 14.1.2 Termination by the Owner for Cause

§ 14.1.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A201–2017, the amount, if any, to be paid to the Contractor under Article 14 of AIA Document A201–2017 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed an amount calculated as follows:

.1 Take the Cost of the Work incurred by the Contractor to the date of termination;
.2 Add the Contractor's Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 5.1.1 or, if the Contractor's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;
.3 Subtract the aggregate of previous payments made by the Owner; and
.4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A201–2017.

§ 14.1.2.2 The Owner shall also pay the Contractor fair compensation, either by purchase or rental at the election of the

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Owner, for any equipment owned by the Contractor that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 14.1.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Contractor shall, as a condition of receiving the payments referred to in this Article 14, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Contractor, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Contractor under such subcontracts or purchase orders.

§ 14.1.3 Termination by the Owner for Convenience
If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of or method for determining the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 14.2 Suspension
The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017; in such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, except that the term "profit" shall be understood to mean the Contractor's Fee as described in Article 5 and Section 6.4 of this Agreement.

ARTICLE 15 MISCELLANEOUS PROVISIONS
§ 15.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 15.2 The Owner's representative:
(Name, address, email address and other information)

Jeanine Valrie Logan

Chicago South Side Birth Center
»
«PO Box 436913 »
«Chicago, IL
60643

§ 15.3 The Contractor's representative:
(Name, address, email address and other information)

Sarah Roxworthy
Norcon, Inc. 661 W. Ohio Street, Chicago, IL 60654
312.715.920

§ 15.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 15.5 Insurance and Bonds
§ 15.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A102™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 15.5.2 The Contractor shall provide bonds as set forth in AIA Document A102™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 15.6

Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA

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Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 15.7 Other provisions:

ARTICLE 16 ENUMERATION OF CONTRACT DOCUMENTS

§ 16.1 This Agreement is comprised of the following documents:

.1 AIA Document A102™–2017, Standard Form of Agreement Between Owner and Contractor
.2 AIA Document A102™–2017, Exhibit A, Insurance and Bonds
.3 AIA Document A201™–2017, General Conditions of the Contract for Construction
.4

AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

.5 Drawings

Number	Title	Date

.6 Specifications

Section	Title	Date	Pages

.7 Addenda, if any:

Number	Date	Pages

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 16.

.8 Other Exhibits:
(Check all boxes that apply.)

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

[ ] The Sustainability Plan:

Title	Date	Pages

[ ] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample

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forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

Exhibit B – Norcon Insurance Certificate
Exhibit C – GMP Package – Estimate Summary & Clarifications (GMP Amendment) Exhibit D – Drawing & Spec Log (GMP Amendment) Exhibit E – Project Schedule (GMP Amendment

This Agreement entered into as of the day and year first written above.

DocuSigned by:
4DC0B962BFAF4C7...

OWNER*(Signature)*

BY: Jeanine Valrie Logan

(Printed name and title)

Signed by:
Jeff Jozwiak
9E98BC3357CD46D...

CONTRACTOR*(Signature)*

BY: Jeff Jozwiak

(Printed name and title)

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Additions and Deletions Report for
AIA® Document A102® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 12:08:51 CDT on 10/30/2025.

Changes to original AIA text

PAGE 4

See Exhibit C

5.2.7 The Guaranteed Maximum Price shall include an amount for construction contingency items (the "Contingency") which shall lin no event exceed said contingency amount set forth in the GMP. The Contingency constitutes a distinct line item within the GMP, and is intended for the Contractor's use when unforeseen circumstances that do not entitle the Contractor to a Change Order cause cost overruns to line items, such as:

1. Refinement of details of design consistent with the scope and standards of quality and quantities on which the estimated Cost of the Work was based that would not otherwise be the basis of a Change Order
2. Gaps in the scope of the Work purchased by the Contractor
3. Variances from the Contractor's estimated Cost of the Work
4. Corrections of defects, errors or omissions in the Work not resulting from Contractor or Subcontractor negligence or willful misconduct (in the event of Subcontractor negligence or failure to perform its portion of the Work. Contractor shall exercise commercially reasonable efforts to recover amounts expended from the Contingency from the responsible Subcontractor): and
5. Overtime or supplementation of labor necessary to overcome delays, other than Permitted Compensable Delays, resulting from modifications in the sequence or pace of the Work activities anticipated in the Project Schedule (in the event of Subcontractor negligence or failure to perform its portion of the Work that cause delays, Contractor shall exercise commercially reasonable efforts to recover amounts expended from the Contingency from the responsible Subcontractor).
6. Above-grade unforeseen conditions. All costs below-grade unforeseen conditions will constitute a Change Order to the GMP.
7. Work not included in the Guaranteed Maximum Price, but arguably inferable from the Construction Documents.
8. Costs of completing the Work of a defaulted or bankrupt subcontractor in excess of the Subcontract Cost.
9. Legal Costs, bond costs, and lien release costs due to a defaulted or bankrupt subcontractor.
10. Insurance deductibles for insurance events on site, with the exception of Builder's Risk deductibles which are the responsibility of Owner.
11. Overruns in General Conditions costs.
12. Overruns in General Requirements costs.
13. Overruns in costs for safety measures, protection of the Work, and general cleaning.
14. Costs to rectify mistakes made by the Contractor that are not a result of Contractor's o Subcontractor's negligence or willful misconduct, and not otherwise recoverable from a Subcontractor.

Changes in the Work requested by building inspectors, including changes requested during Certificate of Occupancy inspections, will become a Change Order to the GMP, and will not be charged to the Contingency.§

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§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Contractor, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by the negligence

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of, or failure to fulfill a specific responsibility by, the Contractor, and only to the extent that the cost of repair or correction is not recovered by the Contractor from insurance, sureties, Subcontractors, suppliers, or others.

7.7.4 Material and Equipment Escalation. In the event of a price increase of material or equipment required to complete the Work, beyond the control of and without fault of the Contractor, the Contractor shall be entitled to an actual adjustment of the Contract Sum.

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§ 12.1.3 Provided that an Application for Payment is received by the Architect not later than the First day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the fifthf-day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

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10% retainage will be held through 50% completion of each subcontractor's work, at which time their retainage will be decreased to 5% in accordance with Illinois law. Retainage may be further reduced on certain subcontractors and vendors if mutually agreed by the Owner, Architect and Contractor

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Chicago South Side Birth Center
»
«PO Box 436913 »
«Chicago, IL
60643

§ 15.6

Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

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.4
AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

PAGE 15

Exhibit B – Norcon Insurance Certificate
Exhibit C – GMP Package – Estimate Summary & Clarifications (GMP Amendment) Exhibit D – Drawing & Spec Log (GMP Amendment) Exhibit E – Project Schedule (GMP Amendment

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User Notes:

Variable Information

PAGE 1

AGREEMENT made as of the Twenty-fourth day of October in the year Two Thousand Twenty-Five
(In words, indicate day, month and year.)

Chicago South Side Birth Center, a non-profit corporation

PO Box 436913, Chicago, IL 60643

Norcon, Inc.

661 W. Ohio Street, Chicago, IL 60654

312.715.9200

Chicago South Side Birth Center, a non-profit corporation

8301 S South Shore Drive
Chicago, IL 60617

SMNG A Ltd.

943 W. Superior Street, Chicago, IL 60642

312.829.3355

PAGE 4

No liquidated or consequential damages shall apply.

§ 5.2.1 The Contract Sum is guaranteed by the Contractor not to exceed Six Million Five Hundred and Twenty-Eight Thousand Three Hundred Sixty-Eight Dollars and Zero Cents ($ 6,528,368.00), subject to additions and deductions by Change Order as provided in the Contract Documents. This maximum sum is referred to in the Contract Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Contractor without reimbursement by the Owner.

See Exhibit C

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§ 12.1.3 Provided that an Application for Payment is received by the Architect not later than the First day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the fifth day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

PAGE 10

Ten percent (10%)

10% retainage will be held through 50% completion of each subcontractor's work, at which time their retainage will be decreased to 5% in accordance with Illinois law. Retainage may be further reduced on certain subcontractors and vendors if mutually agreed by the Owner, Architect and Contractor

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4.00 % per annum

[X] Arbitration pursuant to Section 15 of AIA Document A201–2017

[ ] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

PAGE 13

Jeanine Valrie Logan

Chicago South Side Birth Center »
«PO Box 436913 » «Chicago, IL 60643

Sarah Roxworthy

Norcon, Inc. 661 W. Ohio Street, Chicago, IL 60654

312.715.920

PAGE 15

Exhibit B – Norcon Insurance Certificate
Exhibit C – GMP Package – Estimate Summary & Clarifications (GMP Amendment) Exhibit D – Drawing & Spec Log (GMP Amendment) Exhibit E – Project Schedule (GMP Amendment

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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Jeff Jozwiak, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 12:08:51 CDT on 10/30/2025 under Order No. 20250100526 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A102™ - 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, other than those additions and deletions shown in the associated Additions and Deletions Report.

_____

(Signed)

_____

(Title)

_____

(Dated)

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User Notes: (69035eefd6008f5c0a7f5c47)

Strengthening nonprofits and the communities they serve.

CHICAGO SOUTH SIDE BIRTH CENTER

OWNER'S REPRESENTATIVE SERVICES

REVISED DECEMBER 4, 2025

PROJECT OVERVIEW

Chicago South Side Birth Center (CSSBS) is a planned, free-standing birthing center that will offer community-focused, culturally centered, evidence-based midwifery care alongside families and within the community to improve outcomes, promote wellness, and abundance in whole health. CSSBS has identified 8301 S South Shore Dr, Chicago as the location and has worked with SMNG-A Architects to rehab an existing structure with an addition. The facility will have three birthing suites, three exam rooms, program space for education, and apothecary with community garden and family style kitchen.

CSSBC identified NorCon as general contractor; Norcon is currently bidding the Construction Documents to subcontractors with a 12-month construction schedule. The total project cost is identified as approximately $6,800,000. The sources of funding for this effort include a City of Chicago Community Development Grant ($3,290,000), IL DCEO ($1,000,000), and philanthropic funding ($2,510,000).

CSSBC desires to have IFF support the project by providing Owner's Representative services, including oversight of construction and project close-out.

SCOPE OF WORK & RESPONSIBILITIES

IFF Real Estate Solutions (IFFRES) seeks to assist CSSBC with achieving its project goal, and proposes the outlined Scope of Work as follows.

1. **Construction**
    a. Review and provide feedback on GMP proposal and construction schedule.
    b. Support CSSBC to negotiate agreement with preferred contractor. If requested, provide CSSBC with a recommended form of contract to enter into with the selected firm.
    c. Assist with coordination of utilities applications on behalf of CSSBC.
    d. Assist CSSBC to obtain vendor proposals, review and support review and approval of vendor's agreement.
    e. Conduct biweekly meetings with the Owner, design team, specialty consultants and general contractor; in each meeting, review the project schedule, submittals, scope change, requests for information, outstanding bulletins, pending issues and field problems.
    f. Conduct regular construction site observations to ensure that the general contractor's work on the project is progressing on schedule and in accordance with the requirements of the contract documents.
    g. In instances where schedule slippage and/or schedule conflicts are forecasted to occur, make recommendations to the Owner as to how to remedy the schedule slippage and/or schedule conflicts.

h. Review and monitor all scope changes and change order requests and make recommendations to Owner regarding practicality, costs, and effect on schedule. Submit change order requests to the Owner for approval prior to instituting any changes to the contract documents.
i. Review all payment applications and submit payment requests for approval and payment by the Owner.
j. Facilitate the meaning and intent of construction documents between architect and contractor.

2. **Project Closeout**
   a. Support CSSBC with final payment application for funding.

RESPONSIBILITIES OF CSSBC

1. Appoint one CSSBC representative as IFFRES' main contact for the project.
2. Provide IFFRES with existing operating budget, current and historical audited financial statements, copy of leases, mortgage information, floor plans, organizational chart, and any applicable information related to the project.
3. CSSBC is responsible to be the main point person to interact with governmental bodies and/or financial institutions ("Lender") on the project.
4. CSSBC is responsible for providing any requirements, guidelines, and licensing standards for facility design and construction from relevant local, state, or federal agencies or third-party organizations such as National Association for Education of Young Children (NAEYC) or Joint Commission (JCAHO).
5. If applicable, provide procurement requirements (e.g., competitive bidding, prevailing wage, Davis-Bacon, MBE/WBE/DBE hiring, local hiring, public notices, bid bond requirements), other facility-related funding requirements, and construction period reporting requirements from CSSBC, grantors, and lenders. These types of requirements may be present in an CSSBC's funding documents and it's the CSSBC's responsibility to inform IFF about requirements.
6. Attend meetings, facilitated by IFFRES, on the progress of the project. Attend and participate in project team selection process. Participate in meetings with the design team, contractors and others, as needed.
7. Review proposals and contracts for services to be provided by other professionals (including, but not limited to, architects, contractors, or others). Provide for legal review of contracts, closing documents, and other legal documents as needed, including zoning related matters.
8. Approve the final development budget, overall project timeline and design plans. Review and make decisions regarding project-related matters including IFFRES' work products, design review, payouts and change orders in a timely manner.

Project Costs

Consulting Fees

IFFRES will complete the Scope of Work outlined above for a not-to-exceed fee of $50,000.

Billing will occur monthly for Project Services at the hourly rates listed in the Agreement Terms.

Reimbursable Costs

IFFRES's fees do not include the following reimbursable expenses which will be billed separately and paid by CSSBC:

- Travel-related Costs – Parking, cab fare, mileage, etc.
- Third-party printing and reproduction costs, if requested by CSSBC.

- Other Professional Services – The work of other professionals who may be engaged in connection with the project. IFFRES will seek authorization from CSSBC prior to engaging any such professionals.

Project Schedule

IFFRES anticipates the Owner's Representative Services will require approximately 12 months to complete. The Scope of Work will commence upon execution of the Consulting Services Agreement.

[The remainder of this page intentionally left blank]

CHICAGO SOUTH SIDE BIRTH CENTER
OWNER'S REPRESENTATIVE SERVICES
TERMS OF CONSULTING SERVICES AGREEMENT

PROJECTS SERVICES AND FEES

The services to be performed by IFFRES for CSSBC under this Consulting Services Agreement ("Agreement") are described in detail in the Scope of Work. IFFRES staff will provide these services as professional real estate consultants. IFFRES staff does not provide legal, construction management, or brokerage services to its clients.

If IFFRES and CSSBC agree to engage a sub-consultant to provide services in connection with the project, this work will be a reimbursable expense. IFFRES will seek authorization from CSSBC prior to engaging any such professionals.

In the event CSSBC requests additional services beyond the Scope of Work, such additional services, considered an Adjustment of Scope, shall be agreed to by the parties and be governed by this Agreement, and will not be performed without CSSBC'S prior written authorization. If the project extends beyond schedule described previously through no fault of IFFRES, CSSBC agrees to pay IFFRES the reasonable additional fees related to the extension of time. IFFRES will carefully monitor its budget and will request prior written authorization from CSSBC should any adjustment of scope or fee increase be necessary.

CSSBC, if responsible, agrees to pay IFFRES the Project Costs, pursuant to the Project Cost section in this Agreement. Hourly billing will occur monthly for Project Services at the hourly rates listed for Project Staff, as follows.

During the term of any milestone billing agreements, if there is no IFFRES activity toward progress of the scope of work for a period of 45 days, IFFRES will have the option to convert the milestone billing to an hourly billing and proceed with invoicing CSSBC for hours worked on the Agreement to date.

Notwithstanding any provisions of this Agreement, IFFRES shall not take any action, expend any sum, provide any approval or authorizations, or incur any obligation with respect to the Project, unless the same has been approved in writing by CSSBC.

PROJECT STAFF

IFFRES can provide the following staff who may be involved in the project as needed and perform at the following rates:

Project Manager	$164 per hour
Senior Project Manager	$183 per hour
Lead Project Manager	$195 per hour
Owner's Representative	$164 per hour
Senior Owner's Representative	$183 per hour
Lead Owner's Representative	$195 per hour
Managing Director of Real Estate Solutions	$195 per hour
Vice President of Real Estate Solutions	$195 per hour
Managing Director of Special Projects	$195 per hour

For Projects with terms longer than one year, IFFRES reserves the right to change its billing rates at any time after one year, provided that IFFRES provides written notice of the changed billing rates to CSSBC and CSSBC accepts such changed billing rates in writing.

Accounts and Records

IFFRES, on behalf of CSSBC, shall keep such books of account and other records as may be required and approved by CSSBC, including, but not limited to, records relating to the costs of construction and construction advances. IFFRES shall keep vouchers, statements, receipted bills and invoices and all other records, covering all collections, if any, disbursements and other data in connection with the Project prior to final completion of construction. An electronic copy of all accounts and records relating to the Project, including all correspondence, shall be surrendered to CSSBC, upon demand.

All books and records prepared or maintained for CSSBC by IFFRES shall be kept and maintained at IFFRES's offices, and shall be reasonably available for and subject to audit and reasonable inspection and copying by CSSBC or any representative or auditor thereof or supervisory or regulatory authority, at the times and in the manner set forth by CSSBC and IFFRES.

Termination of Agreement

This Agreement may be terminated by either party upon ten (10) business days' written notice to the other party should the other fail to substantially perform its obligations through no fault of the party initiating the termination. In addition, this Agreement may be terminated by either party for any reason whatsoever upon at least thirty (30) days' written notice to the other party.

In the event of termination, IFFRES shall be compensated for all services performed and costs incurred up to the date it actually received written notice of termination. Upon termination, IFFRES shall turn over to CSSBC all plans, drawings, reports, manuals, and other records relating to the Project and shall provide reasonable assistance to CSSBC to minimize any penalties or cancellation charges from any suppliers or contractors providing the service to the Project.

Indemnification and Insurance

To the extent permitted by law, CSSBC shall fully indemnify, hold harmless and defend (collectively "indemnify" or "indemnification") IFFRES and its directors, officers, employees, agents, and affiliates (collectively, "Indemnified Parties") from and against all claims, actions, suits, demands, damages, liabilities, obligations, losses, settlements, judgments, costs and expenses (including without limitations reasonable attorneys' fees and costs), whether or not involving a third party claim, which arise out of, relate to or result from (i) any breach of any representation, warranty or duty of CSSBC in this Agreement; (ii) any negligent act or omission by CSSBC, or its directors, officers, employees, agents, subcontractors or vendors; (iii) any direct or indirect exposure to toxic or otherwise hazardous substance or condition while performing the Project Services; or (iv) IFFRES's involvement in any threatened, pending or completed actions, suit or proceeding, whether, civil, criminal, administrative or investigative that relates to the Project. Notwithstanding the foregoing provisions of this section, CSSBC shall not be required to indemnify an Indemnified Party to the extent the claim is a result of the negligence of willful misconduct of such Indemnified Party (as indemnification shall survive the termination of the Agreement.

The indemnification obligation under this section shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for IFFRES or CSSBC, as the case may be, or a subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

Without in any way limiting IFFRES' or CSSBC'S obligations to the other party pursuant to this section, each of IFFRES and CSSBC agrees to maintain insurance in connection with the Project Services in amounts reasonably satisfactory to the other party.

[The remainder of this page intentionally left blank]

CSSBC

OWNER'S REPRESENTATIVE SERVICES

CONSULTING SERVICES APPROVAL

This Agreement, executed and dated below, between Chicago South Side Birth Center ("CSSBC"), an Illinois not-for-profit corporation, and IFF Real Estate Solutions, LLC ("IFFRES"), an Illinois limited liability company. The Consulting Services scope of work delineates IFFRES' work in assisting CSSBC to achieve its project goal. If this consulting agreement is acceptable to CSSBC, review and sign below, and return an electronic copy.

CHICAGO SOUTH SIDE BIRTH CENTER

By: _____

Name: Jeanine Valrie Logan

Its: Founder, CSSBC

Date: 01/06/2026

IFF REAL ESTATE SOLUTIONS, LLC

By: IFF, its Manager

_____

Name: Michael Goldberg

Its: Senior Vice President Real Estate Solutions

Date: 1/7/2026

Location: 8301 S. South Drive

There is ample, free street parking available at the proposed site. There is also a parking lot that currently has 10 spaces. After construction there will be 4 available parking spaces for patients and those needing handicap parking access.

26 South Shore Express

Bus route information

Schedule Brochure (.pdf)

Bus Stop List (.htm)

All CTA buses are accessible

Service description: See schedule for full details.

First bus/last bus

Spans of service below show when first bus departs terminal of origin through last bus departs terminal of origin. First and last buses reach mid-route stops later than these times-see schedule or use trip planner for specific times when service works for you.

103rd/Stony Island north to Chicago/Fairbanks

4:15a-1:45p weekdays

Chicago/Mies van der Rohe south to 103rd/Stony Island

1:15p-9:20p weekdays

No stops between 67th/Jeffery and Columbus/11th (Museum Campus).

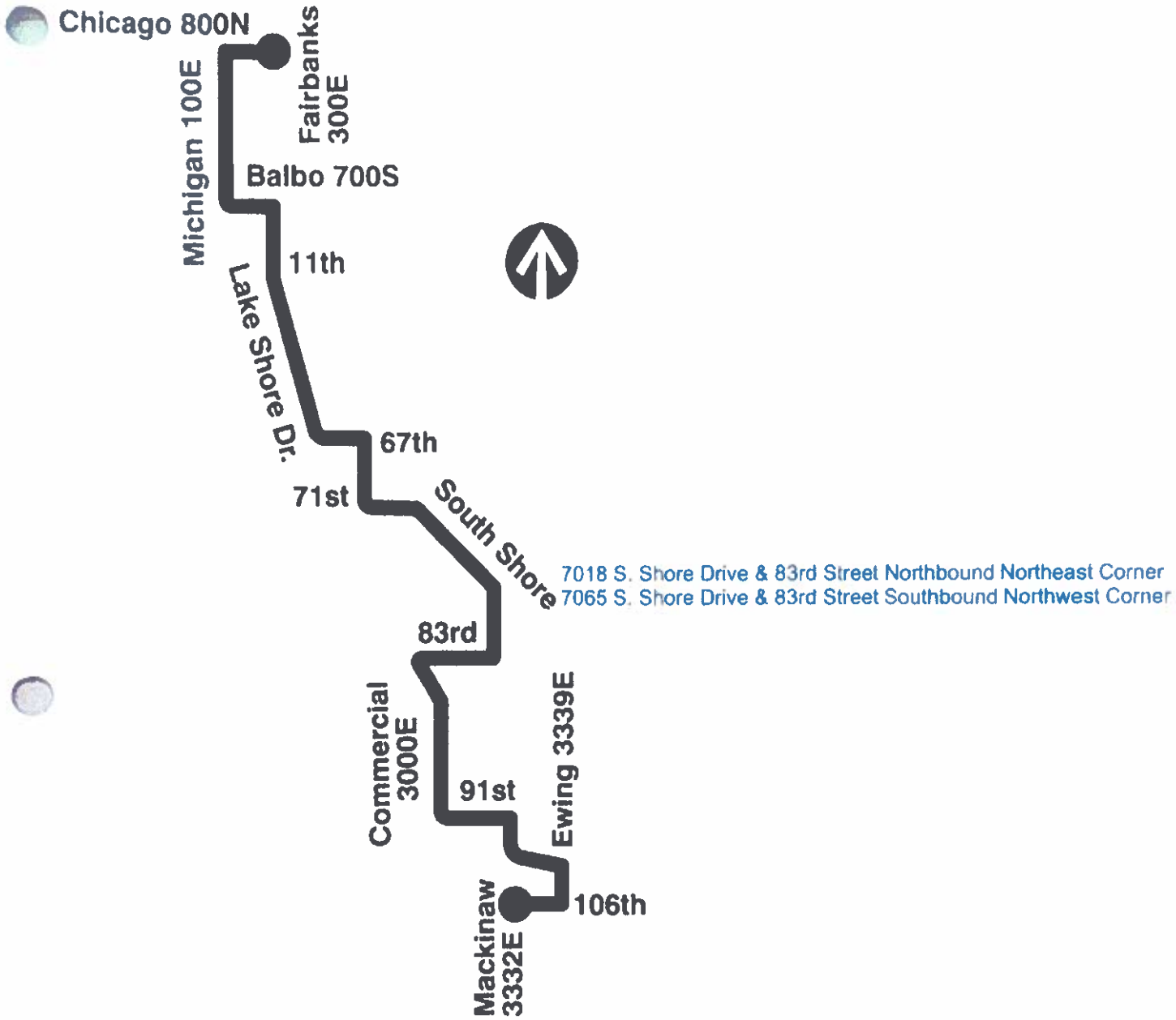
(Precise hours of service may vary depending on where along the route you are.)

Service alerts

Upcoming alerts 1

RSS Feed: #26 South Shore Express Alerts

Route map


Chicago 800N
Michigan 100E
Fairbanks 300E
Balbo 700S
11th
Lake Shore Dr.
67th
71st
South Shore
7018 S. Shore Drive & 83rd Street Northbound Northeast Corner
7065 S. Shore Drive & 83rd Street Southbound Northwest Corner
83rd
Commercial 3000E
Ewing 3339E
91st
106th
Mackinaw 3332E

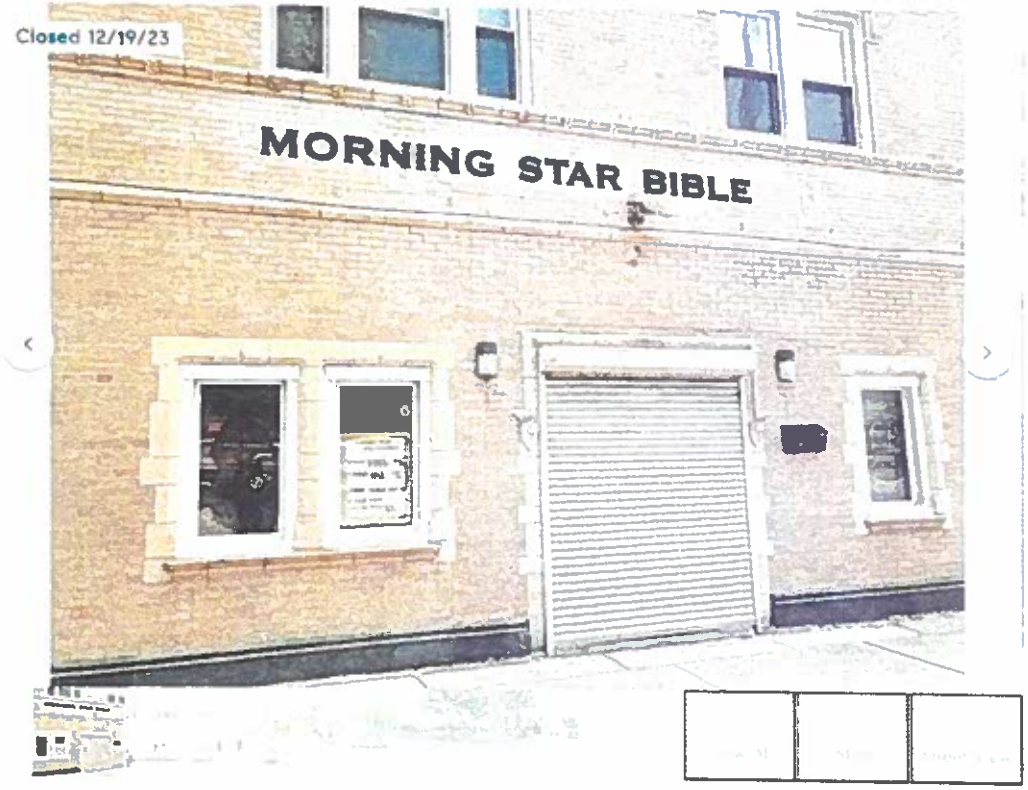
©2024 Chicago Transit Authority
Phone: 1-888-YOUR-CTA
TTY: 1-888-CTA-TTY1 or 711 (relay)
Email: feedback@transitchicago.com

Appendix F: Revenue and Expenses Projection Year 1-5

Chicago South Side Birth Center Operating Expense Worksheet					
Expenses	Year 1	Year 2	Year 3	Year 4	Year 5
	2027	2028	2029	2030	2031
Birth estimates	225	290	360	440	500
Personnel	$ 1,343,165.00	$ **1,383,459.95**	$ **1,424,963.75**	$ **1,467,712.66**	$ **1,511,744.04**
Contracted Services					
Medical Director Guarantee Payment	$ 18,000.00	$ 18,500.00	$ 19,000.00	$ 19,500.00	$ 20,000.00
Billing Service/Specialist	$ 50,000.00	$ 51,500.00	$ 53,045.00	$ 54,636.00	$ 56,275.00
Ultrasound Service/Sonographer	$ 35,000.00	$ 38,000.00	$ 40,000.00	$ 42,000.00	$ 45,000.00
Maintenance/ Housekeeping - Contract	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 40,000.00
Legal	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
Volunteer program	$ 1,000.00	$ 15,600.00	$ 15,600.00	$ 15,600.00	$ 15,600.00
Accounting/Bookkeeping	$ 14,000.00	$ 14,000.00	$ 14,000.00	$ 14,000.00	$ 14,000.00
Contracted Services Subtotal	$ **148,000.00**	$ **167,600.00**	$ **171,645.00**	$ **175,736.00**	$ **200,875.00**
Facility Expenses					
Utilities	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
IT	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
Maintenance / Repairs	$ 5,000.00	$ 7,500.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
Minor Equipment	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
Postage	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00
Printing / Copying	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00
Office Supplies	$ 8,000.00	$ 9,000.00	$ 10,000.00	$ 11,000.00	$ 12,000.00
Housekeeping Supplies & Laundry	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 4,000.00
Medical Supplies Drugs / Lab	$ 50,000.00	$ 55,000.00	$ 60,000.00	$ 65,000.00	$ 70,000.00
Lab fees	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
Home Visit Mileage	$ 5,000.00	$ 5,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00
Recruitment	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
Travel	$ 5,000.00	$ 5,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00
Insurance - Professional Malpractice	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00
Insurance - General & Workers Comp	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
CEU / CME / Conference Registration/ Member	$ 9,600.00	$ 9,600.00	$ 9,600.00	$ 9,600.00	$ 9,600.00
State License for birth center	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,500.00	$ 6,000.00
Membership Feess	$ 3,000.00	$ 3,000.00	$ 4,000.00	$ 4,000.00	$ 5,000.00
Accreditations (CABC)	$ -	$ -	$ 6,000.00	$ -	$ -
Facility Expenses Subtotal	$ **257,600.00**	$ **266,100.00**	$ **283,600.00**	$ **284,100.00**	$ **291,600.00**
Total Expenses	$ **1,748,765.00**	$ **1,817,159.95**	$ **1,880,208.75**	$ **1,927,548.66**	$ **2,004,219.04**
RevenueProjected Births	**225**	**290**	**360**	**440**	**500**
IDPA Reimbursement Amount (projected to account for 70% of births)	$ 8,275.00	$ 8,275.00	$ 8,275.00	$ 8,275.00	$ 8,275.00
Commerical Reimbursement Amount (projected to account for 25% of births)	$ 10,053.00	$ 10,053.00	$ 10,053.00	$ 10,053.00	$ 10,053.00
Self Pay Amount (projected to account for 5% c	$ 6,477.00	$ 6,477.00	$ 6,477.00	$ 6,477.00	$ 6,477.00
Subtotal IDPA Reimbursement Revenue	$ 1,303,312.50	$ 1,679,825.00	$ 2,085,300.00	$ 2,548,700.00	$ 2,896,250.00
Subtotal Commerical Reimbursement Revenue	$ 565,481.25	$ 728,842.50	$ 904,770.00	$ 1,105,830.00	$ 1,256,625.00
Sub total Self Pay Revenue	$ 72,866.25	$ 93,916.50	$ 116,586.00	$ 142,494.00	$ 161,925.00
Sub total Guaranteed Services Revenue (Labs/Ultrasound Services/Clinic Care)	$ 225,000.00	$ 290,000.00	$ 360,000.00	$ 440,000.00	$ 500,000.00
Total Reimbursement Revenue	$ **2,166,660.00**	$ **2,792,584.00**	$ **3,466,656.00**	$ **4,237,024.00**	$ **4,814,800.00**
Total Donations	$ 125,000.00	$ 125,000.00	$ 125,000.00	$ 125,000.00	$ 125,000.00
Grand Total Revenue	$ **2,291,660.00**	$ **2,917,584.00**	$ **3,591,656.00**	$ **4,362,024.00**	$ **4,939,800.00**
Charity Care (at least 5%)	$ 114,583.00	$ 145,879.20	$ 179,582.80	$ 218,101.20	$ 246,990.00
Total Profit / (Loss) YTD	$ **428,312.00**	$ **954,544.85**	$ **1,531,864.45**	$ **2,216,374.14**	$ **2,688,590.96**
	Year 1	Year 2	Year 3	Year 4	Year 5

$450,000 Last Sold Price — Beds — Sq. Ft. — per Sq. Ft.

Overview Location Property Info Property History Public Records Schools Similar Homes



LISTING UPDATED: 12/22/2023 10:47 PM

Status	Closed
MLS #	10760306
Days on Market	1272
Taxes	-
HOA Fees	-
Condo/Co-op Fees	-
Compass Type	Mixed Use
MLS Type	Commercial Sale
Year Built	1948
Lot Size	0.17 AC / 7,312 SF
County	Cook County

Unique opportunity in South Shore. Well maintained commercial property currently being used as a church that is exempt from real estate taxes. The first floor contains three office spaces, restroom and a sanctuary that has seating capacity for 125 people. The second floor has a three bedroom apartment that has been converted into classrooms, conference room and additional office space with a full kitchen and bathroom. Lower level has a 1200 Square Ft. fellowship hall two additional bathrooms and...

Continue Reading

Listed by Cynthia Frye · Cynthia Frye

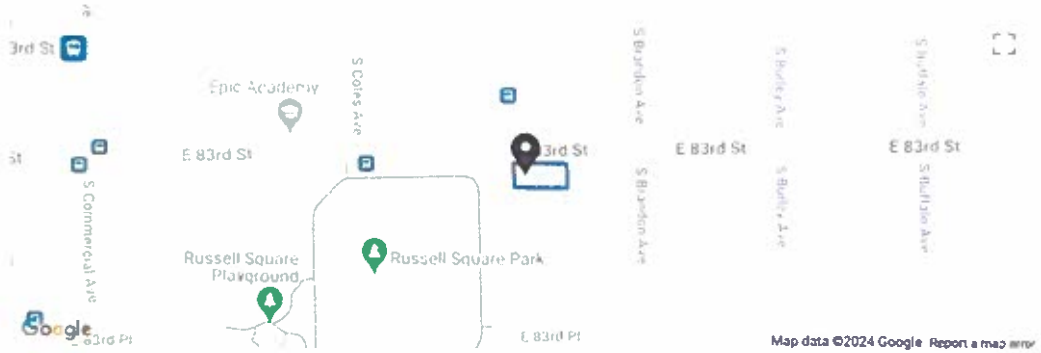
Overview Location Property Info Property History Public Records Schools Similar Homes

Property Details for 8301 South South Shore Drive

Area	CHI - South Chicago	Township	Hyde Park
Zoning	COMMR		

Location

Compass ▸ IL ▸ Chicago ▸ 60617 ▸ South Chicago ▸ 8301 South South Shore Drive



Add your commute

Building Information for 8301 South South Shore Drive

Stories	-	Residences	1
Year Built	1948	Lot Size	0.17 AC / 7,312 SF

Payment Calculator

Get pre-approved with OriginPoint Mortgage

Overview Location Property Info Property History Public Records Schools Similar Homes

30 year fixed, 7.25% Interest

Principal and Interest	$2,456
Property Taxes	—
HOA Dues	$0

Term
30 Years Fixed

Interest
7.25%

Home Price
$450,000

Down Payment
$90,000 20%

The Payment Calculator is for illustrative purposes only Read more

Property Information for 8301 South South Shore Drive

General Information

Addtl Parking Information

- Indoor Parking: 1-5 Spaces
- Outdoor Parking: 6-12 Spaces

Location and General Information

- Frontage Type: City Street
- Geographic Locale: Chicago South

Property Information

Interior Features

- Air Conditioning: Window Unit(s)
- Electric: Circuit Breakers
- Flooring: Carpet, Tile, Wood
- Heat/Ventilation: Central Bldg Heat,Radiators
- Information: 24-Hr Notice Required,Show-Call Listing Office

Taxes and HOA Information

- Estimated Tax/Sf: 0
- Additional Parcels: No

- Misc Inside: Private Restroom/s,Public Restroom/s,Storage Inside,Basement
- Num of Baths: 0.0

Exterior Features

- # Of Apts: 1
- # Of Offices: 0
- # Of Stores: 0

Property/Lot Information

- Owners Association: No
- Tenant Pays: Other
- Built Before 1978: Yes
- Approximate Age: Older
- Lot Dimensions: 58X125
- Lot Size Square Feet: 7312.0
- Stories: 2
- Exterior Building Type: Brick
- Construction: Brick
- Roof Type: Tar and Gravel
- Fire Protection: None
- Roof Structure: Flat
- Foundation Details: Concrete Perimeter
- Building Area Total: 7325
- Possible Use: Commercial, Retail, Special Use
- Docks: None
- Public Document Count: 0
- Photos Count: 25
- Estimated Com/Sf: 0

Miscellaneous

- Current Use: Special Use
- Location: Corner

Virtual Tour/Additional Media

- Virtual Tour: Image360
- Virtual Tour YN: Yes

Multi Family

Multi-Family Information

- Number Of Units Total: 1
- Total Annual Expense Source: Owner Projection
- Fuel Expense Source: Owner Projection
- Insurance Expense Source: Owner Projection

- Fuel Expense: $1,800.00
- Gross Income: $.00
- Gross Scheduled Income: $.00
- Insurance Expense: $2,200.00
- Electric Expense Source: Owner Projection
- Known Encumbrances: None Known
- Water Expense Source: Owner Projection
- Net Operating Income: $.00
- Operating Expense: $5,500.00
- Other Expense: $.00
- Trash Expense: $.00
- Water Sewer Expense: $.00

Property History for 8301 South South Shore Drive

Date	Event & Source	Price	Appreciation
Dec 19, 2023	Sold MRED #10760306	$450,000	—

Apr 25, 2023	Pending MRED #10760306			—
Jun 25, 2020	[illegible] MRED #10760306		$450,000	—

Overview Location Property Info Property History Public Records Schools Similar Homes

View More

For completeness, Compass often displays two records for one sale: the MLS record and the public record.

Public Records for 8301 South South Shore Drive

Taxable Value

Land	-
Additions	-
Total	-

Home Facts

Total Finished SqFt	**4,300 SqFt**	Above Grade Finished SqFt	**4,300 SqFt**
Stories	**2**	Lot Size	**7,410 SqFt**
Style	**Governmental / Public Use**	Year Built	**1937**
County	**COOK**	APN	**21-31-406-001**

Schools near 8301 South South Shore Drive

This home is within City Of Chicago School District 299.

Rating	School	Type	Grades	Distance
3 /10	Sullivan Elementary School	Public - Serves this home	PK to 8	0.3 mi
1 /10	Epic Academy High School	Charter - Choice school	9 to 12	0.1 mi
NR	CAMELOT SAFE ACADEMY SCHOOL	Public - Nearby school	4 to 12	0.6 mi
8 /10	Great Lakes Academy	Charter - Choice school	K to 8	0.6 mi

View more

School ratings and boundaries are provided by GreatSchools.org and Pitney Bowes. This information should only be used as a reference. Proximity or boundaries shown here are not a guarantee of enrollment. Please reach out to schools directly to ver fy all information and enrollment eligibility

Recommended Price Location Layout

Similar homes comparable in price, location and layout to 8301 South South Shore Drive

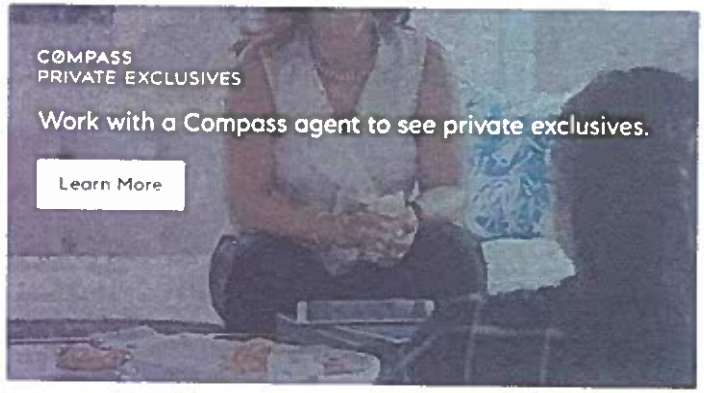
$450,000

$410,000

$450,000

$475,000

$450,000



Similar Sold Homes

$350,000

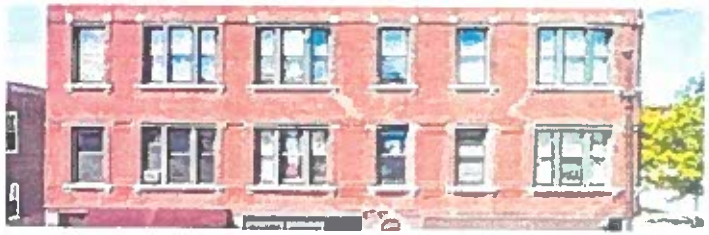
$400,000

CLOSED 3/26/24

CLOSED 12/22/23

Overview Location Property Info Property History Public Records Schools Similar Homes

$450,000



$450,000

CLOSED 2/8/24

$390,000

CLOSED 9/19/23

$450,000

Homes for Sale near South Chicago

Neighborhoods	Cities	ZIPs
Pulaski Park	Chicago	60649
The Bush	Hammond	60633
North Township - Lake County	Burnham	60628

Burnside	Whiting	60619

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Listing Courtesy of Cynthia Frye
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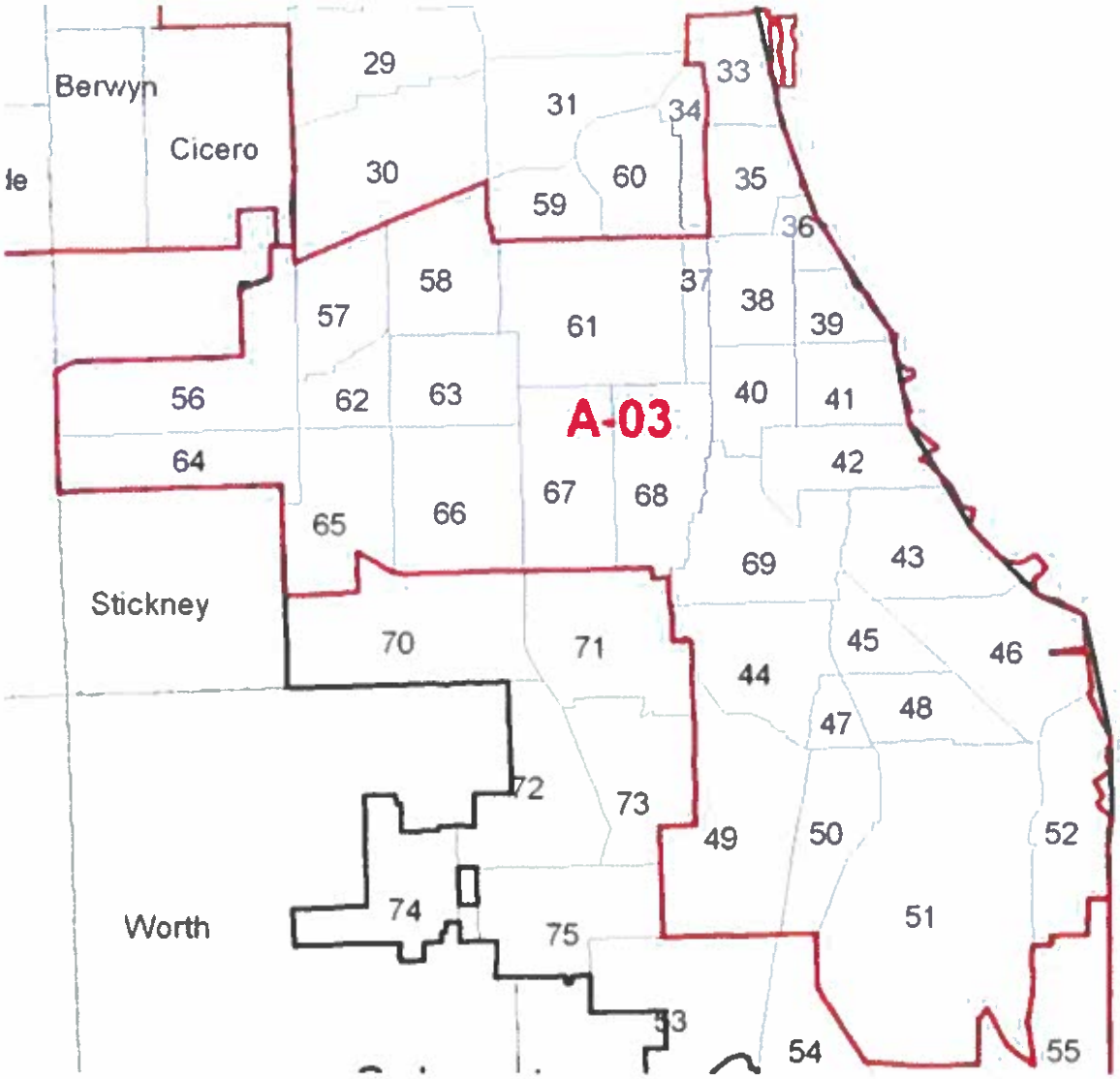
C) **Planning Area A-3**: City of Chicago Community Areas of Near South Side (33), Douglas (35), Oakland (36), Fuller Park (37), Grand Boulevard (38), Kenwood (39), Washington Park (40), Hyde Park (41), Woodlawn (42), South Shore (43), Chatham (44), Avalon Park (45), South Chicago (46), Burnside (47), Calumet Heights (48), Roseland (49), Pullman (50), South Deering (51), East Side (52), Garfield Ridge (56), Archer Heights (57), Brighton Park (58), New City (61), West Elsdon (62), Gage Park (63), Clearing (64), West Lawn (65), Chicago Lawn (66), West Englewood (67), Englewood (68), and Greater Grand Crossing (69).



ADMISSION POLICY

Screening Risk Criteria for admission and retention of birth center clients

1. The following criteria will be used by the Certified Nurse Midwives to determine which women and newborns can be safely cared for in the birth center. Risk screening is a continuous, on-going process that begins with the prospective OB inquiry and ends when the mother and newborn are discharge from the birth center in stable condition.
2. In general, eligibility for giving birth in the birth center requires an essentially healthy woman who has carried a singleton fetus to term, whereas the fetus is in vertex presentation for delivery, and who by general clinical standards can reasonably anticipate a normal spontaneous vaginal delivery.
3. The following factors identified as **absolute** contraindications to Birth Center care:
    a. Previous uterine surgery, including but not limited to cesarean section.
    b. Three or more consecutive spontaneous abortions prior to this pregnancy
    c. Pre-existing disease requiring medical management including but not limited to diabetes, hypertension, heart disease, renal pulmonary, hemolytic disease, hyperthyroidism, neuro-psychiatric disorders and seizure disorders.
    d. Drug or alcohol abuse.
    e. Multiple gestation
    f. Previously undetermined physical or emotional illness that requires medical management beyond the CNM scope of practice.
    g. Abnormal lab results including but not limited to: confirmed HIV positive, Confirmed RPR positive, hemoglobinopathies, Rh Sensitization
4. The following factors identified are **relative** contraindications to Birth Center care:
    a. Age at delivery <16
    b. Primigravida >40
    c. Multigravida >45
    d. Grand-Multiparity >10 pregnancies
    e. History of premature delivery, pregnancy or delivery complications.
    f. Family history or prior child with hereditary disease or congenital anomalies
    g. Pregnancy >24 weeks with no prenatal care this pregnancy.
    h. Fetal loss (>2nd trimester) or neonatal loss with the last pregnancy
5. These additional factors which appear or develop in the course of the antepartum care may require consult or referral to appropriate level of medical management
    a. Hyperemesis associated with weight loss persisting into the second trimester.
    b. Incompetent cervix
    c. Anemia unresponsive to treatment
    Cut-off values for anemia in pregnant women

Trimester	Hgb (<g/dl)	Hct (<%)
First	11.0	33.0
Second	10.5	32.0
Third	11.0	33.0

    d. Gestational diabetes requiring management with oral medication or insulin.
    e. Gestational hypertension unresponsive to midwifery management.
    f. Preeclampsia with or without severe features.
    g. Abnormal fetal growth, fetal anomalies, IUGR, IUFD.
    h. Polyhydramnios or oligohydramnios
    i. Preterm labor with cervical change

j. Placental complications including but not limited to placenta previa or placental abruption.
k. Pregnancy exceeding 42 completed weeks.
l. Acute onset or exacerbation of a medical condition requiring care beyond the midwifery scope.
m. Client noncompliance with healthcare responsibilities or required birth center care and or inability to form or maintain respectful relationship with the staff.

6. The following conditions which appear or develop during the intrapartum course which may necessitate transfer or admission to the hospital and medical management. The CNM will determine the appropriate ongoing role for the CNM should any of these conditions occur:
    a. Onset of labor at <37 weeks
    b. Fetal malpresentation
    c. Active HSV lesion
    d. Rupture of membranes >24 hours without labor
    e. Chorioamnionitis
    f. Fever
    g. Cord Prolapse
    h. Hemorrhage
    i. Blood pressure >150/100 or indicators of preeclampsia
    j. Fetal distress
    k. Thick meconium stained amniotic fluid
    l. Failure to progress in labor.

The following will serve as the guidelines for dysfunctional labor patterns and require consultation with MD:

Dysfunctional labor:

a. In the first stage of labor, 6cm or greater with membranes ruptured, arrest of labor will be determined along with the clinical judgment of the CNM and the collaborating physician if there has been no cervical change with adequate contractions palpating every 2-3 minutes, for 4 to 6 hours.
b. In the second stage of labor, arrest will be determined along with the clinical judgment of the CNM and the collaborating physician if no progress (descent or rotation) for 3 hours or more in a nulliperous women without epidural and 2 hours or more in a multiperous women without epidural. (Epidural analgesia is not offered at the birthing center).

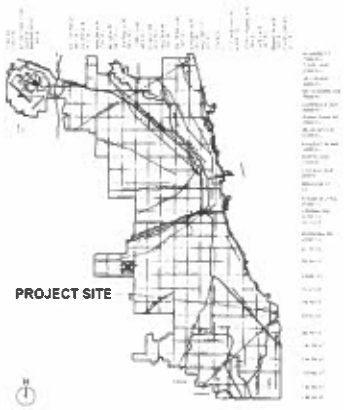
7. The following post-partum conditions would require that the mother be transferred to the hospital for medical management.
    a. Retained placenta
    b. Hemorrhage (EBL >1500) or hemodynamically unstable
    c. Laceration requiring extensive repair not in the scope or expertise of the midwife. (MD will have discretion over whether the client needs transferred. MD may decide to repair an extensive laceration including a 3rd or fourth degree laceration at the birth center if able to perform adequately and with appropriate pain management.)
    d. Any medical condition of the mother requiring > 12 hours observation post-partum.
    e. Post-partum preeclampsia.
8. The following conditions of the newborn require transfer of the infant to pediatric care and or the hospital.
    a. Apgar score < 7 at 5 minutes of age
    b. Weight < 2500 grams and or indications of prematurity.

c. Major anomaly

d. Problems with respiration of thermoregulation
e. Any medical condition of the newborn requiring more than 12 hours of observation after birth.

Pre-admission contact- All inquiries to the Birth Center will be addressed with open, honest communication about the birth center encouraging a positive public image.

1. Procedure:
   a. A client inquiry sheet is completed by the nurse on all women seeking information about the Birth Center.
   b. The nurse will obtain all the necessary information on the inquiry sheet as appropriate.
   c. If it is clear that the person does not meet the risk criteria, she should be advised of that fact with an explanation of the risk criteria for prenatal care and safe birth practices at the birth center.
   d. After the initial phone interview, potential clients meeting the risk criteria qualifications are scheduled for "Good Beginnings "class as an orientation to the birth center, midwifery care and out of hospital birth.
   e. The inquiry sheet will be filed in the "Good Beginnings" binder so it is available at the time of the schedule orientation/class.
2. Orientation
   a. Welcome and introduction
   b. Review some history of the Birth Center and the philosophy of midwifery care as well as the Birth Center.
   c. Explain Midwifery and the team concept of care. Discuss team members may include (but is not limited to) by consultation; CNM's, Nurse Practitioner, nurses, physicians, lactation consultant and psychologist, family practice physician and pediatrician. The client is a team member as well.
   d. Discuss risk criteria and the rationale for each criteria as they set a foundation for safe delivery of care.
   e. Review the Birth Center program
      i. Prenatal visits: traditional care vs. Prenatal Care Plus (PCP)
      ii. Family involvement
      iii. Educational program and available resources
      iv. Out of hospital Labor and Birth
      v. Post-partum and newborn follow up
   f. Role of the OB consultant, collaborative management and transfer of care for emergency circumstances.
3. Tour
4. Answer Questions
5. Review Paper work. Insurance confirmation to be completed. If client is private pay, these arrangements are also made however, client is not required to commit to care until after the initial orientation class.



CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ISSUED FOR PERMIT
MAY 16, 2025

ARCHITECT OF RECORD

SMNG A
943 W. SUPERIOR STREET
CHICAGO, IL 60642
P: 312.829.3355

INTERIOR DESIGNER

TnS STUDIO
6543 S. INGLESIDE AVE, UNIT 1
CHICAGO, IL 60637
P: 773.858.8817

STRUCTURAL ENGINEER

STEARN JOGLEKAR, LTD.
223 W. JACKSON BLVD., SUITE 1110
CHICAGO, IL 60606
P: 312.461.1800

MEP ENGINEER

ADVANCE CONSULTING GROUP INT'L
300 W. ADAMS ST., SUITE 420
CHICAGO, IL 60606
P: 312.357.1840

LANDSCAPE ARCHITECT

TERRA ENGINEERING, LTD.
225 W. OHIO ST., SUITE 400
CHICAGO, IL 60654
P: 312.467.0123

CIVIL ENGINEER

TERRA ENGINEERING, LTD.
225 W. OHIO ST., SUITE 400
CHICAGO, IL 60654
P: 312.467.0123

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E3.4	ELECTRICAL PLAN - ROOF	A

Grand total: 61

CERTIFICATION STATEMENT

THIS IS TO CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED BY ME, UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE THESE DOCUMENTS COMPLY WITH THE CITY OF CHICAGO BUILDING CODE

SIGNATURE _____
DATE 05.16.2025
ILLINOIS LICENSE NUMBER 001-027702
REGISTRATION EXPIRATION DATE 11.30.2025

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 16.11, ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO, EXCEPT 16.11.302 AS AMENDED FEBRUARY 7, 2023.

SIGNATURE _____
DATE 05.16.2025
ILLINOIS LICENSE NUMBER _____
REGISTRATION EXPIRATION DATE _____

STATE OF ILLINOIS
TODD A. NIEMIEC
001-027702
LICENSED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD
SMNGA

TnS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

NO.	ISSUE TYPE	DATE
1		

NOT FOR CONSTRUCTION

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO. 2409
TITLE TITLE SHEET
SHEET G1.0

ABBREVIATIONS

A	
AB	ANCHOR BOLT
AC	AIR CONDITIONER
ACP	ALUMINUM COMPOSITE PANEL
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADAA	ADA ACCESSIBLE
ADAAG	ADA ACCESSIBILITY GUIDELINES
ADJ	ADJUSTABLE OR ADJACENT
AFF	ABOVE FINISH FLOOR
AGS	ACRYLIC LATEX SEALANT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZE
AP	ACCESS PANEL
APPROX	APPROXIMATELY
APT	APARTMENT
AR	ABUSE RESISTANT
ARCH	ARCHITECTURAL
AS	ACOUSTICAL SEALANT
ASSOC	ASSOCIATED
ACT	ACOUSTIC TILE
ATTEN	ATTENUATION
B	
BF	BOTTOM OF
B MARK	BENCHMARK
BD	BOARD
BEJ	BUILDING EXPANSION JOINT
BOT	BOTTOM
BJF	BITUMINOUS JOINT FILLER
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BMT	BUTYL MASTIC TAPE SEALANT
BRK	BRICK
BRS	BUTYL RUBBER SEALANT
BTWN	BETWEEN
C	
C/C	CENTER TO CENTER
CAB	CABINET
CCTV	CLOSED CIRCUIT TELEVISION
CB	CATCH BASIN
CF	CUBIC FOOT/FEET
CFRG	CERAMIC FIRE RATED GLASS + GLAZING
CJ	CONTROL JOINT (CONCRETE, CMU)
CJF	CORK JOINT FILLER
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR OPENING
CLSRM	CLASSROOM
COL	COLUMN
CONC	CONCRETE
CONCP	CONCRETE PAINTED
COND	CONDITION
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CMU	CONCRETE MASONRY UNIT
CMUP	CMU PAINTED
CO	CLEAN OUT
COORD	COORDINATE
CT	CERAMIC TILE
D	
DEMO	DEMOLITION / DEMOLISH
DES	DESIGN
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWN SPOUT
DTL	DETAIL
DWG	DRAWING
DWJ	DEPARTMENT OF WATER MANAGEMENT
E	
EA	EACH
EC	EXPOSED CONSTRUCTION / ELECTRICAL CONTRACTOR
ECP	EXPOSED CONSTRUCTION PAINTED
EFTS	EXPANDING FOAM TAPE SEALANT
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EJ	EXPANSION JOINT (BRICK MASONRY)
EL	ELEVATION
ELEC	ELECTRICAL)
ELEV	LAVATION / ELEVATIONS
EM	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUIVALENT
ETC	ET CETERA
EX	EXISTING
EXH	EXHAUST
EXISTG	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDTN	FOUNDATION
FE	ABC FIRE EXTINGUISHER (SURFACE MOUNT)
FEC	ABC FIRE EXTINGUISHER + CABINET (RATED AS REQ)
FHS	FIRE HOSE STATION
FIN	FINISH
FIX	FIXTURES
FLR	FLOOR
FLSHNG	FLASHING
FF&E	FURNITURE FURNISHINGS & EQUIPMENT
F F E	FINISH FLOOR ELEVATION
FT	FOOT
FT	FIRE TREATED
FTG	FOOTING
G	
GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFCMU	GROUND FACE CONCRETE MASONRY UNITS
GL	GLASS
GRND	GROUND
GSF	GROSS SQUARE FOOT / FEET
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
H	
H	HEIGHT
HB	HARDBOARD
HC	HOLLOW CORE
HD	HOT DIPPED GALVANIZED
HDWR	HARDWARE
HNCG	HOLLOW NEOPRENE COMPRESSION GASKET
HORIZ	HORIZONTAL
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HTG	HEATING
I	
IAC	ILLINOIS ACCESSIBILITY CODE
IE	INVERT IN
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE(ING)
INFO	INFORMATION
INSUL	INSULATION; (ING)
INT	INTERIOR
J	
J BOX	JUNCTION BOX
JC	JANITOR CLOSET
JT	JOINT
K	
KIT	KITCHEN
L	
L	LENGTH LONG
LAM	LAMINATED
LAV	LAVATORY
LBL	LABEL
LF	LINEAR FOOT / LINEAR FEET
LP	LOW POINT
LR	LIVING ROOM
LS	LIMESTONE
LT	LIGHT
LVL	LEVEL
M	
MAS	MASONRY
MACH	MACHINE
MATL	MATERIAL(S)
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MED	MEDIUM
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MULL	MULLION
MTL	METAL
MV	MASTER METER VAULT
N	
NC	NOMINE CENTERS
NFWH	NON-FREEZE WALL HYDRANT
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHANG
OPENG	OPENING
OPP	OPPOSITE
P	
PART	PARTITION
PBBM	PRE-BONDED BUTYL MASTIC
PERP	PERPENDICULAR
PL	PLASTIC OR PLATE
PL LAM	PLASTIC LAMINATE
PLMG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PREP	PREPARE / PREPARATION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PTD	PAINTED FINISH
Q	
QT	QUARRY TILE
QTY	QUALITY
QUANT	QUANTITY
R	
R	RISER
RAD	RADIUS
RAD COVER	FIN TUBE RADIATOR COVER
RB	RESILIENT BASE
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE
REFRFRZR	REFRIGERATOR / FREEZER
REINF	REINFORCED
REQ'D	REQUIRED
RET	RETURNED
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
S	
SAFB	SOUND ATTENUATION FIRE BLANKET
SC	SOLID CORE
SECT	SECTION
SGT	STRUCTURAL GLAZED TILE
SHLVNG	SHELVING)
SHT	SHEET
SHTG	SHEATING
SIM	SIMILAR
SPEC	SPECIFICATION
SPRNKLR	SPRINKLER
SQ	SQUARE
SF	SQUARE FOOT
SQ IN	SQUARE INCH
SS	STAINLESS STEEL
ST	SEALANT TAPE
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SV	SHEET VINYL
T	
T	TREAD
TF	TOP OF
T+G	TONGUE & GROOVE
TB	TOWEL BAR
TEL	TELEPHONE
TERR	TERRAZZO
THK	THICKNESS)
TT	TRAFFIC TOPPING
TYP	TYPICAL
U	
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY(IES)
V	
V	VINYL
VB	VINYL WALL BASE
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VWB	VINYL WALL BASE
VWC	VINYL WALL COVERING
W	
W	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW(S)
WP	WORK POINT
WPR	WATERPROOFING
WR	WATER RESISTANT
WT	WEIGHT
WV	WATER VAULT

SYMBOLS & MATERIAL LEGEND

DETAIL SYMBOL

BUILDING SEKTION SYMBOL

ROOM IDENTIFICATION SYMBOL

LOCKER COUNT SYMBOL

ELEVATION SYMBOL

PARTITION SYMBOL

ELEVATION SYMBOL

EXTERIOR

INTERIOR

DOOR / LITE SYMBOL

WINDOW SYMBOL

	CONCRETE CAST IN PLACE OR PRECAST		WOOD FINISHED
	BRICK		WOOD ROUGH
	CONCRETE MASONRY UNIT		STRUCTURAL STEEL LARGE SCALE
	EARTH		MISC METAL LARGE SCALE
	BATT INSULATION		STRUCTURAL STEEL MISC METAL SMALL SCALE
	GASKET / COMPRESSIBLE FILLER		GLAZED MASONRY UNIT (NOTED
	SEALANT & BACKER ROD		RIGID INSULATION
	CONTINUOUS WOOD BLOCKING		RIGID INSULATION TAPERED
	INTERMITTENT BLOCKING / SHIMS		STEEL / STAINLESS STEEL
	GRAVEL / GRANULAR FILL		LIMESTONE OR CAST STONE (NOTED
	PLASTER / CEMENT PLASTER		MORTAR / SETTING BED
	DRYWALL (GYPSUM BOARD)		PLYWOOD
	MEMBRANE		
	ACOUSTICAL TILE		
	GLASS		
	CARPET		
	ALUMINUM		

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD
SMNGA
TMS STUDIO
STEARN JOGLEKAR LTD
TERRA ENGINEERING LTD
ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO	ISSUED FOR	DATE

NOT FOR CONSTRUCTION

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2409

TITLE ARCHITECTURAL ABBREVIATIONS & SYMBOLS

SHEET G1.2

CHICAGO ZONING ORDINANCE

ACCESSIBILITY NOTES

1. PROJECT MUST COMPLY FULLY WITH ALL APPLICABLE REQUIREMENTS ABOUTLINED IN CBC CHAPTER 11-11 AND ICCANSI A117.1-2003 ILLINOIS ACCESSIBILITY CODE AND THE 2010 AMERICAN WITH DISABILITIES ACT
2. PROJECT MUST COMPLY FULLY WITH ALL VAC REQUIREMENTS PER SECTION 406.3.10 PUBLIC FACILITIES, NEW CONSTRUCTION
3. ALL CONTROLS AND OPERATING MECHANISMS TO BE WITHIN REACH RANGE PER ICCANSI A117.1-2003 CHAPTER 3 308 AND 3 309 RE 15"10 48" AFF.
4. SEE ICCANSI A117.1-2003 CHAPTER 7 703 FOR ALL SIGNAGE REQUIREMENTS SEE ICCANSI A117.1-2003 CHAPTER 7 703.3 FOR LOCATION OF PERMANENT ROOM AND SPACE SIGNAGE REQUIREMENTS PROVIDE DIAGRAM WITH HORIZONTAL AND VERTICAL DIMENSIONS SEE ALSO VAC 402.10 FOR SIGNAGE REQUIREMENTS
5. PROVIDE PROPER MANEUVERING CLEARANCE AT DOOR PER ICCANSI A117.1-2003 CHAPTER 4 404.2.3
6. ALL NEW OR ALTERED DOORS TO HAVE LEVER-OPERATED HARDWARE PER ICCANSI A117.1-2003 CHAPTER 4 404
7. ALL DOORS MUST HAVE A 32" CLEAR DOOR OPENING MEASURED FROM THE FACE OF THE DOOR WHEN IT IS OPENED 90% TO THE DOOR STOP PER ICCANSI A117.1-2003 CHAPTER 4 404
8. ALL DOORS LEADING INTO HAZARDOUS ROOMS OR SPACES TO HAVE KNURLED HARDWARE IDENTIFY THESE DOORS ON THE DOOR SCHEDULE PER CBC CHAPTER 10-11-1133 § 5
9. ALL PUBLIC AND COMMON AREA INTERIOR DOORS TO HAVE SMALL FORCE TO OPEN PER LAC 400.310 SMALL PUBLIC AND COMMON AREA EXTERIOR DOORS TO HAVE 5 LBS MAX FORCE TO OPEN PER LAC 400.310 > 5lbs
10. FORWARD/ PARALLEL APPROACH AND SIDE APPARALLEL APPROACH REACH RANGE FOR ALL CONTROLS AND OPERATING MECHANISMS TO BE 15" TO 48" PER ICCANSI A117.1-2003 CHAPTER 3 308
11. CARPET PILE THICKNESS NOT TO EXCEED 1/2" PER ICCANSI-2003 SECTION 302.2 PLEASE ALSO NOTE CARPET PILE THICKNESS FROM FLOOR FINISH TO TOP OF PILE PER ICCANSI-2003 SECTION 302.3
12. ALL RECEPTION TRANSACTION COUNTERS AND PASS THRU TO HAVE PORTION SET BETWEEN 28"TO 34" AFF IN HEIGHT AND 36" MIN IN LENGTH PER CBC CHAPTER 10-11-1109 § 10
13. FLOOR SURFACES SHALL BE FIRM ST ABLE AND SLIP RESISTANT PER ICCANSI-2003 SECTION 302.1
14. ALL NEW ALTERED RELOCATED OR REPLACED FIRE ALARM OR EMERGENCY WARNING SYSTEMS TO COMPLY FULLY WITH ICCANSI A117.1-2003 SECTION 702 ALL VISUAL ALARMS TO BE SYNCHRONIZED THROUGHOUT PER ICCANSI A117.1-2003 CHAPTER 7 702 (ACCESSIBLE)
15. PROVIDE AT PORTION OF EACH COAT CLOSET SHELVING TO BE 48" AFF MAX TO TOP WITH AN ACCESSIBLE ROUTE FOR A FORWARD OR PARALLEL APPROACH PER ICCANSI A117.1-2003 CHAPTER 8 805 (ACCESSIBLE)
16. CONFIRM ACCESSIBLE HALO DRINKING FOUNTAIN PER ACBC CHAPTER 10-11-1109 § 3 AND ICCANSI A117.1-2003 CHAPTER 602 (ACCESSIBLE)
- REFER TO DRAWING A2A.10 FOR DRINKING FOUNTAIN HEIGHTS
- ACCESSIBLE ROUTE TO ACCESSIBLE DRINKING FOUNTAIN
- CANE DETECTION NOT HIGHER THAN 27" ABOVE WHERE ACCESSIBLE DRINKING FOUNTAIN (ACCESSIBLE)
- 2'-6" BY 4'-0" CLEAR FLOOR SPACE FOR A FORWARD APPROACH (ACCESSIBLE) PARALLEL APPROACH CENTERED ON THE DRINKING FOUNTAIN
- PERMITTED FOR EXISTING BUILDINGS

Chicago Sustainable Development Policy (2024)

Strategy Menu and Third-Party Building Certifications

Strategy No.	Strategy Name	Points	Available to Compliance Pathway #1: Menu	Available to Compliance Pathway #2: Third-Party Certification
A Built Environment				
A.1	Urban Agriculture (Basic)	20	Y	Y
A.2	Urban Agriculture (Advanced)	30	Y	Y
B Energy				
B.1	Exceed Current Energy Transformation Code (10%)	20	Y	N
B.2	Exceed Current Energy Transformation Code (20%)	40	Y	N
B.3	Passive Solar-Ready Construction*	5	Y	Y
B.4	On-site Renewable Energy Production @ 5.26%*	30	Y	Y
B.5	On-site Renewable Energy Production @ 20.0%*	80	Y	Y
B.6	On-site Renewable Energy Production @ > 20%*	100	Y	Y
B.7	Building Electrification	40	Y	N
B.8	Efficiency: 40% Better	30	Y	N
B.9	Wind Certified New Construction and Property Improvements	20	Y	
C Water and Wastewater Management				
C.1	Green Roof Coverage (10%)	10	Y	Y
C.2	Green Roof Coverage (20%)	20	Y	Y
C.3	Permeable Hardscape	5	Y	Y
C.4	Rooftop gardens*	5	Y	Y
C.5	Tree Equity	5	Y	Y
C.6	Reduced Irrigation Demand*	20	Y	Y
C.7	Greywater Recycling System	5	Y	Y
C.8	Alternative Water Source	10	Y	Y
C.9	Green Roof Setback for Mechanical Units	5	Y	Y
C.10	Annual Stormwater	10	Y	Y
D Public Health and Community Livability				
D.1	Urban Farm and Food Production	10	Y	Y
D.2	Wind Certification	20	Y	Y
D.3	Microclimate	10 to 15	Y	Y
D.4	Air Quality Monitoring*	5	Y	Y
D.5	Active Air Quality	5	Y	Y
D.6	Green Industrial Operations Equipment*	5	Y	Y
D.7	Green Construction Equipment	5	Y	Y
D.8	Green Fleet Purchasing Goals	10 to 20	Y	Y
D.9	Electric Equipment*	20	Y	Y
D.10	Local Requirements for Assembly Building Uses	5	Y	Y

Strategy No.	Strategy Name	Points	Available to Compliance Pathway #1: Menu	Available to Compliance Pathway #2: Third-Party Certification
E Transportation				
E.1	Bicycle Parking, Customer and Guest	5	Y	Y
E.2	Exceed Stormwater Detention by 25%*	20	Y	Y
E.3	Exceed Stormwater Detention by 50%*	40	Y	Y
E.4	100% Stormwater Infiltration*	60	Y	Y
E.5	Mid-way Transportation Level-Set Buildings	25	Y	Y
E.6	Ultra-Low Stormwater Runoff	5	Y	Y
F Construction				
F.1	Green Structure Stormwater	5	Y	N
F.2	Recycling Drop Off Area	5	Y	N
F.3	Non-Potable Use for Water Features	5	Y	N
F.4	Air Quality Plan	5	Y	N
F.5	Air Pollutant Emissions Reduction	5	Y	N
F.6	Air Pollutant Emissions Monitoring	5	Y	N
F.7	Air Pollutant Emissions Reduction*	5	Y	N
F.8	Construction IAQ Management Plan*	5	Y	Y
G Materials				
G.1	Green Roof Coverage (50%)	10	Y	Y
G.2	Green Roof Coverage (100%)	20	Y	Y
H Health and Wellness				
H.1	Indoor Water Use Reduction	10	Y	Y
H.2	Indoor Water Use Reduction (20%)	20	Y	Y

Third-Party Building Certification Program	Points
LEED	40
LEED Platinum	60
Living Building Challenge	60
Passive House	60
WELL Building Standard	40
Fitwel	20
Enterprise Green Communities	40
ZERO Energy Certification	60

Third-Party Building Certification Program	Points
LEED	40
LEED Platinum	60
Living Building Challenge	60
Passive House	60
WELL Building Standard	40
Fitwel	20
Enterprise Green Communities	40
ZERO Energy Certification	60

* Requires annual reporting for Air Quality, Advanced and Industrial Use (AIU) projects

Points required for building addition where addition GFA > 50% existing building GFA: 100 pts
Points projected vs. charged: 100 pts

2018 CHICAGO BUILDING CODE

STATE OF ILLINOIS
TODD A. RHEAME
001-020704
LICENSED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD
TnS STUDIO
STEARN JOGLEKAR LTD
TERHA ENGINEERING LTD
ADVANCE CONSULTING GROUP INTERNATIONAL

NO.	ISSUANCE	DATE

NOT FOR CONSTRUCTION

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO 2409
TITLE CODE MATRIX
SHEET G2.1

OCCUPANCY SCHEDULE

RM NUMBER	RM NAME	AREA	FUNCTION OF SPACE	OCCUPANT LOAD (SF/P) PER TABLE 5	OCCUPANT TOTAL
LEVEL 00					
001	ELEV MACHINE ROOM	48 SF	SERVICE AREA	300	1
011	CLEAN UTILITY	379 SF	STORAGE	300	1
012	SOILED UTILITY	173 SF	STORAGE	300	1
013	JANITOR	94 SF	CMA		
014	STAFF STORAGE RM	163 SF	STORAGE	300	1
014A	WATER PUMP	75 SF	SERVICE AREA	300	1
015	MECHANICAL ROOM	279 SF	MECH / EQUIP	300	1
016	ELECTRICAL ROOM	163 SF	MECH / EQUIP	300	1
017	STORAGE	363 SF	MECH / EQUIP	300	2
018	CORRIDOR	488 SF	EXIT ACCESS		
ELEV	ELEV	37 SF	CMA		
ST-N4	STAIR N	216 SF	EXIT ACCESS		
ST-S5	STAIR S	229 SF	EXIT ACCESS		
T-01	STAFF SHOWER	62 SF	CMA		

OCCUPANCY SCHEDULE

RM NUMBER	RM NAME	AREA	FUNCTION OF SPACE	OCCUPANT LOAD (SF/P) PER TABLE 5	OCCUPANT TOTAL
LEVEL 01					
100	CORRIDOR	361 SF	EXIT ACCESS		
101	VESTIBULE	50 SF	EXIT ACCESS		
102	LOBBY / WAITING RM	223 SF	ASSEMBLY	15	15
103	RECEPTION	105 SF	BUSINESS	100	2
104	NURSE / TRIAGE	136 SF	BUSINESS	100	2
104A	MED CLOSET	26 SF	CMA		
105	FAMILY ROOM	208 SF	BUSINESS	100	3
106	BIRTH SUITE 1	286 SF	OUTPATIENT AREA	100	3
106A	BATH 1	73 SF	CMA		
107	DIRECTOR'S OFFICE	145 SF	BUSINESS	100	2
107A	CLOSET	4 SF	UNOCCUPIED STOR		
108	BIRTH SUITE 2	288 SF	OUTPATIENT AREA	100	3
108A	BATH 2	71 SF	CMA		
109	BIRTH SUITE 3	288 SF	OUTPATIENT AREA	100	3
109A	BATH 3	71 SF	CMA		
110	CLOSET	18 SF	UNOCCUPIED STOR		
111	ARN / CLEAN RM	30 SF	CMA		
112	CALL ROOM	62 SF	NURSING	100	1
EL-1	ELEV	80 SF	CMA		
ST-N1	STAIR N	240 SF	EXIT ACCESS		
ST-S1	STAIR S	232 SF	EXIT ACCESS		
T-11	LOBBY TLT	48 SF	CMA		
T-13	STAFF TLT	46 SF	CMA		

OCCUPANCY SCHEDULE

RM NUMBER	RM NAME	AREA	FUNCTION OF SPACE	OCCUPANT LOAD (SF/P) PER TABLE 5	OCCUPANT TOTAL
LEVEL 02					
200	CORRIDOR	903 SF	EXIT ACCESS		
201	EDUCATION ROOM	800 SF	ASSEMBLY	15	54
201A	TABLE & EQUIP STORAGE	86 SF	STORAGE	300	1
201B	CLOSET	14 SF	UNOCCUPIED STOR		
201C	CLOSET	14 SF	UNOCCUPIED STOR		
202	CONSULTATION / COUNSELOR	123 SF	OUTPATIENT AREA	100	2
203	MEDICAL OFFICE	61 SF	BUSINESS	100	1
204	NURSE CHARTING	88 SF	BUSINESS	100	1
205	ADMIN'S OFFICE	173 SF	BUSINESS	100	2
206	EXAM ROOM 1	126 SF	OUTPATIENT AREA	100	2
207	EXAM ROOM 2	130 SF	OUTPATIENT AREA	100	2
208	ULTRASOUND ROOM	164 SF	OUTPATIENT AREA	100	2
209	OFFICE	84 SF	BUSINESS	100	1
210	STAFF ROOM	94 SF	BUSINESS	100	1
211	JANITOR	48 SF	CMA		
212	MEDICAL STORAGE	81 SF	OUTPATIENT AREA	100	1
213	CLOSET	12 SF	UNOCCUPIED STOR		
EL-2	ELEV	80 SF	CMA		
ST-N2	STAIR N	240 SF	EXIT ACCESS		
ST-S2	STAIR S	232 SF	EXIT ACCESS		
T-12	TOILET	90 SF	CMA		

CAPACITY OF EGRESS COMPONENTS

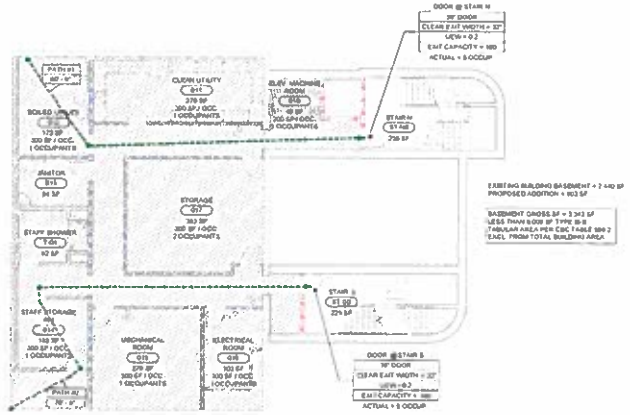
COMPONENT TYPE	IBPA 15 or 13R system throughout building	
	mm	inch
STAIRWAY (CBC 1005.3.1)	0.3 INCH / OCCUPANT	0.3 INCH / OCCUPANT
DOORS (CBC 1005.3.2)	0.2 INCH / OCCUPANT	0.15 INCH / OCCUPANT

NOTE 36" WIDE DOOR = 32" CLEAR WIDTH FOR EXITING CALCULATIONS

LIFE SAFETY GRAPHIC SYMBOL KEY

- 1 HOUR FIRE RATED ASSEMBLY
- 1 HOUR FIRE RATED SMOKE PARTITION ASSEMBLY
- 2 HOUR FIRE RATED ASSEMBLY
- 3 HOUR FIRE RATED ASSEMBLY
- PATH OF TRAVEL DISTANCE
- 1 HOUR CEILING TYP WALLS & NOTED OTHERWISE
- 2 HOUR RATED FLOOR/CEILING ASSEMBLY

* ALL FIRE RATED WALL ASSEMBLIES ARE PER PARTITIONS UNLESS NOTED AS FIRE BARRIERS ON PLAN



EXISTING BUILDING BASEMENT = 2 440 SF
PROPOSED ADDITION = 803 SF

BASEMENT GROSS SF = 3 243 SF
LESS PARKING GDB SF TYPE IB-B
TUBULAR AREA PER CBC TABLE 506.2
EXCL FROM TOTAL BUILDING AREA

1 LEVEL 00 - LIFE SAFETY
1/8" = 1'-0"

PATH OF EGRESS

LEVEL	PATH #	TRAVEL DISTANCE
LEVEL 00	PATH #1	69' - 9"
LEVEL 00	PATH #2	76' - 8"
LEVEL 01	PATH #3	77' - 9"
LEVEL 01	PATH #4	64' - 4"
LEVEL 02	PATH #5	62' - 6"
LEVEL 02	PATH #6	61' - 6"

NOTE FOR B-OCCUPANCY MAXIMUM TRAVEL DISTANCE IS 75'-0" PER CBC 1006.2.1

FIRE EXTINGUISHER & CABINET SCHEDULE

SYMBOL	MANUFACTURER	SERIES	PROJECTION	FINISH	DOOR STYLE	FE TYPE	LETTERING
FEC-01	POTTER ROEMER 1750 SERIES 6A 90 OR DESIGN	EXTINGUISHER CABINET	SEMI RECESSED WITH ROLLED EDGE	PREPAINTED WHITE	FULL GLASS TEMPERED	PE-01	VERTICAL LETTERED "FIRE EXTINGUISHER" - RED LETTERING
FEC-02	POTTER ROEMER 1750 SERIES 6A 90 OR DESIGN	EXTINGUISHER CABINET	FULLY RECESSED MOUNT	PREPAINTED WHITE	FULL GLASS TEMPERED SAFETY GLASS	PE-01	VERTICAL LETTERED "FIRE EXTINGUISHER" - RED LETTERING
FEC-03	POTTER ROEMER 1750 SERIES 6A 90 OR DESIGN	EXTINGUISHER CABINET	SURFACE MOUNT WITH ROLLED EDGE	PREPAINTED WHITE	FULL GLASS TEMPERED SAFETY GLASS	PE-01	VERTICAL LETTERED "FIRE EXTINGUISHER" - RED LETTERING

FIRE EXTINGUISHER SCHEDULE

SYMBOL	MANUFACTURER	CAPACITY	UL RATING	REMARKS
FE-1	A POTTER M 3810 B JL 440 MB C LARSEN MP 10	10LB	4A-60B-C	COMPATIBLE WITH WALL BRACKET MULTI PURPOSE DRY CHEMICAL

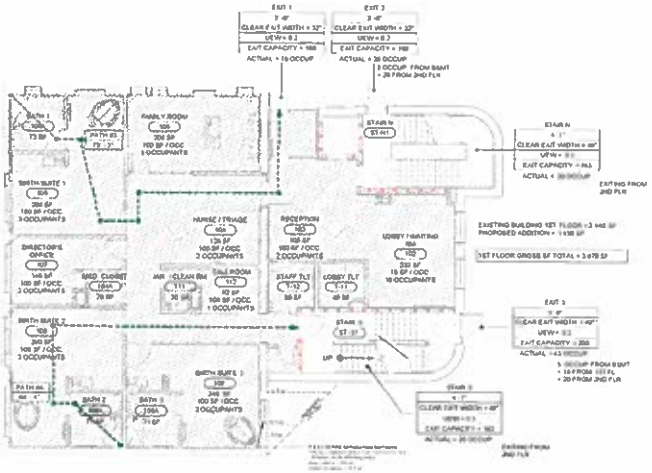
1 WHEN CABINETS ARE LOCATED IN RATED PARTITION ASSEMBLIES CONTRACTOR SHALL PROVIDE RATED CABINETS EQUAL TO THE PARTITION RATING

2 a SURFACE MOUNT CABINETS BOTTOM SHALL BE 26" AFF FOR COMPLIANCE WITH ADA/CBC CANE DETECTION
b SEMI RECESSED AND FULLY RECESSED TYCABINET SHALL BE 52" AFF
c FIRE CABINET DOOR HANDLES + FIRE EXTINGUISHER GRIPS SHALL ALL BE WITHIN REACH RANGE, +48" AFF

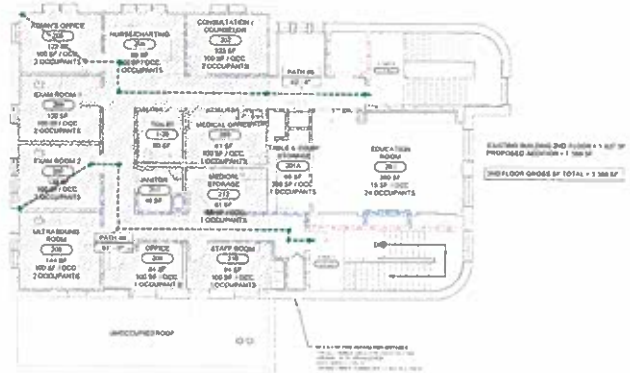
3 PROVIDE THREE-DIMENSIONAL SIGNAGE ABOVE ALL FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS SIGNAGE PRODUCT SHALL BE NOMINAL 27 INCHES (OR SIMILAR) ENAMEL-COATED ALUMINUM PRINTED WITH UV STABLE INK, AND SHALL BE 90 TRIANGLE PROJECTED MOUNT MOUNT SIGN W/ FASTENERS TO WALL CONST CENTERED ON EXTINGUISHER W B O SIGN AT 68" A F F

PLUMBING FIXTURE COUNT
BUSINESS OCCUPANCY

	MINIMUM REQUIRED PER CHICAGO PLUMBING CODE (IL 77 ILCS 27)		PROVIDED IN DESIGN
	MALE	FEMALE	TOTAL ALL SINGLE USER TOILET ROOMS
CBC Occupant Load	42	42	
Water Closet	1 for first 50, 2 for 51-25	1 for first 25, 1 for each 25 or fraction thereof	
Urinals	2	0	2
Lavatories	Up to 50% of WC requirement per fixture		6
	1 per floor		
Drinking Fountain	1	1	2
Service Sink	1	0	1



4 LEVEL 01 - LIFE SAFETY
1/8" = 1'-0"



EXISTING BUILDING 2ND FLOOR = 1 837 SF
PROPOSED ADDITION = 1 388 SF
2ND FLOOR GROSS SF TOTAL = 3 388 SF

5 LEVEL 02 - LIFE SAFETY
1/8" = 1'-0"

STATE OF ILLINOIS
TODD A RAMEY
001-027701
LICENSED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD
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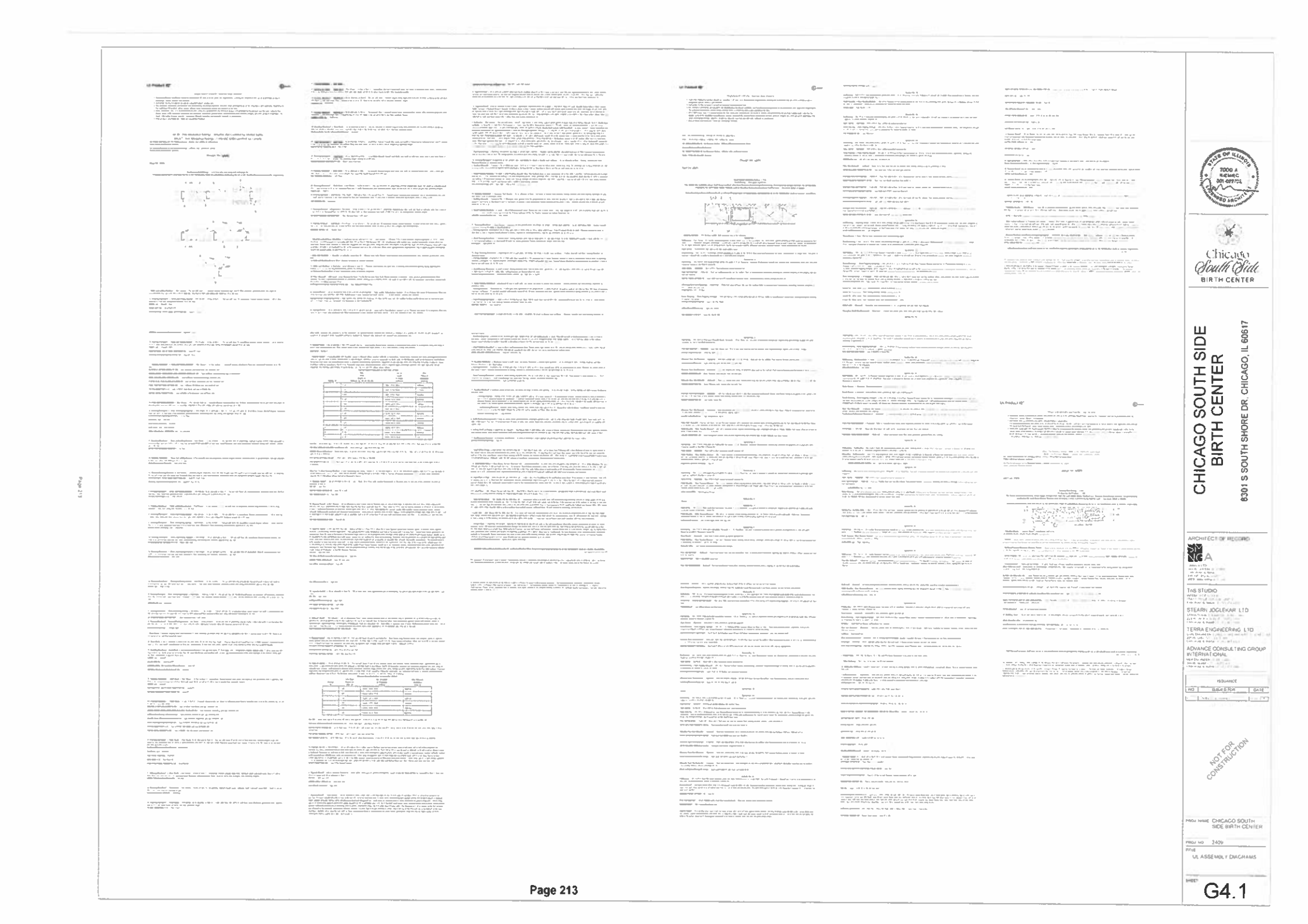
STEARN JOGLEKAR LTD
TERRA ENGINEERING LTD
ADVANCE CONSULTING GROUP INTERNATIONAL

NO	REVISION / ITEM	DATE

NOT FOR CONSTRUCTION

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO 2409
TITLE LIFE SAFETY PLANS & NOTES
SHEET G3.1



CHICAGO SOUTH SIDE BIRTH CENTER

6301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

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PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2409

TITLE

UL ASSEMBLY DIAGRAMS

SHEET

G4.1

GENERAL NOTES:

1 TOPOGRAPHIC INFORMATION INCLUDING CONTOURS, EXISTING SPOT THE SURVEY BASE PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS

2 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH ACTUAL CONDITIONS AT THE JOB SITE IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLAN THEY MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITIES IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS STANDARD SPECIFICATIONS AND/OR SPECIAL DETAIL THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY DIMENSIONS OR DISCREPANCIES FAILING TO SECURE SUCH INSTRUCTION THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS/HER OWN RISK AND EXPENSE IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE

3 EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS ALL WORK PROPOSED HEREIN SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS

A CITY OF CHICAGO DEPARTMENT OF TRANSPORTATION "RULES AND REGULATIONS FOR CONSTRUCTION IN THE PUBLIC WAY". LATEST EDITION
B ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION AND ALL SUPPLEMENTAL PROVISIONS AND ADDENDA, LATEST EDITION

4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING THE REQUISITE FEES FOR CONSTRUCTION THEY SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER

5 THE CONTRACTOR MUST COMPLY WITH ALL FEDERAL STATE AND LOCAL CODES

6 ALL WORK AND MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE

7 DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS

8 ALL DISTURBED AREAS SHALL BE RESTORED BY THE CONTRACTOR TO THE ORIGINAL CONDITION

9 THE BUREAU OF FORESTRY REQUIRES THAT THE CONTRACTOR OBTAIN A PERMIT TO REMOVE PLANT OR TREE TREES IN THE PUBLIC WAY FURTHERMORE THE BUREAU REQUIRES THAT PROTECTIVE DEVICES BE UTILIZED AROUND EXISTING PARKWAY TREES DURING DEMOLITION AND CONSTRUCTION ANY CONFLICTS WITH PARKWAY TREES SHOULD BE REPORTED IMMEDIATELY

10 IN ORDER TO PROTECT CITY'S BENCH MONUMENTS ALL BENCH MONUMENT LOCATIONS WITHIN THE LIMITS OF THE PROJECT MUST BE LISTED ON THE PLAN SHEETS IF NOT FOUND OR DAMAGE TO THE BENCH MONUMENTS IS ENCOUNTERED PLEASE CONTACT THE SEWER UNIT OF THE DOB IMMEDIATELY AT (312) 744-3351

11 CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING CITY WATER SERVICES ALONG PROPERTY FRONTAGE IN ACCORDANCE WITH CDWM REQUIREMENTS RESTORE RIGHT OF WAY (PAVING CURB LANDSCAPE, ETC) TO CITY STANDARDS

DEMOLITION NOTES:

1 THE EXTENT OF DEMOLITION WORK IS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN AND INCLUDES, BUT IS NOT LIMITED TO THE REMOVAL OF ALL UTILITIES OVERHEAD LINES AND POLES PAVING VEGETATION AND OTHER SITE FEATURES WHICH CONFLICT WITH THE CONSTRUCTION OF THE NEW FACILITIES OR ARE DESIGNATED TO BE REMOVED

2 CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS AND SPOILS TO ENSURE MINIMAL INTERFERENCE WITH FACILITY OPERATIONS

3 ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION REMOVE FROM SITE ALL DEBRIS RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND LAWFULLY DISPOSE OF SAME

4 NOTIFY OWNER 48 HOURS IN ADVANCE OF ANY UTILITY SHUTDOWN

5 THE CONTRACTOR SHALL COORDINATE WITH THE OWNER/ARCHITECT ALL ITEMS DESIGNATED TO BE REMOVED OR RELOCATED

6 IF ANY ITEMS ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLAN WHICH REQUIRE DEMOLITION OR RELOCATION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY

7 THE CONTRACTOR WILL PROTECT ALL UTILITIES DESIGNATED TO REMAIN ANY DAMAGE BY THE CONTRACTOR TO UTILITIES ALLEYWAYS STREETS OR ADJACENT PROPERTIES WILL BE REPLACED/REPAIRED AT THE CONTRACTOR'S EXPENSE

8 IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXISTING SERVICES AND APPURTENANCES TO DEMOLISHED SITE FEATURES AND CAP/TERMINATE AS REQUIRED BY THE UTILITY COMPANY CONTRACTOR SHOULD CONTACT ARCHITECT/ENGINEER IF ANY QUESTION ARISES REGARDING THE VIABILITY OF A UTILITY STRUCTURE

DIMENSION NOTES:

1 ALL DIMENSIONS ARE FROM FACE OF CURB FACE OF BUILDING EDGE OF PAVEMENT PROPERTY LINE OR POINT OF TANGENCY UNLESS OTHERWISE NOTED

GRADING NOTES:

1 SEE CCD ### ARCHITECTURAL

2 CONTRACTOR TO ADJUST RIMS OF ALL EXISTING STRUCTURES TO MEET NEW GRADES

3 FOR CHICAGO PUBLIC SIDEWALKS THE MAXIMUM CROSS-SLOPE SHALL NOT EXCEED 1 56% THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 6 18% OR THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET WHICH EVER IS HIGHER

4 FOR PRIVATE SIDEWALKS THE MAXIMUM CROSS-SLOPE SHALL NOT EXCEED 2 0% THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5 0%

5 ELEVATIONS SHOWN ARE PER CITY OF CHICAGO DATUM (CCD)

EROSION CONTROL NOTES:

1 THE SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL AND SEDIMENTATION CONTROL OF LOCAL GOVERNMENT AGENCIES PROCEDURES AND STANDARDS FOR URBAN SOIL AND SEDIMENTATION CONTROL IN ILLINOIS AND IDPH STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION

2 A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES

3 PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS INCLUDING BUT NOT LIMITED TO ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW

4 THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE ENGINEER

5 DURING DEWATERING OPERATIONS WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS DEWATERING DIRECTLY INTO THE FIELD TILES OR STORMSEWER IS PROHIBITED

6 PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED WITHIN 15 CALENDAR DAYS OF THE END OF ACTIVE SOIL DISTURBANCE

7 FILTER BASKETS SHALL BE INSTALLED AND MAINTAINED AROUND THE INLET AND OUTLET STRUCTURES AS SPECIFIED

8 SEDIMENTATION BASINS BARRIERS AND ALL APPROPRIATE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SORT OF SITE DISTURBING

9 THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2"

10 SHOULD THE VOLUME VELOCITY SEDIMENT LOAD OR PEAK FLOW RATE OF STORMWATER RUNOFF TEMPORARILY INCREASE DURING CONSTRUCTION THEN ADDITIONAL MEASURES TO PROTECT ADJACENT PROPERTIES SHALL BE UNDERTAKEN

11 THE TEMPORARY EROSION MEASURES SHALL REMAIN IN PLACE UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL

12 GRAVELED ROADS ACCESS DRIVES PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH AND VEHICLES WASH/DOWN FACILITIES SHALL BE PROVIDED TO PREVENT THE DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED CONTINUOUSLY

13 DUST SCREENING SHALL BE PROVIDED ON ALL CONSTRUCTION FENCING

UTILITY NOTES:

1 THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE OBTAINED FROM ALL UTILITY COMPANIES INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES SHALL BE PERFORMED BY HAND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES

2 THE CONTRACTOR IS TO UNCOVER ALL LINES BEING TIED INTO AND VERIFY GRADES BEFORE ANY CONSTRUCTION

3 EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS ALL UTILITY WORK PROPOSED HEREIN SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS

A CITY OF CHICAGO DEPARTMENT OF WATER MANAGEMENT "DESIGN GUIDELINES FOR WATER MAIN INSTALLATIONS" LATEST EDITION
B CITY OF CHICAGO DEPARTMENT OF WATER MANAGEMENT "REGULATIONS FOR SEWER CONSTRUCTION AND STORMWATER MANAGEMENT" LATEST EDITION
C ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION

4 CALL DIGGER (312) 744-7000 PRIOR TO DIGGING FOR ANY UTILITY CONSTRUCTION

5 A WATER MAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE SEWER WHENEVER WATER MAINS CROSS STORM SEWERS SANITARY SEWERS OR SEWER SERVICE CONNECTIONS THIS VERTICAL SEPARATION SHALL BE MAINTAINED A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN A TEN FOOT HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER PIPES SHALL BE MAINTAINED

6 WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER SEPARATION AS DESCRIBED ABOVE OR THE WATER MAIN PASSES UNDER A SEWER OR DRAIN BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF BELL-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION

CDWM NOTES:

1 A PERMIT IS REQUIRED FROM THE SEWER UNIT OF THE DEPARTMENT OF BUILDINGS (DOB) PRIOR TO THE CONSTRUCTION OF OR REPAIRS TO UNDERGROUND SEWERS DRAIN CONNECTIONS OR SEWER STRUCTURES INCLUDING THE ADJUSTMENT OF SEWER STRUCTURES AND REMOVAL/REPLACEMENT OF FRAMES AND LIDS THE PERMIT MUST BE OBTAINED BY A DRAINLAYER CURRENTLY LICENSED FROM THE SEWER UNIT OF THE DOB

2 THE SEWER UNIT OF THE DOB MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION WITH THE NAME AND TELEPHONE NUMBER OF THE RESIDENT ENGINEER WHO COULD BE CONTACTED FOR ANY SEWER EMERGENCY

3 MANHOLES CATCH BASINS AND INLETS MUST BE PROTECTED FROM THE ENTRY OF ASPHALT DEBRIS INTO THE SEWER SYSTEM DURING CONSTRUCTION THE CONTRACTOR MUST MARK LOCATIONS OF ALL SEWER STRUCTURES ON THE SIDEWALK BEFORE STARTING PAVEMENT REMOVAL/REPLACEMENT ADJUSTMENT OF FRAMES AND LIDS OF SEWER STRUCTURES MUST BE COMPLETED PRIOR TO STREET RESURFACING

4 EXISTING SEWERS TO BE ABANDONED MUST BE REMOVED OR FILLED WITH FLOWABLE FILL SEWERS SMALLER THAN 2'-0" DIAMETER ARE CLOSED WITH A PLUG WHILE 2'-6" DIAMETER AND LARGER ARE CLOSED WITH A BULKHEAD WITHIN THE CENTRAL BUSINESS DISTRICT ALL ABANDONED SEWERS MUST BE INJECTED WITH FLOWABLE FILL

5 THE CONTRACTOR IS RESPONSIBLE FOR THE ADEQUATE PROTECTION OF THE EXISTING SEWERS DRAIN CONNECTIONS SEWER STRUCTURES AND BENCH MONUMENTS DURING CONSTRUCTION OPERATIONS AND USE OF HEAVY EQUIPMENT IN THE LIMITS OF THE PROJECT

6 EXISTING CATCH BASIN LATERALS TO BE REUSED MUST BE RODDED AND FLUSHED IN THE PRESENCE OF THE SEWER UNIT OF THE DWM INSPECTOR A NEW CONNECTION TO THE MAIN SEWER IS REQUIRED IF THE EXISTING CATCH BASIN LATERAL IS NOT APPROVED BY THE SEWER INSPECTOR

7 WHEN A SEWER STRUCTURE IS ABANDONED ALL PIPE OPENINGS MUST BE PLUGGED STRUCTURES FILLED WITH TRENCH BACKFILL AND LIDS AND FRAMES REMOVED PER THE SEWER UNIT OF THE DWM STANDARDS AND SPECIFICATIONS

8 THE CONTRACTOR IS REQUIRED TO REPLACE ANY BROKEN FRAMES AND LIDS OF SEWER STRUCTURES WITH STANDARD FRAMES AND LIDS OF THE DWM IN ADJUSTMENT OR RECONSTRUCTION OF SEWER STRUCTURES ANY NON-STANDARD FRAMES AND LIDS MUST BE REPLACED WITH STANDARD FRAMES AND LIDS IN ADJUSTMENT OR RECONSTRUCTION OF INLETS ANY NON-STANDARD INLETS (GUTTER BOXES) MUST BE REPLACED WITH DWM STANDARD INLETS

9 THE FRAMES AND LIDS OF SEWER STRUCTURES TO BE ABANDONED REMOVED OR FILLED MUST BE SALVAGED AND THE DWM NOTIFIED FOR PICK UP

10 IN LOCATIONS WHERE THE MAIN SEWER IS NOT BEING REPLACED AND THE EXISTING DRAINAGE FACILITIES ARE DISTURBED OR DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO RESTORE AND REPLACE THE DAMAGED FACILITIES AT HIS/HER EXPENSE TO THE SATISFACTION OF THE DWM

11 IN CASE OF ANY DAMAGE TO THE CITY'S SEWER SYSTEM PRIVATE AND PUBLIC DRAIN CONNECTIONS AND/OR BENCH MONUMENTS THE CONTRACTOR MUST CONTACT THE SEWER UNIT OF THE DOB IMMEDIATELY AT PHONE NUMBER (312) 744-3351 THE CONTRACTOR MUST AT HIS/HER COST REPLACE THE AFFECTED SEWERS DRAIN CONNECTIONS SEWER STRUCTURES AND/OR BENCH MONUMENTS AS NECESSARY THE SEWER FLOWS MUST BE MAINTAINED AT ALL TIMES

12 ON WORK COMPLETION THE CONTRACTOR MUST PROVIDE THE SEWER UNIT OF THE DWM FOR REVIEW AND ACCEPTANCE A DVD OF THE SEWER MAINS

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND INDEMNIFY KEEP SAFE HARMLESS THE MUNICIPALITY OWNER AND ENGINEER AND THEIR RESPECTIVE BOARD MEMBERS REPRESENTATIVES AGENTS AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES AGAINST ALL SUITS CLAIMS DAMAGES LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES CAUSED BY GROWING OUT OF OR INCIDENTAL TO THE PERFORMANCE OF WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (IL REV STAT CH 48 PAR 60 ET SEQ) AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS (IL REV STAT CH 12 1/2 PAR 91 ET SEQ) IN THE EVENT OF ANY SUCH INJURY INCLUDING DEATH OR LOSS OR DAMAGE OF CLAIMS THEREFORE OR CLAIMS THEREFORE THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER

AS-BUILT DRAWINGS

A CONTRACTOR TO SUBMIT AS-BUILT DRAWINGS TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL AS FOLLOWS

i WITHIN 48 HOURS OF COMPLETING EARTHWORK ACTIVITIES TO ACHIEVE BOTTOM OF EXCAVATION AT STORMWATER BMPS AS INDICATED ON THE DRAWINGS AND PRIOR TO BACKFILLING OPERATIONS
ii WITHIN ONE WEEK OF INSTALLATION OF STORM SANITARY AND WATER INFRASTRUCTURE AND PRIOR TO ROUGH GRADING ACTIVITIES
iii WITHIN TWO WEEKS OF INSTALLATION OF FINAL GRADING/PAVING

B AS-BUILT DRAWINGS MUST INCLUDE THE FOLLOWING INFORMATION

i SURVEYED LOCATION OF GREEN ROOF INCLUDING SQUARE FOOTAGE INSTALLED
ii CONFIRMATION THE STORMWATER RESTRICTORS WERE INSTALLED VIA A PHOTOGRAPH
iii LOCATION OF STORM SANITARY AND WATER STRUCTURES VAULTS MANHOLES ETC
iv STRUCTURE RIM AND PIPE INVERT ELEVATIONS INCLUDING INVERTS AT CAPPED/PLUGGED ENDS
v ORIFICE INVERT ELEVATIONS AND SIZES WITHIN BLUE ROOF STORAGE SYSTEM
vi TOP/BOTTOM OF WATER PIPE ELEVATIONS AT SEWER/WATER CROSSINGS AND AT STRUCTURES
vii LOCATION SIZE LENGTH AND MATERIAL OF SANITARY STORM AND WATER PIPING INCLUDING LOCATION OF BENDS
viii GRADING DETAIL AT THE LEVEL OF DETAIL AND AT THE SCALE/S SHOWN IN THE CIVIL PLANS INCLUDING DETAIL ENLARGEMENTS AT 1 5 SCALE
ix SPOT ELEVATIONS AND CONTOURS
x BOTTOM OF EXCAVATION AT STORMWATER BMPS

C AS-BUILT DRAWINGS MUST BE

i GENERATED BY A SURVEYOR LICENSED IN THE STATE THE PROJECT IS LOCATED
ii MANUFACTURED AS A MARK UP OF CIVIL ENGINEERING PLANS IF SURVEY DEVIATES FROM DESIGN A LINE SHALL BE STRUCK THROUGH THE DESIGN TEXT AND AN AS-BUILT INFORMATION WRITTEN NEXT TO IT IF SURVEY MATCHES DESIGN THE DESIGN TEXT SHALL BE CIRCLED INDICATING FULL COMPLIANCE

PRIOR TO UNDERTAKING ANY WORK IN THE PUBLIC WAY CONTACT:

GEORGE BLACK DEPARTMENT OF TRANSPORTATION RELATIVE TO ANY CITY OF CHICAGO SIGNS TRAFFIC OR STREET 312-747 2218

THOMAS STEVENS DEPARTMENT OF REVENUE RELATIVE TO PARKING METERS 312-747-6874

IRON WESLOW CTA PRIOR TO UNDERTAKING ANY WORK IN THE VICINITY OF A BUS SHELTER 312-681-4217

MIKE RASMED CDOT DEPARTMENT OF ELECTRICAL OPERATIONS 312-746-6436

CONTRACTOR SHALL NOTIFY THE OWNER ENGINEER AND THE CHICAGO UTILITY ALERT NETWORK DIGGER @ 312-744-7000 48 HOURS PRIOR TO BEGINNING WORK

ALL WORK IN THE PUBLIC WAY REQUIRES A PERMIT FROM THE OFFICE OF EMERGENCY MANAGEMENT COMMUNICATIONS TRAFFIC MANAGEMENT AUTHORITY PERMIT DIVISION ROOM 901 CITY HALL

GENERAL NOTES FOR WORK IN THE PUBLIC WAY:

1 THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION AND ALL ADDENDA THERETO AND CITY OF CHICAGO CONSTRUCTION STANDARDS FOR WORK IN THE PUBLIC WAY SHALL GOVERN THE EARTHWORK AND PAVING WORK UNDER THIS CONTRACT

2 THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION SHALL GOVERN THE UNDERGROUND WORK UNDER THIS CONTRACT EXCEPT AS MODIFIED BY THESE SPECIFICATIONS OR WHERE IN CONFLICT WITH CITY OF CHICAGO STANDARDS

3 ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS AND CITY OF CHICAGO REGULATIONS AND STANDARDS AND SHALL CONFORM IN ALL RESPECTS TO ALL STATE AND FEDERAL LAWS AND REGULATIONS

4 THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES ANY UTILITY LOCATIONS SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AND ARE FOR GENERAL DIRECTION ONLY ALL UTILITY LOCATIONS SHOWN MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD

5 ALL UTILITY TRENCHES UNDER AND WITHIN TWO FEET OF PAVEMENT SIDEWALK CURB AND GUTTER ETC SHALL BE BACKFILLED WITH CA6 CRUSHED STONE (GRADE 1 OR 2) COMPACTED IN 8" LIFTS TO 95% OF MODIFIED PROCTOR

6 UTILITY CONNECTIONS WITHIN THE STREET RIGHT-OF-WAY SHALL BE ACCOMPLISHED BY SAW CUTTING AND REMOVING THE EXISTING PAVEMENT BACKFILL AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPT OF TRANSPORTATION

7 THE CONTRACTOR SHALL INFORM THE COMMISSIONER 72 HOURS PRIOR TO REMOVING ANY STREET CAP TRACKS IF DISCOVERED AND NECESSARY TO REMOVE THE COMMISSIONER WILL VERIFY THAT THE TRACKS AND/OR THE BURIED NEGATIVE GROUND CABLE IS NOT BEING USED FOR ELECTROLYSIS

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE, CHICAGO, IL 60617

Chicago South Side BIRTH CENTER

ARCHITECT OF RECORD

7AS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

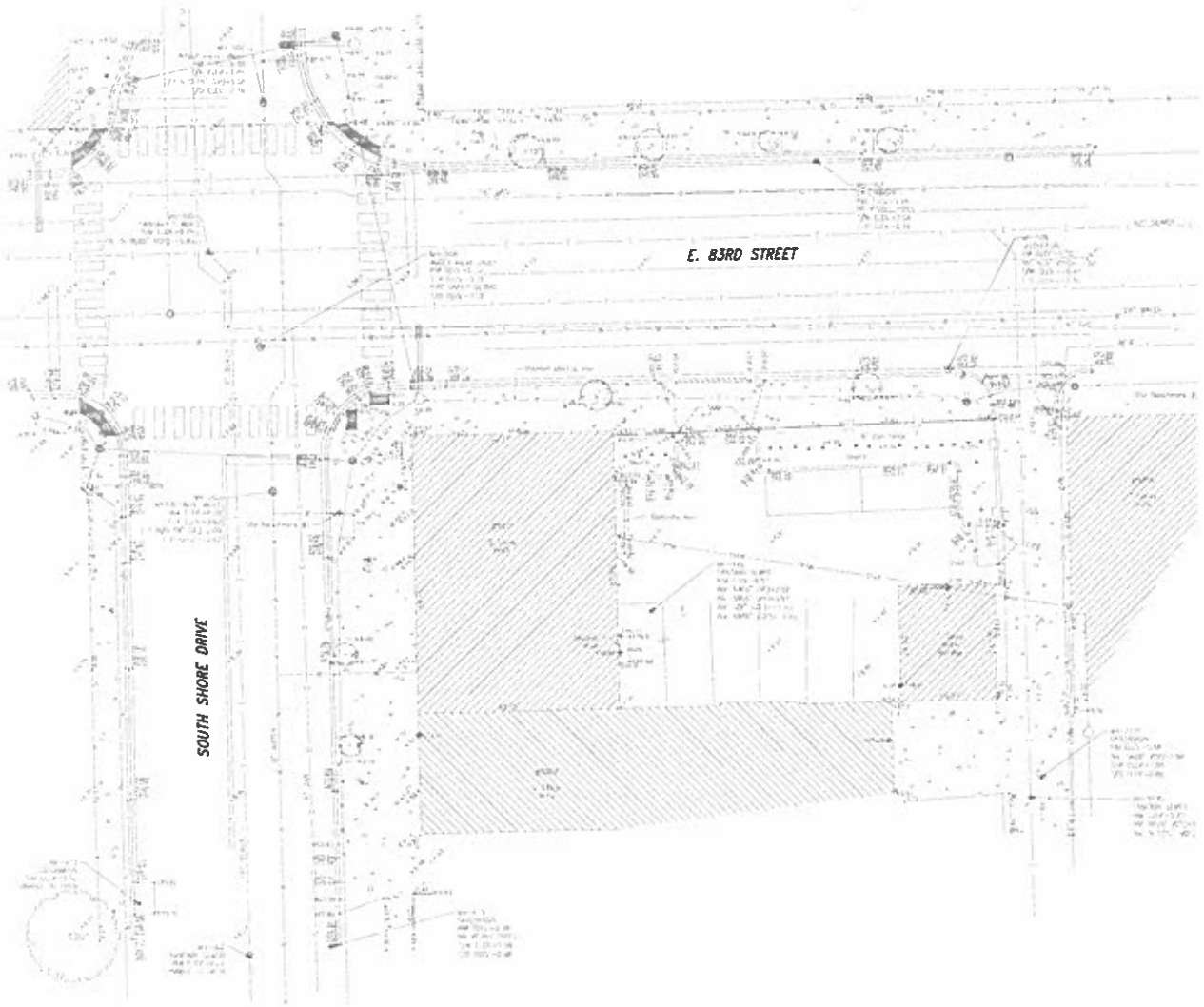
NO	ISSUED FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2409

TITLE GENERAL NOTES

SHEET C0.1



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8001 S SOUTH SHORE, CHICAGO, IL 60617

ARCHITECT OF RECORD

THIS STUDIO

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ADVANCE CONSULTING GROUP INTERNATIONAL

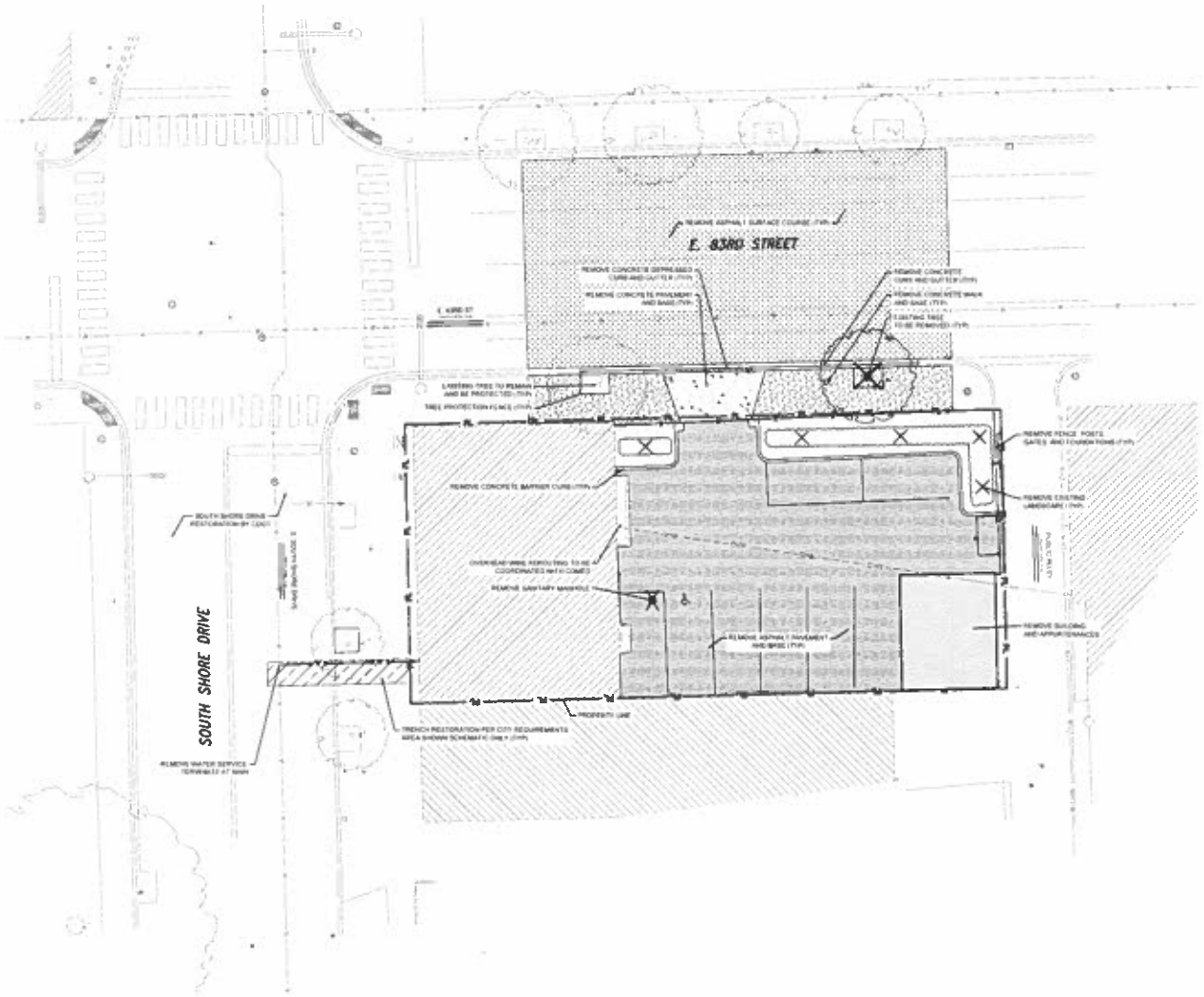
NO.	ISSUING FOR	DATE

PROJ. NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ. NO: 2409

TITLE: EXISTING CONDITIONS PLAN

SHEET: C0.2



LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- REMOVE BUILDING AND APPURTENANCES
- REMOVE CONCRETE PAVEMENT AND BASE
- REMOVE CONCRETE WALK AND BASE
- REMOVE ASPHALT PAVEMENT AND BASE
- REMOVE ASPHALT SURFACE COURSE
- TRENCH RESTORATION PER CITY REQUIREMENTS AREA SHOWN SCHEMATIC ONLY
- REMOVE FENCE POSTS GATES AND FOUNDATIONS
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE CONCRETE BARRIER CURB
- REMOVE WATER SERVICE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING LANDSCAPE TO BE REMOVED
- TREE PROTECTION FENCE
- ITEM TO REMAIN AND BE PROTECTED
- ITEM TO BE REMOVED

NOTES:

1. CONTRACTOR MUST MATCH EXISTING LONGITUDINAL JOINTS ON 83RD ST AND SOUTH SHORE DR. 83RD ST AND SOUTH SHORE DR ARE PAVED IN QUARTERS AND RESTORATION CANNOT ADD AN ADDITIONAL LONGITUDINAL JOINT TO THE EXISTING SURFACE.

2. PAVEMENT MARKINGS SHALL BE RESTORED A MINIMUM OF 30 FEET BEYOND THE ASPHALT RESTORATION LIMITS. PAVEMENT MARKINGS DISTURBED WITHIN THE CONSTRUCTION WORK ZONE SHALL BE FULLY RESTORED (I.E. SKID LINE TREATMENTS, MARKINGS AND SYMBOLS, ETC.) WITHIN 14 DAYS AFTER THE COMPLETION OF ANY INTERMEDIATE OR FINAL SURFACE TREATMENT (REFER TO SECTION 4.4.80 FOR WORK ZONE PAVEMENT MARKING REQUIREMENTS).

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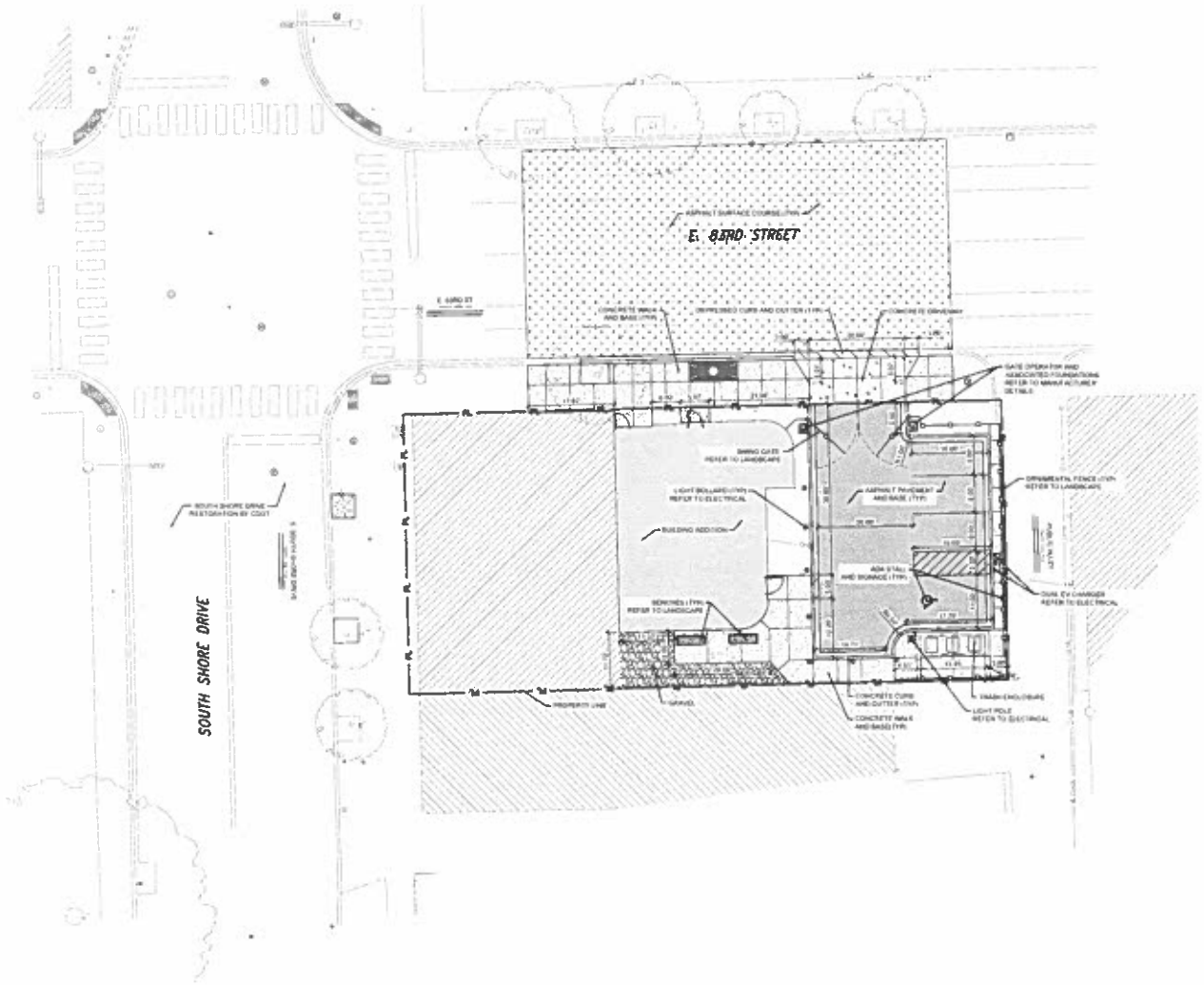
ISSUANCE		
NO.	ISSUED FOR	DATE

PROJ. NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ. NO.: 7425

TITLE: SITE DEMOLITION PLAN

SHEET: C1.0



LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- BUILDING ADDITION
- CONCRETE PAVEMENT AND BASE
- CONCRETE WALK AND BASE
- ASPHALT PAVEMENT AND BASE
- ASPHALT SURFACE COURSE
- GRAVEL/DECORATIVE STONE
- CONCRETE CURB AND GUTTER
- DEPRESSED CURB
- ORNAMENTAL FENCE
- BENCH
- SIGN
- ADA MARKING

NOTES:

1. CAN TRAC SHALL MATCH EXISTING LONGITUDINAL JOINTS ON E 83RD ST AND SOUTH SHORE DR. 83RD ST AND SOUTH SHORE DR ARE PAVED IN QUARTERS AND RESTORATION CANNOT ADD AN ADDITIONAL LONGITUDINAL JOINT TO THE EXISTING SURFACE.
2. PAVEMENT MARKINGS SHALL BE RESTORED A MINIMUM OF 30 FEET BEYOND THE ASPHALT RESTORATION LIMITS. PAVEMENT MARKINGS DISTURBED WITHIN THE CONSTRUCTION WORK ZONE SHALL BE FULLY RESTORED. BIKE LANE TREATMENTS, MARKINGS, AND SYMBOLS SHALL BE WITHIN 14 DAYS AFTER THE COMPLETION OF ANY INTERMEDIATE OR FINAL SURFACE TREATMENT (REFER TO SECTION 4.40 FOR WORK ZONE PAVEMENT MARKING REQUIREMENTS).

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ARCHITECT OF RECORD

THE STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

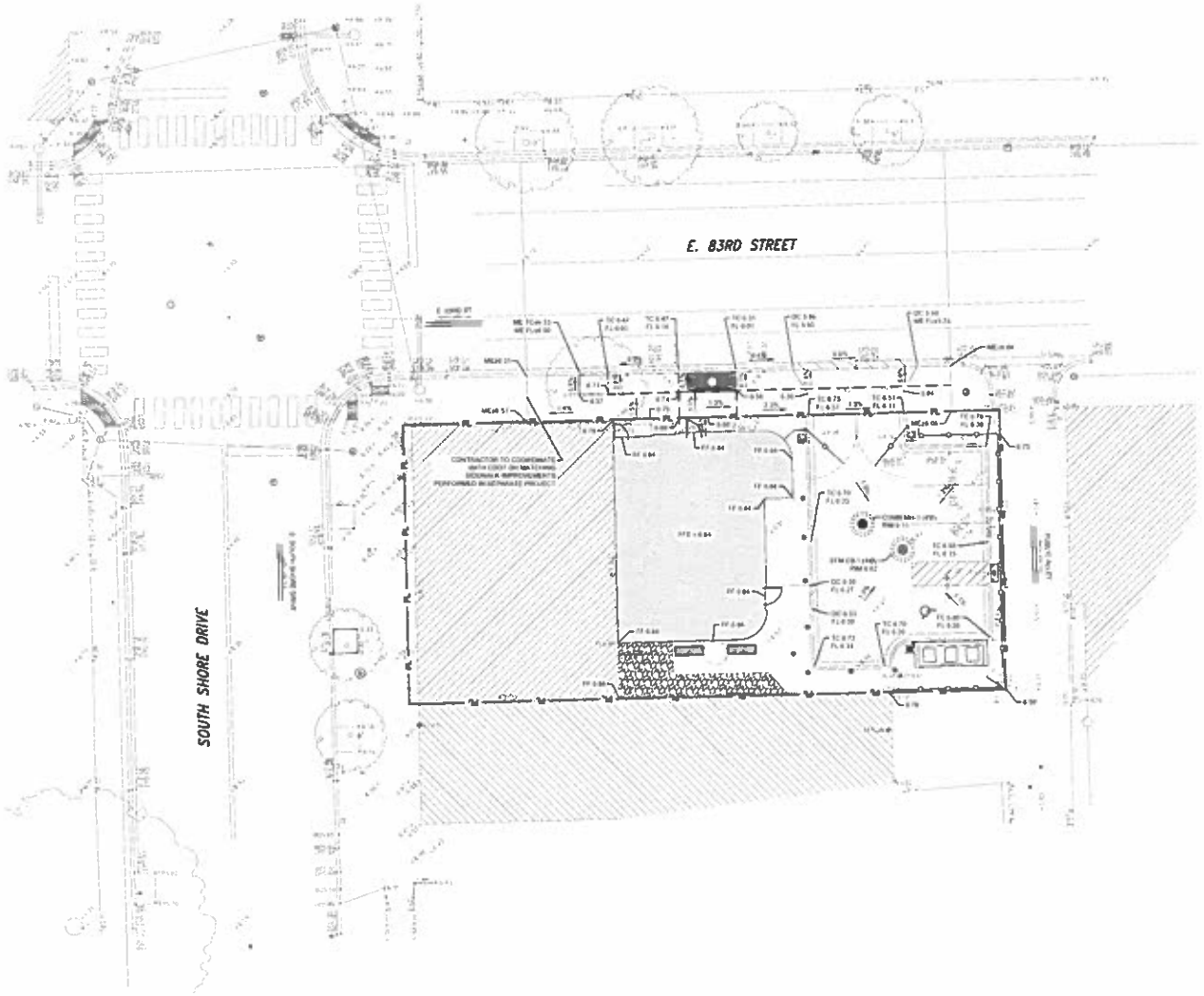
ISSUANCE		
NO	ISSUE FOR	DATE

PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO: 2409

TITLE: SITE DIMENSION PLAN

SHEET: C2.0



LEGEND:

- PL — PROPERTY LINE
- EXISTING BUILDING
- BUILDING ADDITION
- TC 00.00 / FL 00.00 — TOP OF CURB ELEVATION / FLOW LINE ELEVATION
- 10.00 — SPOT ELEVATION
- 1.0% — SLOPE ARROW
- ME — MATCH EXISTING
- DC — DEPRESSED CURB
- FFE — FINISHED FLOOR ELEVATION

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ARCHITECT OF RECORD

TnS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

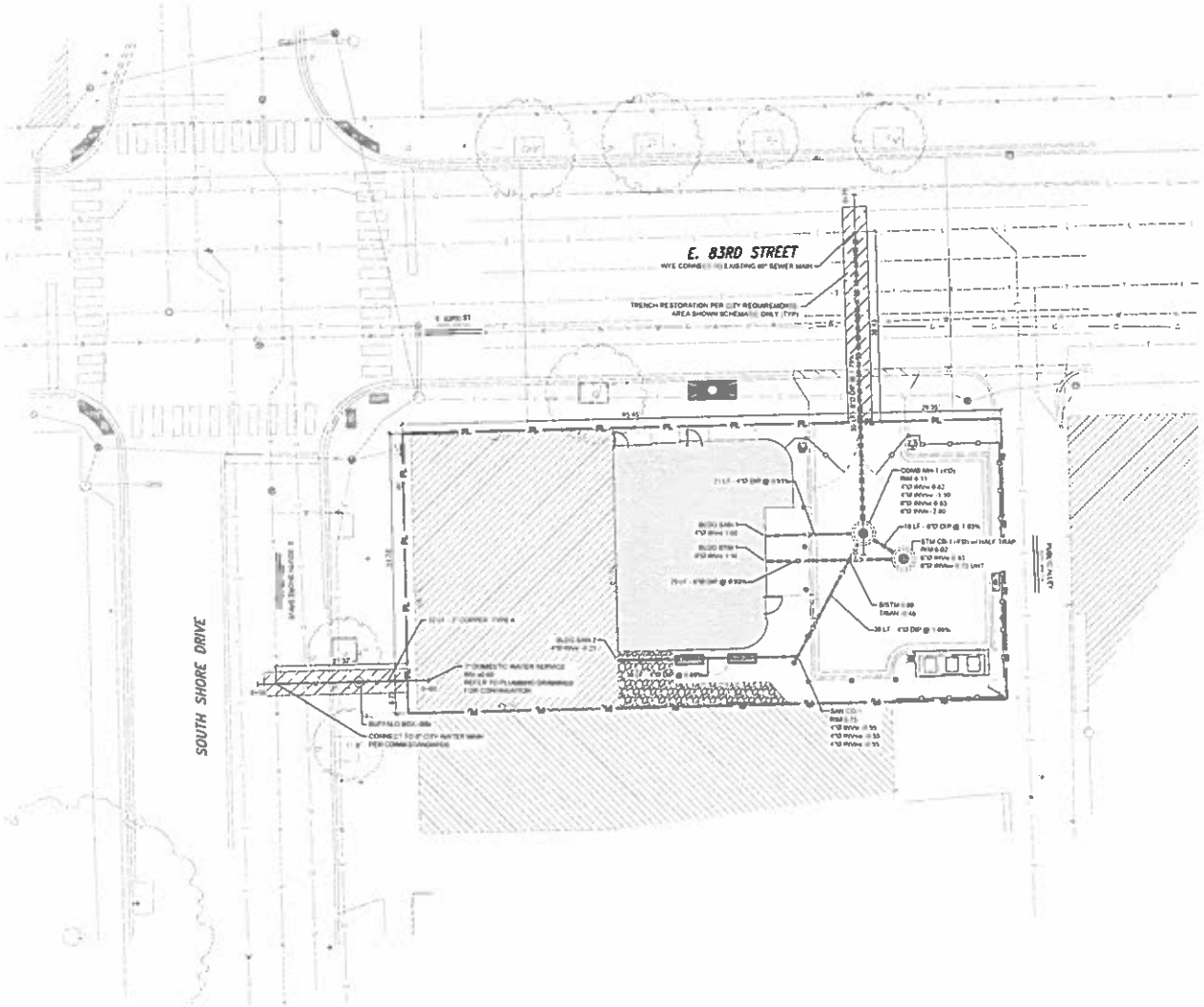
NO.	ISSUED FOR	DATE

Project name: CHICAGO SOUTH SIDE BIRTH CENTER

Project No: 2409

TITLE: SITE GRADING PLAN

SHEET: C3.0



LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- BUILDING ADDITION
- TRENCH RESTORATION PER CITY REQUIREMENTS - AREA SHOWN SCHEMATIC ONLY
- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER SERVICE
- BUFFALO BOX
- CATCH BASIN
- MANHOLE
- CLEAN OUT

SITE UTILITY NOTES:

1 TRENCHING/SHORING AND STEEL PLATING OVER UTILITIES ARE MEANS & METHODS PROVIDED BY THE CONTRACTOR

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE, CHICAGO, IL 60617

ARCHITECT OF RECORD:

TAS STUDIO

STEARN JOSLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

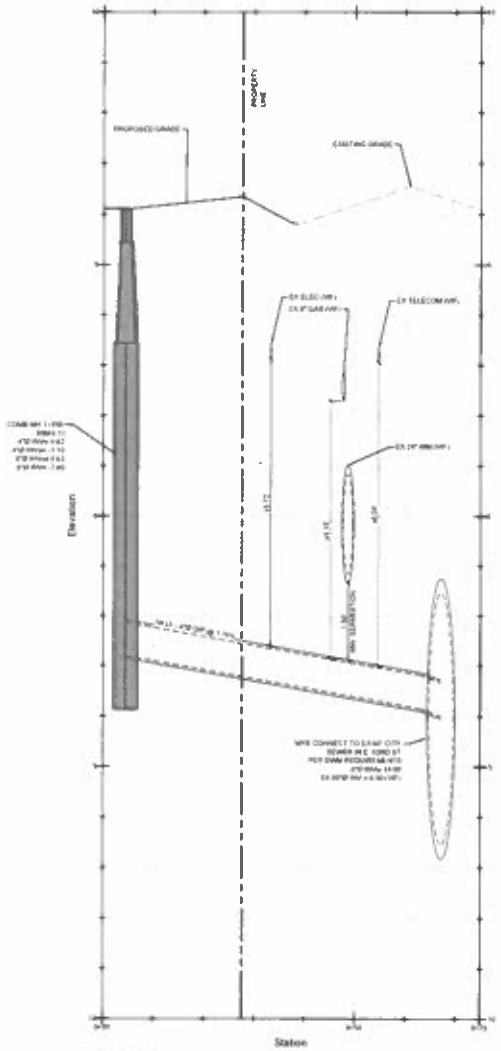
NO	DESCRIPTION	DATE

PROJ. NAME: CHICAGO SOUTH SIDE BIRTH CENTER

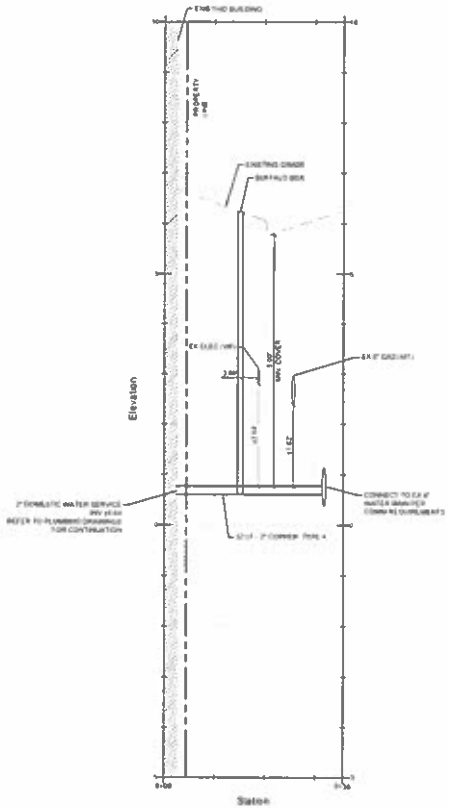
PROJ. NO: 2409

TITLE: SITE UTILITY PLAN

SHEET: C4.0



PR-SEWER
Station (0+00 - 0+75)
H 1" = 10' ; V 1" = 1'



PR-WATER
Station (0+00 - 0+36)
H 1" = 10' ; V 1" = 1'

LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- BUILDING ADDITION
- TRENCH RESTORATION PER CITY REQUIREMENTS AREA SHOWN SCHEMATIC ONLY
- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER SERVICE
- BUFFALO BOX
- CATCH BASIN
- MANHOLE
- CLEAN OUT

SITE UTILITY NOTES:

1. TRENCHING/SHORING AND STEEL PLATING OVER UTILITIES ARE MEANS & METHODS PROVIDED BY THE CONTRACTOR

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

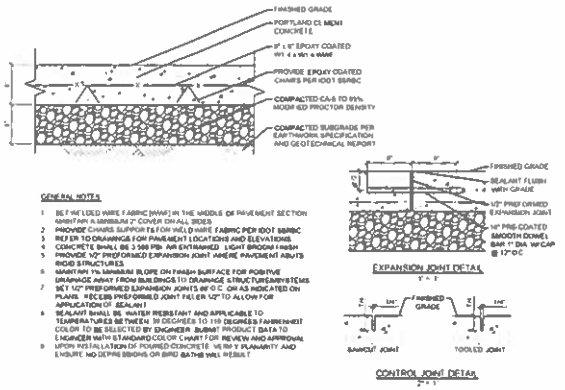
8301 S SOUTH SHORE, CHICAGO, IL 60617

ARCHITECT OF RECORD

PROJECT NAME: CHICAGO SOUTH SIDE BIRTH CENTER

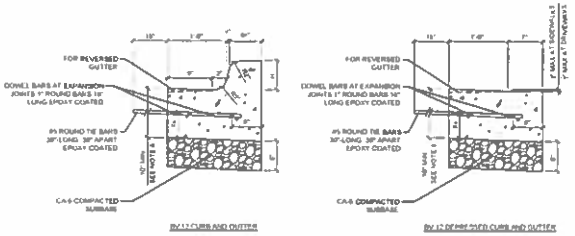
TITLE: SITE UTILITY PROFILES

SHEET: C4.1



1 CONCRETE PAVEMENT AND BASE

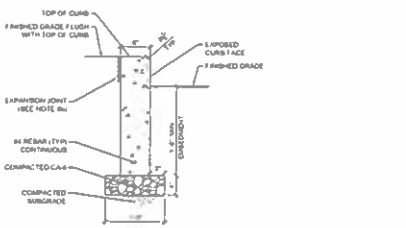
SCALE: 1" = 1'-0"



GENERAL NOTES
1 "H" HEIGHT OF CURB MAY VARY BETWEEN 3" TO 9" REFER TO GRADING PLAN FOR TOP OF CURB ELEVATIONS AND BOTTOM CURB ELEVATIONS
2 SLOPE OF GUTTER SHALL CONFORM TO CROWN OF PAVEMENT OR ADJACENT PAVEMENT MAX SLOPE 1:24 REVERSE GUTTER SLOPE AT DRAINAGE STRUCTURES MIN 1 0%
3 CONCRETE SHALL BE 3 500 PSI AIR LIGHT BROOM FINISH TOP OF CONCRETE CURB RUB FINISH ON EXPOSED CURB FACE
4 PROVIDE ½" EXPANSION JOINT WHERE CURB ABUTS RIGID PAVEMENT AND STRUCTURES
5 REFER TO PLANS AND DETAILS FOR ADJACENT SURFACE INFORMATION
6 SET ½" PREFORMED EXPANSION JOINTS 30' O C AND CONTROL JOINTS 10' O C WHERE CURB ABUTS CONCRETE PAVEMENT ALIGN JOINTS WITH ADJACENT CONCRETE PAVEMENT JOINTS
7 "X" DIMENSION IS SET TO BE HALF OF THE THICKNESS OF THE ADJACENT CONCRETE PAVEMENT
8 INCREASE THICKNESS OF CONCRETE GUTTER TO ALIGN WITH BOTTOM OF ADJACENT PAVEMENT BASE

4 TYPE BV. 12 CURB & GUTTER

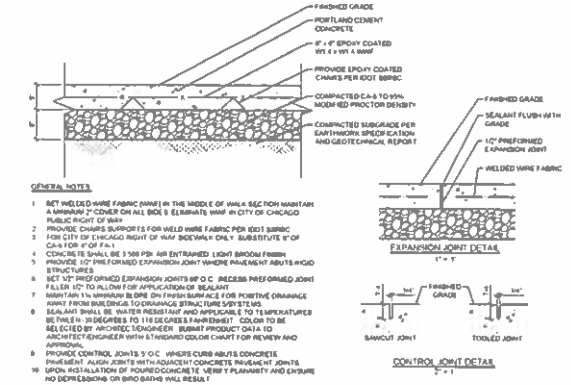
SCALE: 1" = 1'-0"



GENERAL NOTES
1 "H" HEIGHT OF BARRIER CURB MAY VARY BETWEEN 3" TO 9" REFER TO GRADING PLAN FOR TOP OF CURB ELEVATIONS AND EDGE OF PAVEMENT ELEVATIONS
2 REBARS SHALL MAINTAIN 2" (MIN) COVER FROM BATTER OF CONCRETE SURFACE
3 CONCRETE SHALL BE 3 500 PSI AIR LIGHT BROOM FINISH TOP OF CONCRETE CURB RUB FINISH ON EXPOSED CURB FACE
4 PROVIDE ½" PREFORMED EXPANSION JOINT WHERE CURB ABUTS RIGID PAVEMENT AND STRUCTURES
5 REFER TO PLANS AND DETAILS FOR ADJACENT SURFACE INFORMATION
6 SET ½" PREFORMED EXPANSION JOINTS 30' O C AND CONTROL JOINTS 10' O C WHERE CURB ABUTS CONCRETE PAVEMENT ALIGN JOINTS WITH ADJACENT CONCRETE PAVEMENT JOINTS

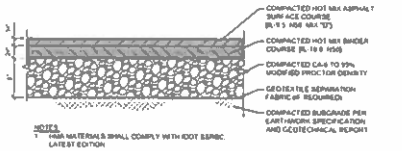
7 BARRIER CURB

SCALE: 1" = 1'-0"



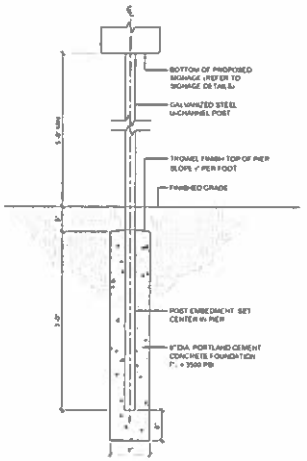
2 CONCRETE WALK AND BASE

SCALE: 1" = 1'-0"



3 HOT MIX ASPHALT PAVEMENT

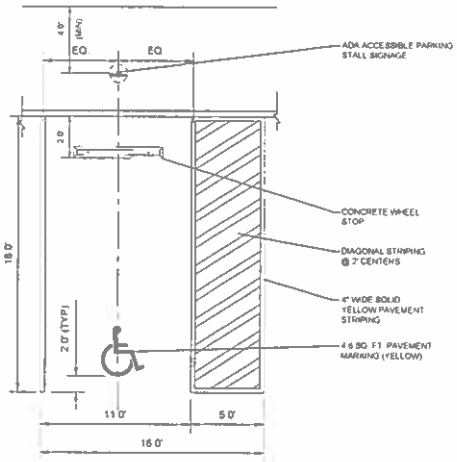
SCALE: NTS



GENERAL NOTES
1 COORDINATE LOCATIONS OF POLES WITH SITE PLAN DOCUMENTS
2 CONCRETE SHALL BE 3 500 PSI AIR
3 INSTALL SIGNAGE BE CURB L Y TO POSTS SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL INCLUDE BRACKETS FASTENERS ETC
4 POST DETAIL FOR SIGNAGE UP TO 900 SQ INCHES IN SIZE

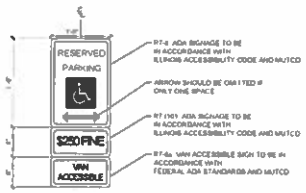
5 SIGN POST

SCALE: 1" = 1'-0"



6 ACCESSIBLE PARKING STALL

SCALE: NTS



8 ADA PARKING SIGN

SCALE: 1" = 1'-0"

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE, CHICAGO, IL 60617

Chicago South Side BIRTH CENTER

ARCHITECT OF RECORD

TnS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

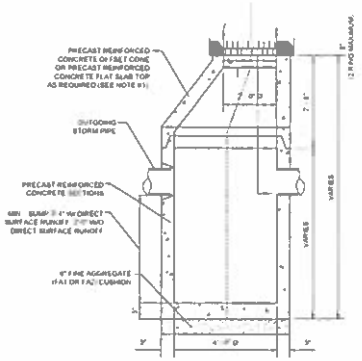
NO	ISSUED FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

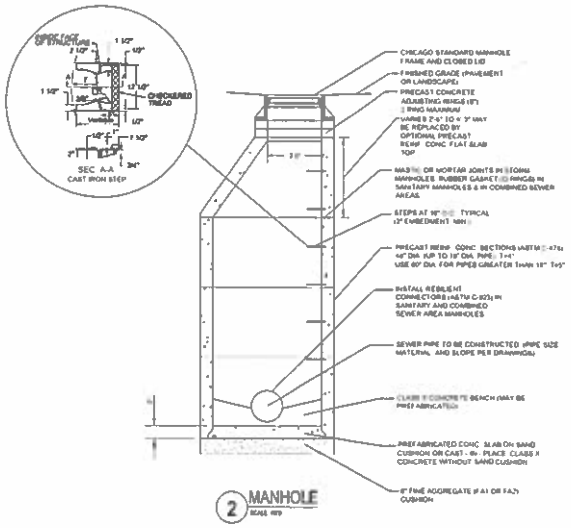
PROJ NO 2409

TITLE SITE DETAILS

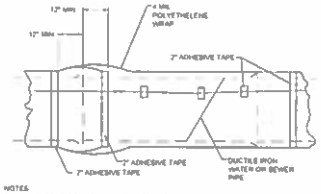
SHEET C5.0



1 STORM CATCH BASIN WITHOUT RESTRICTOR



2 MANHOLE

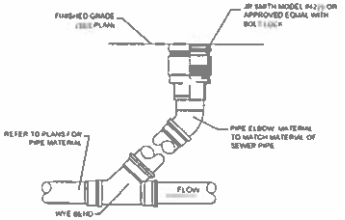


NOTES
1 ALL DUCTILE IRON SEWER AND WATER PIPE SHALL BE POLY WRAPPED
2 USE ONE LENGTH OF POLYETHELENE TUBE WRAP FOR EACH LENGTH OF PIPE, OVERLAPPED AT PIPE JOINTS AND FOLD EXCESS OVER TOP OF TUBE FOR SLACK REDUCTION
3 USE CHART "A" TO SELECT SIZE OF WRAP

CHART "A"
POLYWRAP FLAT TUBE WIDTHS

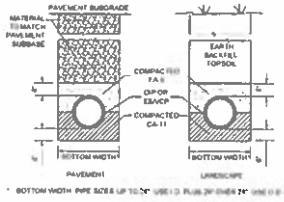
PIPE DIAMETER (IN.)	DIP WITH PUSH-ON JOINTS (IN.)	DIP WITH MECHANICAL JOINTS (IN.)
4	16	16
6	17	20
8	21	24
12	28	30
16	37	37
24	53	53

3 DIP WATER AND SEWER POLY WRAP



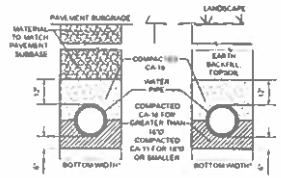
NOTES
1 CLEANOUT FRAME AND LID SHALL BE ADJUSTABLE JR SMITH MODEL 8423 OR APPROVED EQUAL
2 ALL LIDS SHALL BE SET FLUSH WITH FINISHED GRADE

4 CLEANOUT



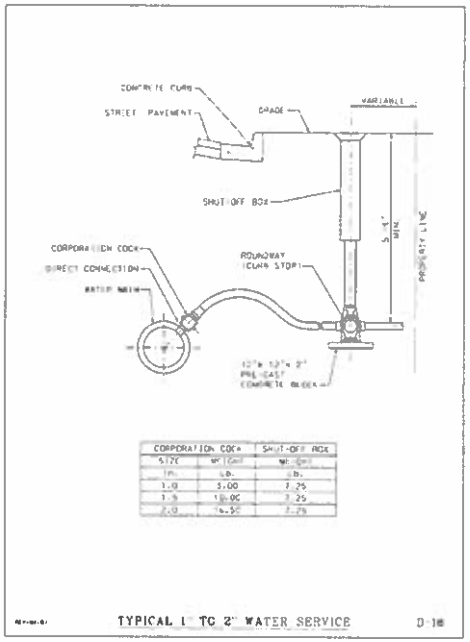
* BOTTOM WIDTH PIPE SIZE & UP TO 24" USE I.D. PLUS 20" OVER 24" USE O.D. PLUS 24"

5 SEWER TRENCH BEDDING AND BACKFILL



* BOTTOM WIDTH PIPE SIZE & UP TO 24" USE I.D. PLUS 20" OVER 24" USE O.D. PLUS 24"

6 WATER TRENCH BEDDING AND BACKFILL

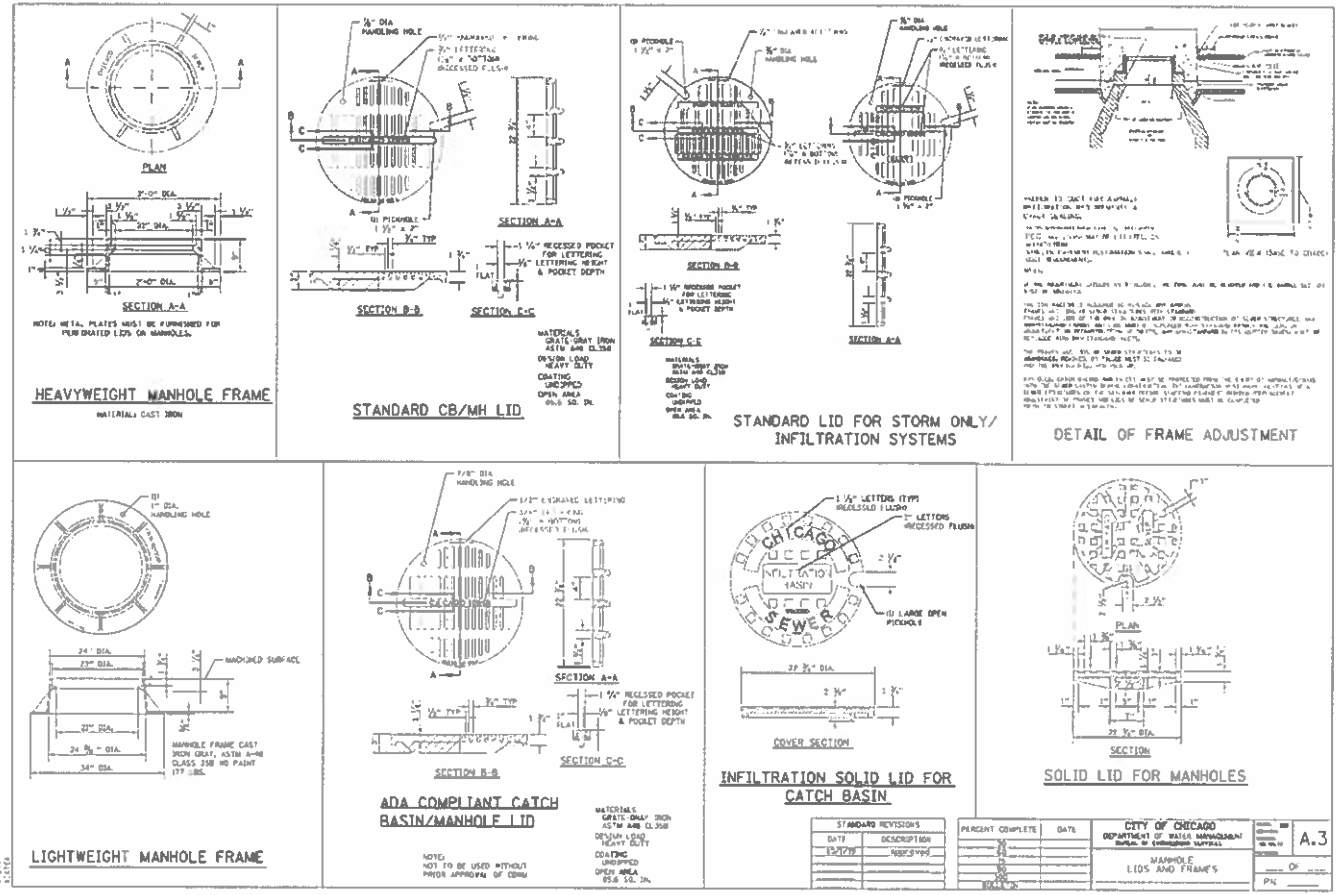


7 TYPICAL 1" TO 2" WATER SERVICE

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE, CHICAGO, IL 60617

ARCHITECT OF RECORD
TAS STUDIO
STEARN JOGLEKAR LTD
TERRA ENGINEERING LTD
ADVANCE CONSULTING GROUP INTERNATIONAL

PROJECT NAME: CHICAGO SOUTH SIDE BIRTH CENTER
PROJECT NO: 2409
TITLE: SITE UTILITY DETAILS
SHEET: C5.1



1 MANHOLE LIDS AND FRAMES

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE, CHICAGO, IL 60617

Chicago South Side BIRTH CENTER

ARCHITECT OF RECORD

TnS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

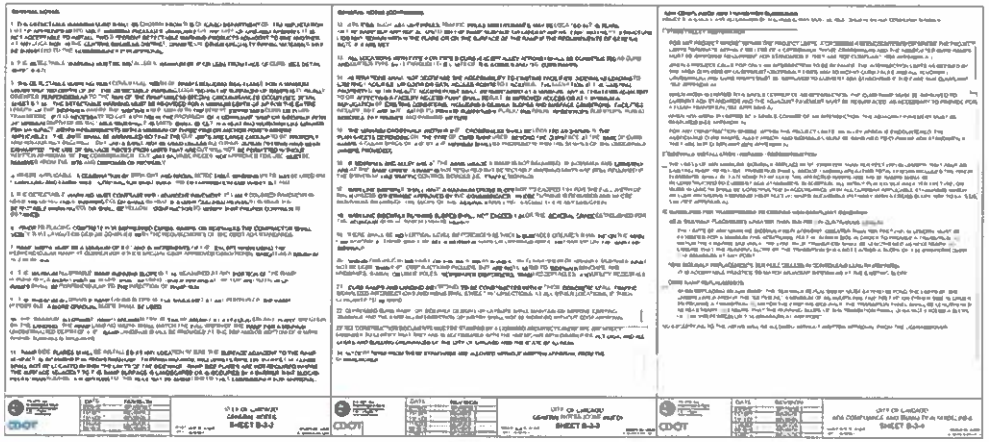
ADVANCE CONSULTING GROUP INTERNATIONAL

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

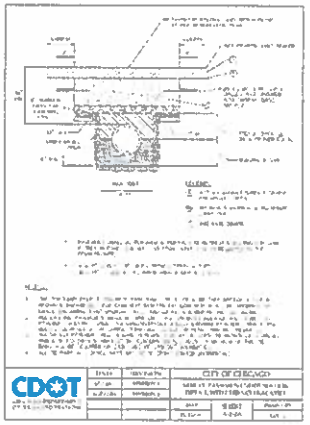
PROJ NO 2409

TITLE SITE UTILITY DETAILS

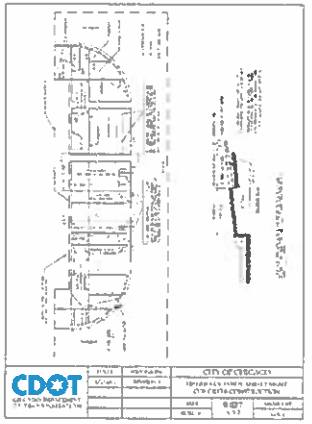
SHEET C5.2



1 CDOT ADA DETAILS



2 STREET PAVEMENT RESTORATION FOR UTILITY TRENCH



3 CDOT DETAILS OF PCC CONSTRUCTION

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE, CHICAGO, IL 60617

ARCHITECT OF RECORD

TnS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

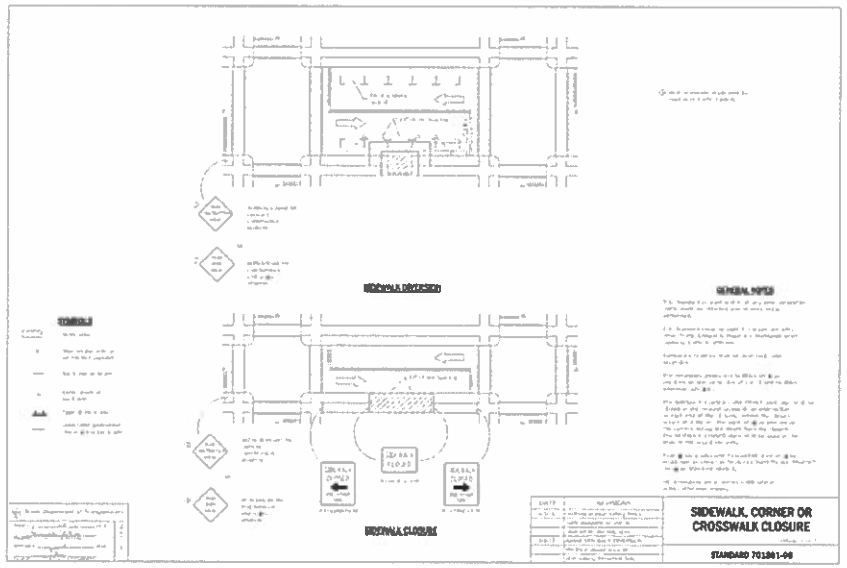
ADVANCE CONSULTING GROUP INTERNATIONAL

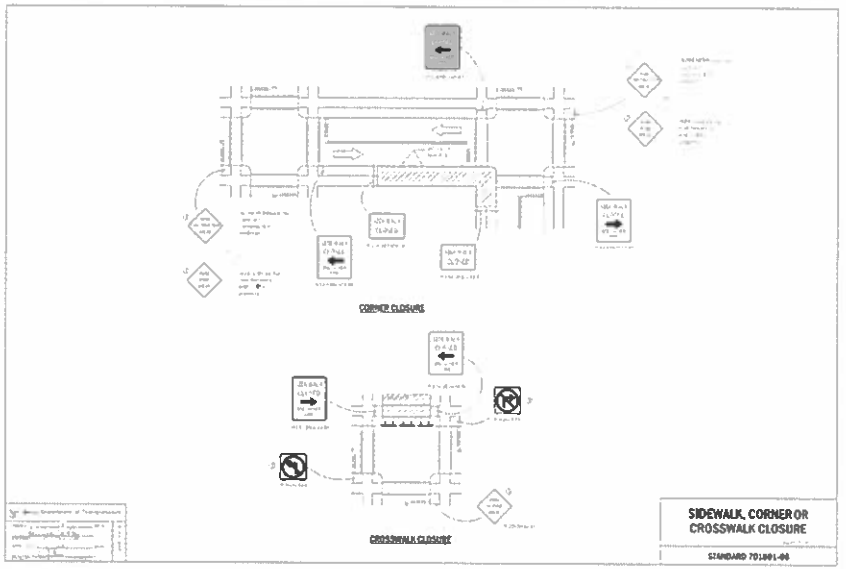
PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2409

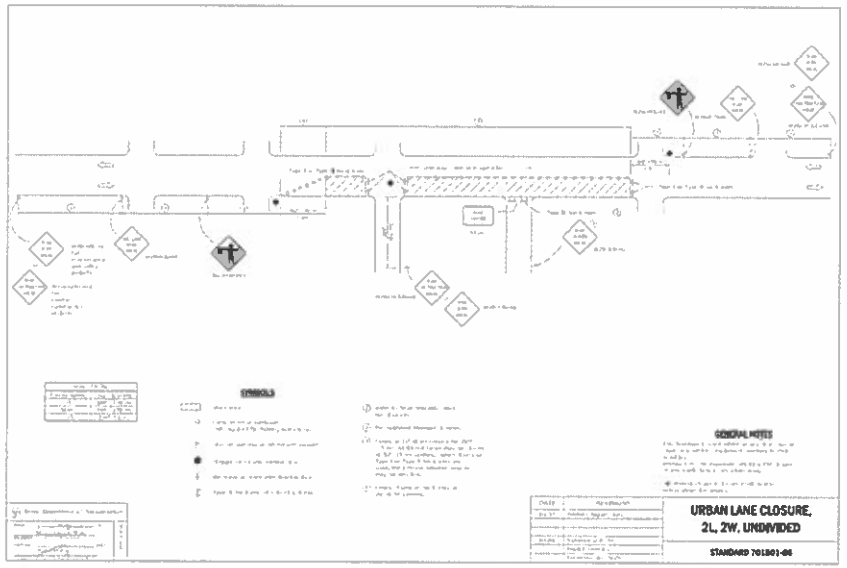
TITLE CDOT DETAILS

SHEET C5.3





1 SIDEWALK, CORNER OR CROSSWALK CLOSURE
SCALE: NTS



2 URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED
SCALE: NTS

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE, CHICAGO, IL 60617

ARCHITECT OF RECORD

TnS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

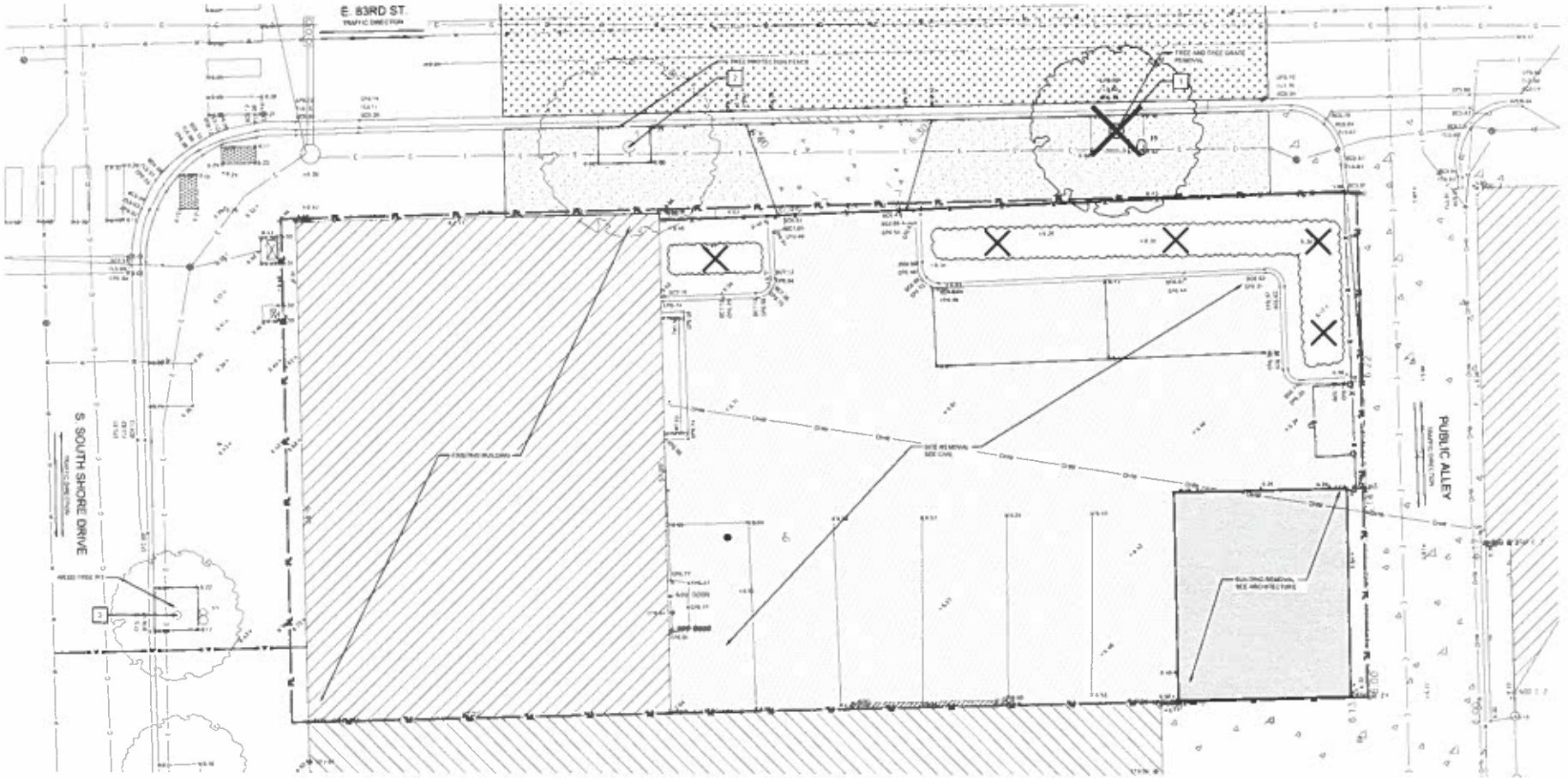
NO	ISSUED FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2409

TITLE
MOT DETAILS

SHEET
C5.4



1 TREE PRESERVATION PLAN

LEGEND:

1 10" HONEY LOCUST TO REMOVE

2 11" HONEY LOCUST TO REMAIN

3 8" CHOKECHERRY TO REMAIN

2 TREE SURVEY IMAGES

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE, CHICAGO, IL 60617

ARCHITECT OF RECORD

TAB STUDIO

STEARNS WEAVER LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

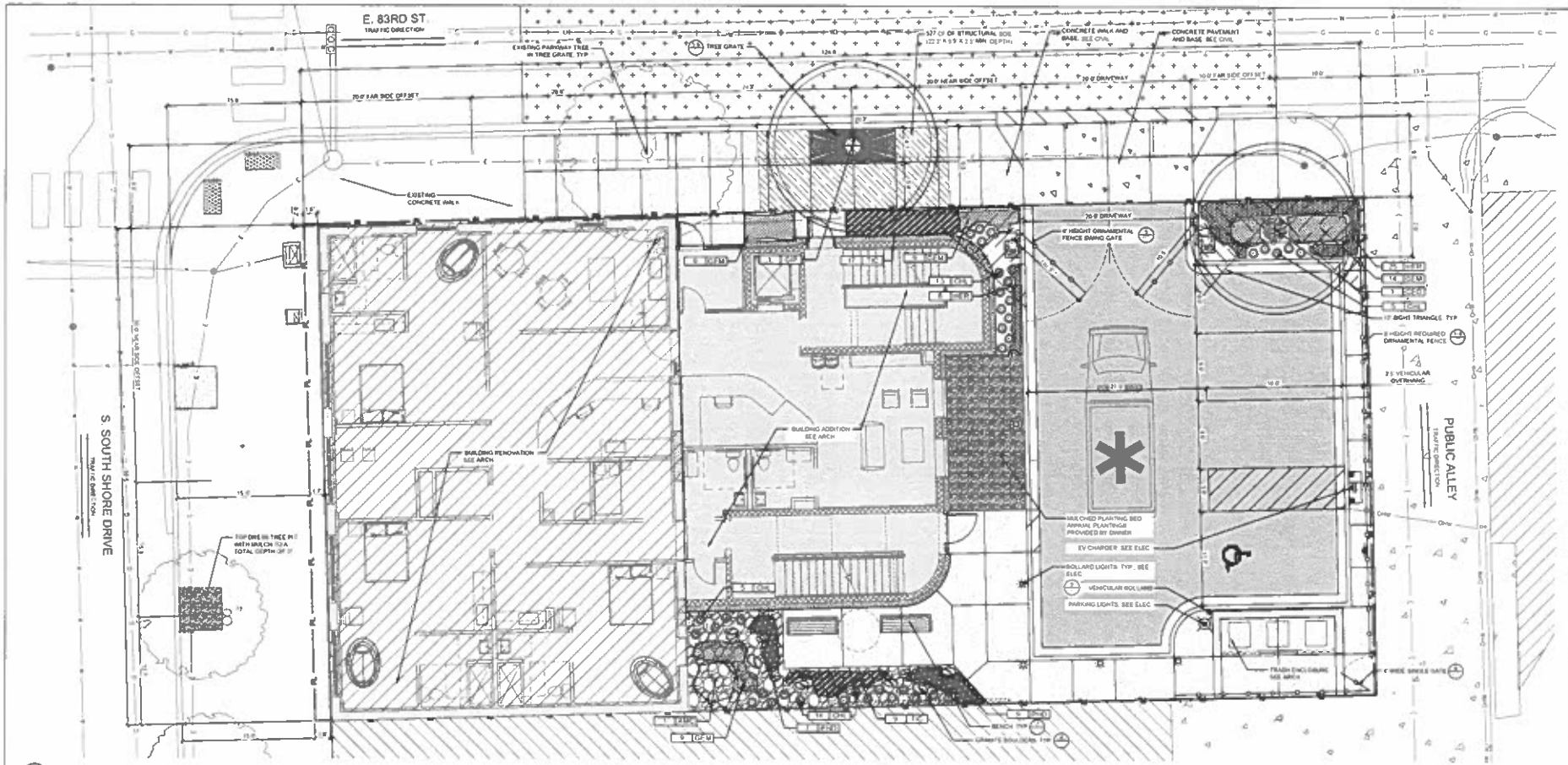
NO	ISSUE FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2409

TITLE TREE PRESERVATION PLAN

SHEET L0.0



1 LANDSCAPE PLAN

Scale: 1 inch = 5 feet

LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- BUILDING
- CONCRETE PAVEMENT AND BASE
- CONCRETE WALK AND BASE
- ASPHALT PAVEMENT AND BASE
- CONCRETE CURB AND GUTTER
- DEPRESSED CURB
- ORNAMENTAL FENCE
- STRUCTURAL SOIL
- EXISTING TREE TO REMAIN
- SHADE TREE
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIAL / GROUNDCOVER AREAS
- 17' X 17' SIGHT TRIANGLE
- GRANITE BOULDERS
- BENCH
- TREE GRATE
- GRAVEL/DECORATIVE STONE
- BOLLARD
- PEDESTRIAN AND BOLLARD LIGHTS
- MULCH 3" DEPTH

Plant Schedule

SOUTH SIDE BIRTH CENTER

Qty.	Key	Botanical name	Common name	Size	Native Status
SHADE TREES					
4	CEQ	Celtis occidentalis 'Chicagoland'	Chicagoland Common Hackberry	2 ½" B&B	Yes
2	QuP	Quercus bicolor 'Princeton Sentry'	Princeton Sentry Cultivar	2 ½" B&B	No
ORNAMENTAL GRASSES & ORNAMENTAL GRASSES					
46	MSC	Miscanthus sinensis 'Qua Form'	Qua Form Maiden Grass	#2 Cont	Yes
41	GEW	Geranium 'Rozanne'	Wild Geranium	#1 Cont	Yes
33	HEA	Hemerocallis 'Stella Rosetta'	Stella Rosetta Daylily	#1 Cont	No
14	PHO	P. 'Sea Foam'	Physocarpus 'Sea Foam'	#3 Cont	Yes
29	RC	Rudbeckia fulgida	Orange Coneflower	#1 Cont	Yes
37	Con	Coreopsis 'Lanceolata'	Lanceleaf Tickseed	#1 Cont	Yes

42% Percentage of Non-planted Area

Parkway Planting

E. 83rd Street (124 ft)
Parkway Trees Required (at 1 tree per 25 LF): 5 Trees required
Existing Parkway Trees: 1
Proposed Parkway Trees: 0
TOTAL PARKWAY TREES PROVIDED: 1 Trees provided
Note: The number of parkway trees provided may be less than the number of trees required due to locations of existing trees and required tree clearances from driveways, and intersections

S. South Shore Drive (66 ft)
Parkway Trees Required (at 1 tree per 25 LF): 2 Trees required
Existing Parkway Trees: 0
Proposed Parkway Trees: 0
TOTAL PARKWAY TREES PROVIDED: 1 Trees provided
Note: The number of parkway trees provided may be less than the number of trees required due to locations of existing trees and required tree clearances from intersections

Perimeter Planting Vehicular Use Area

E. 83rd Street (124 ft)
Perimeter Trees Required (at 1 tree per 25 LF of perimeter landscape area): 1 Trees required
Existing Perimeter Trees: 0
Proposed Perimeter Trees: 1
TOTAL PERIMETER TREES PROVIDED: 1 Trees provided

Internal Planting Vehicular Use Area Calculation

Proposed Vehicular Use Area: 1,167 SF
Note: Parking lots below 7,000 SF do not require landscape area

SWORN STATEMENTS:

The undersigned acknowledges the landscape planting shown on the landscape plan for the property at

8301 S South Shore, Chicago, Illinois

to the best of the undersigned applicant's knowledge has been designed and will be installed maintained and replaced as required by [illegible] and subsequent ordinary in accordance with the requirements of Chapter 32 of the Chicago Municipal Code, the landscaping standard of the Chicago Zoning Ordinance and the "Guide to the Chicago Landscape Ordinance."

Existing parkway and on-site interior trees are to be protected while property is under construction and will be replaced by current and subsequent owner if damaged

Jeanine Vaina Logan
Owner's Name and Signature

The undersigned LANDSCAPE ARCHITECT registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plans for the property at

8301 S South Shore, Chicago, Illinois

has been designed in accordance with the requirements of Title 10 Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the

[redacted]
8/27/2025

TERRA Engineering Ltd
225 W Ohio Street, Fourth Floor
Chicago, Illinois, 60610
ph 312 467 0129

*Estimated time of planting: June 15 2026

KEVEN GRAHAM
LICENSED LANDSCAPE ARCHITECT
State of Illinois

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE, CHICAGO, IL 60617

ARCHITECT OF RECORD

THE STUDIO

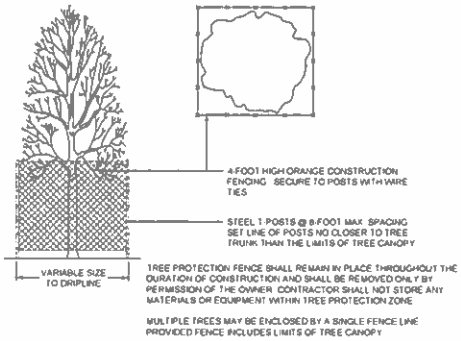
STEARN JOSEPH KAM LTD

TERRA ENGINEERING LTD

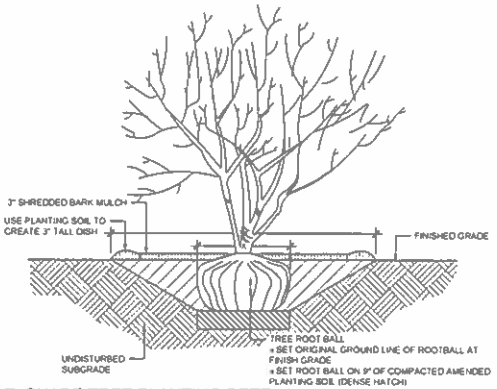
ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO	ISSUED FOR	DATE

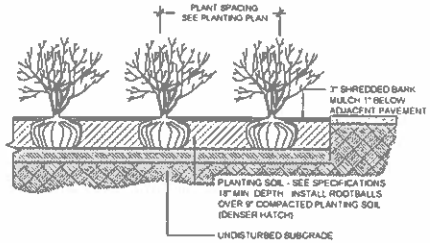
PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO: 2409
TITLE: LANDSCAPE PLAN
SHEET: L1.0



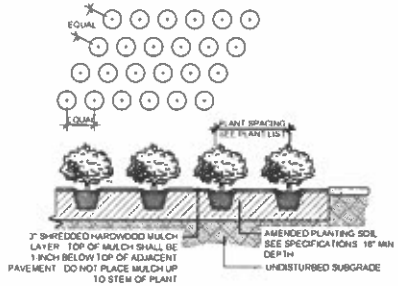
1 TREE PROTECTION DETAIL
SCALE: NTS



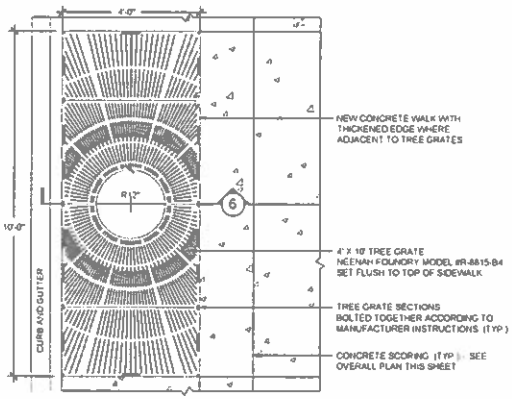
2 SHADE TREE PLANTING DETEAIL
SCALE: NTS



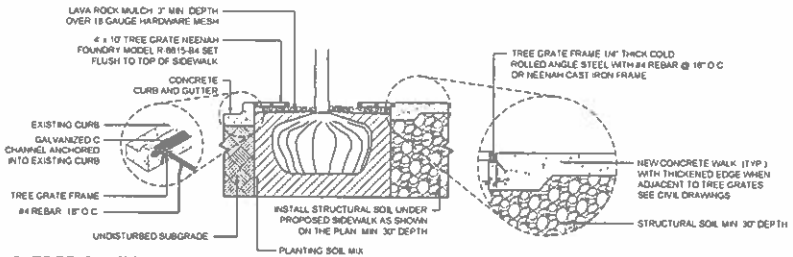
3 SHRUB DETAILS
SCALE: NTS



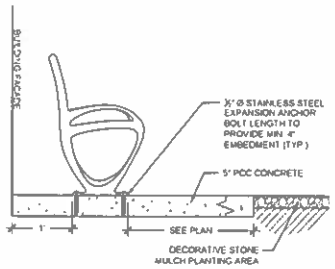
4 GROUNDCOVER/PERENNIAL DETAIL
SCALE: NTS



5 4' X 10' TREE GRATE
SCALE: NTS

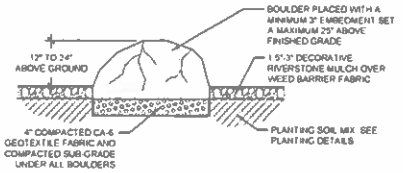


6 TREE GRATE INSTALLATION DETAIL ADJACENT TO CURB
SCALE: NTS



7 SURFACE MOUNT BENCH
SCALE: NTS

NOTE
1. BOULDER MATERIAL TO BE GUNMETAL GRANITE BOULDERS IN RICH CHARCOAL GRAY COLOR. BOULDERS SHALL VARY IN SIZE BETWEEN 15" TO 27" TALL, 24" TO 42" IN LENGTH AND DEPTH
2. STONE BOULDERS TO BE PHOTOGRAPHED AND APPROVED AS PART OF THE SUBMITTAL PROCESS
3. BOULDERS WILL BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE PLANTING
4. RIVERSTONE MULCH SHALL BE 1.5"-3" IN DIAMETER IN A VARYING COLOR RANGE FROM WHITE GRAY, BLUE AND PINK TONES AND SHALL BE APPROVED AS PART OF THE SUBMITTAL PROCESS



8 GRANITE BOULDERS
SCALE: NTS

KEVEN GRAHAM
157.000150
ILLINOIS

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE, CHICAGO, IL 60617

ARCHITECT OF RECORD

TnS STUDIO

STEARN JOGLEKAR LTD

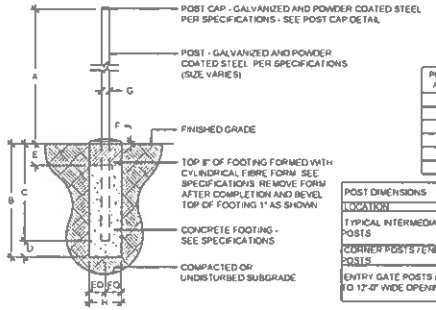
TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

NO.	ISSUED FOR	DATE

PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO: 2409
TITLE: LANDSCAPE DETAILS
SHEET: L2.0

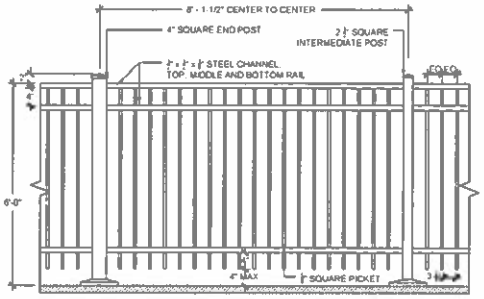
GENERAL FENCE NOTES
1 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL FENCE LAYOUT AND DESIGN
2 ADJUSTMENT PANELS MAY BE SELECTIVELY CUT AT RAIL ENDS TO FIT ON SITE AS SPECIFIED
3 ALL EXPOSED METAL EDGES TO BE TREATED AND FINISHED PER SPECIFICATIONS



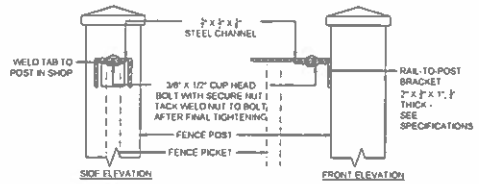
POST DIMENSIONS /FOOTING DEPTH	
A	6'-0"
B	4'-6"
C	4'-0"
D	6"
E	8"
F	1"

POST DIMENSIONS		
LOCATION	G POST SIZE	H DIAMETER
TYPICAL INTERMEDIATE POSTS	2 1/2" SQ	12"
CORNER POSTS / END POSTS	4" SQ	16"
ENTRY GATE POSTS (UP TO 12'-0" WIDE OPENING)	6" SQ	24"

1 ORNAMENTAL FENCE POST AND FOOTING DETAIL
NTS

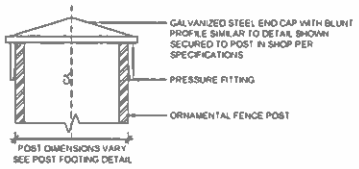


2 ORNAMENTAL FENCE - TYPICAL PANEL
SCALE: NTS



NOTES
1 TAMPER RESISTANT BOLTS AND NUTS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE

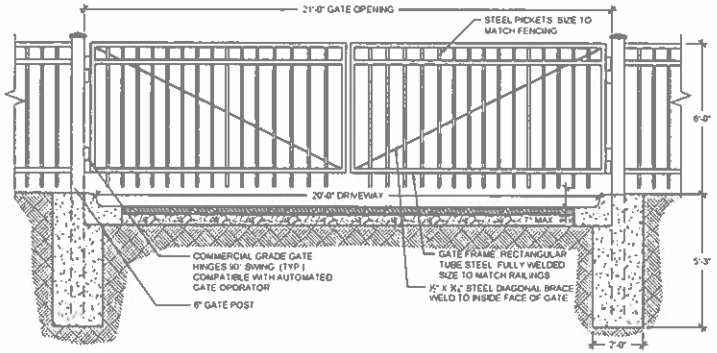
3 ORNAMENTAL FENCE - POST TO RAIL CONNECTION
NTS



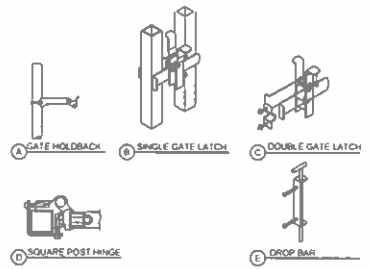
NOTES
1 ALL METAL COMPONENTS SHALL BE FINISHED WITH POLYESTER POWDER COAT PER SPECIFICATIONS
2 ALL FENCE HARDWARE SHALL BE BLACK IN COLOR

4 POST CAP DETAIL
SCALE: NTS

NOTE
1 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL FENCE GATE LAYOUT AND DESIGN THIS SHOULD INCLUDE STRUCTURAL CALCULATIONS FOR GATE POST SIZING
2 GATE HARDWARE SHALL BE DOUBLE HOT DIPPED GALVANIZED STEEL WITH BLACK POWDER COAT FINISH
3 AUTOMATIC GATE OPERATORS SHALL BE SMARTSWING OC 20 BY HYSECURITY (OR APPROVED EQUAL)
4 CONTRACTOR TO CONFIRM GATES MEET MAXIMUM WEIGHT RESTRICTIONS FOR SPECIFIED GATE OPERATOR
5 GATE TO COMPLY WITH ALL APPLICABLE ADA ACCESSIBILITY REQUIREMENTS FOR PUSH/PULL WEIGHT AND CLOSING SPEED
6 GATE LOCK TO BE ELECTRONICALLY CONTROLLED
7 GATE SHOULD AUTOMATICALLY OPEN IN EVENT OF A FIRE EMERGENCY

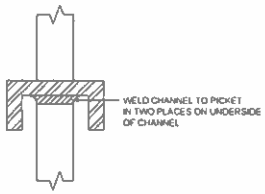


5 ORNAMENTAL GATE - DOUBLE LEAF
SCALE: NTS

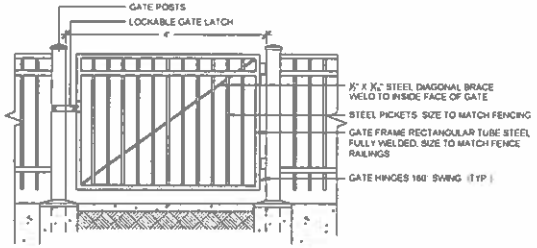


FOR POSTS
2 1/2" [64MM] 3" [76MM] 4" [102MM]
6" [152MM] 8" [203MM] AND 10" [254MM] SQ

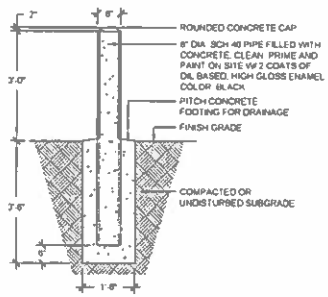
6 ORNAMENTAL GATE HARDWARE DETAILS
NTS



7 PICKET WELDING DETAIL
SCALE: NTS



8 ORNAMENTAL GATE - SINGLE LEAF
SCALE: NTS



9 ROUND BOLLARD
SCALE: NTS

KEVEN GRAHAM
157.000180
ILLINOIS LANDSCAPE ARCHITECTS REGISTRATION ACT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE, CHICAGO, IL 60617

ARCHITECT OF RECORD

TAB STUDIO

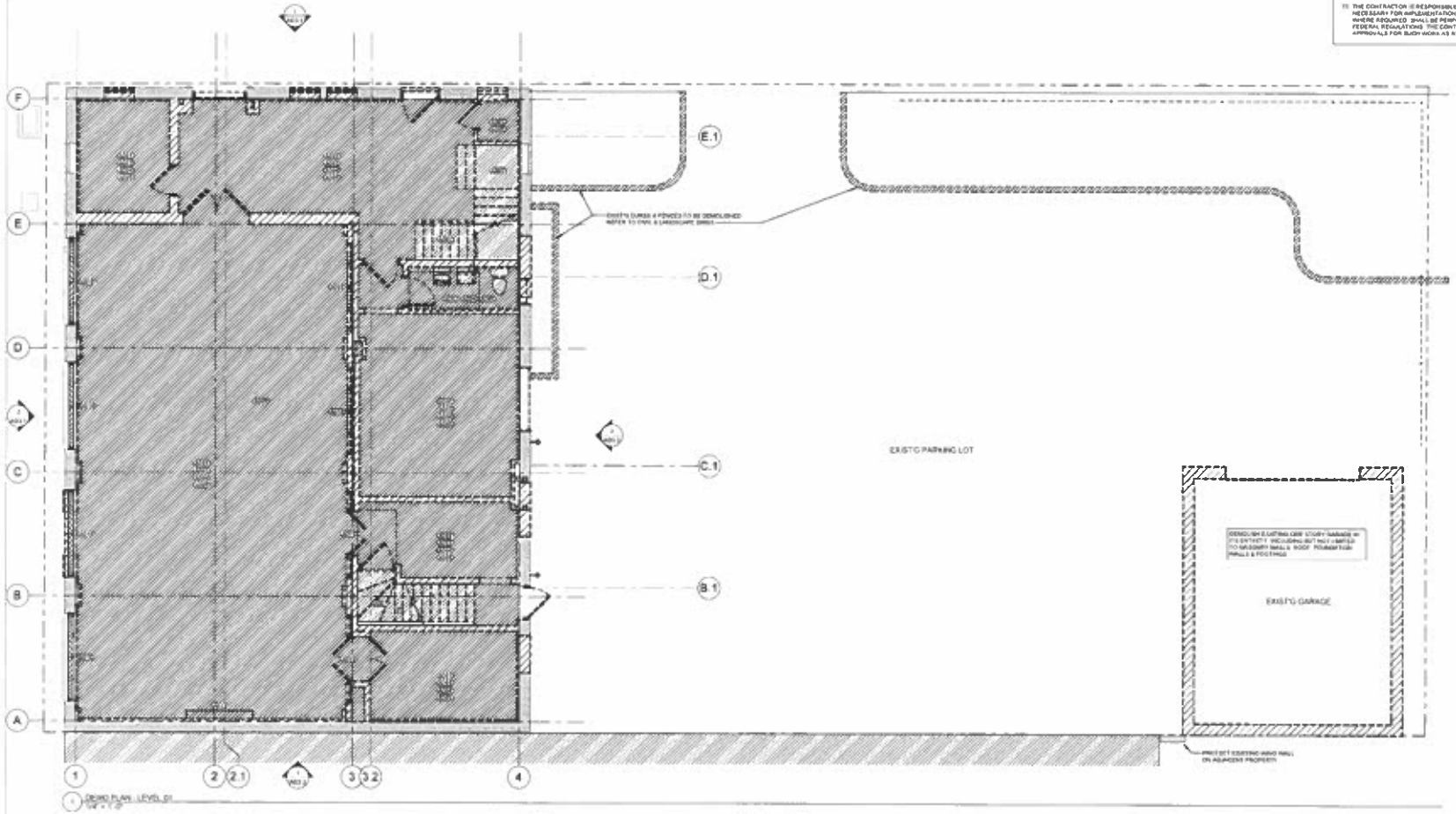
STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

NO	REVISIONS	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO 2409
TITLE LANDSCAPE DETAILS
SHEET L2.1



FLOOR PLAN LEGEND

EXIST'G CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

DEMO'D WALL

KEYNOTE - INTERIOR DEMOLITION

AD0	REMOVE EXIST'D WOOD-FRAMED PARTITION & ALL ASSOCIATED ELEMENTS AS INDICATED; SALVAGE PLASTER WOOD BASE, DOORS, FRAMES, ETC.; PROTECT & PRESERVE EXISTING COLUMNS & COORDINATE WITH NEW CONSTRUCTION PROVIDE NEW LINTELS FOR ALL NEW OPENINGS, TYP.
AD02	SELECTIVELY REMOVE EXIST'D WATER CLOSET, SINK, SHOWER, SUPPLY PIPING, WASTE PIPING, FINISHES, MILLWORK, FIXTURES, ACCESSORIES & ALL ASSOCIATED ELEMENTS IN EXIST'G RESTROOM
AD03	REMOVE EXIST'D FINISH FLOOR (TILE/CARPET + WOOD FLOORING + 2x SLEEPERS) DOWN TO EXIST'D WOOD SUBFLOOR
AD04	REMOVE EXIST'D RADIATOR PIPING, CONTROLS, ETC. ALL EXIST'D MECHANICAL EQUIPMENT TO BE RETAINED
AD05	REMOVE EXIST'D PLASTER CEILING & 2x WOOD SUPPORT FRAMING; PROTECT EXIST'D STRUCTURAL FLOOR FRAMING
AD07	REMOVE EXIST'D WOOD STAIR, LANDINGS, RAILINGS & ALL ASSOCIATED ELEMENTS
AD08	REMOVE ALL EXIST'D WINDOW COVERINGS IN THE BUILDING
AD10	SELECTIVELY REMOVE EXIST'D STAINED GLASS WINDOW, WOOD FRAME & TRIM, WOOD DOOR, SEALANT & ALL ASSOCIATED ELEMENTS; CONTRACTOR TO REVIEW ALL EXIST'D STAINED GLASS WINDOWS W/ ARCHITECT & OWNER FOR SELECTION OF UP TO 5 UNITS TO BE SALVAGED & BE RETURNED TO OWNER (DIRECT DISPOSE OF ANY STAINED GLASS ASSEMBLIES WITHOUT APPROVAL FROM ARCHITECT
AD11	REMOVE & SALVAGE EXIST'D DECORATIVE FIREPLACE & MANTEL FOR REINSTALLATION IN NEW ADDITION; AOR & OWNER TO SELECT BETWEEN FIRST FLOOR OR SECOND FLOOR FIREPLACE FOR REINSTALLATION

GENERAL DEMOLITION NOTES

1. DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY; SHALL NOT BE SEPARATED FOR ANY REASON AND SHALL BE DISTRIBUTED INTACT; NOT BE SEPARATED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUBCONTRACTORS HAVE CURRENT DRAWINGS AND SPECIFICATIONS FOR ALL WORK AND RELATED TRADES.
2. ALL EXISTING CONSTRUCTION AND PLANT MATERIALS THAT ARE NOT EXPLICITLY CALLED TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE AND SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER IF DAMAGED. CONTRACTOR SHALL FULLY DOCUMENT EXIST'G CONDITIONS PRIOR TO WORK AND SHARE ALL DOCUMENTATION WITH OWNER/AHP FOR RECORD PURPOSES. IN THE EVENT OF A DISPUTE AS TO THE CAUSE OF DAMAGE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COST AND TIME TO REMEDY DAMAGE THAT IS NOT DOCUMENTED IN ADVANCE OF WORK COMMENCEMENT.
3. DIMENSIONS OF THE EXISTING BUILDING WERE GATHERED FROM LIMITED EXACT DRAWINGS, SURVEY INFORMATION AND FIELD MEASUREMENT. THE ACTUAL CONDITIONS, PARTICULARLY OF CONCEALED CONDITIONS & STRUCTURE, MAY DEVIATE FROM DIMENSIONS OR REPRESENTATIONS SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXIST'G CONDITIONS AND DIMENSIONS AND REFRESHING THE ACTUAL CONDITIONS ON SHOP DRAWINGS AND SUBMITTALS FOR THE PROJECT. WHERE DEVIATIONS AFFECTING THE WORK ARE DISCOVERED, THE ARCHITECT SHALL BE CONSULTATED FOR CLARIFICATION OF THE DESIGN INTENT.
4. CONTRACTOR SHALL PROVIDE NEW WALL LINTELS FOR ALL NEW OR ENLARGED OPENINGS IN EXIST'G WALLS, WHETHER OR NOT SPECIFICALLY IDENTIFIED ON DRAWINGS. REFER TO STRUCTURAL DWGS FOR LINTEL SCHEDULE.
5. THE CONTRACTOR SHALL EVALUATE AND RESPOND TO ALL REQUIRED ENVIRONMENTAL ABATEMENT AND REMEDIATION WORK PRIOR TO DEMOLITION AND OTHER WORK ACTIVITIES. REFER TO ENVIRONMENTAL REPORTS AND OWNER'S ENVIRONMENTAL CONSULTANT SCOPE OF WORK COORDINATE REMEDIATION ACTIVITIES WITH ALL DEMOLITION WORK AND WITH WORK BEING PERFORMED BY OTHER CONTRACTORS WITHIN THE BUILDING.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CHICAGO BUILDING CODE AND OTHER APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, SIGNAGE, ETC. AS REQUIRED.
7. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR ALL UTILITY WORK RELATED TO THE PROJECT, WORK UNLESS EXPRESSLY STATED OTHERWISE IN WRITING AND ACKNOWLEDGED BY THE OWNER. CAP ALL TERMINATED UTILITIES AT THEIR SOURCE AND COORDINATE TEMPORARY FACILITIES AS REQUIRED.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES REQUIRED TO IMPLEMENT THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE NEED FOR AND DESIGN OF ALL SHORING, BRACING AND UNDERPINNING OF THE EXISTING STRUCTURE, ADJACENT STRUCTURES, PROPERTY AND BUILDING COMPONENTS AS REQUIRED FOR IMPLEMENTATION OF THE WORK. (AS A DELEGATED DESIGN RESPONSIBILITY, CONTRACTOR IS RESPONSIBLE FOR ENGAGING AND PAYING FOR QUALIFIED SURVEYS, LICENSED PROFESSIONALS OF RECORD AND FOR OBTAINING + PAYING FOR DELEGATED DESIGN SERVICES. ALL PERMITS AND APPROVALS FOR SUCH WORK AS REQUIRED.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEWATERING OF SUBGRADE NECESSARY FOR IMPLEMENTATION OF THE WORK. ALL GROUNDWATER REMOVAL WHERE REQUIRED SHALL BE PERFORMED IN STRICT COMPLIANCE WITH CITY, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND APPROVALS FOR SUCH WORK AS REQUIRED.

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

SMNGA

TAS STUDIO

SYEARN JOO LEAHY LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

NOT FOR CONSTRUCTION

PROJ. NAME: CHICAGO SOUTH SIDE BIRTH CENTER

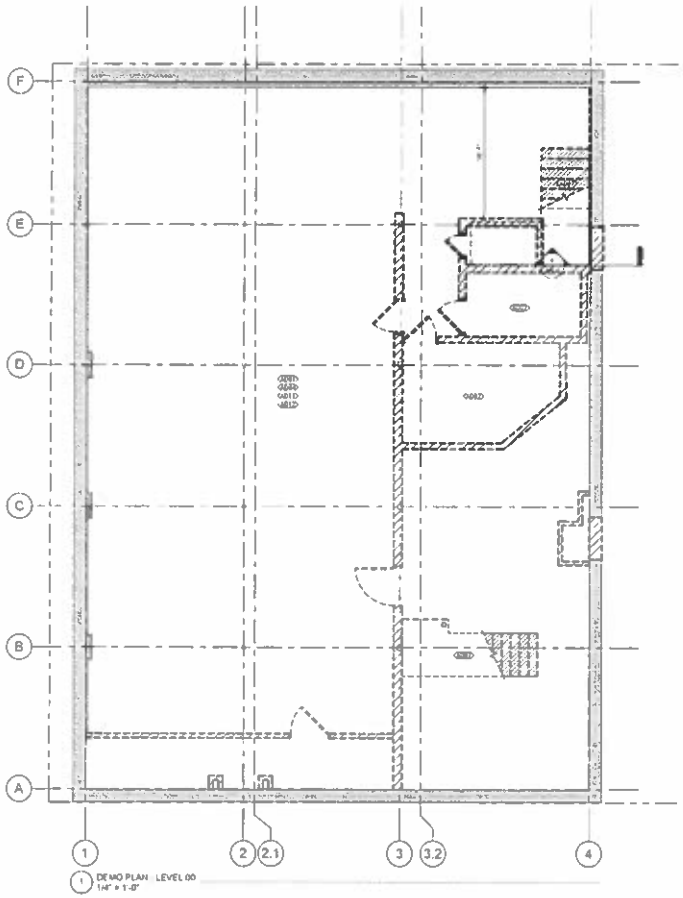
PROJ. NO: 2409

DATE

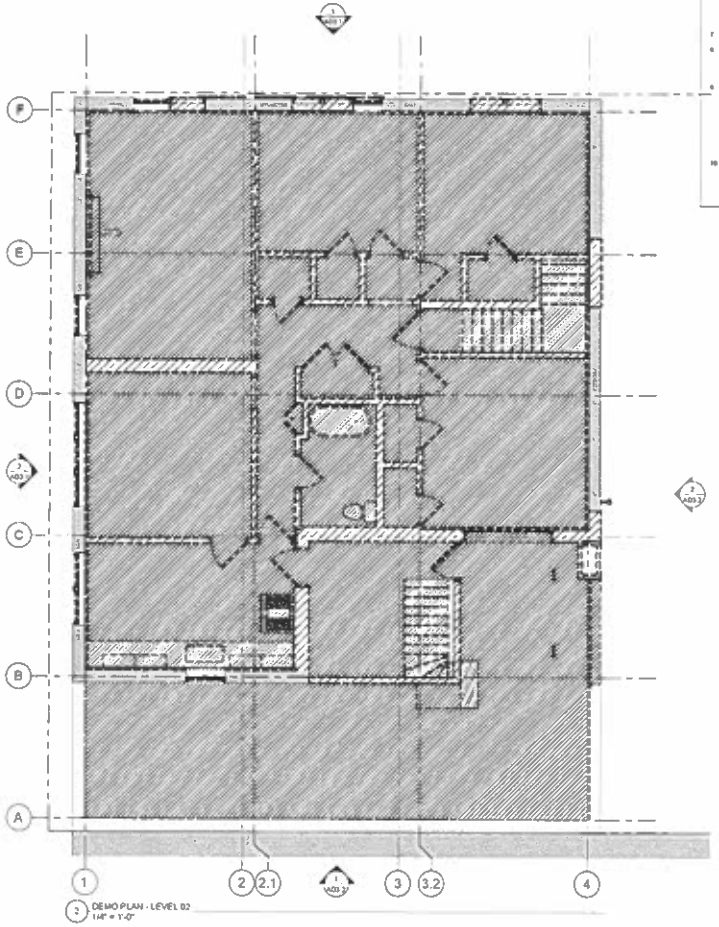
DEMO PLAN - LEVEL 01

SHEET: AD1.1

TRUE NORTH



1 DEMO PLAN - LEVEL 00
1/4" = 1'-0"



2 DEMO PLAN - LEVEL 02
1/4" = 1'-0"

KEYNOTE - INTERIOR DEMOLITION	
AD01	REMOVE EXIST'G WOOD FRAMED PARTITIONS & ALL ASSOCIATED ELEMENTS AS INDICATED (LATH & PLASTER WOOD BASE, DOORS, FRAMES ETC.) PROTECT & PRESERVE EXISTING COLUMNS & COORDINATE WITH NEW CONSTRUCTION (PROVIDE NEW LINTELS FOR ALL NEW OPENINGS) TYP
AD03	SELECTIVELY REMOVE EXISTG WATER CLOSET, SINK, SHOWER, SUPPLY PIPING, WASTE PIPING, FINISHES, MILLWORK, FIXTURES, ACCESSORIES & ALL ASSOCIATED ELEMENTS IN EXIST'G RESTROOM
AD04	REMOVE EXIST'G RADIATOR PIPING, CONTROLS, ETC. ALL EXIST'G MECHANICAL EQUIPMENT TO BE REMOVED
AD07	REMOVE EXIST'G WOOD STAIR, LANDINGS, RAILINGS & ALL ASSOCIATED ELEMENTS
AD11	PROTECT ALL EXISTING COLUMNS & LOAD-BEARING WALLS. REFER TO STRUCTURAL DWGS.
AD12	REMOVE EXIST'G RESILIENT TILE FLOORING DOWN TO EXIST'G TERRAZZO AND/OR CONCRETE. SCARIFY EXISTING CONCRETE AND TERRAZZO FLOOR, PROVIDE SMOOTH CONTINUOUS SURFACE TO ADJACENT NEW CONCRETE FLOOR IN PREPARATION FOR NEW FLOOR FINISH
AD13	REMOVE & SALVAGE EXIST'G DECORATIVE FIREPLACE & MANTEL FOR REINSTALLATION IN NEW ADDITION. FOR 4 OWNER TO SELECT BETWEEN FIRST FLOOR OR SECOND FLOOR FIREPLACE FOR REINSTALLATION

FLOOR PLAN LEGEND

- EXIST'G CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- DEMO'D WALLS

GENERAL DEMOLITION NOTES

1. DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. SHALL NOT BE SEPARATED FOR ANY REASON AND SHALL BE DISTRIBUTED INTACT AND NOT BE SEPARATED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUBCONTRACTORS HAVE CURRENT DRAWINGS AND SPECIFICATIONS FOR ALL WORK AND RELATED TRADES
2. ALL EXISTING CONSTRUCTION AND PLANT MATERIALS THAT ARE NOT EXPLICITLY CALLED TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE AND SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER IF DAMAGED. CONTRACTOR SHALL FULLY DOCUMENT EXIST'G CONDITIONS PRIOR TO WORK AND SHARE ALL DOCUMENTATION WITH OWNER/SHIP FOR RECORD PURPOSES IN THE EVENT OF A DISPUTE AS TO THE CAUSE OF DAMAGE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COST AND TIME TO REPAIR DAMAGE THAT IS NOT DOCUMENTED IN ADVANCE OF WORK COMMENCEMENT
3. DIMENSIONS OF THE EXISTING BUILDING WERE GATHERED FROM LIMITED LEGACY DRAWINGS, SURVEY INFORMATION AND FIELD MEASUREMENT. THE ACTUAL CONDITIONS, PARTICULARLY OF CONCEALED CONDITIONS & STRUCTURE, MAY DEVIATE FROM DIMENSIONS OR REPRESENTATIONS SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXIST'G CONDITIONS AND DIMENSIONS AND REFLECTING THE ACTUAL CONDITIONS ON SHOP DRAWINGS AND SUBMITTALS FOR THE PROJECT. WHERE DEVIATIONS AFFECTING THE WORK ARE DISCOVERED THE ARCHITECT SHALL BE CONSULTATED FOR CLARIFICATION OF THE DESIGN INTENT
4. CONTRACTOR SHALL PROVIDE NEW WALL LINTELS FOR ALL NEW OR ENLARGED OPENINGS IN EXIST'G WALLS WHETHER OR NOT SPECIFICALLY IDENTIFIED ON DRAWINGS. REFER TO STRUCTURAL DWGS FOR LINTEL SCHEDULE
5. THE CONTRACTOR SHALL EVALUATE AND PERFORM ALL REQUIRED ENVIRONMENTAL ABATEMENT AND REMEDIATION SCOPE PRIOR TO DEMOLITION AND OTHER WORK ACTIVITIES. REFER TO ENVIRONMENTAL REPORTS AND OWNER'S ENVIRONMENTAL CONSULTANT SCOPE OF WORK. COORDINATE REMEDIATION ACTIVITIES WITH ALL DEMOLITION WORK AND WITH WORK BEING PERFORMED BY OTHER CONTRACTORS WITHIN THE BUILDING
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CHICAGO BUILDING CODE AND OTHER APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, SIGNAGE ETC. AS REQUIRED
7. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF SITE
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR ALL UTILITY WORK RELATED TO THE PROJECT SCOPE UNLESS EXPRESSLY STATED OTHERWISE IN WRITING AND ACKNOWLEDGED BY THE OWNER'S CAP. ALL TEMPORARY UTILITIES AT THEIR SOURCE AND COORDINATE TEMPORARY FACILITIES/UTILITIES AS REQUIRED
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES REQUIRED TO IMPLEMENT THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE NEED FOR AND DESIGN OF ALL SHORING, BRACING AND UNDERPINNING OF THE EXISTING STRUCTURE, ADJACENT STRUCTURES, PROPERTY AND BUILDING COMPONENTS AS REQUIRED FOR IMPLEMENTATION OF THE WORK. AS A DELEGATED DESIGN RESPONSIBILITY, CONTRACTOR IS RESPONSIBLE FOR ENGAGING AND PAYING FOR QUALIFIED, ILLINOIS LICENSED PROFESSIONALS OF RECORD AND FOR OBTAINING / PAYING FOR DELEGATED DESIGN SERVICES, ALL PERMITS AND APPROVALS FOR SUCH WORK AS REQUIRED
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEWATERING OF SUBGRADE NECESSARY FOR IMPLEMENTATION OF THE WORK. ALL GROUNDWATER REMOVAL WHERE REQUIRED SHALL BE PERFORMED IN STRICT COMPLIANCE WITH CITY, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND APPROVALS FOR SUCH WORK AS REQUIRED

TRUE NORTH

STATE OF ILLINOIS
TODD A. REIMER
001-027725
LICENSED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

GA

TnS STUDIO

STEARN JOGLEKAR, LTD

TERRA ENGINEERING, LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

NO	ISSUANCE/ITEM	DATE

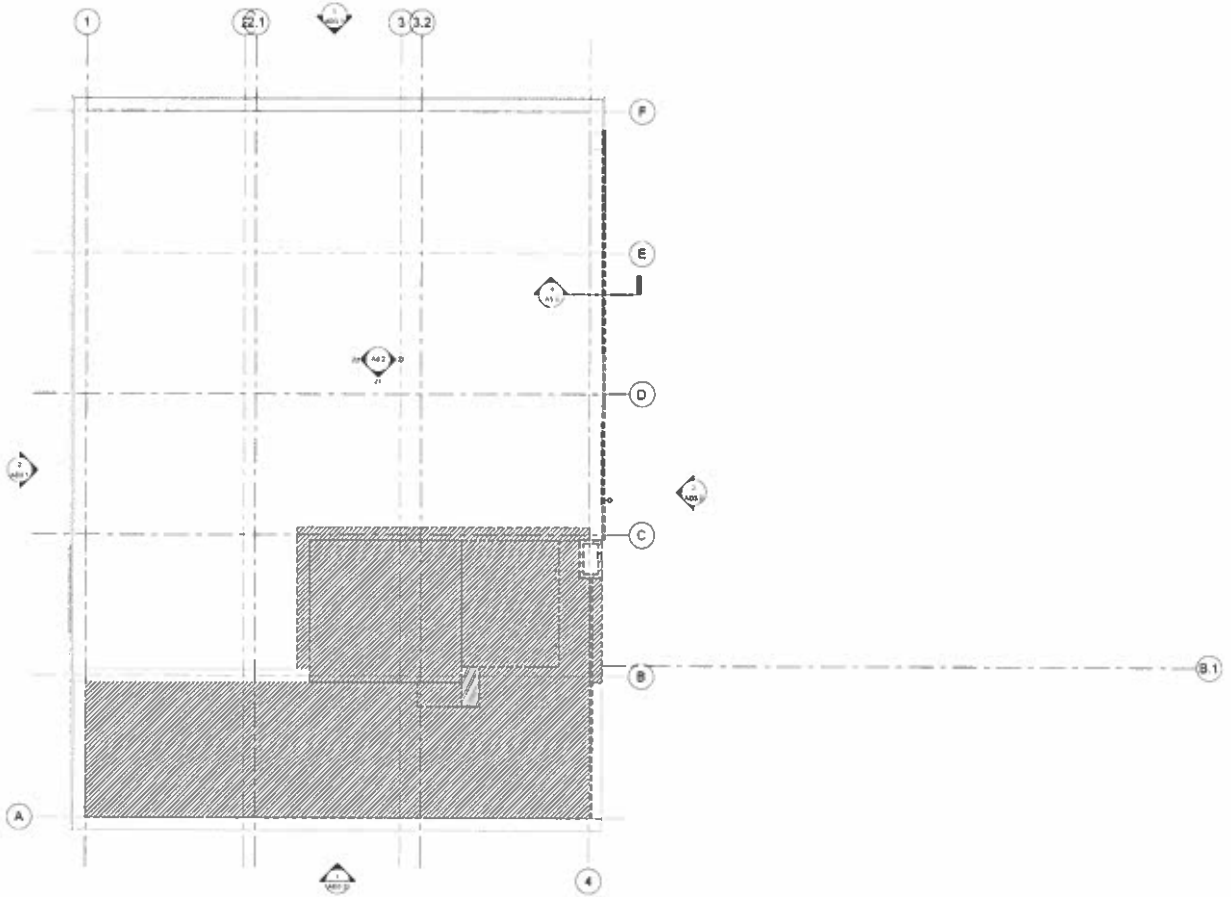
NOT FOR CONSTRUCTION

PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO: 2409

TITLE: DEMO PLAN - LEVEL 00 & LEVEL 02

SHEET: AD1.2



GENERAL DEMOLITION NOTES

1. DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY SHALL NOT BE SEPARATED FOR ANY REASON AND SHALL BE DISTRIBUTED INTACT AND NOT BE SEPARATED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUBCONTRACTORS HAVE CURRENT DRAWINGS AND SPECIFICATIONS FOR ALL WORK AND RELATED TRADES.
2. ALL EXISTING CONSTRUCTION AND PLANT MATERIALS THAT ARE NOT EXPLICITLY CALLED TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE AND SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER IF DAMAGED. CONTRACTOR SHALL FULLY DOCUMENT EXISTING CONDITIONS PRIOR TO WORK AND SHARE ALL DOCUMENTATION WITH OWNERSHIP FOR RECORD PURPOSES. IN THE EVENT OF A DISPUTE AS TO THE CAUSE OF DAMAGE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COST AND TIME TO REMEDY DAMAGE THAT IS NOT DOCUMENTED IN ADVANCE OF WORK COMMENCEMENT.
3. DIMENSIONS OF THE EXISTING BUILDING WERE GATHERED FROM LIMITED LEGACY DRAWINGS, SURVEY INFORMATION AND FIELD MEASUREMENT. THE ACTUAL CONDITIONS MAY DEVIATE IN CONCEALED CONDITIONS & STRUCTURE MAY DEVIATE FROM DIMENSIONS OR REPRESENTATIONS SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS AND REPRESENTING THE ACTUAL CONDITIONS ON SHOP DRAWINGS AND SUBMITTALS FOR THE PROJECT. WHERE DEVIATIONS AFFECTING THE WORK ARE DISCOVERED, THE ARCHITECT SHALL BE CONSULTATED FOR CLARIFICATION OF THE DESIGN INTENT.
4. CONTRACTOR SHALL PROVIDE NEW WALL LINTELS FOR ALL NEW OR ENLARGED OPENINGS IN EXISTING WALLS WHETHER OR NOT SPECIFICALLY IDENTIFIED ON DRAWINGS. REFER TO STRUCTURAL DWGS FOR LINTEL SCHEDULE.
5. THE CONTRACTOR SHALL EVALUATE AND PERFORM ALL REQUIRED ENVIRONMENTAL ABATEMENT AND REMEDIATION SCOPE PRIOR TO DEMOLITION AND OTHER WORK ACTIVITIES. REFER TO ENVIRONMENTAL REPORTS AND OWNER'S ENVIRONMENTAL CONSULTANT SCOPE OF WORK. COORDINATE REMEDIATION ACTIVITIES WITH ALL DEMOLITION WORK AND WITH WORK BEING PERFORMED BY OTHER CONTRACTORS WITHIN THE BUILDING.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CHICAGO BUILDING CODE AND OTHER APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, SIGNAGE ETC. AS REQUIRED.
7. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR ALL UTILITY WORK RELATED TO THE PROJECT SCOPE UNLESS EXPRESSLY STATED OTHERWISE IN WRITING AND ACKNOWLEDGED BY THE OWNER. CAP ALL TERMINATED UTILITIES AT THEIR SOURCE AND COORDINATE TEMPORARY FACILITIES / UTILITIES AS REQUIRED.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES REQUIRED TO IMPLEMENT THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE NEED FOR AND DESIGN OF ALL SHORING, BRACING AND UNDERPINNING OF THE EXISTING STRUCTURE, ADJACENT STRUCTURES, PROPERTY AND BUILDING COMPONENTS AS REQUIRED FOR IMPLEMENTATION OF THE WORK. AS A DELEGATED DESIGN RESPONSIBILITY, CONTRACTOR IS RESPONSIBLE FOR ENGAGING AND PAYING FOR QUALIFIED ILLINOIS LICENSED PROFESSIONALS OF RECORD AND FOR OBTAINING PAYING FOR DELEGATED DESIGN SERVICES. ALL PERMITS AND APPROVALS FOR SUCH WORK AS REQUIRED.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEWATERING OF SUBGRADE NECESSARY FOR IMPLEMENTATION OF THE WORK. ALL GROUNDWATER REMOVAL WHERE REQUIRED SHALL BE PERFORMED IN STRICT COMPLIANCE WITH CITY, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND APPROVALS FOR SUCH WORK AS REQUIRED.

1 DEMO PLAN - ROOF
1/8" = 1'-0"

TODD A NIEMEC
001-022774
STATE OF ILLINOIS
REGISTERED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

TMS STUDIO

STEARN JOGLEKAR LTD

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ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

NO	ISSUE & POR	DATE

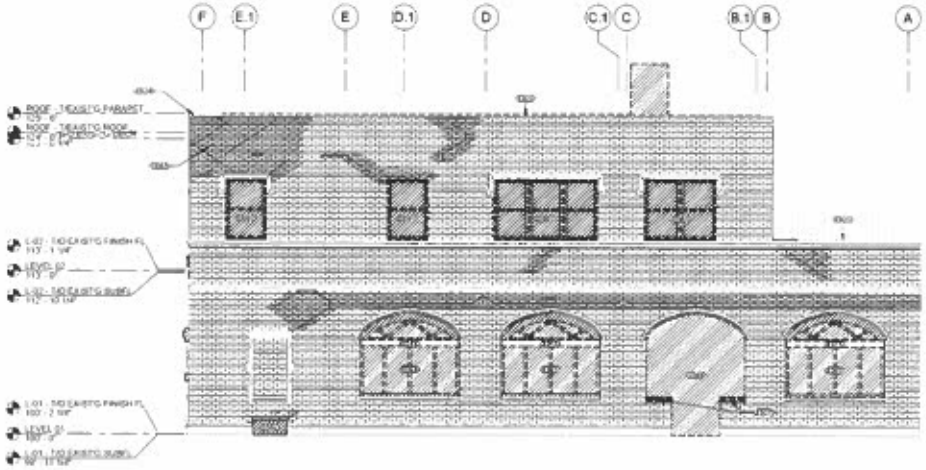
PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2409

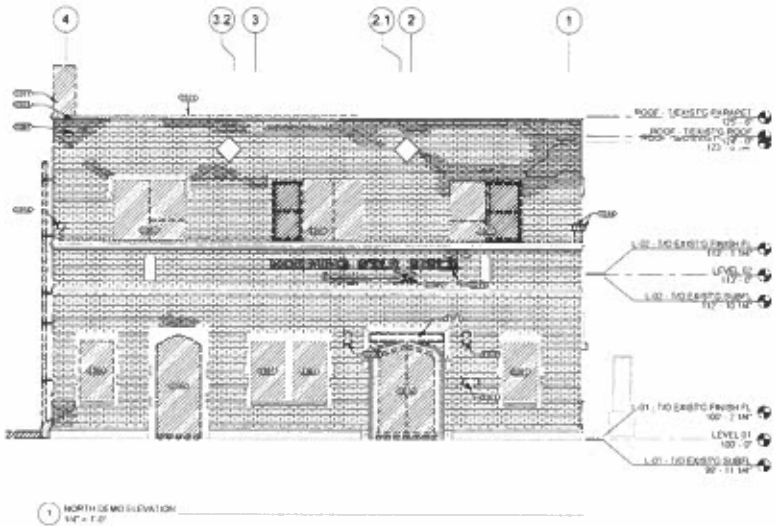
TITLE DEMO PLAN - ROOF

SHEET AD1.3

TRUE NORTH



2 WEST DEMO ELEVATION
1/4" = 1'-0"



1 NORTH DEMO ELEVATION
1/4" = 1'-0"

BUILDING RESTORATION NOTES:

CONTRACTOR SHALL TUCK-POINT AND TUCKPOINT ALL EXISTING MASONRY TO REMAIN WHERE REQUIRING SELECTIVE REMOVAL AND REBUILDING WHERE SHOWN IN SPECIFICATION OR DRAWINGS. REMOVE ALL CRACKED, SPALLING OR OTHERWISE DAMAGED BRICK AND REPLACE WITH SALVAGED OR NEW TO MATCH EXISTING

KEYNOTE - EXTERIOR DEMOLITION

ED01	REMOVE EXISTG WINDOW BLOCKING FRAME HARDWARE INTERIOR TRIM & WOOD SILL PROTECT EXISTING STONE SILL DECORATIVE STONE FASCIA & LINTEL WINDOW TO BE REPLACED IN NEW
ED02	REMOVE EXISTG STAINED GLASS WINDOW WOOD FRAME & TRIM SEALANT & ALL ASSOCIATED ELEMENTS PROTECT EXISTING STONE SILL DECORATIVE STONE FASCIA & LINTEL CONTRACTOR TO REVIEW EXISTG STAINED GLASS WINDOWS W/ ARCHITECT AND OWNER FOR SELECTION OF UP TO 4 UNITS TO BE SALVAGED & BE RETURNED TO OWNER
ED04	SELECTIVELY REMOVE MASONRY INFILL & REMOVE EXISTG STAINED GLASS WINDOW WOOD FRAME & TRIM WOOD DOOR SEALANT & ALL ASSOCIATED ELEMENTS LOCATED BEYOND PROTECT EXISTING DECORATIVE STONE FASCIA & LINTEL
ED05	REMOVE EXISTG MASONRY AROUND POWER SIGNAGE BEAM FULLY REMOVE BEAM LEAVING APPROX 1' INTO SLAB BELOW SECOND FLOOR STRUCTURE OPENING TO BE INFILLED TO MATCH EXISTG MASONRY
ED06	SELECTIVELY REMOVE ALL MASONRY INFILL WITHIN DOOR / WINDOW / BASE OPENING IN PREPARATION FOR NEW WORK TYP REMOVE DOOR/WINDOW & ASSOCIATED TRIM ON INTERIOR FACE OF WALL EXISTG WOOD DOOR TO BE SALVAGED & RETURNED TO OWNER
ED07	SELECTIVELY REMOVE AND REBUILD MASONRY IN SHADED AREA APPROXIMATE SF NOTED FOR REFERENCE TYP
ED11	REMOVE EXISTG CHIMNEY LINER CAP & ALL ASSOC ELEMENTS
ED12	REMOVE EXISTG OVERHEAD DOOR W/ SECURITY SHUTTER TRACK HOOD & ALL ASSOCIATED ELEMENTS
ED13	REMOVE EXISTG WOOD DOOR & WOOD FRAME PROTECT EXISTG STONE DETAILING TO REMAIN AROUND DOOR OPENING & BE INFILLED WITH NEW WINDOW
ED14	DEMO + REMOVE EXISTG SECURITY CAMERAS CONDUIT WIRE AND ALL ASSOC ELEMENTS RESTORE MASONRY & PATCH ALL FASTENER HOLES AT LOCATIONS WHERE WALL WILL REMAIN EXPOSED
ED15	DEMO + REMOVE EXISTG SIGNAGE AND ALL ASSOC ELEMENTS RESTORE MASONRY & PATCH ALL FASTENER HOLES
ED28	REMOVE EXISTG LIGHTS RESTORE MASONRY & PATCH ALL FASTENER HOLES
ED31	REMOVE EXISTG MANHOLE RESTORE MASONRY & PATCH ALL FASTENER HOLES
ED33	REMOVE EXISTG ROOFING DOWN TO TOP OF ROOF DECK PROTECT & SALVAGE TERRACOTTA & STONE COPING FOR REINSTALLATION
ED34	SELECTIVELY REMOVE LABEL & SALVAGE ALL EXISTG EARRINGS FOR RE-INSTALLATION AFTER RE ROOFING ACTIVITIES ARE COMPLETE TOP OF WALL BENEATH COPING SHALL RECEIVE NEW THRU-WALL FLASHING FLOORING W/ NEW WORK
ED37	SELECTIVELY REMOVE STONE SILL TO BE REPLACED WITH NEW

GENERAL DEMOLITION NOTES:

1. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY SHALL NOT BE SEPARATED FOR ANY REASON AND SHALL BE DISTRIBUTED INTACT SHOT BE SEPARATED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUBCONTRACTORS HAVE CURRENT DRAWINGS AND SPECIFICATIONS FOR ALL WORK AND RELATED TRADES.
2. ALL EXISTING CONSTRUCTION AND PLANT MATERIALS THAT ARE NOT EXPLICITLY CALLED TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE AND SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER IF DAMAGED CONTRACTOR SHALL FULLY DOCUMENT EXIST G CONDITIONS PRIOR TO WORK AND SHARE ALL DOCUMENTATION WITH OWNER/REP FOR RECORD PURPOSES IN THE EVENT OF A DISPUTE AS TO THE CAUSE OF DAMAGE THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COST AND TIME TO REMEDY DAMAGE THAT IS NOT DOCUMENTED IN ADVANCE OF WORK COMMENCEMENT
3. DIMENSIONS OF THE EXISTING BUILDING WERE GATHERED FROM LIMITED LEGACY DRAWINGS SURVEY INFORMATION AND FIELD MEASUREMENT THE ACTUAL CONDITIONS PARTICULARLY OF CONCEALED CONDITIONS & STRUCTURE MAY DEVIATE FROM DIMENSIONS OR REPRESENTATIONS SHOWN ON THESE DRAWINGS THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXISTG CONDITIONS AND DIMENSIONS AND REPRESENTING THE ACTUAL CONDITIONS ON SHOP DRAWINGS AND SUBMITTALS FOR THE PROJECT WHERE DEVIATIONS AFFECTING THE WORK ARE DISCOVERED THE ARCHITECT SHALL BE CONSULTATED FOR CLARIFICATION OF THE DESIGN INTENT
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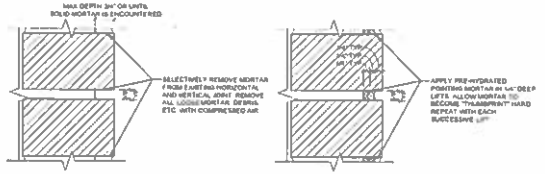
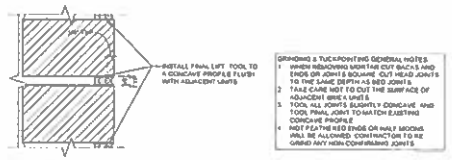
5. THE CONTRACTOR SHALL EVALUATE AND PERFORM ALL REQUIRED ENVIRONMENTAL ABATEMENT AND REMEDIATION BEYOND PRIOR TO DEMOLITION AND OTHER WORK ACTIVITIES REFER TO ENVIRONMENTAL REPORTS AND OWNER'S ENVIRONMENTAL CONSULTANT SCOPE OF WORK COORDINATE REMEDIATION ACTIVITIES WITH ALL DEMOLITION WORK AND WITH WORK BEING PERFORMED BY OTHER CONTRACTORS WITHIN THE BUILDING
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CHICAGO BUILDING CODE AND OTHER APPLICABLE CODES AND ORDINANCES CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS BARRIERS TEMPORARY POWER LIGHTING FIRE PROTECTION SIGNAGE ETC AS REQUIRED
7. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF SITE
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR ALL UTILITY WORK RELATED TO THE PROJECT SCOPE UNLESS EXPRESSLY STATED OTHERWISE IN WRITING AND ACKNOWLEDGED BY THE OWNER CAP ALL TERMINATED UTILITIES AT THEIR SOURCE AND COORDINATE TEMPORARY UTILITIES / UTILITIES AS REQUIRED
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS METHODS AND TECHNIQUES REQUIRED TO IMPLEMENT THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE NEED FOR AND DESIGN OF ALL SHORING BRACING AND UNDERPINNING OF THE EXISTING STRUCTURE, ADJACENT STRUCTURES PROPERTY AND BUILDING COMPONENTS AS REQUIRED FOR IMPLEMENTATION OF THE WORK. AS A DELEGATED DESIGN RESPONSIBILITY CONTRACTOR IS RESPONSIBLE FOR ENGAGING AND PAYING FOR QUALIFIED LOCAL LICENSED PROFESSIONAL(S) OF RECORD AND FOR OBTAINING / PAYING FOR DELEGATED DESIGN SERVICES ALL PERMITS AND APPROVALS FOR SUCH WORK AS REQUIRED
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEWATERING OF SUBGRADE NECESSARY FOR IMPLEMENTATION OF THE WORK ALL GROUNDWATER REMOVAL WHERE REQUIRED SHALL BE PERFORMED IN STRICT COMPLIANCE WITH CITY STATE AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND APPROVALS FOR SUCH WORK AS REQUIRED



POINTING STEP 1 OF 3

POINTING STEP 2 OF 3

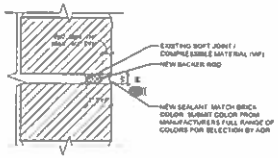


POINTING STEP 3 OF 3

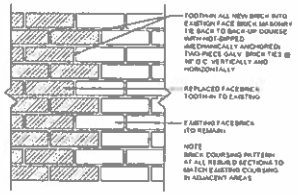
GRINDING & TUCKPOINTING GENERAL NOTES

1. WHEN REMOVING MORTAR CUT BACK AND ENDS OR JOINTS SQUARE CUT HEAD JOINTS TO THE SAME DEPTH AS BED JOINTS
2. TAKE CARE NOT TO CUT THE SURFACE OF ADJACENT BRICK UNITS
3. TOOL ALL JOINTS SLIGHTLY CONCAVE AND TOOL FINAL JOINT TO MATCH EXISTING CONCAVE PROFILE
4. NOT FEATHERED EDGE OR HALF MOONS WILL BE ALLOWED CONTRACTOR TO RE GRIND ANY NEW CONFORMING JOINTS

4 BRICK TUCKPOINTING DETAILS
6" = 1'-0"



3 EXPANSION JOINT DETAIL
6" = 1'-0"



5 TYP. FACE BRICK REPLACEMENT / INFILL ELEV. DETAIL
1 1/2" = 1'-0"

STATE OF ILLINOIS
TODD A. RIEMER
001-012704
REGISTERED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR. CHICAGO, IL 60617

ARCHITECT OF RECORD

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STEARN JOCUMAR LTD

TERRA ENGINEERING, LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE	
NO.	ISSUED FOR

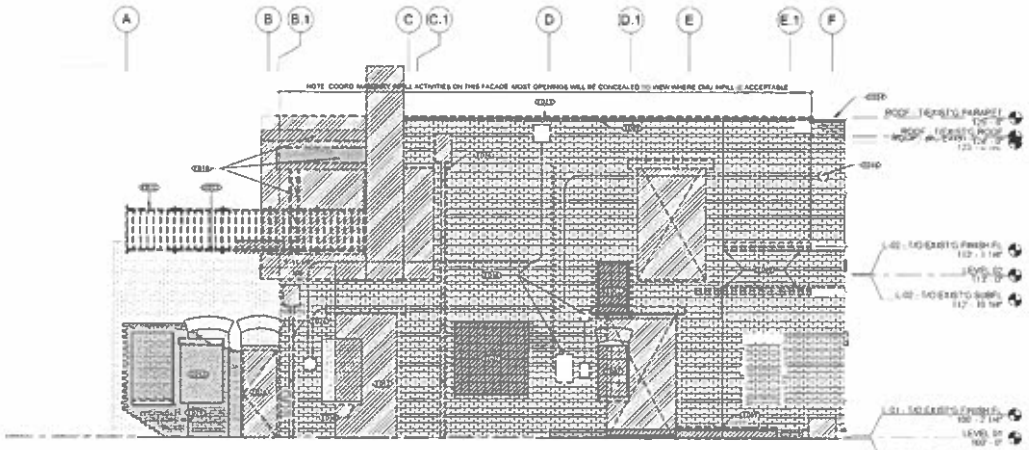
NOT FOR CONSTRUCTION

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

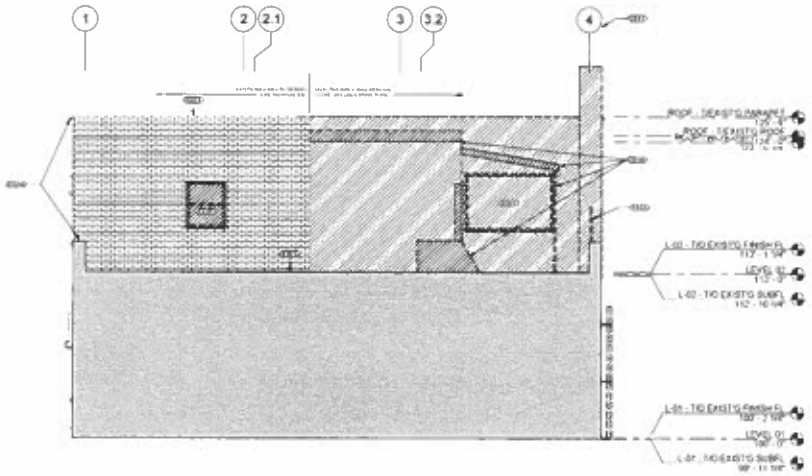
PROJ NO 2405

TITLE DEMO ELEVATIONS

SHEET AD3.1



2 EAST DEMO ELEVATION
1/4" = 1'-0"



1 SOUTH DEMO ELEVATION
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. SHALL NOT BE SEPARATED FOR ANY REASON AND SHALL BE INTERPRETED AS NOT JUST BE SEPARATED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUBCONTRACTORS HAVE CURRENT DRAWINGS AND SPECIFICATIONS FOR ALL WORK AND RELATED TRADES.
2. ALL EXISTING CONSTRUCTION AND FURNISHINGS THAT ARE NOT SPECIFICALLY CALLED TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE AND SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER IF DAMAGED. CONTRACTOR SHALL FULLY DOCUMENT EXISTING CONDITIONS PRIOR TO WORK AND SHARE ALL DOCUMENTATION WITH OWNER/TENANT FOR RECORD PURPOSES IN THE EVENT OF A DISPUTE AS TO THE CAUSE OF DAMAGE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COST AND TIME TO REMEDY DAMAGE THAT IS NOT DOCUMENTED IN ADVANCE OF WORK COMMENCEMENT.
3. DIMENSIONS OF THE EXISTING BUILDING MUST BE VERIFIED FROM LIMITED LEGACY DRAWINGS, SURVEY INFORMATION AND FIELD MEASUREMENT. THE ACTUAL CONDITIONS MAY INCLUDE VARYING CONDITIONS & STRUCTURE MAY DEVIATE FROM DIMENSIONS OR REPRESENTATIONS SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR FIELDING THE SITE AND VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS AND ACTING USING THE ACTUAL CONDITIONS ON SHOP DRAWINGS AND SUBMITTALS FOR THE PROJECT. WHERE DISCREPANCIES AFFECTING THE WORK ARE DISCOVERED THE ARCHITECT SHALL BE CONSULTED FOR CLARIFICATION OF THE DESIGN INTENT.
4. CONTRACTOR SHALL PROVIDE NEW WALL LINTELS FOR ALL NEW OR ENLARGED OPENINGS IN EXISTG WALL WHETHER OR NOT SPECIFICALLY IDENTIFIED ON DRAWINGS REFER TO STRUCTURAL DWGS FOR LINTEL SCHEDULE
5. THE CONTRACTOR SHALL EVALUATE AND PERFORM ALL REQUIRED ENVIRONMENTAL ABATEMENT AND REMEDIATION WORK PRIOR TO DEMOLITION AND OTHER WORK ACTIVITIES. REFER TO ENVIRONMENTAL REPORTS AND OWNER'S ENVIRONMENTAL CONSULTANT SCOPE OF WORK. CONVERSELY, REMEDIATION ACTIVITIES ARE NOT ALL DEMOLITION WORK AND WITH WORK TO BE PERFORMED BY OTHER CONTRACTORS WITHIN THE BUILDING.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CHICAGO BUILDING CODE AND OTHER APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, SIGNAGE ETC. AS REQUIRED.
7. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF SITE
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR ALL UTILITY WORK RELATED TO THE PROJECT SCOPE UNLESS EXPRESSLY STATED OTHERWISE IN WRITING AND ACKNOWLEDGED BY THE OWNER. CAP ALL TERMINATED EXISTING AT THEIR SOURCE AND COORDINATE TEMPORARY FACILITIES / UTILITIES AS REQUIRED.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES REQUIRED TO IMPLEMENT THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS OF ALL SHORING, BRACING AND UNDERPINNING OF THE EXISTING STRUCTURE ADJACENT STRUCTURES, PROPERTY AND BUILDING COMPONENTS AS REQUIRED FOR IMPLEMENTATION OF THE WORK AS A DELEGATED DESIGN RESPONSIBILITY. CONTRACTOR IS RESPONSIBLE FOR ENGAGING AND PAYING FOR QUALIFIED ILLINOIS LICENSED PROFESSIONALS OF RECORD AND OTHER CONSULTANTS AS REQUIRED FOR DELEGATED DESIGN SERVICES. ALL PERMITS AND APPROVALS FOR SUCH WORK AS REQUIRED.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEWATERING OF SUBGRADE EXCAVATIONS FOR IMPLEMENTATION OF THE WORK. ALL GROUNDWATER TREATMENTS ABOVE REQUIRED SHALL BE PERFORMED IN STRICT COMPLIANCE WITH CITY, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND APPROVALS FOR SUCH WORK AS REQUIRED.

KEYNOTE - EXTERIOR DEMOLITION

02041	REMOVE EXISTG WINDOW SILL/SASH FRAME HARDWARE INTERIOR TRIM & WOOD SILL PREP FOR EXISTING STONE SILL RESTORATION AT STONE FASCIA LINTEL WINDOW TO BE REPLACED NEW WP
02042	REMOVE EXISTG GLASS BLOCK WALL & BASIC SUBSTRATE INFILL OPENING FULL WALL DEPTH & COORDINATE WITH NEW WINDOW INSTALLATION OF NEW OPENINGS & LINTELS, TYP
02069	SELECTIVE DEMOLITION - REMOVE EXISTG BASE CORNICE / SILLS AND DECORATIVE TRIM IN AREAS WHERE NEW EXTERIOR WALL ABUTS EXISTING. COORDINATE EXTENT OF REMOVAL WITH DEPTH & LOCATION OF NEW WALLS
02240	DEMOLITION - REMOVE EXISTG NON - PERMANENT METAL RAILING SUPPORTS & ALL MISC. ELEMENTS IN PREPARATION FOR NEW WORK. COORD. W/ NEW MATERIAL SCOPE
02411	REMOVE EXISTG CHIMNEY LINER CAP & ALL ASSOC. ELEMENTS
02412	NEW OPENING: PROVIDE NEW LINTEL FOR NEW OR ENLARGED OPENING REFER TO STRUCTURAL DWGS & ARCHITECTURAL ELEVATIONS, TYP.
02246	REMOVE / REINSTALL EXISTG SECURITY CAMERAS, CONDUIT, WIRE AND ALL ASSOC. ELEMENTS AS REQUIRE MAINTENANCE & PATCH ALL FASTENER HOLES AT LOCATIONS WHERE REMOVED. REINSTALL AS REQUIRED
02251	REMOVE EXISTG ALUMINUM RAIL GUARDRAIL
02253	REMOVE EXISTG ROOFING DOWN TO TOP OF ROOF DECK. PROTECT & SALVAGE TERRACOTTA STONE COPING FOR REINSTALLATION
02256	SELECTIVE - REMOVE, LABEL & SALVAGE ALL EXISTG COPINGS FOR RE-INSTALLATION AFTER RE-ROOFING ACTIVITIES ARE COMPLETE. TOP OF WALL BEHIND COPING SHALL RECEIVE NEW OVERALL FLASHING. COORD. W/ NEW WORK
02264	REMOVE EXISTG DOWNSPOUT, SCUPPER & HARDWARE & ALL ASSOCIATED ELEMENTS
02266	REMOVE EXISTG STONE FRAME MASONRY OPENING SECURITY BARRIER HOUSING AND ALL ASSOC. ELEMENTS IN PREPARATION FOR NEW WORK
02267	REMOVE ALL DEPTH OF THIS WALL REMOVE EXISTG INTERIOR DOOR AND ASSOC. ELEMENTS
02316	REMOVE STONE SILL AND INFILL WITH BRICK MASONRY

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

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1nS STUDIO

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TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

NOT FOR CONSTRUCTION

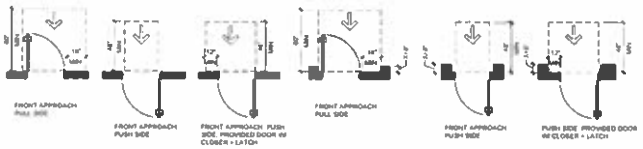
PROJ. NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ. NO: 2403

TITLE: DEMO ELEVATIONS

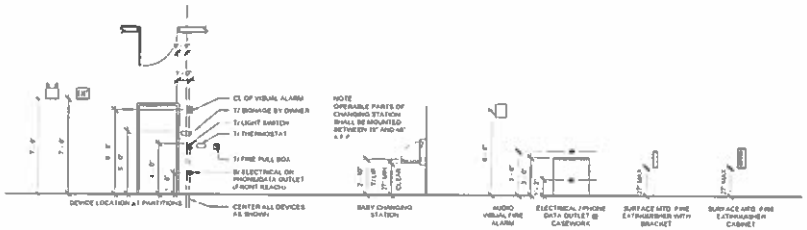
SHEET: AD3.2

ACCESSIBLE ROUTE REQUIREMENTS

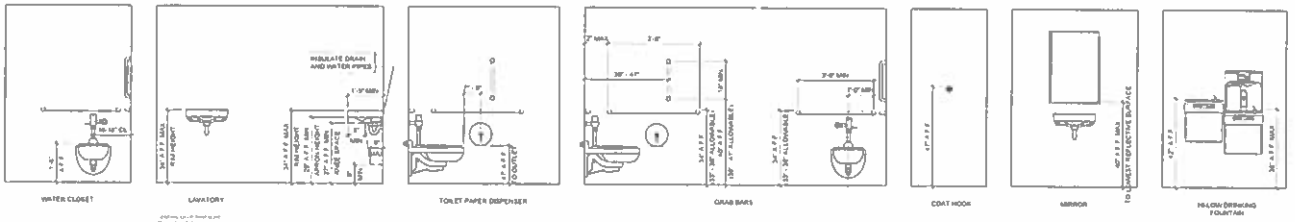


DOOR AND GATE OPENING FORCE FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS
1 INTERIOR HINGED DOORS AND GATES 5 POUNDS (22 2 N) MAXIMUM
2 SLIDING OR FOLDING DOORS 5 POUNDS (22 2 N) MAXIMUM
FLOOR OR GROUND SURFACE FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH 302 CHANGES IN LEVEL ARE NOT PERMITTED EXCEPTIONS
1 SLOPES NOT STEEPER THAN 1 48 SHALL BE PERMITTED
2 CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH 404 2 5 SHALL BE PERMITTED (PER IAC 404 2 4 a)
THRESHOLDS THRESHOLDS IF PROVIDED AT DOORWAYS SHALL BE 1/2 INCH (13 MM) HIGH MAXIMUM RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 303 AND 303 (PER IAC 404 2 5) BEVELED DOORS AND GATES MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (455 MM) OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 6 INCHES (150 MM) BEYOND THE FACE OF THE DOOR MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE (PER IAC 404 2 4)

TYPICAL MOUNTING HEIGHTS



NOTES
1 AEV IS PROVIDED TO ESTABLISH MOUNTING HEIGHTS AS REQUIRED BY CODE
2 A/E TO PROVIDE FIRE RETARDANT BLOCKING IN WALL FOR MOUNTING ACCESSORIES AND FIXTURES



TOILET ACCESSORIES MOUNTING HEIGHT

STATE OF ILLINOIS
TODD A. RHEINEC
001-027754
LICENSED ARCHITECT

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8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

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ADVANCE CONSULTING GROUP INTERNATIONAL

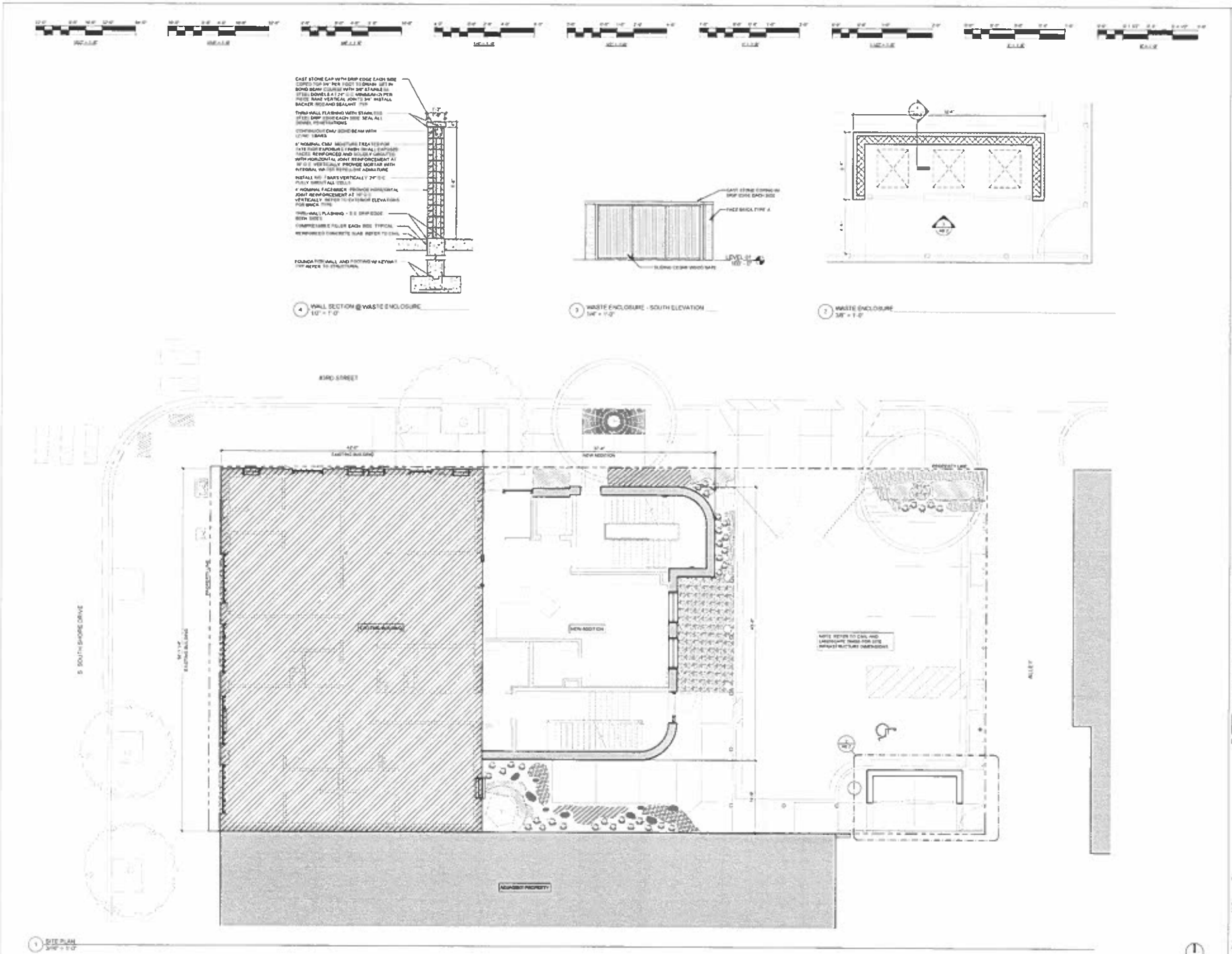
ISSUANCE		
NO	ISSUED FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2409

MOUNTING HEIGHTS

SHEET A0.1



Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

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PROJ. NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ. NO.

TITLE ARCHITECTURAL SITE PLAN

SHEET A0.2

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SPECIALTY EQUIPMENT SCHEDULE

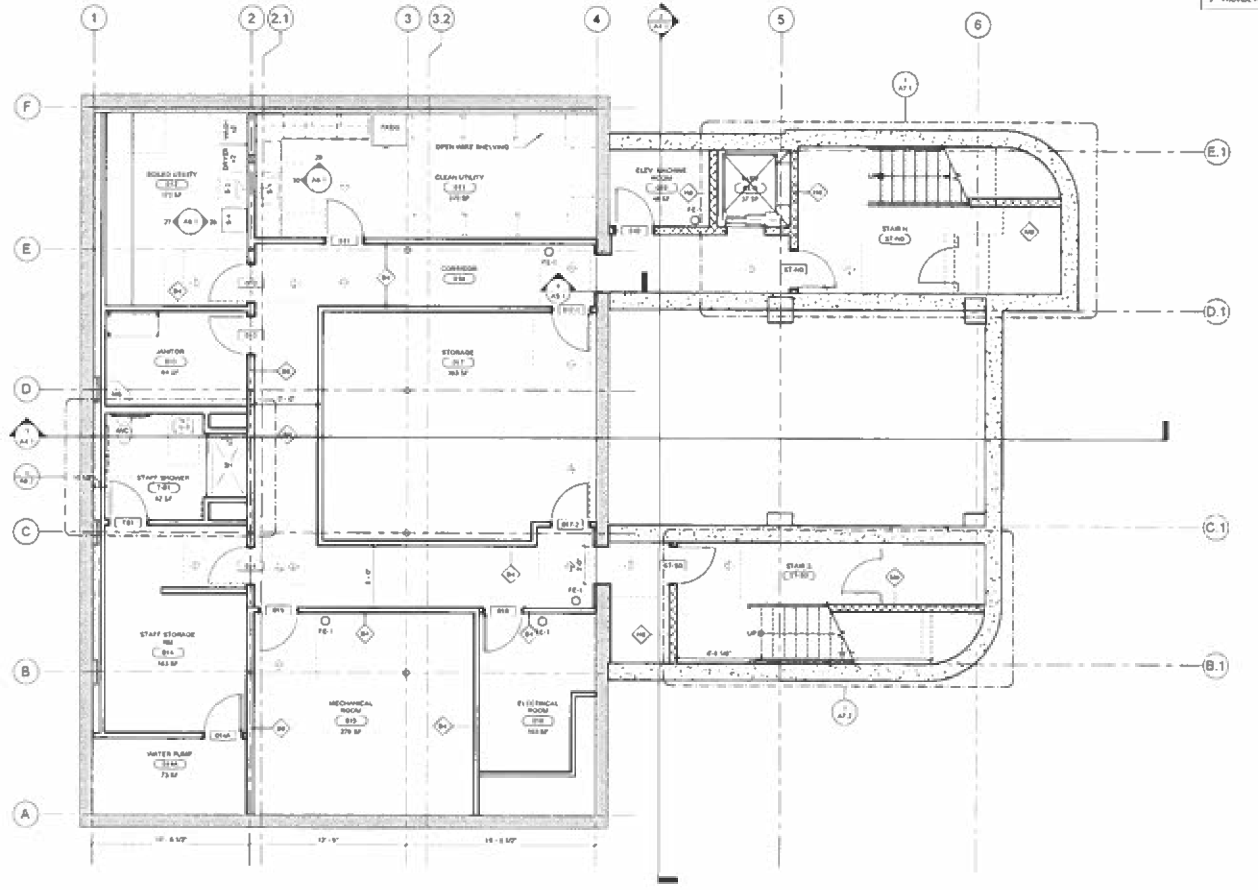
TYPE	DESCRIPTION	MANUFACTURER	MODEL	Type Comments
D1	TOILET TISSUE HOLDER	KOHLER Co	K-27[illegible]	
G1	Side Wall / Rear Wall Grab Bars	AMERICAN SPECIALTIES INC	3800 SERIES	18" 24" 42"
H1	Towel Ring	American Specialties Inc	7366-B	Towel Ring - Surface Mount - Bright Stainless Steel
H2	Robe/Towel Hook	American Specialties Inc	7308	Robe Hook - Surface Mount - Single
N1	Baby Changing Station	American Specialties Inc	[illegible]	Baby Change Station - Recessed - Horizontal - Stainless Steel
[illegible]	Toilet Tissue Dispenser - Single	American Specialties Inc	7314	Toilet Tissue Dispenser - Surface Mount - No Hood

GENERAL NOTES - BUILDING ENVELOPE

1. 100% CHEMICALLY CLEAN AND TUCK POINT ALL EXISTING MASONRY TO REMAIN. REPAIR OR REPLACE ALL DAMAGED, CRACKED, SPALLED OR OTHERWISE DAMAGED BRICK WITH NEW BRICK TO MATCH EXISTING
2. SCRAPE AND CLEAN EXISTING LINTELS. PRIME AND RE-PAINT
3. REMOVE AND REPLACE EXISTING ROOFING, FLASHINGS, GUTTERS, DOWNSPOUTS, SCUPPERS, MECHANICAL EQUIPMENT, VENTS, FLUES, CURBS AND ALL ASSOCIATED ELEMENTS IN PREPARATION FOR NEW ROOFING. PATCH OPENINGS IN EXISTING ROOF DECK. INSTALL NEW HOT APPLIED MODIFIED BITUMINOUS ROOF SYSTEM AND REUSE EXISTING STONE & TERRACOTTA COPINGS. ROOF TO BE COMPOSED OF THE FOLLOWING: WHITE REFLECTIVE COATING ON MULTI-PLY HOT MOPPED MODIFIED BITUMINOUS ROOF SYSTEM ON 1/2" COVER BOARD ON (2) LAYERS R [illegible] POLYISOCYANURATE INSULATION [illegible] ON CONTINUOUS VAPOR RETARDER MOPPED FELT ON [illegible] TYPE X GYPSUM THERMAL BARRIER [illegible] DECK OR [illegible]. PROVIDE NEW [illegible] PREFINISHED ALUMINUM COPING SYSTEM AT PERIMETER OF EXISTING AND NEW ROOF ON NEW ADDITION TO MATCH ROOFING ON EXISTING BUILDING. PROVIDE (2) NEW ROOF DRAINS AND (2) NEW OVERFLOW ROOF DRAINS AND PROVIDE 1/2" PER FOOT TAPERED INSULATION SADDLES TO DIRECT WATER TO DRAINS. NEW ROOF STRUCTURE SHALL BE SLOPED MIN. 1/4" PER FOOT TOWARD DRAIN LOW POINT
4. SET ALL NEW THRESHOLDS IN A CONTINUOUS BED OF SILICONE SEALANT
5. CAULK ALL BRICK CONTROL JOINTS IN NEW CONSTRUCTION WITH CUSTOM COLOR TO MATCH BRICK AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS
6. PROVIDE TWO NEW HOSE BIBBS ON BUILDING: ONE AT NORTH, ONE AT WEST PLUS ONE DRAINABLE (SEASONAL) YARD HYDRANT ON EAST ELEVATION
7. REFUSE ENCLOSURE SHALL BE 8" NOM. REINF. CMU [illegible] BRICK TO MATCH NEW ADDITION. PROVIDE IVY PLANTING STRIP ADJACENT AS PER LANDSCAPE ORDINANCE AND CEDAR VIEW-BLOCKING GATES. SWING AND LATCH HARDWARE FOR PEDESTRIAN ACCESS. PROVIDE REINF. CONC. FOUNDATION. EXTEND TO FROST. REFER TO STRUCTURAL AND LANDSCAPE DWGS
8. NEW WINDOWS & WINDOW INFILLS. BASIS OF DESIGN ANDERSEN E-SERIES CUSTOM SHAPE/SIZE WINDOWS TO FIT EXISTING OPENINGS & FIXED/AWNING WINDOWS FOR NEW OPENINGS. BRONZE EXTERIOR FINISH & WOOD INTERIOR. 1" INSULATED GLASS ASSEMBLY: 1/4" THICK LOW-E OUTBOARD CLEAR LITE W/ PPG SOLARBAN 60 ON #2 SURFACE, 1/2" AIRSPACE, 1/4" THICK INBOARD LITE (FROSTED AT BIRTH SUITES, CLEAR LITE AT ALL OTHER LOCATIONS). MINIMUM LIGHT TRANSMITTANCE = 70% ON CLEAR LITES. U-VALUE (WINTER 0.30 MAX, SUMMER 0.28 MAX), MAX SOLAR HEAT GAIN COEFFICIENT = 0.38
9. ALUMINUM FRAMED STOREFRONTS. BASIS OF DESIGN PITTCO. REFER TO SPECIFICATIONS FOR PERFORMANCE REQUIREMENTS. FINISH TO BE BRONZE TO MATCH WINDOWS
10. ALL FIRST AND SECOND FLOOR EXTERIOR WALLS IN THE EXISTING BUILDING ARE TO BE FURRED OUT WITH PARTITION TYPE AS NOTED, WITH MINIMUM 2-1/2" STUDS. STUD CAVITY SHALL BE FILLED WITH SPRAY FOAM INSULATION

GENERAL NOTES - BUILDING INTERIOR

1. PATCH ALL WALLS, FLOORS AND CEILINGS WHERE PLUMBING, HEATING PIPING, CONDUIT AND SIMILAR ELEMENTS ARE REMOVED (SEE DEMO PLANS). MATCH ADJACENT CONSTRUCTION AND ALIGN SUBSTRATE TO RECEIVE NEW FINISH AND PROVIDE A CONSISTENT FLOOR / WALL FINISH THROUGHOUT
2. WHERE REQ'D, PROVIDE FLOOR UNDERLAYMENT TO ALIGN ALL FLOORS IN PREP FOR CONTINUOUS FLOOR FINISH - INCLUDES FLOOR TRANSITIONS, DEMO'D WALLS, JANITOR CLOSETS, ETC
3. CONTRACTOR RESPONSIBLE FOR PATCHING FLOORS WHERE WALLS OR CURBS, CHASES, EXIST'G FLOOR PENETRATIONS DUE TO DEMO'D MECHANICAL / ELECTRICAL / PLUMBING ROUTING OCCURS AND ALL OTHER LOCATIONS WERE SLABS ARE MISSING W/ CEMENTITIOUS UNDERLAYMENT FOR A CONTINUOUS SMOOTH FINAL SURFACE
4. PROVIDE (1) FIRE EXTINGUISHER CABINET PER FLOOR, (1) BRACKET MOUNTED EXTINGUISHER IN ELECTRIC ROOM AND MECHANICAL ROOM EACH, (1) UNDER COUNTER FIRE EXTINGUISHER IN FAMILY ROOM AND STAFF ROOM EACH
5. ALL INTERIOR ROOM DOORS TO HAVE 8" x 4" CAST ACRYLIC ROOM SIGNAGE W/ ROOM ID AND NAME. PROVIDE GRADE 2 BRAILLE
6. ALL WINDOWS OTHER THAN IN BIRTH SUITES TO RECEIVE WINDOW SHADES. BASIS OF DESIGN MECHOSHADE ROLL-DOWN MANUAL SHADE W/ 3% OPENNESS FACTOR. AT ALL BIRTH SUITE WINDOWS, PROVIDE IN-WALL FIRE-RATED WOOD BLOCKING & CURTAIN ROD. CURTAINS TO BE PROVIDED BY OWNER
7. ALL INTERIOR WINDOWS TO RECEIVE PAINTED WOOD SILLS
8. PROVIDE FIRE-TREATED WOOD BLOCKING IN WALL FOR ALL CONTRACTOR AND OWNER-PROVIDED EQUIPMENT IN ALL ROOMS



1 FLOOR PLAN - LOWER LEVEL
1/4" = 1'-0"

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

Chicago South Side BIRTH CENTER

ARCHITECT OF RECORD

TAS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

NOT FOR CONSTRUCTION

CHICAGO SOUTH SIDE BIRTH CENTER

FLOOR PLAN - LEVEL 00

A1.0

Sub									
	Item	Remarks	Manufacturer	Model	Size	Manufacturer	Finish	Finish	Remarks
1.1	Lavatory at Sink Accessible	Soft	Kohler	Pinstripe	Round Sink	Kohler	Polished Chrome	White	All Sink and Bathroom Accessories to be Approved by Architect Prior to Purchase and Installation
1.2	Lavatory Faucet	Soft Flow	Kohler	Purist	Deck or Wall Mount	Kohler	Polished Chrome		Water Saver Faucet Aerator 1.5 GPM
1.3	Lavatory Faucet	Soft Flow	Kohler	Purist	Deck or Wall Mount	Kohler	Polished Chrome		Water Saver Faucet Aerator 1.5 GPM
2.1	Water Closet	Elongated	American Standard	Cadet 3	Flowise 1.28	American Standard	White		12" Rough In
3.1	Shower Valve + Head	Slide Bar	American Standard	Spectra	Slide Bar	American Standard	Polished Chrome		1/2" Thermostatic Valve
3.2	Shower Valve + Head	Slide Bar	American Standard	Spectra	Slide Bar	American Standard	Polished Chrome		1/2" Thermostatic Valve
3.3	Shower Valve + Head	Slide Bar	American Standard	Spectra	Slide Bar	American Standard	Polished Chrome		1/2" Thermostatic Valve
3.4	Shower Valve + Head	Slide Bar	American Standard	Spectra	Slide Bar	American Standard	Polished Chrome		1/2" Thermostatic Valve
3.5	Shower Valve + Head	Slide Bar	American Standard	Spectra	Slide Bar	American Standard	Polished Chrome		1/2" Thermostatic Valve
3.6	Shower Valve + Head	Slide Bar	American Standard	Spectra	Slide Bar	American Standard	Polished Chrome		1/2" Thermostatic Valve
4.1	Kitchen Sink + Faucet	Soft Flow	Kohler	Prolific	Double Bowl	Kohler	Polished Chrome		
5.1	Laundry Sink + Faucet	Soft Flow	Kohler	Prolific	Single Bowl	Kohler	Polished Chrome		
6.1	Utility Sink	Service	Kohler	Service	Floor Mount	Kohler	White		
7.1	Hose Bibb	Chrome	Woodford	Model 24	Wall Mount	Woodford	Chrome		

SPECIALTY EQUIPMENT SCHEDULE

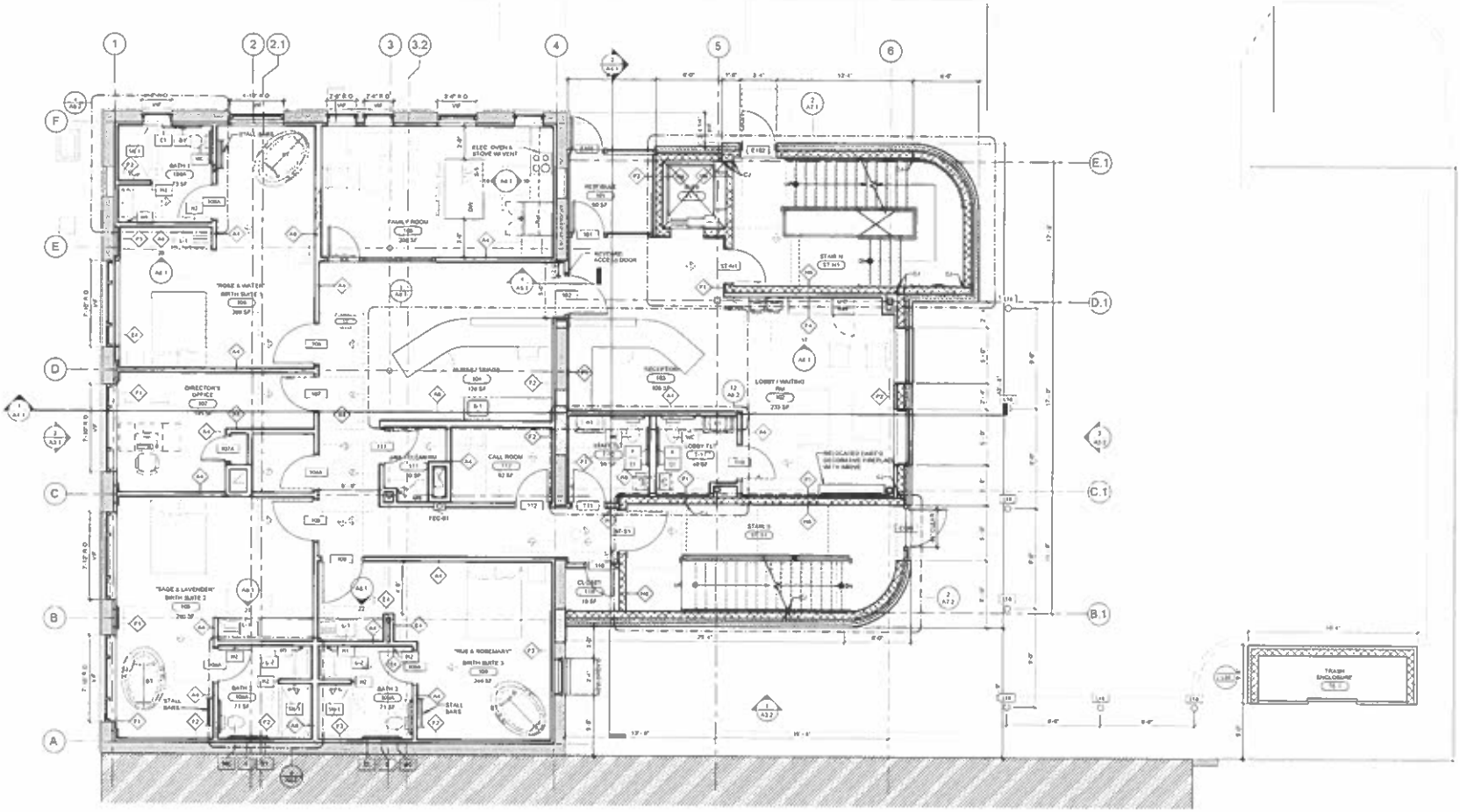
Type	DESCRIPTION	MANUFACTURER	MODEL	Type Comments
SE1	TOILET TISSUE HOLDER	KOHLER Co	R-27260-0-BS	
C1	Safe Wall / Floor Wall Grab Bars	AMERICAN SPECIALTIES INC	3800 SERIES	18", 24", 42"
H1	Towel Ring	American Specialties Inc	7388-B	7" Round Ring - Surface Mount - Bright Stainless Steel
H2	Robe/Towel Hook	American Specialties Inc	7368	Robe Hook - Surface Mount - Single
H3	Baby Changing Station	American Specialties Inc	6016	Baby Change Station - Recessed - Handheld - Stainless Steel
R	Toilet Tissue Dispenser - Single	American Specialties Inc	7510	Toilet Tissue Dispenser - Surface Mount - Two Hand

GENERAL NOTES - BUILDING EXTERIOR

1. 100% CHEMICALLY CLEAN AND TUCK POINT ALL EXISTING MASONRY TO REMAIN. REPAIR OR REPLACE ALL DAMAGED CRACKED SPALLED OR OTHERWISE DAMAGED BRICK WITH NEW BRICK TO MATCH EXISTING
2. SCRAPE AND CLEAN EXISTING LINTELS. PRIME AND RE-PAINT
3. REMOVE AND REPLACE EXISTING ROOFING, FLASHINGS, GUTTERS, DOWNSPOUTS, SCUPPERS, MECHANICAL EQUIPMENT, VENTS, FLUES, CURBS AND ALL ASSOCIATED ELEMENTS IN PREPARATION FOR NEW ROOFING. PATCH OPENINGS IN EXISTING ROOF DECK. INSTALL NEW HOT-APPLIED MODIFIED BITUMINOUS ROOF SYSTEM AND REUSE EXISTING STONE & TERRACOTTA COPINGS. ROOF TO BE COMPOSED OF THE FOLLOWING: WHITE REFLECTIVE COATING ON MEA TI-PLY HOT-MOPPED MODIFIED BITUMINOUS ROOF SYSTEM ON VCT COVER BOARD ON 2 LAYERS R-5 MIN. POLYISOCYANURATE INSULATION ABBR. R 30) ON CONTINUOUS VAPOR RETARDER MOPPED TO DECK. ON THE TYPE 3 OTTPMA THERMAL BARRIER (OR EQ. OR 1/4" PROVIDE NEW GSI PREFINISHED ALUMINUM COPING SYSTEM AT PERIMETER OF EXISTING AND NEW ROOF. ON NEW ADDITION TO MATCH ROOFING ON EXISTING BUILDING. PROVIDE (2) NEW ROOF DRAINS AND (2) NEW OVERFLOW ROOF DRAINS AND PROVIDE 1/2" PER FOOT TAPERED INSULATION SADDLES TO DIRECT WATER TO DRAINS. NEW ROOF STRUCTURE SHALL BE SLOPED MIN. 1/4" PER FOOT TOWARD DRAIN LOW POINT
4. SET ALL NEW THRESHOLDS IN A CONTINUOUS BED OF BUTYL SEALANT
5. CAULK ALL BRICK CONTROL JOINTS IN NEW CONSTRUCTION WITH CUSTOM COLOR TO MATCH BRICK AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS
6. PROVIDE TWO NEW HOSE BIBBS ON BUILDING: ONE AT NORTH ONE AT WEST PLUS ONE DRAINABLE SEASONAL YARD HYDRANT ON EAST ELEVATION
7. REPAIR ENCLOSURE SHALL BE 6' HIGH REINF. CMU'S 4 'H W 4' BRICK TO MATCH NEW ADDITION. PROVIDE NY PLANTING STRIP ADJACENT AS PER LANDSCAPE ORDINANCE AND CEDAR VIEW BLOCKING GATES. SWING AND LATCH HARDWARE FOR PEDESTRIAN ACCESS. PROVIDE REINF. CONC. FOUNDATION EXTEND TO FROST. REFER TO STRUCTURAL AND LANDSCAPE DWGS.
8. NEW WINDOWS & WINDOW INFILLS: BASIS OF DESIGN ANDERSEN E-SERIES CUSTOM SIMULATED WINDOWS TO FIT EXISTING OPENINGS & FIXED WINDOWS IN NEW OPENINGS. BRONZE EXTERIOR FINISH & WOOD INTERIOR. 1" INSULATED GLASS ASSEMBLY: 1/4" THICK LOW-E OUTBOARD CLEAR LITE PPG SOLARBAN 60 ON #3 SURFACE. 1/2" AIRSPACE. 1/4" THICK ANNEALED LITE @ INSTALLED AT BIRTH SUITES. CLEAR LITE AT ALL OTHER LOCATIONS. WINDOWS LIGHT TRANSMITTANCE = 70% ON CLEAR LITES. U VALUE (WINTER) 0.30 MAX. SUMMER 0.30 MAX.; MAX. SOLAR HEAT GAIN COEFFICIENT = 0.39
9. ALUMINUM FRAMED STOREFRONTS: BASIS OF DESIGN: PTICO. REFER TO SPECIFICATIONS FOR PERFORMANCE REQUIREMENTS. FINISH TO BE BRONZE TO MATCH WINDOWS.
10. ALL FIRST AND SECOND FLOOR EXTERIOR WALLS IN THE EXISTING BUILDING ARE TO BE FURRED OUT WITH PARTITION TYPE AS NOTED WITH MINIMUM 2-1/2" STUDS. STUD CAVITY SHALL BE [illegible] SPRAY FOAM INSULATION.

GENERAL NOTES - BUILDING INTERIOR

1. PATCH ALL WALLS, FLOORS AND CEILINGS WHERE PLUMBING, HEATING PIPING, CONDUIT AND SIMILAR ELEMENTS ARE REMOVED (SEE DEMO PLANS) MATCH ADJACENT CONSTRUCTION AND ALIGN SUBSTRATE TO RECEIVE NEW FINISH AND PROVIDE A CONSISTENT FLOOR PLANE FINISH THROUGHOUT
2. WHERE REQ'D, PROVIDE FLOOR LEVELING COMPOUND TO ALIGN ALL FLOORS IN PREP FOR CONTINUOUS FLOOR FINISH - INCLUDES FLOOR TRANSITIONS. DEMO'D WALLS, JANITOR CLOSETS, ETC
3. CONTRACTOR RESPONSIBLE FOR PATCHING FLOORS WHERE WALLS OR CURBS CHASES EXISTS. FLOOR PENETRATIONS DUE TO DEMO'D MECHANICAL / ELECTRICAL / PLUMBING ROUTING OCCURS AND ALL OTHER LOCATIONS WERE SLABS ARE MISSING OR COMPROMISED UNDER EQUIPMENT FOR A CONTINUOUS, SMOOTH FINAL SURFACE
4. PROVIDE (1) FIRE EXTINGUISHER CABINET PER FLOOR. (1) BRACKET MOUNTED EXTINGUISHER IN ELECTRIC ROOM AND MECHANICAL ROOM EACH. (1) UNDER COUNTER FIRE EXTINGUISHER IN FAMILY ROOM AND STAFF ROOM EACH
5. ALL INTERIOR ROOM DOORS TO HAVE 6" x 6" CAST ACRYLIC ROOM SIGNAGE W/ ROOM ID AND NAME. PROVIDE GRADE 2 BRAILLE
6. ALL WINDOWS OTHER THAN IN BIRTH SUITES TO RECEIVE WINDOW SHADES. BASIS OF DESIGN: MECHOSHADE ROLL-DOWN MANUAL SHADE W/ 3% OPENNESS FACTOR AT ALL BIRTH SUITE WINDOWS. PROVIDE IN WALL FIRE-RATED WOOD BLOCKING & CURTAIN ROD. CURTAINS TO BE PROVIDED BY OWNER
7. ALL INTERIOR WINDOWS TO RECEIVE PAINTED WOOD SILLS
8. PROVIDE FIRE-TREATED WOOD BLOCKING IN WALL FOR ALL CONTRACTOR AND OWNER-PROVIDED EQUIPMENT IN ALL ROOMS



1 LEVEL 01
1/4" = 1'-0"

TRUE NORTH

TODD A. RHEIMER
REGISTERED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

SMNGA

TNS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO	ISSUED FOR	DATE

NOT FOR CONSTRUCTION

PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO: 2409

TITLE: FLOOR PLAN - LEVEL 01

SHEET: A1.1

GENERAL NOTES - BUILDING ENVELOPE

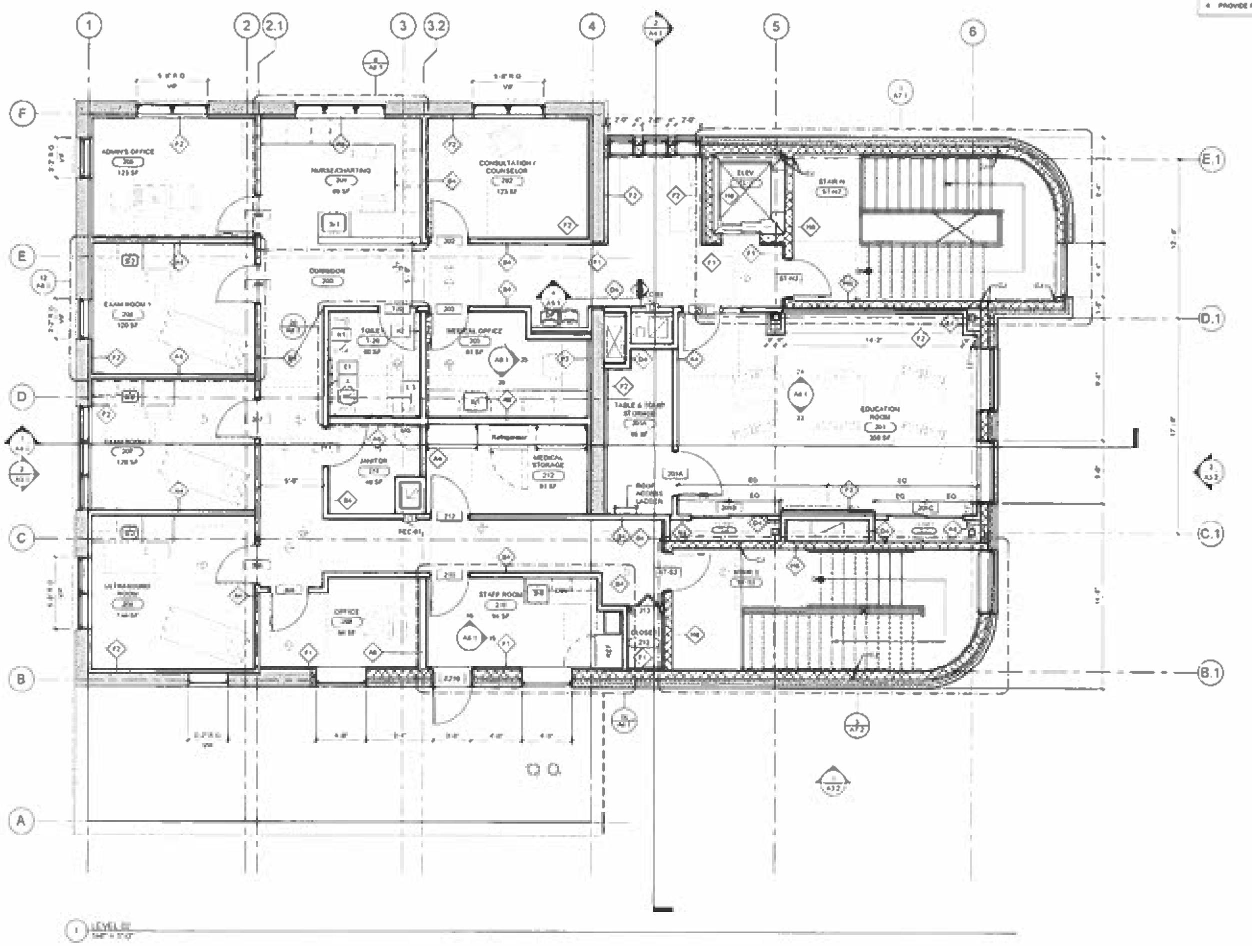
1. 100% CHEMICALLY CLEAN AND TUCK-POINT ALL EXISTING MASONRY TO REMAIN. REPAIR OR REPLACE ALL DAMAGED, CRACKED, SPALLED OR OTHERWISE DAMAGED BRICK WITH NEW BRICK TO MATCH EXISTING
2. SCRAPE AND CLEAN EXISTING LINTELS. PRIME AND RE-PAINT
3. REMOVE AND REPLACE EXISTING ROOFING, FLASHINGS, GUTTERS, DOWNSPOUTS, SCUPPERS, MECHANICAL EQUIPMENT, VENTS, FLUES, CURBS AND ALL ASSOCIATED ELEMENTS IN PREPARATION FOR NEW ROOFING. PATCH OPENINGS IN EXISTING ROOF DECK. INSTALL NEW HOT APPLIED MODIFIED BITUMINOUS ROOF SYSTEM AND REUSE EXISTING STONE & TERRACOTTA COPINGS. ROOF TO BE COMPOSED OF THE FOLLOWING: WHITE REFLECTIVE COATING ON MULTI-PLY HOT MOPPED MODIFIED BITUMINOUS ROOF SYSTEM ON 1/2" COVER BOARD ON (2) LAYERS (4-6 MIN. POLYISOCYANURATE INSULATION (MIN. R-30) ON CONTINUOUS VAPOR RETARDER (MOPPED FELT) ON 5/8" TYPE X GYPSUM THERMAL BARRIER (DENS-DECK OR SIM.). PROVIDE NEW PREFINISHED ALUMINUM COPING SYSTEM AT PERIMETER OF EXISTING AND NEW ROOF ON NEW ADDITION TO MATCH ROOFING ON EXISTING BUILDING. PROVIDE (2) NEW ROOF DRAINS AND (2) NEW OVERFLOW ROOF DRAINS AND PROVIDE 1/2" PER FOOT TAPERED INSULATION SADDLES TO DIRECT WATER TO DRAINS. NEW ROOF STRUCTURE SHALL BE SLOPED MIN. 1/4" PER FOOT TOWARD DRAIN LOW POINT
4. SET ALL NEW THRESHOLDS IN A CONTINUOUS BED OF SILICONE SEALANT
5. CAULK ALL BRICK CONTROL JOINTS IN NEW CONSTRUCTION WITH CUSTOM COLOR TO MATCH BRICK AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS
6. PROVIDE TWO NEW HOSE BIBBS ON BUILDING: ONE AT NORTH, ONE AT WEST PLUS ONE DRAINABLE (SEASONAL) YARD HYDRANT ON EAST ELEVATION
7. REFUSE ENCLOSURE SHALL BE 8" NOM. REINF. CMU 6'-4" H W/ 4" BRICK TO MATCH NEW ADDITION. PROVIDE 6FT PLANTING STRIP ADJACENT AS PER LANDSCAPE ORDINANCE AND CEDAR VIEW-BLOCKING GATES. SWING AND LATCH HARDWARE FOR PEDESTRIAN ACCESS. PROVIDE REINF. CONC. FOUNDATION, EXTEND TO FROST. REFER TO STRUCTURAL AND LANDSCAPE DWGS.
8. NEW WINDOWS & WINDOW INFILLS: BASIS OF DESIGN ANDERSEN E-SERIES CUSTOM SHAPE/SIZE WINDOWS TO FIT EXISTING OPENINGS & FIXED/AWNING WINDOWS FOR NEW OPENINGS. BRONZE EXTERIOR FINISH & WOOD INTERIOR. 1" INSULATED GLASS ASSEMBLY: 1/4" THICK LOW-E OUTBOARD CLEAR LITE W/ PPG SOLARBAN 60 ON #2 SURFACE, 1/2" AIRSPACE, 1/4" THICK INBOARD LITE (FROSTED AT BIRTH SUITES, CLEAR LITE AT ALL OTHER LOCATIONS). MINIMUM LIGHT TRANSMITTANCE = 70% ON CLEAR LITES. U-VALUE (WINTER) 0.30 MAX, (SUMMER) 0.28 MAX. MAX SOLAR HEAT GAIN COEFFICIENT = 0.30
9. ALUMINUM FRAMED STOREFRONTS: BASIS OF DESIGN PITTCO. REFER TO SPECIFICATIONS FOR PERFORMANCE REQUIREMENTS. FINISH TO BE BRONZE TO MATCH WINDOWS
10. ALL FIRST AND SECOND FLOOR EXTERIOR WALLS IN THE EXISTING BUILDING ARE TO BE FURRED OUT WITH PARTITION TYPE AS NOTED WITH MINIMUM 3 1/2" STUDS. STUD CAVITY SHALL BE FILLED WITH SPRAY FOAM INSULATION

GENERAL NOTES - BUILDING INTERIOR

1. PATCH ALL WALLS, FLOORS AND CEILINGS WHERE PLUMBING, HEATING PIPING, CONDUIT AND SIMILAR ELEMENTS ARE REMOVED (SEE DEMO PLANS). MATCH ADJACENT CONSTRUCTION AND ALIGN SUBSTRATE TO RECEIVE NEW FINISH AND PROVIDE A CONSISTENT FLOOR / WALL FINISH THROUGHOUT
2. WHERE REQ'D, PROVIDE FLOOR UNDERLAYMENT TO ALIGN ALL FLOORS IN PREP FOR CONTINUOUS FLOOR FINISH - INCLUDES FLOOR TRANSITIONS, DEMO'D WALLS, JANITOR CLOSETS, ETC
3. CONTRACTOR RESPONSIBLE FOR PATCHING FLOORS WHERE WALLS OR CURBS, CHASES, EXIST'G FLOOR PENETRATIONS DUE TO DEMO'D MECHANICAL / ELECTRICAL / PLUMBING ROUTING OCCURS AND ALL OTHER LOCATIONS WERE SLABS ARE MISSING W/ CEMENTITIOUS UNDERLAYMENT FOR A CONTINUOUS SMOOTH FINAL SURFACE
4. PROVIDE (1) FIRE EXTINGUISHER CABINET PER FLOOR, (1) BRACKET-MOUNTED EXTINGUISHER IN ELECTRIC ROOM AND MECHANICAL ROOM EACH, (1) UNDER-COUNTER FIRE EXTINGUISHER IN FAMILY ROOM AND STAFF ROOM EACH
5. ALL INTERIOR ROOM DOORS TO HAVE 9" x 4" CAST ACRYLIC ROOM SIGNAGE W/ ROOM ID AND NAME. PROVIDE GRADE 2 BRAILLE
6. ALL WINDOWS OTHER THAN IN BIRTH SUITES TO RECEIVE WINDOW SHADES. BASIS OF DESIGN MECHOSHADE ROLL-DOWN MANUAL SHADE W/ 3% OPENNESS FACTOR. AT ALL BIRTH SUITE WINDOWS, PROVIDE IN-WALL FIRE-RATED WOOD BLOCKING & CURTAIN ROD. CURTAINS TO BE PROVIDED BY OWNER
7. ALL INTERIOR WINDOWS TO RECEIVE PAINTED WOOD SILLS
8. PROVIDE FIRE-TREATED WOOD BLOCKING IN WALL FOR ALL CONTRACTOR AND OWNER-PROVIDED EQUIPMENT IN ALL ROOMS

SPECIALTY EQUIPMENT SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	Type Comments
D1	TOILET TISSUE HOLDER	KOHLER CO.	K-27362-0-BL	
E1	Side Wall / Rear Wall Grab Bars	AMERICAN SPECIALTIES INC	3800 SERIES	18" 24" 42"
H1	Towel Ring	American Specialties Inc	7360-B	Towel Ring - Surface Mount - Bright Stainless Steel
H2	Robe/Towel Hook	American Specialties Inc	7340	Robe Hook - Surface Mount - Single
N1	Baby Changing Station	American Specialties Inc	9013	Baby Change Station - Recessed - Horizontal - Stainless Steel
X	Toilet Tissue Dispenser - Single	American Specialties Inc	7314	Toilet Tissue Dispenser - Surface Mount - No Hood



CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

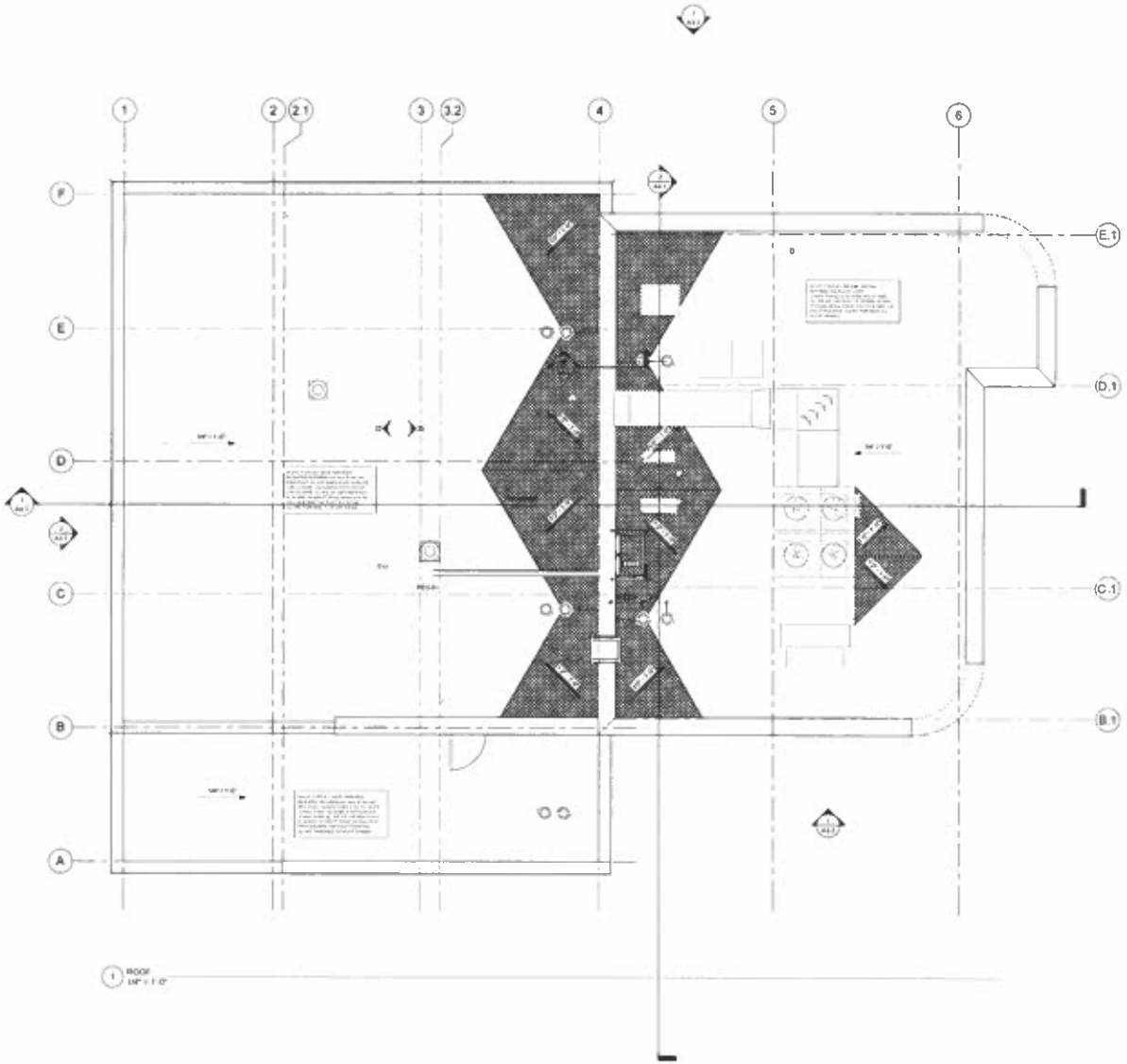
Chicago South Side BIRTH CENTER

STATE OF ILLINOIS
TODD A. [illegible]
001-0277[illegible]
LICENSED ARCHITECT

ARCHITECT OF RECORD
THE STUDIO
STEARN JOGLEKAR LTD
TERRA ENGINEERING LTD
ADVANCE CONSULTING GROUP INTERNATIONAL

NOT FOR CONSTRUCTION

PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO: 2408
TITLE: FLOOR PLAN - LEVEL 02
SHEET: A1.2



1 ROOF
1/8" = 1'-0"

GENERAL NOTES - BUILDING ENVELOPE

1 100% CHEMICALLY CLEAN AND TUCK POINT ALL EXISTING MASONRY TO REMAIN REPAIR OR REPLACE ALL DAMAGED CRACKED SPALLED OR OTHERWISE DAMAGED BRICK WITH NEW BRICK TO MATCH EXISTING

2 SCRAPE AND CLEAN EXISTING LINTELS PRIME AND RE PAINT

3 REMOVE AND REPLACE EXISTING ROOFING FLASHINGS GUTTERS DOWNSPOUTS SCUPPERS MECHANICAL EQUIPMENT VENTS FLUES CURBS AND ALL ASSOCIATED ELEMENTS IN PREPARATION FOR NEW ROOFING PATCH OPENINGS IN EXISTING ROOF DECK INSTALL NEW HOT APPLIED MODIFIED BITUMINOUS ROOF SYSTEM AND REUSE EXISTING STONE & TERRACOTTA COPINGS ROOF TO BE COMPOSED OF THE FOLLOWING WHITE REFLECTIVE COATING ON MULTI PLY HOT MOPPED MODIFIED BITUMINOUS ROOF SYSTEM ON 1/2" COVER BOARD ON 3 1/2" (VERIFY) 6 MIN POLYISOCYANURATE INSULATION WITH R-30 ON CONTINUOUS VAPOR RETARDER MOPPED ON METAL TYPE A GYPSUM THERMAL BARRIER 22GMS DECK OR SIM PROVIDE NEW PRE PREFINISHED ALUMINUM COPING SYSTEM AT PERIMETER OF EXISTING AND NEW ROOF ON NEW ADDITION TO MATCH ROOFING ON EXISTING BUILDING PROVIDE (2) NEW ROOF DRAINS AND (2) NEW OVERFLOW ROOF DRAINS AND PROVIDE 1/2" PER FOOT TAPERED INSULATION SADDLES TO DIRECT WATER TO DRAINS NEW ROOF STRUCTURE SHALL BE SLOPED MIN 1/4" PER FOOT TOWARD DRAIN LOW POINT

4 SET ALL NEW THRESHOLDS IN A CONTINUOUS BED OF SILICONE SEALANT

5 CAULK ALL BRICK CONTROL JOINTS IN NEW CONSTRUCTION WITH CUSTOM COLOR TO MATCH BRICK AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS

6 PROVIDE TWO NEW HOSE BIBBS ON BUILDING ONE AT NORTH ONE AT WEST PLUS ONE DRAINABLE (SEASONAL) YARD HYDRANT ON EAST ELEVATION

7 REFUSE ENCLOSURE SHALL BE 2 - NOM REINF CMU @ 4TH W/ 4" BRICK TO MATCH NEW ADDITION PROVIDE PLANTING STRIP ADJACENT AS PER LANDSCAPE ORDINANCE AND CEDAR VIEW BLOCKING GATES SWING AND LATCH HARDWARE FOR PEDESTRIAN ACCESS PROVIDE REINF CONC FOUNDATION EXTEND TO FROST REFER TO STRUCTURAL AND LANDSCAPE DWGS

8 NEW WINDOWS & WINDOW WALLS BASIS OF DESIGN ANDERSEN E-SERIES CUSTOM SHAPE/SIZE WINDOWS TO FIT EXISTING OPENINGS & FULL/DWARFING WINDOWS FOR NEW OPENINGS BRONZE EXTERIOR FINISH & WOOD INTERIOR 1" INSULATED GLASS ASSEMBLY 1/4" THICK LOW-E OUTBOARD CLEAR LITE W/ PPG SOLARBAN 90 ON #2 SURFACE 1/2" AIRSPACE 1/4" THICK INBOARD LITE (TEMPERED AT BIRTH SUITES) CLEAR LITE AT ALL OTHER LOCATIONS MINIMUM LIGHT TRANSMITTANCE = 70% ON CLEAR LITES SHGC WINTER 0.30 MAX SUMMER 0.26 MAX) MAX SOLAR HEAT GAIN COEFFICIENT = 0.26

9 ALUMINUM FRAMED STOREFRONTS BASIS OF DESIGN KAWNEER TRIFAB 451T CURTAIN WALL SYSTEM WITH 2" FACE DEPTH AND 4 1/2" BACK DEPTH FINISH TO BE BRONZE TO MATCH WINDOWS

10 ALL FIRST AND SECOND FLOOR EXTERIOR WALLS IN THE EXISTING BUILDING ARE TO BE FURRED OUT WITH PARTITION TYPE AS NOTED WITH MINIMUM 2-1/2" STUDS STUD CAVITY SHALL BE FILLED WITH SPRAY FOAM INSULATION

GENERAL NOTES - BUILDING INTERIOR

1 PATCH ALL WALLS FLOORS AND CEILINGS WHERE PLUMBING HEATING PIPING CONDUIT AND SIMILAR ELEMENTS ARE REMOVED (SEE DEMO PLANS) MATCH ADJACENT CONSTRUCTION AND ALIGN SUBSTRATE TO RECEIVE NEW FINISH AND PROVIDE A CONSISTENT FLOOR / WALL FINISH THROUGHOUT

2 WHERE NEEDED PROVIDE FLOOR UNDERLAYMENT TO ALIGN ALL FLOORS IN PREP FOR CONTINUOUS FLOOR FINISH - INCLUDES FLOOR TRANSITIONS DEMOED WALLS JANITOR CLOSETS ETC

3 CONTRACTOR IS RESPONSIBLE FOR PATCHING FLOORS WHERE WALLS OR CURBS ERASE EXISTING FLOOR PENETRATIONS DUE TO DEMOED MECHANICAL / ELECTRICAL / PLUMBING ROUTING OCCURS AND ALL OTHER LOCATIONS WERE SLABS ARE MISSING W/ CEMENTITIOUS UNDERLAYMENT FOR A CONTINUOUS SMOOTH FINAL SURFACE

4 PROVIDE (1) FIRE EXTINGUISHER CABINET PER FLOOR (1) BRACKET MOUNTED EXTINGUISHER IN ELECTRIC ROOM AND MECHANICAL ROOM EACH (1) UNDER-COUNTER FIRE EXTINGUISHER IN FAMILY ROOM AND STAFF ROOM EACH

5 ALL INTERIOR ROOM DOORS TO HAVE 8" x 4" CAST ACRYLIC ROOM SIGNAGE W/ ROOM ID AND NAME PROVIDE GRADE 2 BRAILLE

6 ALL WINDOWS OTHER THAN IN BIRTH SUITES TO RECEIVE WINDOW SHADES BASIS OF DESIGN NEICHOSHADE ROLL DOWN MANUAL SHADE W/ 3% OPENNESS FACTOR AT ALL BIRTH SUITE WINDOWS, PROVIDE IN WALL FIRE RATED WOOD BLOCKING 6 CURTAIN ROD CURTAINS TO BE PROVIDED BY OWNER

7 ALL INTERIOR WINDOWS TO RECEIVE PAINTED WOOD SILLS

8 PROVIDE PRE-TREATED WOOD BLOCKING IN WALL FOR ALL CONTRACTOR AND OWNER PROVIDED EQUIPMENT IN ALL ROOMS

TRUE NORTH

STATE OF ILLINOIS
TODD A. REIMER
001-012754
REGISTERED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR CHICAGO IL 60617

ARCHITECT OF RECORD

TnS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

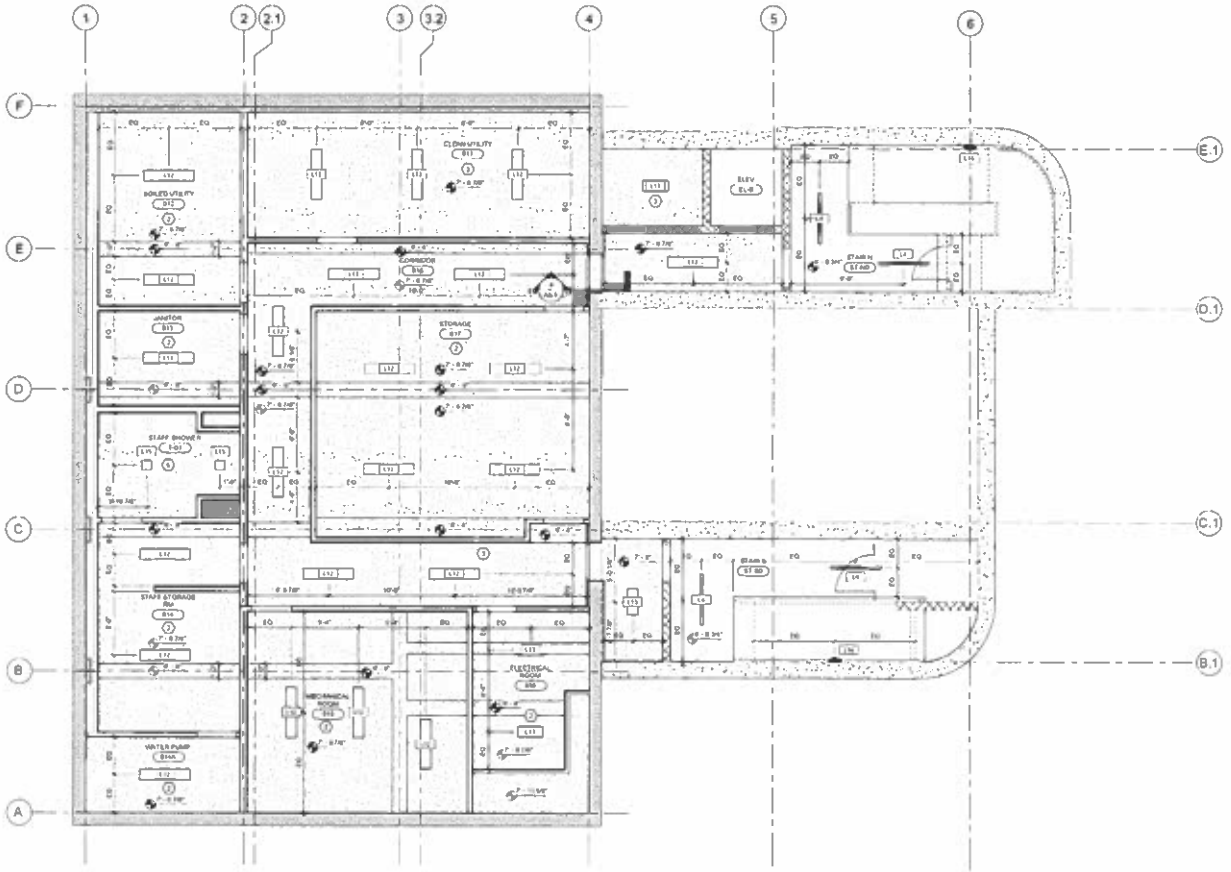
ISSUANCE		
No.	ISSUED FOR	DATE

PROJECT NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJECT NO: 2403

TITLE: FLOOR PLAN - ROOF

SHEET: A1.3



1 LEVEL 00 - REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL CEILING NOTES

1. ALL CEILING GRIDS SHALL BE CENTERED IN ROOMS UNLESS NOTED OTHERWISE
2. ALL LIGHT FIXTURES AND DIFFUSERS SHALL BE CENTERED ON THE TILE UNLESS NOTED OTHERWISE
3. ALL ROUND COLUMNS SHALL RECEIVE ROUND CEILING GRID TRIM WHEN ADJACENT TO LAY-IN CEILING. ALL ROUND COLUMNS SHALL RECEIVE A 1" REVEAL JOINTION OR SAG AT ALL GYPSUM CEILINGS AND AT ALL EXTERIOR CEMENT PLASTER CEILINGS
4. ALL GYPSUM BOARD CEILINGS AND SOFFITS SHALL HAVE 90° REVEAL EDGE AT ADJACENT PARTITIONS. REVEALS SHALL BE PAINTED TO MATCH CEILING
5. CONTRACTOR SHALL COORD LOCATION OF PLUMBING AND MECH. VALVES, TRANSFORMERS AND ASSOC. ABOVE-CEILING COMPONENTS. PROVIDE CEILING ACCESS PANELS, PTD. COORDINATE LOCATIONS OF CEILING ACCESS PANELS IN GYP. BD. CLG. AREAS. ALL LOCATIONS SHALL BE CENTERED AND ORIENTED WITH ADJACENT EXPOSED CONSTRUCTION. ALL LOCATIONS SHALL BE REVIEWED AND APPROVED BY AOR VIA SUBMITTAL
6. EXPOSED EXTERIOR FERROUS METAL SHALL BE HOT-DIPPED GALVANIZED, CLEANED, PRIMED BY OIL SHOP PRIMER + FIELD PAINTED INCLUDING BUT NOT LIMITED TO LOUVRE LINTELS, SHELF ANGLES, BENT PLATES, STEEL GRATING FASTENERS AND CONNECTIONS
7. COORDINATION DRAWINGS: CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SCOPE OF WORK TO ENSURE REQUIRED CEILING ELEVATIONS AND CLEARANCES HAVE BEEN ACHIEVED. CONTRACTOR SHALL SUBMIT TO THE AOR AND FOR COORDINATION SHOP DRAWINGS. PLANS AND SECTIONS. SHOP DRAWINGS SHALL INCLUDE A COORDINATED OVERLAY OF ALL STRUCTURAL FRAMING, MECHANICAL EQUIPMENT, DUCTWORK AND PIPING, ELECTRICAL AND LIGHTING EQUIPMENT AND PRIMARY CONDUIT RUNS, PLUMBING AND FIRE PROTECTION PIPING AND ARCHITECTURAL CEILING EQUIPMENT DRAWINGS SHALL NOTE TOP + BOTTOM ELEVATIONS OF ALL ITEMS LISTED ABOVE AND FINISHED CEILING ELEVATIONS. COORDINATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE AOR AND FOR PRIOR TO THE START OF ALL ASSOCIATED WORK

CEILING KEYNOTE LEGEND

1. ACOUSTICAL [illegible] TYPE 1 (AFC-1) 2'x2' SUSPENDED ON INVISIBLE GRID. REFER TO SPECIFICATION SECTION 09 51 13
2. GYPSUM BOARD CEILING 1-HR RATED ASSEMBLY (2 LAYERS 5/8") FOR BASEMENT OF EXISTING BUILDING. PROVIDE 1-HR RATED ASSEMBLY FOR ENTIRE CEILING FOR FIRST FLOOR OF EXISTING BUILDING. PROVIDE 1-HR RATED ASSEMBLY ABOVE ALL ACT CEILINGS TO MAINTAIN 1-HR RATED FLOOR SUSPENDED GWB CLG. BULKHEADS, SOFFITS ETC. PTD. AT 1 TYP. UNLESS NOTED OTHERWISE. REFER ALSO TO A12 FINISH PLANS
3. GYPSUM BOARD CEILING SUSPENDED GWB CLGS. BULKHEADS, SOFFITS ETC. PTD. AT 1 TYP. UNLESS NOTED OTHERWISE. REFER ALSO TO A12 FINISH PLANS
4. STEEL LINTEL PAINTED TO MATCH ADJACENT WALL COLOR
5. MOISTURE-RESISTANT GYPSUM BOARD CEILING. PROVIDE 2 LAYERS OF 5/8" GWB IN AREAS REQUIRING 1-HR RATED CEILING AT 1 UNLESS NOTED OTHERWISE. REFER ALSO TO A12 FINISH PLANS

CEILING SYMBOL LEGEND

- 2'x4' LAY-IN LED FIXTURE (SEE ELECTRICAL DWGS.)
- 2'x2' LAY-IN LED FIXTURE (SEE ELECTRICAL DWGS.)
- 1'x4' LAY-IN LED FIXTURE (SEE ELECTRICAL DWGS.)
- STRIP LIGHT FIXTURE - RECESSED MOUNTED AT SUSPENDED ACT CEILING AND PENDANT MOUNTED AT EXPOSED CEILING (SEE ELECTRICAL DWGS.)
- 18" DIA. RECESSED LIGHT FIXTURE (SEE ELECTRICAL DWGS.)
- 48" DIA. RECESSED LIGHT FIXTURE (SEE ELECTRICAL DWGS.)
- RECESSED CEILING FIXTURE (SEE ELECTRICAL DWGS.)
- CEILING MTD. PENDANT FIXTURE (SEE ELECTRICAL DWGS.)
- WALL MTD. SCONCE FIXTURE (SEE ELECTRICAL DWGS.)
- DISPLAY CASE LIGHT FIXTURE (SEE ELECTRICAL DWGS.)
- WALL MTD. EXIT SIGN (SEE ELECTRICAL DWGS.)
- CEILING MTD. EXIT SIGN (SEE ELECTRICAL DWGS.)
- EMERGENCY LIGHTING UNIT (SEE ELECTRICAL DWGS.)
- FLIP DOWN EMERGENCY LIGHTING UNIT (SEE ELEC. DWGS.)
- RETURN AIR DIFFUSER (SEE MECHANICAL DWGS.)
- SUPPLY LINEAR DIFFUSER (SEE MECHANICAL DWGS.)
- SUPPLY AIR DIFFUSER (SEE MECHANICAL DWGS.)
- EXHAUST (SEE MECHANICAL DWGS.)
- SPRINKLER HEAD (SEE FIRE PROTECTION DWGS.)
- CEILING MOUNTED SPEAKER
- WALL MOUNTED SPEAKER
- VACANCY SENSOR
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- OCCUPANCY SENSOR
- PHOTO SENSOR
- POWER BOX
- IP CAMERA
- CCTV CAMERA
- GYPSUM BOARD CLG. (PTD.)
- ACOUSTIC CEILING TILE
- WOOD CEILING PANEL
- ACCESS PANEL
- TACK BOARD

TRUE NORTH

LIGHTING FIXTURE SCHEDULE

TYPE	COUNT	MANUFACTURER	MODEL	DESCRIPTION	TYPE	SIZE	COMMENTS
E STREET	1			210W Halogen, 277V			
L1	36	Metalux	CDS1-[illegible]-LED	24CDS1-36-L835	1x4, 2x2 and 2x4		
L2	24	Metalux	CDS1-[illegible]-LED	22CDS1-36-L835	1x4, 2x2 and 2x4		
L3	1	Metalux	SPN1-[illegible]	SPN1-[illegible]-CD-SD			
L4	8	Metalux	CDN1	CDN1-[illegible]-CD-SD-[illegible]			
L5	3	Metalux	2SWLED	2SWLED-2064-[illegible]	Surface and Wall Mount		
L6	51	Halo	HC4	HC4-15-DWD-WH-[illegible]	4 inch LED Downlight		
L6W	10	Halo	HC4W	HC4-30-DWD-WH-[illegible]	4 inch LED Downlight		
L7	6	BASIX	BASIX 5	BASIX-[illegible]			
L8	1	MAX	AMANDA	#10847BT-ADB	Chandelier		
L9	6	Amathus	94ZNE	94ZNE[illegible]			
L10	3	Wac Lighting	[illegible]	WS-W3514-BN	Wave ripple vanity light		
L12	23	Metalux	4AWWS-L30	4AWWS-L30-[illegible]	Surface Mount		
L13	4	Metalux	2AWWS	2AWWS-L30-[illegible]	Surface Mount		
L14	3	PremieLite	4 Ft	PRLA 4FT-PR-[illegible]	Decorative Pendant		
L15	3	Halo	SMA6	SMA6RL 6FSCRW 1500LM 3000K	Surface Mount		
L16	6	Pot-Safe	TR11 LED	TR6-11-LD-[illegible]	11 Inch Round		
L17	2	Pot-Safe	TR11 LED	TR6-AA-LD-[illegible]	11 Inch Round		
L18	7	FMCO	Cedar Bollard	38743871 VB1	Floor mounted		
L19	2	Wac Lighting	Tube Wall Mount	WS-W2618	Wall Mount		
L20	1	Bega	ECP Pole	ECP-WA-[illegible]	Cantilever Mount		

STATE OF ILLINOIS
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CHICAGO SOUTH SIDE BIRTH CENTER

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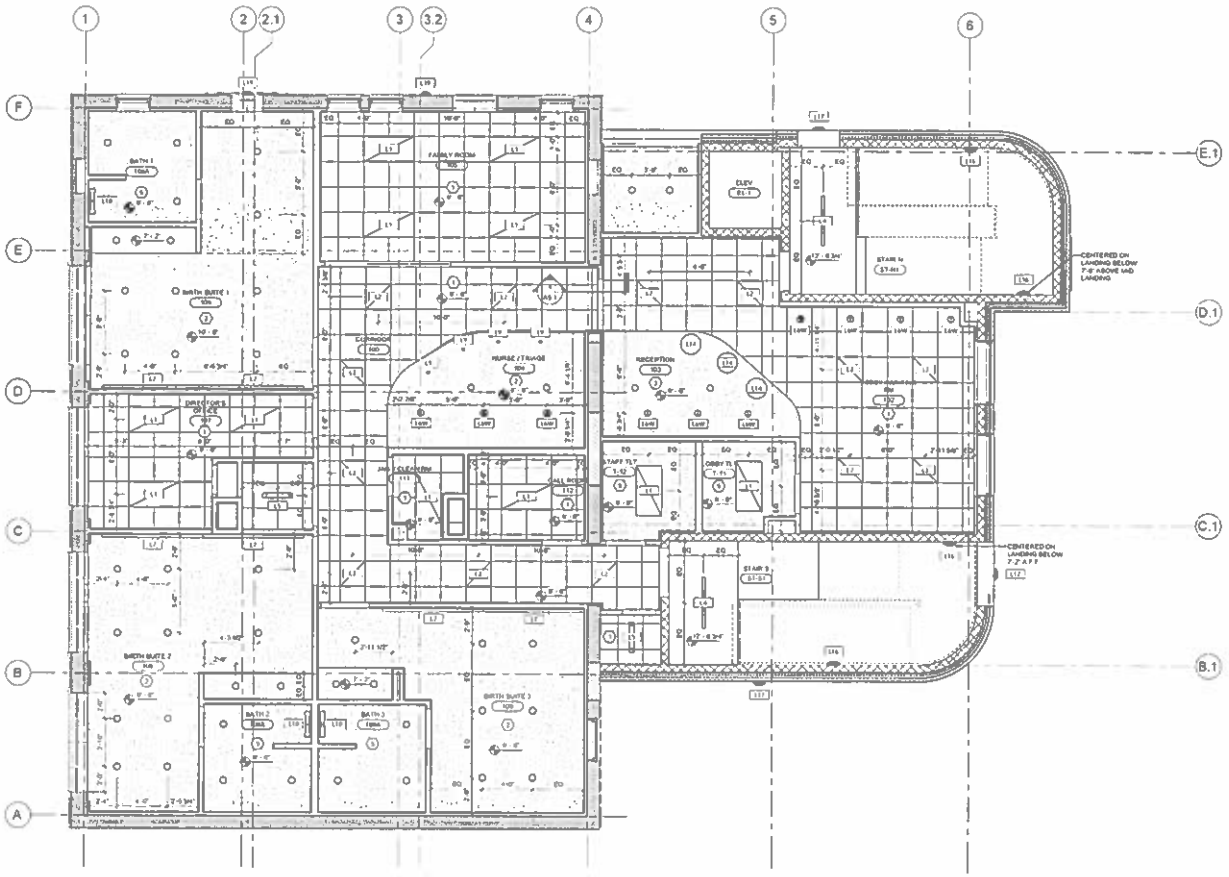
InS STUDIO
STEARN JOGLEKAR LTD
TERRA ENGINEERING LTD
ADVANCE CONSULTING GROUP INTERNATIONAL

NO.	ISSUANCE / REVISION	DATE
[illegible]		

PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO: 2409
TITLE: REFLECTED CEILING PLAN - LEVEL 00
SHEET: A2.0



1 LEVEL 01 - REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL CEILING NOTES

1. ALL CEILING GRIDS SHALL BE CENTERED IN ROOMS UNLESS NOTED OTHERWISE
2. ALL LIGHT FIXTURES AND DIFFUSERS SHALL BE CENTERED ON THE TILE UNLESS NOTED OTHERWISE
3. ALL ROUND COLUMNS SHALL RECEIVE ROUND CEILING GRID TRIM WHEN ADJACENT TO LAY-IN CEILING. ALL ROUND COLUMNS SHALL RECEIVE A 1" REVEAL JUNCTION OR SEAM AT ALL GYPSUM CEILINGS AND AT ALL EXTERIOR CEMENT PLASTER CEILINGS.
4. ALL GYPSUM BOARD CEILINGS AND SOFFITS SHALL HAVE 5/8" REVEAL EDGE AT ADJACENT PARTITIONS. REVEALS SHALL BE PAINTED TO MATCH CEILING
5. CONTRACTOR SHALL COORDINATE LOCATION OF PLUMBING AND MECH. VALVES FROM PIPEWORKS AND ASSOC. ABOVE-CEILING COMPONENTS. PROVIDE CEILING ACCESS PANELS PTD. COORDINATE LOCATIONS OF CEILING ACCESS PANELS IN GYP. BD. CLG. AREAS. ALL LOCATIONS SHALL BE CENTERED ON OR ALIGNED WITH ADJACENT EXPOSED CONSTRUCTION. ALL LOCATIONS SHALL BE REVIEWED AND APPROVED BY A/DR VIA SUBMITTAL
6. EXPOSED EXTERIOR FERROUS METAL SHALL BE HOT-DIPPED GALVANIZED, CLEANED, RINSED OF OIL, SHOP PRIMED + FIELD PAINTED INCLUDING BUT NOT LIMITED TO LOOSE LINTELS, SHELF ANGLES, BENT PLATES, STEEL GRATING, FASTENERS AND CONNECTIONS
7. COORDINATION DRAWINGS. CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SCOPE OF WORK TO ENSURE REQUIRED CEILING ELEVATIONS AND CLEARANCES HAVE BEEN ACHIEVED. CONTRACTOR SHALL SUBMIT TO THE A/DR AND EOR COORDINATION SHOP DRAWINGS. PLANS AND SECTIONS. SHOP DRAWINGS SHALL INCLUDE A COORDINATED OVERLAY OF ALL STRUCTURAL FRAMING, MECHANICAL EQUIPMENT, DUCTWORK AND PIPING, ELECTRICAL AND LIGHTING EQUIPMENT AND PRIMARY CONDUIT RUNS, PLUMBING AND FIRE PROTECTION PIPING, AND ARCHITECTURAL CEILING EQUIPMENT. DRAWINGS SHALL NOTE TOP + BOTTOM ELEVATIONS OF ALL ITEMS LISTED ABOVE AND FINISHED CEILING ELEVATIONS. COORDINATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE A/DR AND EOR PRIOR TO THE START OF ALL ABBERTED WORK

CEILING KEYNOTE LEGEND

1. ACOUSTICAL CLG TYPE 1 (APC-1) 2'X2' SUSPENDED ON 15/16"GRID. REFER TO SPECIFICATION SECTION 09 51 13
2. GYPSUM BOARD CEILING 1-HR RATED ASSEMBLY (2 LAYERS 5/8") FOR BASEMENT OF EXISTING BUILDING PROVIDE 1-HR RATED ASSEMBLY + FOR ENTIRE CEILING FOR FIRST FLOOR OF EXISTING BUILDING PROVIDE 1-HR RATED ASSEMBLY ABOVE ALL ACT CEILINGS TO MAINTAIN 1-HR RATED FLOOR. SUSPENDED GWB CLOSE BULKHEADS SOFFITS, ETC. PTD. PT-1. TYP. UNLESS NOTED OTHERWISE. REFER ALSO TO A13 FINISH PLANS
3. GYPSUM BOARD CEILING. SUSPENDED GWB CLOSE BULKHEADS SOFFITS ETC. PTD. PT-1. TYP. UNLESS NOTED OTHERWISE. REFER ALSO TO A13 FINISH PLANS
4. STEEL LINTEL PAINTED TO MATCH ADJACENT WALL COLOR
5. MOISTURE RESISTANT GYPSUM BOARD CEILING. PROVIDE (2) LAYERS OF 5/8" GWB IN AREAS REQUIRING 1-HR RATED CEILING. PT-1 UNLESS NOTED OTHERWISE. REFER ALSO TO A13 FINISH PLANS

CEILING SYMBOL LEGEND

- 2'x4' LAY-IN LED FIXTURE (SEE ELECTRICAL DWGS.)
- 2'x2' LAY-IN LED FIXTURE (SEE ELECTRICAL DWGS.)
- 1'x4' LAY-IN LED FIXTURE (SEE ELECTRICAL DWGS.)
- STRIP LIGHT FIXTURE RECESSED MOUNTED IN AT SUSPENDED ACT CEILING AND PENDANT MOUNTED AT EXPOSED CEILING (SEE ELECTRICAL DWGS.)
- 36" DIA. RECESSED LIGHT FIXTURE (SEE ELECTRICAL DWGS.)
- 18" DIA. RECESSED LIGHT FIXTURE (SEE ELECTRICAL DWGS.)
- RECESSED CEILING FIXTURE (SEE ELECTRICAL DWGS.)
- CEILING MTD. PENDANT FIXTURE (SEE ELECTRICAL DWGS.)
- WALL MTD. SCONCE FIXTURE (SEE ELECTRICAL DWGS.)
- DISPLAY CASE LIGHT FIXTURE (SEE ELECTRICAL DWGS.)
- WALL MTD. EXIT SIGN (SEE ELECTRICAL DWGS.)
- CEILING MTD. EXIT SIGN (SEE ELECTRICAL DWGS.)
- EMERGENCY LIGHTING UNIT (SEE ELECTRICAL DWGS.)
- FLIP DOWN EMERGENCY LIGHTING UNIT (SEE ELEC. DWGS.)
- RETURN AIR DIFFUSER (SEE MECHANICAL DWGS.)
- SUPPLY LINEAR DIFFUSER (SEE MECHANICAL DWGS.)
- SUPPLY AIR DIFFUSER (SEE MECHANICAL DWGS.)
- EXHAUST (SEE MECHANICAL DWGS.)
- SPRINKLER HEAD (SEE FIRE PROTECTION DWGS.)
- CEILING MOUNTED SPEAKER
- WALL MOUNTED SPEAKER
- VACANCY SENSOR
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- OCCUPANCY SENSOR
- PHOTO SENSOR
- PDMS = BOSE
- IP CAMERA
- CCTV CAMERA
- GYPSUM BOARD CLG. (PT01)
- ACOUSTIC CEILING TILE
- WOOD CEILING PANEL
- ACCESS PANEL
- FB = TACK BOARD

LIGHTING FIXTURE SCHEDULE

TYPE	COUNT	MANUFACTURER	MODEL	DESCRIPTION	TYPE	SIZE	COMMENTS
E STREET	1			250W Halogen - 3FTV			
L1	10	Gotham	COTA LED	2-ACLTA-30-L835	1x4 3cl and 2cl		
L2	24	Gotham	COTA LED	2-DCOTA-30-L835	1x4 3cl and 2cl		
L3	1	Metalux	8SN3	8SN1-4000-eLN-UNV-4.0/35-CO			
L4	8	Gotham	4HALO	4HALO-3L3-LN-UNV-CC-35-CO-3000K-MED			
L5	3	Gotham	3SNLED	3SNLED-DWL-ADJPW-UNV-35-CO-MJ	Surface and Wall Mount		
L9	91	Prolix	HC 4	HC 4-10-DB18/HBM-0575-835-1-MD-WH	4 inch LED Downlight		
L9W	18	Prolix	HC 4WW	HC 4-20-DD10/HBM-0575-830-1-RHWC	4 inch LED Downlight		
L7	6	BK-SQ	BK-SQ-5	BK-SQ-5-DIR-DIR-3K-UNV-E-WHT			
L8	1	Kichler	Alexandria	11 Light 52in Wide	Chandelier		
L9	0	Accentuate	AHLPM20	AHLPM20-20-MW-C-C-1-BW-1-20 277 Volts 20-70-0 10V			
L10	3	Visa Lighting	Lasher	1Wx3dx3.5H-6W	Above mirror vanity light		
L12	73	Metalux	4MWWS-L	4MWWS-L-NCI-UNV-L-ONV-3500K	Surface Mount		
L13	4	Metalux	2MWWS	2MWWS-L-SC-NI-UNV-3500K-L0W	Surface Mount		
L14	5	Brandscape	4FS	FIELD-4-FS-PR-1-20-CL-RAL-1R1HSS-T-DIM-WH	Underdeck Pendant		
L15	2	Prolix	SMH3	SMH3-RFLSF3527P-1500LM-3500K	Surface Mount		
L16	9	Pure Satin	TRT1 LED	TRT1-1-10-D-9-7500-10-DIM-3K-WHT-DC1	11 Inch Round		
L17	5	Pure Satin	TRT1 LED	TRT1-RA-LD1-7500-10-DIM	11 Inch Round		
L18	7	ERCO	Cardan Round	35743023 WHT	Flood downlight		
L19	2	Visa Lighting	Tudor Wall Mount	WB-WT8-10	Wall Mount		
L20	1	OWNER	OFCI Pipe	OFCI-W-1-2400-0-7-WH	Commercial Mount		

STATE OF ILLINOIS
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ARCHITECT OF RECORD
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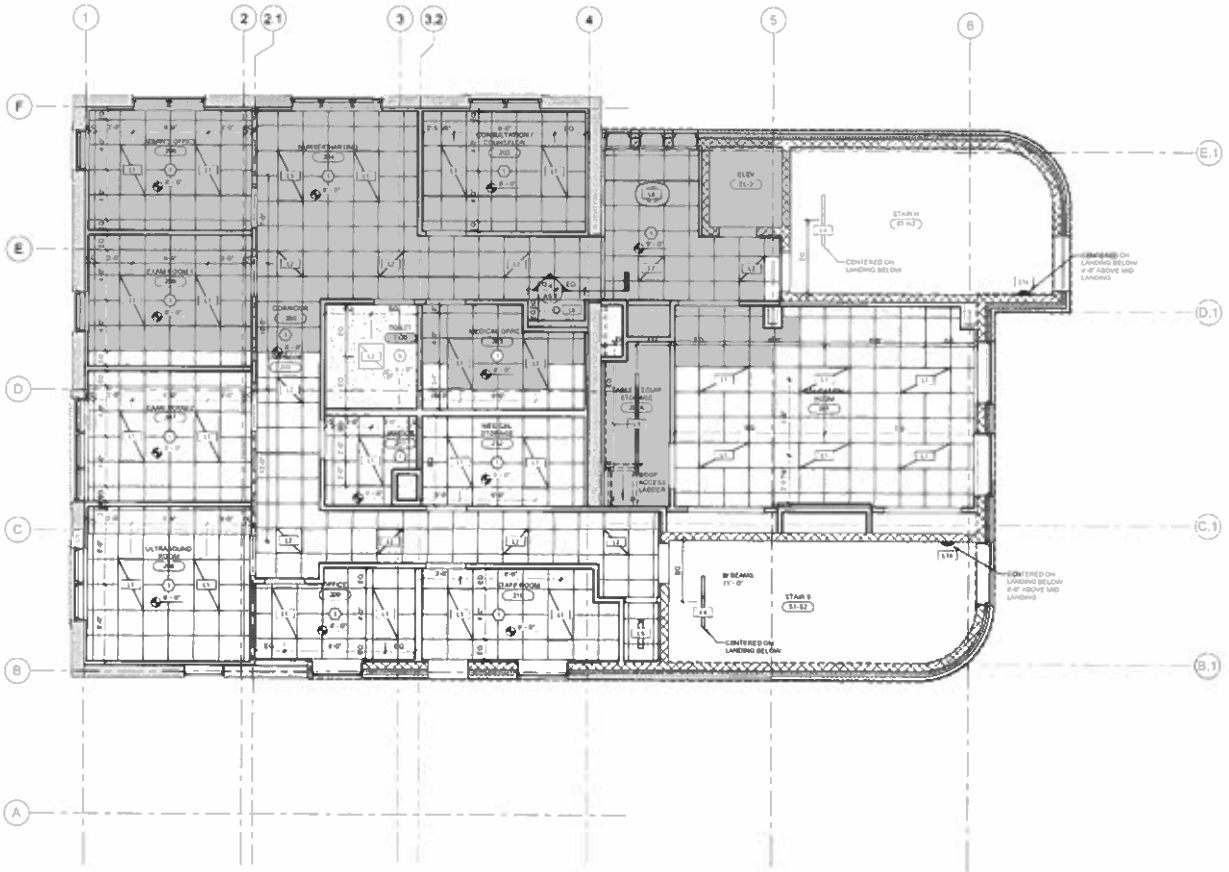
ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO	ISSUE & FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO 2409
TITLE REFLECTED CEILING PLAN LEVEL 01
SHEET A2.1



1 LEVEL 02 - REFLECTIFD CEILING PLAN
1/4" = 1'-0"

GENERAL CEILING NOTES

1. ALL CEILING GRIDS SHALL BE CENTERED IN ROOMS UNLESS NOTED OTHERWISE
2. ALL LIGHT FIXTURES AND DIFFUSERS SHALL BE CENTERED ON THE TILE UNLESS NOTED OTHERWISE
3. ALL ROUND COLUMNS SHALL RECEIVE ROUND CEILING GRID TRIM WHEN ADJACENT TO LAY-IN CEILING. ALL ROUND COLUMNS SHALL RECEIVE A 1" REVEAL PARTITION OR SHAFT AT ALL GYPSUM CEILINGS AND AT ALL EXTERIOR CEMENT PLASTER CEILINGS.
4. ALL GYPSUM BOARD CEILINGS AND SOFFITS SHALL HAVE 5/8" REVEAL EDGE AT ADJACENT PARTITIONS. REVEALS SHALL BE PAINTED TO MATCH CEILING.
5. CONTRACTOR SHALL COORD LOCATION OF PLUMBING AND MECH VALVES, TRANSFORMERS AND ASSOC. ABOVE CEILING COMPONENTS. PROVIDE CEILING ACCESS PANELS PTD. COORDINATE LOCATIONS OF CEILING ACCESS PANELS IN GYP. BD. CLG. AREAS. ALL LOCATIONS SHALL BE CENTERED AND OR ALIGNED WITH ADJACENT EXPOSED CONSTRUCTION. ALL LOCATIONS SHALL BE REVIEWED AND APPROVED BY AOR VIA SUBMITTAL.
6. EXPOSED EXTERIOR FERROUS METAL SHALL BE HOT-DIPPED GALVANIZED, CLEANED, RINSED OF OIL, SHOP PRIMED + FIELD PAINTED, INCLUDING BUT NOT LIMITED TO, LOOSE LINTELS, SHELF ANGLES, BENT PLATES, STEEL GRATING, FASTENERS, AND CONNECTIONS.
7. COORDINATION DRAWINGS: CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SCOPE OF WORK TO ENSURE REQUIRED CEILING ELEVATIONS AND CLEARANCES HAVE BEEN ACHIEVED. CONTRACTOR SHALL SUBMIT TO THE AOR AND EOR COORDINATION SHOP DRAWINGS, PLANS AND SECTIONS. SHOP DRAWINGS SHALL INCLUDE A COORDINATED OVERLAY OF ALL STRUCTURAL FRAMING, MECHANICAL EQUIPMENT, DUCTWORK AND PIPING, ELECTRICAL AND LIGHTING EQUIPMENT AND PRIMARY CONDUIT RUNS, PLUMBING AND FIRE PROTECTION PIPING, AND ARCHITECTURAL CEILING EQUIPMENT. DRAWINGS SHALL NOTE TOP + BOTTOM ELEVATIONS OF ALL ITEMS LISTED ABOVE AND FINISHED CEILING ELEVATIONS. COORDINATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE AOR AND EOR PRIOR TO THE START OF ALL ASSOCIATED WORK.

CEILING KEYNOTE LEGEND

1. ACOUSTICAL CLG TYPE 1 (APC-15, 2'X2' SUSPENDED ON TEE GRID) REFER TO SPECIFICATION SECTION 09 51 13
2. GYPSUM BOARD CEILING 1-HR RATED ASSEMBLY (2 LAYERS 5/8") FOR BASEMENT OF EXISTING BUILDING. PROVIDE 1-HR RATED ASSEMBLY FOR ENTIRE CEILING FOR FIRST FLOOR OF EXISTING BUILDING. PROVIDE 1-HR RATED ASSEMBLY ABOVE ALL ACT CEILINGS TO MAINTAIN 1-HR RATED FLOOR. SUSPENDED GWB CLGS, BULKHEADS, SOFFITS, ETC. PTD. PT-1 TYP UNLESS NOTED OTHERWISE. REFER ALSO TO A12 FINISH PLANS.
3. GYPSUM BOARD CEILING, SUSPENDED GWB CLGS, BULKHEADS, SOFFITS, ETC. PTD. PT-1 TYP UNLESS NOTED OTHERWISE. REFER ALSO TO A12 FINISH PLANS.
4. STEEL LINTEL PAINTED TO MATCH ADJACENT WALL COLOR
5. MOISTURE-RESISTANT GYPSUM BOARD CEILING. PROVIDE 2FL-LAYERS OF 5/8" GWB IN AREAS REQUIRING 1-HR RATED CEILING. PT-1, UNLESS NOTED OTHERWISE. REFER ALSO TO A12 FINISH PLANS.

CEILING SYMBOL LEGEND

- 2'x4' LAY-IN LED FIXTURE (SEE ELECTRICAL DWGS.)
- 2'x2' LAY-IN LED FIXTURE (SEE ELECTRICAL DWGS.)
- 1'x4' LAY-IN LED FIXTURE (SEE ELECTRICAL DWGS.)
- STRIP LIGHT FIXTURE - RECESSED MOUNTED IN SUSPENDED ACT CEILING AND PENDANT MOUNTED AT EXPOSED CEILING (SEE ELECTRICAL DWGS.)
- 36" DIA. RECESSED LIGHT FIXTURE (SEE ELECTRICAL DWGS.)
- 48" DIA. RECESSED LIGHT FIXTURE (SEE ELECTRICAL DWGS.)
- RECESSED CEILING FIXTURE (SEE ELECTRICAL DWGS.)
- CEILING MTD. PENDANT FIXTURE (SEE ELECTRICAL DWGS.)
- WALL MTD. SCONCE FIXTURE (SEE ELECTRICAL DWGS.)
- DISPLAY CASE LIGHT FIXTURE (SEE ELECTRICAL DWGS.)
- WALL MTD. EXIT SIGN (SEE ELECTRICAL DWGS.)
- CEILING MTD. EXIT SIGN (SEE ELECTRICAL DWGS.)
- EMERGENCY LIGHTING UNIT (SEE ELECTRICAL DWGS.)
- FLIP DOWN EMERGENCY LIGHTING UNIT (SEE ELEC. DWGS.)
- RETURN AIR DIFFUSER (SEE MECHANICAL DWGS.)
- SUPPLY LINEAR DIFFUSER (SEE MECHANICAL DWGS.)
- SUPPLY AIR DIFFUSER (SEE MECHANICAL DWGS.)
- EXHAUST (SEE MECHANICAL DWGS.)
- SPRINKLER HEAD (SEE FIRE PROTECTION DWGS.)
- CEILING MOUNTED SPEAKER
- WALL MOUNTED SPEAKER
- VACANCY SENSOR
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- OCCUPANCY SENSOR
- PHOTO SENSOR
- POWER BOX
- IP CAMERA
- DOTV CAMERA
- GYPSUM BOARD CLG. (PT-1)
- ACOUSTIC CEILING TILE
- WOOD CEILING PANEL
- ACCESS PANEL
- TB TACK BOARD

TRUE NORTH

LIGHTING FIXTURE SCHEDULE

TYPE	COUNT	MANUFACTURER	MODEL	DESCRIPTION	TYPE	SIZE	COMMENTS
ELEVATOR	1			2500W Hydraulic - 277V			
L1	36	Metalux	CDTA LED	2XCDTA-35-LED	1x4, 2x2 and 2x4		
L2	24	Metalux	CDTA LED	2XCDTA-70-LED	1x4, 2x2 and 2x4		
L3	1	Metalux	4SWL	4SWL-4GSL-L/A-UNV-L835-ED			
L4	5	Metalux	4SWL	4SWL-SL3-UNV-UNV-CCSD-CD-35IDM-MED			
L5	3	Metalux	ZSWILED	ZSWILED-7000LD-7000LC-UNV-L835-CD-U	Surface and Wall Mount		
L6	51	Pure	HC+	HC+19-DSW-HBAI-0525-835-I-MDW	4 inch LED Downlight		
L6W	10	Pure	HC+WW	HC+29-DSW-HBAI-0525-835-I-WWWC	4 inch LED Downlight		
L7	5	BAILEY	BASD7 S	BASD7S-SW-QP-35L-5x15L-F-MFL			
L8	1	MINI	RWB36R	RWB36R-7001-ADB	Chandelier		
L9	4	Ameritat	RA PWP	RA PWP-D-SWWHC-C-14WW-120-277-MW-30-30-B-MW			
L10	3	Wac Lighting	Lenbo	WS-36804 BN	Adjust Ratnal vanity light		
L12	25	Metalux	4AWWS-L	4AWWS-L3C3-UNV-L0W-35IDM	Surface Mount		
L13	4	Metalux	2AWWS	2AWWS-L3C35-UNV-3500K-L0W	Surface Mount		
L14	3	Prescolux	4 FB	PRL-4-4'-FB-12ft-CL-4lay_FT-W/ST-DW-WH	Direct-Wire Pendant		
L15	2	Halo	SMRL	SMRL6FSD2W1500LM MWW	Surface Mount		
L16	6	Fuse Suite	TR11 LED	TR8-11-LD9-27SW-SB-DIM-R4-UNV-EDC-1	11 inch Round		
L17	3	Fuse Suite	TR11 LED	TR8-AA-LD9-27WW-SB-DIM	11 inch Round		
L18	2	ERCO	Cedar Bollard	29742873, WW	Floor washlight		
L19	3	Wac Lighting	Tube Wall Mount	WS-W26116	Wall Mount		
L20	5	ZOOM	CCP Patio	CCP-WL1-4000-0-T-WH	Undercover Mount		

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

TNS STUDIO

STEARN ENGINEERING LLC

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

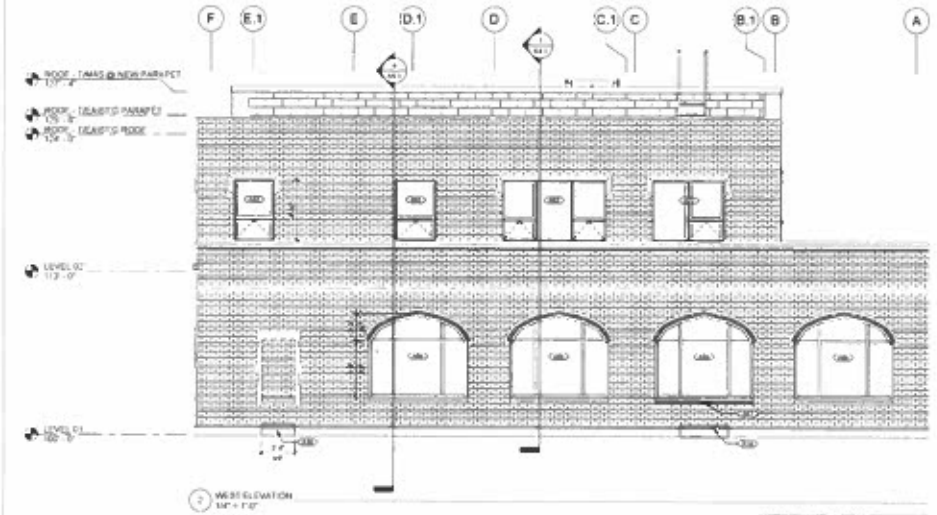
NO	ISSUED FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

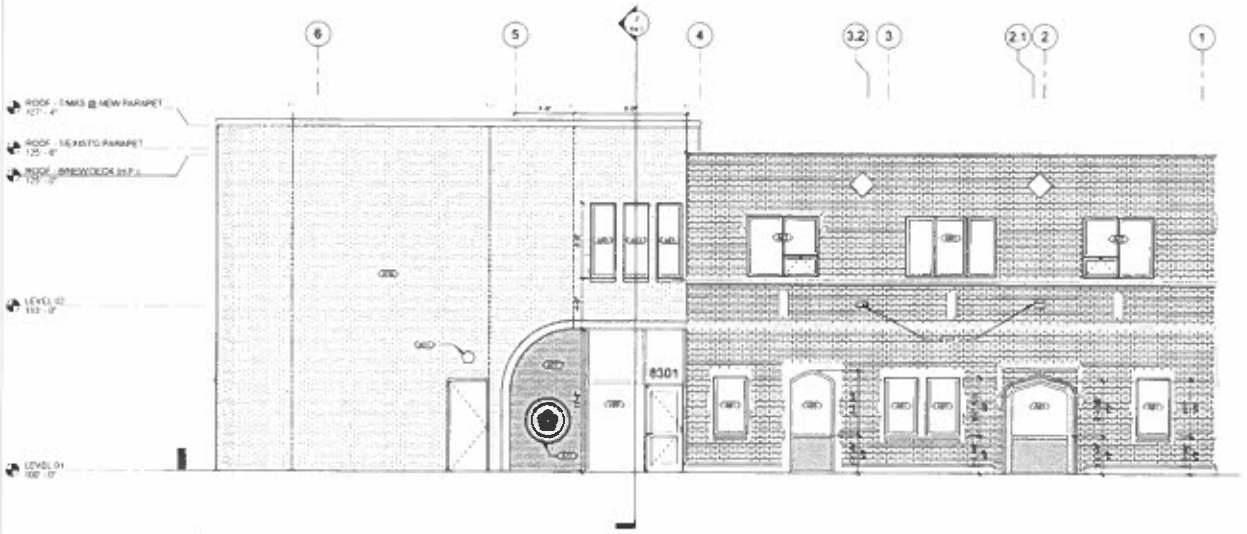
PROJ NO 2406

TITLE REFLECTED CEILING PLAN LEVEL 02

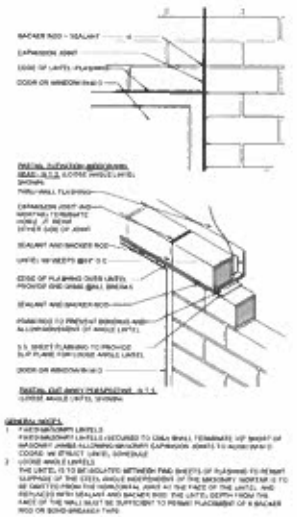
SHEET A2.2



2 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



3 BRICK EXPANSION JOINT DETAIL
1 1/2" = 1'-0"

KEYNOTE - ARCHITECTURAL

[illegible]	NEW FIXED WINDOW IN EXISTG OPENING CONTRACTOR TO FIELD VERIFY ALL EXISTG ROUGH OPENINGS
[illegible]	NEW COMBINATION FIXED/AWNING WINDOW IN EXISTG OPENING CONTRACTOR TO FIELD VERIFY ALL EXISTG ROUGH OPENINGS
[illegible]	NEW FIXED WINDOW W STONE SILL
[illegible]	NEW CUSTOM WINDOW INFILL 1" INSULATED GLASS W 1" INSULATED SPANDREL PANEL BELOW
[illegible]	NEW CUSTOM WINDOW INFILL 1" INSULATED GLASS REFER TO GENERAL NOTES & SCHEDULE FOR CLEAR VS. OPAQUE GLASS
[illegible]	NEW STONE SILL TO MATCH EXISTING
[illegible]	STOREFRONT ASSEMBLY
[illegible]	NEW LIGHT FIXTURE
[illegible]	NEW EXTERIOR WALL CMU BACKUP W GRAY FACE BRICK A - MODULAR RUNNING BOND BASIS OF DESIGN GLEN-GERY BLUE IRONSPOT SMOOTH
[illegible]	NEW EXTERIOR WALL CMU BACKUP W GRAY FACE BRICK B - MODULAR CUSTOM FLEMISH BOND W/ PROJECTING BRICKS TO CREATE TEXTURE BASIS OF DESIGN GLEN-GERY BLUE IRONSPOT SMOOTH
[illegible]	PROVIDE NEW, DECORATIVE BASE (BY HAND STONE) TO MATCH SAME PROFILE AS EXISTG BASE SALVAGE FROM LOCATIONS WHERE REMOVED WHERE POSSIBLE
[illegible]	BUILDING SIGNAGE W/ INTEGRAL LED LIGHTING 1/4" METAL PLATE W/ RAISED BORDER & RAISED GRAPHICS POWDER COAT CUSTOM COLOR PIN-MOUNT ON MASONRY

GENERAL NOTES - BUILDING ENVELOPE

1. 100% CHEMICALLY CLEAN AND TUCK-POINT ALL EXISTING MASONRY TO REMAIN. REPAIR OR REPLACE ALL DAMAGED, CRACKED, SPALLED OR OTHERWISE DAMAGED BRICK WITH NEW BRICK TO MATCH EXISTING.
2. SCRAPE AND CLEAN EXISTING LINTELS. PRIME AND RE-PAINT.
3. REMOVE AND REPLACE EXISTING ROOFING, FLASHINGS, GUTTERS, DOWNSPOUTS, SCUPPERS, MECHANICAL EQUIPMENT, VENTS, FLUES, CURBS AND ALL ASSOCIATED ELEMENTS IN PREPARATION FOR NEW ROOFING. PATCH OPENINGS IN EXISTING ROOF DECK. INSTALL NEW HOT APPLIED MODIFIED BITUMINOUS ROOF SYSTEM AND REUSE EXISTING STONE & TERRACOTTA COPINGS. ROOF TO BE COMPRISED OF THE FOLLOWING: WHITE REFLECTIVE COATING ON MULTI-PLY HOT-MOPPED MODIFIED BITUMINOUS ROOF SYSTEM ON 90° COVER BOARD ON (3)LAYERS (6-5 MIN. POLYISOCYANURATE INSULATION (MIN. R-38) ON CONTINUOUS VAPOR RETARDER (MOPPED TO) (1) ON 3/4" TYPE X GYPSUM THERMAL BARRIER (DEKTECH OR SIM.) PROVIDE NEW 2ND PREFINISHED ALUMINUM COPING SYSTEM AT PERIMETER OF EXISTING AND NEW ROOF ON NEW ADDITION TO MATCH ROOFING ON EXISTING BUILDING. PROVIDE (2) NEW ROOF DRAINS AND (2) NEW OVERFLOW ROOF DRAINS AND PROVIDE 1/2" PER FOOT TAPERED INSULATION SADDLES TO DIRECT WATER TO DRAINS. NEW ROOF STRUCTURE SHALL BE SLOPED MIN. 1/4" PER FOOT TOWARD DRAIN LOW POINT.
4. SET ALL NEW THRESHOLDS IN A CONTINUOUS BED OF SILICONE SEALANT.
5. CAULK ALL BRICK CONTROL JOINTS IN NEW CONSTRUCTION WITH CUSTOM COLOR TO MATCH BRICK AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS.
6. PROVIDE TWO NEW HOSE BIBBS ON BUILDING: ONE AT NORTH ONE AT WEST PLUS ONE DRAINABLE SEASONAL YARD HYDRANT ON EAST ELEVATION.
7. REFUSE ENCLOSURE SHALL BE 6'-0" HIGH REINF. CMU (6-4"x8"x16") BRICK TO MATCH NEW ADDITION. PROVIDE 4'0" PLANTING STRIP ADJACENT AS PER LANDSCAPE ORDINANCE AND CEDAR WOOD BLOCKING GATES. SWING AND LATCH HARDWARE FOR PEDESTRIAN ACCESS. PROVIDE NEW 12" CONC. FOUNDATION EXTEND TO FROST. REFER TO STRUCTURAL AND LANDSCAPE DWGS.
8. NEW WINDOWS & WINDOW INFILLS: BASIS OF DESIGN ANDERSEN E SERIES CUSTOM SHAPE/SIZE WINDOWS TO FIT EXISTING OPENINGS & FILL REMAINING WINDOWS FOR NEW OPENINGS. BRONZE EXTERIOR FINISH & WOOD INTERIOR. 1" INSULATED GLASS ASSEMBLY: 1/4" THICK LOW-E OUTBOARD CLEAR LITE W/ PRIVACY GLASS AS REQUIRED BY CODE, 1/2" AIRSPACE, 1/4" THICK INBOARD LITE (TEMPERED AT BATH UNITS) CLEAR LITE AT ALL OTHER LOCATIONS. MINIMUM LIGHT TRANSMITTANCE = 70% ON CLEAR LITES. U-VALUE (WINTER) 0.30 BTU/HR. SUMMER) 0.28 BTU/HR. MAX. SOLAR HEAT GAIN COEFFICIENT = 0.36
9. ALUMINUM-FRAMED STOREFRONTS: BASIS OF DESIGN NOTED. REFER TO SPECIFICATIONS FOR PERFORMANCE REQUIREMENTS. FINISH TO BE BRONZE TO MATCH WINDOWS.
10. ALL FIRST AND SECOND FLOOR EXTERIOR WALLS IN THE EXISTING BUILDING ARE TO BE FURRED OUT WITH PARTITION TYPE AS NOTED WITH MINIMUM 2-1/2" FRAME STUD CAVITY SHALL BE FILLED WITH SPRAY FOAM INSULATION.

GENERAL NOTES - BUILDING INTERIOR

1. PATCH ALL WALLS, FLOORS AND CEILINGS WHERE PLUMBING, HEATING PIPING, CONDUIT AND SIMILAR ELEMENTS ARE REMOVED OR ARE DEMO PLANES MATCH ADJACENT CONSTRUCTION AND ALIGN SUBSTRATE TO RECEIVE NEW FINISH AND PROVIDE A CONSISTENT FLOOR / WALL FINISH THROUGHOUT.
2. WHERE NEEDED, PROVIDE FLOOR UNDERLAYMENT TO ALIGN ALL FLOORS IN PREP FOR CONTINUOUS FLOOR FINISH. INCLUDE FLOOR TRANSITIONS. DEMISE WALLS, JANITOR CLOSETS, ETC.
3. CONTRACTOR RESPONSIBLE FOR PATCHING FLOORS WHERE WALLS OR CURBS CHANGE. EXISTING FLOOR PENETRATIONS DUE TO DEMISE MECHANICAL / ELECTRICAL / PLUMBING ROUTING OCCURS AND ALL OTHER LOCATIONS WHERE SLABS ARE MISSING W/ CEMENTITIOUS UNDERLAYMENT FOR A CONTINUOUS SMOOTH FINAL SURFACE.
4. PROVIDE (1) FIRE EXTINGUISHER CABINET PER FLOOR (1) BRACKET-MOUNTED FIRE EXTINGUISHER IN ELECTRIC ROOM AND MECHANICAL ROOM EACH. PLUMBERS COUNTER FIRE EXTINGUISHER IN FAMILY ROOM AND STAFF ROOM EACH.
5. ALL INTERIOR ROOM DOORS TO HAVE 6" x 6" CAST ACRYLIC ROOM SIGNAGE W/ ROOM ID AND NAME. PROVIDE GRADE 1 BRAILLE.
6. ALL WINDOWS OTHER THAN IN BATH SHALL TO RECEIVE WINDOW SHADE. BASIS OF DESIGN MECHOSHADE ROLL-DOWN MANUAL SHADE W/ 3% OPENNESS FACTOR AT ALL BIRTH SUITE WINDOWS. PROVIDE IN WALL FIRE RATED WOOD BLOCKING A CURTAIN ROD. CURTAINS TO BE PROVIDED BY OWNER.
7. ALL INTERIOR WINDOWS TO RECEIVE PAINTED WOOD SILL.
8. PROVIDE FIRE TREATED WOOD BLOCKING IN WALL FOR ALL CONTRACTOR AND OWNER-PROVIDED EQUIPMENT IN ALL ROOMS.

STATE OF ILLINOIS
TODD A. NEMEC
001-022754
REGISTERED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

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ARCHITECT OF RECORD

THE STUDIO

STEARN JOCUMSEN LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

NO.	ISSUANCE TYPE	DATE

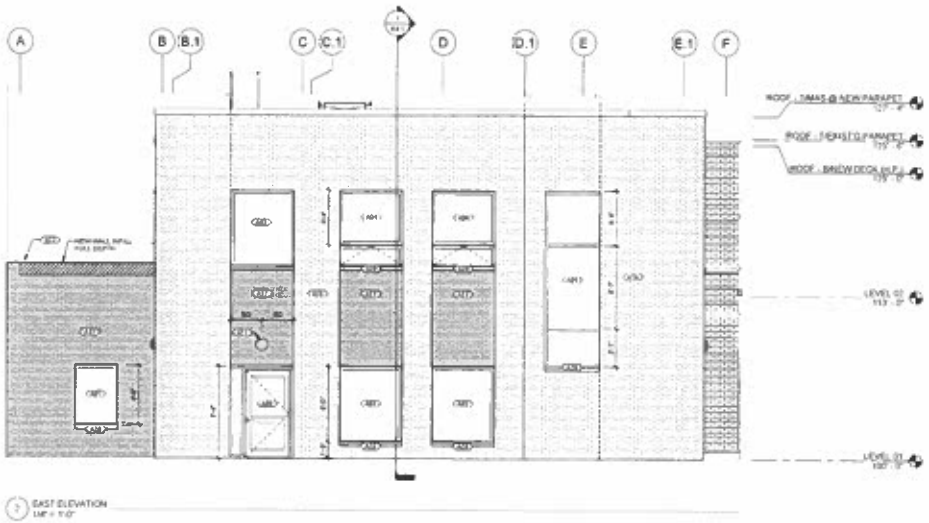
NOT FOR CONSTRUCTION

PROJ. NAME: CHICAGO SOUTH SIDE BIRTH CENTER

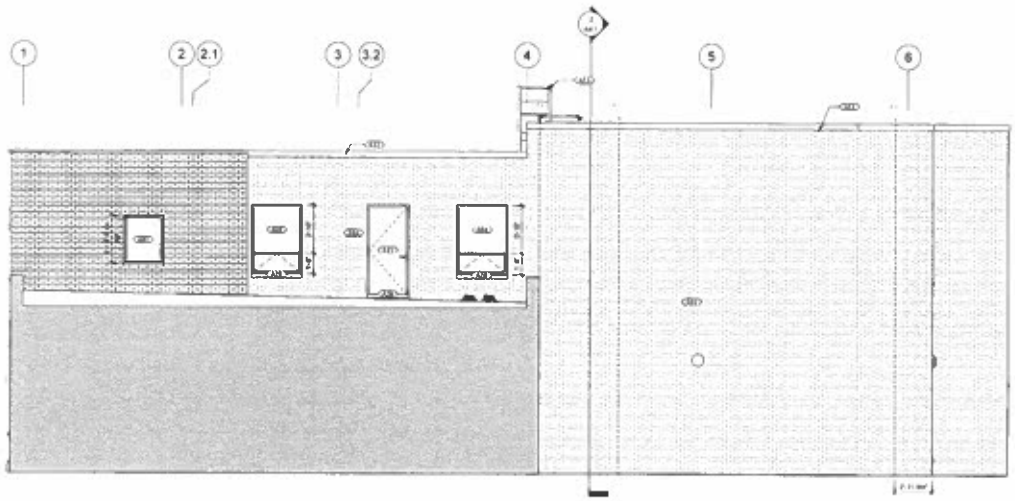
PROJ. NO: 2409

TITLE: BUILDING ELEVATIONS

SHEET: A3.1



1 EAST ELEVATION



1 SOUTH ELEVATION

KEYNOTE - ARCHITECTURAL

A01	NEW FIXED WINDOW IN EXISTO OPENING CONTRACTOR TO FIELD VERIFY ALL EXIST'G ROUGH OPENINGS
A05	NEW FIXED WINDOW & STONE SILL
A04	NEW COMBINATION FIXED/AWNING WINDOW & STONE SILL
A09	STOREFRONT ASSEMBLY
A11	NEW LIGHT FIXTURE
A12	NEW ALUMINUM MANUFACTURED PARAPET COPING ON NEW ADDITION
A13	NEW HOT DIPPED GALVANIZED ROOF LADDER FROM EXIST'G ROOF TO NEW ROOF BEYOND
A15	NEW DOOR
A16	NEW EXTERIOR WALL CMU BACKUP W/ GRAY FACE BRICK A - MODULAR RUNNING BOND BASIS OF DESIGN GLEN-GERY BLUE IRONSPOT SMOOTH
A17	NEW EXTERIOR WALL CMU BACKUP W/ GRAY FACE BRICK B - MODULAR CUSTOM FLEMISH BOND W/ PROJECTING BRICKS TO CREATE TEXTURE BASIS OF DESIGN GLEN-GERY BLUE IRONSPOT SMOOTH
A30	4" CAST STONE SILL COLOR TO MATCH MASONRY

GENERAL NOTES - BUILDING ENVELOPE

1 100% CHEMICALLY CLEAN AND TUCK-POINTALL EXISTING MASONRY TO REMAIN REPAIR OR REPLACE ALL DAMAGED CRACKED SPALLED OR OTHERWISE DAMAGED BRICK WITH NEW BRICK TO MATCH EXISTING

2 SCRAPE AND CLEAN EXISTING LINTELS PRIME AND RE-PAINT

3 REMOVE AND REPLACE EXISTING ROOFING FLASHINGS GUTTERS DOWNSPOUTS SCUPPERS MECHANICAL EQUIPMENT VENTS PIPES CURBS AND ALL ASSOCIATED ELEMENTS IN PREPARATION FOR NEW ROOFING PATCH OPENINGS IN EXISTING ROOF DECK INSTALL NEW HOT APPLIED MODIFIED BITUMINOUS ROOF SYSTEM AND REUSE EXISTING STONE & TERRACOTTA COPINGS ROOF TO BE COMPOSED OF THE FOLLOWING WHITE REFLECTIVE COATING ON MULTI-PLY HOT MOPPED MODIFIED BITUMINOUS ROOF SYSTEM ON 1/2" COVER BOARD ON 2LAYERS R-6 MIN POLYISOCYANURATE INSULATION MIN R-30h ON CONTINUOUS VAPOR RETARDER MOPPED PER SI ON MIN TYPE X GYPSUM THERMAL BARRIER GIBBS DECK ON MBI PROVIDE NEW SHS PREFINISHED ALUMINUM COPING SYSTEM AT PERIMETER OF EXISTING AND NEW ROOF ON NEW ADDITION TO MATCH ROOFING ON EXISTING BUILDING PROVIDE (2) NEW ROOF DRAINS AND (2) NEW OVERFLOW ROOF DRAINS AND PROVIDE 1/2" PER FOOT TAPERED INSULATION SADDLES TO DIRECT WATER TO DRAINS NEW ROOF STRUCTURE SHALL BE SLOPED MIN 1/4" PER FOOT TOWARD DRAIN LOW POINT

4 SET ALL NEW THRESHOLDS IN A CONTINUOUS BED OF BUTYL SEALANT

5 CAULK ALL BRICK CONTROL JOINTS IN NEW CONSTRUCTION WITH CUSTOM COLOR TO MATCH BRICK AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS

6 PROVIDE TWO NEW HOSE BIBBS ON BUILDING ONE AT NORTH ONE AT WEST PLUS ONE DRAINABLE SEASONAL YARD HYDRANT ON EAST ELEVATION

7 REUSE ENCLOSURE SHALL BE 8" NOM REINF CMU 6 4 W/ 4" BRICK TO MATCH NEW ADDITION PROVIDE NEW PLANTING STRIP ADJACENT AS PER LANDSCAPE ORDINANCE AND CEDAR VIEW-BLOCKING GATES PAINTED AND LATCH HARDWARE FOR PEDESTRIAN ACCESS PROVIDE REINF CONC FOUNDATION EXTEND TO FROST REFER TO STRUCTURAL AND LANDSCAPE DWGS

8 NEW WINDOWS & WINDOW REPLS BASIS OF DESIGN ANDERSEN E-SERIES CUSTOM SHAPES/SIZE WINDOWS TO FIT EXISTING OPENINGS & FIXED AWNING WINDOWS FOR NEW OPENINGS BRONZE EXTERIOR FINISH & WOOD INTERIOR 1" INSULATED GLASS ASSEMBLY 1/4" THICK LOW-E OUTBOARD CLEAR LITE W/ PPG SOLARBAN 60 ON #2 SURFACE 1/2" AIRSPACE 1/4" THICK INBOARD LITE W/ HOSTED 41 BIRTH SUITES CLEAR LITE AT ALL OTHER LOCATIONS MINIMUM LIGHT TRANSMITTANCE = 70% ON CLEAR LITES U-VALUE WINTER 0.30 SUMMER 0.29 SHGC MAX SOLAR HEAT GAIN COEFFICIENT = 0.35

9 ALUMINUM FRAMED STOREFRONTS BASIS OF DESIGN KAWNEER 451T SERIES REFER TO SPECIFICATIONS FOR PERFORMANCE REQUIREMENTS FINISH TO BE BRONZE TO MATCH WINDOWS

10 ALL FIRST AND SECOND FLOOR EXTERIOR WALLS IN THE EXISTING BUILDING ARE TO BE FURRED OUT WITH PARTITION TYPE A1 NOTED WITH MINIMUM 3-1/2" STUDS STUD CAVITY SHALL BE FILLED WITH SPRAY FOAM INSULATION

GENERAL NOTES - BUILDING INTERIOR

1 PATCH ALL WALLS FLOORS AND CEILINGS WHERE PLUMBING HEATING PIPING CONDUIT AND SIMILAR ELEMENTS ARE REMOVED USE DEMO PLANS TO MATCH ADJACENT CONSTRUCTION AND ALIGN SUBSTRATE TO RECEIVE NEW FINISH AND PROVIDE A CONSISTENT FLOOR TO WALL FINISH THROUGHOUT

3 WHERE NEED PROVIDE FLOOR UNDERLAYMENT TO ALIGN ALL FLOORS IN PREP FOR CONTINUOUS FLOOR FINISH INCLUDES FLOOR TRANSITIONS DEMO WALLS JANITOR CLOSETS ETC

3 CONTRACTOR RESPONSIBLE FOR PATCHING FLOORS WHERE WALLS OR CURBS CHASES EXISTO FLOOR PENETRATIONS DUE TO DEMO'D MECHANICAL / ELECTRICAL / PLUMBING ROUTING OUTLETS AND ALL OTHER LOCATIONS WHERE SLABS ARE MISSING MONOLITHIC UNDERLAYMENT FOR A CONTINUOUS SMOOTH FINAL SURFACE

4 PROVIDE (1) FIRE EXTINGUISHER CABINET PER FLOOR (3) BRACKET-MOUNTED FIRE EXTINGUISHER IN ELECTRIC ROOM AND MECHANICAL ROOM EACH (1) UNDER COUNTER FIRE EXTINGUISHER IN FAMILY ROOM AND STAFF ROOM EACH

5 ALL INTERIOR ROOM DOORS TO HAVE 8" x 8" CAST ACRYLIC ROOM SIGNAGE W/ ROOM ID AND NAME PROVIDE GRADE 2 BRAILLE

6 ALL WINDOWS OTHER THAN IN BIRTH SUITES TO RECEIVE WINDOW SHADES BASIS OF DESIGN MECHOSHADE ROLL-DOWN MANUAL SHADE W/ 3% OPENNESS FACTOR AT ALL BIRTH SUITE WINDOWS PROVIDE IN-WALL FIRE RATED WOOD BLOCKING 3 CURTAIN ROD CURTAINS TO BE PROVIDED BY OWNER

7 ALL INTERIOR WINDOWS TO RECEIVE PAINTED WOOD SILLS

8 PROVIDE FIRE-TREATED WOOD BLOCKING IN WALL FOR ALL CONTRACTOR AND OWNER PROVIDED EQUIPMENT IN ALL ROOMS

MASONRY RESTORATION NOTES

REFER TO DEMO ELEVATIONS SPLS & SPECS FOR MASONRY RESTORATION OF EXISTG BLDG COORD PERMISSION OF NEW LINTELS AS SHOWN AND AS DETERMINED THROUGH INVESTIGATION DURING MASONRY RESTORATION ACTIVITIES PROVIDE NEW ALUMINUM LINTELS PAINTED TO MATCH EXISTING

STATE OF ILLINOIS
TODD A. HEINZ
001-012???
REGISTERED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

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ARCHITECT OF RECORD

SNGA

TAS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO.	ISSUED FOR	DATE

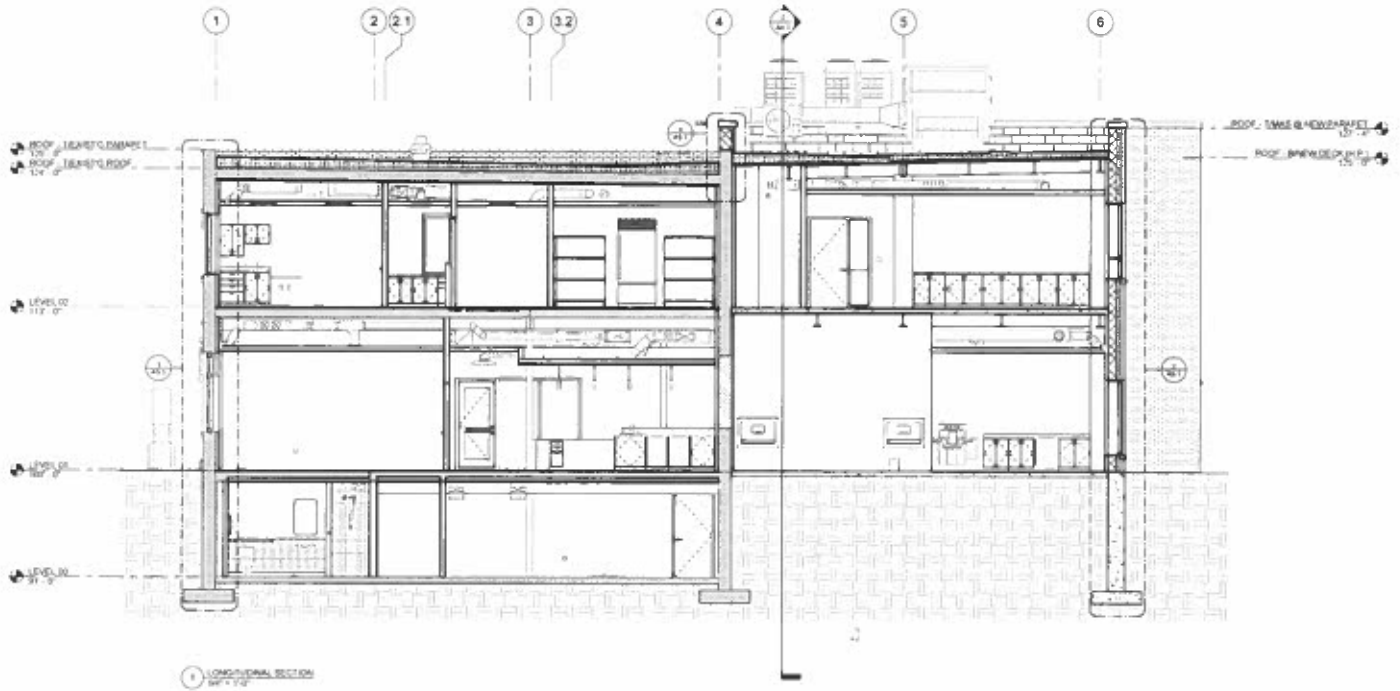
NOT FOR CONSTRUCTION

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

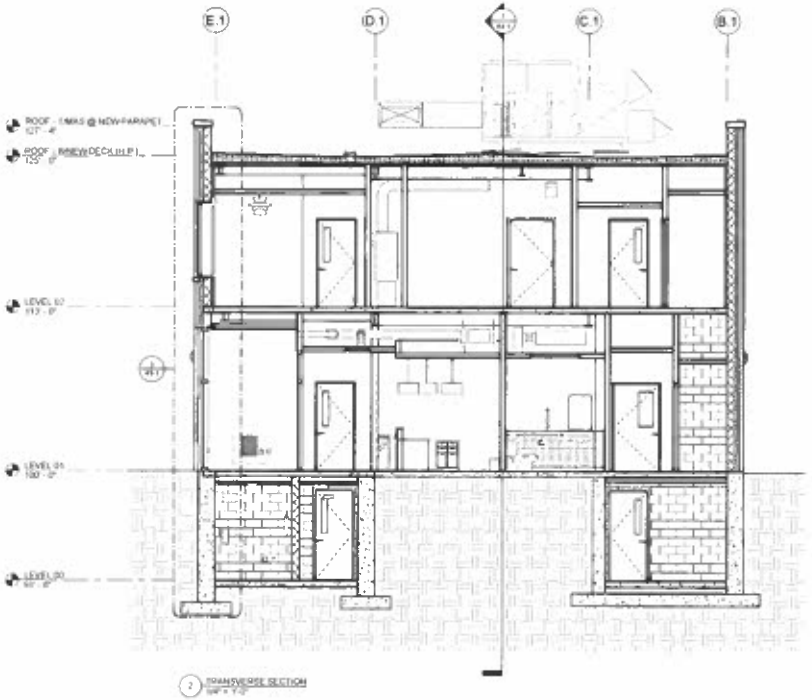
PROJ NO 2406

TITLE BUILDING ELEVATIONS

SHEET A3.2



1 LONGITUDINAL SECTION



2 TRANSVERSE SECTION

Chicago South Side
BIRTH CENTER

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8301 S SOUTH SHORE DR, CHICAGO, IL 60617

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TAS STUDIO

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ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

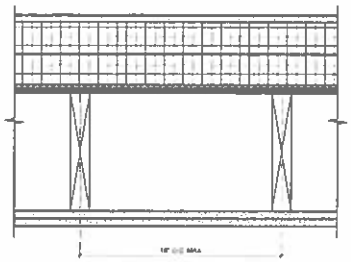
NOT FOR CONSTRUCTION

PROJ. NAME CHICAGO SOUTH SIDE BIRTH CENTER

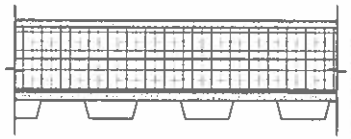
PROJ. No. 7409

TITLE BUILDING SECTIONS

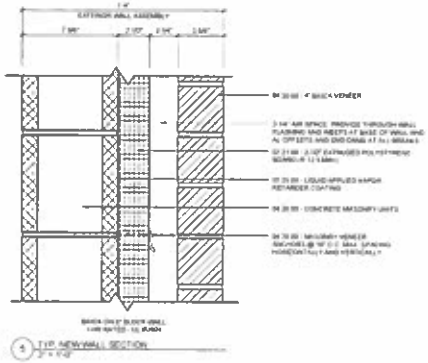
SHEET A4.1



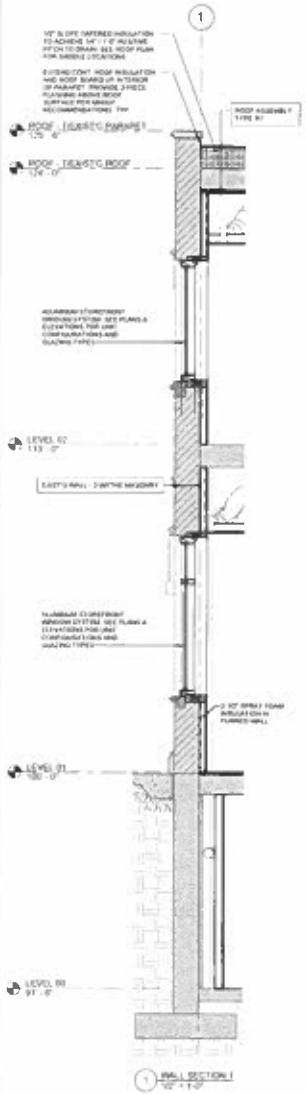
7 ROOF ASSEMBLY TYPE R1 @ EXISTING ROOF
3" = 1'-0"



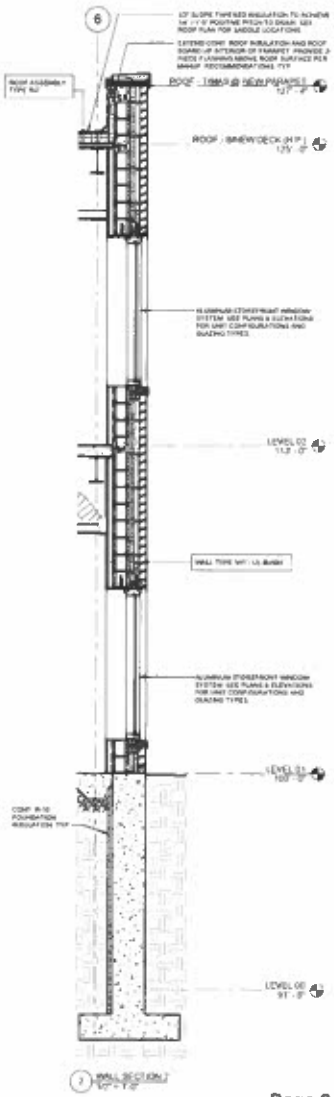
6 ROOF ASSEMBLY TYPE R2 @ NEW ROOF
3" = 1'-0"



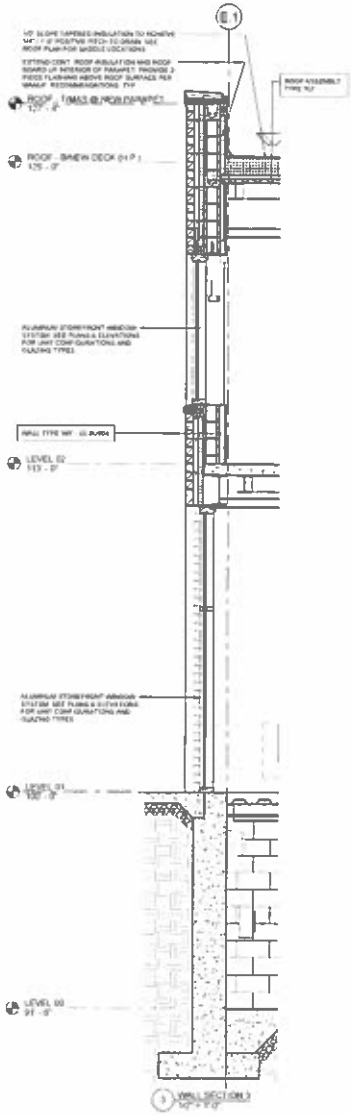
5 TYP. NEW WALL SECTION
3" = 1'-0"



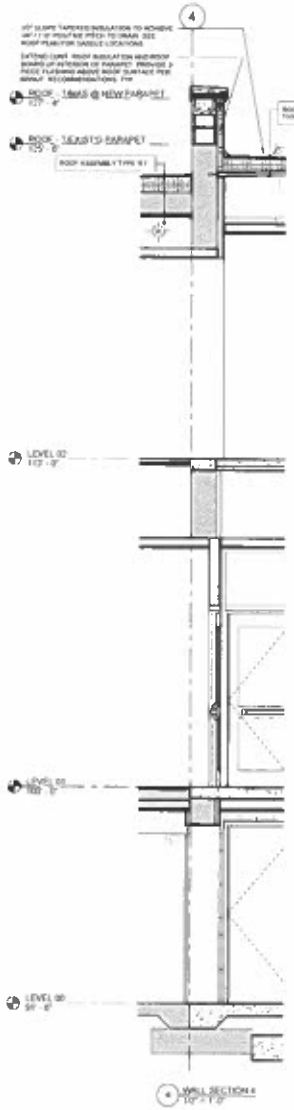
1 WALL SECTION 1
1/2" = 1'-0"



2 WALL SECTION 2
1/2" = 1'-0"



3 WALL SECTION 3
1/2" = 1'-0"



4 WALL SECTION 4
1/2" = 1'-0"

CHICAGO SOUTH SIDE BIRTH CENTER

8391 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

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STEARNS JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

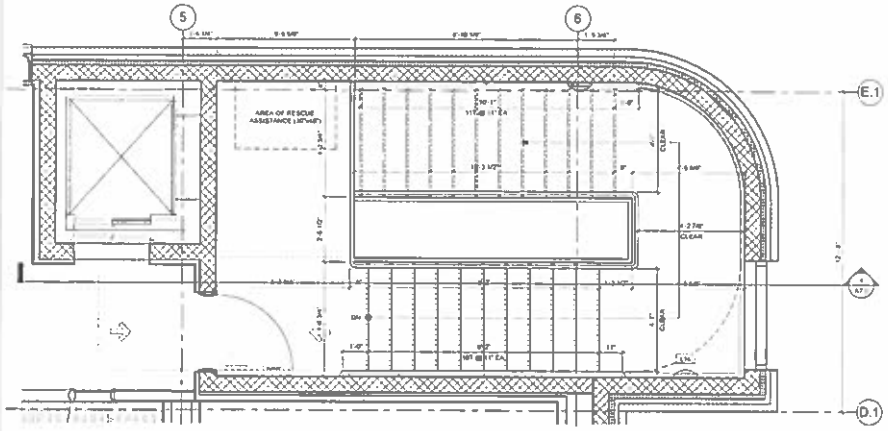
NOT FOR CONSTRUCTION

PROJECT NAME: CHICAGO SOUTH SIDE BIRTH CENTER

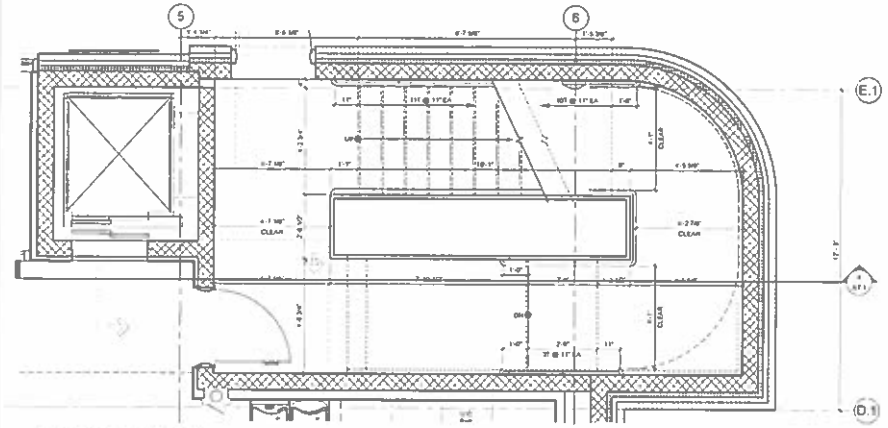
PROJECT NO: 2405

TITLE: WALL SECTIONS

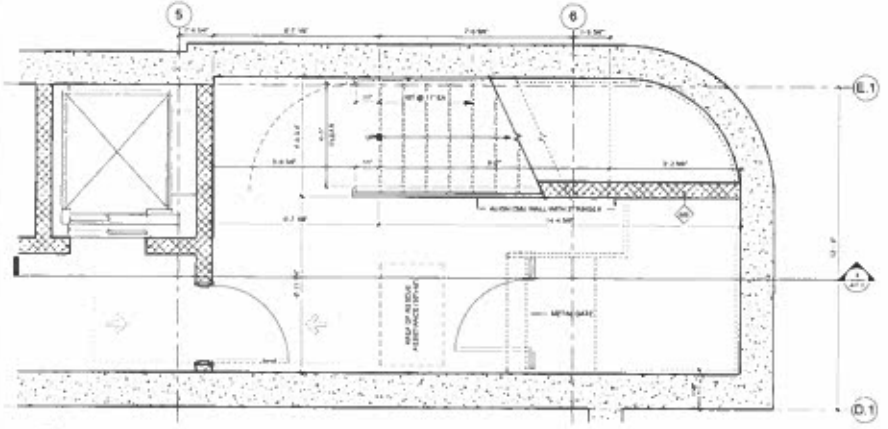
SHEET: A5.1



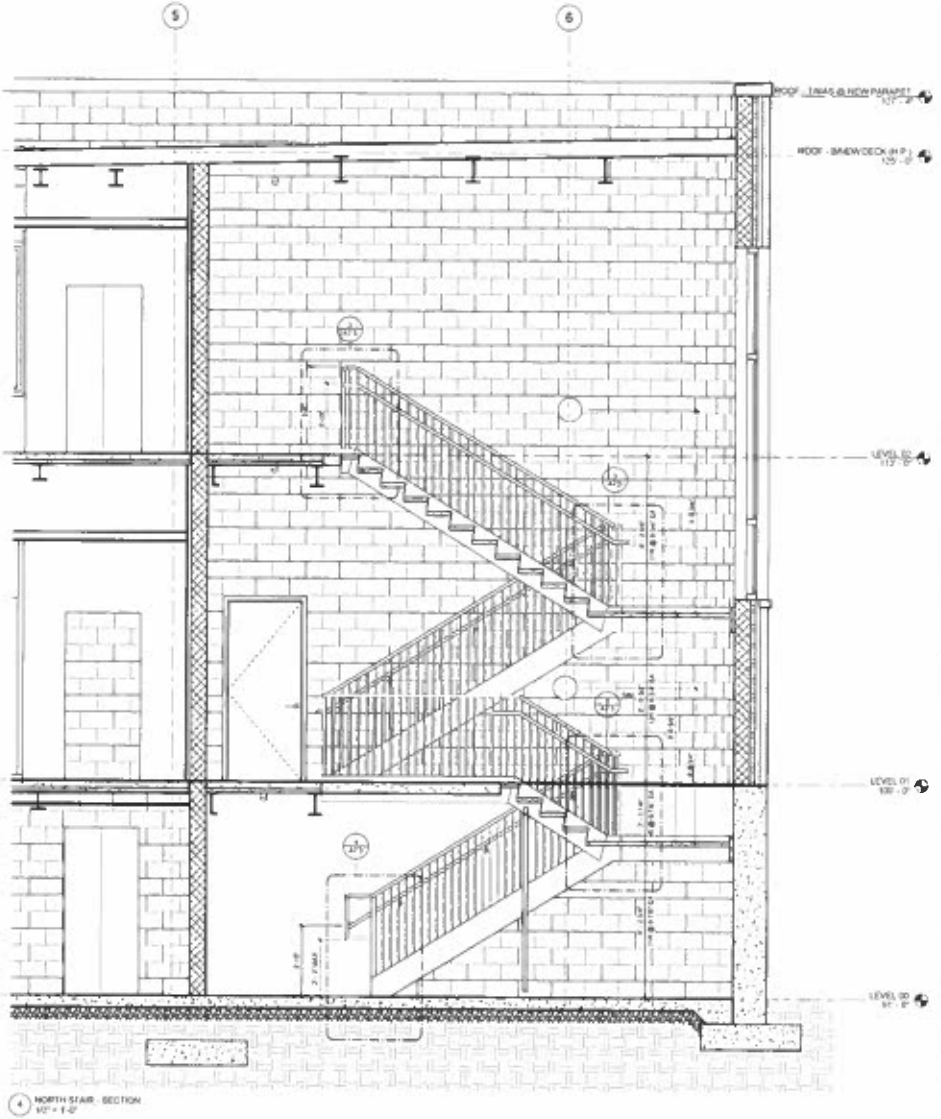
3 NORTH STAIR PLAN - LEVEL 02
1/2" = 1'-0"



2 NORTH STAIR PLAN - LEVEL 01
1/2" = 1'-0"



1 NORTH STAIR PLAN - LEVEL 00
1/2" = 1'-0"



4 NORTH STAIR - SECTION
1/2" = 1'-0"

STATE OF ILLINOIS
REGISTERED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

THE STUDIO

STEARN JOSLEWAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

NO	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

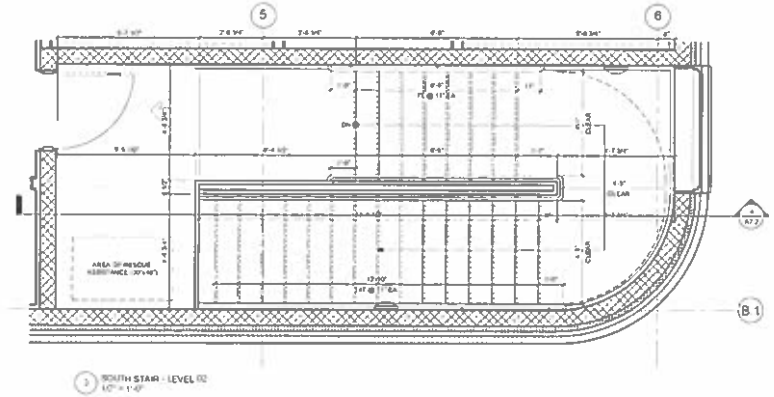
PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO: 2409

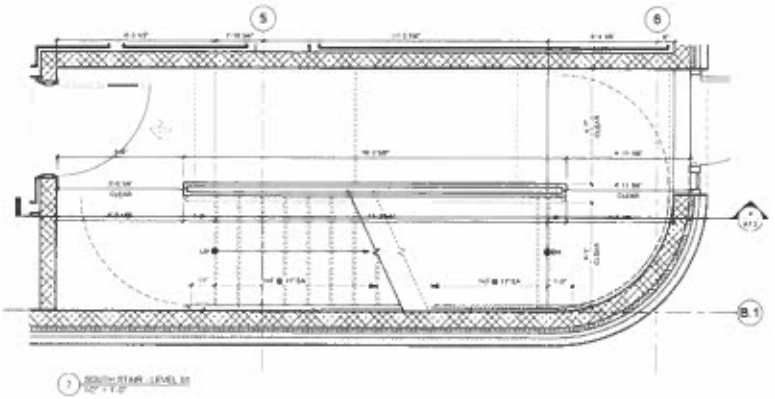
VERTICAL TRANSPORTATION PLANS & SECTIONS

SHEET

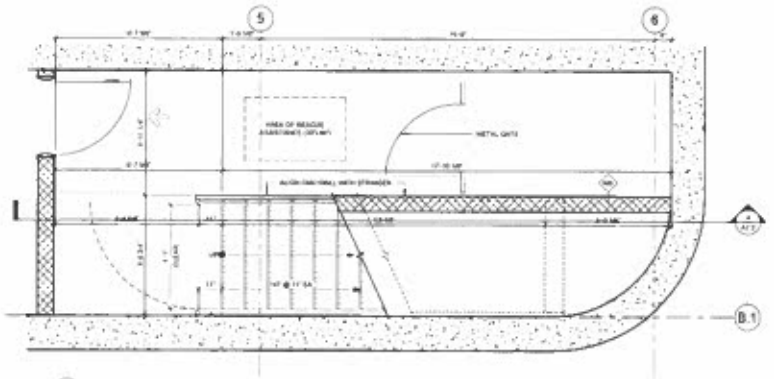
A7.1



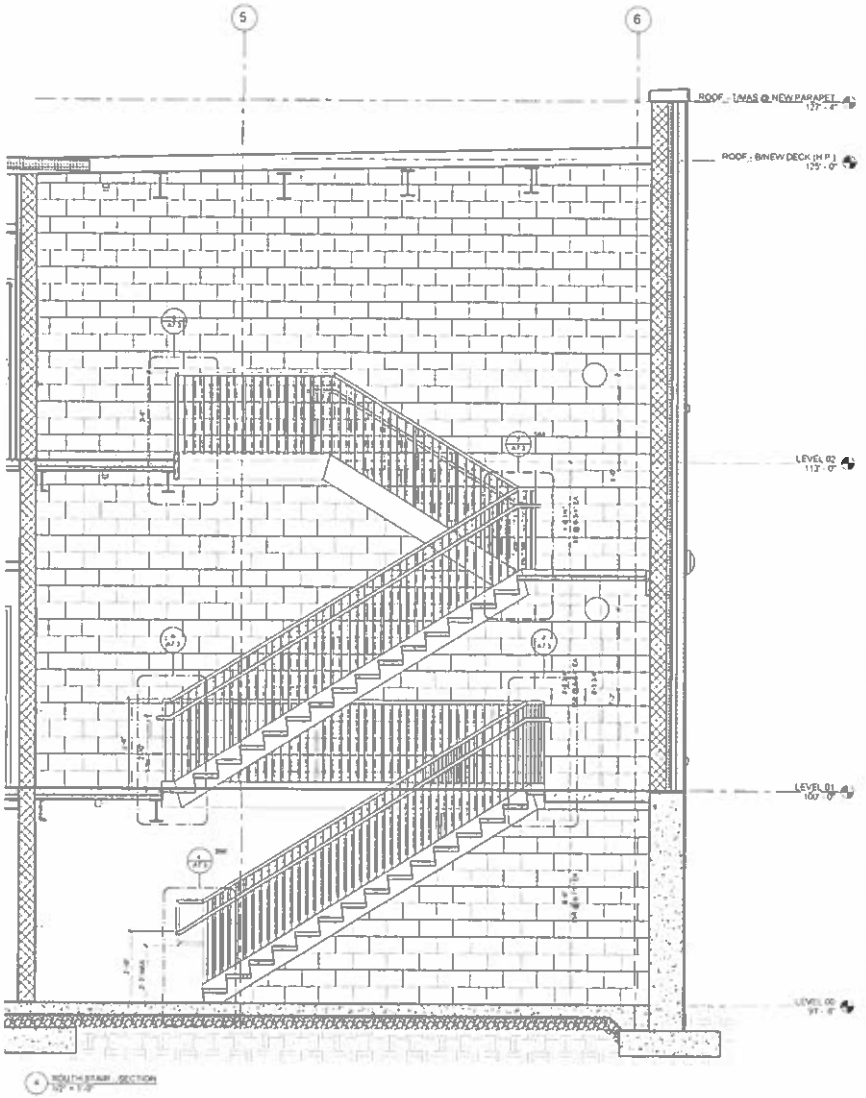
3 SOUTH STAIR - LEVEL 02
1/2" = 1'-0"



2 SOUTH STAIR - LEVEL 01
1/2" = 1'-0"



1 SOUTH STAIR - LEVEL 00
1/2" = 1'-0"



4 SOUTH STAIR - SECTION
1/2" = 1'-0"

STATE OF ILLINOIS
TODD A
REGISTERED
001-027772
LICENSED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

THS STUDIO

STEARN JOGLEKAR LTD

SERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

NO.	ISSUED FOR	DATE

NOT FOR CONSTRUCTION

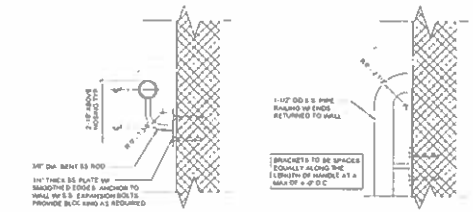
PROJ NAME Chicago South Side Birth Center

PROJ NO 2409

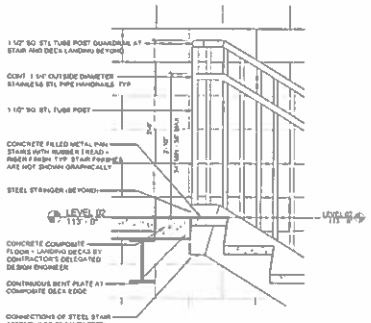
TITLE
VERTICAL TRANSPORTATION PLANS & SECTIONS

SHEET
A7.2

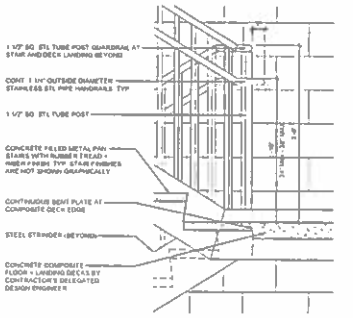
TRUE NORTH



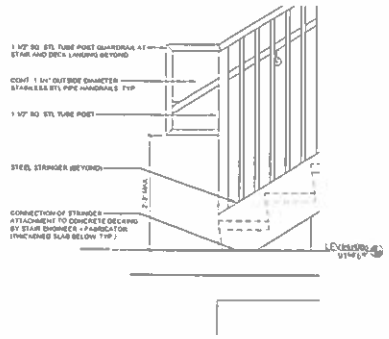
1 HANDRAIL DETAILS
3" = 1'-0"



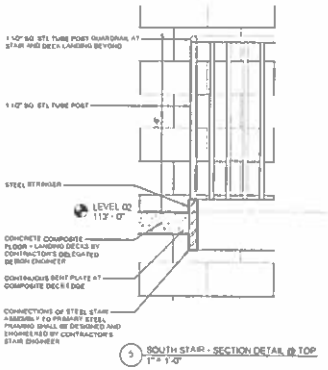
2 NORTH STAIR - SECTION DETAIL @ TOP
1" = 1'-0"



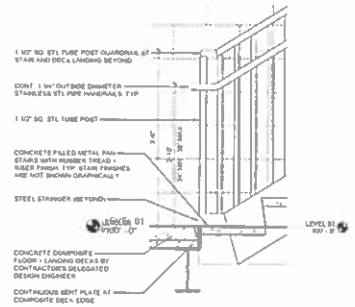
3 NORTH STAIR - SECTION DETAIL @ LANDING
1" = 1'-0"



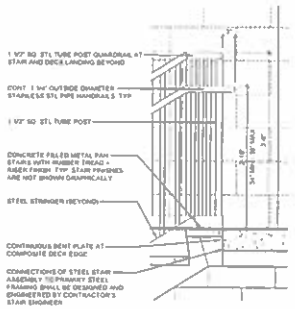
4 NORTH STAIR - SECTION DETAIL @ BOTTOM
1" = 1'-0"



5 SOUTH STAIR - SECTION DETAIL @ TOP
1" = 1'-0"



6 SOUTH STAIR - SECTION DETAIL @ MIDDLE
1" = 1'-0"



7 SOUTH STAIR - SECTION DETAIL @ MIDDLE
1" = 1'-0"

TRUE NORTH

STATE OF ILLINOIS
TODD A. REAVIS
001-022776
REGISTERED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

SMNGA

FAS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO	ISSUED FOR	DATE

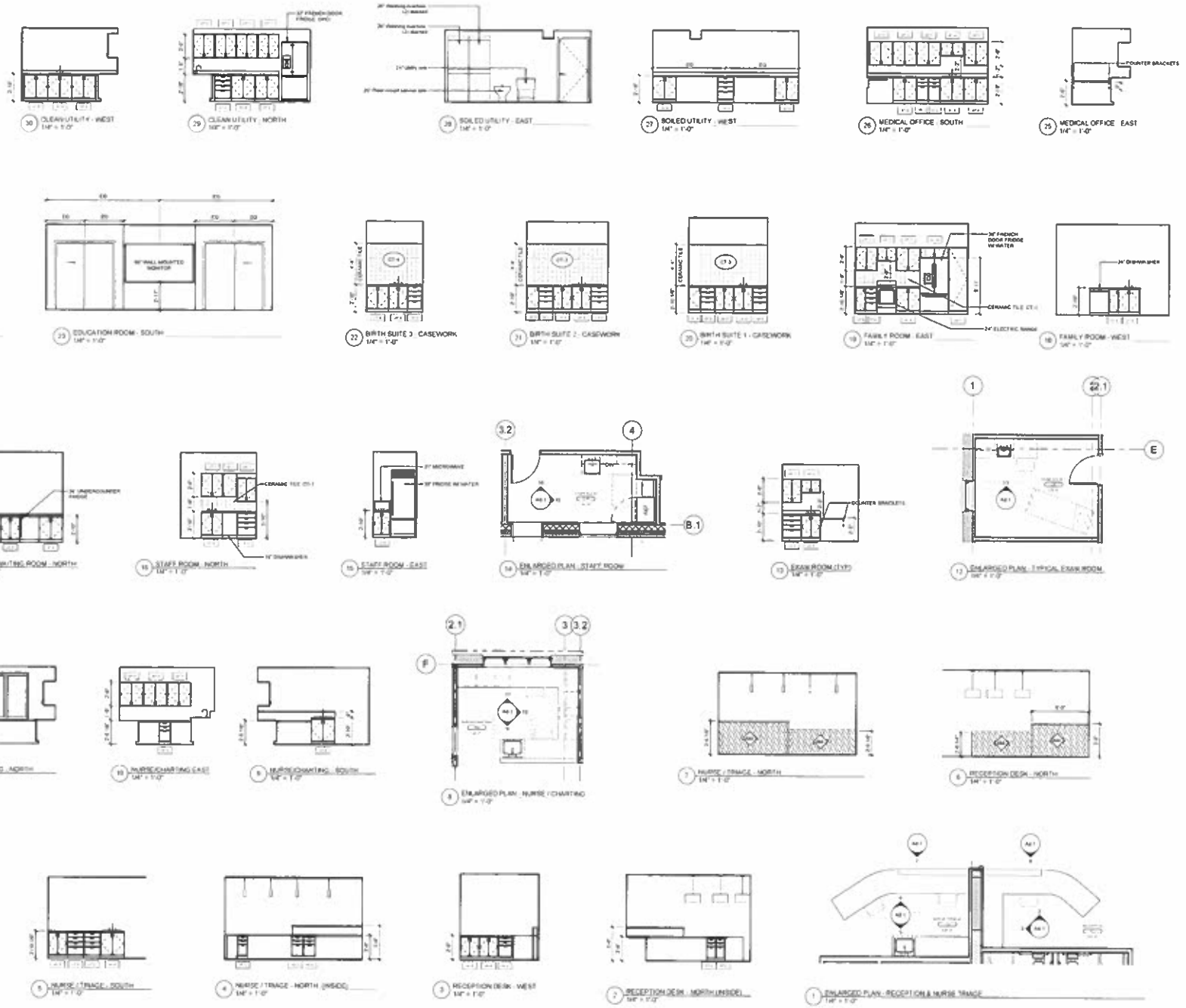
NOT FOR CONSTRUCTION

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2409

TITLE
STAIR AND RAILING DETAILS

SHEET
A7.3



OPCI: OWNER PROVIDED, CONTRACTOR INSTALLED

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

THS STUDIO

STEARN JOGLEKAR, LTD

TERRA ENGINEERING, LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

NOT FOR CONSTRUCTION

PROJ. NAME: CHICAGO SOUTH SIDE BIRTH CENTER

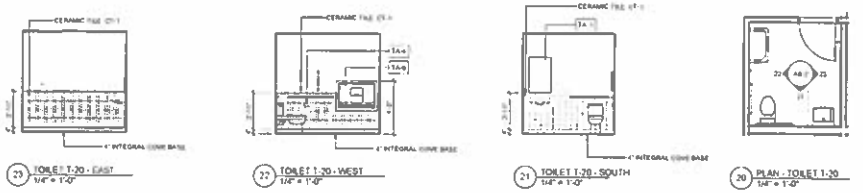
PROJ. NO: 2409

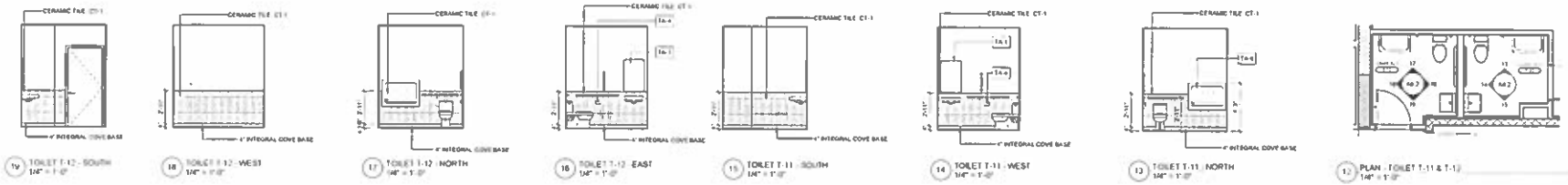
TITLE: ENLARGED PLANS & INTERIOR ELEVATIONS

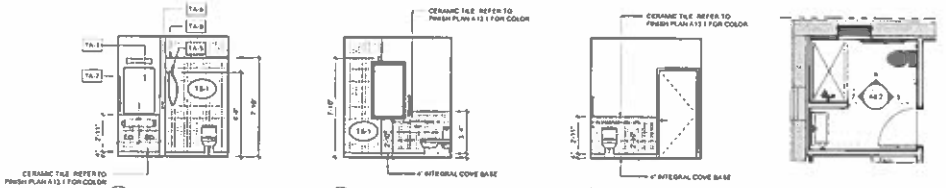
SHEET: A8.1

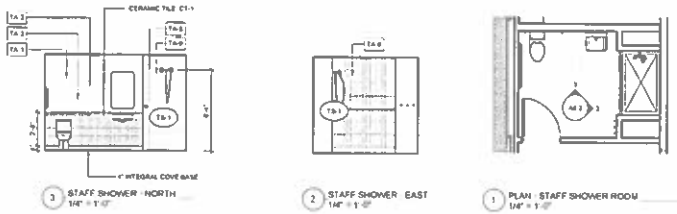
TOILET ACCESSORIES

TA-1: Kohler 22" x 34" Mirror, MODEL K-26052
TA-2: Bradley Diplomat Towel Dispenser, Surface-Mounted, MODEL 2A10-11
TA-3: Bradley Diplomat Liquid Soap/Gel Sanitizer Dispenser, MODEL 6A03-11
TA-4: ASI Surface-mount Toilet Paper Dispenser, MODEL 7314
TA-5: Kohler Awaken Showerhead, MODEL K-23218-CP
TA-6: ASI Recessed Baby Change Station, MODEL 9018
TA-7: ASI Surface-Mounted Towel Ring, MODEL 7385-B
TA-8: ASI Surface-Mounted Robe Hook, MODEL 7308
TA-9: Kohler Elate Shower Rod, MODEL K-33810









CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

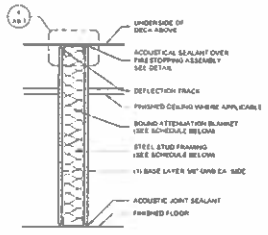
ARCHITECT OF RECORD
STEARN JOGLEKAR LTD
TERRA ENGINEERING LTD
ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

NO.	ISSUED FOR	DATE

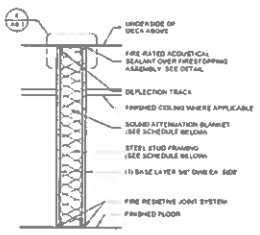
NOT FOR CONSTRUCTION

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO 2409
TITLE ENLARGED PLANS & ELEVATIONS RESTROOM
SHEET A8.2



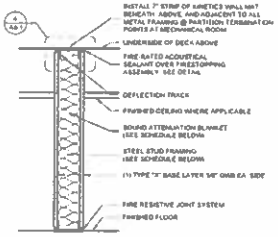
TYPE	STUD SIZE	PART THICK	SOUND ATTN BLANKET	STC	KEYED NOTES
A	4"	6-1/2"	3"	38	N/A
	6"	6-1/2"	3"	38	N/A

A NON-RATED PARTITION
SCALE 1-1/2" = 1'-0"



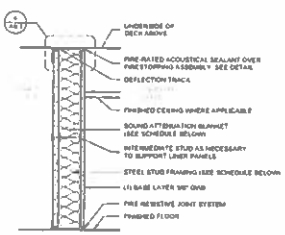
TYPE	STUD SIZE	PART THICK	SOUND ATTN BLANKET	STC	KEYED NOTES
B	6"	8-1/2"	3"	50	N/A

B 1HR RATED PARTITION
SCALE 1-1/2" = 1'-0" UL DESIGN U419



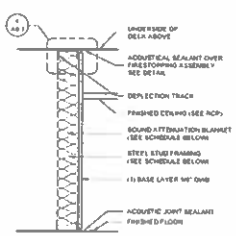
TYPE	STUD SIZE	PART THICK	SOUND ATTN BLANKET	STC	KEYED NOTES
C	6"	8-1/2"	5"	56	N/A

C 2HR RATED PARTITION
SCALE 1-1/2" = 1'-0" UL DESIGN U411



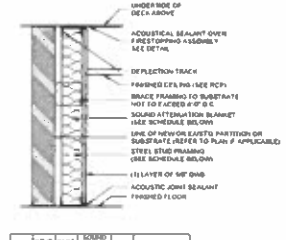
TYPE	STUD SIZE	PART THICK	SOUND ATTN BLANKET	STC	KEYED NOTES
A	3-1/2"	5-3/4"	1-1/2"	37	N/A
	4"	6-1/4"	3	51	N/A
	4"	6-1/4"	3	51	N/A
	6"	7-1/4"	3	51	N/A
	6"	7-1/4"	3	51	N/A

D 1 & 2HR RATED PARTITION
SCALE 1-1/2" = 1'-0" UL DESIGN U415



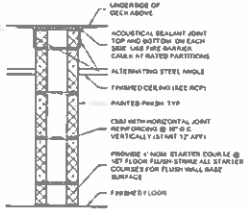
TYPE	STUD SIZE	PART THICK	SOUND ATTN BLANKET	STC	KEYED NOTES
E	4"	5-1/4"	3	56	N/A
	6"	7-1/4"	3	56	N/A

E NON-RATED PARTITION
SCALE 1-1/2" = 1'-0"



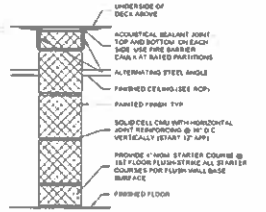
TYPE	STUD SIZE	PART THICK	SOUND ATTN BLANKET	STC	KEYED NOTES
F	1 5/8"	3-7/8"	N/A	N/A	N/A
	4"	5-3/4"	3	55	N/A
	6"	7-3/4"	3	58	N/A

F NON-RATED PARTITION
SCALE 1-1/2" = 1'-0"



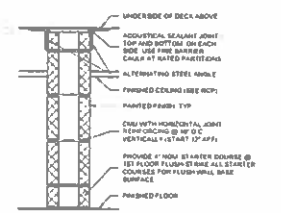
TYPE	STUD SIZE	PART THICK	SOUND ATTN BLANKET	STC	KEYED NOTES
H	N/A	7-5/8"	NONE	NONE	N/A

H 2HR RATED PARTITION
SCALE 1-1/2" = 1'-0" UL DESIGN U905



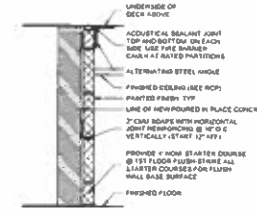
TYPE	STUD SIZE	PART THICK	SOUND ATTN BLANKET	STC	KEYED NOTES
M1	N/A	7-5/8"	NONE	NONE	N/A
M2	N/A	11-5/8"	NONE	NONE	N/A

M 4HR RATED PARTITION
SCALE 1-1/2" = 1'-0" UL DESIGN U901
FOR VERTICAL REINFORCEMENT REFER TO STRUCTURAL DWGS



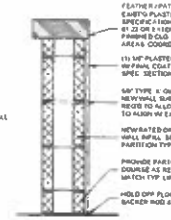
TYPE	STUD SIZE	PART THICK	SOUND ATTN BLANKET	STC	KEYED NOTES
M1	N/A	5-1/8"	NONE	NONE	N/A
M2	N/A	9-1/8"	NONE	NONE	N/A
M3	N/A	9-1/8"	NONE	NONE	N/A
M4	N/A	7-3/8"	NONE	NONE	N/A

M NON - RATED PARTITION
SCALE 1-1/2" = 1'-0"



TYPE	STUD SIZE	PART THICK	SOUND ATTN BLANKET	STC	KEYED NOTES
U	NONE	1-5/8"	NONE	NONE	N/A

U NON-RATED PARTITION
SCALE 1-1/2" = 1'-0"



TYPE	STUD SIZE	PART THICK	SOUND ATTN BLANKET	STC	KEYED NOTES
P	N/A	VARIES	NONE	NONE	N/A

P PLASTER PART'N FINISH
SCALE 1-1/2" = 1'-0"

CONTRACTOR SHALL PROVIDE DELEGATED DESIGN FOR THE FOLLOWING:

A EQUIPMENT ANCHORAGE AND FRAMING CONTRACTOR SHALL DESIGN ENGINEER AND INSTALL ANCHORAGE DETAILING FOR ALL EQUIPMENT MOUNTED TO EXTERIOR AND INTERIOR PARTITIONS

B AT ALL DOUBLE-HEIGHT PARTITIONS IN THE GYMNASIUM + STAGE AND ALL PARTITIONS THROUGHOUT BLDG SUPPORTING AND/OR BRACING ELECTRICAL PANELS, GWB AND STAGE EQUIPMENT (INCLUDING BUT NOT LIMITED TO) SCOREBOARD, STALL BARS, PADDING SUPPORTS, AND/OTHER WALL MTD EQUIPMENT CONTRACTOR SHALL DESIGN ENGINEER AND INSTALL COLD-FORMED METAL FRAMING PER ALL REQUIREMENTS OUTLINED IN SECTION 09 22 16

C CONTRACTOR SHALL PROVIDE AND COORDINATE ALL FRAMING SIZING AND GAUGES TO MEET ALL PERFORMANCE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO LIMITING HEIGHTS DEFLECTION AND ACOUSTICAL MIN STC RATINGS. CONTRACTOR SHALL PROVIDE FRAMING GAUGES AS REQUIRED TO MEET ASSOCIATED FINISHES AND FINISH SUBSTRATES

D HOLD DOWN VERTICAL STUDS 1/2" FRICTION FIT DO NOT FASTEN STUDS TO TOP RUNNER EXCEPT FASTEN STUDS TO TOP RUNNER AT ALL DOOR/WINDOW OPENINGS AND PARTITION INTERSECTIONS DO NOT FASTEN GYPSUM BOARD TO TOP RUNNER

E THE DELEGATED DESIGN OF EXTERIOR COLD-FORMED FRAMING SHALL BE SIZED AND DETAILED TO ACCOMMODATE ELECTRICAL DEFLECTION OF PERIMETER STRUCTURAL ROOF MEMBERS AT AND SPAN SO AS TO ACCOMMODATE DEFLECTION WITHOUT LOADING THE FRAMING. THIS SHALL BE ACCOMMODATED THROUGH THE USE OF DEFLECTION TRACKS CLIPS ETC AS NEED DEFLECTION SHALL NOT NEGATIVELY IMPACT THE STRUCTURAL INTEGRITY OF WALL VENEERS OR SUPPORTING SURFACES

NOTES APPLICABLE TO ALL PARTITIONS:

NOTE 1
A PROVIDE THE FOLLOWING AT ALL LOCATIONS WHERE THE JUNCTION OF THE PARTITION TO UNDERSIDE OF DECK IS EXPOSED TO VIEW AND CEILINGS OR FLOATING CEILINGS HELD AWAY FROM THE PARTITIONS
- AT FIRE RATED/SMOKE BARRIER PARTITIONS CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE BARRIER SEALANT ON EACH SIDE OF THE PARTITION FOR A 1-OR 2 HOUR RATING USE UL SYSTEM HW-D-0011 FOR GYPSUM BOARD PARTITIONS USE UL SYSTEM HW-D-0013 FOR CMU PARTITIONS (BASIS OF DESIGN)
- AT INTERIOR SIDE OF EXTERIOR WALL & TO BOTTOM OF METAL DECK FLUTES AT BOTH SIDES OF ALL NON-RATED CORRIDOR PARTITIONS AND AROUND ALL FOUR WALLS OF ANY TYPE OF CLOSET CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK USING SAME UL SYSTEM (1 HOUR) AS NOTED ABOVE
- FOR ALL OTHER NON-RATED PARTITIONS CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK WITH MINERAL WOOL (SAFING INSULATION) AND PROVIDE 1/2" DEEP NON-SAG ACOUSTICAL SEALANT

B PROVIDE THE FOLLOWING AT ALL LOCATIONS WHERE THE JUNCTION OF THE PARTITION TO UNDERSIDE OF DECK IS CONCEALED TO VIEW ABOVE CEILINGS THAT ARE INSTALLED WALL TO WALL:
- AT FIRE RATED/SMOKE BARRIER PARTITIONS CLOSE THE VOID BETWEEN PARTITIONS AND UNDERSIDE OF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE DAM SPRAY OR SPEC SEAL ELASTOMERIC SPRAY ON EACH SIDE OF THE PARTITION FOR A 1- OR 2-HOUR RATING USE UL SYSTEM HW-D-0100 OR HW-D-0101 FOR GYPSUM BOARD PARTITIONS (BASIS OF DESIGN) USE UL SYSTEM HW-D-0822 OR HW-D-0806 FOR CMU PARTITION (BASIS OF DESIGN)
- AT INTERIOR SIDE OF INTERIOR WALLS TO BOTTOM OF METAL DECK FLUTES AND AT ALL OTHER PARTITIONS CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE DAM SPRAY OR SPEC SEAL ELASTOMERIC SPRAY ON EACH SIDE OF THE PARTITION USING SAME UL SYSTEM (1 HOUR) AS NOTED ABOVE

NOTE 2
AT METAL STUD PARTITIONS, PROVIDE 20 GAUGE DOUBLE METAL STUDS AT ALL DOOR OR BORROWED LITE JAMBS. STUDS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE AND SHALL BE ANCHORED AT EACH END

NOTE 3
TYPICAL ALL STUD PARTITION TYPES
PROVIDE CONTINUOUS 2x8 FIRE-TREATED WOOD BLOCKING. REINFORCING SUPPORT FOR ALL WALL HUNG ITEMS INCLUDING HANDRAILS, GRAB-BARS, MILLWORK. USE 2x8 FIRE-TREATED WOOD BLOCKING AT METAL FURRING. PROVIDE FIRE TREATED BLOCKING AT THE LOCATION OF ALL WALL-MOUNTED DOOR STOPS, GRAB-BARS, TOILET ACCESSORIES, ETC. SHEET METAL BLOCKING OR PLUG ANCHORS ARE NOT ACCEPTABLE. GC TO COORDINATE ALL LOCATIONS

NOTE 4
TYPICAL ALL PARTITION TYPES
REFERENCE SHEETS G3.1, G3.2 AND G3.3 FOR FIRE PARTITION PLANS
REFERENCE SHEETS A9.1 FOR PARTITION TYPES AND TYPICAL DETAILS
REFERENCE SHEETS A8.2 AND A8.3 FOR TYPICAL FIRESTOPPING DETAILS

NOTE 5
PROVIDE MIN 20-GA METAL FRAMING FOR WALLS SUPPORTING ABUSE-RESISTANT GWB

NOTE 6
ALL NON-FIRE-RATED WALL & FLOOR PENETRATIONS AND TERMINATIONS SHALL BE SEALED WITH ACOUSTICAL JOINT SEALANT (TYP.)

NOTE 7
FRAMING CONTRACTOR SHALL COORD FRAMING LOCATIONS W/ELECT. DEVICE LOCATIONS TO ACHIEVE ACOUSTIC OBJECTIVES REF. A8 SERIES DWGS. TYP. OFFSET BACK-TO-BACK DEVICES IN CLASSROOM DEMISING PARTITIONS A MINIMUM OF 16" (SEPARATE STUD SPACES)

NOTE 8
ALL INTERIOR GWB SHALL BE ABUSE RESISTANT TYPE FROM FLOOR TO 8'-0" A.F.F. TYP

NOTE 9
ALL OUTER WALL CORNERS AS DESIGNATED ON THE A12 SERIES DWGS. SHALL RECEIVE HIGH-STRENGTH CORNERS. SEE 3/A8.1 (TYP.)

NOTE 10
MINIMUM REQUIRED FIRE RESISTANCE RATINGS ARE INDICATED ON G2.1, G3.2 AND G3.3

NOTE 11
PROVIDE MOISTURE RESISTANT GWB IN LIEU OF STANDARD GWB ON ALL WALLS WITHIN 6' OF PLUMBING FIXTURES UNLESS NOTED OTHERWISE

NOTE 12
PROVIDE CEMENT BOARD OF EQUIVALENT THICKNESS OF SCHEDULED GWB IN LIEU OF STD GWB AT ALL WALLS SCHEDULED TO RECEIVE CERAMIC OR PORCELAIN WALL TILE TYPICAL IN TOILET ROOMS. COORDINATE WITH A12 SERIES FINISH PLANS

NOTE 13
WHERE PARTITIONS INCLUDE RADIUSED CORNERS, TRANSITION FROM 5/8" GWB TO MULTI-LAYER 1/4" + 3/8" GWB PER TYP. 5/8" LAYER EA SIDE WET SURFACE OF EACH SUBSEQUENT LAYER TO ACHIEVE RADIUS AS REQ'D AND FEATHER SEAMLESS TO MTD 5/8" GWB

STATE OF ILLINOIS
TODD A RAEMER
001-027772
REGISTERED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD
SMNGA

TnS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

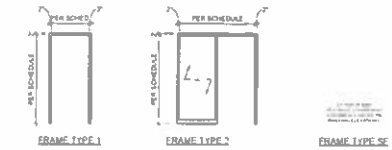
ISSUANCE		
NO	ISSUED FOR	DATE
1	[illegible]	[illegible]

NOT FOR CONSTRUCTION

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO 2409
TITLE PARTITION TYPES
SHEET A9.1

DOOR SCHEDULE

FLOOR	ROOM	DOOR NO	DOOR WIDTH	DOOR HEIGHT	DOOR THK	DOOR MATERIAL	DOOR TYPE	HDW SET	FRAME MATERIAL	FRAME TYPE	FRAME HEAD	FRAME JAMB	GLAZING	LABEL	REMARKS
LEVEL 00	ELEV. MACHINE ROOM	010	3' - 0"	7' - 0"	1 3/4"	HM	A1	01	HM	1				90 MIN	
LEVEL 00	CLEAN UTILITY	011	3' - 0"	6' - 8"	1 3/4"	HM	A1	02A	HM	1				45 MIN	
LEVEL 00	SOILED UTILITY	012	3' - 0"	6' - 8"	1 3/4"	HM	A1	02A	HM	1				45 MIN	
LEVEL 00	JANITOR	013	3' - 0"	6' - 8"	1 3/4"	HM	A1	01	HM	1				45 MIN	
LEVEL 00	STAFF STORAGE RM	014	3' - 0"	6' - 8"	1 3/4"	HM	A1	02A	HM	1				45 MIN	
LEVEL 00	WATER PUMP	014A	3' - 0"	6' - 8"	1 3/4"	HM	A1	02	HM	1				45 MIN	
LEVEL 00	MECHANICAL ROOM	015	3' - 0"	6' - 8"	1 3/4"	HM	A1	01	HM	1				45 MIN	
LEVEL 00	ELECTRICAL ROOM	016	3' - 0"	6' - 8"	1 3/4"	HM	A1	01	HM	1				45 MIN	
LEVEL 00	STORAGE	017-1	3' - 0"	6' - 8"	1 3/4"	HM	A1	02	HM	1					
LEVEL 00	STORAGE	017-2	3' - 0"	6' - 8"	1 3/4"	HM	A1	02	HM	1				45 MIN	
LEVEL 00	STAIR N	ST-N0	3' - 0"	7' - 0"	1 3/4"	HM	B1	04	HM	1			FIRELITE	90 MIN	
LEVEL 00	STAIR S	ST-S0	3' - 0"	7' - 0"	1 3/4"	HM	B1	04	HM	1			FIRELITE	90 MIN	
LEVEL 00	STAFF SHOWER	T01	3' - 0"	6' - 8"	1 3/4"	HM	A1	13	HM	1					
LEVEL 01	VESTIBULE	101	3' - 0"	7' - 0"	1 3/4"	AL	D1	07	AL	SF					
LEVEL 01	CORRIDOR	102	3' - 0"	7' - 0"	1 3/4"	AL	D1	08	AL	SF					
LEVEL 01	MED CLOSET	104A	3' - 0"	7' - 0"	1 3/4"	WD	A1	02A	HM	1					
LEVEL 01	FAMILY ROOM	105	3' - 0"	7' - 0"	1 3/4"	WD	C1	09	HM	2					
LEVEL 01	BIRTH SUITE 1	106	3' - 0"	7' - 0"	1 3/4"	WD	A1	09	HM	1					
LEVEL 01	BATH 1	106A	3' - 0"	7' - 0"	1 3/4"	WD	A1	05	HM	1					
LEVEL 01	DIRECTOR'S OFFICE	107	3' - 0"	7' - 0"	1 3/4"	WD	C1	12	HM	1					
LEVEL 01	CLOSET	107A	2' - 2"	7' - 0"	1 3/4"	WD	A1	11	HM	1					
LEVEL 01	BIRTH SUITE 2	108	3' - 0"	7' - 0"	1 3/4"	WD	A1	09	HM	1					
LEVEL 01	BATH 2	108A	3' - 0"	7' - 0"	1 3/4"	WD	A1	05	HM	1					
LEVEL 01	BIRTH SUITE 3	109	3' - 0"	7' - 0"	1 3/4"	WD	A1	09	HM	1					
LEVEL 01	BATH 3	109A	3' - 0"	7' - 0"	1 3/4"	WD	A1	05	HM	1					
LEVEL 01	CLOSET	110	2' - 6"	7' - 0"	1 3/4"	WD	A1	03	HM	1					
LEVEL 01	JAN / CLEAN RM	111	3' - 0"	7' - 0"	1 3/4"	WD	A1	02A	HM	1					
LEVEL 01	CALL ROOM	112	3' - 0"	7' - 0"	1 3/4"	WD	A1	13	HM	1					
LEVEL 01	STAIR S	E100	3' - 8"	7' - 1 1/2"	1 3/4"	AL	D1	06	AL	SF					
LEVEL 01	VESTIBULE	E101	3' - 1"	7' - 0"	1 3/4"	AL	D1	14	AL	SF					
LEVEL 01	STAIR N	E102	3' - 0"	7' - 2"	1 3/4"	HM	A1	14	HM	1					
LEVEL 01	STAIR N	ST-N1	3' - 0"	7' - 0"	1 3/4"	HM	B1	15	HM	1			FIRELITE	90 MIN	
LEVEL 01	STAIR S	ST-S1	3' - 8"	7' - 0"	1 3/4"	HM	B1	15A	HM	1			FIRELITE	90 MIN	
LEVEL 01	LOBBY TL1	T10	3' - 0"	7' - 0"	1 3/4"	WD	A1	13	HM	1					
LEVEL 01	STAFF TL1	T11	3' - 0"	7' - 0"	1 3/4"	WD	A1	13	HM	1					
LEVEL 02	EDUCATION ROOM	201	3' - 0"	7' - 0"	1 3/4"	WD	C1	02	HM	2			FIRELITE	45 MIN	
LEVEL 02	TABLE & EQUIP STORAGE	201A	3' - 0"	7' - 0"	1 3/4"	WD	A1	03	HM	1					
LEVEL 02	CLOSET	201B	6' - 0"	7' - 0"	1 3/8"	WD		16	HM	1					SLIDING DUAL MARKERBOARD DOOR BASIS OF DESIGN CLARIDGE PORCELAIN SLIDING WALL
LEVEL 02	CLOSET	201C	6' - 0"	7' - 0"	1 3/8"	WD		16	HM	1					
LEVEL 02	CONSULTATION / COUNSELOR	202	3' - 0"	7' - 0"	1 3/4"	WD	A1	12	HM	1				45 MIN	
LEVEL 02	MEDICAL OFFICE	203	3' - 0"	7' - 0"	1 3/4"	WD	B1	02A	HM	1				45 MIN	
LEVEL 02	ADMIN'S OFFICE	205	3' - 0"	7' - 0"	1 3/4"	WD	C1	12	HM	1			FIRELITE	45 MIN	
LEVEL 02	EXAM ROOM 1	206	3' - 0"	7' - 0"	1 3/4"	WD	A1	10	HM	1				45 MIN	
LEVEL 02	EXAM ROOM 2	207	3' - 0"	7' - 0"	1 3/4"	WD	A1	10	HM	1				45 MIN	
LEVEL 02	ULTRASOUND ROOM	208	3' - 0"	7' - 0"	1 3/4"	WD	A1	10	HM	1				45 MIN	
LEVEL 02	OFFICE	209	3' - 0"	7' - 0"	1 3/4"	WD	C1	12	HM	1			FIRELITE	45 MIN	
LEVEL 02	STAFF ROOM	210	3' - 0"	7' - 0"	1 3/4"	WD	C1	02	HM	1			FIRELITE	45 MIN	
LEVEL 02	JANITOR	211	3' - 0"	7' - 0"	1 3/4"	WD	A1	01	HM	1				45 MIN	
LEVEL 02	MEDICAL STORAGE	212	3' - 0"	7' - 0"	1 3/4"	WD	A1	02A	HM	1				45 MIN	
LEVEL 02	CLOSET	213	2' - 4"	7' - 0"	1 3/4"	WD		17	HM	1					BIFOLD CLOSET DOOR
LEVEL 02		E210	3' - 0"	7' - 0"	1 3/4"	HM	A1	18	HM	1					
LEVEL 02	STAIR N	ST-N2	3' - 0"	7' - 0"	1 3/4"	WD	B1	04	HM	1			FIRELITE	90 MIN	
LEVEL 02	STAIR S	ST-S2	3' - 0"	7' - 0"	1 3/4"	WD	B1	04	HM	1			FIRELITE	90 MIN	
LEVEL 02	TOILET	T20	3' - 0"	7' - 0"	1 3/4"	WD	A1	13	HM	1				45 MIN	



FRAME AND DOOR TYPES

HARDWARE SET #01
DOOR NO 008 013 015 016 100 101
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA STOREROOM LOCK BL80 X 07 LEVER 2-3/4" B.S. MKD "E" KEYWAY — 613 IVORY
6 PIN REQUIRED AS REQUIRED
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE

HARDWARE SET #02
DOOR NO 017-1 017-2 T01 T10
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA CLASSROOM LOCK BL70 X 07 LEVER 2-3/4" B.S. MKD "E" KEYWAY 6 PIN — 613 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE

HARDWARE SET #03
DOOR NO 017 017-2 ST-N0 ST-S0 T01
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA SMART EXIT DEVICE ES7500 X 07 LEVER 2-3/4" B.S. MKD "E" KEYWAY 6 PIN — 613 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA CONCEALED OVERHEAD STOP 4668 SERIES STOP (FOR 90 M) — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE PROVIDE TRAINING FOR THE SMART LOCKS

HARDWARE SET #03
DOOR NO 014A 102 201A
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA PUSH BEARING HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA STOREROOM LOCK BL80 X 07 LEVER 2-3/4" B.S. MKD "E" KEYWAY 6 PIN — 613 IVORY
1 EA CLASSROOM LOCK BL70 X 07 LEVER 2-3/4" B.S. MKD "E" KEYWAY — 613 IVORY
6 PIN (BR. 130 & 28AA)
1 EA WALL STOP D9401 — 613 IVORY
1 EA SURFACE OVERHEAD STOP 4668 SERIES STOP (FOR 28A) — 695 ABH
DOOR SILENCERS PROVIDED BY HOLLOW METAL DOOR MANUFACTURER

HARDWARE SET #04
DOOR NO 014 ST-S0 ST-S2 ST-S2
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA SMART EXIT DEVICE ES7500 ROOM: ID700 + ICDES 300 EN (DBAALA LEVER TRIM 613 STRIKE MKD 6 PIN (BR, ST-N0, ST-N0 ONLY) — 695 IVORY
1 EA REX EXIT DEVICE (PASSAGE) EDF07 + EDCD07 BR 613 LEVER + STRIKE — 695 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 EA HEX PLATES 1/2" X 2" LDW — 613 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE
PROVIDE TRAINING FOR THE SMART EXIT DEVICE

HARDWARE SET #05
DOOR NO 104A 108A 109A
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA PRIVACY LOCK BL 40 X 07 LEVER 2-3/4" B.S. — 613 IVORY
1 EA WALL STOP D9401 — 613 IVORY
DOOR SILENCERS PROVIDED BY HOLLOW METAL DOOR MANUFACTURER

HARDWARE SET #06
ALUM DOOR NO E100 E101
1 EA CONTINUOUS HINGE A1040 — DKB ABH
1 EA REX EXIT DEVICE CDR3 X CYLINDER X LESS STRIKE — 613 IVORY
1 EA ACCESS CONTROL W/ A BOK ACSS SERIES 3 AA 691 STRIKE — 630 IVORY
INCLUDED CONTROLLER, RIM STRIKE, FAIL SECURE, SENSOR, PLUG IN POWER SUPPLY & GATEWAY - VERIFY GATEWAY IF REQUIRED BEFORE ORDERING
1 EA LADDER PULLS PHK33018 - 18" CTC THRU BOLTS MTG — 613 IVORY
1 EA RIM CYLINDER CR6160 MKD (TRIM) "C" KEYWAY 6 PIN — 613 IVORY
1 EA MORTISE CYLINDER CR6160 160 MKD (CYLINDER DOGGING) "C" KEYWAY 6 PIN — 613 IVORY
1 EA ADA DOOR OPERATOR 4180LE TOP JAMB — 689 HORTON
1 EA CONCEALED OVERHEAD STOP 1000 SERIES STOP — 695 ABH
1 EA ACTUATOR WALL SWITCH (EXTERIOR) — 630 HORTON
1 EA ACTUATOR FRAME SWITCH (INTERIOR) — 630 HORTON
1 EA BRUSH DOOR SWEEPS 356D — DKB REESE
1 EA SADDLE THRESHOLD SA300 5" W X 3/4" H MILL — DKB REESE
1 EA POWER SUPPLY BLPS - 2.5A REQUIRED — HKD
1 EA WIRING DIAGRAM — HKD
WEATHER STRIP PROVIDED BY ALUMINUM STOREFRONT DOOR SUPPLIER
CONDUIT WIRING AND ROUGH-IN BY ELECTRICIAN
CARD, KEYPAD, DOOR POSITION SENSOR & CONTROLLER READER PART OF THIS SECTION
ARMORE PROVIDED BY SECURITY CONTRACTOR SECURITY CONTRACTOR TO VERIFY ACCESS CONTROL
DOOR SECURE AT ALL TIMES VALID CREDENTIAL ENABLES THE STRIKE AND ALLOWS TO INGRESS
DEPRESSING THE TOUCH BAR RETRACTS THE LATCH BOLTS AND ALLOWS TO EGRESS OUT
IN CASE OF EMERGENCY OR POWER FAILURE DOOR REMAIN SECURE
KEY WILL OVERRIDE AND UNLOCK OF THE DOOR TO EGRESS
DOGGING THE PANIC BAR IT BECOMES PUSH AND PULL OPERATIONS
OPERATOR TO TURN OFF ON TOGGLE SWITCH ON THE SIDE OF THE OPERATOR
PRESSING THE PUSH BUTTON EITHER SIDE IT WILL POWER THE OPERATION
PROVIDE TRAINING FOR THE SMART CONTROLLER AND THE ELECTRIC STRIKE

HARDWARE SET #07
ALUM DOOR NO 101
1 EA CONTINUOUS HINGE A1040 — DKB ABH
1 EA REX EXIT DEVICE CDR3 X CYLINDER X LESS STRIKE — 613 IVORY
1 EA ACCESS CONTROL W/ A BOK ACSS SERIES 3 AA 691 STRIKE — 630 IVORY
INCLUDED CONTROLLER, RIM STRIKE, FAIL SECURE, SENSOR, PLUG IN POWER SUPPLY & GATEWAY - VERIFY GATEWAY IF REQUIRED BEFORE ORDERING
1 EA LADDER PULLS PHK33018 - 18" CTC THRU BOLTS MTG — 613 IVORY
1 EA RIM CYLINDER CR6160 MKD (TRIM) "C" KEYWAY 6 PIN — 613 IVORY
1 EA MORTISE CYLINDER CR6160 160 MKD (CYLINDER DOGGING) "C" KEYWAY 6 PIN — 613 IVORY
1 EA SURFACE CLOSER DC8116 DCCV81LC HEAVY DUTY ARM — 695 IVORY
1 EA CONCEALED OVERHEAD STOP 1000 SERIES STOP — 695 ABH
1 EA NARROW FRAME BRACKET (AS REQUIRED) — 695 IVORY
1 EA BLADE STOP SPACER (AS REQUIRED) — 695 IVORY
1 EA POWER SUPPLY BLPS - 2.5A REQUIRED — HKD
1 EA WIRING DIAGRAM — HKD
WEATHER STRIP PROVIDED BY ALUMINUM STOREFRONT DOOR SUPPLIER
CONDUIT WIRING AND ROUGH-IN BY ELECTRICIAN
CARD, KEYPAD, DOOR POSITION SENSOR & CONTROLLER READER PART OF THIS SECTION
VERIFY BEFORE ORDERING SECURITY CONTRACTOR TO VERIFY ACCESS CONTROL
DOOR SECURE AT ALL TIMES WHEN A VALID CREDENTIAL IS ENABLES THE STRIKE AND ALLOWS TO INGRESS
DEPRESSING THE TOUCH BAR IT RETRACTS THE LATCH BOLTS AND ALLOWS TO EGRESS OUT
IN CASE OF EMERGENCY OR POWER FAILURE DOOR REMAIN SECURE
KEY WILL OVERRIDE AND UNLOCKED THE DOOR TO EGRESS
DOGGING THE PANIC BAR IT BECOMES PUSH AND PULL OPERATIONS
PROVIDE TRAINING FOR THE SMART CONTROLLER AND THE ELECTRIC STRIKE

HARDWARE SET #08
DOOR NO 102 201 T12 T11 T20 (T20 ONLY)
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA PRIVACY MORTISE LOCK WITH CORE & INDICATOR MC7862 07 LEVER X 613 IVORY ROUND ROSE TYP. INDICATOR SIC RESPONSIVE ADA TURN
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 EA SURFACE CLOSER DC8116 PARALLEL STOP ARM (ON — 695 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE
OF 7-01 NO CLOSER AND RATED SEALS

HARDWARE SET #09
DOOR NO 014C
1 EA CONTINUOUS HINGE A1040 — DKB ABH
1 EA REX EXIT DEVICE LSTOREROOM CDR3 EXIT ONLY + STRIKE — 613 IVORY
1 EA MORTISE CYLINDER CR6160 160 MKD (CYLINDER DOGGING) "C" KEYWAY 6 PIN — 613 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC CUSH PARALLEL STOP ARM — 695 IVORY
1 EA HEX PLATES 1/2" X 2" LDW — 613 IVORY
2 EA HEADJAMB SEALS 8 DSTRD — DKB REESE
1 EA BRUSH DOOR SWEEPS 356D — DKB REESE
1 EA SADDLE THRESHOLD SA300 5" W X 3/4" H MILL — DKB REESE

HARDWARE SET #10
DOOR NO 107 ST-S1
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA REX EXIT DEVICE (CLASSROOM) ED70 X EDCD07 BR 613 LEVER X STRIKE MKD "C" KEYWAY 6 PIN — 695 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 EA HEX PLATES 1/2" X 2" LDW — 613 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE

HARDWARE SET #11
ALUMINUM STOREFRONT DOOR NO 201B 201C ALUCK ALBOARD
COMPLETE SET TRACK & HANGERS (2 JOB WITH FABCA — 626 AHC
2DR KIT, VERIFY LENGTH)

HARDWARE SET #12
BIG BI-FOLD DOOR NO 213 (DR THR + 213)
1 COMPLETE BI-FOLD SET OF 1/8 DR KIT — 626 AHC
1 EA DOOR PULLS PHK2100 X 4-3/4" CA THRU BOLT MTG — DKB AGA
2 EA PLAIN BEARING HINGES MCB1534 — 640 AGA

HARDWARE SET #13
DOOR NO 008 013 015 016 100 101
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA PASSAGE SET BL10 X 07 LEVER 2-3/4" B.S. — 613 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE

HARDWARE SET #14
DOOR NO 017 017-2 ST-N0 ST-S0 T01
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA PASSAGE SET BL10 X 07 LEVER 2-3/4" B.S. — 613 IVORY
1 EA SURFACE OVERHEAD STOP 4668 SERIES STOP (AS REQUIRED) — 695 ABH
DOOR SILENCERS PROVIDED BY HOLLOW METAL DOOR MANUFACTURER

HARDWARE SET #15
DOOR NO 107 ST-N1
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA PASSAGE SET BL10 X 07 LEVER 2-3/4" B.S. — 613 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE

HARDWARE SET #16
DOOR NO 107 ST-S1
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA REX EXIT DEVICE (CLASSROOM) ED70 X EDCD07 BR 613 LEVER X STRIKE MKD "C" KEYWAY 6 PIN — 695 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 EA HEX PLATES 1/2" X 2" LDW — 613 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE PROVIDE TRAINING FOR THE SMART EXIT DEVICE

HARDWARE SET #17
DOOR NO 213
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA SMART REX EXIT DEVICE ES7500 X EDCD07 BR 613 LEVER X STRIKE MKD "C" KEYWAY 6 PIN — 695 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 EA HEX PLATES 1/2" X 2" LDW — 613 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE PROVIDE TRAINING FOR THE SMART EXIT DEVICE

HARDWARE SET #18
DOOR NO 213
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA SMART REX EXIT DEVICE ES7500 ROOM: ID700 + ICDES 300 EN (DBAALA LEVER TRIM 613 STRIKE MKD 6 PIN — 695 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 EA HEX PLATES 1/2" X 2" LDW — 613 IVORY
2 EA HEADJAMB SEALS 8 DSTRD — DKB REESE
1 EA BRUSH DOOR SWEEPS 356D — DKB REESE
1 EA SADDLE THRESHOLD SA300 5" W X 3/4" H MILL — DKB REESE

HARDWARE SET #19
DOOR NO 017 017-2
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA PUSH BEARING HINGES MCB1534 4.5" X 4.5" — 646 IVORY
1 EA OFFICE LOCK BL30 X 07 LEVER 2-3/4" B.S. MKD "E" KEYWAY 6 PIN — 613 IVORY
1 EA SURFACE CLOSER DC8116 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE

HARDWARE SET #20
DOOR NO 112 T01 T12 T11 T20 (T20 ONLY)
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA PRIVACY MORTISE LOCK WITH CORE & INDICATOR MC7862 07 LEVER X 613 IVORY ROUND ROSE TYP. INDICATOR SIC RESPONSIVE ADA TURN
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 EA SURFACE CLOSER DC8116 PARALLEL STOP ARM (ON — 695 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE
OF 7-01 NO CLOSER AND RATED SEALS

HARDWARE SET #21
DOOR NO 014C
1 EA CONTINUOUS HINGE A1040 — DKB ABH
1 EA REX EXIT DEVICE LSTOREROOM CDR3 EXIT ONLY + STRIKE — 613 IVORY
1 EA MORTISE CYLINDER CR6160 160 MKD (CYLINDER DOGGING) "C" KEYWAY 6 PIN — 613 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC CUSH PARALLEL STOP ARM — 695 IVORY
1 EA HEX PLATES 1/2" X 2" LDW — 613 IVORY
2 EA HEADJAMB SEALS 8 DSTRD — DKB REESE
1 EA BRUSH DOOR SWEEPS 356D — DKB REESE
1 EA SADDLE THRESHOLD SA300 5" W X 3/4" H MILL — DKB REESE

HARDWARE SET #22
DOOR NO 107 ST-S1
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA REX EXIT DEVICE (CLASSROOM) ED70 X EDCD07 BR 613 LEVER X STRIKE MKD "C" KEYWAY 6 PIN — 695 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 EA HEX PLATES 1/2" X 2" LDW — 613 IVORY
1 SET HEADJAMB SEALS 7878 — BLK RESIS
MOUNT CLOSER ON THE PULL SIDE PROVIDE TRAINING FOR THE SMART EXIT DEVICE

HARDWARE SET #23
DOOR NO 213
3 EA HINGES MCB112 4.5" X 4.5" — 646 IVORY
1 EA SMART REX EXIT DEVICE ES7500 ROOM: ID700 + ICDES 300 EN (DBAALA LEVER TRIM 613 STRIKE MKD 6 PIN — 695 IVORY
1 EA SURFACE CLOSER DC8114 DCCV81LC REGULAR ARM — 695 IVORY
1 EA WALL STOP D9401 — 613 IVORY
1 EA HEX PLATES 1/2" X 2" LDW — 613 IVORY
2 EA HEADJAMB SEALS 8 DSTRD — DKB REESE
1 EA BRUSH DOOR SWEEPS 356D — DKB REESE
1 EA SADDLE THRESHOLD SA300 5" W X 3/4" H MILL — DKB REESE

STATE OF ILLINOIS
TODD A. REINERT
001-027756
REGISTERED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD
[illegible]

TAS STUDIO
[illegible]

STEARN JOGLEKAR LTD
[illegible]

TERRA ENGINEERING LTD
[illegible]

ADVANCE CONSULTING GROUP INTERNATIONAL
[illegible]

ISSUANCE		
NO	ISSUED FOR	DATE
[illegible]		

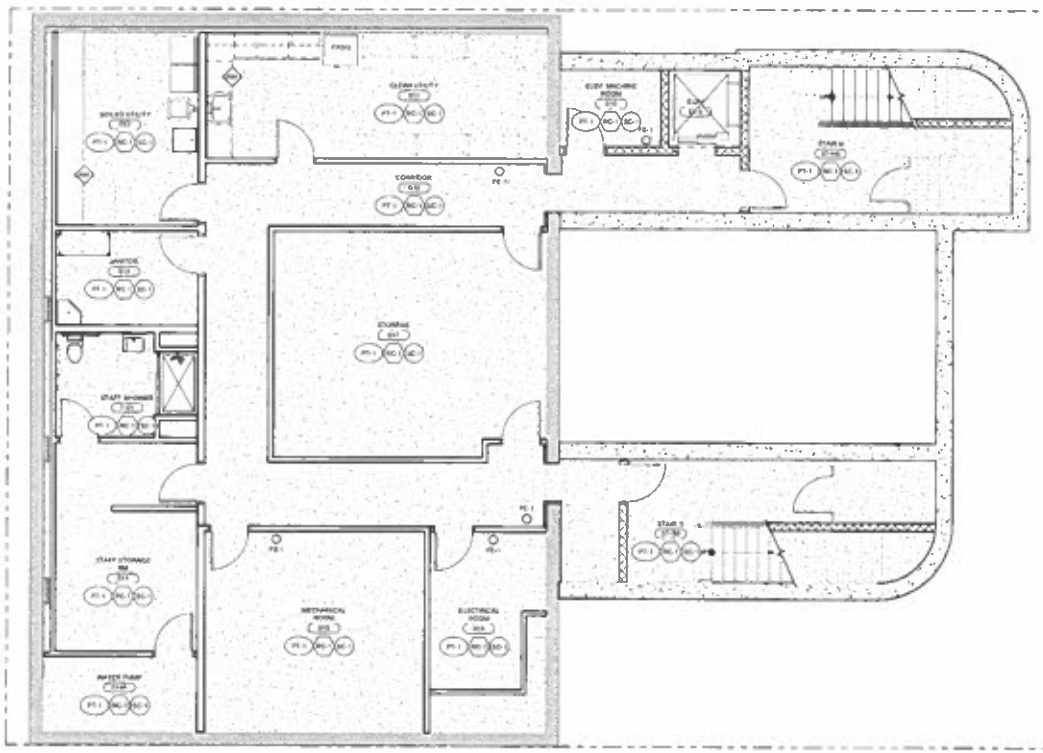
NOT FOR CONSTRUCTION

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2409

TITLE
OPENING SCHEDULE

SHEET
A12.0



1 FINISH PLAN - LEVEL 00
1/4" = 1'-0"

FINISH SYMBOL LEGEND

FP-1 FLOOR FINISH | PT-1 WALL FINISH | TR-1 SIGNAGE TAG

VB-1 WALL BASE AND WAINSCOT FINISH | WC1 CPT 6b AUXILIARY COMPONENT TAGS (EX: WC-1 IS ITEMS INSTALLED OVER PAINT)

BASIS OF DESIGN LISTED REFER TO TECHNICAL SPECIFICATIONS FOR OTHER PRODUCT NAMES & MANUFACTURERS. SEE SECTION 01 81 13 FOR SUSTAINABILITY REQUIREMENTS

FINISH PLAN NOTES

1. REFER TO A13.0 FOR GENERAL NOTES
2. ALIGN FLOOR FINISH TRANSITIONS w/ CENTERLINE OF DOORS AT THRESHOLDS AND CEILING TRANSITIONS AT CEILING SOFFITS
3. SCARIFY EXISTING CONCRETE AND TERRAZZO FLOOR AT BASEMENT. PROVIDE BRIDGING CONTINUOUS SURFACE TO ADJACENT NEW CONCRETE. FLOOR PREP TO RECEIVE FLOOR FINISH
4. ALL STAIR TREADS AND INTERMEDIATE LANDINGS TO BE SEALED CONCRETE WITH AN ALTERNATE TO ADD A PIGMENTED SEALER OR CONCRETE STAIN WITH CLEAR SEALER

FLOOR HATCH GRAPHIC LEGEND

VINYL PLANK TILE | CARPET TILE | RESILIENT SHEET FLOORING | SEALED CONCRETE

GRAPHIC HATCH PATTERNS ARE INDICATED ON THE PLAN TO PROVIDE GREATER LEGIBILITY AND TO AID IN CONVEYING AESTHETIC DESIGN INTENT BUT IS NOT INTENDED TO IDENTIFY ALL FINISHES REQUIRED. FINISH FLOOR TAG DESIGNATIONS SHALL GOVERN

FLOOR FINISHES

SYMBOL	MATERIAL	DESCRIPTION / BASIS
CPT-1	CARPET TILE	Shaw Contract Manifest Tile - Tawny
RS-1	RESILIENT SHEET	Shaw Contract Wabash Sheet - Bentley Oak
SC-1	SEALED CONCRETE	DRYLOK or similar
VT-1	LUXURY VINYL TILE	Shaw Contract Rhombi 6x36 - Level Plank

WALL FINISHES

SYMBOL	MATERIAL	DESCRIPTION / BASIS
CT-1	CERAMIC TILE	Finnstyle 4x12 Mh - Magnolia Gloss or Equiv
CT-2	CERAMIC TILE	Finnstyle 4x12 Mh - Amethyst Gloss
CT-3	CERAMIC TILE	Finnstyle 4x12 Mh - Painted Silk
CT-4	CERAMIC TILE	Finnstyle 4x12 Mh - Ruby Gloss or Equiv
PT-1	PAINT	Benjamin Moore - Moderate Teal 674
PT-2	PAINT	Benjamin Moore - Cardiff Mauve 1472
PT-3	PAINT	Benjamin Moore - Walnut Dunn 1408
PT-4	PAINT	Benjamin Moore - Shaker's Blue 1251
PT-5	PAINT	Benjamin Moore - Organdy 1198
PT-6	PAINT	Benjamin Moore - Tidewater Mist 438
PT-7	PAINT	Benjamin Moore - Mist Gray 1596
TS-1	TILE SURROUND	Atlas Tegula - color: Mapleleaf Trim 1 x 12
WC-1	WALL COVERING	Type 2 fabric wallpaper - MT5018

WALL BASE AND WAINSCOT FINISH

SYMBOL	MATERIAL	DESCRIPTION / BASIS
VB-1	RESILIENT / VINYL BASE	4" HEIGHT

SOLID SURFACE MATERIAL

SYMBOL	MATERIAL	DESCRIPTION / BASIS
LAM-1	LAMINATE	WILSONART - Sierra Nevada 7997
LAM-2	LAMINATE	WILSONART - Maple Oak 4796
LAM-3	LAMINATE	WILSONART - Warm Walnut Grain 7996
LS-1	SOLID SURFACE	SAMSUNG - STARRY WHITE SW

WINDOW COVERINGS

SYMBOL	MATERIAL	DESCRIPTION / BASIS
WC	WINDOW COVERING (IN CHILDBIRTH)	SHADE WITH WHITE HOUSING AND FASCIA

TRUE NORTH

STATE OF ILLINOIS
YODO A RASHEED
001-027704
REGISTERED ARCHITECT

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD
SRGA

TAS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

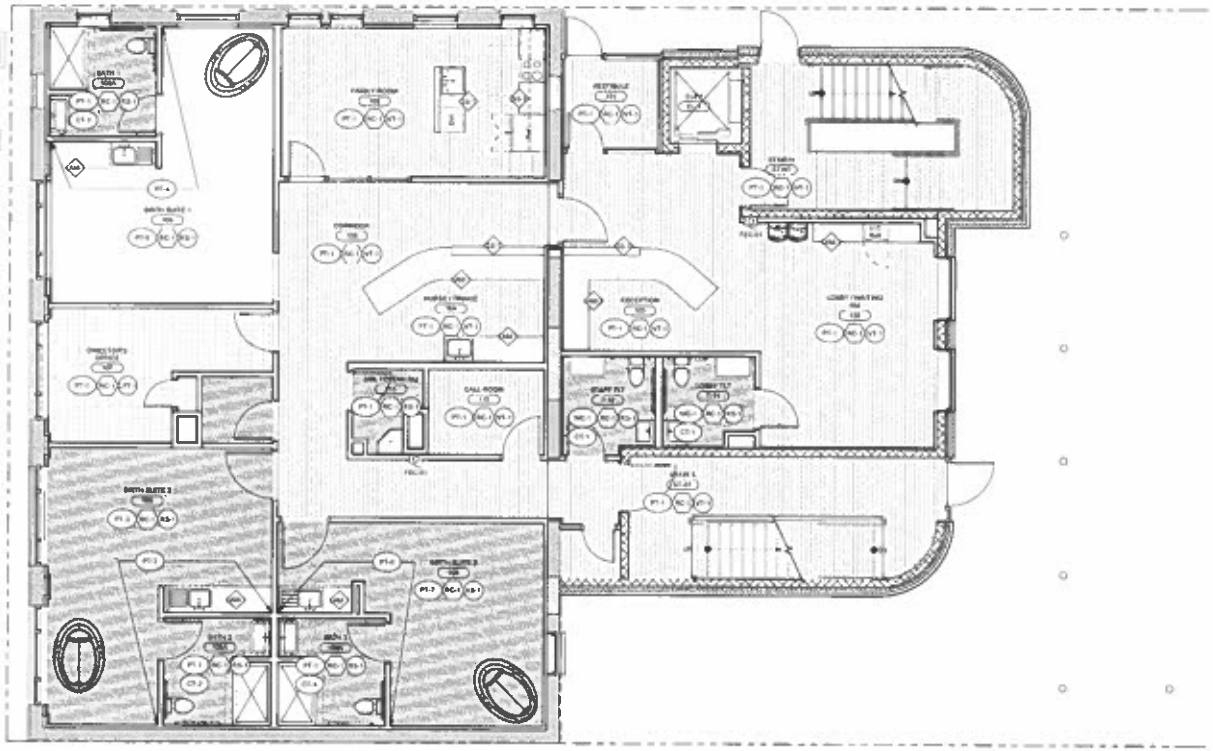
ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

NO.	ISSUANCE	DATE

NOT FOR CONSTRUCTION

PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO: 2406
TITLE: FINISH FLOOR PLAN - LEVEL 00
SHEET: A13.0



1 FINISH PLAN - LEVEL 01
1/4" = 1'-0"

FINISH SYMBOL LEGEND

FLOOR FINISH | WALL FINISH | SIGNAGE TILE
WALL BASE AND WAINSCOT FINISH | AUXILIARY COMPONENT TAGS ON 101-10 ITEMS INSTALLED OVER FINISH

BASIS OF DESIGN LISTED. REFER TO TECHNICAL SPECIFICATIONS FOR OTHER PRODUCT NAMES & MANUFACTURERS. SEE SECTION 01 81 13 FOR SUSTAINABILITY REQUIREMENTS

FINISH PLAN NOTES

1. REFER TO A13.1 FOR GENERAL NOTES
2. FLOOR FLOOR FINISH TRANSITIONS AT CENTERLINE OF DOORS AT THRESHOLDS AND CEILING TRANSITIONS AT CEILING SOFFITS
3. SCARIFY EXISTING CONCRETE AND TERRAZZO FLOOR AT BASEMENT. PROVIDE SMOOTH CONTINUOUS SURFACE TO ADJACENT NEW CONCRETE FLOOR. PREP TO RECEIVE FLOOR FINISH
4. ALL STAIR TREADS AND INTERMEDIATE LANDINGS TO BE SEALED CONCRETE WITH MAIN FERRATE TO ADD A PROVIDED SEALER OR CONCRETE STAIN WITH CLEAR SEALER

FLOOR HATCH GRAPHIC LEGEND

VINYL PLANK TILE | CARPET TILE
RESILIENT SHEET FLOORING | SEALED CONCRETE

GRAPHIC HATCH PATTERNS ARE INDICATED ON THE PLAN TO PROVIDE GREATER LEGIBILITY AND TO AID IN CONVEYING ASSEMBLY DESIGN. INTENT BUT IS NOT INTENDED TO IDENTIFY ALL FINISHES REQUIRED. FINISH FLOOR TAG DESIGNATIONS SHALL GOVERN

FLOOR FINISHES

SYMBOL	MATERIAL	DESCRIPTION / BLOCK
CPT-1	CARPET TILE	[illegible]
RF-1	RESILIENT SHEET	[illegible]
SC-1	SEALED CONCRETE	[illegible]
CT-1	CARPET VINYL TILE	[illegible]

WALL FINISHES

SYMBOL	MATERIAL	DESCRIPTION / BLOCK
CT-1	CERAMIC TILE	[illegible]
CT-2	CERAMIC TILE	[illegible]
CT-3	CERAMIC TILE	[illegible]
CT-4	CERAMIC TILE	[illegible]
PC-1	PAINT	[illegible]
PC-2	PAINT	[illegible]
PT-1	PAINT	[illegible]
PT-2	PAINT	[illegible]
PT-3	PAINT	[illegible]
PT-4	PAINT	[illegible]
PT-5	PAINT	[illegible]
PT-6	PAINT	[illegible]
PT-7	PAINT	[illegible]
TS-1	TILE SHEET	[illegible]
WC-1	WALL COVERING	[illegible]

WALL BASE AND WAINSCOT FINISH

SYMBOL	MATERIAL	DESCRIPTION / BLOCK
WC-1	[illegible]	[illegible]

SOLID SURFACE MATERIAL

SYMBOL	MATERIAL	DESCRIPTION / BLOCK
LAM-1	LAMINATE	WILSONART [illegible]
LAM-2	LAMINATE	WILSONART [illegible]
LAM-3	LAMINATE	WILSONART [illegible]
SS-1	SOLID SURFACE	WILSONART [illegible]

WINDOW COVERINGS

SYMBOL	MATERIAL	DESCRIPTION / BLOCK
WC-1	WINDOW COVERING [illegible]	SHADE WITH WHITE HOUSING AND FASCIA

TRUE NORTH

STATE OF ILLINOIS
TODD A. NIEMEYER
001-[illegible]
LICENSED ARCHITECT

Chicago South Side
BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

TNS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE

NO.	ISSUED FOR	DATE

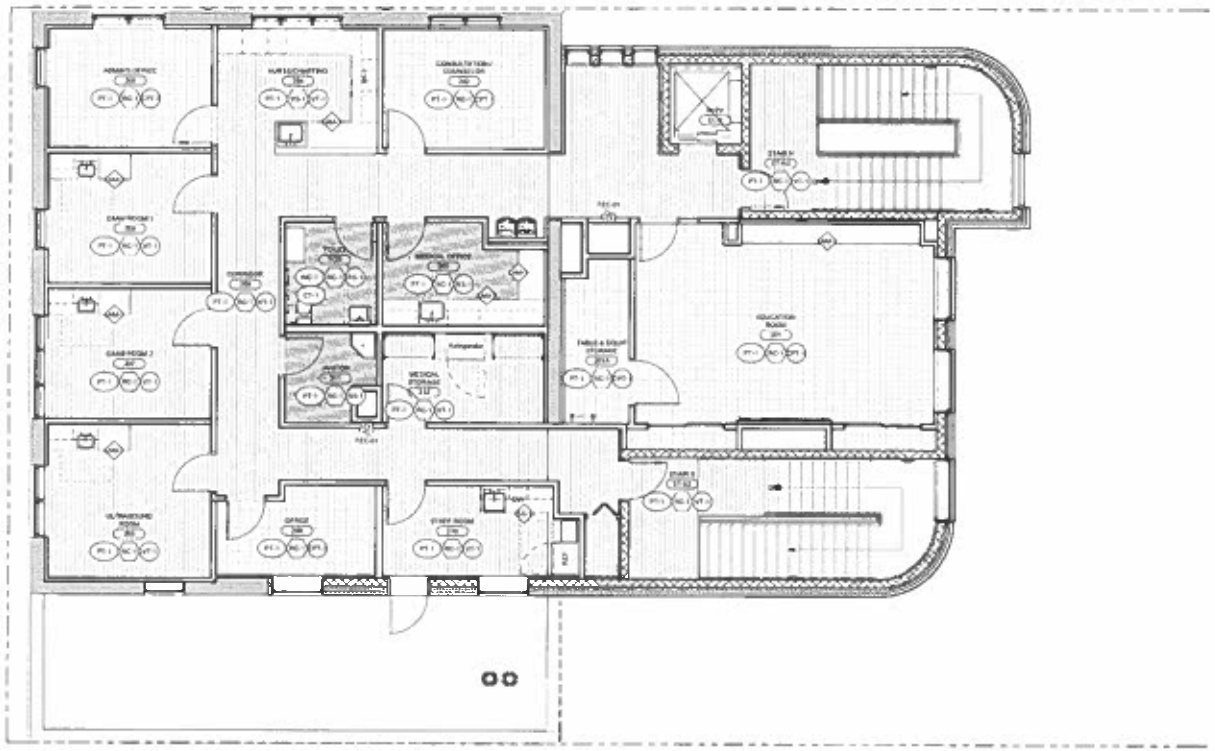
NOT FOR CONSTRUCTION

PROJ. NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ. NO. 2409

TITLE: FINISH FLOOR PLAN - LEVEL 01

SHEET: A13.1



1 FINISH PLAN - LEVEL 02
1/8" = 1'-0"

FINISH SYMBOL LEGEND

FINISH PLAN NOTES

FLOOR HATCH GRAPHIC LEGEND

FLOOR FINISHES

WALL FINISHES

WALL BASE AND WAINSCOT FINISH

SOLID SURFACE MATERIAL

WINDOW COVERINGS

TRUE NORTH

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

NOT FOR CONSTRUCTION

PROJ. NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ. NO. 2409

FINISH FLOOR PLAN - LEVEL 02

SHEET A13.2

GENERAL NOTES

1. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND P.V.E. SERIES DRAWINGS. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS OF ALL DRAWINGS AND SHOP DRAWINGS AND THEIR USES. IN CASE OF CONFLICT BETWEEN THE STRUCTURAL WORK AND THE DRAWINGS OF THE OTHER TRADES, THE CONTRACTOR SHALL MAKE ALLOWANCE FOR THE MORE SEVERE REQUIREMENTS.
2. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS DO NOT INDICATE THE METHOD OF CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS, SEQUENCES AND TECHNIQUES OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE SAFETY PRECAUTIONS.
3. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION AND REMOVAL OF ALL TEMPORARY BRACING AND SHORING OF EXISTING AND NEW STRUCTURE. THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR'S STRUCTURAL ENGINEER SHALL DESIGN ALL TEMPORARY BRACING AND SHORING. SEALED STRUCTURAL CALCULATIONS BY LICENSED LICENSED STRUCTURAL ENGINEERS AND DETAILED SHOP DRAWINGS SHALL BE SUBMITTED TO FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOADS IMPOSED UPON THE STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING MEMBERS AT THE TIME THE LOADS ARE IMPOSED.
5. ALL THINGS WHICH IN THE OPINION OF THE GENERAL CONTRACTOR, APPEAR TO BE DISCREPANCIES, CONTRADICTIONS, OMISSIONS OR AMBIGUITIES IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. PLANS AND/OR SPECIFICATIONS ARE TO BE CORRECTED OR A WRITTEN INTERPRETATION WILL BE PROVIDED BY THE ARCHITECT/ENGINEER IS OF THE ALLEGED DEFICIENCY OR OMISSION CONSTRUCTION OF ANY PORTION PRIOR TO PROCEEDING WITH AFFECTED WORK. DO NOT ASSUME THAT EITHER SPECIFICATIONS OR DRAWINGS TAKE PRECEDENCE.
6. THE GENERAL CONTRACTOR SHALL INFORM THE ARCHITECT/ENGINEER OF ANY DEVIATIONS IN CONSTRUCTION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT/ENGINEER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA OR SAMPLES, UNLESS THE GENERAL CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT/ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT/ENGINEER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
7. THE GENERAL CONTRACTOR SHALL VERIFY WITH THE GEOTECHNICAL ENGINEER THE PROPOSED CONSTRUCTION PROCEDURES RELATING TO FOUNDATION CONSTRUCTION AND EXCAVATION. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL REPORT RECOMMENDATIONS.
8. NO CHANGE IN SIZE OR DIMENSION OF THE STRUCTURAL MEMBERS SHALL BE MADE WITHOUT A WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER.
9. DO NOT SCALE STRUCTURAL DRAWINGS. USE DIMENSIONS.

EXISTING STRUCTURE INFORMATION

1. ALL EXISTING STRUCTURE SHOWN ON THE DRAWINGS IS PER FIELD OBSERVATION.
2. ALL EXISTING STRUCTURE SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. DEVIATION IN EXISTING STRUCTURE FROM THAT SHOWN ON THE DRAWINGS MAY REQUIRE REVISION TO THE CONSTRUCTION DOCUMENTS.

GENERAL FOUNDATION NOTES

1. THE FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT REFERRED TO IN THE DOCUMENTS AS "GEOTECHNICAL REPORT" PREPARED BY APPLIED GEOSCIENCES INC. DATED AUGUST 21, 2024 AND PROJECT NUMBER IS 24-089.
2. THE RECOMMENDED ALLOWABLE BEARING CAPACITY IS 3000 PSF FOR SPREAD AND CONTINUOUS FOOTINGS RESPECTIVELY.
3. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS AND INFORMATION. DESIGN VALUES AND BEARING ELEVATIONS SHALL BE FIELD VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER RETAINED BY THE OWNER.
4. THE CONTRACTOR SHALL VERIFY FOUNDATION INSTALLATION AND CONSTRUCTION IS IN CONFORMANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT.
5. THE SOIL SUBGRADE FOR ALL SLABS SHALL BE PREPARED AS PER THE GEOTECHNICAL REPORT AND INSPECTED AND APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING FOUNDATION CONCRETE.
6. ALL SLAB SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT BASED ON LABORATORY MODIFIED (ASTM D1557).
7. ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM SUBGRADE AND SAUCHU AREAS THEN BACKFILLED WITH ACCEPTABLE GRANULAR FILL AS OUTLINED IN THE GEOTECHNICAL REPORT. COMPACTED TO 95% OF MAXIMUM DENSITY. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES, UNLESS NOTED OTHERWISE.
8. ALL FOUNDATION CONCRETE SHALL BE PLACED THE SAME DAY THAT THE EXCAVATIONS ARE DUG. IF EXCAVATIONS MUST REMAIN OPEN OVERNIGHT OR A SIGN BECOMES IMMINENT WHILE BEARING SOILS ARE EXPOSED, A 2 TO 4 INCH THICK MAT OF LEAN CONCRETE SHALL BE PLACED ON BEARING SOILS BEFORE PLACEMENT OF REINFORCING STEEL.
9. NO SAND SLABS, FOOTINGS OR SLABS SHALL BE PLACED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING CONCRETE AND UNTIL SUCH SUBGRADE IS ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.
11. ALL SLAB AND FOOTING/MAT SLABS SHALL BE THOROUGHLY CLEANED WHEN REMOVED PRIOR TO THE FOUNDATION CONCRETE PLACEMENT.
12. ALL SLAB-ON-GRADE SHALL BE PLACED OVER A 15 MIL MINIMUM VAPOR BARRIER OVER A MINIMUM OF 6 INCH COMPACTED GRANULAR MATERIAL OVER A COMPACTED SUBGRADE.
13. ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 3'-0" BELOW FINISHED GRADES SHOWN ON ARCHITECTURAL DRAWINGS.
14. SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING, DAMPPROOFING AND WATERSTOP DETAILS.
15. THE CONTRACTOR SHALL VERIFY FOUNDATION INSTALLATION AND CONSTRUCTION IS IN CONFORMANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT.
16. CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PROTECT ALL EXCAVATION WHERE NECESSARY. SHEET AND SHORE THE EXCAVATION WITH ALL REQUIRED BRACING AND BRACING AS DETERMINED BY CONTRACTOR'S ENGINEER.
17. PROVIDE BRACING FOR ALL BASEMENT FOUNDATION WALLS PRIOR TO BACKFILLING. THIS BRACING SHALL REMAIN IN PLACE UNTIL ALL SLABS AND BEAMS FRAMING INTO WALL HAVE BEEN PLACED AND HAVE ATTAINED 100% OF THEIR DESIGN STRENGTH.
18. DO NOT BACKFILL AGAINST CONCRETE OR MASONRY WALLS UNTIL THE CONCRETE HAS ATTAINED 100% OF ITS DESIGN STRENGTH.

CONCRETE GENERAL NOTES

CONCRETE STRENGTH SHALL MEET THE FOLLOWING 28-DAY COMPRESSIVE STRENGTHS (f'c), UNO

CONCRETE STRENGTH f'c, PSI	
STRUCTURAL ELEMENT	CONCRETE STRENGTH
BASEMENT/FOUNDATION WALLS	4000 PSI
FOOTING	4000 PSI
ELEVATOR PIT SLAB	4000 PSI
SLAB-ON-GRADE	4000 PSI
COMPOSITE SLAB	4000 PSI (6 IN CONCRETE)
ALL OTHER	4000 PSI

CONCRETE GENERAL NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301 THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
2. ALL EXTERIOR CONCRETE SUBJECT TO FREEZE AND THAW SHALL BE AIR ENTRAINED WITH 5% TO 7% AIR ENTRAINMENT.
3. CEMENT SHALL CONFORM TO ASTM C150 TYPE I OR II. USE ONLY ONE BRAND OF CEMENT FOR ALL CONCRETE EXPOSED TO VIEW.
4. ALL CONCRETE SHALL BE NORMAL WEIGHT (145 PCF), UNLESS NOTED OTHERWISE. AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33. AGGREGATE FOR LIGHT WEIGHT CONCRETE SHALL CONFORM TO ASTM C330.
5. NO CALCIUM CHLORIDE OR CHLORIDE CONTAINING ADMIXTURES SHALL BE USED IN CONCRETE SHALL BE PLACED IN DIRECT CONTACT WITH ALUMINUM INCLUDING ALUMINUM CONDUIT.
6. ALL CAST-IN-PLACE CONCRETE WILL EXPERIENCE DIFFERING VARIATIONS OF CRACKING. ANY ELEMENT EXPOSED TO DIRECT WEATHER WHICH TEMPERATURE VARIATIONS DURING CONSTRUCTION OR IN THE FINAL CONDITION IS TO BE TREATED AND REGULARLY MAINTAINED TO PREVENT PROPAGATION OF CRACKS AND WATER PENETRATION. THE CONTRACTOR SHALL DEVELOP A REGULAR MAINTENANCE PROGRAM AND SUBMIT IT TO THE OWNER.
7. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS SHOWING THE LOCATION OF ALL CONSTRUCTION JOINTS, REVEALS, CURBS, SLAB DEPRESSIONS, SLEEVES, OPENINGS, ETC.
8. ALLOW A MINIMUM OF THREE (3) HOURS BETWEEN COLUMNS, WALLS AND/OR PIERS AND ADJACENT FLOOR POURS.
9. SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL FLOOR FINISHES, FLOOR DEPRESSIONS AND CURBS.
10. REFER TO SHEET S1.1 FOR CONCRETE TESTING REQUIREMENTS.

CONCRETE REINFORCEMENT

REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES UNO

DEFORMED BARS	ASTM A615
WELDED WIRE REINFORCEMENT	ASTM A1064

1. ALL CONCRETE SHALL INCLUDE REINFORCEMENT, IF REINFORCEMENT IS NOT SPECIFICALLY INDICATED ON THE DRAWINGS, VERIFY WITH THE EOR.
2. ADDITIONAL BARS SHALL BE PROVIDED AROUND ALL WALL AND FLOOR OPENINGS AS SHOWN ON DETAILS.
3. ALL WALLS AND STRUCTURAL SLABS SHALL BE REINFORCED WITH A MINIMUM OF #4 AT 12" ON CENTERS, EACH WAY, EACH FACE, UNLESS NOTED OTHERWISE. ALL SLAB ON GRADE SHALL BE REINFORCED WITH #4 LEAST ONE LAYER OF 6X6-W2.1XW2.1 WWF, UNLESS NOTED OTHERWISE. PROVIDE ONE LAYER OF 6X6-W1.4XW1.4 WWF CONTINUOUS IN ALL CONCRETE FILLS OVER STRUCTURAL SLAB.
4. ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PADS SHALL BE REINFORCED WITH A MINIMUM OF ONE LAYER OF 6X6-W2.1XW2.1 OR #3 AT 12" UNLESS NOTED OTHERWISE. SEE HVAC, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL REINFORCING REQUIREMENTS OF PADS. THE EXACT REINFORCING AND PAD DIMENSIONS SHALL BE COORDINATED WITH EQUIPMENT MANUFACTURER.
5. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315. BAR SUPPORTS IN CONTACT WITH EXPOSED CONCRETE SURFACES SHALL BE PLASTIC TIPPED WIRE DIELECTRIC MATERIAL FOR BAR SUPPORTS AT EPOXY COATED BARS. USE NYLON COATED TIE WIRE AT EPOXY COATED BARS.
6. WHERE A SLOPED 12% OR 1:8 OR MORE MODIFIED IS GRAPHICALLY INDICATED, PROVIDE CORNER SPONSING ACI STANDARD HOOKS UNO.
7. WHERE REQUIRED, DOWELS SHALL MATCH SIZE AND SPACING OF MAIN REINFORCEMENT UNO.
8. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE PROVIDED BY CLEAR COVER FROM FACE OF THE CONCRETE TO THE OUTSIDE OF THE BAR AS PER ACI 318 SECTION 20.
9. CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS INCLUDING STEEL SIZES, SPACING AND PLACEMENT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER PRIOR TO FABRICATION.
10. ALL REINFORCING SPLICES SHALL CONFORM TO THE REQUIREMENTS OF ACI 318. LAP REINFORCEMENT ONLY AT LOCATIONS AS SPECIFICALLY DETAILED ON THE DRAWINGS. EXCEPT REINFORCEMENT MARKED AS CONTINUOUS CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR USING TENSION LAP SPLICES OF TABLE SEE LAP SPLICE AND EMBEDMENT SCHEDULE.
11. UNLESS OTHERWISE NOTED ALL LAP SPLICES ARE TO BE TENSION LAP SPLICES PER LAP SPLICE AND EMBEDMENT SCHEDULE.
12. MECHANICAL SPLICES SHALL BE USED FOR ALL BARS LARGER THAN #11 OR WHERE INDICATED ON DETAILS AT OTHER LOCATIONS MECHANICAL SPLICES SHALL BE SWAGE STYLE LAP SPLICES AT CONTRACTORS OPTION. PROVIDE TENSILE PRE-QUALIFIED WELDED OR THREADED MECHANICAL SPLICES UNO.

CONCRETE CONSTRUCTION JOINTS

1. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318. SUBMIT SHOP DRAWINGS SHOWING PROPOSED CONSTRUCTION JOINT LOCATIONS, DETAILS AND THE PLACEMENT SEQUENCE FOR THE EOR'S APPROVAL PRIOR TO PROCEEDING WITH WORK.
2. CONSTRUCTION JOINTS OF ALL WALLS, FRAMED SLABS AND BEAMS SHALL NOT BE FURTHER APART THAN 60 FEET IN ANY DIRECTION. SEE DRAWINGS FOR CONSTRUCTION JOINT DETAILS.
3. ALL CONSTRUCTION JOINTS SHALL BE WIRED BRUSHED, CLEANED AND WETTENED SEVERAL HOUR PRIOR TO PLACING NEW CONCRETE.
4. UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS, HORIZONTAL CONSTRUCTION JOINTS SHALL NOT BE PERMITTED IN FOOTINGS, PILE CAPS, MAT FOUNDATIONS, GRADE BEAMS, BEAMS, UPTURNED BEAMS, SLABS AND WALLS SHALL ONLY PROCEED WITH APPROVAL FROM THE EOR BEFORE CONSTRUCTION.
5. PLACE SLAB-ON-GRADE BETWEEN CONSTRUCTION JOINTS IN AREA NOT TO EXCEED 1000 SQ. FT. WITH A MINIMUM OF 24" INCHES BETWEEN ADJACENT POURS. SAWCUT JOINTS WITH A MAXIMUM SPACING OF 15 FEET.
6. PLACE VERTICAL CONSTRUCTION JOINTS TO PROVIDE A 60-FT MAXIMUM LENGTH OF CONCRETE PLACEMENT AND LOCATE AS FOLLOWS:
   A. FOUNDATION WALLS, MINIMUM OF 20 FT FROM ANY WALL INTERSECTION, PILASTER PIER OR WALL OFFSETS.
   B. BEAMS AND GRADE BEAMS, WITHIN THE MIDDLE THIRD OF THE CLEAR SPAN AVOIDING LAP SPLICES, SUBJECT TO EOR APPROVAL.
7. PROVIDE CONTINUOUS WATERSTOPS AT ALL CONSTRUCTION JOINTS EXPOSED TO SOIL OR WATER, AS DESCRIBED IN THE SPECIFICATIONS AND WHERE INDICATED ON THE ARCHITECTURAL DOCUMENTS.

DELEGATED DESIGN OF EARTH RETENTION SYSTEM

1. THE CONTRACTOR SHALL DETERMINE EXTENT DESIGN AND DETAIL A TEMPORARY EARTH RETENTION SYSTEM (ERS) AS REQUIRED TO PREVENT UNDERMINING EXISTING SLAB ON GRADE FOUNDATIONS, UTILITIES, SIDEWALKS, SUBWAY/CTA STRUCTURES, ETC. FROM EXISTING ADJACENT STRUCTURES.
2. THE ERS SHALL BE DESIGNED BY STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER AND THE FINAL SEALED DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE AOR EOR AND GEOTECHNICAL ENGINEER FOR REVIEW.
3. THE DESIGN OF THE ERS SHALL BE BASED ON THE SOIL PROFILE AND OTHER RELEVANT GEOTECHNICAL INFORMATION AS OUTLINED IN THE GEOTECHNICAL REPORT.
4. THE ERS DESIGN SHALL ACCOUNT FOR LOADS DUE TO EXISTING FOUNDATIONS IN THE PROXIMITY OF THE ERS.
5. THE ERS SHOWN ON THE STRUCTURAL DRAWINGS IS FOR REPRESENTATIVE PURPOSES ONLY. THE ENGINEER SHEETING SIZE, SHEETING THICKNESS, DEPTH, ETC. SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE USED IN EITHER FOR BIDDING PURPOSES OR FOR BID WITH THE SCOPE.
6. THE ERS CONTRACTOR SHALL IMPOSE THE ADVICE OF POTENTIAL CONFLICTS WITH THE ERS, PROPERTY LINES AND NEW CONSTRUCTION DURING THE PRELIMINARY DESIGN OF THE ERS.
7. THE ERS CONTRACTOR SHALL MONITOR THE ADJACENT STRUCTURES DURING AND AFTER THE INSTALLATION OF THE ERS UNTIL THE SECOND FLOOR CONSTRUCTION IS COMPLETED.

STRUCTURAL MASONRY NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI STANDARD 5-14 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI STD 530/ASCE 5 AND
2. A MINIMUM COMPRESSIVE STRENGTH OF MASONRY AT 28 DAYS, AS PER ASTM C1314, NOTED OTHERWISE:
   A. MASONRY UNITS: HOLLOW LOAD BEARING CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE I, MOISTURE CONTROLLED MINIMUM COMPRESSIVE STRENGTH OF UNITS SHALL BE 1900 PSI PER TABLE 1 & 2.1 AND 1 & 2.2 OF THE MASONRY SPECIFICATIONS.
   B. MORTAR: ALL MORTAR SHALL BE TYPE "S" AND SHALL CONFORM TO ASTM C-270.
   C. GROUT FOR REINFORCED LOAD BEARING MASONRY SHALL CONFORM TO ASTM C-476 AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4", 2000 PSI.
   D. RE-ENFORCING BARS: REINFORCING BARS FOR REINFORCED MASONRY SHALL CONFORM TO ASTM A-615-68.
3. ALL MASONRY SHALL BE LAID IN RUNNING BOND USING WITH UNITS DESIGNED TO ALIGN WITH WEBS IN EACH COURSE.
4. ALL CELLS IN CONTACT WITH SOIL SHALL BE GROUTED SOLID.
5. VERTICAL CELLS TO BE FILLED WITH GROUT SHALL BE ALIGNED TO PROVIDE A CONTINUOUS UNOBSTRUCTED OPENING OF THE DIMENSIONS SHOWN ON THE PLANS. CELLS WHICH CONTAIN VERTICAL REINFORCEMENT SHALL HAVE A MINIMUM OF TWO (2) INCHES CLEAR OPENING.
6. GROUT FOR FILLING REINFORCED OR NON-REINFORCED CELLS SHALL BE FLUID AND SHALL BE PLACED BY ACCEPTABLE PRE-EMPLACEMENT PROCEDURES.
7. GROUT FOR FILLING REINFORCED OR NON-REINFORCED CELLS SHALL BE PLACED IN A MAXIMUM OF FOUR (4) POUR LIFTS AND CONSOLIDATED IN PLACE BY VIBRATION OR OTHER METHODS WHEN VOLUME COMPLETELY FILLING OF THE CELLS IN CELLS CONTAINING REINFORCING BARS AND/OR ANCHOR BOLTS SHALL BE FULLY GROUTED.
8. HOLLOW UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON THE HORIZONTAL AND VERTICAL FACE SHELLS EXCEPT THAT THE WEBS SHALL ALSO BE BEDDED IN MORTAR AND ADJACENT TO CELLS TO BE REINFORCED AND/OR FILLED WITH GROUT IN THE STARTING COURSE ON FOOTINGS AND SOLID FOUNDATION WALLS.
9. POINTS OF BEARING SHALL BE ON TWO (2) COURSES OF SOLID MASONRY OR TWO (2) COURSES OF HOLLOW MASONRY GROUTED SOLID.
10. ALL CUTTING AND FITTING OF MASONRY INCLUDING THAT REQUIRED TO ACCOMMODATE WORK OF OTHER TRADES, SHALL BE DONE WITH MASONRY SAWS.
11. REINFORCED MASONRY:
   A. ALL CELLS WITH REINFORCEMENT SHALL BE GROUTED SOLID.
   B. ALL WALLS AND PIERS SHALL HAVE HORIZONTAL JOINT REINFORCEMENT AT 16" ON CENTERS CONSISTING OF TWO (2) 9 GAUGE WIRES WITH LADDER TIES AT 16" ON CENTERS GALVANIZED WITH 0.10 OZ. ZINC COATING, ASTM A116, CLASS 3 TWO RODS IN ONE, AND ONE ROD IN FACE SHELL.
   C. THE MAXIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS EXCEPT IN COLUMNS SHALL BE EQUAL TO THE NOMINAL DIAMETER OF THE BAR.
   D. VERTICAL REINFORCEMENT SHALL BE LAP SPLICED A MINIMUM OF 48 BAR DIAMETERS, AND LEAD PARS 2'-0" WHERE REQUIRED.
   E. ALL BARS SHALL BE COMPLETELY EMBEDDED IN MORTAR AND GROUT.
   F. ALL BARS SHALL HAVE A COVERAGE OF MINIMUM NOT LESS THAN 2" (BARS LARGER THAN #5 OR 1 1/2" #5 AND SMALLER BARS).
   G. GROUT MINIMUM OF ONE (1) CELL WITH REINFORCEMENT AT EACH SIDE OF ALL OPENINGS. SEE DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
12. PROVIDE ADEQUATE TEMPORARY BRACING AS REQUIRED DURING CONSTRUCTION TO WITHSTAND LATERAL LOADS AND PRESSURES OF FLUID GROUT.
13. CONCRETE MASONRY SHALL BE PROTECTED FROM ABSORBING MOISTURE AND/OR MIX WHILE AT THE PLANT, DURING SHIPMENT AND AT THE SITE DURING CONSTRUCTION.
14. ANCHORS, WALL PLUGS, ACCESSORIES AND OTHER ITEMS TO BE BUILT IN SHALL BE SET WELL AS THE MASONRY WORK PROGRESSES.
15. SEE MASONRY SPECIFICATIONS FOR SUBMITTAL AND TESTING PROCEDURES.
16. LOAD BEARING NON-LOAD BEARING AND BACK-UP WALL CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO THE STANDARDS LISTED BELOW.

LOOSE ANGLE VENEER LINTEL SCHEDULE

SPAN	SIZE	LOAD BEARING
UP TO 4'-0"	(1) 4 x 3 1/2 x 5/16 ALVS	8" EA END
4'-0" TO 6'-0"	(1) 6 x 3 1/2 x 5/16 ALVS	8" EA END
6'-0" TO 8'-0"	(1) 6 x 3 1/2 x 3/8 ALVS	12" EA END

NOTES: USE (1) ANGLE FOR 4" CMUS

NON-BEARING MASONRY LINTEL SCHEDULE

SPAN	SIZE		REINFORCEMENT		LOAD BEARING
	W (IN)	D (IN)	TOP	BOTTOM	
UP TO 4'-0"	8"	8"		1 #5	8" EA END
4'-0" TO 6'-0"	8"	16"	1 #5	1 #5	8" EA END
6'-0" TO 12'-0"	8"	24"	1 #5	1 #5	8" EA END

REFER TO TYPICAL MASONRY DETAILS ON S300

NON-BEARING MASONRY WALL REINFORCING SCHEDULE

WALL HEIGHT	EXTERIOR WYTHE CMU	INTERIOR	
		4" CMU	6" CMU
UP TO 9'-0"	#4 VERT @ 24" O.C.	#4 VERT @ 48" O.C.	#4 VERT @ 32" O.C.
9'-8" TO 12'-0"	#5 VERT @ 24" O.C.	#5 VERT @ 48" O.C.	#5 VERT @ 32" O.C.
12'-8" TO 15'-0"	#6 VERT @ 24" O.C.	#6 VERT @ 32" O.C.	
15'-8" TO 20'-0"	#6 VERT @ 16" O.C.	#6 VERT @ 32" O.C.	

NOTES:
1. ALL VERTICAL BARS IN SOLID GROUTED CELLS.
2. PROVIDE DOWELS TO MATCH SPACING & SIZE OF VERTICAL BARS WITH 48 BAR Ø INTO SUPPORTING STRUCTURE.

SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS IN STRUCTURAL AND FOR STRUCTURAL GRADE BY WALLS.

SEE ARCHITECTURAL DRAWINGS FOR ALL MASONRY CONTROL JOINT LOCATIONS.

PLAN NORTH

TRUE NORTH

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

IA

INTERIOR ARCHITECTURE

FnS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO.	ISSUED FOR	DATE

PROJ. NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ. NO.

TITLE: GENERAL NOTES

SHEET: S101

STRUCTURAL STEEL NOTES

STRUCTURAL STEEL GENERAL NOTES

1. THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ARCHITECT/ENGINEER FOR REVIEW ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL WITH EACH SUBMITTAL OF SHOP DRAWINGS. THE FABRICATOR'S STRUCTURAL ENGINEER SHALL CLEARLY STATE THAT THE CONNECTIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC SPECIFICATIONS AND THE CONTRACT DOCUMENTS. CLEARLY EQUIVALENT TEST REPORTS SHALL BE SUBMITTED.
2. SHOW ALL COPES, HOLES, OPENINGS AND MODIFICATIONS REQUIRED IN STRUCTURAL STEEL MEMBERS FOR ELECTRICAL OR THE WORK OF OTHER TRADES ON THE SHOP DRAWINGS FOR APPROVAL BY THE DESIGN PROFESSIONALS.
3. FIELD MODIFICATION OF STRUCTURAL STEEL IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN PROFESSIONALS.
4. SPLICES SHALL BE ALLOWED ONLY AT LOCATIONS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS UNLESS APPROVED OTHERWISE BY THE EOR IN WRITING.
5. COLUMN BASE AND COLUMN SPLICE ENDS SHALL BE MILLED OR SAW CUT TO PROVIDE FULL BEARING.
6. ALL GUSSET PLATES SHALL BE A MINIMUM OF 3/8" THICK UNLESS NOTED OTHERWISE.
7. ALL BEAMS SHALL BE FABRICATED WITH NATURAL CAMBER UP. PROVIDE CAMBER AND MARKING AS INDICATED ON THE DRAWINGS.
8. AFTER FABRICATION ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND DIRT & FOREIGN MATERIALS.
9. ALL STRUCTURAL STEEL RECEIVING SPRAY-ON FIREPROOFING SHALL BE CLEANED BUT SHALL NOT BE PRIMED.
10. STRUCTURAL STEEL EXPOSED TO VIEW SHALL BE PAINTED WITH SHOP PRIMER. SEE ARCHITECTURAL DRAWINGS FOR FINISHING REQUIREMENTS.
11. ALL STRUCTURAL LINTELS SUPPORTING EXTERIOR BRICK MASONRY AND/OR STONE SHALL BE GALVANIZED.
12. HOLES SHALL BE PROVIDED IN ALL STEEL AS REQUIRED TO PREVENT ANY ACCUMULATION OF WATER. ALL PENETRATIONS THROUGH MAIN MEMBERS SHALL NOT EXCEED 1 1/4" DIA. AND SHALL BE GRADUALLY SMOOTH. THESE DRAINS MUST BE KEPT CLEAN AND OPEN.
13. 1/4" COVER PLATE SHALL BE PROVIDED AT ALL OPEN ENDS OF HSS MEMBERS UNO.
14. SEE TABLES ON S1.3 FOR TESTING AND INSPECTION REQUIREMENTS.
15. THERE SHALL BE NO FIELD CUTTING OR OTHER FIELD MODIFICATION TO STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
16. SEE SPECIFICATIONS FOR OTHER INFORMATION.

STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS UNO ON THE CONTRACT DOCUMENTS

STEEL MATERIAL GRADE

MATERIAL ITEM	ASTM STANDARD
ROLLED SHAPES AND CHANNELS	A572 GR 50 OR A992 MIN YIELD STRENGTH 50 KSI A36 OR A913 MIN YIELD STRENGTH 36 KSI AS SPECIFIED FOR COLUMNS
ANGLES	A36 OR A529 MIN YIELD STRENGTH 36KSI
HOLLOW STRUCTURAL SECTIONS (HSS)	A500 GR B OR C MIN YIELD STRENGTH 46 KSI FOR ROUND AND 50 KSI FOR RECTANGULAR HSS
SEAMLESS PIPE	A53 GR B OR GRADE E TYPE S MIN YIELD STRENGTH 35 KSI
PLATES AND MISCELLANEOUS	A36 OR A36 MIN YIELD STRENGTH 36 KSI A572 GR 50 OR A529 MIN YIELD STRENGTH 50 KSI WHERE NOTED

CONNECTION MATERIAL SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS OR AS NEEDED FOR CONNECTION DESIGN

CONNECTION MATERIAL GRADE

MATERIAL ITEM	ASTM STANDARD
ANGLES	A36 OR A529
PLATES	A36 OR A572
PLATES AND MISCELLANEOUS	A36 OR A572 OR A588 YIELD STRENGTH 36 KSI A572 GR 50 OR A588 MIN YIELD STRENGTH 50 KSI WHERE NOTED
BOLTS	A325 OR A490 OR SIMILAR
NUTS	A194 GR 2H
WASHERS	A436 TYPE 1
ANCHOR BOLTS	A36 OR F1554 GRADE 36 WITH WELDABILITY SUPPLEMENT S1
HEADED STUDS	A108 GR 1015 THROUGH 1020 HEADED STUD TYPE, COLD-FINISHED CARBON STEEL, AWS CLASS 1 TYPE B, 3/4" DIAMETER UNO
WELD ELECTRODES	E70XX AT 70 KSI STRENGTH MATERIAL

STRUCTURAL STEEL CONNECTION NOTES

1. ALL STEEL DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AISC LOAD AND RESISTANCE FACTOR DESIGN.
2. UNLESS OTHERWISE NOTED OR TABULATED ON DRAWINGS, INDICATES BOLTING CRITERIA FOR DESIGN AND DETAILING OF CONNECTIONS. DETAILS INDICATED ON DRAWINGS ARE NOT INTENDED TO COMPLETELY COMPUTE CONNECTION SIZES. PLATE SIZES, WELD SIZES, NUMBER OF BOLTS, OR ANY OTHER SPECIFIC INFORMATION THAT IS OBTAINED THROUGH DESIGNING OF AN INDIVIDUAL CONNECTION FOR A GIVEN SET OF LOADS. THESE DETAILS DO NOT SHOW ERECTION AIDS. PROVIDE ERECTION AIDS AS REQUIRED AND REMOVE THEM AFTER WORK IS COMPLETE.
3. ALL CONNECTIONS UNLESS INDICATED AS BEING FULLY DESIGNED ON THE STRUCTURAL DRAWINGS, SHALL BE DESIGNED AND DETAILED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS. THE DESIGN AND DETAILING SHALL COMPLY WITH ALL APPLICABLE CODES AND SPECIFICATION SECTIONS ABOVE. THE ARCHITECT/ENGINEER ASSUMES ONLY THE INFORMATION ON THE DRAWINGS IS NOT SUFFICIENT TO DESIGN ALL THE REQUIRED CONNECTIONS.
4. SUBMIT CONNECTIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS TO THE EOR FOR REVIEW PRIOR TO REVIEW OF SHOP DRAWINGS. FOR BIDDING PURPOSES, WHERE NO MOMENT IS INDICATED ON DRAWINGS PROVIDE FULL MOMENT CAPACITY OF MEMBER (Fb x Sx) AND WHERE NO VERTICAL SHEAR IS INDICATED ON DRAWINGS PROVIDE FULL SHEAR CAPACITY (0.4 Fy dtw).
5. DESIGN ALL CONNECTIONS FOR FORCES INDICATED ON THE DRAWINGS. REFER TO BEAM CONNECTION DESIGN NOTES AND TABLE BELOW. CONNECTION DESIGN FORCES INDICATED ON THE DRAWINGS ARE UNFACTORED (ASD).
6. ALL CONNECTIONS UNLESS SPECIFIED OTHERWISE SHALL BE SIMPLE SHEAR CONNECTIONS UTILIZING HIGH STRENGTH BEARING BOLTS IN SINGLE OR DOUBLE SHEAR WITH THREADS EXCLUDED FROM THE SHEAR PLANE. THE CAPACITIES SHALL BE AS SHOWN ON TABLE BELOW UNLESS NOTED OTHERWISE ON THE DRAWINGS.
7. ALTERNATE CONNECTIONS TO THOSE SHOWN ON DRAWINGS MAY BE CONSIDERED AS A SUBSTITUTION REQUIRED. SEE PROJECT SPECIFICATIONS.
8. FOR CONNECTION DESIGN AND DETAILING, SET CONNECTION WORK POINT AT INTERSECTION OF MEMBER CENTERLINES, UNO.
9. BOLTS TO BE A MINIMUM OF 3/4 INCH DIAMETER GRADE A325 OR AS DESCRIBED WITH COMPLETELY DESIGNED CONNECTIONS.
10. ALL GUSSET PLATES SHALL BE A MINIMUM OF 1/2" THICK UNLESS NOTED OTHERWISE.
11. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL WELDING CODE, AWS/ANSI D1.1 LATEST EDITION. ALL WELD SIZES SHALL BE THE LARGER OF THE SIZE REQUIRED BY CONNECTION FORCES, THE MINIMUM SIZE PER REQUIRED BY 1/8" OR 3/16" MINIMUM FILLET AND ROUND. ANY WELD SIZES SHOWN ON THE DESIGN DRAWINGS ARE CONSIDERED EFFECTIVE WELD SIZES AND SHALL BE INCREASED IN ACCORDANCE WITH ANY AS REQUIRED BY GAPS OR SIZING BETWEEN COMPONENTS.
12. USE RUNOFF TABS AT ALL BEVEL AND COMPLETE JOINT PENETRATION WELDS. REMOVE RUNOFF TABS BY HEAT CUTS. AFTER WELDS COMPLETED GRIND SMOOTH WHERE REQUIRED BY DETAIL.
13. WHERE REQUIRED BY DETAIL REMOVE WELD BACK UP BARS AND GRIND SMOOTH AFTER WELD IS COMPLETED.
14. ALL TEMPORARY ERECTION BOLTS SHALL BE REMOVED UPON INSTALLATION OF PERMANENT CONNECTORS.
15. DESIGN DETAIL, FURNISH AND INSTALL SHIPPING CONFIRMITY PLATES, ASSEMBLY PLATES OR OTHER NECESSARY ADDITIONAL LOCAL STRENGTHENING MEASURES AS REQUIRED. MEMBER SIZE INDICATED ON THE DRAWINGS ARE BASED ON MEMBER REMOVAL AWAY FROM CONNECTIONS.
16. BEAM CONNECTION DESIGN NOTES
   A. REFER TO TABLE BELOW FOR MINIMUM SHEAR AND MOMENT CAPACITY REQUIRED AT EACH BEAM CONNECTION. SEE PLANS AND ELEVATIONS FOR BEAM REACTIONS AND MOMENTS THAT ARE LARGER THAN THE VALUES SHOWN IN SCHEDULES.
   B. DEVELOP THE LARGER OF THE BEAM SHEAR REACTION SCHEDULED SHOWN ON PLANS OR SHOWN ON ELEVATIONS.
   C. DEVELOP THE LARGER OF THE MOMENT SCHEDULED SHOWN ON PLANS OR SHOWN ON ELEVATIONS.
   D. DEVELOP THE LARGER OF THE AXIAL FORCE SCHEDULED AS IT SHOWN ON PLANS OR SHOWN ON ELEVATIONS. SEE STEEL BEAM LEGEND.
   E. ALL BEAM REACTIONS, AXIAL FORCES AND MOMENTS SHOWN ARE CONSUMABLE UNO. BEAM REACTIONS ARE NOMINAL CONNECTION WHILE AXIAL FORCES AND MOMENT LOADS SHALL BE CONSIDERED SEVERE.
   F. WHERE NO AXIAL FORCE IS SHOWN, ALL BEAM CONNECTIONS SHALL BE DESIGNED FOR A MINIMUM AXIAL FORCE EQUAL TO 5% OF THE FACTORED DEAD LOAD PLUS LIVE LOAD VERTICAL SHEAR FOR THE PURPOSES OF DESIGNING FOR THIS MINIMUM AXIAL FORCE. THE VERTICAL SHEAR AND CORRESPONDING MINIMUM AXIAL FORCE NEED NOT BE CONSIDERED TO ACT CONCURRENTLY AND BEARING BOLTS IN CONNECTIONS WITH SHORT SLOTTED HOLES PARALLEL TO THE AXIAL FORCE ARE PERMITTED.
   G. EXCEPT WHERE "SNUG TIGHT" INSTALLATION IS SPECIFICALLY PERMITTED ON DRAWINGS OR "SLIP CRITICAL" DETAILING IS REQUIRED, ALL HIGH STRENGTH BOLTS SHALL BE INSTALLED AS FULLY PRETENSIONED BOLTS.
   H. AT A MINIMUM ALL BOLTED MOMENT AND AXIAL CONNECTION SHALL HAVE PRETENSIONED BOLTS IN STANDARD HOLES.
   I. ECC. MOMENT CONNECTIONS AT CANTILEVERS AND BACKSPANS SHALL USE SLIP CRITICAL BOLTS.
   J. DO NOT USE OVERSIZED OR SLOTTED HOLES FOR ANY CONNECTIONS UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR APPROVED IN WRITING BY THE EOR.

MINIMUM SHEAR CAPACITY (FACTORED)

MEMBER TYPE	CAPACITY (KIPS)	MEMBER TYPE	CAPACITY (KIPS)
W36	240	W14	98
W33	220	W12	68
W30	220	W10	75
W27	160	W8	52
W24	130	W6	34
W21	100	[illegible]	60
W18	80	[illegible]	75
W16	85	[illegible] CO	70

COLD FORMED STEEL FRAMING

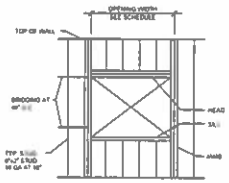
1. ALL STRUCTURAL LIGHT GAUGE FRAMING MEMBERS, JOISTS, STUDS, TRACKS, BRIDGING ETC. SHALL BE OF THE TYPE, SIZE AND EQUIVALENT STRUCTURAL PROPERTIES TO THOSE SHOWN AS COMPUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISI "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS".
2. ALL WELDING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE FRAMING MANUFACTURER.
3. BRIDGING TRACKS SHALL RUN AT THE TOP AND BOTTOM OF ALL WALLS. TRACK SHALL BE IN CONTINUOUS PIECES AS LONG AS PRACTICABLE.
4. ANY SPLICING OF TRACK SHALL BE BY WELDING OR MECHANICAL FASTENERS AND SHALL BE LOCATED OVER A STUD OR ON A SUPPORT.
5. BOTTOM TRACK SHALL BE SECURELY ANCHORED TO THE SUPPORT. STUDS SHALL BE WELDED OR MECHANICALLY FASTENED TO THE TRACK ON BOTH FLANGES.
6. ALL MEMBERS SHALL BE CUT SQUARELY TO PROVIDE FOR 100% BEARING AT ENDS.
7. MEMBERS SHALL BE HELD FIRMLY IN POSITION UNTIL PROPERLY FASTENED.
8. ALL STANDARD BRIDGING SHALL BE IN PLACE BEFORE APPLICATION OF CONSTRUCTION LOADS.
9. SPLICES OF STUDS WILL NOT BE PERMITTED.
10. WALL STUDS SHALL BE CAPABLE OF SUPPORTING THE INDICATED WIND LOAD WITH A MAXIMUM DEFLECTION OF L/600 IN ACCORDANCE WITH ASCE 7-16 FOR DEFLECTION CALCULATIONS PER IBC IS NOT PERMITTED.
11. ALL STRUCTURAL LIGHT GAGE FRAMING MEMBER SIZES SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONSIDERED MINIMUM TO BE PROVIDED AT THAT LOCATION. ALL LIGHT GAGE MEMBERS AND CONNECTIONS SHALL BE DESIGNED BY THE CONTRACTOR. SHOP DRAWINGS AND STRUCTURAL CALCULATIONS STAMPED AND SIGNED BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER SHALL BE PROVIDED FOR REVIEW BY ARCHITECT/ENGINEER.

COLD-FORMED OPENING SCHEDULE

COLD FORMED STEEL M GA. STUDS Fy = 50 ksi M GA. TRACKS Fy = 33 ksi

OPENING WIDTH	JAMB	HEAD	SILL
0'-6"	(2) 6"x 16GA x2" + (1) 6"x 16GA TRACK	(2) 6"x 16GA x2" + (2) 6"x 16GA TRACK	(1) 6"x 16GA TRACK
4'-0"	(2) 6"x 16GA x2" + (2) 6"x 16GA TRACK	(2) 6"x 16GA x2" + (2) 6"x 16GA TRACK	(1) 6"x 16GA x2" + (2) 6"x 16GA TRACK
8'-0"	(2) 6"x 16GA x2" + (2) 6"x 16GA TRACK	(2) 6"x 16GA x2" + (2) 6"x 16GA TRACK	(1) 6"x 16GA x2" + (2) 6"x 16GA TRACK
9'-12"	(2) 6"x 16GA x2" + (2) 6"x 16GA TRACK	(2) 6"x 16GA x2" + (2) 6"x 16GA TRACK	(2) 6"x 16GA x2" + (2) 6"x 16GA TRACK

NOTE: 1. ALL BEAM TOP MEMBERS ARE TO BE FASTENED TO DECK WITH (2) #10 SCREWS AT 12" O.C.



COLD-FORMED KEY ELEVATION

STEEL STAIRS

1. THE STEEL STAIRS AND STAIR FRAMING CONNECTIONS TO CONCRETE SLAB, CONCRETE WALLS AND CURTAINWALLS AND PRECAST LANDING SHALL BE DESIGNED BY STAIR MANUFACTURER. SEE ARCH FOR STAIR LOCATIONS AND DIMENSIONS.

DESIGN LOAD CRITERIA

CHICAGO BUILDING CODE 2019
+ APRIL '22 SUPPLEMENT

DEAD LOAD

NEW COMPOSITE FLOOR
- 3" DECK + 3 1/4" LT WT SLAB: + 42 PSF
- STRUCTURE: + 7 PSF
- CEIL + MECH + ELEC: + 10 PSF
- MISC / FILL: + 9 PSF

ROOF

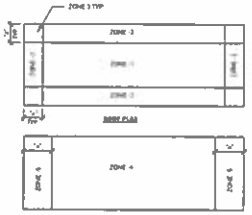
NEW METAL DECK
- 1 1/2" METAL DECK: + 3 PSF
- INSULATION + ROOFING: + 12 PSF
- JOIST + STRUCTURE: + 9 PSF
- CEIL + MECH + ELEC: + 10 PSF
- ROOF TOP UNITS: + SEE PLAN

LIVE LOADS
- PATIENT ROOMS: + 40 PSF + 20 PSF PARTITIONS
- OFFICE: + 50 PSF + 20 PSF PARTITIONS
- PUBLIC AREAS / TYPICAL: + 100 PSF
- CORRIDORS, STAIRS, LOBBIES: + 100 PSF

WIND LOADS (COMPONENTS & CLADDING)

EFFECTIVE WIND AREA	ZONE	EFF. AREA (SQ FT)	WIND LOAD + (PSF)	WIND LOAD - (PSF)
+10 SQFT	1	10	13 PSF	-16 PSF
25 SQFT	1	25	13 PSF	-16 PSF
50 SQFT	1	50	11 PSF	-31 PSF
100 SQFT	1	100	11 PSF	-30 PSF
+10 SQFT	2	10	13 PSF	-41 PSF
25 SQFT	2	25	12 PSF	-40 PSF
50 SQFT	2	50	11 PSF	-36 PSF
100 SQFT	2	100	11 PSF	-32 PSF
+10 SQFT	3	10	13 PSF	-66 PSF
25 SQFT	3	25	12 PSF	-48 PSF
50 SQFT	3	50	11 PSF	-43 PSF
100 SQFT	3	100	11 PSF	-38 PSF
+10 SQFT	4	10	16 PSF	-32 PSF
50 SQFT	4	50	13 PSF	-29 PSF
200 SQFT	4	200	24 PSF	-27 PSF
500 SQFT	4	500	22 PSF	-25 PSF
+10 SQFT	5	10	16 PSF	-49 PSF
50 SQFT	5	50	13 PSF	-44 PSF
200 SQFT	5	200	24 PSF	-38 PSF
500 SQFT	5	500	22 PSF	-35 PSF

NOTE
1. SEE DIAGRAM BELOW FOR ZONE DETERMINATION
2. "a" = 10% OF LEAST HORIZONTAL DIMENSION OR 0.4h OR HEIGHT OF BUILDING, WHICHEVER IS SMALLER, BUT NOT LESS THAN EITHER 4% OF LEAST HORIZONTAL DIMENSION OR 3 FT
3. REFER TO IBC 2018 AND ASCE 7-16 FOR ADDITIONAL REQUIREMENTS OR CRITERIA NOT SHOWN HERE



WIND LOAD INFORMATION

BASIC WIND SPEED	107 MPH
WIND IMPORTANCE FACTOR	1.00
WIND EXPOSURE	B
EXTERNAL PRESSURE COEFFICIENT	+/- 0.18

SEISMIC LOADS

DESCRIPTION	SEISMIC LOAD
BASE SHEAR	0.035g
BUILDING RISK CATEGORY	II
SEISMIC DESIGN CATEGORY	B
SEISMIC IMPORTANCE FACTOR	1.00
SITE CLASS	D
SPECTRAL RESPONSE COEFFICIENT	0.133 <0.156
SEISMIC FORCE RESISTING SYSTEM	ORDINARY REINFORCED MASONRY SHEAR WALLS (R=2)

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD
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TAB STUDIO

STEARN JOGLEKAR LTD

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ISSUANCE

NO	ISSUED FOR	DATE

PROJ. NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ. NO:

TITLE: GENERAL NOTES

SHEET: S102

PLAN NORTH TRUE NORTH

GENERAL TESTING NOTES

1. THE CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING AGENCY TO CONDUCT ALL ON-SITE INSPECTION AND TESTING AS WELL AS FABRICATION TESTING
2. IT IS THE SOLE RESPONSIBILITY OF THE TESTING AGENCY TO ENSURE THAT ALL PERSONNEL INVOLVED IN TESTING AND INSPECTION ARE SUFFICIENTLY QUALIFIED
3. WHERE THE FREQUENCY OF THE OBSERVATION IS CLASSIFIED AS "PERIODIC" THE TESTING AGENCY SHALL PROVIDE A WRITING PRIOR TO COMMENCEMENT OF TESTING THE PROPOSED FREQUENCY THE PROPOSED FREQUENCY SHALL BE ADEQUATE TO ENSURE PROPER CONSTRUCTION
4. THE PERIODIC TESTING SPECIFICALLY DEFINED IN THE TABLES AND THE SPECIFICATIONS SHALL NOT BE REDUCED
5. THE CONTRACTOR SHALL PROVIDE THE INDEPENDENT TESTING AGENCY A SUFFICIENT ADVANCE A SCHEDULE OF CONSTRUCTION SO THAT THE TESTING AGENCY CAN MAKE PROPER ARRANGEMENTS OF TOOLS AND PERSONNEL
6. THE CONTRACTOR SHALL ENSURE THAT THE TESTING AGENCY GETS FULL ACCESS TO THE CONSTRUCTION SITE AS WELL AS THE FABRICATION SHOP DURING CONSTRUCTION
7. COORDINATE ALL TESTING REQUIREMENTS WITH THESE TABLES AS WELL AS SPECIFICATIONS AND GENERAL NOTES
8. REQUIRED SPECIAL INSPECTIONS AND TESTS SHALL FOLLOW SECTION 1704 AND 1705 OF 2021 IBC

[illegible] ARE NOT APPLICABLE FOR THIS PROJECT

SOILS AND FOUNDATIONS (REF. IBC 1704.7)

ITEM NUMBER	ITEM	SCOPE	FREQUENCY
1	SHALLOW FOUNDATIONS	INSPECT SOILS BELOW FOOTINGS FOR ADEQUATE BEARING CAPACITY AND CONSISTENCY WITH GEOTECHNICAL REPORT INSPECT REMOVAL OF UNSUITABLE MATERIAL AND PREPARATION OF SUBGRADE PRIOR TO PLACEMENT OF CONTROLLED FILL	PERIODIC
2	CONTROLLED STRUCTURAL FILL	PERFORM SAND CONE TESTS (ASTM D1556) ON 1 MAT AND MODIFIED PROCTOR TESTS (ASTM D1557) FOR EACH SOURCE OF FILL MATERIAL INSPECT PLACEMENT LIFT THICKNESS AND COMPACTION OF CONTROLLED FILL TEST DENSITY OF EACH LIFT OF FILL BY NUCLEAR METHODS (ASTM D 2922) VERIFY EXTENT AND SLOPE OF FILL PLACEMENT	PERIODIC
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

MASONRY (REF. IBC 1704.13)

ITEM NUMBER	ITEM	SCOPE	REFERENCE (IBC 2018)	FREQUENCY
1	MATERIAL CERTIFICATION	VERIFY COMPONENTS OF UNITS, MORTAR, GROUT AND OTHER MATERIALS WITH SPECIFICATIONS AND DRAWINGS. VERIFY COMBINATION OF UNIT STRENGTH AND MORTAR TYPE TO ACHIEVE SPECIFIED f'm	ARTICLE 1.5	PERIODIC
2	MIXING OF MORTAR AND GROUT	INSPECT PROPORTIONING, MIXING AND RETEMPERING OF MORTAR AND GROUT	ARTICLE 2.6.A&B	PERIODIC
3	INSTALLATION OF MASONRY	INSPECT SIZE, LAYOUT, BONDING, RUNNING BOND ONLY, AND PLACEMENT OF MASONRY	ARTICLE 3.5	PERIODIC
4	MORTAR JOINTS	INSPECT CONSTRUCTION OF MORTAR JOINTS INCLUDING TOOLING AND FILLING OF HEAD JOINTS	ARTICLE 3.5	PERIODIC
5	REINFORCEMENT / INSTALLATION	INSPECT BAR SIZE, SPACING, HOOKS, AND REINFORCING AND PLACEMENT. POSITIONING AND LAPPING OF HORIZONTAL AND VERTICAL REINFORCING	ARTICLE 3.6	CONTINUOUS
6	ANCHORS AND TIES	INSPECT SIZE, LOCATION, SPACING AND EMBEDMENT OF ANCHORS, ANCHORS, AND TIES	ARTICLE 3.6	PERIODIC
7	GROUTING OPERATION	INSPECT PLACEMENT AND CONSOLIDATION OF GROUT. INSPECT MASONRY LIFT HEIGHT AND POUR HEIGHT FOR HIGH-LIFT GROUTING. VERIFY PROPER COVER OF REINFORCING DURING GROUTING PROCEDURE	ARTICLE 3.5 D	CONTINUOUS
8	WEATHER PROTECTION	INSPECT COLD WEATHER AND HOT WEATHER PROTECTION PROCEDURES. VERIFY THAT WALL CAVITIES ARE PROTECTED AGAINST PRECIPITATION AFTER LAYING	ARTICLE 1.5	PERIODIC
9	MIXING OF MORTAR AND GROUT	INSPECT PROPORTIONING, MIXING AND RETEMPERING OF MORTAR AND GROUT	ARTICLE 2.6C & 1.6D	PERIODIC
10	EVALUATION OF MASONRY STRENGTH	MASONRY SHALL MEET ALL THREE CONDITIONS BELOW AND LISTING WE NEED: • UNITS CONFORM TO ASTM C90 AND MEET UNIT STRENGTH INDICATED IN MASONRY HD [illegible] AND MASONRY TABLES • BED JOINTS [illegible] MF THICK • SAMPLE AND TEST COMPRESSIVE STRENGTH OF GROUT (ASTM C1019) TESTING FREQUENCY FOR GROUT STRENGTH • ONCE EACH DAY GROUT IS PLACED NOR LESS THAN • ONCE EVERY 5 000 SQ FT OF WALL • EACH TEST SHALL CONSIST OF THREE (3) SAMPLES IF MASONRY DOES NOT MEET THE ABOVE REQUIREMENTS, COMPRESSIVE STRENGTH OF THE MASONRY PRISM SHALL BE TESTED (ASTM E1314) TEST COMPRESSIVE STRENGTH OF MORTAR (ASTM C780). FREQUENCY OF TESTING SHALL BE AS PER GROUT STRENGTH TESTING FREQUENCY	ARTICLE 1.4	CONTINUOUS

CAST IN PLACE CONCRETE (REF. IBC 1704.4)

ITEM NUMBER	ITEM	SCOPE	REFERENCE (IBC 2018)	FREQUENCY
1	MIX DESIGN	REVIEW CONCRETE BATCH TICKETS AND VERIFY COMPLIANCE WITH THE APPROVED MIX DESIGN. VERIFY THAT THE WATER ADDED AT THE SITE DOES NOT EXCEED THAT PERMITTED BY THE MIX DESIGN	CHAPTER 4 & 19.3.5.4	PERIODIC
2	MATERIAL CERTIFICATION	VERIFY CONFORMANCE OF ACCESSORY MATERIALS WITH THE SPECIFICATIONS AND DRAWINGS		PERIODIC
3	REINFORCEMENT INSTALLATION	INSPECT SIZE, SPACING, COVER, POSITIONING (COATED AND GRADE OF REINFORCING STEEL. VERIFY THAT THE REINFORCING BARS ARE FREE OF FORM OIL OR OTHER DELETERIOUS MATERIALS. INSPECT BAR LAPS AND MECHANICAL SPLICES. VERIFY THAT THE BARS ARE ADEQUATELY SUPPORTED [illegible] AND TIED	CHAPTER 19.2.7.1	PERIODIC
4	WELDING OF REINFORCING	VISUALLY INSPECT ALL REINFORCING STEEL WELDS. VERIFY THE WELDABILITY OF THE PARTICULAR REINFORCING STEEL. INSPECT PREHEATING AS REQUIRED	CHAPTER 19.2.7 AWS [illegible].4	PERIODIC
5	ANCHORS CAST IN CONCRETE	INSPECT SIZE, LOCATION, POSITION AND EMBEDMENT OF HEADED STUDS AND HOOKED BARS, STRAIGHT BOLTS. INSPECT CONCRETE PLACEMENT AND CONSOLIDATION AROUND ALL EMBEDDED ANCHORS		CONTINUOUS
6	CONCRETE PLACEMENT	INSPECT PLACEMENT OF CONCRETE. INSPECT THAT CONCRETE CONVEYANCE AND DEPOSITING AVOIDS SEGREGATION, CONTAMINATION OR DISPLACEMENT OF REINFORCING [illegible] AND ALL OTHER EMBEDDED ITEMS. VERIFY PROPER CONSOLIDATION OF CONCRETE MONITOR COMPOSITE METAL DECK DEFLECTION	CHAPTER 19.3.5 [illegible]	CONTINUOUS
7	CONCRETE SAMPLING AND TESTING	TESTING FREQUENCY • ONCE EACH DAY A GIVEN CLASS IS PLACED NOR [illegible] THAN • ONCE EACH FOR EACH 150 YD OF EACH CLASS PLACED DAILY NOR [illegible] THAN • ONCE FOR EACH 5 000 SQ FT OF SLAB OR WALL SURFACE AREA PLACED SAMPLES PER TEST SET • POST TENSIONED CONCRETE SAMPLE AT LEAST 5 CYLINDERS • REINFORCED CONCRETE [illegible] AT LEAST 3 CYLINDERS CONCRETE COMPRESSIVE STRENGTH (ASTM C31 & C39) SLUMP (ASTM C143) AIR CONTENT (ASTM C231 OR C173) TEMPERATURE (ASTM C1064)		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
10	SLAB-ON-GRADE	FLOOR LEVEL AND FLATNESS TEST		CONTINUOUS

STRUCTURAL STEEL (REF. IBC 1704.3)

ITEM NUMBER	ITEM	SCOPE	REFERENCE (IBC 2018)	FREQUENCY
1	FABRICATION CERTIFICATION AND SHOP QUALITY CONTROL	REVIEW SHOP FABRICATION AND QUALITY CONTROL PROCEDURES A FABRICATOR EXEMPT FROM MEETING IBC REQUIREMENTS SHALL SUBMIT A LETTER STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE IBC REQUIREMENTS		PERIODIC
2	MATERIAL CERTIFICATION	REVIEW CLEAR (SMALL) TEST REPORTS AND IDENTIFICATION MARKS ON WIDE-FLANGE, CHANNEL, ANGLE AND [illegible] SHAPES. HIGH-STRENGTH BOLTS, NUTS AND WELDING ELECTRODES	IBC 1705.4	PERIODIC
3	[illegible] BAR JOISTS AND GIRDERS	INSPECT JOIST INSTALLATION PRIOR TO WELDING AND ERECTION		PERIODIC
4	BOLTING	INSPECT INSTALLATION AND TIGHTENING OF HIGH-STRENGTH BOLTS. VERIFY THAT THE SPLINES HAVE SHEARED OFF FROM TENSION CONTROL BOLTS. VERIFY [illegible] PROPER TIGHTENING SEQUENCE CONTINUOUSLY MONITOR THE INSTALLATION OF SLIP-CRITICAL BOLTS EXCEPT AS PERMITTED PER IBC 1704.3.2	IBC 1704.3.1.2	[illegible]
5	WELDING	VISUALLY INSPECT ALL WELDS. INSPECT PREHEAT, POST HEAT AND SURFACE PREPARATION BEFORE WELD PASSES. VERIFY PROPER [illegible] ELECTRODE [illegible] CERTIFICATE WHERE REQUIRED RANDOM [illegible] PERCENT OF ALL FILLET WELDS SELECTED AT RANDOM SHALL BE MEASURED AND TEN (10) PERCENT SELECTED AT RANDOM SHALL BE CHECKED BY MAGNETIC PARTICLE FINAL PASS ONLY TEST 100% OF ALL FULL AND PARTIAL PENETRATION WELDS EXCEEDING 5/16" AND ALL PARTIAL PENETRATION COLUMN SPLICE WELDS USING ULTRASONIC TESTING TEST 25% OF ALL FULL AND PARTIAL PENETRATION WELDS LESS THAN 5/16" USING MAGNETIC PARTICLE TESTING CONTINUOUS INSPECTION REQUIRED FOR ALL WELD EXCEPT • SINGLE PASS FILLET WELDS [illegible] 5/16" • FLOOR AND ROOF DECK WELDS	AWS D1.1 ASTM E 164 [illegible]	[illegible]
6	SHEAR CONNECTORS	VISUALLY INSPECT SIZE, NUMBER, POSITIONING AND WELDING OF SHEAR CONNECTORS. BEND TEST ALL SHEAR CONNECTORS AND BEND TEST ALL QUESTIONABLE CONNECTIONS RANDOMLY BEND TEST 10% OF SHEAR CONNECTORS TO 15 DEGREES FROM THE ORIGINAL AXIS	AWS D1.1 IBC 1705.2.1 AND 7.8	PERIODIC
7	STRUCTURAL DETAILS	EXAMINE STEEL STRUCTURE FOR COMPLIANCE WITH THE STRUCTURAL AND STEEL SHOP DRAWINGS. COMPLIANCE INCLUDES BUT NOT LIMITED TO MEMBER CONFIGURATION, MEMBER SIZE, BRACING AND CONNECTIONS		PERIODIC
8	METAL DECK	INSPECT WELDING AND SIDE-LAP FASTENING OF FLOOR DECK AND ROOF DECK. VERIFY PROPER BEARING AND LAPS FOR ALL DECKS		PERIODIC

POST INSTALLED ANCHORS

ITEM NUMBER	ITEM	SCOPE	REFERENCE (IBC)	FREQUENCY
1	ANCHORS INSTALLED IN HARDENED CONCRETE OR MASONRY	INSPECT AS REQUIRED BY IBC SECTION 1705.1.1 AND ICC EVALUATION SERVICE REPORT. THE MANUFACTURER OF POST-INSTALLED ANCHORS SHALL PROVIDE INSPECTION PROCEDURE STO VERIFY PROPER USAGE AND INSTALLATION		CONTINUOUS

COLD FORM STEEL FRAMING (REF. IBC 1704.x)

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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NO	ISSUED FOR	DATE
[illegible]	[illegible]	[illegible]

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

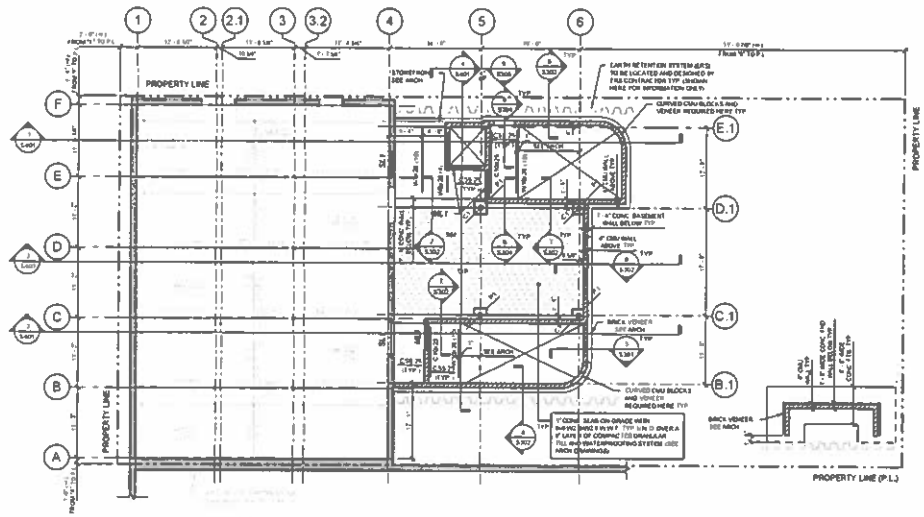
PROJ NO

TITLE

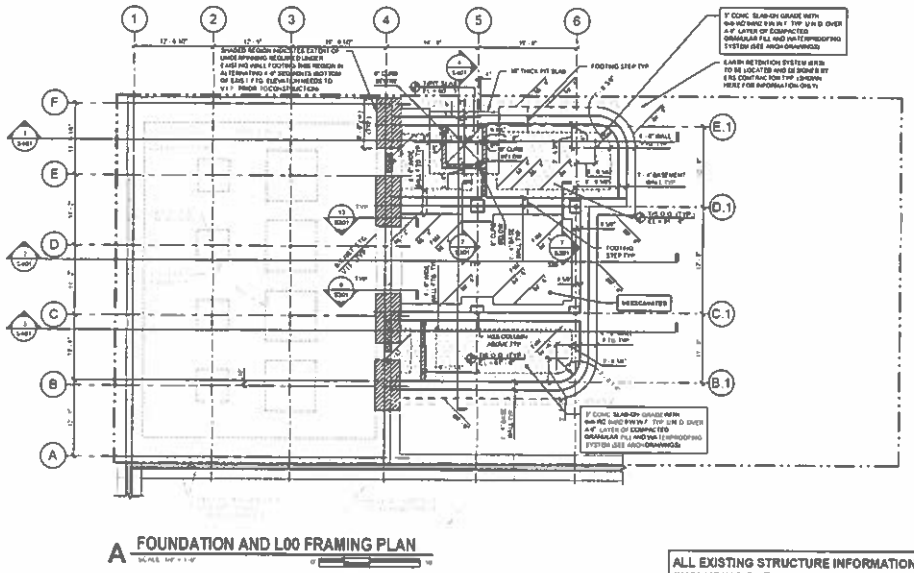
TESTING AND INSPECTION NOTES

SHEET

S103



B LEVEL 01 FRAMING PLAN



A FOUNDATION AND L00 FRAMING PLAN

ALL EXISTING STRUCTURE INFORMATION (INCLUDING BUT NOT LIMITED TO SHAPE, SIZE, LOCATION, DIMENSION, ELEVATION AND LAYOUT) SHOWN ON DRAWINGS REQUIRES FIELD VERIFICATION. ANY DEVIATION AS OBSERVED FROM FIELD VERIFICATION SHALL BE REPORTED TO THE AOR AND SEOR IMMEDIATELY

SPREAD FOOTING SCHEDULE

MARK TYPE	SIZE	DEPTH	REINFORCING	FOOTING CAPACITY (KIPS)	REMARKS

NOTES 1 SEE S301 FOR SPREAD FOOTING DETAILS
2 @ INDICATES INTEGRAL WITH WALL FOOTING

WALL FOOTING SCHEDULE

FOOTING MARK	DEPTH	REINFORCING		REMARKS
		TRANSVERSE	LONGITUDINAL	

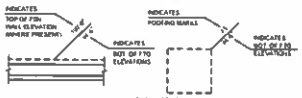
BASEMENT WALL REINF. SCHEDULE

WALL THICKNESS	REINFORCEMENT		REMARKS
	VERTICAL	HORIZONTAL	

PIER SCHEDULE

TYPE MARK	SIZE	REINFORCING		REMARKS
		VERTICAL	TIES	

NOTES 1 PIER IS INTEGRAL WITH FOUNDATION WALL REFER S301
2 PIER ELEVATION = +00'-0" U.N.O.



FOOTING AND FOUNDATION LEGEND

INDICATES EXTENT OF SLAB ON GRADE

INDICATES LOCATION OF FOUNDATION WALL DEPRESSION AT DOORS

TYPICAL STRUCTURAL 8" CMU WALL REINFORCEMENT (U.N.O.)

#5 VERT AT 32" O.C. TYPICAL #3 H.D.J.= HORIZONTAL LADDER TYPE REINFORCEMENT AT 16" O.C. ABOUT CELLS SOLID W/ VERTICAL BAR LOCATIONS TYPICAL

GROUT (8) CELLS SOLID ON EACH SIDE OF BASEMENT OPENINGS ENTIRE HEIGHT OF THE WALL WITH (1) #5 VERT CONT FROM FOUNDATION TO UNDERSIDE OF ROOF DECK

NOTES
1 ALL STEEL ASTM A992 GRADE 50 (FYP = 50 KSI)
2 ( ) DESIGNATES NUMBER OF 3/4" DIA. HEADED ANCHORS STUDS x 4.5" LONG ARE USED IN ONE ROW (DECK RIB)
3 ( ) DESIGNATES ABSENCE OF WIDEPAN CAMBER
4 HS INDICATES MOMENT CONNECTIONS
5 ( ) INDICATES TOP OF STEEL BEAM ELEVATION

BEAM LEGEND

C20 2R	2" COMPOSITE METAL DECK 18GA + 3 1/4" LT WT CONC SLAB w/ 6x6W2.9xW2.9 WWR 6x6 W2.9xW2.9 MIN AT TYP
M1.5	1 1/2" WIDE RIB METAL DECK TYPE B 18 GA
PLY1	1/2" PLYWOOD SHEATHING

1 SPAN CONT. ABOV - TYPICAL FOR EACH DECK

COMPOSITE SLABS AND METAL DECKS SHALL BE ATTACHED TO CMU WALLS WITH CHORD ANGLES OF MINIMUM 3/8" THICKNESS AT ENTIRE PERIMETER REFER TO TYPICAL DETAILS

COORDINATE ALL SLAB OPENINGS WITH ARCHITECTURAL AND MEP DRAWINGS. SEE S201 FOR TYPICAL SLAB OPENING DETAIL

ALL METAL SHALL BE SUPPORTED ON CONTINUOUS CURBS BY MANUFACTURER. PROVIDE (1) #4x4x1/4 (TYP U.N.O. ON PLANS) DIRECTLY BELOW CURB SPANNING BETWEEN ROOF FRAMING

CONTRACTOR SHALL COORDINATE EXACT MTU LOCATIONS WITH MECHANICAL DRAWINGS.

COLUMN SCHEDULE

TYPE MARK	SIZE	COLUMN BASE		REMARKS
		BASE PLATE	ANCHOR RODS	
C1	HSS 8x8x3/8	20"x14"x1"	(4) 3/4"Ø	REFER S. NO.201
C2	HSS 8x8x3/8	16"x16"x1"		REFER S201

NOTES 1 COLUMN BEARS ON CONCRETE PIER
2 COLUMN BEARS ON EXISTING STEEL BEAM (V.I.F.)

STEEL LINTEL SCHEDULE

MARK	SIZE	DETAIL	WALL TYPE	REMARKS
SL1	HSS6.25 x 3/8"x11 1/2" PLATE	1	LINTEL IN 8" CMU MASONRY	8" BEARING EA END
SL2	HSS6.25 x 3/8"x 7 1/2" PLATE	1	NEW 8" CMU	8" BOX BEARING EA END POCKET IN 16 COURSE MASONRY WALL AT EACH END

NOTE
1 ALL LINTELS SHALL BE GALVANIZED
2 BEARING SHOWN FOR LINTELS BEARING ON MASONRY
3 REFER S301 FOR LOOSE ANGLE VENEER LINTEL SCHEDULE
4 SEE S301 FOR TYPICAL LINTEL DETAILS
5 SEE S101 FOR NON-LOAD BEARING LINTEL SCHEDULE
6 ALL LINTELS SHOWN LOCATED BELOW FLOOR FRAMING

MASONRY LINTEL SCHEDULE

MARK	SIZE		REINFORCEMENT			REMARKS
	B (in)	H (in)	TOP	BOTTOM	STIRRUPS	
ML1	8"	16"	(2) #5	(2) #5		SEE SCHEDULE S301 FOR VENEER LINTEL
ML2	8"	24"	(2) #5	(2) #5	#5 AT 12"	
ML3	8"	24"	(2) #5	(2) #5	#5 AT 12"	

NOTE 1 SEE S301 FOR TYPICAL LINTEL DETAILS
2 SEE A201 FOR WALL OPENING DIMENSIONS AND LOCATIONS

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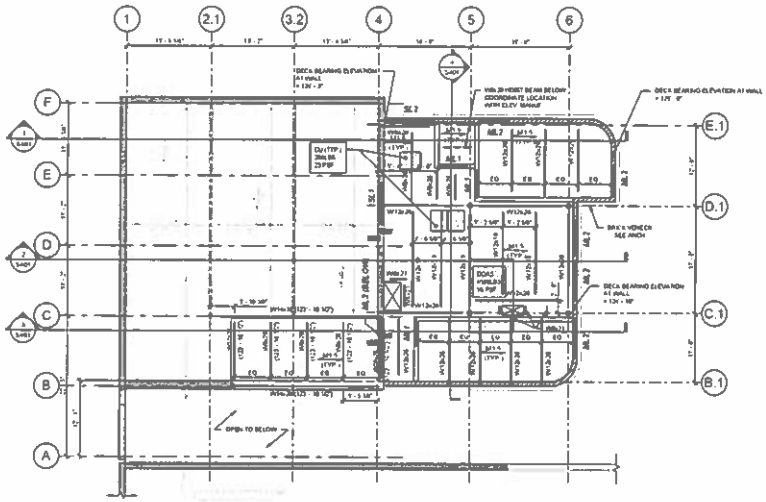
ISSUANCE		
NO	ISSUED FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

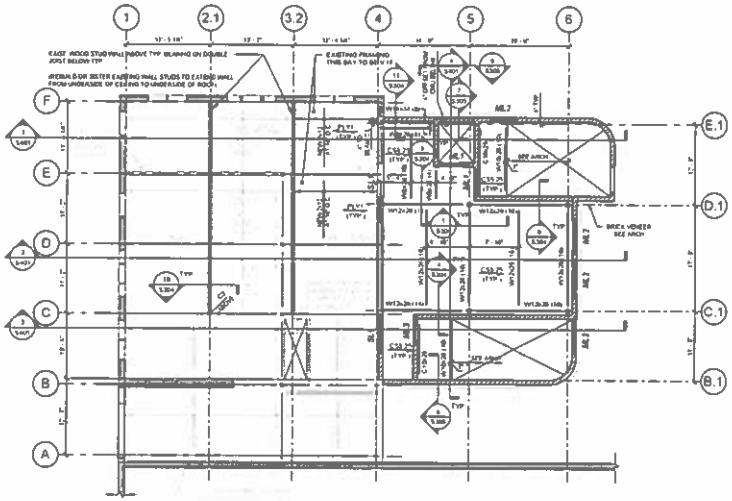
PROJ NO

TITLE FOUNDATION L00 AND L01 FLOOR FRAMING PLAN

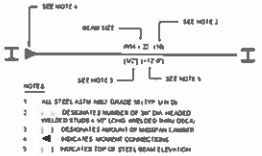
SHEET S201



B ROOF FRAMING PLAN



A LEVEL 02 FRAMING PLAN



BEAM LEGEND

CB 25	2" COMPOSITE METAL DECK 1 HOA + 3 1/2" LT WT CONC SLAB 4" + 4000PSI W/ 6x6x6 1/4 WD 1 1/4 W F TYP
M1.5	1 1/2" WIDE WR METAL DECK TYPE 'B' 16 GA
PLT1	3/4" PSI WOOD SHEATHING

3 SPAN CONT. 6x6x1 TYPICAL FOR EACH DECK

COMPOSITE SLAB AND METAL DECK 3 SHALL BE ATTACHED TO CMU WALLS WITH CHORD ANGLE OF MINIMUM 3/8" THICKNESS AT ENTIRE PERIMETER. REFER TO TYPICAL DETAILS

COORDINATE ALL SLAB OPENINGS WITH ARCHITECTURAL AND MEP DRAWINGS. SEE S.301 FOR TYPICAL SLAB OPENING DETAIL

ALL STUDS SHALL BE SUPPORTED ON CONTINUOUS CURBS BY MANUFACTURER. PROVIDE 1.6x6x16 (TYP U.N.O. ON PLANS) DIRECTLY BELOW CURB SPANNING BETWEEN ROOF FRAMING

CONTRACTOR SHALL COORDINATE EXACT STU LOCATIONS WITH MECHANICAL DRAWINGS

COLUMN SCHEDULE

TYPE	SIZE	COLUMN BASE		REMARKS
		BASE PLATE	ANCHOR RODS	
C1	HSS 6x6x3/8	3/4"x1'-1 1/2"	1/4 3/4"Ø	REFER TO DETAIL
C2	HSS 5x5x3/8	1/2"x1'-1 3/4"		REFER TO DETAIL

NOTES: 1. COLUMN BEARS ON CONCRETE PIER
2. COLUMN BEARS ON EXISTING STEEL BEAM (V1.2)

STEEL LINTEL SCHEDULE

MARK	SIZE	DETAIL	WALL TYPE	REMARKS
SL1	W8x28 + 3/8"x11 1/2" PLATE	I	EXISTING (2) WYTHE MASONRY	4" SOLID BEARING EA END
SL2	W8x28 + 3/8"x7 1/2" PLATE	I	NEW 6" CMU	4" SOLID BEARING (EAS END) POCKET INTO EXIST MASONRY WALL (WEST END)

NOTE
1. ALL LINTELS SHALL BE GALVANIZED
2. BEARING SHOWN FOR LINTELS BEARING ON MASONRY
3. REFER S.101 FOR LOOSE ANGLE VENEER LINTEL SCHEDULE
4. SEE S.301 FOR TYPICAL LINTEL DETAILS
5. SEE S101 FOR NON-LOAD BEARING LINTEL SCHEDULE
6. ALL LINTELS SHOWN LOCATED BELOW FLOOR FRAMING

MASONRY LINTEL SCHEDULE

MARK	SIZE		REINFORCEMENT			REMARKS
	R (IN)	R (IN)	TOP	BOTTOM	STIRRUPS	
ML1	8"	16"	(2) #5	(2) #5		
ML2	8"	24"	(2) #5	(2) #5	#5 AT 12"	SEE SCHED ON S101 FOR VENEER LINTEL
ML3	8"	24"	(2) #5	(2) #5	#5 AT 12"	

NOTE
1. SEE S301 FOR TYPICAL LINTEL DETAILS
2. SEE ARCH. FOR WALL OPENING DIMENSIONS AND LOCATIONS

ALL EXISTING STRUCTURE INFORMATION (INCLUDING BUT NOT LIMITED TO SHAPE, SIZE, LOCATION, DIMENSION, ELEVATION AND LAYOUT) SHOWN ON DRAWINGS REQUIRES FIELD VERIFICATION. ANY DEVIATION AS OBSERVED FROM FIELD VERIFICATION SHALL BE REPORTED TO THE AOR AND SEOR IMMEDIATELY

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR. CHICAGO, IL 60617

ARCHITECT OF RECORD

TAS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO	ISSUED FOR	DATE

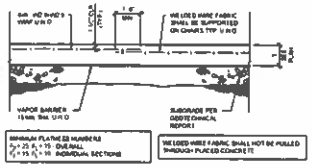
PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO

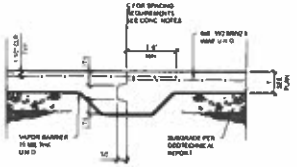
TITLE LIT AND ROOF FRAMING PLAN

SHEET S202

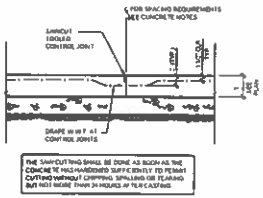
PLAN NORTH TRUE NORTH



1 TYPICAL SLAB-ON-GRADE

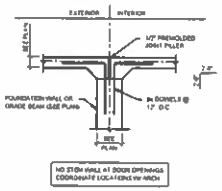


2 TYPICAL SLAB-ON-GRADE CONSTRUCTION JOINT

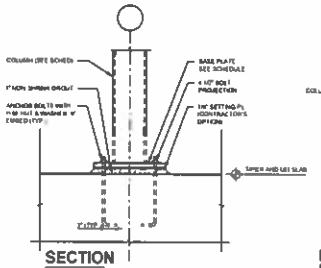


3 TYPICAL SLAB-ON-GRADE CONTROL JOINT

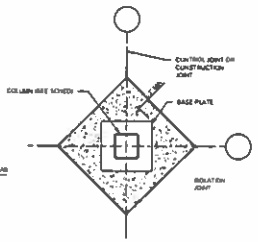
4 SLAB DROP DETAIL - TYP.



5 TYPICAL SECTION AT ENTRY

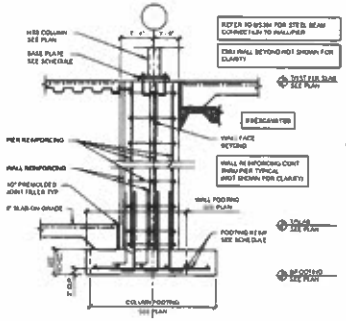


SECTION

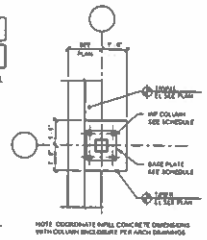


ISOLATION JOINT AT TYPICAL INTERIOR COLUMN LOCATION

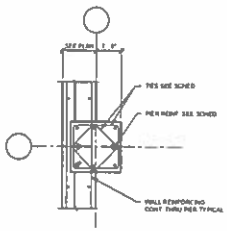
6 TYPICAL COLUMN BASE DETAIL



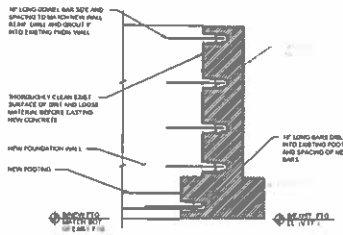
7 CONCRETE INTERIOR BASEMENT WALL AND PIER DETAIL



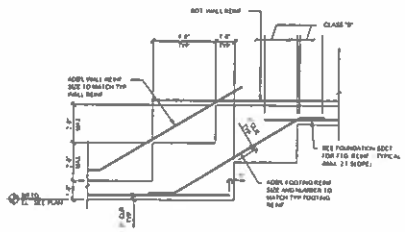
PLAN VIEW



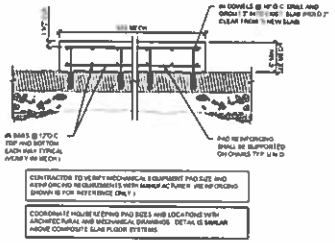
REINFORCING DETAIL



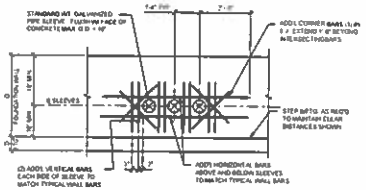
8 TYPICAL NEW TO EXISTING FOUNDATION CONN. DETAIL



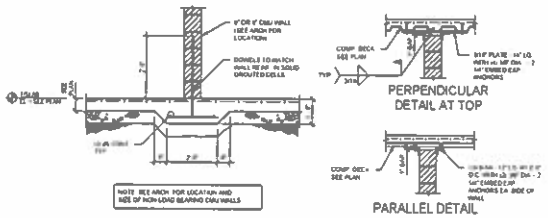
9 TYPICAL STEPPED FOOTING DETAIL



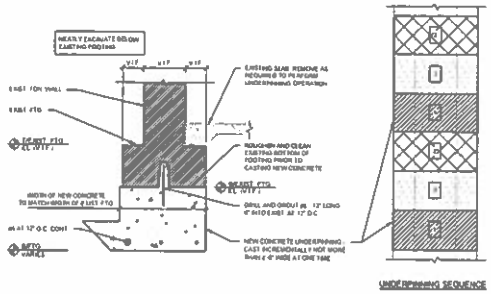
10 TYPICAL HOUSEKEEPING PAD DETAIL



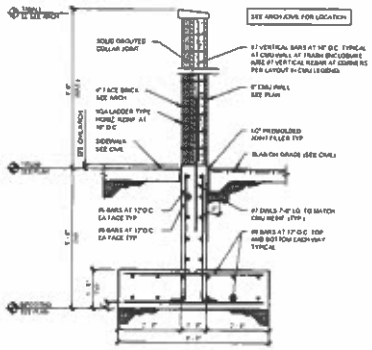
11 TYPICAL WALL FOUNDATION SLEEVE DETAIL



12 TYPICAL THICKENED SLAB ON GRADE UNDER INTERIOR NON-LOADBEARING CMU WALL



13 TYPICAL EXISTING FOUNDATION WALL UNDERPINNING DETAIL



14 FOUNDATION AND WALL SECTION THRU TRASH ENCLOSURE WALL

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

INS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO	ISSUE FOR	DATE

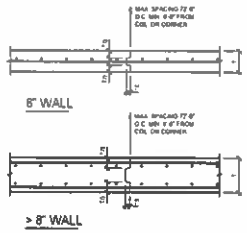
PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO

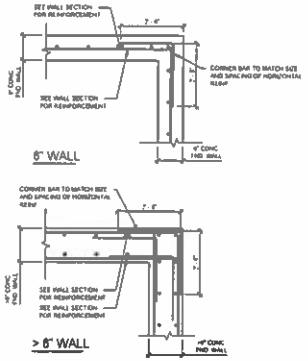
TITLE FOUNDATION DETAILS

SHEET S301

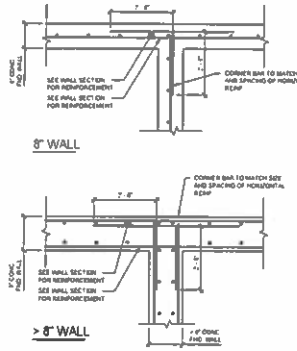
PLAN NORTH TRUE NORTH



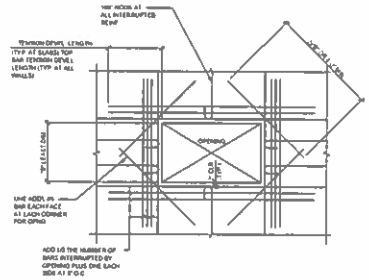
1 TYPICAL FOUNDATION WALL CONSTRUCTION JOINT



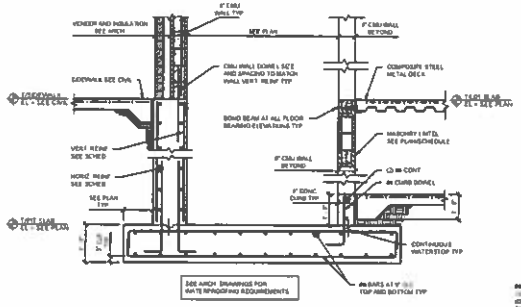
2 TYPICAL FOUNDATION WALL CORNER REINFORCING



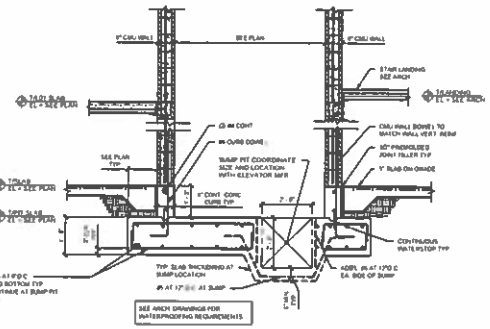
3 TYPICAL FOUNDATION WALL INTERSECTION REINFORCING



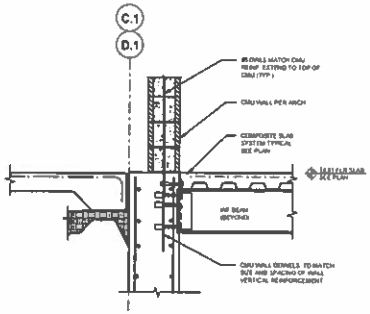
4 TYPICAL CONCRETE WALL REINFORCEMENT AT OPENING LESS THAN 2'-0" X 2'-0"



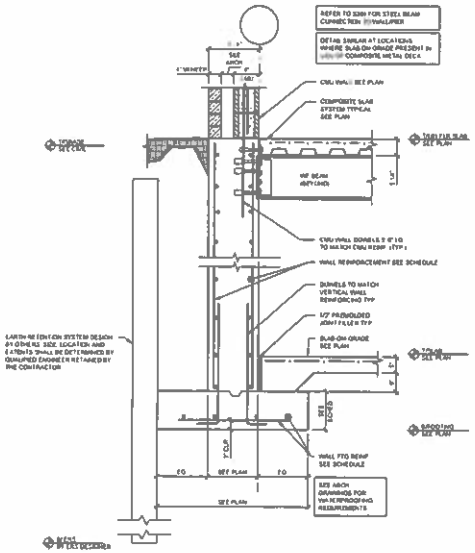
5 TYPICAL SECTION THRU ELEVATOR PIT (LOOKING EAST)



6 TYPICAL SECTION THRU ELEVATOR PIT (LOOKING SOUTH)



7 TYPICAL INTERIOR BASEMENT WALL SECTION



8 TYPICAL EXTERIOR BASEMENT WALL SECTION

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD:

1ns STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO	ISSUE BASIS	DATE

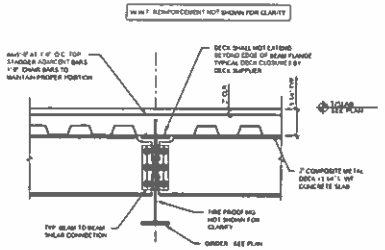
PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO

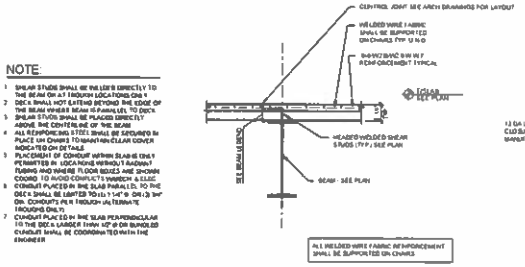
TITLE FOUNDATION DETAILS

SHEET S302

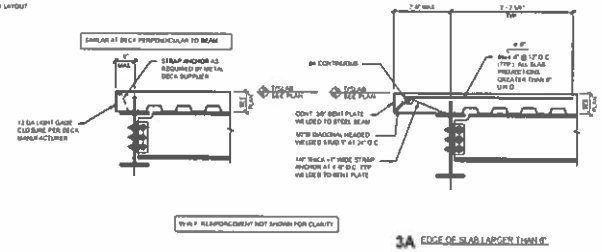
PLAN NORTH TRUE NORTH



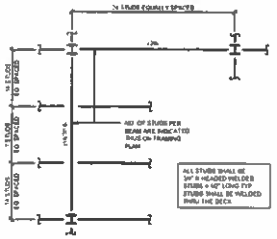
1 TYPICAL COMPOSITE GIRDER
NOT TO SCALE



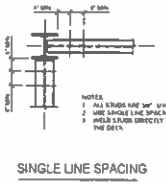
2 TYPICAL COMPOSITE BEAM
SCALE 3/4" = 1'-0"



3 TYP. EDGE OF SLAB DETAIL
SCALE 3/4" = 1'-0"

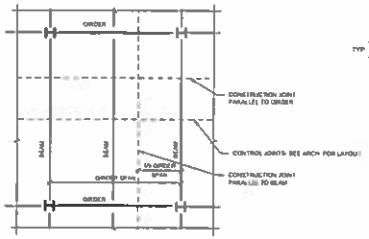


4 TYPICAL SHEAR STUD LAYOUT LEGEND
NOT TO SCALE



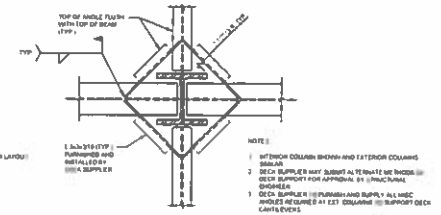
SINGLE LINE SPACING

5 SHEAR STUD SPACING DETAILS
NOT TO SCALE

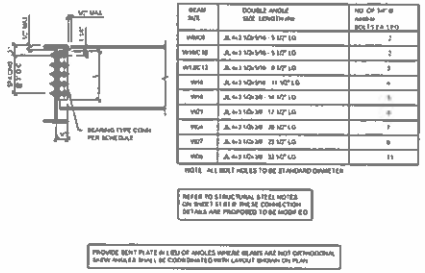


SUGGESTED SLAB CONSTRUCTION JOINT LOCATION

6
NOT TO SCALE



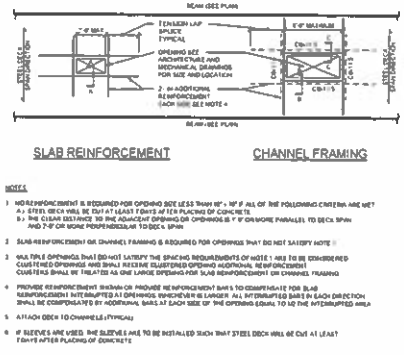
7 TYPICAL DECK EDGE SUPPORT DETAIL AT CONT. COLUMN
NOT TO SCALE

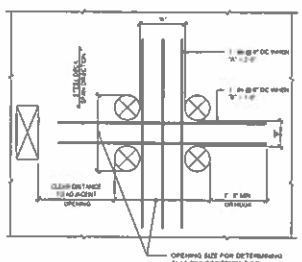


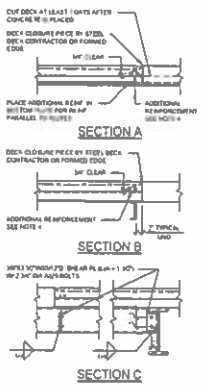
BEAM SIZE	DOUBLE ANGLE SIZE LENGTH (in)	NO OF 3/4" Ø ASTM A325 BOLTS (2 EA)
W8X10	L3 x 3 1/2 x 5/16 - 5 1/2" LG	2
W10X12 TO	L3 x 3 1/2 x 5/16 - 5 1/2" LG	2
W12X14 TO	L3 x 3 1/2 x 5/16 - 8 1/2" LG	3
W16	L3 x 3 1/2 x 5/16 - 11 1/2" LG	4
W18	L3 x 3 1/2 x 3/8 - 14 1/2" LG	5
W21	L3 x 3 1/2 x 3/8 - 17 1/2" LG	6
W24	L3 x 3 1/2 x 3/8 - 20 1/2" LG	7
W27	L3 x 3 1/2 x 3/8 - 23 1/2" LG	8
W30	L3 x 3 1/2 x 3/8 - 32 1/2" LG	11

NOTE: ALL BOLT HOLES TO BE STANDARD DIAMETER

8 TYPICAL BEAM TO BEAM SHEAR CONNECTION
NOT TO SCALE







9 TYPICAL COMPOSITE SLAB OPENING DETAIL
NOT TO SCALE

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD
SEA

THS STUDIO

STEARN JOGLEKAR LTD

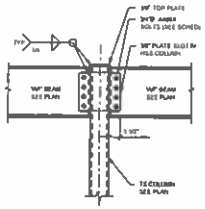
TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO	ISSUED FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO
TITLE
STEEL FRAMING DETAILS
SHEET
S303

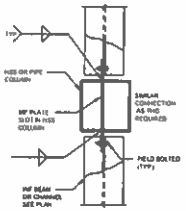
PLAN NORTH TRUE NORTH



SINGLE PLATE TO HSS COL			
BEAM SIZE	PLATE LENGTH mm	WELD SIZE mm	NO. OF 3/4 DIA A490 BOLTS
W8	6	5/16	2
W10/W12	8	5/16	3
W14	12	5/16	4
W16	15	5/16	5
W24	21	5/16	7

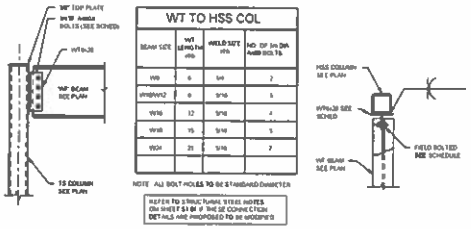
NOTE: ALL BOLT HOLES TO BE STANDARD DIAMETER

REFER TO STRUCTURAL STEEL NOTES ON SHEET S1.01 IF THESE CONNECTION DETAILS ARE PROPOSED TO BE MODIFIED



1 TYPICAL WF BEAM TO HSS COLUMN W/ SLOTTED SINGLE PLATE CONNECTION

SCALE: 3/4" = 1'-0"



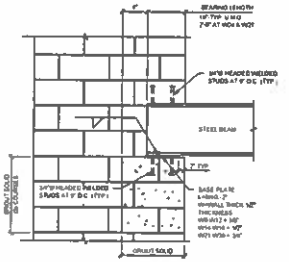
WT TO HSS COL			
BEAM SIZE	WT LENGTH mm	WELD SIZE mm	NO. OF 3/4 DIA A490 BOLTS
W8	6	5/16	2
W10/W12	8	5/16	3
W14	12	5/16	4
W16	15	5/16	5
W24	21	5/16	7

NOTE: ALL BOLT HOLES TO BE STANDARD DIAMETER

REFER TO STRUCTURAL STEEL NOTES ON SHEET S1.01 IF THESE CONNECTION DETAILS ARE PROPOSED TO BE MODIFIED

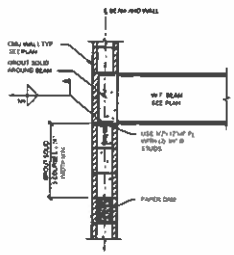
2 TYPICAL WF BEAM TO HSS COLUMN W/ WT CONNECTION)

SCALE: 3/4" = 1'-0"



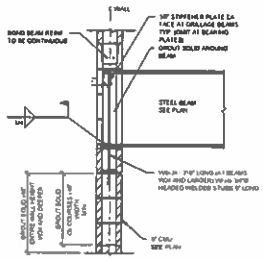
3 TYP. STL. BM. BEARING ON CMU WALL PARALLEL TO THE WALL

SCALE: 3/4" = 1'-0"



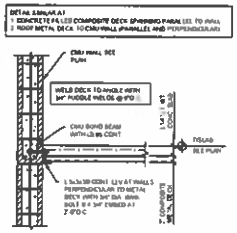
4 TYP. STEEL BM. BEARING ON CMU WALL - PERPENDICULAR

SCALE: 3/4" = 1'-0"



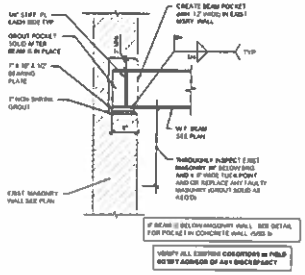
5 TYP. STEEL BM. BEARING ON CMU WALL W/ GRILLAGE

SCALE: 3/4" = 1'-0"



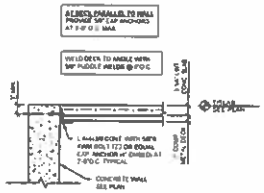
6 TYP. COMPOSITE SLAB AT CMU WALL

SCALE: 3/4" = 1'-0"



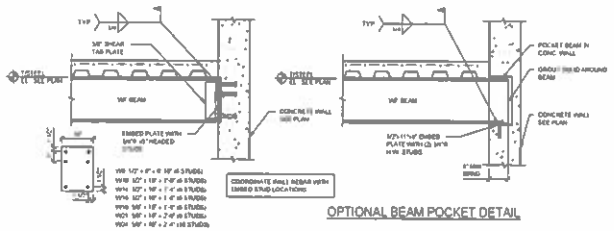
7 NEW WF BEAM BEARING ON EXISTING MASONRY WALL - PERPENDICULAR

NOT TO SCALE



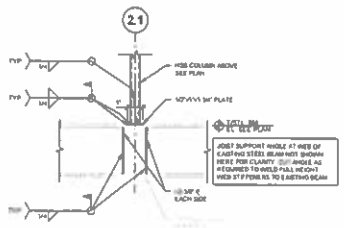
8 TYPICAL COMPOSITE SLAB CONN. TO CONCRETE WALL

SCALE: 3/4" = 1'-0"



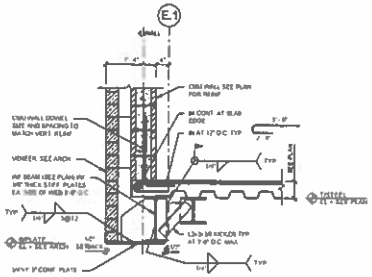
9 TYPICAL STEEL BEAM TO CONCRETE WALL CONNECTION DETAIL

SCALE: 3/4" = 1'-0"



10 NEW HSS COLUMN BEARING ON EXIST. STEEL BEAM TYP.

NOT TO SCALE



11 TRANSFER BEAM UNDER CMU WALL AT NORTH ENTRYWAY

NOT TO SCALE

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

TAS STUDIO

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TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO	ISSUED FOR	DATE

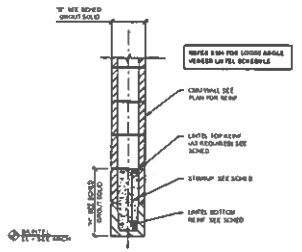
PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO:

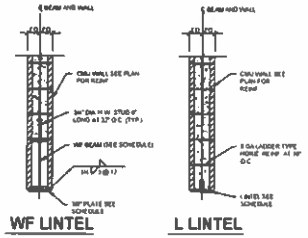
TITLE: STEEL FRAMING DETAILS

SHEET: S304

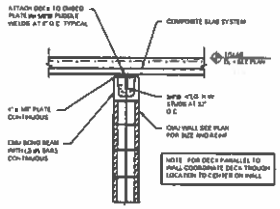
PLAN NORTH TRUE NORTH



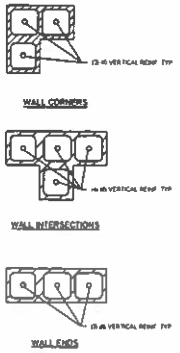
1 TYPICAL BOND BEAM LINTEL
NOT TO SCALE



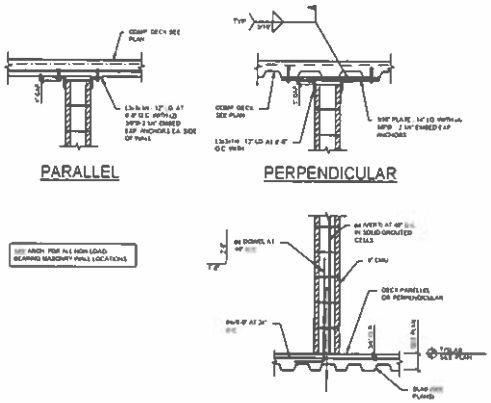
2 TYP. LINTELS IN NEW CMU
SCALE: 3/4" = 1'-0"



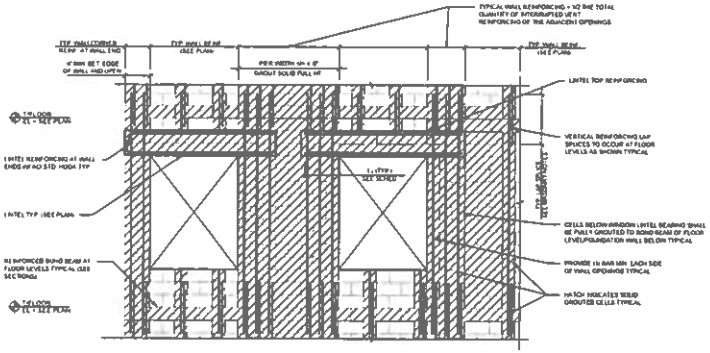
3 TYPICAL COMPOSITE DECK BEARING ON CMU DETAIL
NOT TO SCALE



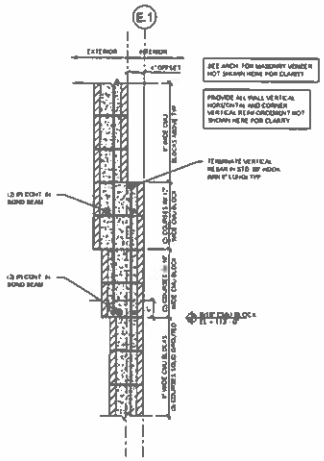
4 CMU WALL END REINFORCING
NOT TO SCALE



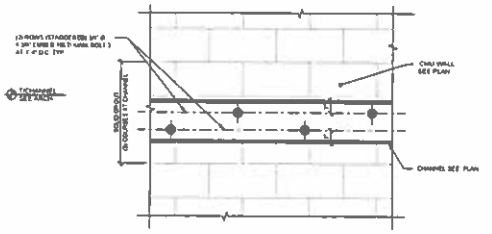
5 TYP. CONN. NON-LOADBEARING CMU PARTITION TO COMP. DECK
NOT TO SCALE



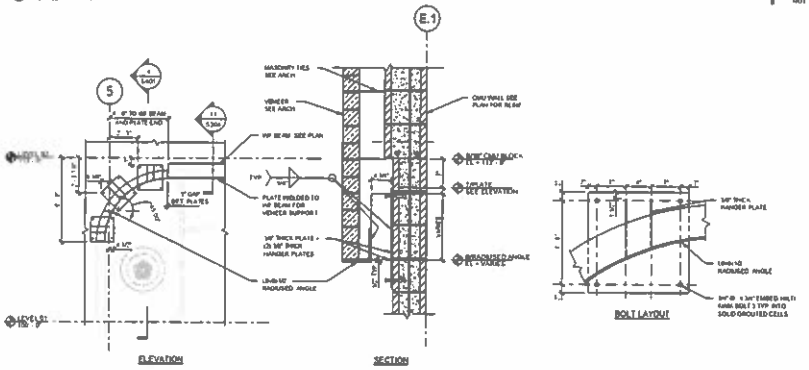
6 TYPICAL CMU WALL REINFORCING AT WALL OPENINGS
SCALE: 3/4" = 1'-0"



7 ELEVATOR NORTH WALL CORBEL DETAIL
NOT TO SCALE



8 STAIR LANDING CHANNEL TO CMU WALL CONNECTION DETAIL
NOT TO SCALE



9 VENEER SUPPORT FRAMING AT RECESSED NORTH FACADE
NOT TO SCALE

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD
A

TNS STUDIO

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ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO.	DESCRIPTION	DATE

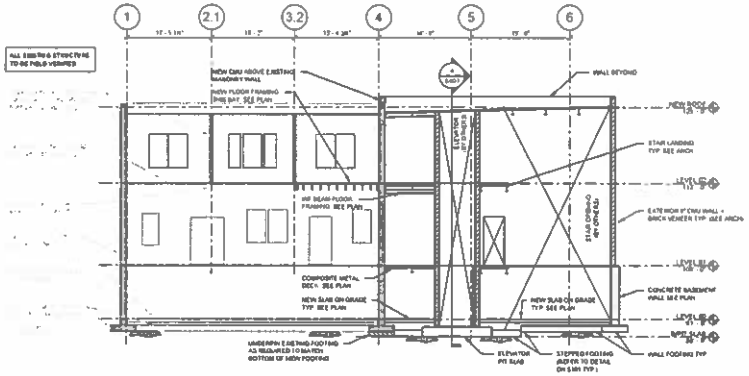
PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO

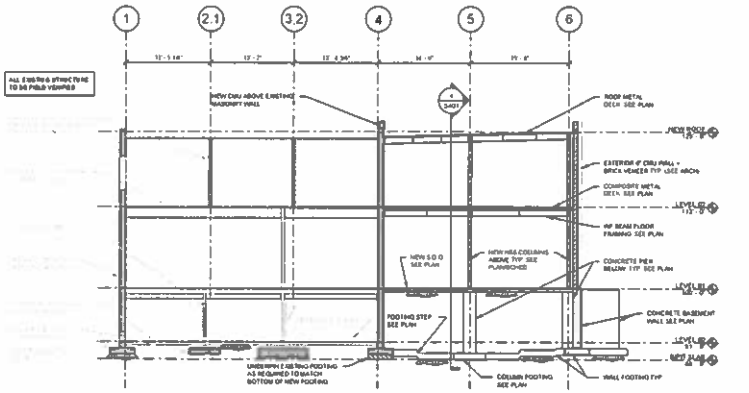
TITLE
MASONRY DETAILS

SHEET
S305

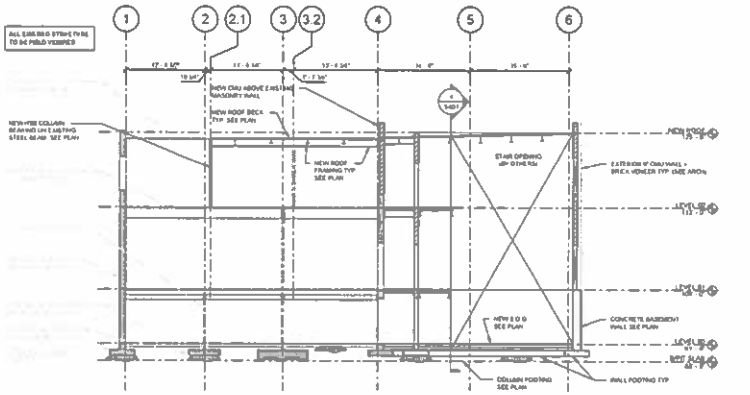
PLAN NORTH TRUE NORTH



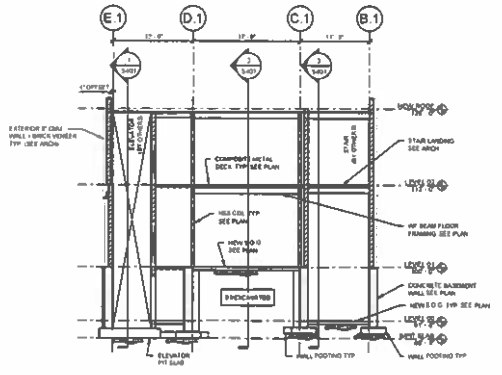
1 OVERALL BUILDING SECTION AT "E.1" (LOOKING NORTH)



2 OVERALL BUILDING SECTION AT "D" (LOOKING NORTH)



3 OVERALL BUILDING SECTION AT "C" (LOOKING NORTH)



4 OVERALL BUILDING SECTION AT "5" (LOOKING EAST)

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ISSUANCE		
NO	ISSUED FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO

TITLE
STRUCTURAL BUILDING SECTIONS

SHEET
S401

PLAN NORTH TRUE NORTH

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

1. GENERAL REQUIREMENTS: [illegible]
2. SCOPE OF WORK: [illegible]
3. VISITING THE SITE: [illegible]
4. FEES AND INSPECTIONS: [illegible]
5. LAWS AND ORDINANCES: [illegible]
6. TRADE JURISDICTION: [illegible]
7. SUBMITTALS: [illegible]
8. RECORD DRAWINGS SUBMITTAL: [illegible]
9. WORKMANSHIP AND MATERIALS: [illegible]
10. SPECIFICATIONS AND DRAWINGS: [illegible]
11. OPERATING INSTRUCTIONS: [illegible]
12. EQUIPMENT SCHEDULE: [illegible]
13. GUARANTEE: [illegible]
14. COORDINATION OF WORK: [illegible]
15. CUTTING AND PATCHING: [illegible]
16. SLEEVES: [illegible]
17. VERIFICATION OF DIMENSIONS: [illegible]
18. DEMOLITION: [illegible]
19. CLEANING UP: [illegible]
20. RUBBISH: [illegible]
21. PROTECTION: [illegible]
22. ACCESS DOORS: [illegible]
23. DEFECTIVE WORK AND/OR MATERIALS: [illegible]
24. BALANCING STANDARDS: [illegible]
25. DUCTWORK: [illegible]
26. INSULATION AND ACOUSTICAL LINING: [illegible]
27. MECHANICAL IDENTIFICATION: [illegible]
28. VENTILATION, HYDRONIC SYSTEM TEST AND BALANCE: [illegible]
29. PIPING: [illegible]

D.2. CONDENSER WATER, CHILLED WATER, AND HEATING HOT WATER PIPING: 2" AND SMALLER: SCHEDULE 40 BLACK STEEL, ASTM A-53 GRADE B, WELDED WITH WALL-ATTACHED EXTRA HEAVY TAPERED RECESSED COUPLINGS. 2½" AND LARGER SHALL BE ASTM A53 GRADE B, WITH BEVELED ENDS FOR WELDING. AT CONTRACTORS OPTION, 2½" AND SMALLER, HARD TEMPERED, SEAMLESS COPPER TUBING, CONFORMING TO ASTM SPECIFICATION B-88, WROUGHT SWEAT TYPE FITTINGS MANUFACTURED OF SEAMLESS TUBING FORGED BRONZE OR BRASS TO MEET THE STANDARDS OF ANSI/ASME B16.22. IN ALL CASES WHERE COPPER PIPE CONNECTIONS ARE MADE TO PIPING OR ITEMS OF A DISSIMILAR METAL, PROVIDE DIELECTRIC FITTINGS AS SPECIFIED.

D.3. NATURAL GAS PIPING: 2 ½" AND SMALLER SHALL BE SCHEDULE 40 BLACK STEEL, ASTM A-53 GRADE B, WELDED WITH WALL-ATTACHED EXTRA HEAVY TAPERED RECESSED COUPLINGS. 3" AND LARGER SHALL BE ASTM A53 GRADE B WITH BEVELED ENDS FOR WELDING.

D.4. HVAC CONDENSATE DRAIN PIPING: TYPE L DRAWN COPPER FOR INDOOR DRAINS FROM COPPER PIPING SYSTEM. INSTALL A TRAP IN THE DRAIN PIPING. IF ALLOWED BY CODE, CPVC MAY BE USED. SEE DETAIL FOR SIZE OF DRAIN PIPE.

30. NOISE AND VIBRATION CONTROL:

A. IT IS RECOMMENDED THAT FINAL SOUND REQUIREMENTS ARE AS FOLLOWS:

A.1. LOBBY, TOILETS, CORRIDORS: NC-40

A.2. SPACE ADJACENT TO FAN ROOMS: NC-45

A.3. OFFICES, CONFERENCE ROOMS, ETC.: NC-35

B. ACOUSTICAL AND VIBRATION TREATMENT SHALL BE PROVIDED, AS REQUIRED TO MAINTAIN SPACE NOISE CRITERIA SPECIFIED, INCLUDING VAV BOXES, FAN POWERED BOXES, FAN POWERED MIXING UNITS, AIR DISTRIBUTION DEVICES, FAN EQUIPMENT, ETC.

C. ACOUSTICAL TREATMENT SHALL PROVIDED FOR ALL EQUIPMENT AS REQUIRED TO MEET CODE OR THE SYSTEM DESIGN.

D. VIBRATION ISOLATORS AND FLEXIBLE CONNECTIONS SHALL BE PROVIDED, AS REQUIRED FOR FANS, REFRIGERATION COMPRESSORS, EMERGENCY GENERATORS, CONDENSERS, PUMPS, AIR-HANDLING UNITS, AIR-COOLED CHILLERS, AIR COMPRESSORS, COOLING TOWERS, ETC. PROVIDE AND INSTALL SPRING AND/OR NEOPRENE VIBRATION ISOLATORS TO ATTAIN 1/3 EFFICIENCY FOR EQUIPMENT LOCATED ON THE LONGEST STRUCTURAL SPAN OF THE BUILDING.

31. PIPING PRESSURE TESTING:

A. GENERAL:

A.1. DURING CONSTRUCTION ALL PIPING, TUBING, AND DUCTWORK INTERIORS SHALL BE KEPT CLEAN OF DEBRIS, BEFORE TESTING IS STARTED.

A.2. EACH SYSTEM OF PIPING AND DUCTWORK SHALL BE TESTED BY THE CONTRACTOR.

A.3. CLEANING OF TEMPERATURE CONTROL TUBING AND DUCTWORK SHALL BE DONE BEFORE TESTING.

A.4. CLEANING OF PIPING SYSTEMS THAT ARE HYDRAULICALLY PRESSURE TESTED SHALL BE DONE AFTER TESTING.

B. AFTER PORTIONS OF THE MECHANICAL WORK ARE COMPLETED, THE FOLLOWING TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER'S AND OWNER REPRESENTATIVES FIVE (5) DAYS' ADVANCE WRITTEN NOTICE OF THE TESTS SHALL BE GIVEN TO THE ENGINEER WHO IN TURN WILL NOTIFY OTHER PARTIES INTERESTED. FURNISH ALL PUMPS, GAGES, BLOWERS, INSTRUMENTS, TEST EQUIPMENT AND PERSONNEL REQUIRED FOR TESTS, AND MAKE ALL PROVISIONS FOR REMOVAL OF TEST EQUIPMENT AND DRAINING OF PIPES AFTER TESTS HAVE BEEN MADE.

C. SUBJECT ALL PIPING AND CONNECTION TO HYDROSTATIC OR PNEUMATIC PRESSURE TEST PRIOR TO PAINTING, INSTALLATION OF INSULATION OR CONCEALMENT WITHIN THE BUILDING.

D. CHILLED WATER/CONDENSER WATER/HEATING HOT WATER PUMP; SUBJECT TO PNEUMATIC TEST PRESSURE OF NOT LESS THAN 1.5 TIMES THE OPERATING PRESSURE, BUT NOT LESS THAT 210 PSI. TEST SHALL DEMONSTRATE FITNESS OF PIPING INSTALLATION TO HOLD REQUIRED PRESSURE FOR A PERIOD OF NOT LESS THAN FOUR (4) HOURS.

E. GAS PIPE SHALL BE TESTED USING NITROGEN AT A PRESSURE OF NO LESS THAN 30 LBS. PRESSURE FOR 24 HOURS AND/OR PER UTILITY COMPANY REQUIREMENTS.

32. CLEANING:

A. GENERAL:

A.1. PRIOR TO ACCEPTANCE OF THE INSTALLATION AND FINAL PAYMENT OF THE CONTRACT, THE CONTRACTOR SHALL PERFORM THE WORK OUTLINED HEREIN.

A.2. EACH SYSTEM OF PIPING AND DUCTWORK SHALL BE CLEANED AS HEREINAFTER SPECIFIED, PRIOR TO BEING PLACED IN SERVICE AND AFTER OPERATING TESTS ARE PREFORMED.

B. CLEANING:

B.1. AT THE CONCLUSION OF THE CONSTRUCTION, THE SITE AND STRUCTURE SHALL BE CLEANED THOROUGHLY OF ALL DEBRIS AND UNUSED MATERIALS REMAINING FROM THE MECHANICAL CONSTRUCTION. ALL TUNNELS AND CLOSED OFF SPACES SHALL BE CLEANED OF ALL PACKING BOXES, WOOD FRAME MEMBERS, AND OTHER WASTE MATERIALS USED IN THE MECHANICAL CONSTRUCTION.

B.2. THE ENTIRE SYSTEM OF PIPING AND EQUIPMENT SHALL BE CLEANED INTERNALLY. EACH CONTRACTOR SHALL OPEN ALL DIRT POCKETS AND STRAINERS, COMPLETELY BLOWING DOWN AS REQUIRED, AND CLEAN STRAINER SCREENS OF ALL ACCUMULATED DEBRIS.

B.3. ALL PUMPS SHALL BE DRAINED AND PROVEN FREE OF SLUDGE AND ACCUMULATED WATER.

B.4. ALL TEMPORARY LABELS AND STICKERS SHALL BE REMOVED FROM ALL FIXTURES AND EQUIPMENT.

B.5. HEATING AND AIR CONDITIONING EQUIPMENT, PUMPS, TRAPS, ETC., SHALL BE THOROUGHLY CLEANED, AND NEW FILTERS OR FILTER MEDIA INSTALLED.

B.6. ALL SURFACES OF ALL COILS, FANS, AIR UNITS AND AIR FILTERS SHALL BE WIPED CLEAN OR WASHED IF REQUIRED. ALL PLUMBING FIXTURES SHALL BE CLEANED THOROUGHLY OF ALL FOREIGN MATTER INCLUDING STICKERS. CLEAN ALL ITEMS FURNISHED, SUCH AS FLOOR DRAINS, PUMPS, MOTORS, CONDENSERS, AND TRAPS, LEAVING THE ENTIRE INSTALLATION IN FIRST-CLASS CONDITION.

B.7. ALL CONSTRUCTION PLEATED AIR FILTERS IN AIR HANDLING SYSTEMS SHALL BE REPLACED WITH THE PERMANENT AIR FILTER MODULES AFTER THE INDIVIDUAL AIR HANDLING SYSTEMS HAVE BEEN OPERATED CONTINUOUSLY FOR AT LEAST 24 HOURS. THIS PURGING OPERATION SHALL BE COMPLETED AFTER THE AIR SYSTEMS HAVE BEEN SUCCESSFULLY TESTED AND BALANCED.

B.8. AFTER ALL TESTING AND CLEANING OF PIPING AND DUCTWORK SYSTEMS, THESE SYSTEMS CAN BE INSULATED.

B.9. REFRIGERANT PIPING: BLOW CLEAR TO FREE MOISTURE AND FOREIGN MATTER WITH CYLINDER WATER-PUMP COMPRESSED AIR OR NITROGEN. PURGE SYSTEM BEFORE PLACING IN SERVICE.

B.10. WATER AND GAS PIPING: FLUSH THOROUGHLY UNTIL PIPING IS CLEANED TO THE SATISFACTION OF THE ENGINEER.

B.11. DUCTWORK: REMOVE DEBRIS AND TRASH FROM DUCTWORK, DAMPERS, COIL FACE AREAS, TURNING VANES, ETC., AND VACUUM-CLEAN DUCTS IN VICINITY OF OPENING BEFORE GRILLES, REGISTERS, AND DIFFUSERS ARE INSTALLED.

33. TEMPERATURE CONTROL:

A. TEMPERATURE CONTROL WORK SHALL BE PROVIDED BY THE EQUIPMENT MANUFACTURER OR AS SPECIFIED ON THE PLANS AND NOTES.

B. MANUFACTURER: SHALL BE AS INDICATED ON THE PLANS OR PER THE BUILDING STANDARDS.

C. PROVIDE ALL INTERFACE CONNECTIONS AND CONTROL DEVICES REQUIRED BETWEEN FACTORY SUPPLIED CONTROLS OF EQUIPMENT AND THE TEMPERATURE CONTROL CONTRACTOR'S CONTROLS AS REQUIRED IN THE CONTRACT DOCUMENTS SO AS TO FURNISH THE OWNER WITH A COMPLETE AND WORKING TEMPERATURE CONTROL SYSTEM.

D. OTHER TEMPERATURE CONTROLS: IF THERE IS NO EXISTING BUILDING CONTROL SYSTEM OR STANDARD THEN PROVIDE STAND ALONE CONTROLS FROM THE EQUIPMENT MANUFACTURER.

34. PROVIDE DETAILED AND DIMENSIONED SHOP DRAWING SUBMITTALS. THIS INCLUDES BUT NOT LIMITED TO DUCTWORK, EQUIPMENT, PIPING, COMPONENTS...ETC.

35. WARRANTIES:

A. ALL MATERIAL, EQUIPMENT, ANY SYSTEM/CONTROLS PROGRAMMING (IF REQUIRED) AND LABOR SHALL BE UNDER A MINIMUM OF 1 YEAR WARRANTY. IF THE STANDARD MANUFACTURER WARRANTY EXCEED 1 YEAR, CONTRACTOR SHALL PROVIDE AND HONOR THE MANUFACTURER WARRANTY.

B. THE CONTRACTOR IS TO SUBMIT SAMPLE COPIES OF ALL WARRANTIES TO THE ARCHITECT FOR REVIEW. INCLUDE A STATEMENT DECLARING THE INTENDED COMMENCEMENT DATE FOR EACH CONSISTENT WITH THE REQUIREMENTS OF THE CONTRACT. NOTE ANY WARRANTIES REQUIRING SIGNATURE BY THE OWNER. FINAL WARRANTIES WILL BE ACCEPTED ONLY AFTER THE ARCHITECT'S APPROVAL OF THE SAMPLE WARRANTY.

C. SUBMIT PROPERLY EXECUTED WARRANTIES NO LATER THAN 5 DAYS FROM THE AGREED-UPON DATE OF COMMENCEMENT OF THE WARRANTY PERIOD. ORGANIZE WARRANTY DOCUMENTS INTO AN ORDERLY SEQUENCE BASED ON THE TABLE OF CONTENTS OF THE PROJECT MANUAL.

D. PROVIDE ADDITIONAL COPIES OF EACH WARRANTY TO INCLUDE IN OPERATION AND MAINTENANCE MANUALS.

Chicago South Side BIRTH CENTER

ARCHITECT OF RECORD

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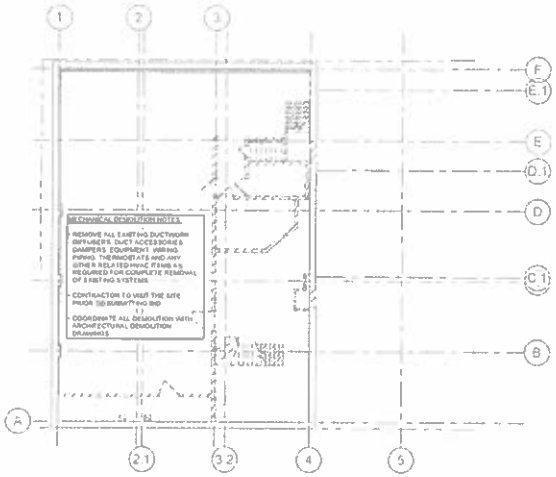
NO	ISSUED FOR	DATE

PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER

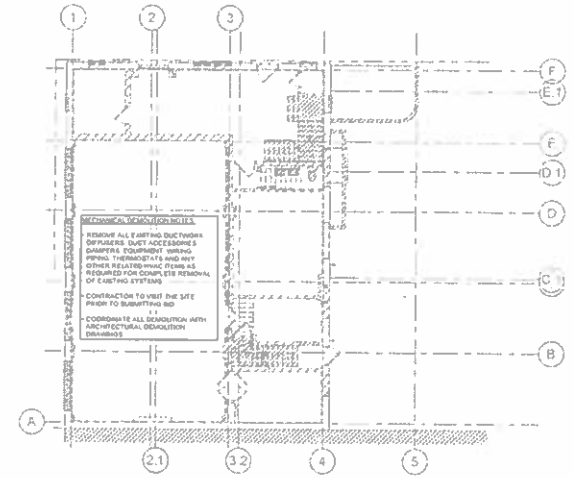
PROJ NO: 2206

TITLE: HVAC SPECIFICATIONS

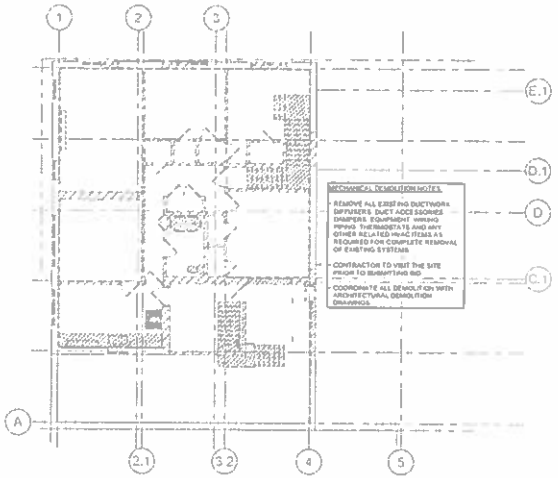
SHEET: M1.1



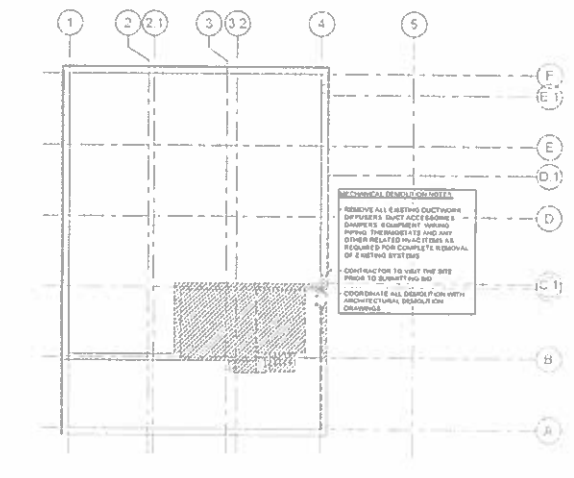
1 MECHANICAL DEMOLITION PLAN - LEVEL 00
1/8" = 1'-0"



2 MECHANICAL DEMOLITION PLAN - LEVEL 01
1/8" = 1'-0"



3 MECHANICAL DEMOLITION PLAN - LEVEL 02
1/8" = 1'-0"



4 MECHANICAL DEMOLITION PLAN - ROOF
1/8" = 1'-0"

LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
062-056301

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

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TNS STUDIO

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TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO.	ISSUED FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2206

TITLE
MECHANICAL DEMOLITION PLANS

SHEET
M2.0

PLAN NORTH TRUE NORTH

GENERAL NOTES

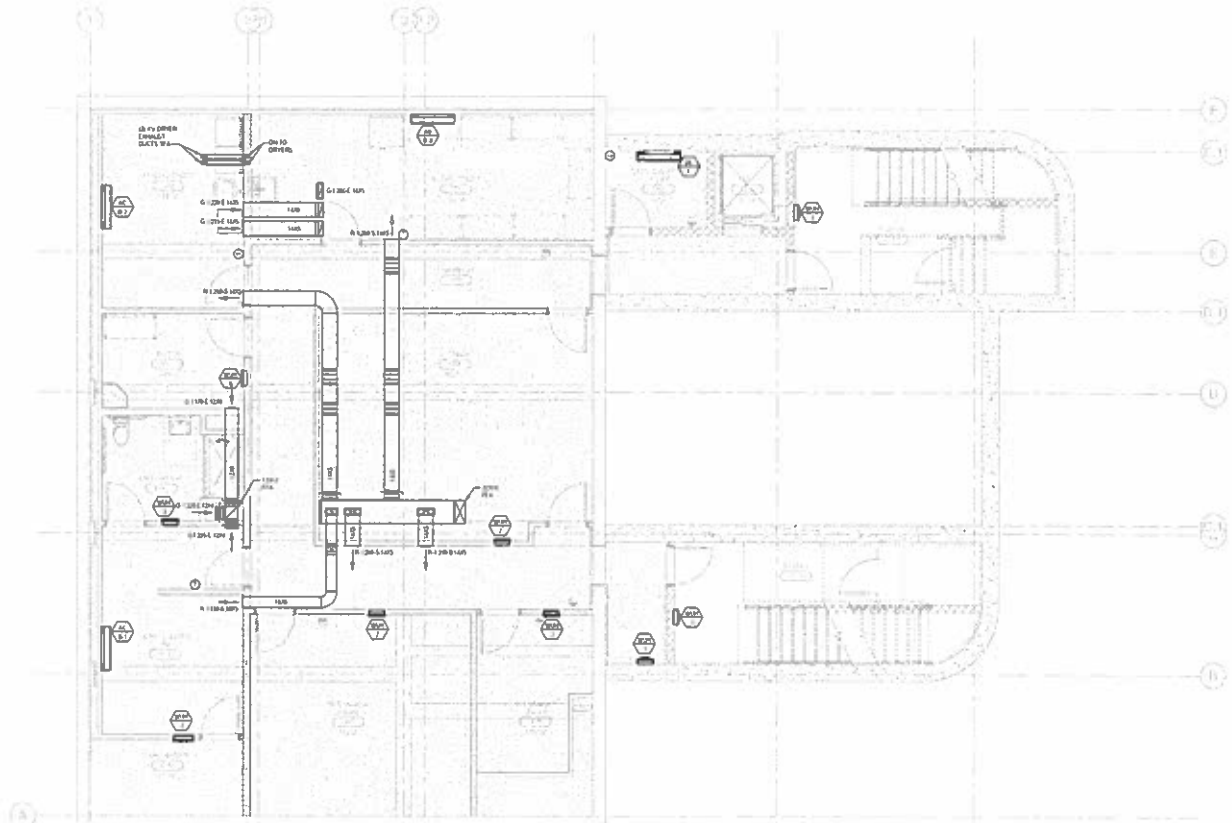
- PROVIDE RIGID SHEET METAL TRANSITION PIECE BETWEEN FLEX DUCT AND DIFFUSER. CONTRACTOR IS RESPONSIBLE TO PROVIDE DUCT ACCESS PANEL AND RATED WALK-IN DOOR ACCESS PANEL IN WALL/FLOOR AS PER DUCT TO ACCESS THE FIRE DAMPER. CONTRACTOR IS RESPONSIBLE TO PROVIDE ACCESS PANEL AND RATED WALL/CEILING PANEL FOR INSPECTION AND ACCESS OF FIRE DAMPERS AND THE FIRE DAMPERS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
- ALL SUPPLY/RETURN DIFFUSERS, GRILLES AND REGISTERS TO BE PROVIDED WITH OPPOSED BLADE DAMPERS, UNLESS NOTED OTHERWISE.
- ALL SUPPLY AIR DUCTWORK AND FITTINGS SHALL BE CONSTRUCTED TO THE TOP OR BOTTOM OF THE MAIN SUPPLY AIR DUCT MUST BE PROVIDED WITH A VOLUME DAMPER, REFER TO ALL DAMPER DETAILS ON SHEET M5.1
- ALL TRANSFER DUCTS SHALL BE PROVIDED WITH 1" LINING. DUCT INSIDE DIMENSIONS ARE SHOWN ON PLAN
- COORDINATE THE EXACT LOCATION OF ALL DIFFUSERS, GRILLES AND REGISTERS WITH ARCHITECT. ALL DIFFUSERS, GRILLES AND REGISTERS TO BE PLACED IN THE CENTER OF THE CEILING TILE, UNLESS NOTED OTHERWISE.
- ALL EXPOSED METAL DUCTWORK AND PIPING SHALL BE PAINTED. DUCTS AND PIPES SHALL BE CLEANED AND CLEAR OF ALL STICKERS, PRIOR TO PAINTING. COORDINATE WITH ARCHITECT FOR COLOR AND FINISH.
- ANY UNITS ABOVE INACCESSIBLE CEILING SHALL BE PROVIDED WITH A HINGED CEILING ACCESS PANEL/DOOR. COORDINATE WITH ARCHITECT FOR LOCATIONS AND FINISH.
- ALL DUCTWORK ABOVE CONDITIONED SPACE MUST BE INSULATED. INSULATE DUCTWORK PER CODE AND SPEC. CLEAR INSIDE DIMENSIONS ARE SHOWN ON PLAN. COORDINATE CLEARANCE REQUIREMENTS FOR ADDED INSULATION.
- ALL ANGLES OR ELBOWS SHALL BE PROVIDED WITH TURNING VANES.
- CEILING SPACE IS VERY LIMITED. CONTRACTOR IS RESPONSIBLE TO DEVELOP A DETAILED MECHANICAL SHOP DRAWING AND COORDINATE WITH ALL OTHER TRADES PRIOR TO ANY FABRICATION AND PRIOR TO DEVICE INSTALLATION. CONFIRM IN COORDINATION DRAWINGS THAT ALL DUCTWORK, PIPING AND EQUIPMENT CAN BE INSTALLED WITHIN THE AVAILABLE SPACE. ANY CONFLICTS SHALL BE RESOLVED BEFORE INSTALLATION. NO EXTRA COMPENSATION WILL BE GIVEN FOR CHANGES REQUIRED DUE TO LACK OF COORDINATION.

REFRIGERANT GENERAL NOTES

CONTRACTOR IS RESPONSIBLE TO DEVELOP A COORDINATED SHOP DRAWING PER THE ACTUAL SITE CONDITIONS. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE MANUFACTURER PRIOR TO PLACING ORDER AND INSTALLATION.
CONTRACTOR IS RESPONSIBLE TO PROVIDE REFRIGERANT PIPING FROM EACH INDOOR UNIT TO THE RESPECTIVE OUTDOOR UNIT
ALL REFRIGERANT PIPING INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
COORDINATE ALL HORIZONTAL REFRIGERANT PIPING ROUTE WITH ALL TRADES AND ON-SITE CONDITIONS.

CONDENSATE GENERAL NOTES

CONDENSATE PIPE FROM EACH VRF UNIT TO THE VERTICAL RISER SHALL BE 1" Ø OR LARGER.
ALL CONDENSATE PIPES SHALL BE INSULATED AND SLOPED PER LOCAL CODE.
COORDINATE LOCATION OF CONDENSATE DISCHARGE WITH THE PLUMBING CONTRACTOR. DRAIN CONDENSATE TO CLOSEST FLOOR DRAIN OR OPEN SERVICE SINK.
CONTRACTOR IS RESPONSIBLE TO REVIEW AND FOLLOW CHICAGO CODE SECTION CONDENSATE DISPOSAL 2016 18.28.367. ALL WORK NEEDED TO ABIDE BY THIS CODE SECTION SHALL BE INCLUDED IN THE BID



1 MECHANICAL FLOOR PLAN - LEVEL 00
1/4" = 1'-0"

PLAN NORTH TRUE NORTH

LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
LINAB M. ELOAG
062-058301

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

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ADVANCE CONSULTING GROUP INTERNATIONAL

NO	ISSUED FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2206

TITLE
MECHANICAL FLOOR PLAN LEVEL 00

SHEET
M2.1

GENERAL NOTES

- PROVIDE FIRE DAMPER INSPECTION PRINT PATHS & FIRE RATED WALL/FLOOR. CONTRACTOR IS RESPONSIBLE TO PROVIDE DUCT ACCESS PANEL AND RATED WALL/FLOOR ACCESS PANEL IS FULL/FLOOR AND IS DUCT TO ACCESS THE FIRE DAMPER. CONTRACTOR IS RESPONSIBLE TO OBTAIN THE RATED WALL/FLOOR FROM THE ARCHITECT AND DAMPER AND FILL THE FIRE DAMPER SUBMITTED FOR THIS PROJECT.
- ALL SUPPLY RETURN OR HUBBERS CONNECTED TO THE TOP OR BOTTOM OF THE MAIN SUPPLY RETURN DUCT MUST BE PROVIDED WITH A VOLUME DAMPER NOT ALL DAMPERS ARE SHOWN ON PLAN.
- ALL DAMPER DUCTS SHALL BE PROVIDED WITH FLYING DUCT INSIDE DIMENSIONS ARE SHOWN ON PLAN.
- COORDINATE INTERMEDIATE FINISH LOCATION WITH ARCHITECT. ALL THERMOSTATS PLACED ON AN EXTERIOR WALL MUST BE PROVIDED WITH AN INSULATED BASE.
- ALL EXPOSED METAL DUCTWORK AND PIPING WILL BE PAINTED. DUCTS AND PIPES SHALL BE CLEANED AND CLEAR OF ALL STRIKERS PRIOR TO PAINTING. COORDINATE WITH ARCHITECT FOR COLOR AND FINISH.
- THE UNITS ABOVE UNACCESSIBLE CEILING SHALL BE PROVIDED WITH A ACTUAL CEILING ACCESS PANEL/AIR. COORDINATE WITH ARCHITECT FOR WORK AND FINISH.
- ALL SUCTIONS ABOVE CONCEALED CEILING MUST BE INSULATED. INSULATE DUCTWORK PER CODE AND SPEC. CLEAR INSIDE DIMENSIONS ARE SHOWN ON PLAN. COORDINATE CLEARANCE REQUIREMENTS FOR ACCESS INSULATION.
- ALL METERED CLEANS SHALL BE PROVIDED WITH TURNING VANES.
- CEILING SPACE IS VERY LIMITED. CONTRACTOR IS RESPONSIBLE TO DEVELOP A DETAILED MECHANICAL SHOP DRAWING AND COORDINATE WITH ALL OTHER TRADES PRIOR TO ANY FABRICATION AND PRIOR TO ORDERING ANY EQUIPMENT/CONCRETE. CONTRACTOR IS RESPONSIBLE TO DEVELOP A DETAILED SHOP DRAWING COORDINATED WITH OTHER TRADES/ARCHITECTURAL, STRUCTURAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL.

REFRIGERANT GENERAL NOTES

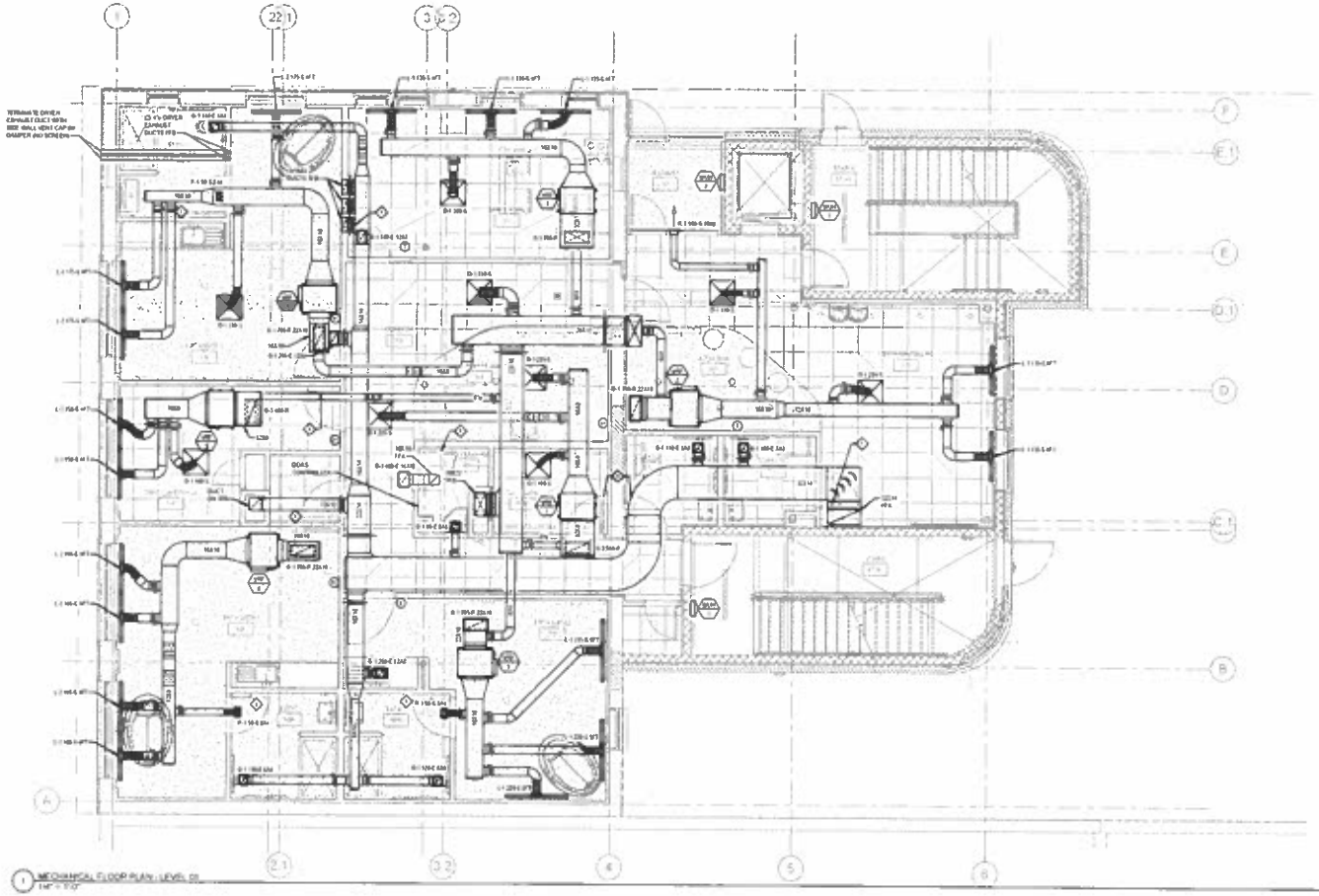
- CONTRACTOR IS RESPONSIBLE TO DEVELOP A COORDINATED SHOP DRAWING PER THE ACTUAL SITE CONDITIONS. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE MANUFACTURER PRIOR TO PLACING ORDER AND INSTALLATION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE REFRIGERANT PIPING FROM EACH INDOOR UNIT TO THE RESPECTIVE OUTDOOR UNIT. ALL REFRIGERANT PIPING INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
- COORDINATE ALL HORIZONTAL REFRIGERANT PIPING ROUTE WITH ALL TRADES AND ON SITE CONDITIONS.

CONDENSATE GENERAL NOTES

- CONDENSATE PIPE FROM EACH WALL UNIT TO THE VERTICAL RISER SHALL BE 1" IN SIZE.
- ALL CONDENSATE PIPES MUST BE INSULATED AND SLOPED PER LOCAL CODE.
- COORDINATE LOCATION OF CONDENSATE DISCHARGE WITH THE PLUMBING CONTRACTOR. DRAIN CONDENSATE TO CLOSEST FLOOR DRAIN OR OPEN SITE DRAIN.
- CONTRACTOR IS RESPONSIBLE TO REVIEW AND FOLLOW CHICAGO CODE SECTION CONDENSATE DISPOSAL 2018-26-1821. ALL WORK NEEDED TO ABIDE BY THIS CODE SECTION SHALL BE INCLUDED IN THE BID.

FIRST FLOOR KEY NOTES

1. PROVIDE DOOR WITH 1/4" DOOR UNDERCUT



1 MECHANICAL FLOOR PLAN - LEVEL 01
1/4" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
EMAR M. ELDAO
062-058301
OF ILLINOIS

Chicago South Side
BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

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ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO.	ISSUED FOR	DATE

PROJ. NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ. NO.: 2206

TITLE: MECHANICAL FLOOR PLAN - LEVEL 01

SHEET: M2.2

PLAN NORTH TRUE NORTH

GENERAL NOTES

PROVIDE FIRE DAMPER WHENEVER PENETRATING A FIRE RATED SHAFT, FLOOR, CONTRACTOR IS RESPONSIBLE TO PROVIDE DUCT ACCESS PANEL AND LATER FOR ALL FLOOR ACCESS PANEL IS REQUIRED FOR EACH FIRE DAMPER, CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ARCHITECT FOR LOCATION OF ALL ACCESS PANEL
ALL SUPPLY AIR DIFFUSERS, GRILLES AND RETURN AIR GRILLES SHALL BE PROVIDED WITH OPPOSED BLADE DAMPERS
ALL SUPPLY/RETURN DIFFUSERS, GRILLES CITED TO THE TOP OR BOTTOM OF THE MAIN SUPPLY/RETURN DUCT MUST BE PROVIDED WITH A VOLUME DAMPER, NOT ALL DAMPERS ARE SHOWN ON PLAN.
ALL TRANSFER GRILLES SHALL BE PROVIDED WITH 1" LINING. DUCT INSIDE DIMENSIONS ARE SHOWN ON PLAN
COORDINATE THE REQUIRED TRANSFER LOCATION WITH ARCHITECT. ALL TRANSFER GRILLES PLACED ON EXTERIOR WALL MUST BE PROVIDED WITH AN INSULATED BOX
ALL EXPOSED METAL DUCTWORK AND PIPING SHALL BE PAINTED. DUCTS AND PIPES SHALL BE CLEANED AND CLEAR OF ALL STICKERS PRIOR TO PAINTING. COORDINATE WITH ARCHITECT FOR COLOR AND FINISH
VAV UNITS ABOVE INACCESSIBLE CEILING SHALL BE PROVIDED WITH A ACCESS CEILING ACCESS PANEL. COORDINATE WITH ARCHITECT FOR LOCATIONS AND SIZING
ALL BODY DUCTWORK ABOVE CONCEALED CEILING MUST BE INSULATED. INSULATE DUCTWORK PER CODE AND SPEC. CLEAR INSIDE DIMENSIONS ARE SHOWN ON PLAN. COORDINATE CLEARANCE REQUIREMENTS FOR ADDED INSULATION
ALL SUPPLY ELBOWS SHALL BE PROVIDED WITH TURNING VANES
CEILING SPACE IS VERY LIMITED. CONTRACTOR IS RESPONSIBLE TO DEVELOP A DETAILED MECHANICAL SHOP DRAWING AND COORDINATE WITH ALL OTHER TRADES PRIOR TO DUCT FABRICATION AND PRIOR TO PURCHASE ANY EQUIPMENT OR MATERIAL.
CONTRACTOR IS RESPONSIBLE TO DETAIL A SECTION SHOP DRAWING COORDINATED WITH OTHER TRADES WHERE INTERNAL SPACE IS LIMITED. PROVIDE TO ARCHITECT FOR REVIEW

RETRO-FIT/NEW GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO DEVELOP A COORDINATED SHOP DRAWING PER THE ACTUAL SITE CONDITIONS. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE MANUFACTURER PRIOR TO PURCHASE/ORDER AND INSTALLATION
- CONTRACTOR IS RESPONSIBLE TO PROVIDE REFRIGERANT PIPING FROM EACH INDOOR UNIT TO THE RESPECTIVE OUTDOOR UNIT
- ALL REFRIGERANT PIPING INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
- COORDINATE ALL HORIZONTAL REFRIGERANT PIPING ROUTE WITH ALL TRADES AND ON SITE CONDITIONS

CONDENSATE GENERAL NOTES

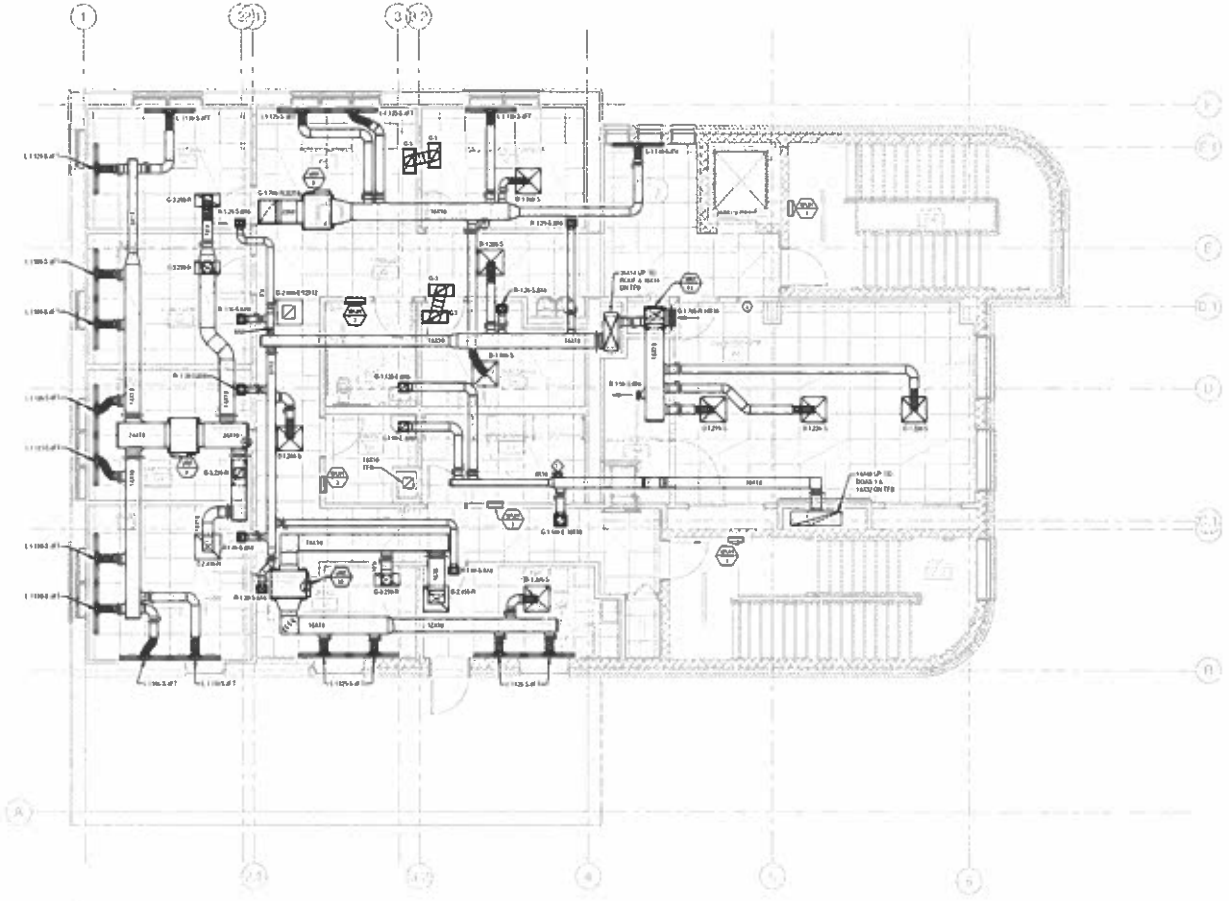
- CONDENSATE PIPE FROM EACH VRF UNIT TO THE VERTICAL RISER SHALL BE 7/8 INCH
- ALL CONDENSATE PIPES SHALL BE INSULATED AND SLOPED PER LOCAL CODE
- COORDINATE LOCATION OF CONDENSATE ORIGINATING WITH THE PLUMBING CONTRACTOR. DRAIN CONDENSATE TO CLOSEST FLOOR DRAIN OR OPEN SITE DRAIN
- CONTRACTOR IS RESPONSIBLE TO REVIEW AND FOLLOW CHICAGO CODE SECTION CONDENSATE DISPOSAL 2018.18.3611. ALL WORK REQUIRED TO ABIDE BY THIS CODE SECTION SHALL BE INCLUDED IN THE BID

MECHANICAL FLOOR NOTES

1. COMBUSTION AIR VENT PIPES FROM TWO GAS TANKLESS WATER HEATERS. SIZE AND MATERIAL PER MANUFACTURER RECOMMENDATION TERMINATE ON ROOF. COORDINATE WITH ARCHITECT PIPE LENGTHS, ELBOWS, AND TERMINATION MUST NOT EXCEED MANUFACTURER RECOMMENDATION

SECOND FLOOR GENERAL NOTES

- PROVIDE ALL DOORS WITH 1-1/2" DOOR UNDERCUT



1 MECHANICAL FLOOR PLAN - LEVEL 02
1/4" = 1'-0"

PLAN NORTH | TRUE NORTH

LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
062-058301

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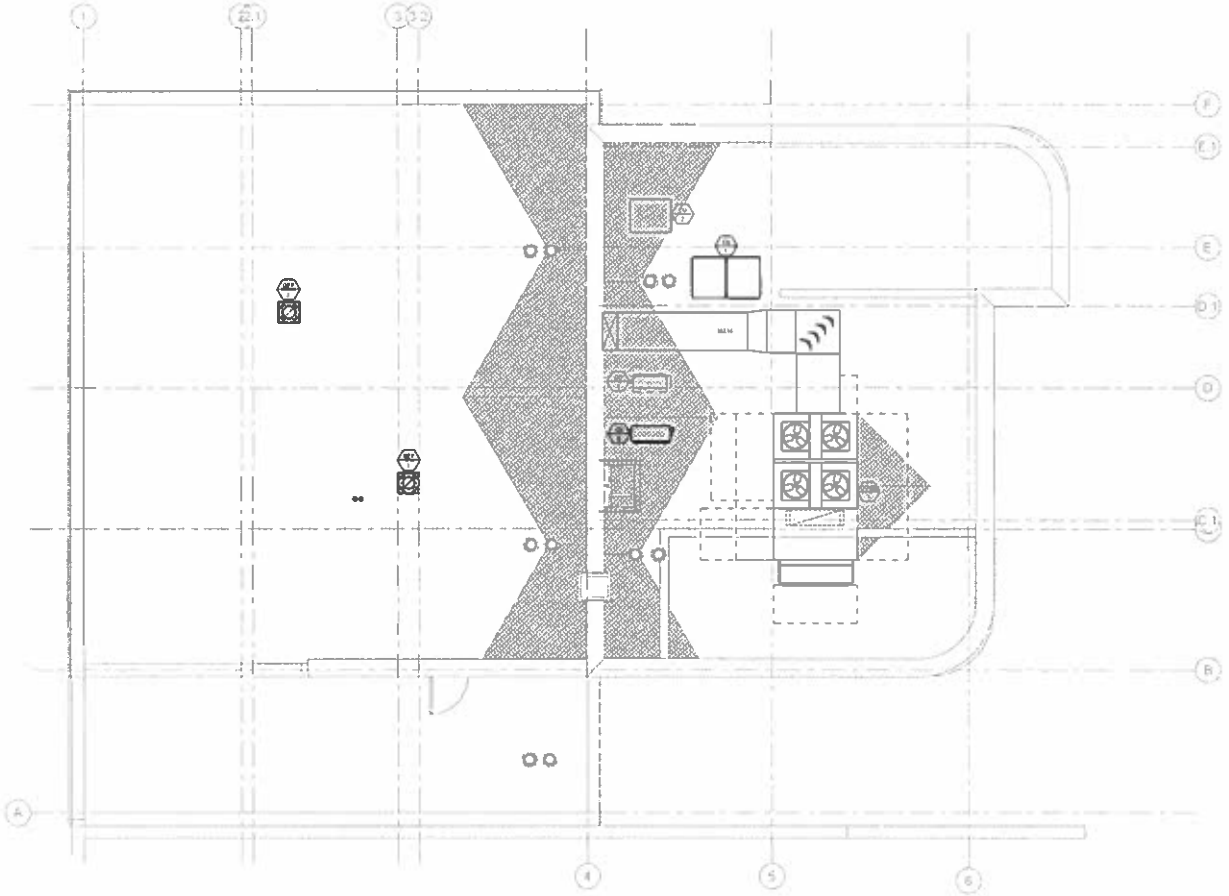
ISSUANCE		
NO	ISSUE FOR ...	DATE
1	[illegible]	[illegible]

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2206

TITLE
MECHANICAL FLOOR PLAN - LEVEL 02

SHEET
M2.3



1 MECHANICAL FLOOR PLAN - ROOF
1/4" = 1'-0"

PLAN NORTH TRUE NORTH

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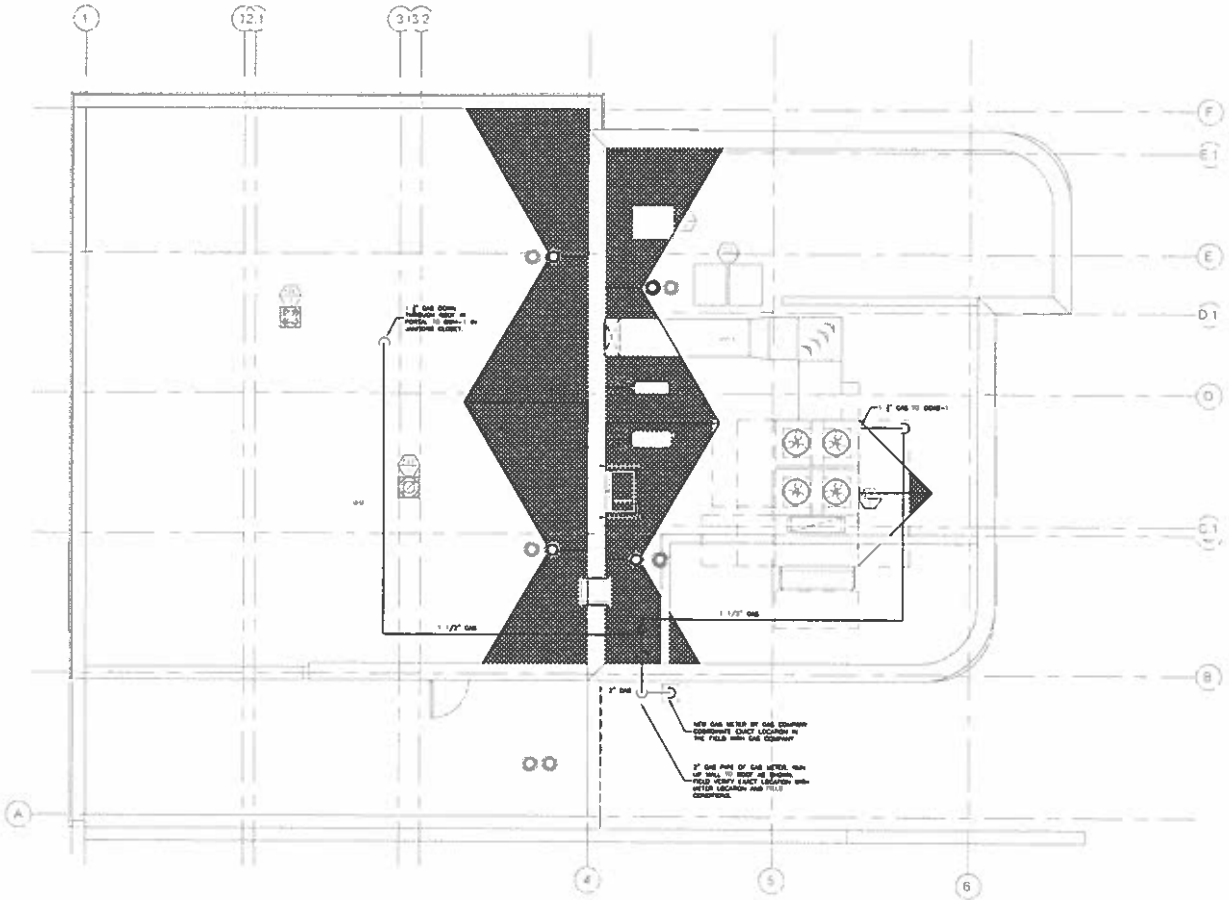
PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2206

TITLE MECHANICAL FLOOR PLAN ROOF

SHEET M2.4



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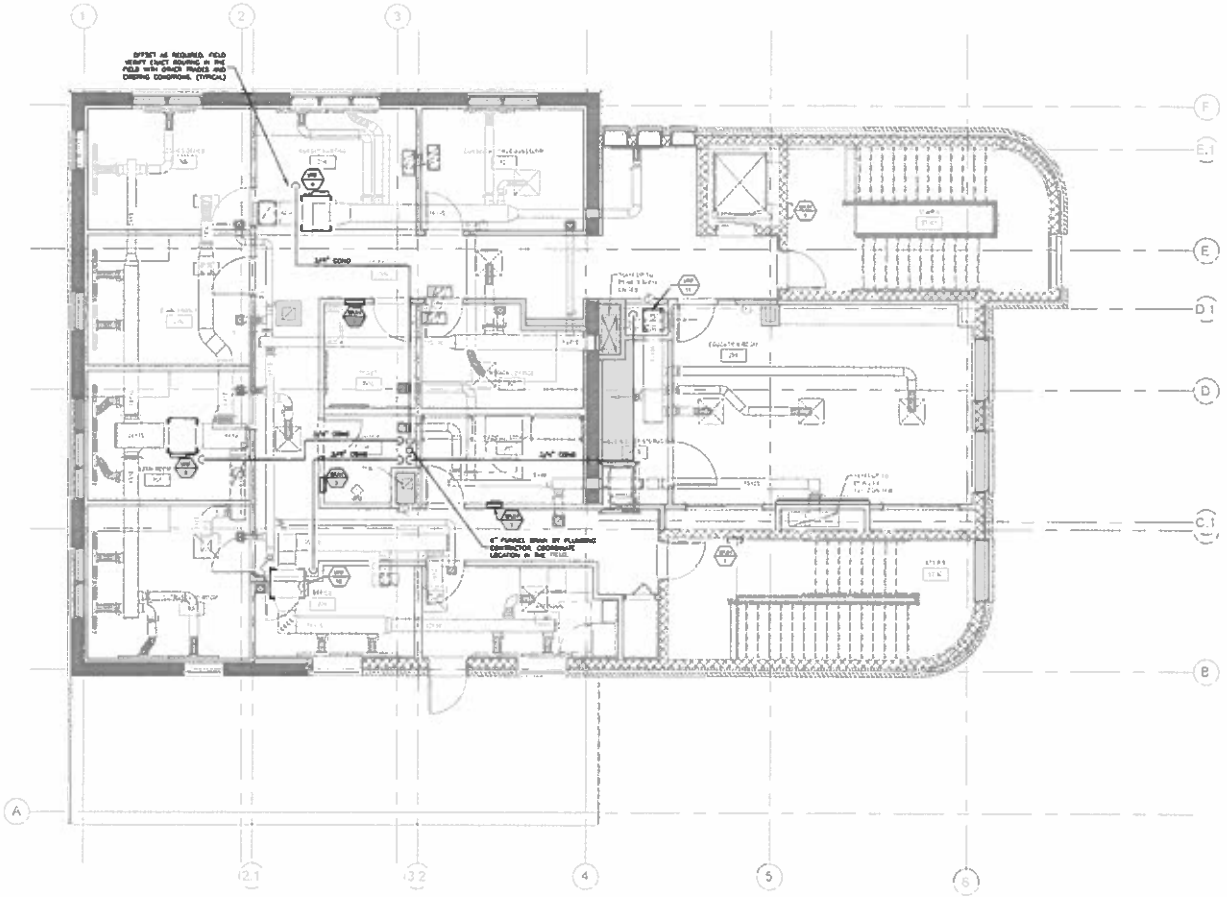
PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2705

TITLE
GAS PIPING PLAN

SHEET
M2.5



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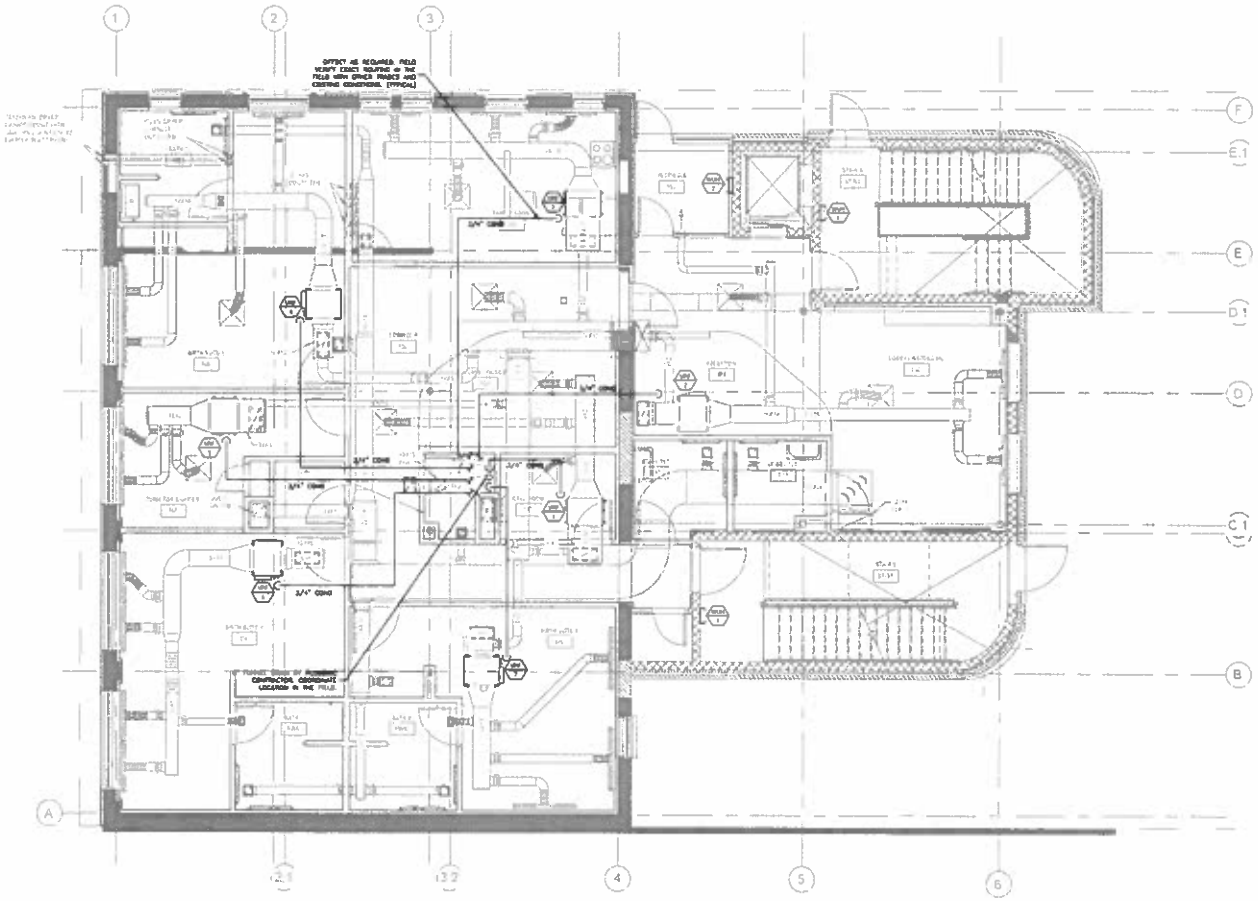
PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2206

TITLE
SECOND FLOOR PIPING PLAN

SHEET
M2.6



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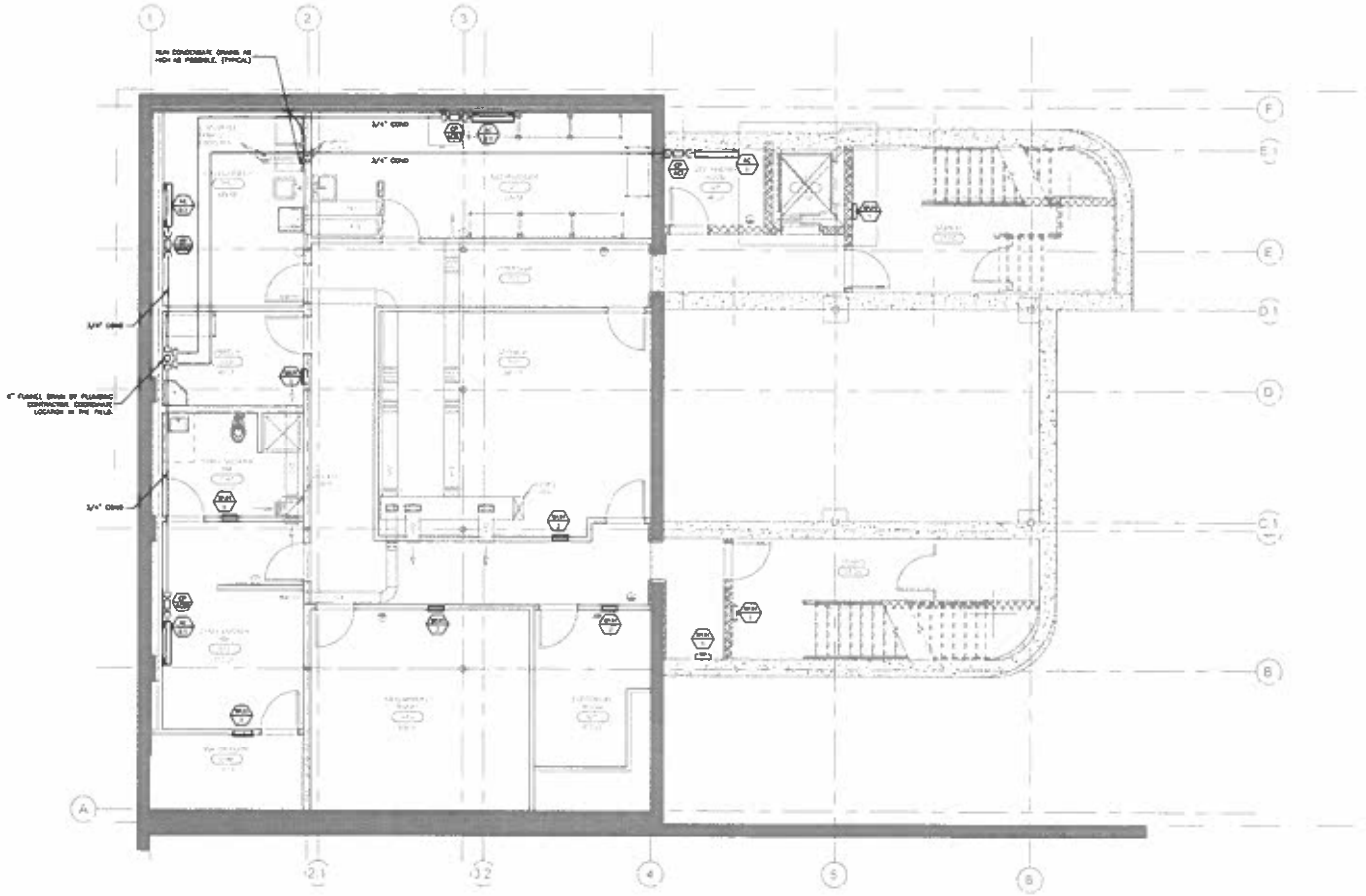
ISSUANCE		
NO.	ISSUED FOR	DATE

PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO: 2206

TITLE: FIRST FLOOR PIPING PLAN

SHEET: M2.7



CHICAGO SOUTH SIDE BIRTH CENTER

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ADVANCE CONSULTING GROUP INTERNATIONAL

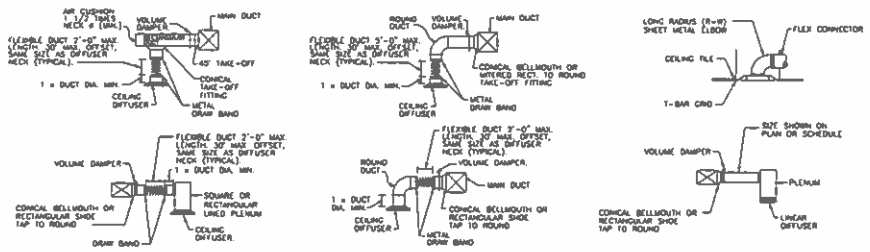
ISSUANCE		
NO.	DESCRIPTION	DATE

PROJECT NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJECT NO: 2206

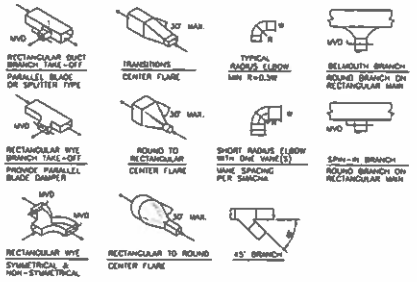
TITLE: BASEMENT PIPING PLAN

SHEET: M2.8



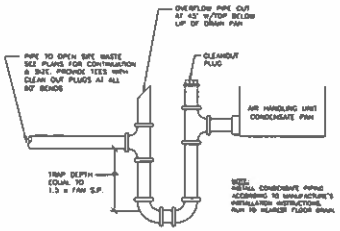
NOTES:
1. PROVIDE CONICAL, BELLMOUTH, RECTANGULAR SHOE TAP OR SIMILAR TAKE-OFFS. PROVIDE SPIN-IN COLLARS FOR 1.0" PRESSURE CLASS ONLY.
2. PROVIDE MANUAL VOLUME DAMPER FOR EACH AIR OUTLET FOR BALANCING. INTEGRAL DAMPERS AT OUTLETS, IF INSTALLED, ARE NOT APPROVED FOR BALANCING.
3. FLEXIBLE AIR CONNECTORS SHALL BE A MAXIMUM OF 5 FT IN LENGTH. ALL CONNECTORS SHALL INSTALLED ACCORDING TO UL181 AND MANUFACTURE'S INSTALLATION INSTRUCTIONS. ALL CONNECTORS SHALL HAVE AN INSIDE RADIUS EQUAL TO THE DUCT WIDTH OR PER MANUFACTURE'S INSTRUCTIONS. PROVIDE TITUS FLEXRIGHT SUPPORT FOR SMOOTH RADIUS IF REQUIRED. THE MAXIMUM ALLOWABLE SAG IS 1" PER FOOT.
4. ALL AIR OUTLETS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE FLOOR PLANS. ALL DIFFUSERS SHALL BE CAPABLE OF PROPER AIR DISTRIBUTION IN THE OCCUPIED ZONE. ANY ADJUSTABLE AIR DEFLECTORS SHALL BE ADJUSTED FOR AIRFLOW TO THE OCCUPIED ZONE. ADJUST PER MANUFACTURE'S INSTALLATION INSTRUCTIONS.
5. ALL DIFFUSERS SHALL BE INSTALLED ACCORDING TO MANUFACTURE'S INSTALLATION INSTRUCTIONS. PROVIDE NYLON CABLE TIES OR BANDS PER MANUFACTURE'S RECOMMENDATIONS.
6. PROVIDE 2 AND 3 WAY PATTERNS IN THE ORIENTATIONS AS SHOWN ON THE FLOOR PLANS.
7. SUPPORT DIFFUSERS INDEPENDENTLY FROM FLEXIBLE CONNECTORS.
8. PROVIDE TITUS FLEXABOOT OPTION FOR PLENUM RETURN AIR DIFFUSERS AS SHOWN ON THE FLOOR PLANS.

1 CEILING DIFFUSER INSTALLATION DETAILS
NOT TO SCALE

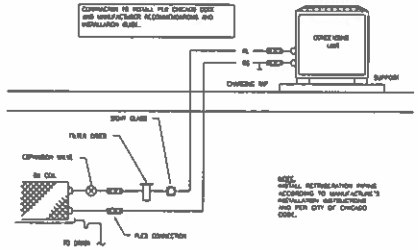


NOTES:
1. PROVIDE INSIDE RADIUS OF R=1.0W, FOR ALL RADIUS ELBOWS. WHEN ROOM DOES NOT ALLOW, PROVIDE A MINIMUM INSIDE RADIUS OF R=0.5W. WHEN FIELD CONDITIONS REQUIRE, USE SQUARE THROAT ELBOWS WITH TURNING VANES OR RADIUS ELBOWS WITH TURNING VANES.
2. PROVIDE VANES FOR SQUARE (OR RADIUS) ELBOWS PER SMACNA OR AS LISTED ABOVE.
3. PROVIDE MANUAL VOLUME DAMPERS FOR ALL BRANCH DUCTS. PARALLEL BLADE OR SINGLE BLADE ONLY.
4. PROVIDE ONLY CONICAL, BELLMOUTH, INCREASED AREA FITTING OR SIMILAR FOR ALL PRESSURE CLASSES 1.0" AND BELOW UNLESS NOTED OTHERWISE.
5. OFFSETS AND ELBOWS SHALL BE FULL AREA. NO MITERED FITTINGS ALLOWED.
6. ALL OFFSETS SHALL BE RADIUS.
7. NO SQUARE THROAT WITH RADIUS ELBOWS ALLOWED.
8. NO GOLDBERG FITTINGS ALLOWED UNLESS NOTED OTHERWISE.
9. PROVIDE PARALLEL BLADE VOLUME DAMPERS OR SPLITTER DAMPERS FOR BRANCH TAKE-OFFS.
10. PROVIDE PARALLEL BLADE VOLUME DAMPERS FOR CONVERGING OR DIVERGING AIRFLOWS.

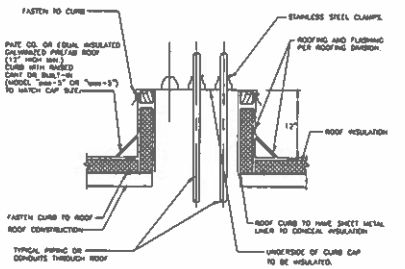
2 RECTANGULAR FITTING DETAILS
NOT TO SCALE



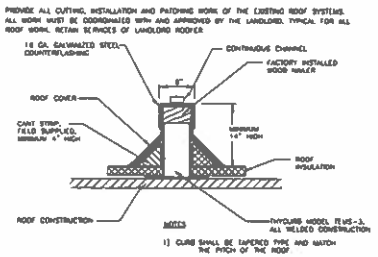
3 CONDENSATE TRAP DETAIL
NOT TO SCALE



4 SPLIT SYSTEM DETAIL
NOT TO SCALE



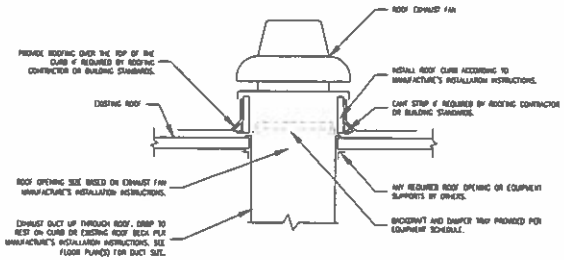
5 ROOF PORTAL DETAIL
NOT TO SCALE



PROVIDE ALL CUTTING, INSTALLATION AND PATCHING WORK OF THE EXISTING ROOF SYSTEMS. ALL WORK MUST BE COORDINATED WITH AND APPROVED BY THE LANDLORD. TYPICAL FOR ALL ROOF WORK. RETAIN SERVICES OF LANDLORD ROOFER

NOTES:
1) CURB SHALL BE TAPERED TYPE AND MATCH THE PITCH OF THE ROOF
2) FASTEN AND SECURE DUCTS/EQUIPMENT TO CHANNEL

6 EQUIPMENT SUPPORT DETAIL
NOT TO SCALE



7 ROOF MOUNTED EXHAUST FAN INSTALLATION DETAIL
NOT TO SCALE

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR. CHICAGO, IL 60617

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ADVANCE CONSULTING GROUP INTERNATIONAL

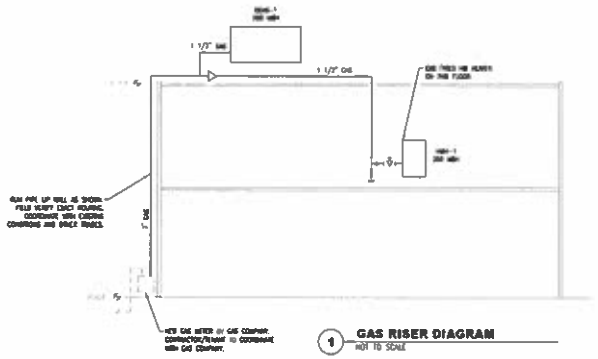
ISSUANCE		
NO	DESCRIPTION	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2206

TITLE
DUCTWORK DETAILS

SHEET
M3.1

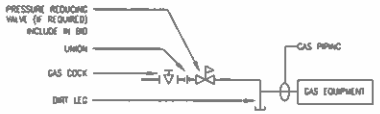


1 GAS RISER DIAGRAM
NOT TO SCALE

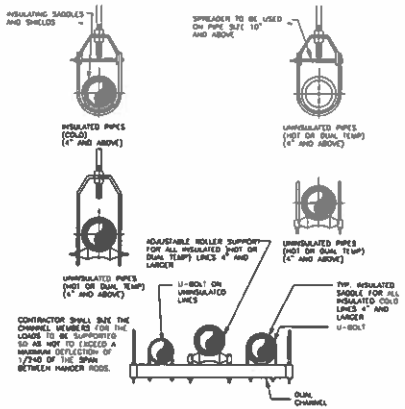
GAS SYSTEM SIZING SCHEDULE	
MAXIMUM CONNECTED LOAD	389,000 BTU/HR
LONGEST RUN	170 FT
GAS TABLE USED	IFGC 2015 402.4(1)
GAS DELIVERY PRESSURE	7.8" W.C.
LENGTH COLUMN USED	125 FT

REMARKS:

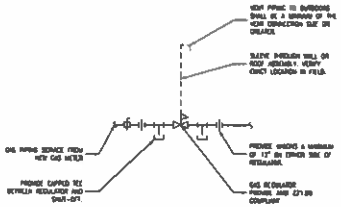
1. CITY OF CHICAGO 14C / 18-29 ARTICLE XIV, USING 2000 INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS.
2. LONGEST RUN METHOD USED PER SECTION 402.3, ITEM 1.
3. GAS PIPING TO CONFORM WITH IFGC SECTION 401
4. GAS APPLIANCES TO COMPLY WITH IFGC SECTION 801
5. GAS PIPE DESIGN AND MINIMUM SIZES TO COMPLY WITH IFGC 106.3.1, 401.8 AND SECTION 402 & APPENDIX A



2 GAS CONNECTION
NOT TO SCALE

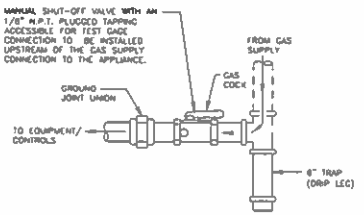


3 PIPE HANGER AND SUPPORT DETAIL
NOT TO SCALE



NOTES:
1. PROVIDE ONLY IF REQUIRED FOR MEDIUM OR HIGH GAS PRESSURES.
2. PROVIDE ACCESS TO PRESSURE REGULATOR FOR MAINTENANCE, SERVICING AND ADJUSTMENT.
3. PROVIDE VENT PIPING TO THE OUTDOORS MINIMUM SIZE TO BE THE VENT SIZE OR LARGER FROM THE CONNECTION SIZE.
4. PROVIDE CAPPED TEE FITTING BETWEEN REGULATOR AND UPSTREAM SHUT-OFF VALVE TO SERVE AS SEDIMENT TRAP AND PRESSURE TAP.
5. PROVIDE UNIONS WITHIN 12" OF REGULATOR ON BOTH SIDES OF THE REGULATOR WHEN PIPING IS USED.
6. PROVIDE ONLY AS REQUIRED FOR GAS DELIVERY PRESSURE ABOVE 7.0" WC AND AS REQUIRED BY THE UTILITY COMPANY.

4 NATURAL GAS REGULATOR DETAIL
NOT TO SCALE



5 GAS PIPING DIRT LEG DETAIL
NOT TO SCALE

LICENSED PROFESSIONAL ENGINEER
CHAD W. KUDAK
062-058301
OF ILLINOIS

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

TAS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
NO	ISSUED FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2205

TITLE PIPING DETAILS

SHEET M3.2

INDOOR VRF UNIT SCHEDULE

	Outdoor System Tag	CU-1	CU-1	CU-1	CU-1	CU-1	CU-1	CU-2	CU-2	CU-2	CU-2
	Tag Reference	VRF-1	VRF-2	VRF-3	VRF-4	VRF-5	VRF-6	VRF-7	VRF-8	VRF-9	VRF-10
	Make	Toshiba	Toshiba	Toshiba	Toshiba	Toshiba	Toshiba	Toshiba	Toshiba	Toshiba	Toshiba
	Model	MMD-UP0121BP-A	MMD-UP0241BP-A	MMD-UP0301BP-A	MMD-UP0361BP-A	MMD-UP0421BP-A	MMD-UP0481BP-A	MMD-UP0241BP-A	MMD-UP0301BP-A	MMD-UP0361BP-A	MMD-UP0421BP-A
	Type	Ultra Medium Static Pressure Duct Type	Ultra Medium Static Pressure Duct Type	Ultra Medium Static Pressure Duct Type	Ultra Medium Static Pressure Duct Type	Ultra Medium Static Pressure Duct Type	Ultra Medium Static Pressure Duct Type	Ultra Medium Static Pressure Duct Type	Ultra Medium Static Pressure Duct Type	Ultra Medium Static Pressure Duct Type	Ultra Medium Static Pressure Duct Type
Outdoor Equipment	Nominal Cooling Capacity (BTU/h)	12000	24000	30000	36000	42000	48000	24000	30000	36000	42000
	Nominal Heating Capacity (BTU/h)	13500	27000	33000	40500	47000	54000	27000	33000	40500	47000
	Net Dimensions (H x W x D) (in)	19 x 34	54 x 38	54 x 38	54 x 38	54 x 38	54 x 38	54 x 38	54 x 38	54 x 38	54 x 38
Operating Conditions	Min. Cooling Ambient Temp (°F)	60 / 57.2	60 / 57.2	60 / 57.2	60 / 57.2	60 / 57.2	60 / 57.2	60 / 57.2	60 / 57.2	60 / 57.2	60 / 57.2
	Max. Heating Ambient Temp (°F)	70	70	70	70	70	70	70	70	70	70
Performance Data	Cooling Total Capacity (BTU/h)	11700	23400	29000	35100	41000	46800	23400	29000	35100	41000
	Cooling Sensible Capacity (BTU/h)	8839	17688	21918	26528	30982	35376	17688	21918	26528	30982
	Heating Capacity (BTU/h)	13500	27000	33000	40500	47000	54000	27000	33000	40500	47000
	Evaporator Cooling Coil LAT (°F)	55.9	55.9	55.9	55.9	55.9	55.9	55.7	55.7	55.7	57.2
	Evaporator Heating Coil LAT (°F)	89	89	89	89	89	89	95.4	95.4	95.4	93.2
Electrical Data	Voltage / Phase	208/230V / 1 phase	208/230V / 1 phase	208/230V / 1 phase	208/230V / 1 phase	208/230V / 1 phase	208/230V / 1 phase	208/230V / 1 phase	208/230V / 1 phase	208/230V / 1 phase	208/230V / 1 phase
	MCA / MOCP	1 / 15	2.2 / 15	2.2 / 15	2.2 / 15	2.2 / 15	2.2 / 15	2.2 / 15	2.2 / 15	2.2 / 15	3.39 / 15
Fan Data	Fan speed (# of speeds)	High	High	High	High	High	High	High	High	High	High
	Rated Airflow at Selected Fan Speed (CFM)	189	378	705	705	705	705	705	705	705	1130
	Max Fan ESP Setting (IN WG)	0.4	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
	Sound Pressure dB - High Speed (dBA) / Low	54 / 52	59 / 56	59 / 56	59 / 56	59 / 56	59 / 56	59 / 56	59 / 56	59 / 56	62 / 57
Zone Controls	Zone Remote Controller 1	RBC-AMS51(S)-US	RBC-AMS51(S)-US	RBC-AMS51(S)-US	RBC-AMS51(S)-US	RBC-AMS51(S)-US	RBC-AMS51(S)-US	RBC-AMS51(S)-US	RBC-AMS51(S)-US	RBC-AMS51(S)-US	RBC-AMS51(S)-US
Heating / Cooling Options	Applicable System Modes - See Notes Below	1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5, 6

Notes & Options
1 Nominal cooling capacity are based on indoor air temperature of 80°F DB / 67°F WB, outdoor air temperature of 95°F DB.
2 Nominal heating capacity are based on indoor air temperature of 70°F DB, outdoor air temperature of 47°F DB / 43°F WB.
3 LAT's are rounded to the nearest whole number. Refer to performance data for exact values.
4 All outdoor VRF/HP units require a branch selector box (Model no. MMD-BS...) and a piping adapter kit (Model no. MMD-AP...) for proper operation.
5 Many of the accessories as listed will require a set of wires. Check product data for specific accessory compatibility, voltage, product size, etc.
6 Wired only. Can be connected with either a two or three wire system. Requires field programming.

INDOOR UNIT SCHEDULE

	System Tag	System 1	System 1	System 1
	Tag Reference	AC-01	AC-02	AC-03
Indoor Unit Data	Make	Carrier	Carrier	Carrier
	Model	40MAAQ6A2A3	40MAAQ6A3A3	40MAAQ6A3A3
	Type	High Wall Type	High Wall Type	High Wall Type
Performance Data	Nominal Cooling Capacity (BTU/h)	12,000.0	18,000.0	9,000.0
	Nominal Heating Capacity (BTU/h)	13,000.0	18,000.0	12,000.0
	Rated Fan ESP (IN WG)	0.5	0.5	0.5
Operating Conditions	Project Cool Temp (°F)	80.0 / 67.0	80.0 / 67.0	80.0 / 67.0
	Project Heating Temp (°F)	70.0	70.0	70.0
Performance Data	Cooling Total Capacity (BTU/h)	11,752.1	16,948.1	8,484.1
	Cooling Sensible Capacity (BTU/h)	7,617.0	11,486.2	5,736.4
	Heating Capacity (BTU/h)	9,360.0	14,760.0	9,374.4
	Evaporator Cooling Coil LAT (°F)	57.1	56.4	61.3
	Evaporator Heating Coil LAT (°F)	93.8	94.5	78.2
Electrical Data	Voltage / Phase	208/230 V / 1-phase	208/230 V / 1-phase	208/230 V / 1-phase
	MCA / MOCP	Powered by Outdoor	Powered by Outdoor	Powered by Outdoor
Fan Data	Supply Fan Speed	High	High	High
	Rated Airflow at Selected Fan Speed (CFM)	N/A	500	324
	Max Fan ESP Setting (IN WG)			
Zone Controls	Zone Remote Controller 1			
	Zone Remote Controller 2			
	Min Outside Air (CFM) - Per Plans			
Heating / Cooling Options	Applicable System Modes - See Notes Below	1, 2, 3, 4, 5, 6, 7, 8	1, 2, 3, 4, 5, 6, 7, 8	1, 2, 3, 4, 5, 6, 7, 8

Notes & Options
1 Indoor unit cooling capacities are based on indoor air temperature of 80°F DB / 67°F WB, outdoor air temperature of 95°F (35C).
2 Indoor unit heating capacities are based on indoor air temperature of 70°F DB, outdoor air temperature of 47°F DB / 43°F WB.
3 LAT's are rounded to the nearest whole number. Refer to performance data for exact values.
4 All outdoor VRF/HP units require a branch selector box (Model no. MMD-BS...) and a piping adapter kit (Model no. MMD-AP...) for proper operation.
5 Many of the accessories as listed will require a set of wires. Check product data for specific accessory compatibility, voltage, product size, etc.
6 Wired only. Can be connected with either a two or three wire system. Requires field programming.
7 Nominal cooling capacities are based on indoor air temperature of 80°F DB / 67°F WB, outdoor air temperature of 95°F (35C).
8 Provide refrigerant Sub-cooling for indoor unit Straight line.

OUTDOOR UNIT SCHEDULE

Equipment Tag	FIRST	SECOND
Tag Reference	CU-1	CU-2
Make	Toshiba	Toshiba
Model Number	MMY-MP1204HT8P-A	MMY-MP1424HT8P-A
Voltage	208/230V	208/230V
Nominal Cooling Capacity (BTU/hr)	144000	170000
Maximum Cooling Capacity (BTU/hr)	144000 BTU	170000 BTU
Nominal Heating Capacity (BTU/hr)	162000	192000
Maximum Heating Capacity (BTU/hr)	144000 BTU	180000 BTU
System Connected Capacity	100%	95%
Max Refrigerant Pipe Length (ft)	295 ft	394 ft
Refrigerant Added (lbs)	19.41 lb	23.81 lb
Sound Pressure (dB)	62	63
Unit Weight (lbs)	1058	1213
Minimum Temp. Cooling Outdoor Temp (°F)	23	14
Heating Outdoor Temp (°F)	0	-4
Nominal Cooling Total Capacity (BTU/h)	141985.2	167764
Nominal Heating Capacity (BTU/h)	141217.8	189648
Energy Efficiency (EER/COP)	19.4	19.4
Voltage / Phase	208/230V / 3-phase	208/230V / 3-phase
MCA	36.4+36.4	42.1
MOCP	40+40	50
MPA		
Cooling Efficiency (EER/COP)	23.6-32.8	22.8-32
SEER2/IEER	N/A	N/A
Turndown	16	12
Heating Efficiency (COP)	4.14	3.91
Applicable System Modes - See Note Below	1, 2, 3, 4, 5, 6, 7, 8	1, 2, 3, 4, 5, 6, 7, 8

Notes & Options
1 Nominal cooling capacities are based on indoor air temperature of 80°F DB / 67°F WB, outdoor air temperature of 95°F (35C).
2 Nominal heating capacities are based on indoor air temperature of 70°F DB, outdoor air temperature of 47°F DB / 43°F WB.
3 LAT's are rounded to the nearest whole number. Refer to performance data for exact values.
4 All outdoor VRF/HP units require a branch selector box (Model no. MMD-BS...) and a piping adapter kit (Model no. MMD-AP...) for proper operation.
5 Many of the accessories as listed will require a set of wires. Check product data for specific accessory compatibility, voltage, product size, etc.
6 Wired only. Can be connected with either a two or three wire system. Requires field programming.
7 Nominal cooling capacities are based on indoor air temperature of 80°F DB / 67°F WB, outdoor air temperature of 95°F (35C).
8 Provide refrigerant Sub-cooling for indoor unit Straight line.

OUTDOOR UNIT SCHEDULE

Equipment Tag	System 1
Tag Reference	CU-1
Make	Carrier
Model Number	38MARB08A7A3
Modules	1
Nominal Cooling Capacity (BTU/h)	36,000.0
Nominal Heating Capacity (BTU/h)	37,800.0
Unit Weight (lbs)	154.0
Project Design Cooling Outdoor Temp (°F)	95.0
Project Design Heating Outdoor Temp (°F)	0
Connected Compressor Input Capacity (BTU/h)	30,564.3
Calculated Heating Capacity (BTU/h)	34,424.0
Capacity Maintenance (%)	95.0
Voltage / Phase	208/230V / 3-phase
MCA	30.5
MOCP	35
Recommended Fuse Size (A)	35
Cooling Efficiency (EER2/SEER2)	19.4
SEER2/IEER	20.13
Applicable System Modes - See Notes Below	1, 2, 4, 5, 6, 7

Notes & Options
1 Nominal cooling capacities are based on indoor air temperature of 80°F DB / 67°F WB, outdoor air temperature of 95°F (35C).
2 Nominal heating capacities are based on indoor air temperature of 70°F DB, outdoor air temperature of 47°F DB / 43°F WB.
3 VRF Efficiency values for IEER, ESEER, and ICOP are to be tested/calculated and rated in accordance with AHRI 1230-2021 test standards.
4 Additional and Single-Phase VRF Heat Pump Efficiency values for ESEER, Heat COP are based on AHRI 1230-2021 test standards.
5 Provisionally Approved Fuse Sizes are calculated based on maximum circuit. Actual fuse sizes shall be determined during design and construction.
6 COVID 19 Note: Meeting the ventilation and Single-phase requirements.
7 N/A = Not Applicable

ELECTRIC HEATER SCHEDULE

TAG	MANUFACTURER	MODEL	TYPE	HEATING DATA		AIRFLOW DATA				UNIT ELECTRICAL DATA				UNIT WT. (LBS.)	REMARKS
				KW	STAGES	CFM	FPM	MBH	DUCT	VOLT / PH	AMPS	MCA	MOCP		
WUH-1	CHAMP	ABH1580F	ARCH WALL HTR	1.8	-	-	-	-	N/A	120/1Ø	-	-	-	29	1, 2, 3
WUH-2	CHAMP	ABH4508JF	ARCH WALL HTR	4.8	-	-	-	-	N/A	230/3Ø	-	-	-	29	1, 2, 3
WUH-3	CHAMP	WH750D	WALL HTR	0.5	-	-	-	-	N/A	120/1Ø	-	-	-	29	1, 2, 3

REMARKS:
1. WITH OPTIONS: BUILT IN THERMOSTAT.
2. INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR.
3. OR EQUIVALENT MANUFACTURE.

FAN SCHEDULE

TAG	MANUFACTURE	MODEL	TYPE	MOTOR DATA					DAMPER		UNIT ELECTRICAL DATA			UNIT WEIGHT (LBS.)	REMARKS
				CFM	MOTOR HP	FAN RPM	MOTOR FLA	E.S.P (IN. H2O)	TYPE	SIZE IN.	VOLT / PH	MCA	MOCP		
EF-1	COOK	ACE 90C170H (VF)	DOWNBLAST	410	1/8	1611	1.88LA	0.50"	BDD	12x12	120 / 1Ø	-	-	61	1, 2, 3
EF-2	COOK	ACE 101C170 (VF)	DOWNBLAST	800	1/8	1438	1.88LA	0.50"	BDD	12x12	120 / 1Ø	-	-	90	1, 2, 3

REMARKS:
1. PROVIDE MANUFACTURER'S OPTIONS: STANDARD FLAT INSULATED ROOF CURB, BACKDRAFT DAMPER, DISCONNECT SWITCH.
2. UNIT TO OPERATE BY WALL TOGGLE SWITCH. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL SWITCH AND WIRING.
3. INSTALL PER CODE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

DEDICATED OUTSIDE AIR UNIT SCHEDULE (DX COOLING ONLY WITH ERV)

TAG	MANUFACTURE	MODEL	SUPPLY FAN MOTOR DATA				EXHAUST FAN MOTOR DATA				DX COOLING DATA				GAS HEATING DATA			ENERGY RECOVERY DATA				UNIT ELECTRICAL DATA			UNIT WEIGHT (LBS.)	REMARKS
			SA/OA CFM	MOTOR HP	FAN RPM	E.S.P (IN. H2O)	RA/EA CFM	MOTOR HP	MOTOR RPM	E.S.P (IN. H2O)	KBH	COOLING (MBH)	EER @ 95°F	AHRI#	INPUT (MBH)	OUTPUT (MBH)	CBH (in.)	AHRI#	LATENT/SENSIBLE	LA TEMP	CAPACITY (MBH)	HEATING	VOLT / PH	MCA	MOCP		
DOAS-1	ADDISON	PRE180BJA2B	3,483	4 3468rpm	2241	2.00	3,048	3.0BHp	1946	2.38	15	178.1	12.3/8.5	95	300	162	-	81	80	38	111.55	129.89	208 / 3Ø	114.8	175	3617	

REMARKS:
1. PROVIDE 14" CURB, HORIZONTAL SUPPLY WITH VERTICAL RETURN, TEMPERATURE SENSOR, SPACE PRESSURE CONTROL, DISCONNECT SWITCH, UNPOWERED CONVENIENCE OUTLET AND MANUFACTURERS CONTROLS WITH OPTICORE ETIO DISPLAY.
2. PROVIDE ALL CONTROLS REQUIRED TO OPERATE FAN POWERED BOXES WHILE MAINTAINING NEUTRAL SPACE PRESSURE EITHER THROUGH TRACKING OR SPACE PRESSURE. UNIT SHALL NOT INCREASE OR DECREASE EXISTING SPACE PRESSURE.
3. INSTALL UNIT ACCORDING TO MANUFACTURE'S INSTRUCTIONS.
4. GENERAL CONTRACTOR TO PROVIDE UNIT PROTECTION COORDINATE FINAL LOCATION W/ [illegible].
5. STRUCTURAL ENGINEER TO APPROVE UNIT LOCATION AND MOUNTING METHOD.

AIR CONDITIONING UNIT SCHEDULE

TAG	MANUFACTURE	MODEL	COOLING DATA		SUPPLY FAN DATA			UNIT ELECTRICAL DATA			UNIT WEIGHT (LBS.)	REMARKS
			(MBH)	REFRIG FLUID	SUPPLY CFM	MOTOR HP	MOTOR RPM	E.S.P IN. H2O	VOLT / PH	MCA	MOCP		
AC-1	CARRIER	48AHHA06A2A3	72.0	R-410A	1,350	-	-	-	208V 3Ø	38	-	-	1, 2, 3, 4, 5

REMARKS:
1. PROVIDE MANUFACTURES OPTIONS: HIGH HEAT OPTION, 7 DAY PROGRAMMABLE THERMOSTAT, DISCONNECT.
2. INSTALL UNIT, REFRIGERATION PIPING, CONDENSATE PIPING, ACCORDING TO MANUFACTURE'S INSTALLATION INSTRUCTIONS.
3. COORDINATE FINAL LOCATION IN FIELD WITH SERVICE CLEARANCES, OTHER TRADES AND [illegible] CONDITIONS.
4. COORDINATE LOCATION OF FLOOR DRAIN W/ [illegible].
5. LOCK OUT HEATING MODE IN CONTROLLER.

CONDENSING UNIT SCHEDULE

TAG	MANUFACTURE	MODEL	DX COOLING DATA				UNIT ELECTRICAL DATA			UNIT WEIGHT (LBS.)	REMARKS
			TONS	COOLING (MBH)	COIL ENT. AMBIENT (°F db/wb)	EER/SEER (°F db)	VOLT / PH	MCA	MOCP		
CU-1	CARRIER	37MAAQ6A3A3	1.0	12	80/67	9.5	208-230/3	15	15	78	1, 2, 3, 4, 5

REMARKS:
1. INSTALL UNIT PER MANUFACTURES INSTALLATION RECOMMENDATIONS.
2. INSTALL REFRIGERATION PIPING PER MANUFACTURES INSTALLATION RECOMMENDATIONS.
3. INSTALL CONDENSATE PIPING PER MANUFACTURES INSTALLATION RECOMMENDATIONS.
4. UNIT TO BE INSTALLED ON LOW ROOF. PROVIDE EQUIPMENT RAILS. STRUCTURAL ENGINEER TO APPROVE LOCATIONS.
5. PROVIDE ROOF PORTAL FOR PIPING AND WIRING.

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ARCHITECT OF RECORD
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STEARN JOGLEKAR LTD
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TERRA ENGINEERING LTD
[illegible]

ADVANCE CONSULTING GROUP INTERNATIONAL
[illegible]

NO	ISSUANCE/RGB	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO 2206
TITLE HVAC SCHEDULES
SHEET M4.1

CITY OF CHICAGO VENTILATION SCHEDULE

ROOM NO	ROOM NAME	ROOM PURPOSE	NET FLOOR AREA	CODE REQUIRED SUPPLY AIR CFM	CODE REQUIRED EXHAUST AIR CFM	ACTUAL PROVIDED SUPPLY	ACTUAL PROVIDED EXHAUST	SERVED BY SUPPLY	SERVED BY EXHAUST	REMARKS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
		TOTALS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]			

REMARKS
1 [illegible]
2 [illegible]
3 [illegible]
4 [illegible]

CITY OF CHICAGO VENTILATION SCHEDULE

ROOM NO	ROOM NAME	ROOM PURPOSE	NET FLOOR AREA	CEILING HEIGHT	CODE REQUIRED SUPPLY AIR CFM	CODE REQUIRED EXHAUST AIR CFM	ACTUAL PROVIDED SUPPLY	ACTUAL PROVIDED EXHAUST	SERVED BY SUPPLY	SERVED BY EXHAUST	REMARKS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
		TOTALS	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]			

REMARKS
1 [illegible]
2 [illegible]
3 [illegible]
4 [illegible]

CITY OF CHICAGO VENTILATION SCHEDULE

ROOM NO	ROOM NAME	ROOM PURPOSE	NET FLOOR AREA	CODE REQUIRED SUPPLY AIR CFM	CODE REQUIRED EXHAUST AIR CFM	ACTUAL PROVIDED SUPPLY	ACTUAL PROVIDED EXHAUST	SERVED BY SUPPLY	SERVED BY EXHAUST	REMARKS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
		TOTALS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]			

REMARKS
1 [illegible]
2 [illegible]
3 [illegible]
4 [illegible]

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

Chicago South Side BIRTH CENTER

ARCHITECT OF RECORD

TnS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE
NO | ISSUED FOR | DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2205

TITLE HVAC SCHEDULES

SHEET M4.2

HVAC GENERAL NOTES

1. APPLICABLE CODES
   - ALL WORK ON THESE PLANS SHALL COMPLY WITH CURRENT CODES LISTED BELOW, ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES WITH ANY AMENDMENTS, INCLUDING ADOPTED, ENACTED, AND/OR IN EFFECT AS OF DATE OF PERMIT APPLICATION.
   - 2018/14th EDITION OF CHICAGO MECHANICAL CODE
   - 2018/14th EDITION OF CHICAGO FUEL GAS CODE
   - 2018/14th EDITION OF CHICAGO ENERGY CONSERVATION CODE
   - 'AS' ARCHITECTURAL PLANS FOR FULL LISTING

2. DUCTWORK
   - ALL DUCTWORK DIMENSIONS INDICATED ARE FOR INSIDE FACE AREA DIMENSION.
   - ALL DUCTWORK SHALL BE MADE OF SHEET METAL FABRICATED, INSTALLED AND SEALED IN ACCORDANCE WITH SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE.
   - ALL LOW PRESSURE SUPPLY, RETURN, MAKE-UP AIR, TRANSFER AND EXHAUST DUCTS SHALL BE A MINIMUM OF 3" PRESSURE CLASS.
   - SOLDERING AND WELDED FITTINGS ARE NOT ALLOWED.
   - ALL DUCTS SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING 10'-0" ON CENTER OR PER SMACNA IF LESS. ALL SUPPORT METHODS SHALL COMPLY WITH SMACNA, BUILDING STRUCTURE AND OR COMPLY WITH EXISTING BUILDING STANDARDS.
   - ALL BRANCHES TO HAVE MANUALLY ADJUSTABLE VOLUME DAMPERS.
   - EACH SUPPLY, RETURN, EXHAUST AND SIMILAR AIR OUTLETS SHALL HAVE A MANUAL VOLUME DAMPER FOR BALANCING OR AS INDICATED ON THE PLANS. ACCESS TO EACH DAMPER SHALL BE PROVIDED THROUGH OPEN CEILING, REMOVABLE CEILING OR CEILING TILES. ACCESS PANELS, REMOTE CABLE OPERATORS OR AS INDICATED ON THE PLANS.
   - ALL DUCTWORK JOINTS, SEAMS AND CONNECTIONS SHALL BE SEALED BY WELDS, GASKETS, MASTIC, WASTE PLUS EMBEDDED FABRIC SYSTEMS OR TAPES. TAPES AND MASTICS SHALL BE LISTED AND LABELED UL 181A AND SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. DUCT CONNECTIONS TO AIR DISTRIBUTION SYSTEMS SHALL BE MECHANICALLY FASTENED AND SEALED.
   - ALL DUCTWORK AND ASSOCIATED MATERIALS WHEN INSTALLED OUTSIDE SHALL BE PROTECTED FROM THE ELEMENTS
   - ALL DUCTWORK WHEN INSTALLED OUTSIDE SHALL HAVE WEATHERPROOF CONSTRUCTION AS DIRECTED BY ARCHITECT.
   - DUCT SUPPORTS ON ROOF TO BE UNISTRUT DUCT SUPPORT, WIND-CS 884 BLOCK ON GUARD-BLOK SERIES 880 OR EQUAL.
   - ALL DUCTWORK PASSING THROUGH THE ROOF SHALL USE A WEATHERPROOF ROOF CURB. PROVIDE PATE INSULATED MODEL PCI OR EQUAL. PROVIDE WEATHERPROOF FLASHING.

3. DUCTWORK INSULATION
   - ALL CONDENSATE, LINING AND ADHESIVES SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT MORE THAN 50, WHEN INSTALLED IN ACCORDANCE WITH NFPA 90A OR UL 723.
   - ANY DUCTS THAT HAVE A TEMPERATURE DIFFERENCE GREATER THAN 10°F BETWEEN THE INSIDE AND THE OUTSIDE OF THE DUCT SHALL BE INSULATED FOR CONDENSATION PROTECTION.
   - ALL SUPPLY AND RETURN AIR DUCTS & PLENUMS LOCATED IN UNCONDITIONED SPACES, ATTICS PAINTED & UNVENTILED, CRAWL SPACES, UNDERGROUND AND INDIRECTLY CONDITIONED SPACES SHALL BE INSULATED WITH A MINIMUM OF R-8.
   - ALL SUPPLY AND RETURN AIR DUCTS & PLENUMS LOCATED OUTSIDE OF THE BUILDING SHALL BE INSULATED WITH A MINIMUM OF R-12.
   - NO INTERNAL INSULATION ALLOWED
   - LOW PRESSURE RECTANGULAR DUCTWORK UP TO 2.0" PRESSURE CLASS - PROVIDE 1" THICK MINIMUM 6# 'C' EXTERNAL INSULATION FOR CONDENSATION PREVENTION.
   - LOW PRESSURE ROUND DUCTWORK UP TO 2.0" PRESSURE CLASS - PROVIDE A MINIMUM OF 4#'S EXTERNAL INSULATION FOR CONDENSATION PREVENTION.
   - LOW PRESSURE ROUND FLEXIBLE DUCTWORK UP TO 2.0" PRESSURE CLASS - PROVIDE A MINIMUM OF 4#'S INSULATION FOR CONDENSATION PREVENTION

4. HVAC EQUIPMENT
   - ALL EQUIPMENT SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY.
   - FURNISH AND INSTALL MANUFACTURER'S ROOF CURBS FOR INSTALLED ROOFTOP EQUIPMENT, UNLESS NOTED OTHERWISE. COORDINATE WITH ROOFING REQUIREMENTS.
   - PROVIDE ROOF PENDALS FOR INSTALLED EQUIPMENT FOR PIPING AND WIRING PENETRATING THROUGH ROOF
   - ALL THERMOSTATS AND SPACE TEMPERATURE SENSORS SHALL BE LOCATED ACCORDING TO THE FLOOR PLANS AND MOUNTED 5'-0" A.F.F.
   - ALL EQUIPMENT SHALL BE SUPPLIED WITH A MINIMUM OF 5-0" FROM COMBUSTIBLES UNLESS NOTED OTHERWISE. EXCESS PRESSURE SHALL BE RELIEVED AS NOTED ON PLANS, FAULT DETECTION AND DISCONNECTION SHALL BE PROVIDED VIA THERMOSTAT UNLESS NOTED OTHERWISE.
   - EACH HEATING AND COOLING ZONE SHALL BE CONTROLLED BY A THERMOSTAT COUPLED, DEVICE OR THERMOSTAT WITH A 5'Y DEADBAND, SETPOINT OVERLAP RESTRICTIONS, BETWEEN 70°F HEATING / 69°F COOLING, 7 DAY CLOCK, 2 HOUR OVERRIDE, 10 HOUR BACKUP
   - ALL EQUIPMENT, ECONOMIZERS AND HVAC CONTROLS SHALL BE TESTED TO ENSURE PROPER OPERATION.
   - ALL HVAC PROVIDING CODE REQUIRED VENTILATION SHALL HAVE AUTOMATIC CONTROLS SO THAT THE SUPPLY FAN OPERATES CONTINUOUSLY DURING OCCUPIED HOURS.
   - DUCT SMOKE DETECTORS (FURNISHED AND INSTALLED BY OTHERS) SHALL BE LISTED AND LABELED AND INSTALLED ACCORDING TO NFPA 72 ON THE RETURN AIR DUCT OF EQUIPMENT SUPPLYING 2,000 CFM OR MORE.
   - ALL DUCT SMOKE DETECTORS SHALL HAVE REMOTE KEY TEST STATION (FURNISHED BY OTHERS) DIRECTLY BELOW AND NOT HIGHER THAN 5'-0" A.F.F., ELECTRICIAN / LIFE SAFETY CONTRACTOR TO FURNISH, INSTALL AND WIRE TO FAN CIRCUITS.
   - INSTALLATION OF EQUIPMENT SHALL BE ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. IF REQUIRED, CONTRACTOR SHALL SUBMIT MANUFACTURER'S INSTALLATION INSTRUCTIONS UPON EQUIPMENT SELECTION TO THE LOCAL AUTHORITY.
   - ALL EQUIPMENT ON THE ROOF SHALL BE LOCATED A MINIMUM OF 10 FT FROM ROOF EDGE.
   - ALL MOTORIZED DAMPERS FOR OUTDOOR AIR DUCTS SHALL BE LOW LEAK TYPE AND SHALL CLOSE WHEN UNIT IS NOT IN OPERATION (NORMALLY CLOSED).
   - ALL OUTSIDE AIR INTAKES SHALL BE LOCATED 10 FT FROM ANY CONTAMINATION SOURCE.

5. INTERN CAPITAL CONDITIONS & TESTING
   - ALL REQUIRED INSPECTIONS, TESTING AND APPROVALS SHALL BE DONE IN ACCORDANCE WITH THE CHICAGO BUILDING AND MECHANICAL CODES.
   - INSTALLATION, OPERATION & MAINTENANCE MANUALS (IF AVAILABLE FROM MANUFACTURER) SHALL BE PROVIDED WITHIN 90 DAYS OF SYSTEM ACCEPTANCE (OR AS AGREED FOR INSPECTIONS).
   - HEATING AND COOLING LOAD CALCULATIONS WERE GENERATED USING CARRIER E20 SOFTWARE. HEATING AND COOLING LOAD CALCULATIONS ARE IN COMPLIANCE WITH ASHRAE/ACCA STANDARD 183, SECTION 10-20-217 OF THE CHICAGO MECHANICAL CODE. A COOLING SETPOINT OF 75°F AND A HEATING SETPOINT OF 68°F WERE USED (CODE MINIMUM TEMPERATURE IS 72°F, MAXIMUM HEATING TEMPERATURE IS 72°F). ALL LINEALIST AND MISCELLANEOUS DATA WAS TAKEN FROM THE ARCHITECTURAL PLANS AS REQUIRED.

6. TEMPERATURE CONTROLS SUB-CONTRACTOR WORK
   - TO BE PERFORMED BY THE CONTRACTOR OR IT'S SUBCONTRACTOR.
   - THE CONTRACTOR SHALL BE AN EXPERIENCED TEMPERATURE CONTROLS CONTRACTOR.
   - ALL NEW TEMPERATURE CONTROL WORK SHALL INCLUDE LABOR, MATERIAL, EQUIPMENT, ACCESSORIES, WIRING, PIPING, NETWORK EQUIPMENT, COMPUTER EQUIPMENT, SOFTWARE, PROGRAMMING AND ANY OTHER MATERIAL REQUIRED SHALL BE INCLUDED TO PROVIDE FULLY FUNCTIONAL CONTROL SYSTEM(S) AS SHOWN ON THESE PLANS FOR ALL OF THE INSTALLED HVAC EQUIPMENT. ANY QUESTIONS OR CONFLICTS SHALL BE DONE PRIOR TO BIDDING.
   - FURNISH AND INSTALL ALL REQUIRED CONDUIT AND JUNCTION BOXES FOR ALL TEMPERATURE CONTROLS WORK.
   - PROVIDE EQUIPMENT MANUFACTURER'S STAND ALONE CONTROLS. PROVIDE CARRIER CONTROLS OR EQUAL JOHNSON, HONEYWELL, CARRIER OR EQUAL AS NEEDED TO SATISFY DESIGN REQUIREMENTS.
   - AS NEEDED, ALL CONTROL DAMPERS AND ACTUATORS NOT PROVIDED BY EQUIPMENT MANUFACTURER SHALL BE PROVIDED BY THIS CONTRACTOR.
   - TEMPERATURE CONTROL SUBMITTALS SHALL BE PROVIDED FOR REVIEW FOR ALL CONTROLS NOT PROVIDED BY EQUIPMENT MANUFACTURER. PROVIDE SEQUENCE OF OPERATION OF CONTROLS IF REQUIRED.
   - PROVIDE A MINIMUM OF A 1 YEAR WARRANTY (OR ACCORDING TO CONTRACT DOCUMENTS IF CREATED) INCLUDING ALL LABOR AND MATERIAL. ALL MANUFACTURER'S STANDARDS AND EXTENDED WARRANTIES SHALL BE LISTED IN THE BID.

7. TESTING, ADJUSTING AND BALANCING SUB-CONTRACTOR WORK
   - TO BE PERFORMED BY THE CONTRACTOR OR IT'S SUBCONTRACTOR.
   - THE CONTRACTOR SHALL BE AN EXPERIENCED TEST & BALANCE CONTRACTOR.
   - CONTRACTOR SHALL BE CERTIFIED INDEPENDENT TEST AND BALANCE CONTRACTOR WITH ONE OF THE FOLLOWING NATIONALLY RECOGNIZED AGENCIES: TABB, AABC, NEBB, NCB OR NEBC.
   - ALL TESTING SHALL ADHERE TO SMACNA, ASHRAE AND CERTIFYING AGENCY MINIMUM STANDARDS.
   - ALL MEASUREMENTS SHALL BE WITHIN 10% OF INDICATED QUANTITIES OR CONTRACTOR STANDARDS, IF MORE RESTRICTIVE.
   - ALL LABOR, ADJUSTMENTS, CALIBRATION, MATERIAL, EQUIPMENT, ACCESSORIES, PROGRAMMING, COORDINATION AND ANY OTHER REQUIRED ITEMS SHALL BE INCLUDED TO THE END TO PROVIDE A FULL TEST AND BALANCE REPORT. ANY QUESTIONS OR CONFLICTS SHALL BE DONE PRIOR TO BIDDING.
   - ANY ISSUES SHALL BE REPORTED IN ADVANCE OF THE FINAL REPORT DUE DATE WITH ENOUGH TIME FOR A RESOLUTION.
   - WORK SHALL NOT BE COMMENCED AS COMPLETED UNTIL THE TEST & BALANCE REPORTS OF ALL REQUIRED HVAC SYSTEMS WITH CERTIFICATION STAMP HAVE BEEN PREPARED TO THE LOCAL AUTHORITY
   - ALL REQUIRED MEASUREMENTS SHALL INCLUDE, BUT NOT LIMITED TO, SUPPLY AIR, RETURN AIR, TRANSFER AIR, EXHAUST AIR, OUTSIDE AIR, GEOMETRIC ROWS AIR (CFM), POWER CONSUMPTION (KW), BUILDING PRESSURE, VENTURI AIR, VANE DISCHARGE AIR TEMPERATURE, DIFFUSER DISCHARGE AIR TEMPERATURES, COMPRESSOR OPERATING TEMPERATURES, VVT MINIMUM AIRFLOW, STATIC PRESSURE, FAN RPM AND ANY OTHER LISTED QUANTITY OR INDIRECTLY REQUIRED SHALL BE MEASURED AND DOCUMENTED.
   - ALL EQUIPMENT SHALL BE RESET IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR ALL MODES OF OPERATIONS.
   - PROVIDE A MINIMUM OF A 1 YEAR WARRANTY (OR ACCORDING TO CONTRACT DOCUMENTS IF CREATED) INCLUDING ALL LABOR AND MATERIAL.

8. GAS PIPING AND EQUIPMENT VENTING
   - ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL AND MEET ASTM A53/A53M, ASTM A106 OR ASTM A312.
   - FLEXIBLE FOR FINAL CONNECTIONS TO EQUIPMENT ONLY. SHALL COMPLY WITH ASTM A269 OR ASTM A358 GR321 IS NOT ALLOWED.
   - ALL FITTINGS SHALL BE BORE/ND FOR 2" AND SMALLER AND WELDED FOR 2 1/2" AND LARGER.
   - ALL GAS PIPING SHALL BE SUPPORTED ACCORDING TO IFGC SECTIONS 407 & 415. ALL SUPPORTS SHALL NOT EXCEED 10 FT INTERVALS HORIZONTALLY.
   - GAS PIPE ROOF SUPPORTS SHALL 4x4 TREATED WOOD, DURA-BLOK MODEL DBP, BPHD OR EQUAL.
   - EACH GAS FIRED APPLIANCE SHALL BE PROVIDED WITH AN ACCESSIBLE APPROVED SHUT-OFF VALVE WITHIN 6 FT OF APPLIANCE. THERE SHALL BE NO CONCEALED GAS SHUT-OFF VALVES.
   - GAS PIPE SHALL BE TESTED USING AIR/GAS AT A PRESSURE OF NO LESS THAN 30 LBS. PRESSURE FOR 24 HOURS.
   - ALL PIPING SHALL BE SLOPED A MINIMUM OF 1/4" PER 15 FT AND PER IFGC SECTION 402.
   - ALL DEGREE/45 TRAPS SHALL BE FURNISHED AND INSTALLED PER IFGC SECTION 408. PROVIDE DEGREE/45 TRAPS WHEN NOT PART OF APPLIANCE. LOCATE AS CLOSE TO THE APPLIANCE AS POSSIBLE AND DOWNSTREAM OF THE SHUT-OFF.
   - IF REQUIRED BY GAS UTILITY TO PROTECT GAS METER, A DRIP SHALL BE PROVIDED AT THE OUTLET OF A METER PER SECTION 406 WHERE CONDENSATION WOULD COLLECT AND STOP GAS FLOW BEFORE CONDENSATE RUNS BACK TO THE GAS METER. DRIP SHALL NOT BE INSTALLED IN A LOCATION WHERE CONDENSATE WILL FREEZE.
   - GAS PIPING SYSTEM SHALL COMPLY TO IFGC SECTION 401.
   - ALL GAS PIPING SHALL BE SIZED ACCORDING TO IFGC SECTION 402.
   - ALL GAS FIRED APPLIANCES SHALL COMPLY TO IFGC SECTION 621.
   - ALL GAS PIPING WORK SHALL COMPLY WITH 2015 INTERNATIONAL MECHANICAL CODE & 2015 INTERNATIONAL FUEL GAS CODE.
   - ALL METALLIC GAS PIPING EXPOSED TO MATERIALS ON ATMOSPHERIC SIDE, MUST HAVE A COATING OR BE PROTECTED PER 2015 IFGC 403.8.
   - ALL GAS PIPING INSTALLED OUTDOORS SHALL BE 3 FT ABOVE GRADE OR ROOF ACCORDING TO 2015 IFGC SECTION 404.9
   - ALL DIRECT VENT PVC TERMINATIONS SHALL BE INSTALLED ACCORDING TO 2015 IFGC SECTION 503.8
   - ALL DIRECT VENT PVC PIPING ACCORDING TO 2015 IFGC 503.4.1.1 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. IF REQUIRED, INSULATION PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   - ALL PVC FLUES SHALL BE LOCATED ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR 12 INCHES ABOVE GRADE, 4 FEET HORIZONTALLY FROM ANY WINDOW OR DOOR AND 1 FOOT ABOVE ANY WINDOW OR DOOR.

9. CITY OF CHICAGO ZONING NOTES
   - ALL SUPPLY AIR SHALL BE A MINIMUM OF 15 FT AWAY FROM CONTAMINANT SOURCES AND 10 OC A MINIMUM OF 10 FT ABOVE GRADE.
   - ALL DUCTWORK SHALL BE MADE WITH GALVANIZED SHEET METAL AND SHALL BE FABRICATED AND INSTALLED IN COMPLIANCE WITH SMACNA.
   - ALL 0-YEAR FLUE SHALL BE A MINIMUM OF 3'-0" FROM COMBUSTIBLES AND/OR THE ROOF AND A MINIMUM OF 10 FT ABOVE GRADE.
   - NOISE LEVELS DO NOT EXCEED 65 DECIBELS (FOR COMMERCIAL) AT THE PROPERTY LINE.
   - ALL FLORIDA DUCTWORK SHALL BE MADE AND HELD TIGHT PER UL-181, CLASS 1 AND SHALL NOT EXCEED 6"-0" IN LENGTH (FOR COMMERCIAL).
   - VENTS SHALL TERMINATE 3'-0" ABOVE THE HIGHEST PORTION OF THE ROOF THAT IS WITHIN 10 FT OF THE VENT, WHEN APPLICABLE.
   - VENTING SHALL BE LOCATED PER AND INSTALLED PLACED IN EACH BRANCH DUCT BEARING A DAMPER.
   - INDIVIDUAL VENTING SHALL BE AT LEAST 18"-0" FROM LOT LINE.
   - ALL SPACES SHALL BE HEATED TO NO LESS THAN 68°F

10. CITY OF CHICAGO ENERGY CONSERVATION NOTES
    - MANUAL OPERATED FLUES SHALL BE EQUIPPED WITH A DAMPER OR OTHER APPROVED MEANS THAT REQUIRES THE OPERATOR TO DEMONSTRATE OPENING WITH AT LEAST ONE HAND OPERATION.
    - ALL GAS FIRED APPLIANCES SHALL BE EQUIPPED WITH AN AUTOMATIC IGNITION SYSTEM.
    - ALL DUCTWORK SHALL BE SEALED WITH MASTIC OR EQUIVALENT APPROVED METHOD.
    - ALL DUCTWORK SHALL BE INSULATED TO A MINIMUM OF R-6.
    - ALL PIPING SHALL BE INSULATED TO A MINIMUM OF R-3.
    - ALL HVAC EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ASHRAE HANDBOOK OF FUNDAMENTALS.
    - ALL REFRIGERANT PIPING SHALL BE INSULATED PER THE CHICAGO ENERGY CONSERVATION CODE AND IS IN COMPLIANCE WITH THE CITY OF CHICAGO ENFORCEMENT GUIDE.
    - REFRIGERANT PIPING (ALL VAPOR, LIQUID & CHARGE) IS TO REMAIN OR WHERE SHALL BE EQUIPPED WITH AN APPROVED PRESSURE RELIEF DEVICE SET AT A PRESSURE NOT TO EXCEED THE LOWEST ORIGINAL DESIGN WORKING PRESSURE OF THE EQUIPMENT SERVICED BY THE REFRIGERATION SYSTEM.
    - ALL PIPING SHALL BE KEPT FREE CLEAN OF DEBRIS AT A MINIMUM OF 1"DEEP AND LESS THAN THE LOWEST POINT OF THE JOINT PIPE.
    - CONTRACTOR SHALL PERFORM PRESSURE RELIEF DEVICES TO THE SATISFACTION OF A LOCATION AND LESS THAN 10 FEET ABOVE THE EQUIPMENT DRAINED AREA AND NOT LESS THAN 30 FEET FROM AN OPENING DOORS, WINDOWS OPENING, AIR INTAKE OR OUT IN ANY BUILDING, AND ANY NORMAL PRESSURE RELIEF VALVE PER 10-32-1402.1 AND 10-32-1402.2 ADDENDUM TO THE CHICAGO.

TEMPERATURE CONTROL NOTES

VAV UNITS

INDEPENDENT CONTROLS:
1. OCCUPIED HOURS SHALL BE PROGRAMMABLE/SCHEDULED TO MATCH BUSINESS HOURS.
2. OCCUPIED TEMPERATURE SETPOINTS SHALL BE 70°F FOR COOLING & 70°F FOR HEATING.
3. OCCUPIED FAN MODE SHALL BE SET TO "FAN ON"
4. OCCUPIED HEATING/COOLING MODE SHALL BE SET TO "AUTO"
5. UNOCCUPIED TEMPERATURE SETPOINTS (SETBACK) SHALL BE 70°F FOR COOLING & 68°F FOR HEATING.
6. UNOCCUPIED FAN MODE SHALL BE SET TO "FAN AUTO"
7. UNOCCUPIED HEATING/COOLING MODE SHALL BE SET TO "AUTO"
8. THERMOSTAT, TEMPERATURE SENSOR OR SIMILAR SHALL BE PROVIDED TO EACH ZONE AND PROVIDED BY EQUIPMENT MANUFACTURER OR AS NOTE ON THESE PLANS.
9. THE THERMOSTAT SHALL HAVE THE FOLLOWING OPTIONS: COMMUNICATION FAULT DETECTION, SETPOINT OVERLAP RESTRICTION, OFF-HOUR CONTROL, AUTOMATIC SETBACK, TEMPERATURE DEADBAND, CAPTURE EACH UP, 2 HOUR OVER-RIDE.

OCCUPANCY MODE FAN & SYSTEM INFORMATION:
1. THE SUPPLY FAN SHALL BE SET TO "ON" AND RUN CONTINUOUSLY DURING OCCUPIED HOURS TO PROVIDE AT A MINIMUM CODE REQUIRED OUTSIDE AIR AT ALL TIMES.
2. THE SUPPLY FAN SHALL HAVE VOLUME AS REQUIRED BY LOAD AND ACCORDING TO CODE.
3. THE ECONOMIZER OR DAMPER SHALL OPERATE AUTOMATICALLY AND PROVIDE THE MINIMUM OUTSIDE AIR AS SHOWN ON VENTILATION SCHEDULE(S).
4. AHU'S SHALL CYCLE IN HEATING OR COOLING MODE TO MAINTAIN OCCUPIED TEMPERATURE SETPOINTS PER SCHEDULE.

UNOCCUPIED MODE FAN & SYSTEM INFORMATION:
1. SUPPLY FAN SHALL BE SET TO "AUTO" AND CYCLE AS REQUIRED WITH HEATING OR COOLING MODES TO MAINTAIN UNOCCUPIED TEMPERATURE SETPOINTS PER SCHEDULE.
2. OUTSIDE AIR DAMPER SHALL BE CLOSED DURING NORMAL UNOCCUPIED MODE (SETBACK) UNLESS THE ECONOMIZER IS SET FOR "UNOCCUPIED FREE COOLING MODE" OPTION FROM MANUFACTURE.
3. AHU'S SHALL CYCLE ON HEATING OR COOLING MODES TO MAINTAIN UNOCCUPIED TEMPERATURE SETPOINTS PER SCHEDULE.

RESEARCH OUTDOOR AIR UNIT (ODU-1)
1. UNIT CONTROLS TO BE STAND ALONE PROVIDED BY EQUIPMENT MANUFACTURER.
2. THERMOSTAT SHALL BE 7DOC COMPLIANT 7 DAY PROGRAMMABLE THERMOSTAT.
3. SUPPLY FAN SHALL BE "ON" DURING OCCUPIED HOURS.
4. UNIT SHALL AUTOMATICALLY SWITCH BETWEEN HEATING AND COOLING.
5. THE SYSTEM WILL BE CLOSED DURING UNOCCUPIED HOURS.
6. PROVIDE ALL REQUIRED LABOR AND MATERIAL ON THE BASE BID INCLUDING ALL REQUIRED ITEMS NOT INCLUDED WITH MANUFACTURE'S STAND ALONE CONTROLS INCLUDED WITH EQUIPMENT.

NEW ROOF MOUNTED SYSTEM (TRANE) (AHU-1, AHU-2)
1. UNITS SHALL OPERATE CONTINUOUSLY DURING OCCUPIED HOURS.
2. MECHANICAL CONTRACTOR TO FURNISH THE CLOCK, ELECTRICAL CONTRACTOR TO INSTALL AND WIRE.
3. PROVIDE INTERNATIONAL MODEL 1100 SERIES, TYPE ETC-100 OR EQUAL 7 DAY PROGRAMMABLE WITH MANUAL OVERRIDE AND AUTOMATIC DAYLIGHT SAVINGS ADJUSTMENT.
4. COORDINATE REQUIREMENTS WITH ELECTRICAL CONTRACTOR.
5. PROGRAM FAN TO OPERATE DURING BUSINESS HOURS AS A MINIMUM.
6. PROVIDE ALL REQUIRED LABOR AND MATERIAL ON THE BASE BID INCLUDING ALL REQUIRED ITEMS NOT INCLUDED WITH MANUFACTURER'S STAND ALONE CONTROLS INCLUDED WITH EQUIPMENT.

CHICAGO SOUTH SIDE BIRTH CENTER
8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD
[redacted]

TnS STUDIO
[redacted]

STEARN JOGLEKAR LTD
[redacted]

TERRA ENGINEERING LTD
[redacted]

ADVANCE CONSULTING GROUP INTERNATIONAL
[redacted]

ISSUANCE		
NO.	ISSUED FOR	DATE
[redacted]		

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER
PROJ NO 2206
TITLE HVAC GENERAL NOTES
SHEET M5.1

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

DOMESTIC WATER BOOSTER PUMPS

SYSTEM CAPACITY	170 GPM	SYSTEM PRESSURE	62 PSI				
PUMP	MANUFACTURER		GPM	HEAD	HP	SPEED	POWER
P-1	VC SYSTEMS (BP FAMILY)		86	84	3	3500RPS	208-60-3
P-2	VC SYSTEMS (BP FAMILY)		86	84	3	3500RPS	208-60-3
MIN SUCTION PRESSURE: 20 PSI	MAX SUCTION PRESSURE: 45 PSI		MODEL NO. [illegible]				

DUPLEX VARIABLE SPEED DOMESTIC WATER BOOSTER SYSTEM [illegible]

[illegible]

DOMESTIC WATER HEATER

TAG	DWH-1
TYPE	TANK, DIRECT VENT, HIGH EFFICIENCY
STORAGE TANK CAPACITY	119 GALLONS
HEATING MEDIUM	GAS
BTU/HOUR	399,000
RECOVERY RATE IN GPH	384
1ST HOUR DELIVERY IN GPH	710
3-HOUR AVERAGE IN GPH	815
EST. STORAGE RECOVERY	23 MINUTES
IN-COMING WATER TEMP. DEG.	40° F
TEMPERATURE RISE DEGREES	100° F
MAX WATER WORKING PRESS. IN PSI	150
MANUFACTURER	A.O. SMITH [illegible]
TAG	ET-1
TYPE	PRECHARGED EXPANSION TANK
CALCULATED MIN. VOLUME	11.83 GALLONS
CALCULATED ACCEPTANCE VOLUME	2.41 GALLONS
MAXIMUM PRESSURE	150 PSI
MAXIMUM TEMPERATURE	200°F
AIR PRECHARGE	28 PSI
MANUFACTURER	WATTS OR EQUAL
TAG	RP-1
TYPE	IN-LINE CIRCULATOR
CONTROL	AQUASTAT
GPM	3
HEAD IN FEET	30
VOLTAGE/PHASE	115/1
MANUFACTURER	BELL & GOSSETT W/AQUASTAT & TIMER

ELEVATOR PIT SUMP PUMP

TAG NO.	SP-1
TYPE	SUMP PUMP
LOCATION	ELEVATOR PIT
SERVICE	EFFLUENT
SYSTEM TOTAL	30 GPM @ 30 FT. TDH
CAPACITY (GPM)	30 GPM
FT HEAD	30 FT. TDH
CONNECTION	2"
CONTROLS	MANUFACTURER
MOTOR HP	1/2 HP
RPM	3450
VOLTS/PH/HZ	120/1/60
PUMP BASIN	[illegible] 24"x24"x24" ELEVATOR PIT
SETTLING BASIN	
MFG./MOD.	WEIL PUMP

1. FURNISH WITH PREPACKAGED CONTROLS BY MANUFACTURER
2. FURNISH WITH AUTOMATIC AND MANUAL ALTERNATION
3. FURNISH WITH FUSED DISCONNECT
4. FURNISH WITH STARTER

DUPLEX SEWAGE EJECTOR SLICER PUMPS SCHEDULE

TAG	SE-1
TYPE	DUPLEX SEWAGE EJECTOR
LOCATION	BASEMENT
SERVICE	EFFLUENT
CAPACITY	30 GPM EACH
HEAD	17 FT. EACH
CONNECTION	2" EACH
CONTROL/DISCONNECT	MANUF. CONTROL PANEL
MOTOR HP	3/4 EACH
RPM	1750 EACH
VOLTS/PHASE/HERTZ	[illegible]
BASIN	[illegible]
MANUFACTURER	WEIL PUMP OR EQUAL

DUPLEX SEWAGE EJECTOR (SE-1)

[illegible]

DUPLEX SUMP PUMP SCHEDULE

TAG	SP-2
TYPE	DUPLEX SUMP PUMPS
LOCATION	BASEMENT
SERVICE	DRAIN TILE
CAPACITY	75 GPM EACH
HEAD	17 FT. EACH
CONNECTION	2" EACH
CONTROL/DISCONNECT	MANUF. CONTROL PANEL
MOTOR HP	3/4 EACH
RPM	1750 EACH
VOLTS/PHASE/HERTZ	[illegible]
BASIN	[illegible]
MANUFACTURER	WEIL PUMP OR EQUAL

DUPLEX SUMP PUMPS (SP-2)

[illegible]

SLOPE OF HORIZONTAL DRAINAGE PIPING

SIZE (INCHES)	MIN. SLOPE (INCH PER FOOT)
3 OR LESS	1/4
4 TO 6	1/8
8 OR LARGER	1/16

PLUMBING FIXTURE CONNECTION SCHEDULE

[illegible]	DESCRIPTION	QTY	MANUFACTURER	WASTE	TRAP	VENT	CW	HW	FURNISHED BY	INSTALLED BY	FINAL CONNECTION	REMARKS
[illegible]	WATER CLOSET	3	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER	4"	INTEGRAL	2"	1"	-	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS
[illegible]	WATER CLOSET	4	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER	4"	INTEGRAL	2"	1"	-	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS
SH	SHOWER	4	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER	2"	2"	1-1/2"	1/2"	1/2"	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS
[illegible]	BATH TUB	3	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER	2"	2"	1-1/2"	1/2"	1/2"	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS
L-1	LAVATORY	3	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER WATTS [illegible]	1-1/2"	1-1/2"	1-1/2"	3/4"	3/4"	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS THERMOSTATIC MIXING VALVE SET TO 110°F MP
L-2	LAVATORY	3	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER WATTS [illegible]	1-1/2"	1-1/2"	1-1/2"	3/4"	3/4"	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS THERMOSTATIC MIXING VALVE SET TO 110°F MP
L-3	LAVATORY	4	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER WATTS [illegible]	1-1/2"	1-1/2"	1-1/2"	3/4"	3/4"	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS THERMOSTATIC MIXING VALVE SET TO 110°F MP
S-1	SINK	3	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER WATTS [illegible]	1-1/2"	1-1/2"	1-1/2"	3/4"	3/4"	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS THERMOSTATIC MIXING VALVE SET TO 110°F MP
S-2	SINK	3	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER WATTS [illegible]	1-1/2"	1-1/2"	1-1/2"	3/4"	3/4"	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS THERMOSTATIC MIXING VALVE SET TO 110°F MP
S-3	SINK	[illegible]	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER	1-1/2"	1-1/2"	1-1/2"	3/4"	3/4"	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS THERMOSTATIC MIXING VALVE SET TO 110°F MP
S-4	SINK	1	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER	1-1/2"	1-1/2"	1-1/2"	3/4"	3/4"	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS THERMOSTATIC MIXING VALVE SET TO 110°F MP
S-5	SINK	1	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER	1-1/2"	1-1/2"	1-1/2"	3/4"	3/4"	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS THERMOSTATIC MIXING VALVE SET TO 110°F MP
S-6	SINK	1	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER	1-1/2"	1-1/2"	1-1/2"	3/4"	3/4"	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS THERMOSTATIC MIXING VALVE SET TO 110°F MP
EWC	DUAL HEIGHT ELECTRIC WATER COOLER		SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER [illegible]	1-1/2"	1-1/2"	1-1/2"	3/4"	-	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS
MS	MOP SINK	3	SEE SCHEDULE ON ARCH DWGS FOR FIXTURE AND MANUFACTURER	3"	3"	2"	3/4"	3/4"	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	SEE ARCHITECTURAL DRAWINGS PROVIDE VACUUM BREAKER
F1	GENERAL FLOOR DRAIN		J.R. SMITH [illegible] PROVIDE [illegible]	4"	4"	2"	-	-	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	CAST IRON BODY, [illegible] 5" ROUND TOP
F2	[illegible] CLOSET FLOOR DRAIN		J.R. SMITH [illegible] PROVIDE [illegible]	4"	4"	2"	-	-	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	8-1/2" ROUND FLOOR DRAIN, [illegible]
FCO	INTERIOR FLOOR CLEANOUT		J.R. SMITH [illegible] SERIES	4"	-	-	-	-	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	CAST IRON BODY WITH ROUND NICKEL BRONZE TOP
WCO	INTERIOR WALL CLEANOUT		J.R. SMITH [illegible] SERIES	2"-4"	-	-	-	-	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	ROUND STAINLESS WALL PLATE COVER W/FRAME
YCO	EXTERIOR FLOOR CLEANOUT		J.R. SMITH [illegible] SERIES	6"	-	-	-	-	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	CAST IRON BODY W/ROUND DUCTILE IRON TOP
BFP	APPLIANCE BACK FLOW PREVENTER		WATTS [illegible]	-	-	-	1/4"-3/4"		PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	LEAD FREE, DUAL CHECK VALVE WITH VACUUM BREAKER
A	WATER HAMMER ARRESTOR		ZURN [illegible] 1700 SERIES	-	-	-	3/4"-2"		PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	PLUMBING CONTRACTOR	TYPE 304 STAINLESS STEEL CASING AND BELLOWS
APPLIANCE CONNECTIONS												
	DISHWASHER		SEE ARCHITECTURAL DRAWINGS	3/4"	-	-	-	1/2"	SEE ARCHITECTURAL	CONTRACTOR	PLUMBING CONTRACTOR	INSTALL CODE COMPLIANT BACKFLOW DEVICE. AIR GAP DRAIN
	COFFEE MAKER		SEE ARCHITECTURAL DRAWINGS	-	-	-	1/2"	-	SEE ARCHITECTURAL	CONTRACTOR	PLUMBING CONTRACTOR	INSTALL CODE COMPLIANT BACKFLOW DEVICE
	REFRIGERATOR		SEE ARCHITECTURAL DRAWINGS	-	-	-	1/2"	-	SEE ARCHITECTURAL	CONTRACTOR	PLUMBING CONTRACTOR	INSTALL CODE COMPLIANT BACKFLOW DEVICE

NOTES:

1. ON ALL FIXTURES PROVIDE [illegible] OFFSET CHROME-PLATED CAST-BRASS P-TRAP, [illegible] THICK TUBULAR CHROME-PLATED CAST-BRASS WASTE TO WALL, AND WALL ESCUTCHEON.
2. ON ALL FIXTURES PROVIDE CHROME-PLATED ALL BRASS STOPS WITH BRASS STEMS, CHROME-PLATED COPPER RISERS, ESCUTCHEONS AND CHROME PLATED STOPS.
3. PROVIDE INSULATION JACKETS TO SUPPLY AND WASTE PIPES BELOW ALL LAVATORIES AND SINKS.
4. HOT WATER SUPPLY TO ALL LAVATORIES AND HAND SINKS SHALL NOT EXCEED 110° F.
5. REFER TO ARCH PLANS FOR PLUMBING FIXTURES INFORMATION.

COORDINATE ALL PIPING INSTALLATION WITH ALL TRADES PRIOR TO COMMENCING WORK.

PLUMBING SYMBOL LIST

SYMBOL	DESCRIPTION
— —SAN— —	BURIED SANITARY PIPING
——SAN——	SANITARY PIPING ABOVE FLOOR
— —OV— —	OIL VENT PIPING (TRIPLE BASIN)
— —V— —	VENT PIPING
——ST——	STORM PIPING
——CW——	COLD WATER SUPPLY PIPING
——HW——	HOT WATER SUPPLY PIPING
[symbol]	COMBINATION BALANCING/SHUT-OFF VALVE AND CHECK VALVE ASSEMBLY
[symbol]	WATER HAMMER ARRESTOR
[symbol]	TRAP
[symbol]	ELBOW TURNED UP
[symbol]	ELBOW TURNED DOWN
[symbol]	TEE - TOP OUTLET
[symbol]	TEE - BOTTOM OUTLET
[symbol]	BALL VALVE
[symbol]	FLOOR DRAIN, DESIGNATION NUMBERS
CO	CLEANOUT - PLUG TYPE
[symbol]	FIXTURE DESIGNATION & NUMBER
FD	FLOOR DRAIN
AFF	ABOVE FINISHED FLOOR
FFA	FROM FLOOR ABOVE
FFB	FROM FLOOR BELOW
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
DN	DOWN
WCO	INTERIOR WALL CLEANOUT
FCO	FLOOR PIPE CLEANOUT
CO	PIPE CLEANOUT

PLUMBING GENERAL NOTES

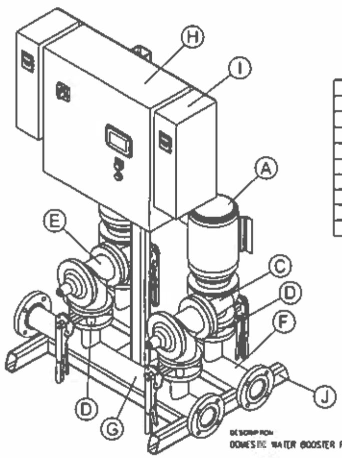
1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF CHICAGO AND THE 2014 ILLINOIS PLUMBING CODE.
2. THE CONTRACTOR PERFORMING WORK ON THE PROJECT MUST BE LICENSED TO PERFORM THE WORK.
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]
21. [illegible]
22. [illegible]
23. [illegible]
24. [illegible]
25. [illegible]
26. [illegible]
27. [illegible]
28. [illegible]
29. [illegible]
30. [illegible]
31. [illegible]

PLUMBING PIPE MATERIALS & INSULATION

1) HOT AND COLD WATER 3 INCHES AND SMALLER: [illegible]

2) STORM, SANITARY AND VENT: [illegible]

3) INSULATION: [illegible]



DESCRIPTION
DOMESTIC WATER BOOSTER PUMP PACKAGE

ITEM NO.	PART NUMBER
A	MOTOR
B	PUMP
C	BUTTERFLY VALVE
D	CHECK VALVE
E	SUCTION HEADER
F	DISCHARGE HEADER
G	CONTROL PANEL
H	ABB VFD
I	STEEL BASE

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ARCHITECT OF RECORD [illegible]

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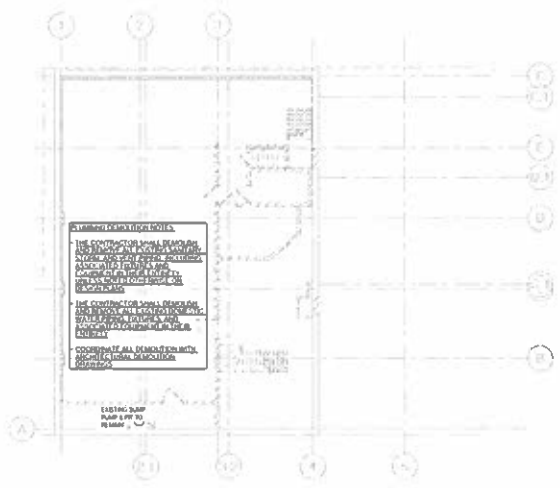
NO.	ISSUANCE / ISSUED FOR	DATE

PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER

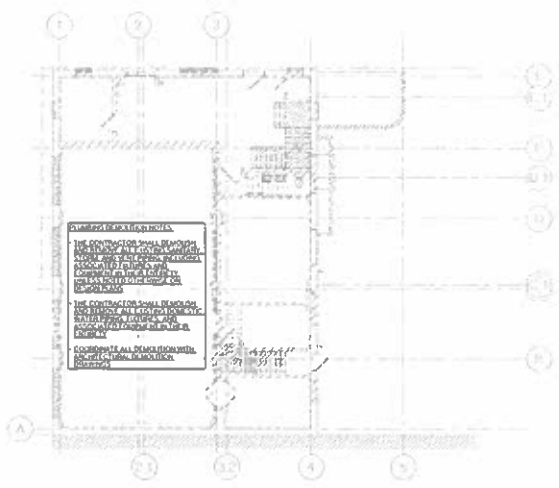
PROJ NO: 2206

TITLE: PLUMBING NOTES & SCHEDULES

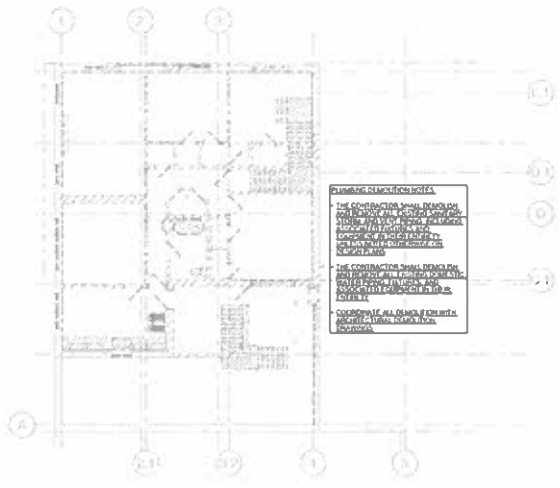
SHEET: P1.0



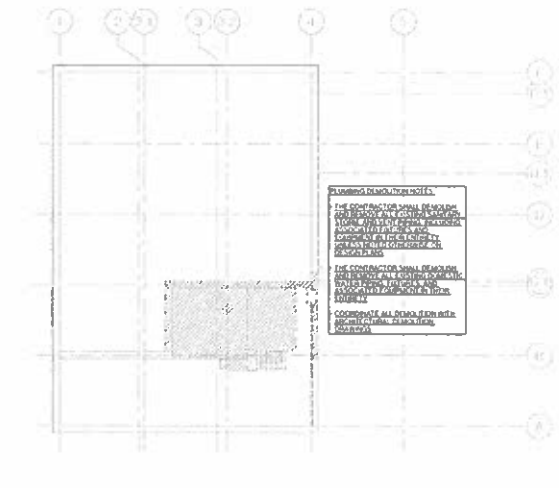
1 PLUMBING DEMOLITION PLAN - LEVEL 00
1/8" = 1'-0"



2 PLUMBING DEMOLITION PLAN - LEVEL 01
1/8" = 1'-0"



3 PLUMBING DEMOLITION PLAN - LEVEL 02
1/8" = 1'-0"



4 PLUMBING DEMOLITION PLAN - ROOF
1/8" = 1'-0"

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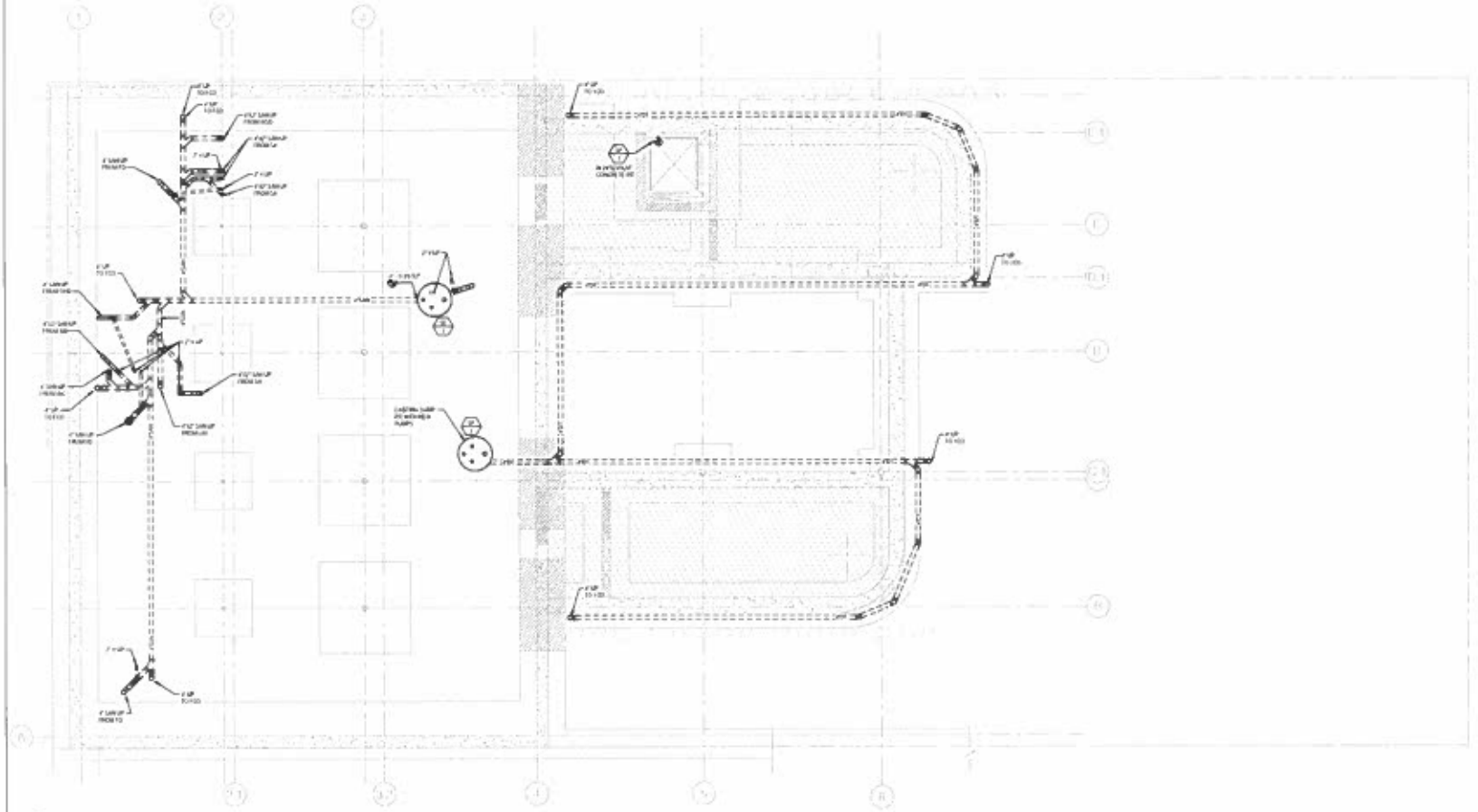
PROJ NO 2206

TITLE
PLUMBING DEMOLITION PLANS

SHEET
P2.0

PLAN NORTH TRUE NORTH



WASTE AND VENT PLUMBING FLOOR PLAN - LEVEL 00 UNDERSLAB

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1	DATE DESCRIPTION	

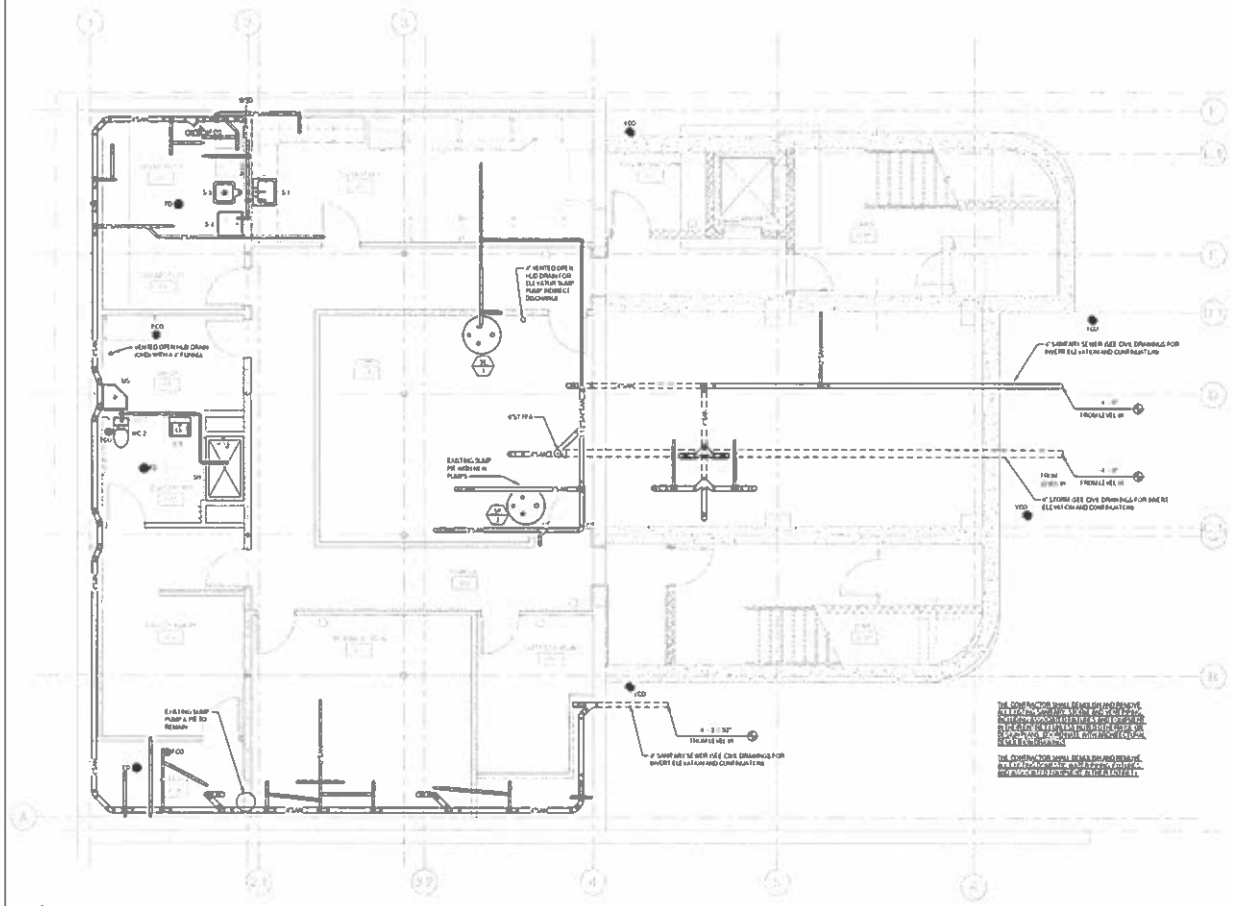
PROJ. NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ. No.: 2294

TITLE: WASTE AND VENT PLUMBING FLOOR PLAN - UNDERSLAB

SHEET: P2.1

PLAN NORTH TRUE NORTH



1 WASTE AND VENT PLUMBING FLOOR PLAN - LEVEL 00
1/4" = 1'-0"

PLAN NORTH TRUE NORTH

LICENSED PROFESSIONAL ENGINEER
THAR M. TLOAD
062-058301
OF ILLINOIS

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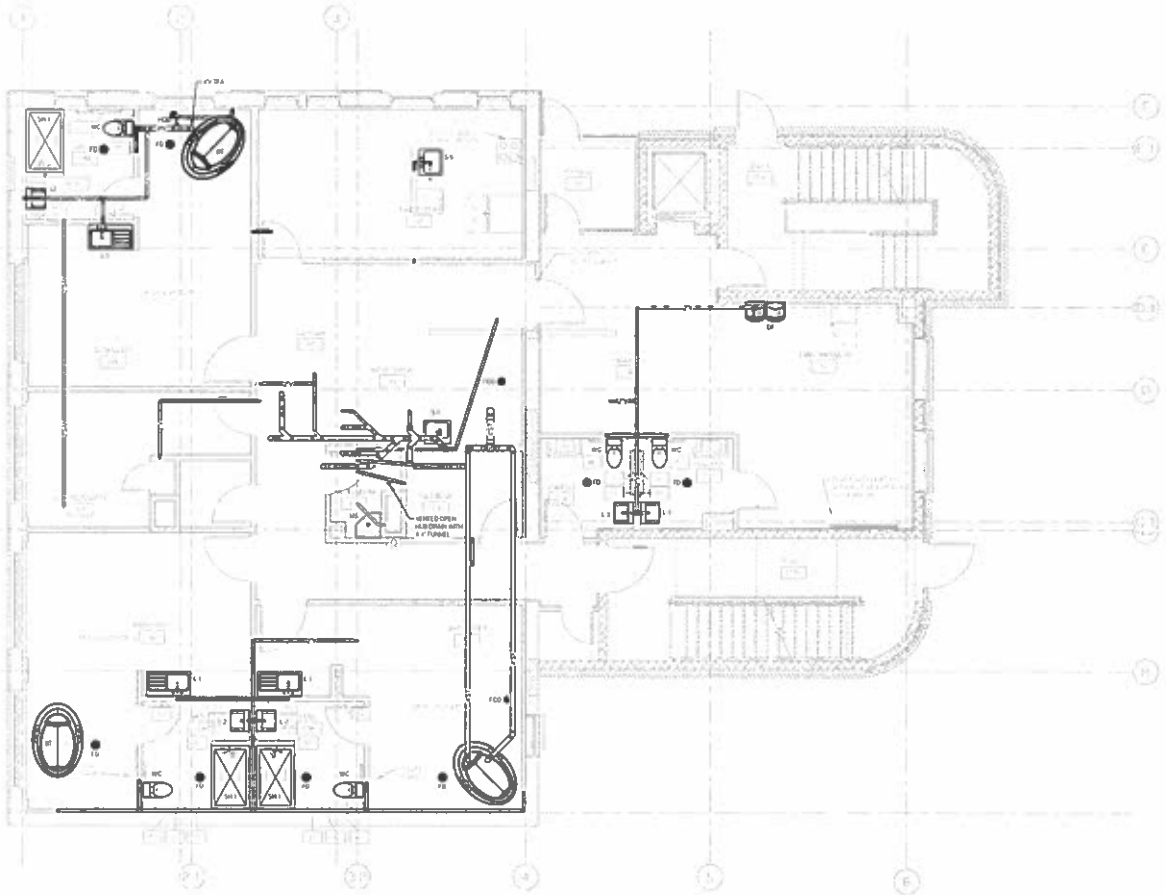
PROJ NO 2206

TITLE
WASTE AND VENT PLUMBING FLOOR PLAN LEVEL 00

SHEET
P2.2



1 WASTE AND VENT PLUMBING FLOOR PLAN - LEVEL 01
1/4" = 1'-0"

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OF ILLINOIS

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ISSUANCE		
NO	ISSUED FOR	DATE
1	[illegible]	[illegible]

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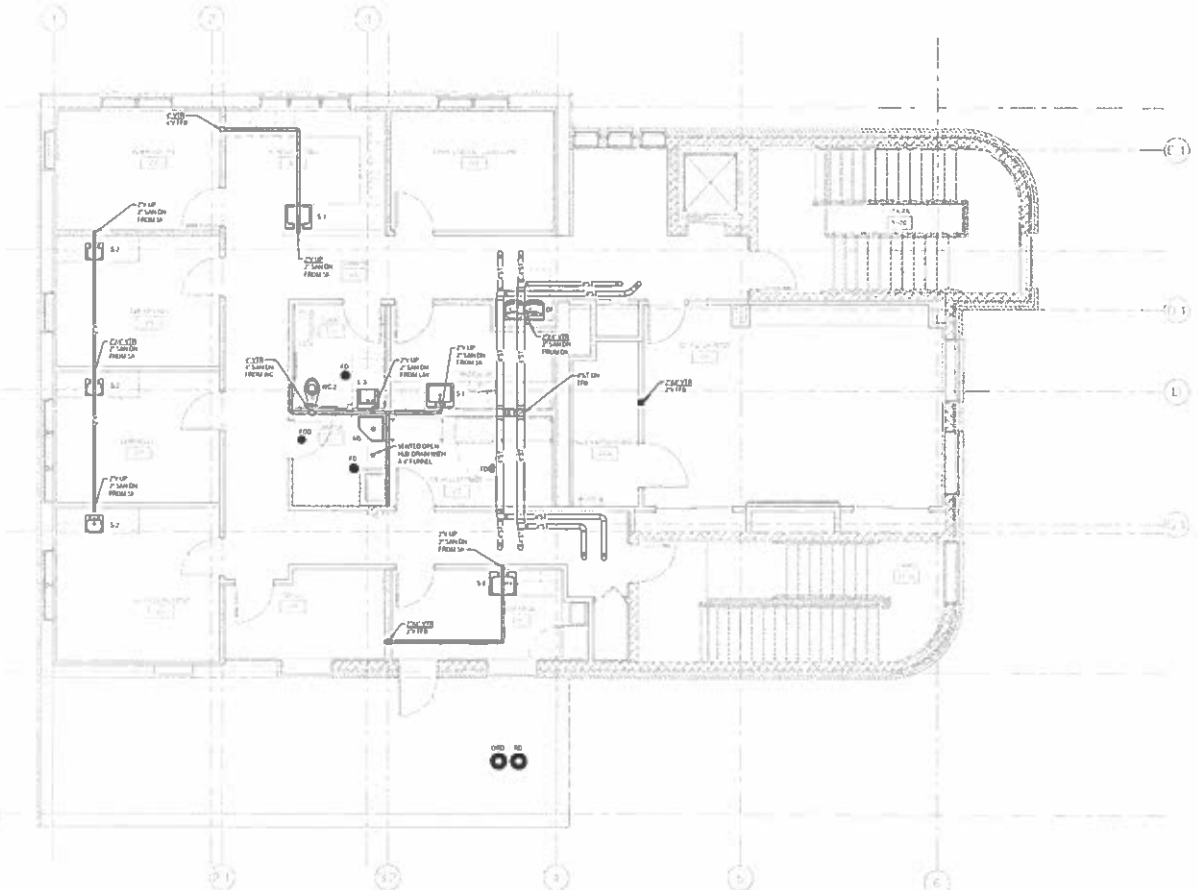
PROJ NO 2206

TITLE
WASTE AND VENT PLUMBING FLOOR PLAN - LEVEL 01

SHEET
P2.3

PLAN NORTH TRUE NORTH



1 WASTE AND VENT PLUMBING FLOOR PLAN - LEVEL 02
1/4" = 1'-0"

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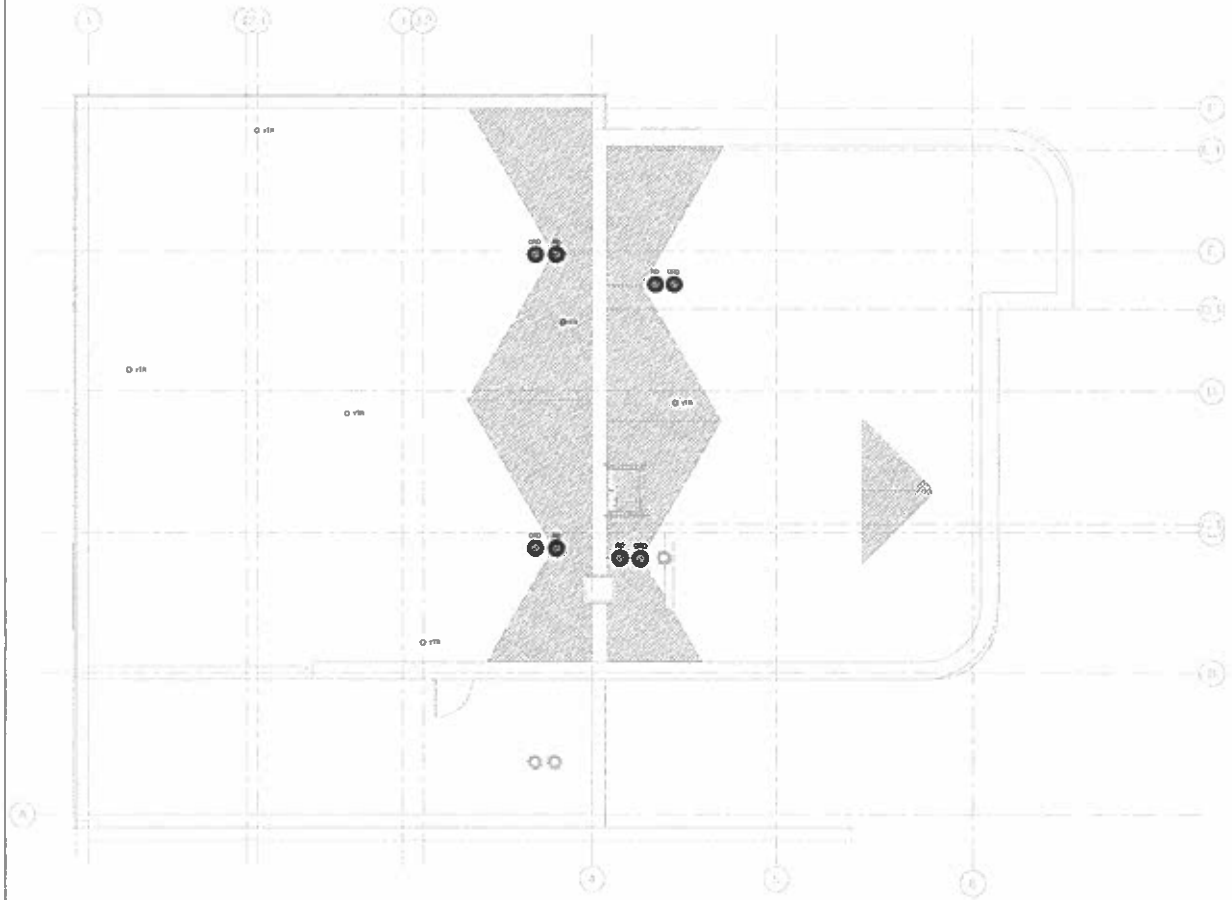
PROJ NO 2206

TITLE
WASTE AND VENT PLUMBING FLOOR PLAN - LEVEL 02

SHEET
P2.4

PLAN NORTH TRUE NORTH



1 WASTE AND VENT PLUMBING PLAN - ROOF
1/4" = 1'-0"

PLAN NORTH TRUE NORTH

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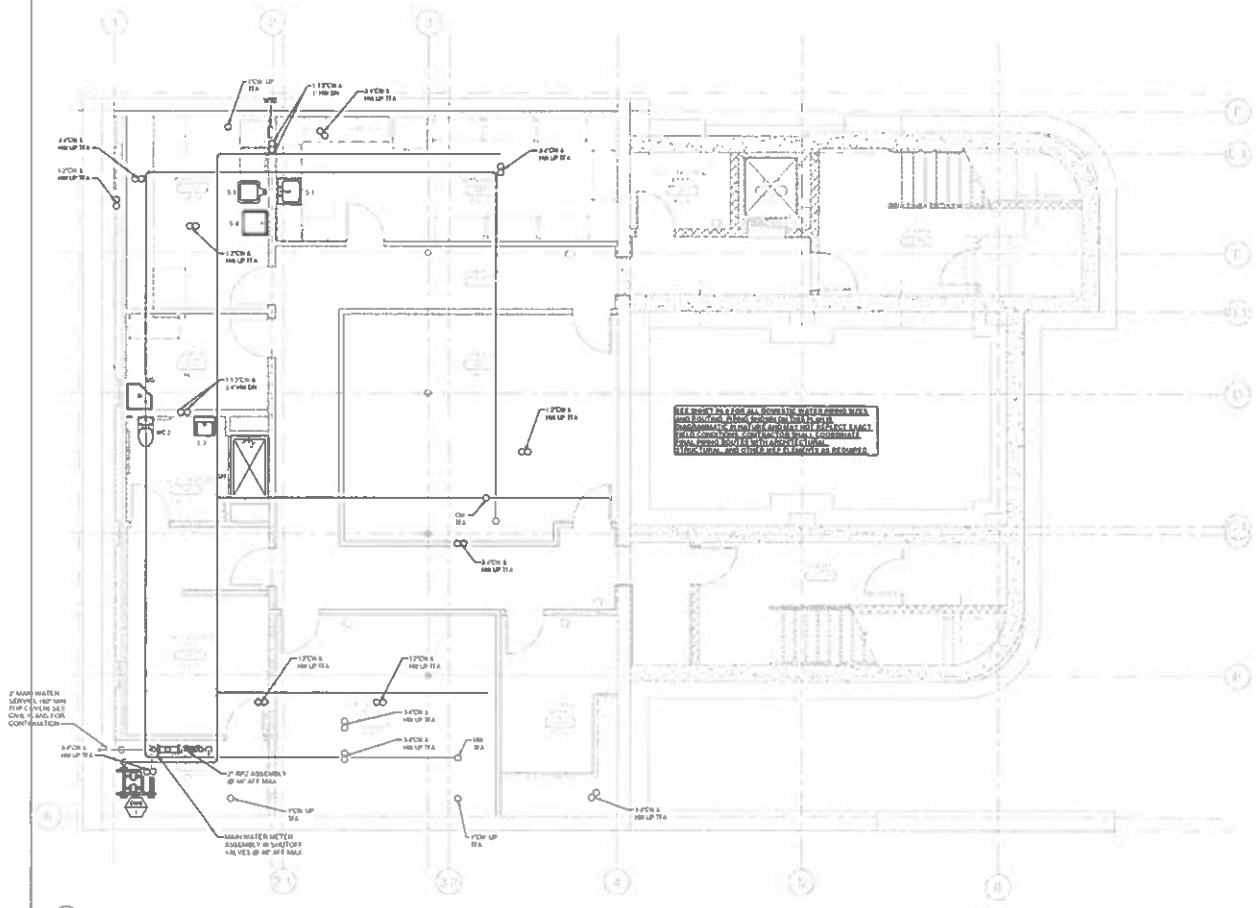
PROJ NO 2206

TITLE
WASTE AND VENT PLUMBING FLOOR PLAN - ROOF

SHEET
P2.5



1 DOMESTIC WATER PLUMBING FLOOR PLAN - LEVEL 00
1/4" = 1'-0"

PLAN NORTH TRUE NORTH

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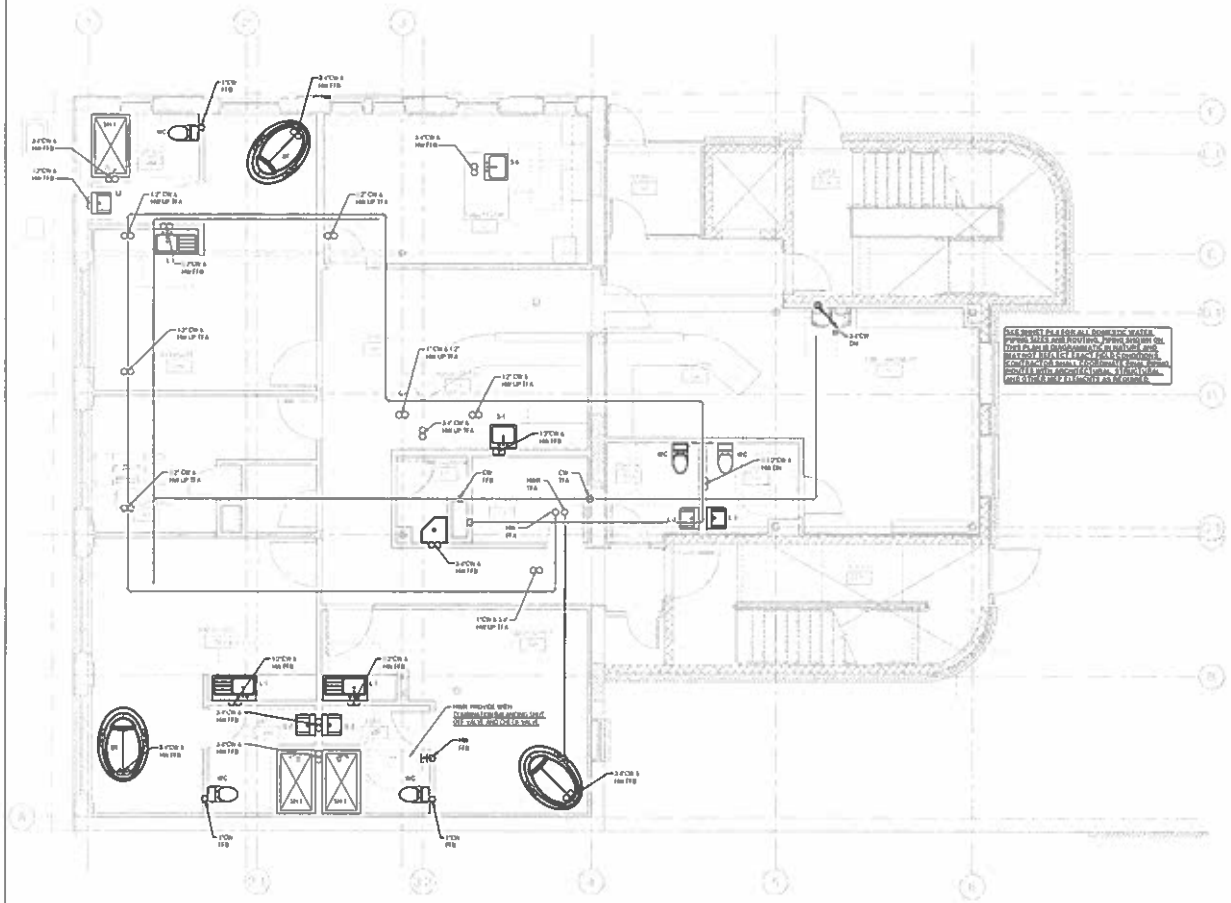
PROJ. NO. 2206

TITLE
DOMESTIC WATER PLUMBING FLOOR PLAN - LEVEL 00

SHEET
P3.1



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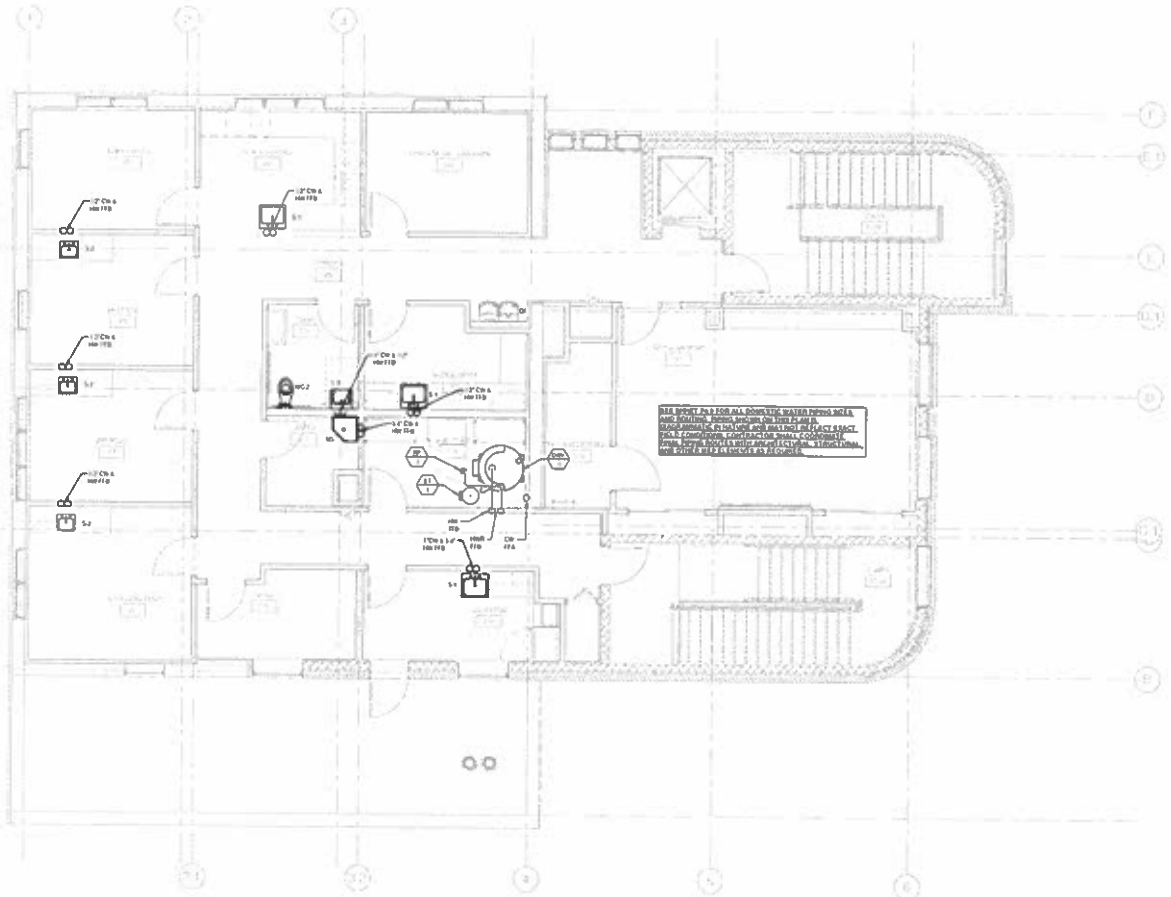
TITLE DOMESTIC WATER PLUMBING FLOOR PLAN - LEVEL 01

SHEET P3.2

PLAN NORTH TRUE NORTH



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PROJ NO 2206

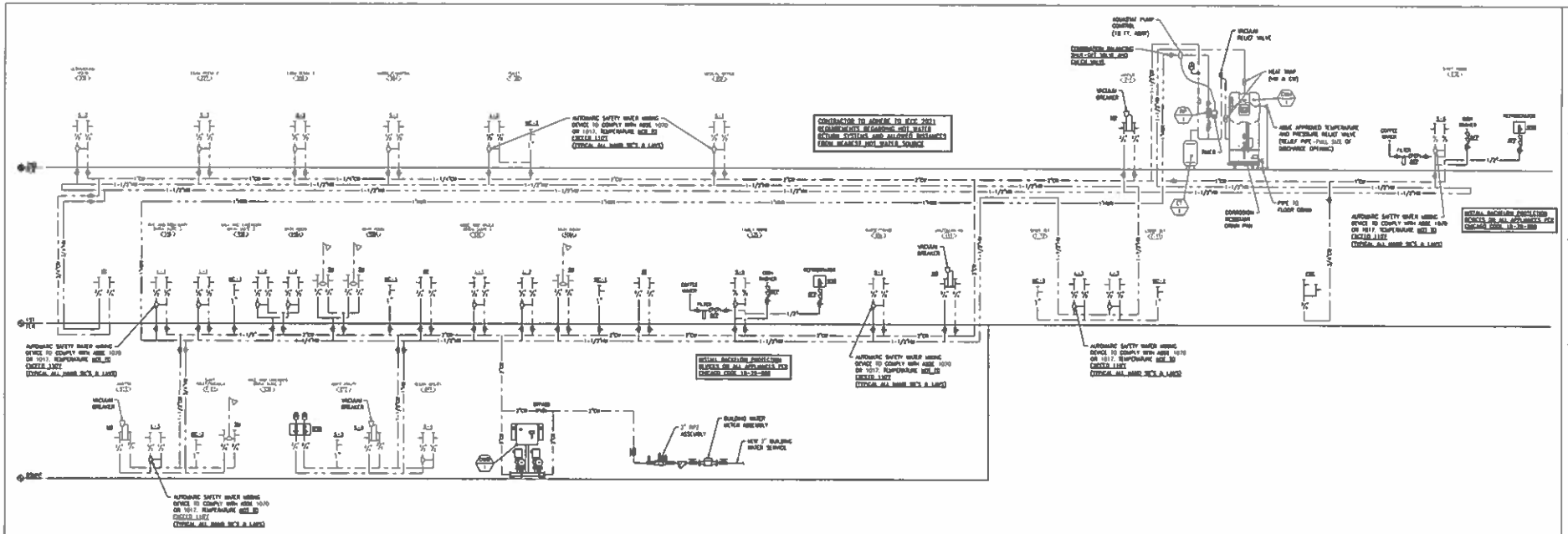
TITLE

DOMESTIC WATER PLUMBING FLOOR PLAN - LEVEL 02

SHEET

P3.3

PLAN NORTH TRUE NORTH



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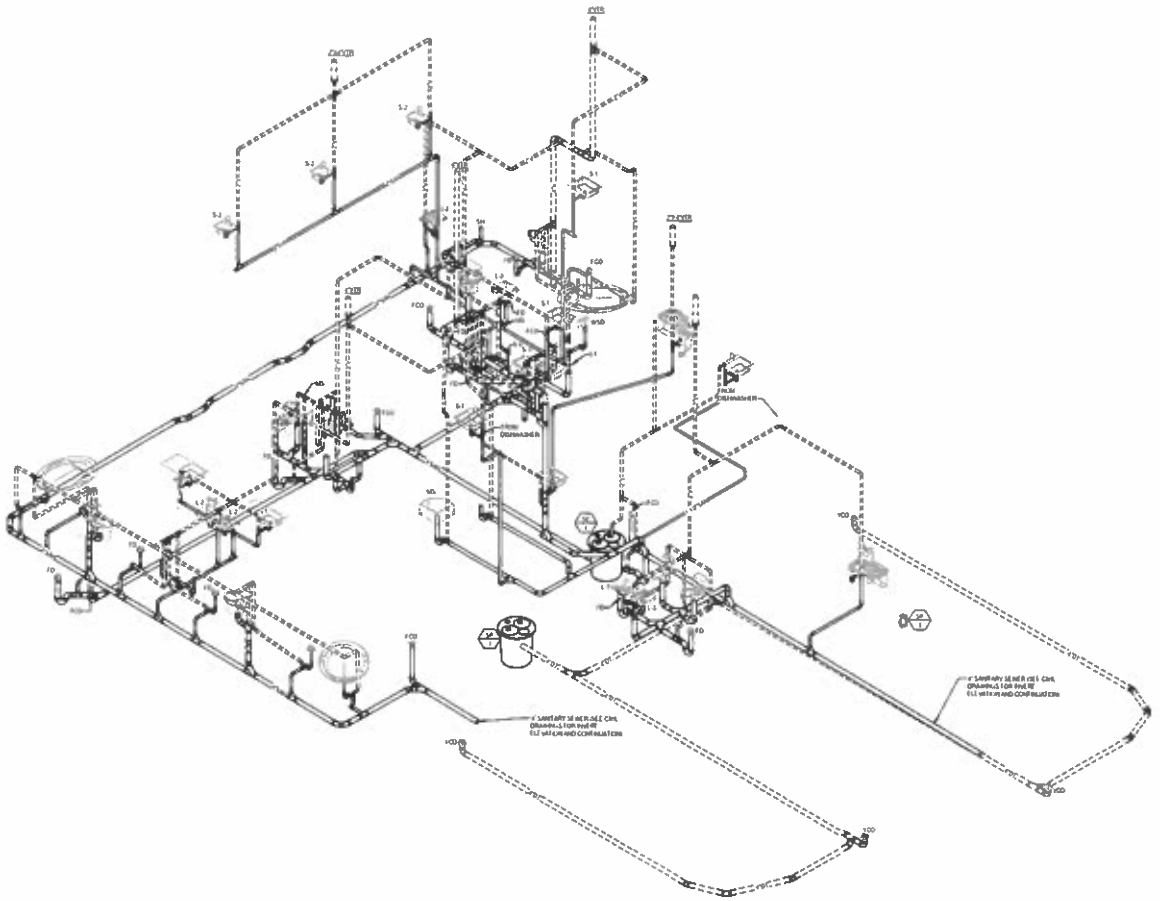
PROJ NO 2206

TITLE DOMESTIC WATER PIPING DIAGRAM

SHEET P4.0



1 WASTE AND VENT RISER DIAGRAM

PLAN NORTH TRUE NORTH

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PROJ NO 2206

TITLE
WASTE AND VENT RISER DIAGRAM

SHEET
P4.1

SYMBOL LIST

- SINGLE POLE SWITCH (ADJACENT LOWER CASE LETTER DENOTES SWITCH ARRANGEMENT.) MOUNTED @ 48" AFF
- SWITCH WITH THERMAL ELEMENT
- DISABLE SWITCH, MOUNTED @ 48" AFF
- SWITCH FOR FAN POWER BOX
- 20A, 125V, 2 POLE, 3 WIRE GROUNDING DUPLEX RECEPTACLE MOUNTED @ 18" AFF
- 20A, 125V, 2 POLE, 3 WIRE GROUNDING DUPLEX RECEPTACLE MOUNTED @ 44" AFF.
- 20A, 125V, 2 POLE, 3 WIRE ISOLATED GROUND DUPLEX RECEPTACLE MOUNTED @ 18" AFF
- 20A, 125V, 2 POLE, 3 WIRE GROUNDING DOUBLE DUPLEX RECEPTACLE MOUNTED @ 18" AFF
- 20A, 125V, 2 POLE, 3 WIRE GROUNDING DUPLEX RECEPTACLE ON DEDICATED CIRCUIT MOUNTED @ 18" AFF
- GFI TYPE DUPLEX RECEPTACLE WITH BUILT IN GROUND FAULT INTERRUPTION MOUNTED @ 18" AFF
- JUNCTION BOX FOR POWER
- WALL MTD DATA OUTLET WITH (2) CAT. 6 CABLES WITH 3/4"C STUB UP CONDUIT TO SLEEVE IN EACH FLOOR
- SMOKE DETECTOR WITH LOCAL ALARM
- CARBON MONOXIDE DETECTOR WITH LOCAL ALARM
- DUCT SMOKE DETECTOR WITH LOCAL ALARM
- OCCUPANCY SENSOR
- DAYLIGHT SENSOR
- WALL MOUNTED CAMERA
- WIRELESS ACCESS POINT
- RECEPTACLE PANEL, X-ZY, INDICATES PANEL NUMBER
- FUSIBLE DISCONNECT SWITCH, 30A-3P- 600V U.N.O.
- NONFUSIBLE DISCONNECT SWITCH, 30A-3P-600V U.N.O.
- CONDUIT RUN CONCEALED IN CEILING OR WALL ARROWHEAD DENOTES HOMERUN TO PANELBOARD.
- FLEXIBLE CONDUIT CONNECTION
- FINAL CONNECTION TO EQUIPMENT
- CEILING MOUNTED FLUORESCENT FIXTURE. ADJACENT NUMBER INDICATES CIRCUIT. LOWER CASE LETTER INDICATES SWITCH ASSOCIATION. ALPHA-NUMERIC DESIGNATION DENOTES THE FIXTURE TYPE.
- CEILING MOUNTED FIXTURE ON "EMERGENCY" CIRCUIT
- PUSH PLATE FOR ADA DOOR OPERATOR
- MP MOTORIZE DOOR STARTER
- CEILING MOUNTED EXIT SIGN, SHADED AREA INDICATES NUMBER OF FACES.
- EX EXISTING TO REMAIN
- R EXISTING TO BE RELOCATED
- ER EXISTING TO BE REMOVED
- NIC NOT IN CONTRACT

WIRE SIZING TABLE

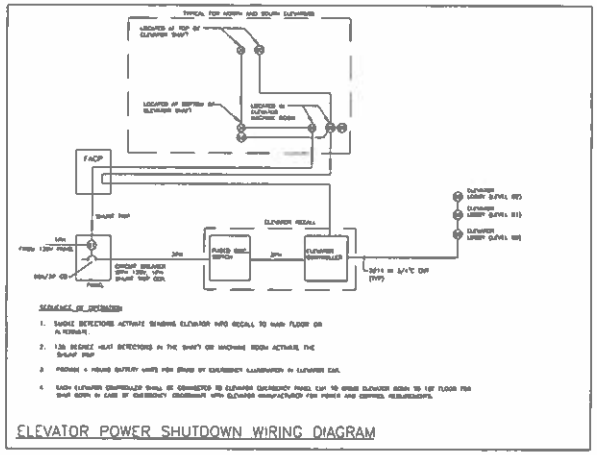
FOR 120V~ FOR BRANCH CIRCUITS ONLY (UNLESS NOTED OTHERWISE)

# AMPERES (A=15 OR TEST AS PER MARKING AT NAMEPLATE)	WIRE GAUGE AND # OF CONDUCTORS (COPPER WIRE SIZE AS SHOWN ON THE PLANS AND NOTES FOR THREE CIRCUIT AND SIX CIRCUIT CONDUIT ACCOMPANIES)	
0' TO 100'	#12 AWG (MIN.)	
100' TO 175'	#10 AWG	
175' TO 300'	#8 AWG	
300' TO 400'	#6 AWG (MIN.)	

* WHERE THE SHEET OR OTHER DRAWINGS SPECIFY A DIFFERENT WIRE SIZE, USE THE LARGER OF THE TWO SIZES.

WIRE SIZING TABLE

NOT TO SCALE



SEQUENCE OF OPERATION

1. SMOKE DETECTORS ACTIVATE SENDING ELEVATOR INTO RECALL TO MAIN FLOOR OR ALTERNATE.
2. 135 DEGREE HEAT DETECTORS IN THE SHAFT OR MACHINE ROOM ACTIVATE THE SHUNT TRIP.
3. PROVIDE 4 HOUR BATTERY UNIT(S) FOR POWER BY EMERGENCY ILLUMINATION IN ELEVATOR CAR.
4. EACH ELEVATOR CONTROLLER SHALL BE CONNECTED TO ELEVATOR EMERGENCY PANEL CKT TO SEND ELEVATOR DOWN TO 1ST FLOOR FOR SHAFT DOWN IN CASE OF EMERGENCY COORDINATE WITH ELEVATOR CONSTRUCTION FOR POWER AND CONTROL REQUIREMENTS.

ELEVATOR POWER SHUTDOWN WIRING DIAGRAM

GENERAL NOTES

PART 1: GENERAL

1. CONTRACTOR SHALL COORDINATE WORK WITH ALL TRADES AND AVOID CONFLICTS AND DELAYS.
2. ALL WORK REQUIRED, EXCEPT WHERE SPECIFIED OR INDICATED ON DRAWINGS, SHALL BE IN STRICT COMPLIANCE WITH THE BASE BUILDING STANDARDS.
3. NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE NEW WORK. LACK OF NOTIFICATION SHALL INDICATE THAT NO DISCREPANCIES OR CONFLICTS EXIST.
4. ALL WORK WITHIN THE CEILING AREA SHALL BE APPROVED FOR PLENUM INSTALLATION
5. PROVIDE AS-BUILT DRAWINGS AFTER COMPLETION OF PROJECT.

E.1 POWER DISTRIBUTION SYSTEM

1. ALL ELECTRICAL CONDUIT AND WIRING SHALL BE RUN CONCEALED IN PARTITIONS OR CEILING, EXCEPT WHERE OTHERWISE NOTED.
2. SWITCHES, RECEPTACLES OR TELEPHONE OUTLETS SHALL NOT BE INSTALLED BACK-TO-BACK.
3. COORDINATE WITH MECHANICAL CONTRACTOR AND REFER TO MECHANICAL DRAWINGS FOR NEW EQUIPMENT, PREMIUM POWER AND WIRING AS REQUIRED.
4. CONTROL WIRING FOR ALL MECHANICAL EQUIPMENTS WILL BE PROVIDED BY MECHANICAL CONTRACTOR. POWER FOR CONTROL WIRING TO BE OBTAINED FROM THE NEAREST 208/1 20V PANEL BOARD.
5. CIRCUIT NUMBERS HAVE BEEN INDICATED AS REFERENCE ONLY AND ARE NOT INDICATIVE OF ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL VERIFY CIRCUITS AND ASSIGN THE APPROPRIATE NUMBERS.
6. PROVIDE GROUND CONDUCTOR IN ALL EMT AND NIC TYPE CONDUITS.

E.2 LIGHTING

1. ALL LIGHT SWITCHES INDICATED ON DRAWINGS AS BEING IN CLOSE PROXIMITY OF EACH OTHER SHALL BE GANGED TOGETHER UNDER A COMMON COVER PLATE.
2. NEW LIGHT SWITCHING ZONES SHALL BE AS INDICATED ON LIGHTING PLANS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND NUMBER OF NEW LIGHTING FIXTURES.
4. COORDINATE LIGHTING FIXTURES INSTALLATION WORK WITH CEILING CONTRACTOR.

E.3 EMERGENCY LIGHTING AND EXIT SIGNS

1. EXIT SIGNS AND EMERGENCY LIGHTING SHALL BE LOCATED PER DRAWINGS. THEY SHALL BE CONNECTED TO A LOCKED CIRCUIT FED FROM THE LIGHTING PANEL.

E.4 SPECIAL SYSTEMS

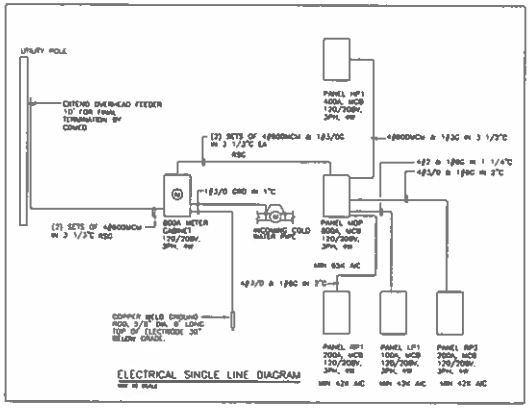
E.4.1 FIRE DETECTION AND ALARM SYSTEMS

1. CONTRACTOR SHALL SUBMIT TO LOCAL FIRE DEPARTMENT, ALL PLANS REQUIRED FOR APPROVAL LOCATING EXIT SIGNS, NICHE LIGHTS, BATTERY PACKS. SUBMITTALS SHALL CONTINUE UNTIL APPROVAL IS GRANTED FOR THE EMERGENCY LIGHTING/ EXIT SIGN SYSTEM.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS PRIOR TO CONSTRUCTION AND PAY ALL FEES.

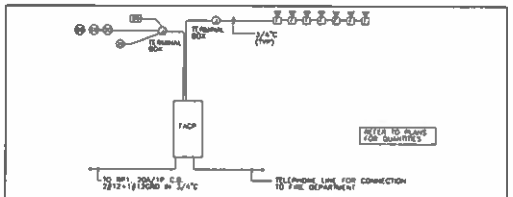
ELECTRICAL CODE MATRIX

DESCRIPTION	ORDINANCE REQUIREMENT	REQUIREMENT N/A
BUILDINGS REQUIRING EMERGENCY ILLUMINATION SHALL NOT DEPEND SOLELY UPON ELECTRIC UTILITY POWER AS A SOURCE	3 HOURS BATTERY BACKUP	PROVIDED
PROVIDE NON UTILITY SOURCE OF POWER	2 HOURS BATTERY BACKUP	PROVIDED
DRAWING OF EMERGENCY LIGHTING		N/A
277 VOLT LIGHTING REQUIRES SUPERVISION		N/A
GROUND AC SYSTEMS.	PROVIDED	
OVER CURRENT PROTECTION	PROVIDED	
ENERGY CONSERVATION CODE COMPLIANCE DOCUMENTATION	PROVIDED	
IDENTIFICATION OF SERVICES, FEEDERS, AND BRANCH CIRCUITS	PROVIDED	

MUST COMPLY WITH 2019 CHICAGO BUILDING CODE



ELECTRICAL SINGLE LINE DIAGRAM



FIRE ALARM SYSTEM RISER DIAGRAM

NOTES:

1. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE FIRE ALARM SYSTEM WHERE SHOWN, TO INCLUDE A FIRE ALARM CONTROL PANEL (FACP), SMOKE DETECTORS, DUCT SMOKE DETECTORS, AND SPEAKER/STROBE DEVICES.
2. PROVIDE ALL CONDUITS, JUNCTION BOXES, WIRES, OUTLET BOXES, TERMINAL EQUIPMENT AND ALL ACCESSORIES TO CREATE A NON-CODED, POWER, ELECTRICALLY SUPERVISED, CONTINUOUS WIRING FIRE ALARM SYSTEM.
3. THE ENTIRE SYSTEM SHALL BE UL LISTED AND MEET ALL REQUIREMENTS OF THE STATE CODES AND THE LOCAL FIRE DEPARTMENT.
4. ELECTRICAL CONTRACTOR TO MAKE FINAL CONNECTIONS AND PERFORM ALL REQUIRED TESTS.
5. FIRE ALARM CONTROL PANEL (FACP) SHALL BE SIMILAR TO NOTIFIER NFS-320 APPROVED EQUAL MANUFACTURER IS ACCEPTABLE.
6. ALL SPEAKER AND STROBE FIRE ALARM DEVICES MUST BE SYNCHRONIZED.
7. ELECTRICAL CONTRACTOR TO PROVIDE FIRE ALARM SHOP DRAWINGS AND OBTAIN APPROVAL FROM CITY FIRE PREVENTION DEPARTMENT IN ACCORDANCE WITH NFPA 72 AND SUBMITTED UNDER A SEPARATE PERMIT PRIOR TO THE INSTALLATION FOR THE SYSTEM PER CBC/8007.1.2
8. SMOKE DETECTOR SHALL BE SIMILAR TO NOTIFIER MODEL FSP-851(A) SERIES INTELLIGENT PLUG-IN PHOTOELECTRIC SMOKE DETECTORS WITH BASE, OR APPROVED EQUAL.
9. DUCT SMOKE DETECTOR SHALL BE SIMILAR TO NOTIFIER NFS-DA(A) INTELLIGENT NON-RELAY PHOTOELECTRIC DUCT DETECTOR WITH BASE, OR APPROVED EQUAL.
10. ADA APPROVED SPEAKER/STROBE AND STROBE DEVICES SHALL BE SIMILAR TO NOTIFIER SPECIALIST ADVANCE ADDRESSABLE OUTPUT NOTIFICATION APPLIANCES (15CD TO 110CD) SERIES OR APPROVED EQUAL.
11. REFER TO FLOOR PLANS FOR EXACT NUMBER OF DEVICES. COORDINATE WITH OWNER FOR A COMPLETE INSTALLATION PER CODE.
12. PROVIDE FOR SHUT DOWN OF HVAC SYSTEM AIR SUPPLY UPON ACTIVATION OF SMOKE ALARM SYSTEM.
13. HEAT DETECTOR SHALL BE SIMILAR TO NOTIFIER FST-851(A) SERIES INTELLIGENT THERMAL (HEAT) DETECTORS OR APPROVED EQUAL.

LIGHTING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS NO.	LAMPS TYPE	MOUNTING	VOLT.	REMARKS
E1	EDGE-LIT LED EXIT SIGN W/ 2 HOUR BATTERY PACK	CHLORIDE SURE-LITE/LITHONIA MVP	CE EDGE EDGE EXIT/EL/CHICAGO		LED	CEILING	120	
W	LED BATTERY PACK UNIT WITH ATTACHED HEADS, 2HR BATTERY CHICAGO APPROVED	SURE LITE/ CHLORIDE	[illegible] SERIES		LED	SURFACE	120	

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ADVANCE CONSULTING GROUP INTERNATIONAL

ISSUANCE		
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PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO: 2206

TITLE: ELECTRICAL NOTES & SINGLE LINE DIAGRAM

SHEET: E1.1

[redacted]

[redacted]

[redacted]

EQUIPMENT SCHEDULE

TAG	HP/KW/AMPS	WIRE/CONDUIT	VOLTAGE	FED FROM	CIRCUIT NUMBER	LOCAL DISCONNECT
AC1	92 AMPS	3Ø1 # 1/0 AWG IN 1 1/2"C	208V/3PH	MDP	1 125A/3P	BY MANUFACTURER
AC2	39 AMPS	3Ø3 # 1/0 AWG IN 1 1/4"C	208V/3PH	MP1	2/4/6 80A/3P	BY MANUFACTURER
AC3	43 AMPS	3Ø4 # 1/0 AWG IN 1 1/4"C	208V/3PH	MP1	8/10/12 70A/3P	BY MANUFACTURER
AC4	1 AMPS	2Ø13 # 1Ø12G IN 3/4"C	208V/1PH	MP3	14/16 20A/2P	BY MANUFACTURER
AC5	1 AMPS	2Ø13 # 1Ø12G IN 3/4"C	208V/1PH	MP1	14/16 20A/2P	BY MANUFACTURER
AC6	2 AMPS	2Ø12 # 1Ø12G IN 3/4"C	208V/1PH	MP1	14/16 20A/2P	BY MANUFACTURER
AC7	2 AMPS	2Ø12 # 1Ø12G IN 3/4"C	208V/1PH	MP1	14/16 20A/2P	BY MANUFACTURER
AC8	2 AMPS	2Ø12 # 1Ø12G IN 3/4"C	208V/1PH	MP1	14/16 20A/2P	BY MANUFACTURER
AC9	2 AMPS	2Ø12 # 1Ø12G IN 3/4"C	208V/1PH	MP1	14/16 20A/2P	BY MANUFACTURER
AC10	2 AMPS	2Ø12 # 1Ø12G IN 3/4"C	208V/1PH	MP1	14/16 20A/2P	BY MANUFACTURER
AC11	2 AMPS	2Ø12 # 1Ø12G IN 3/4"C	208V/1PH	MP1	22/24 20A/2P	BY MANUFACTURER
AC12	2 AMPS	2Ø12 # 1Ø12G IN 3/4"C	208V/1PH	MP1	22/24 20A/2P	BY MANUFACTURER
AC13	2 AMPS	2Ø12 # 1Ø12G IN 3/4"C	208V/1PH	MP1	22/24 20A/2P	BY MANUFACTURER
AC14	3 AMPS	2Ø12 # 1Ø12G IN 3/4"C	208V/1PH	MP1	22/24 20A/2P	BY MANUFACTURER
AC15	1.8 KW	2Ø12 # 1Ø12G IN 3/4"C	120V/1PH	SP2	SEE PLAN 20A/1P	BY MANUFACTURER
AC16	4.8 KW	2Ø10 # 1Ø10G IN 3/4"C	208V/1PH	SP2	12/14 30A/2P	BY MANUFACTURER
AC17	500 W	2Ø12 # 1Ø12G IN 3/4"C	120V/1PH	SP2	SEE PLAN 20A/1P	BY MANUFACTURER
AC18	2 (3 HP)	3Ø10 # 1Ø10G IN 3/4"C	208V/3PH	MP1	38/40/42 30A/3P	30AS/3P
AC19	3 (3/4 HP)	3Ø12 # 1Ø12G IN 3/4"C	208V/3PH	SP2	33/35/37 30A/3P	30AS/3P
AC20	3/4 HP	3Ø12 # 1Ø12G IN 3/4"C	120V/1PH	SP2	30 20A/1P	TS
AC21	2 (3/4 HP)	3Ø12 # 1Ø12G IN 3/4"C	208V/3PH	SP2	32/34/36 20A/3P	30AS/3P
AC22	200 W	3Ø12 # 1Ø12G IN 3/4"C	120V/1PH	SP2	31 20A/1P	TS
AC23	200 W	2Ø13 # 1Ø12G IN 3/4"C	120V/1PH	SP2	31 20A/1P	TS
AC24	1/3 HP	2Ø13 # 1Ø12G IN 3/4"C	120V/1PH	MP1	29 20A/1P	BY MANUFACTURER
AC25	1/3 HP	2Ø12 # 1Ø12G IN 3/4"C	120V/1PH	MP1	26 20A/1P	BY MANUFACTURER
AC26	38.5 AMPS	2Ø10 # 1Ø10G IN 3/4"C	208V/1PH	MP1	1/3 20A/2P	BY MANUFACTURER
AC27	SERVED FROM CU-B	2Ø10 # 1Ø10G IN 3/4"C	208V/1PH			
AC28	SERVED FROM CU-B	2Ø10 # 1Ø10G IN 3/4"C	208V/1PH			
AC29	SERVED FROM CU-B	2Ø10 # 1Ø10G IN 3/4"C	208V/1PH			
AC30	10 AMPS	3Ø12 # 1Ø12G IN 3/4"C	208V/3PH	MP1	3/7/8 15A/3P	BY MANUFACTURER
AC31	SERVED FROM CU-1	3Ø12 # 1Ø12G IN 3/4"C	208V/3PH			

[redacted]

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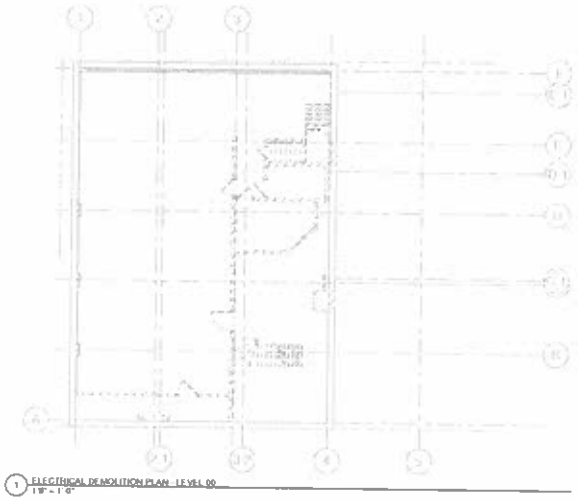
PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

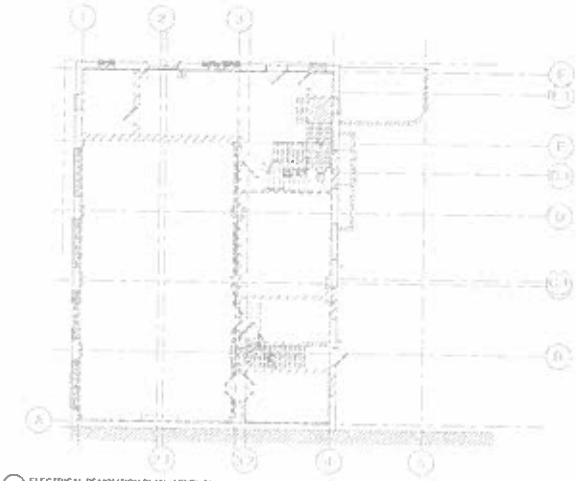
PROJ NO 2206

TITLE SCHEDULES

SHEET E1.2



1 ELECTRICAL DEMOLITION PLAN - LEVEL 00
1/8" = 1'-0"



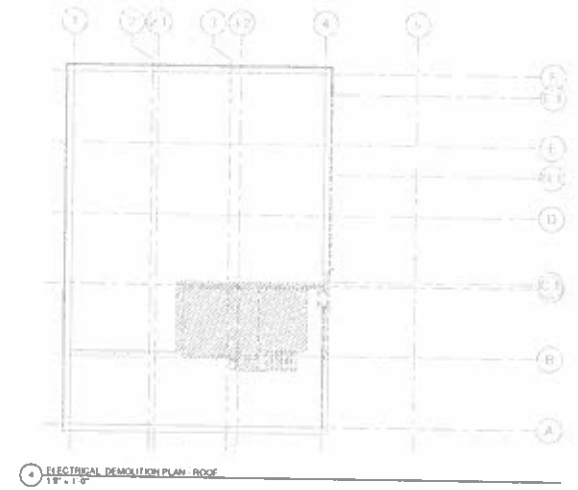
2 ELECTRICAL DEMOLITION PLAN - LEVEL 01
1/8" = 1'-0"

DEMOLITION NOTES:

DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL PANELS, METERS, CONDUIT WIRING, JUNCTION BOXES, ETC. TO POINT OF SOURCE. COORDINATE WITH GC FOR TEMPORARY POWER USAGE DURING CONSTRUCTION. THE GC MIGHT USE EXISTING SERVICE AS TEMP.

ALL EXISTING AND TEMP SHALL BE REMOVED TO ALLOW FOR INSTALLATION OF NEW SERVICE AND ALL ASSOCIATED ELECTRICAL DEVICES PER THE NEW PLANS.

3 ELECTRICAL DEMOLITION PLAN - LEVEL 02
1/8" = 1'-0"



4 ELECTRICAL DEMOLITION PLAN - ROOF
1/8" = 1'-0"

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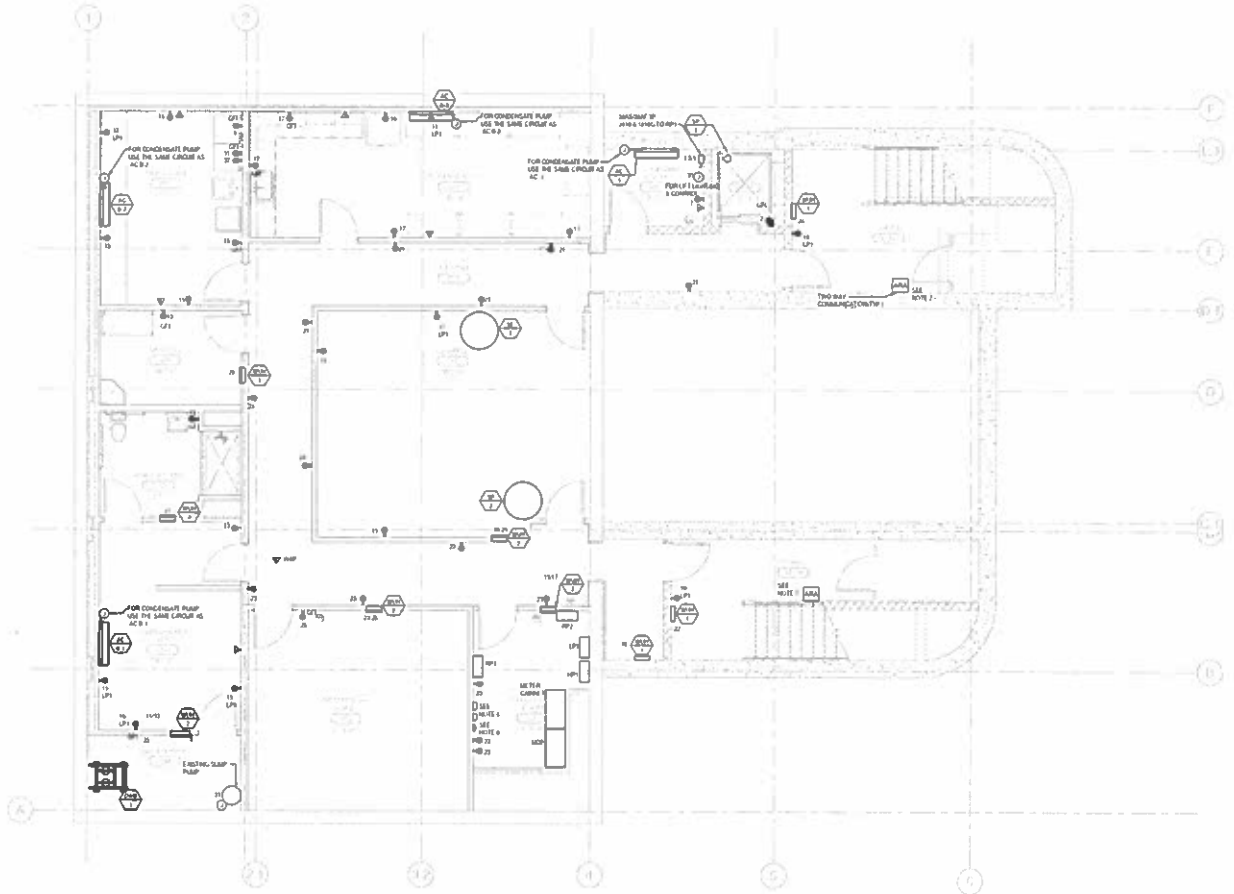
PROJ NAME: CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO: 2206

TITLE: ELECTRICAL DEMOLITION PLANS

SHEET: E2.0

PLAN NORTH TRUE NORTH



1 ELECTRICAL FLOOR PLAN - LEVEL 00
1/4" = 1'-0"

NOTES

1. ALL RECEPTACLES WILL BE SERVED FROM PANEL HP1 UNLESS SPECIFIED
2. REFER TO ARCH FOR FINAL POSITION BEFORE INSTALLATION OF EQUIPMENTS.
3. PROVIDE COMPLETE JAPHONE STATIONS AND INTERLOCK WITH PHONE SYSTEM FOR OPERATION. COORDINATE EXACT SYSTEM WITH OWNER/ARCH. COORDINATE WITH ARCH FOR EXACT LOCATION
4. REFER TO ARCH PLANS FOR LIGHTING FIXTURES TAGS AND INFORMATION
5. ALL EXTERIOR DOORS LOCKING SHALL BE TIED TO THE INTRUSION DETECTION ALARM SYSTEM
6. PROVIDE COMPLETE INTERCOM AND KEYLESS SYSTEM WITH ALL ASSOCIATED ACCESSORIES FOR COMPLETE FUNCTIONAL INSTALLATION
7. PROVIDE COMPLETE AREA OF REFUGE ASSISTANCE WITH ALL ASSOCIATED ACCESSORIES FOR COMPLETE FUNCTIONAL INSTALLATION
8. PROVIDE (1) 2"C FROM ELECTRICAL ROOM TO UTILITY POLE FOR COMMUNICATION CABLES
9. PROVIDE POE FOR SECURITY CAMERAS:
   a. PROVIDE 1 CAMERA IN THE MAIN ENTRY VESTIBULE
   b. PROVIDE 1 CAMERA AT EACH STAIR LANDING (8 TOTAL
10. JAPHONE SYSTEM SHALL BE SEPARATE FROM SECURITY CAMERA SYSTEM (JAPHONE WILL BE FOR ACCESS CONTROL AND CAMERAS WILL BE FOR SECURITY MONITORING)
11. RUN CAT 6 CABLE TO EXTERIOR DOORS/CONTACTS FOR TIE IN TO SECURITY SYSTEM

PLAN NORTH TRUE NORTH

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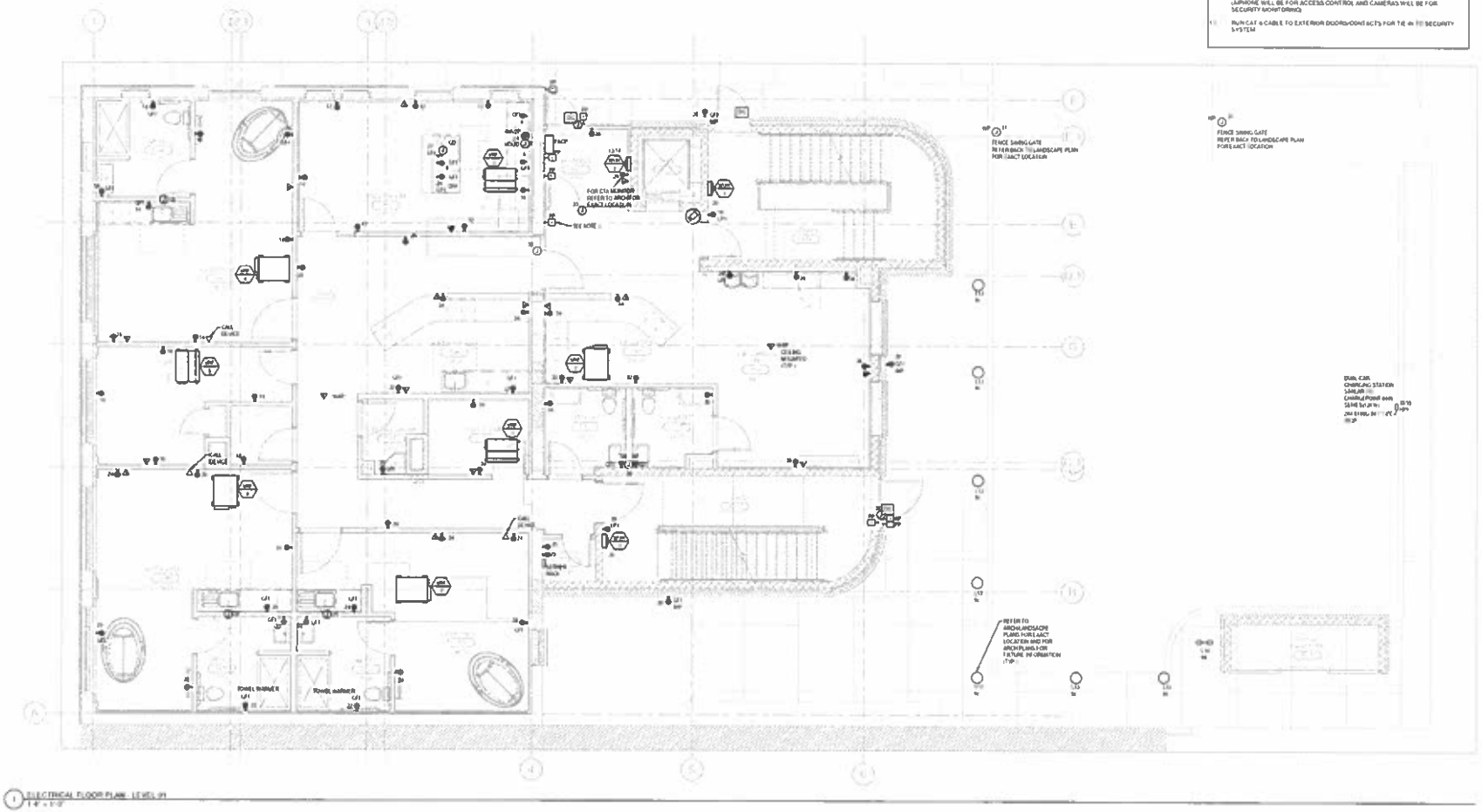
PROJ. NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ. NO. 2206

TITLE
ELECTRICAL FLOOR PLAN
LEVEL 00

SHEET
E2.1



1 ELECTRICAL FLOOR PLAN - LEVEL 01
1/4" = 1'-0"

LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
RYAN W. ELDRIDGE
062-058301

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NO	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	7/26/2021

PROJECT NAME: CHICAGO SOUTH SIDE BIRTH CENTER

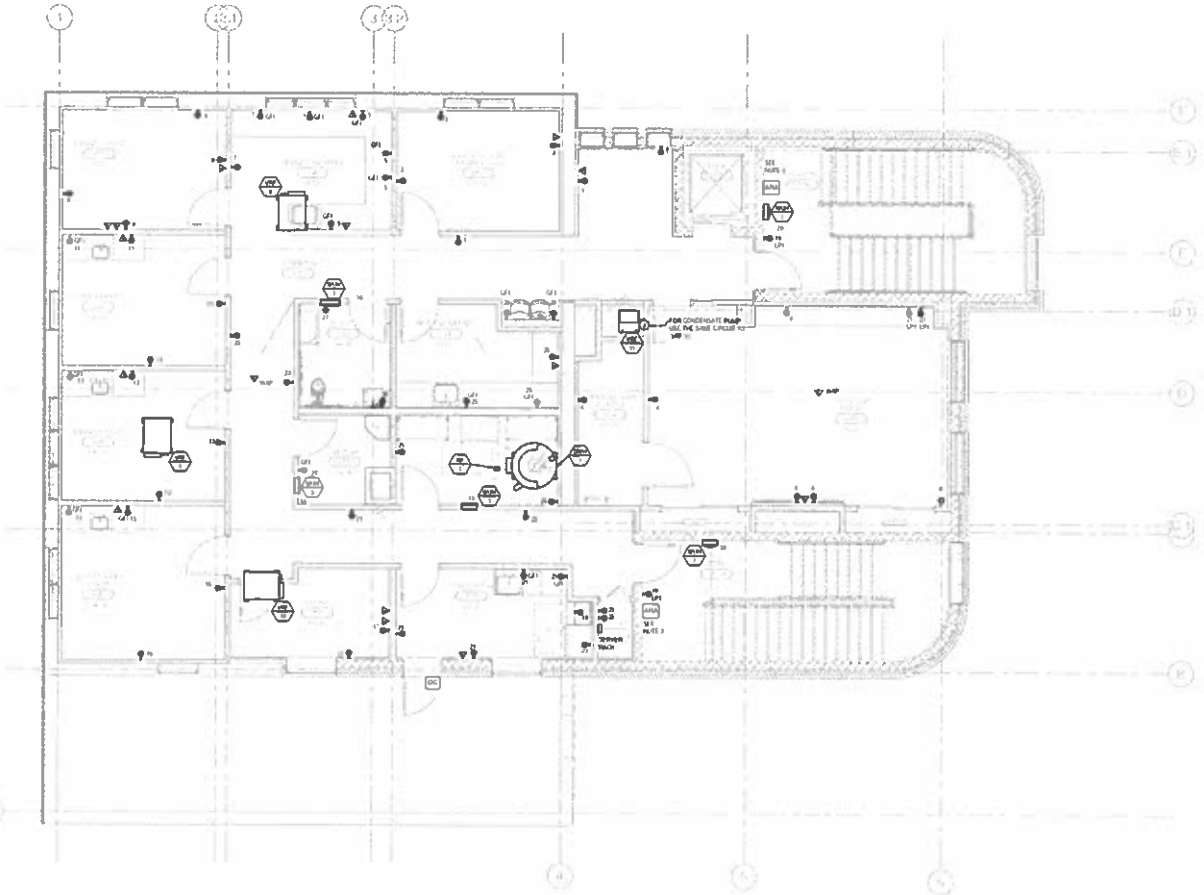
PROJECT NO: 2206

TITLE: ELECTRICAL FLOOR PLAN - LEVEL 01

SHEET: E2.2

NOTES

1. ALL REPCETACLES WILL BE SERVED FROM PANEL RP2
2. REFER TO ARCH FOR FINAL POSITION BEFORE INSTALLATION OF EQUIPMENTS.
3. PROVIDE COMPLETE AREA OF RESCUE ASSISTANCE WITH ALL ASSOCIATED ACCESSORIES FOR COMPLETE FUNCTIONAL INSTALLATION



1 ELECTRICAL FLOOR PLAN - LEVEL 02
1/4" = 1'-0"

PLAN NORTH TRUE NORTH

LICENSED PROFESSIONAL ENGINEER
EHAB M. ELGAO
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PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

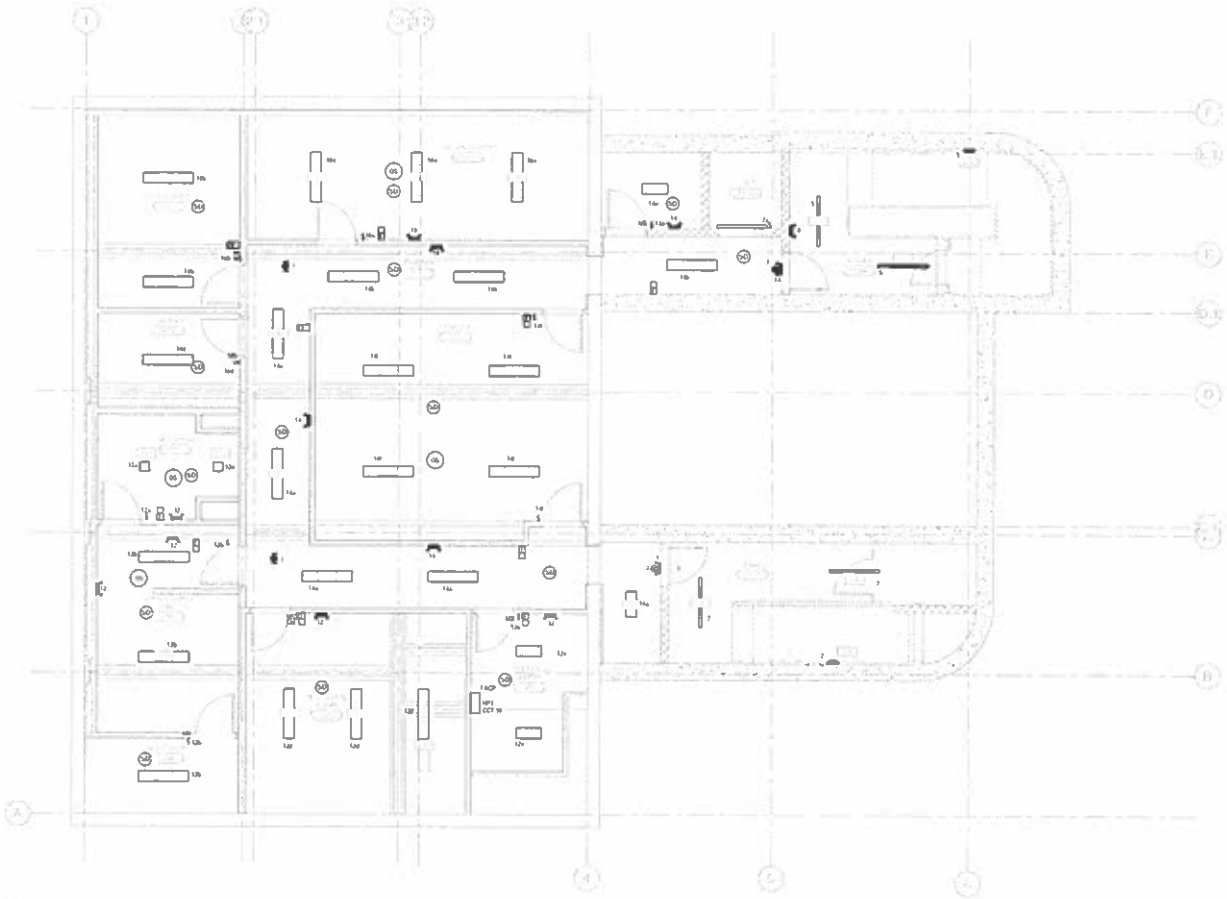
PROJ NO 2206

TITLE
ELECTRICAL FLOOR PLAN LEVEL 02

SHEET
E2.3

NOTES

1. ALL LIGHTING FIXTURES WILL BE SERVED FROM PANEL LP1
2. LP1 & FACP IS LOCATED IN THE ELECTRICAL ROOM LEVEL 00
3. FAAP IS LOCATED IN THE LEVEL 01
4. EXIT SIGNS AND EMERGENCY LIGHTING WILL SERVED FROM LP1 WITH LOCKED BREAKER
5. REFER TO ARCH PLANS FOR FINAL LOCATION AND LIGHTING FIXTURES TAGS AND INFORMATION
6. EXTERIOR LIGHTING SHALL BE CONTROLLED BY DIGITAL TIME CLOCK



1 LEVEL 00 - LIGHTING PLAN
1/4" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
ENAR M. ELOAD
062-058301
STATE OF ILLINOIS

Chicago South Side BIRTH CENTER

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PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO. 2206

TITLE
LIGHTING PLAN LEVEL 00

SHEET
E3.1

PLAN NORTH TRUE NORTH

NOTES:

1. ALL LIGHTING FIXTURES WILL BE SERVED FROM PANEL LP1
2. LP1 & FACP IS LOCATED IN THE ELECTRICAL ROOM LEVEL 00
3. FAAP IS LOCATED IN THE LEVEL 01
4. EXIT SIGNS AND EMERGENCY LIGHTING WILL SERVED FROM LP1 WITH LOCKED BREAKER
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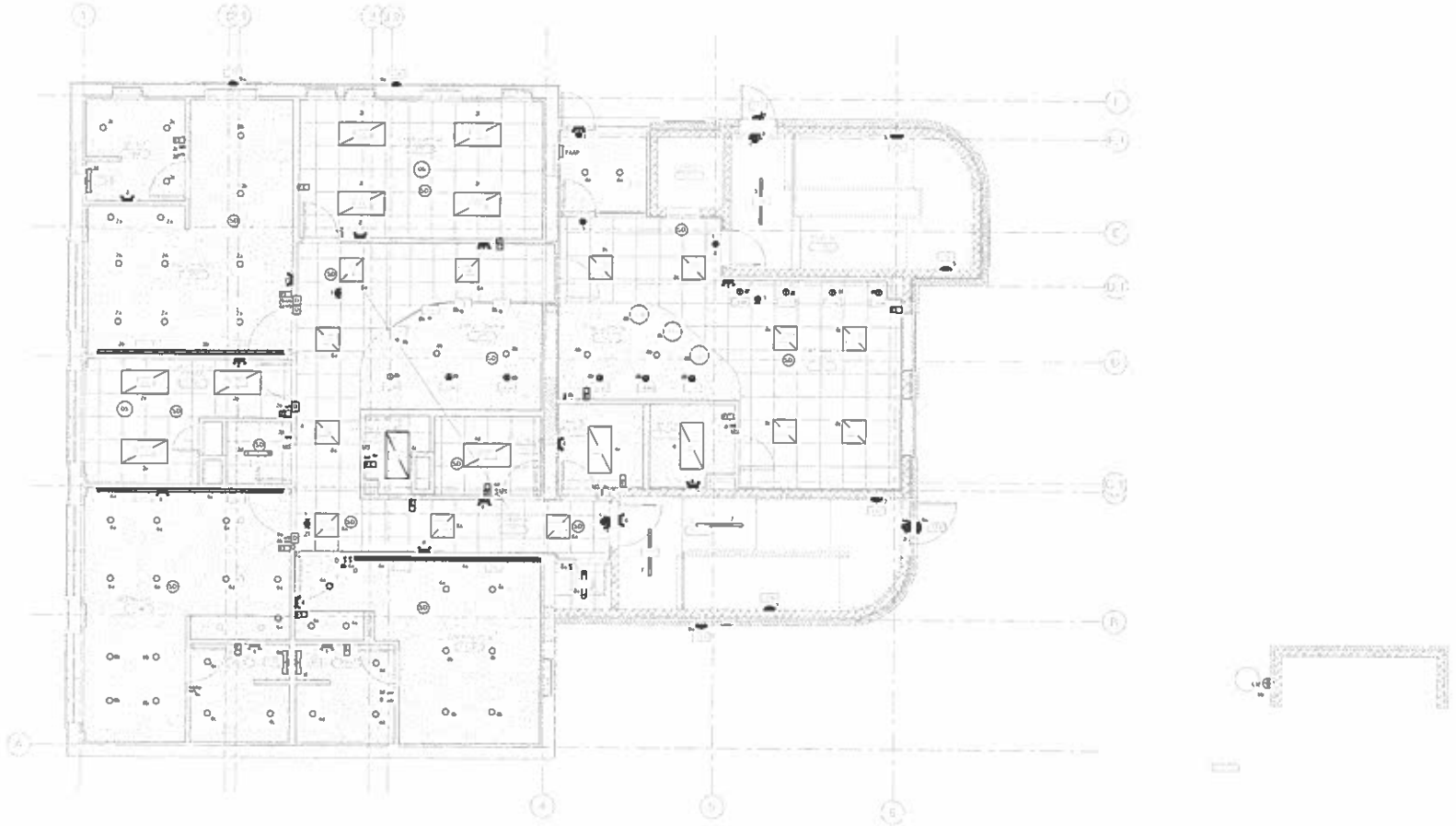

1 LEVEL 01 LIGHTING PLAN
1/4" = 1'-0"

PLAN NORTH TRUE NORTH

LICENSED PROFESSIONAL ENGINEER
EHAB M. ELGAO
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PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

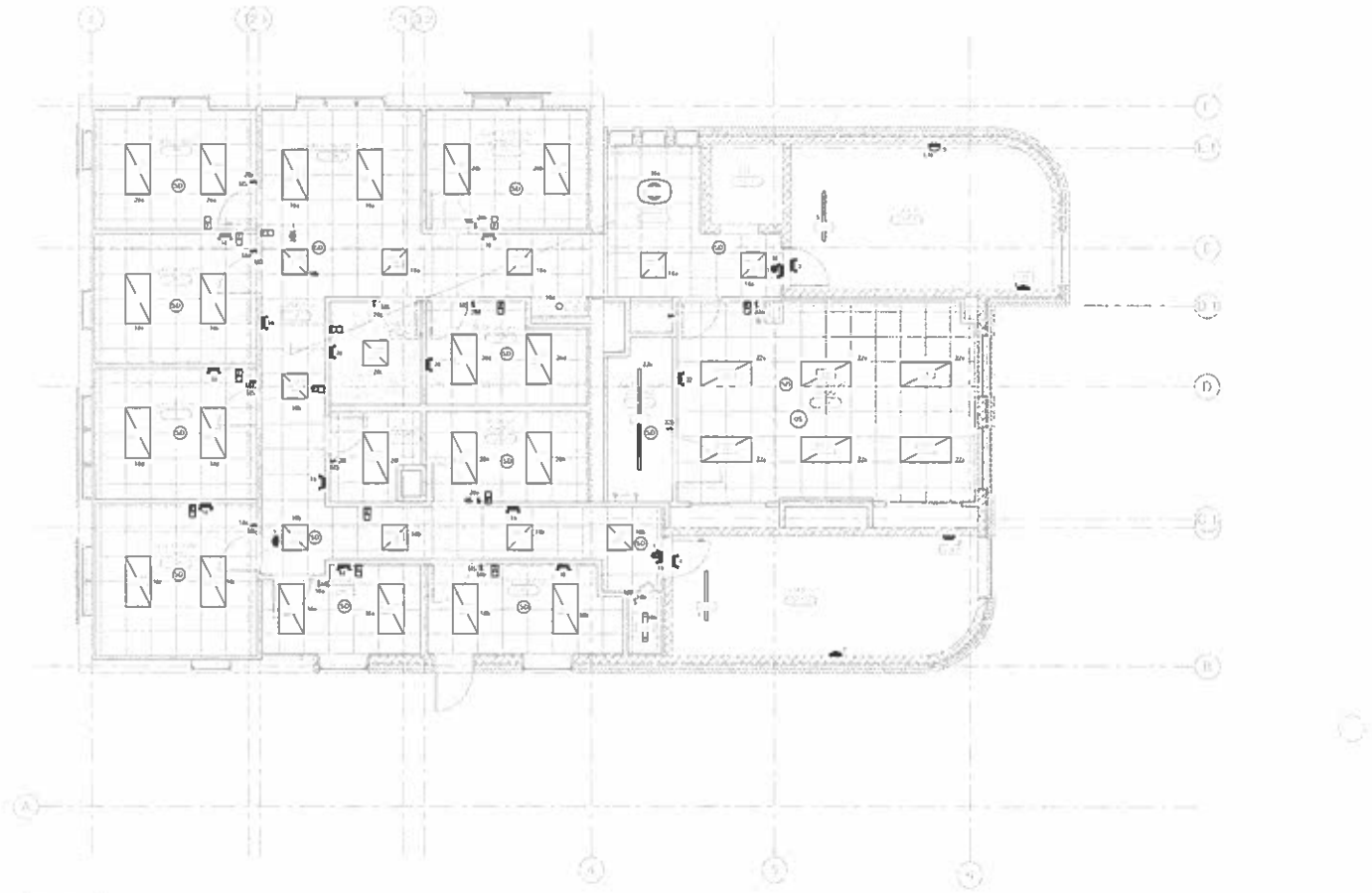
PROJ NO 2206

TITLE LIGHTING PLAN - LEVEL 01

SHEET E3.2

NOTES

1. ALL LIGHTING FIXTURES WILL BE SERVED FROM PANEL LP1
2. LP1 & FACP IS LOCATED IN THE ELECTRICAL ROOM LEVEL 02
3. FAMP IS LOCATED IN THE LEVEL 02
4. EXIT SIGNS AND EMERGENCY LIGHTING WILL SERVED FROM LP1 WITH LOCKED BREAKER
5. REFER TO ARCH PLANS FOR FINAL LOCATION AND LIGHTING FIXTURES TAGS AND INFORMATION
6. EXTERIOR LIGHTING SHALL BE CONTROLLED BY DIGITAL TIME CLOCK



1 LEVEL 02 LIGHTING PLAN
1/4" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
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1	[illegible]	[illegible]

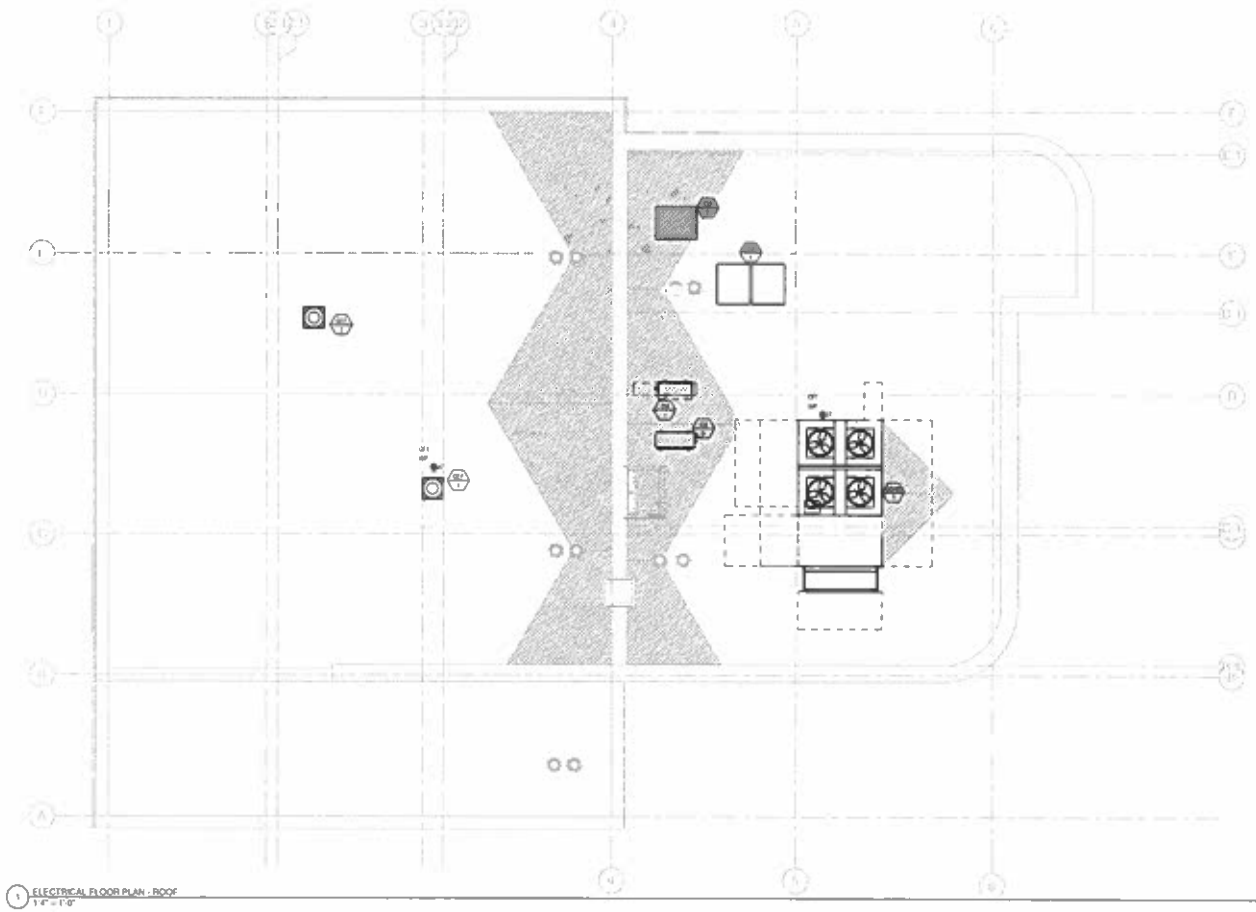
PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2206

TITLE LIGHTING PLAN LEVEL 02

SHEET E3.3

PLAN NORTH TRUE NORTH



1 ELECTRICAL FLOOR PLAN - ROOF
1/4" = 1'-0"

NOTES:

1. ALL RECEPTACLES WILL BE SERVED FROM PANEL RP1 UNLESS SPECIFIED
2. REFER TO ARCH FOR FINAL POSITION BEFORE INSTALLATION OF EQUIPMENTS
3. PROVIDE COMPLETE AIPHONE STATIONS AND INTERLOCK WITH PHONE SYSTEM FOR OPERATION. COORDINATE EXACT SYSTEM WITH OWNER. ARCH COORDINATE WITH ARCH FOR EXACT LOCATION
4. REFER TO ARCH PLANS FOR LIGHTING FIXTURES TAGS AND INFORMATION
5. ALL EXTERIOR DOORS LOCKING SHALL BE TIED TO THE INTRUSION DETECTION ALARM SYSTEM
6. PROVIDE COMPLETE INTRUSION AND KEYLESS SYSTEM WITH ALL ASSOCIATED ACCESSORIES FOR COMPLETE FUNCTIONAL INSTALLATION
7. PROVIDE COMPLETE AREA OF REFUGE ASSITANCE WITH ALL ASSOCIATED ACCESSORIES FOR COMPLETE FUNCTIONAL INSTALLATION
8. PROVIDE (1) 3"C FROM ELECTRICAL ROOM TO UTILITY POLE FOR COMMUNICATION CABLES
9. PROVIDE POE FOR SECURITY CAMERAS
   a. PROVIDE 1 CAMERA IN THE MAIN ENTRY VESTIBULE
   b. PROVIDE 1 CAMERA AT EACH STAIR LANDING 10 TOTAL
10. AIPHONE SYSTEM CAN BE SEPARATE FROM SECURITY CAMERA SYSTEM. LEXPHONE WILL BE FOR ACCESS CONTROL AND CAMERAS WILL BE FOR SECURITY MONITORING
11. RUN CAT 6 CABLE TO EXTERIOR DOORS/CONTACTS FOR TIE IN TO SECURITY SYSTEM

LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
EMAB at ILOAG
062-058301

Chicago South Side BIRTH CENTER

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DR, CHICAGO, IL 60617

ARCHITECT OF RECORD

TnS STUDIO

STEARN JOGLEKAR LTD

TERRA ENGINEERING LTD

ADVANCE CONSULTING GROUP INTERNATIONAL

NO	ISSUED FOR	DATE

PROJ NAME CHICAGO SOUTH SIDE BIRTH CENTER

PROJ NO 2206

TITLE
ELECTRICAL PLAN - ROOF

SHEET
E3.4

PLAN NORTH TRUE NORTH

Peter Chico
Alderman, 10th Ward
10500 S. Ewing Ave, 1st FL.
Chicago, IL, 60617
Office: 773-768-8138
Ward10@cityofchicago.org

City Council
City of Chicago

Council Chamber
City Hall, 2nd Fl, Room 200
121 N. LaSalle Street
Chicago, IL, 60602

Committee Memberships
Rules
Education & Child Development
Economic, Capital & Technology Development
License & Consumer Protection
Pedestrian & Traffic Safety
Public Safety
Workforce Development

April 15, 2024

Illinois Health Facilities and Services Review Board
525 W. Jefferson St., Second Floor
Springfield, IL 62761

To Whom It May Concern:

Please accept this correspondence as a letter of support for the proposal for the development of Chicago South Side Birth Center.

The wellbeing of the 10th ward constituents is integral to our civic leadership—this includes the physical wellness and safety of our growing and expectant families. All across the south side we are experiencing an emergent crisis in regard to the wellbeing of women, children, and families. We believe Chicago South Side Birth Center, in their provision of reproductive health care and birth services, will provide a valuable resource in our community of the 10th Ward.

I am in support of this project because this will be very beneficial in my ward, community and it offers personalized care at lower costs than hospitals and clinics.

Chicago South Side Birth Center is a necessary part of the greater Chicago community and is part of a larger solution for improving maternal and child health.

I am excited for the opportunity to show support for the development of the Chicago South Side Birth Center. If I may be of any other assistance, please contact me at (contact information).

Sincerely,

Peter Chico
10th Ward Alderman
City of Chicago

CHICAGO BEYOND

April 17, 2024

Illinois Health Facilities and Services Review Board
525 W. Jefferson St., Second Floor
Springfield, IL 62761

To the Review Board,

Chicago Beyond is a proud partner of the Chicago South Side Birth Center (CSSBC) and would like to express support as it seeks a Certificate of Need. Launched in 2016, Chicago Beyond is a committed impact investor that works to ensure all young people have the opportunity to live a free and full life in Chicago's communities. Chicago Beyond has partnered closely with Jeanine Valrie Logan, founder of CSSBC, over the last year to successfully launch the Black midwife-led birth center. As a birth equity champion, Jeanine works to address inequities in Black maternal health. In August of 2021, she was influential in pushing through Illinois House Bill 738, which aims to expand access to birth centers across the City of Chicago.

CSSBC has the potential for tremendous impact for birthing people, families, and communities served. There is a lack of supportive birthing options available to pregnant Black women and people on the South Side and it has created what the Chicago Tribune has called a birthing desert, forcing them to travel far beyond where they live to seek adequate prenatal care, and to deliver. CSSBC would bring culturally concordant and community-focused birthing care to Chicago's South Side. Its establishment increases the number of birth options available to birthing people while simultaneously decreasing the strain felt by existing clinics and Labor & Delivery Units on the South Side. Based on the most recent maternal and child health outcomes in Chicago, non-Hispanic Black women have both the highest rates of severe maternal morbidity and pregnancy-associated mortality. As a freestanding maternal health center CSSBC will provide full-spectrum, evidenced-based maternity, gynecological, family planning and postpartum care utilizing a midwifery care model. It will also create a liberatory space that affirms the experience, autonomy, identity, healing, self-determination, and liberation of Black birthing people, their families, and communities. CSSBC believes this type of care will address the disparities and inequities in maternal and infant outcomes in Chicago. And we believe that this type of care will set the standard for what holistic and community-based maternal health can look like across the City of Chicago, State of Illinois, and the nation.

We express our wholehearted support of CSSBC as an answer to the lack of care options currently available on the Southside as well as a solution to the disparate maternal and child health rates among Black birthing people and children on the South Side. If you would like any further information, please do not hesitate to reach out to us.

Sincerely,

Liz Dozier
Founder & CEO, Chicago Beyond

HEALTH & MEDICINE
POLICY RESEARCH GROUP

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Executive Director
Margie Schaps, MPH

*Executive Committee Member
†Past President

April 11, 2024

RE: Chicago South Side Birth Center

April Simmons, Legal Counsel
Illinois Health Facilities and Services Review Board 525 W. Jefferson, 2nd floor
Springfield, IL 62761

Dear Ms. Simmons,

On behalf of the Health & Medicine Policy Research Group's Birth Center Task Force, we are writing in strong support of the Chicago South Side Birth Center application for Certificate of Need.

The number of OB units is limited on Chicago's south side, and birth outcomes for Black women are unacceptably high. We believe the Chicago South Side Birth Center is a viable and emergent solution for women, birthing people, and children on the South Side. The development of a birth center addresses the lack of care options on the Southside, as well as a solution to the disparate maternal and child health rates among Black birthing people and children on the South Side.

We have been advocating for the establishment of additional birth centers in Illinois for over 30 years, including advocating for new birth center licensing legislation, establishment of reasonable safety-based administrative rules, and the expansion of providers throughout the state.

With the well-studied and established benefits of birth centers (positive health outcomes, lower overall costs, high patient satisfaction) for pregnant patients, their families, and the state, the opening of a birth center on the south side of Chicago would certainly address a need that exists.

While the opportunity to establish birth centers in Illinois has existed for over 15 years, it has only been recently that providers, purchasers, and payers have recognized the significant value that it adds to the continuum of maternity care options available.
Please consider the Chicago South Side Birth Center application, because this would not only enable patients in the Chicago South Side service area to have access to this safe, cost-effective option, but it would reduce overall Medicaid and insurance costs, as well as address disparities in health and birth outcomes for Black women.

We'd be happy to provide further background research and information about any of the above if needed.

Sincerely,
Gayle Riedmann, CNM, MS, FACNM & Lon Berkeley, MS
(Co-chairs, Birth Center Task Force)

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CHICAGO VOLUNTEER DOULAS

Letter of Support For Chicago South Side Birth Center

Lakeesha Harris
Executive Director
Chicago Volunteer Doulas
231 S. La Salle St.
Suite 2100 Unit 16
Chicago, IL 60604
ed@thecvd.org
312-927-7957
April 8th, 2024

Jeanine Valrie Logan
Lead Steward
Chicago South Side Birth Center
8301 S. South Shore Dr.
Chicago, Illinois 60617

Dear Jeanine and All Concerned,

I am writing to express our enthusiastic support of the Chicago South Side Birth Center in receiving your Certificate of Need from the state of Illinois. As the Executive Director of Chicago Volunteer Doulas, I speak for our organization in saying that we understand firsthand the critical need for accessible, culturally competent, and community-centered maternity care services in our area, especially on the south side of Chicago.

The Chicago South Side Birth Center aligns perfectly with our vision where all pregnancy and postpartum experiences and outcomes are met with empathy and care. We know that CSSBC is also seeking a Chicago where everyone has the resources and autonomy they need for their lives, families, and communities to thrive. We firmly believe that every individual deserves

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CHICAGO VOLUNTEER DOULAS

access to high-quality maternity care that respects their autonomy, values their cultural traditions, and prioritizes their health and well-being.

Through our experiences working with birthing individuals and families across diverse communities in Chicago, we have witnessed the profound impact of having options for birth that are safe, respectful, and empowering. The Chicago South Side Birth Center has the potential to fill a significant gap in maternity care services by offering an alternative to hospital-based birth that is rooted in the principles of holistic care, informed decision-making, and compassionate support.

Furthermore, we commend the commitment of the Chicago South Side Birth Center team to address disparities in maternal health outcomes by providing comprehensive care that addresses social determinants of health and promotes equity. By offering culturally sensitive services, engaging community partners, and prioritizing the needs of marginalized populations, the Birth Center has the opportunity to effect positive change and improve birth outcomes for individuals and families on the South Side of Chicago.

As dedicated doulas and advocates for maternal health, we stand ready to collaborate with the Chicago South Side Birth Center in any way that we can. Whether through providing doula support to clients, offering educational workshops, or participating in community outreach efforts, we are eager to contribute to the success of this vital initiative.

In conclusion, we wholeheartedly endorse the establishment of the Chicago South Side Birth Center and commend the team for their vision, dedication, and commitment to excellence in maternity care. We are confident that the Birth Center will become an invaluable resource for our community, and we pledge our ongoing support to ensure its success.

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CHICAGO VOLUNTEER DOULAS

Thank you for considering our input, and please do not hesitate to reach out if you have any questions or if there are opportunities for collaboration.

Sincerely,

Lakeesha Harris

DocuSigned by:
Lakeesha Harris
661F0763F93B4A5...

Executive Director

Chicago Volunteer Doulas

February 23, 2(

Karie E. Stewart
Melanated Midwives, NFP
Chicago, IL 60605

To Whom It May Concern:

On behalf of Melanated Midwives, NFP we are submitting a letter of support regarding the leadership of Jeanine Val Logan and her team in bringing more birth options to the South Side of Chicago. We are excited and wholeheartedly support of the Chicago South Side Birth Center. We strongly support their efforts, continued service, advocacy, a commitment to the Black birthing people of the South Side of Chicago.

As an organization that understands the importance and positive effect of providing racial concordant care to Bla birthing people, we are dedicated to supporting the efforts of the South Side of Chicago in addressing the maternal hea desert crisis. The Chicago South Side Birth Center will be a much-needed birthing option. As you know the South S of Chicago has been affected by the closure of several hospitals and Labor & Delivery units over the past 5 years. Melanated Midwives diversifies the midwifery profession we plan to support student midwives of color that will one d be employed by the Chicago South Side Birth Center and serving Black birthing families in their own communities.

Melanated Midwives fully supports the Chicago South Side Birth Center. We believe the Chicago South Side Bi Center is a viable and emergent solution for Black women, Black birthing people, Black infants and children on t South Side and serve as a model of exemplary maternal health care for other urban communities.

We highly recommend the approval of the Chicago South Side Birth Center as a necessity in addressing a matern health crisis and eliminating health disparities in our Black neighborhoods. The Chicago South Side Birth Center w help achieve birth and health equity, which is long overdue to our communities.

Sincerely,

Karie E. Stewart, ***MPH, MSN, CNM, APRN***
CEO & Founder
Melanated Midwives, NFP

MARCH OF DIMES

IGNITING IMPACT *together*

Ashley (Summers) Thies
Senior Executive Director
Market Impact
T (312) 765-9342
AThies@marchofdimes.org
MARCHOFDIMES.ORG

March of Dimes-Chicago
Chicago, IL 60604

April 14, 2024

To Whom It May Concern:

March of Dimes-Chicago/Illinois is pleased to support the development of Chicago South Side Birth Center in response to the need for improved access to high quality and safe maternity care services on Chicago's South and Far Southside. Chicago South Side Birth Center has made significant strides to engage a diverse set of perinatal and community partners in a collaborative effort to assess the community needs and identify the priorities of Black birthing people and children on the South Side. The Chicago South Side Birth Center serves as a viable and emergent solution for women, birthing people, and children on the South Side and has the potential to serve as a model for the nation.

March of Dimes' vision of a "*world where every mom and baby is healthy regardless of wealth, race, and geography*" aligns closely with Chicago South Side Birth Center's mission and aim to provide concordant, culturally centered, evidence-based midwifery care alongside families and within the community to improve outcomes, promote wellness, and abundance in whole health.

March of Dimes (MOD-Chicago/Illinois) is committed to the work of addressing disparate maternal and child health rates among Black birthing people and children on the South Side; and remains a champion for Black maternal health across Chicago and Illinois. The Chicago South Side Birth Center will be an integral part of the broader Chicago Community and as a partner in the proposed project, we look forward to collaborating with Chicago South Side Birth Center in achieving these goals and are committed to supporting the Chicago South Side Birth Center to reducing inequities and improve outcomes for birthing persons and infants across Chicago.

Sincerely,

ASHLEY (SUMMERS) THIES
Senior Executive Director, Market Impact

May 6, 2024

Illinois Health Facilities and Services Review Board
525 W. Jefferson St., Second Floor
Springfield, IL 62761

To the Review Board,

This letter is in full support of the Chicago South Side Birth Center's Certificate of Need. I am the founder and managing director of Little Wing Collective LLC and its philanthropic affiliate, Little Wing Fund. Little Wing is an economic, racial, and social justice initiative focused on supporting community-based, founder-led, impactful organizations. Over the last two years, Little Wing has followed closely and supported CSSBC and Jeanine Valrie Logan, founder of CSSBC, as she seeks to successfully launch the Black midwife-led birth center in one of Chicago's underserved communities. Jeanine is a true birth equity champion who already has established herself as a leader in her field as she addresses the massive inequities in Black maternal health in our communities.

The current state of provision of birthing services, particularly those available to non-Hispanic Black women, has resulted in poor health outcomes. Black women in Chicago have both the highest rates of severe maternal morbidity and pregnancy-associated mortality. It is crucial that we address this failure and the CSSBC will do just that through its freestanding maternal health center, providing a full range of maternity care utilizing a midwifery care model. Addressing disparities in health care in underserved communities is crucial to the health and well-being of the residents of the State of Illinois and the City of Chicago and CSSBC will provide much-needed community-based maternal health care.

We wholly support CSSBC as it provides the crucial care options to Black women and children on the Southside of Chicago. Please contact me if you would like any further information.

Very truly yours,

Seth M. Hemming
Founder and Managing Director
Little Wing Collective LLC
Little Wing Fund
312-752-8835
Seth.hemming@gmail.com

Administrative Office
14 Lake Street
Oak Park, Illinois 60302
t. 708.383.0113
f. 708.383.1378

May 7, 2024

Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, 62761

Re: Chicago South Side Birth Center

Dear Illinois Health Facilities and Services Review Board,

This letter is in support of the Chicago South Side Birth Center. As one of the first freestanding birth centers in the State of Illinois, PCC understands the importance of individuals having access to a birth center on the South Side of Chicago.

Freestanding birthing centers offer patients a calm and soothing environment where families feel supported throughout their child birthing experience. The birthing center model offers patients a care team such as a midwife, a doula, and other supporting members to ensure patients receive the proper care through postpartum. Birth Centers offer physical, emotional, social, and educational support as families gain the confidence and skills to care for themselves and their children.

The South Side of Chicago has some of the highest rates of maternal morbidity for Black women and has the highest infant mortality rates for Black babies in Illinois. With this escalating maternal and infant health crisis, the Chicago South Side Birth Center must remain open to serve as a viable resource to residents in the communities it serves. Chicago South Side Birth Center is anchored in the community and may play a pivotal role in improving the health outcomes of babies and mothers.

PCC Community Wellness and the Birth Center at PCC supports the Chicago South Side Birth Center and look forward to building a sustainable community birth infrastructure alongside them for years to come.

Sincerely,

Alyssa Sianghio
President and CEO

EVERTHRIVE ILLINOIS

September 17, 2024

To whom it may concern,

EverThrive IL would like to offer our support for the establishment of the Chicago South Side Birth Center. Our vision at EverThrive IL is a just and affirming health care ecosystem where individuals, families, and communities can thrive through the achievement of reproductive justice and birth equity. EverThrive has worked for nearly 40 years to advance health equity in Illinois through community-driven partnerships, policy action and systems change.

It is unacceptable that within the City of Chicago Black mothers and birthing persons continue to face disparate rates of maternal mortality and morbidity. Further, rates have only worsened since 2020 even though most cases are preventable. A major contributing factor to birth inequities across Chicago is the active disinvestment in health services across the south side of the city, which has left communities burdened with a lack of access to adequate reproductive healthcare services. In short, our current healthcare systems are failing Black mothers and families. It is because of this that a change is needed; a change by the community, for the community. We believe that the Chicago South Side Birth Center is key to this change.

The hard work and dedication Jeanine Logan and her team have contributed towards the opening of the birth center, from hiring community-based birth support and administrative staff, to birth justice advocacy and community partnerships, are living proof of their unwavering commitment to the urgent maternal and infant health needs of their community. Their vast experience both within birth justice and living experiences make *them* the experts of what exactly those needs are. In addition to providing a welcoming birthing space for families, the birth center would also provide a wide range of services, including the provision of community resources, contraceptives, STI screenings, and prenatal/postpartum care. Black birth workers, including but not limited to, midwives, lactation specialists, and doulas, are foundational in the effort of re-imagining a standard of reproductive healthcare that is not currently available or accessible for Black mothers and birthing people within our current systems. Creating a standard of care rooted in birth justice is non-negotiable if we, as maternal and child health advocates, want to earnestly address health inequities. The investment in those dedicated to creating a space for Black mothers and birthing people to be truly cared for throughout their perinatal journey would not just positively impact the lives of those within the community but would actively target the prevalence of disparate maternal and infant health outcomes.

[illegible]

EVERTHRIVE ILLINOIS

Providing communities that are historically the most impacted by systemic injustices with equitable access to timely, compassionate, and culturally responsive reproductive healthcare services is necessary in the effort to achieve birth equity. Therefore, the establishment of the Chicago South Side Birth Center is a necessity for the south side community. Black mothers, birthing persons, and families are deserving of a space where they can heal, receive support, and most importantly, bring life into this world in a safe and welcoming environment. We at EverThrive IL cannot think of a more qualified team to provide that to than the Chicago South Side Birth Center.

Sincerely,

Chinyere Okwu
Executive Director

TRANSFER AGREEMENT

This Transfer Agreement (this "**Agreement**") is entered into on October 1, 2022 (the "**Effective Date**"), by and between Advocate Health and Hospitals Corporation d/b/a Advocate Trinity Hospital ("**Hospital**"), an Illinois not-for-profit corporation, and Chicago South Side Birth Center, an Illinois not-for-profit corporation ("**Facility**").

WHEREAS, Hospital is licensed under Illinois law as an acute care hospital designated by the Illinois Department of Public Health ("**IDPH**") as a Level II Perinatal Center;

WHEREAS, Facility provides comprehensive support through pregnancy, labor, and the postpartum period;

WHEREAS, Hospital and Facility desire to cooperate in the transfer of patients from Facility to Hospital, when and if such transfer may, from time to time be deemed necessary and requested by the respective patient's physician, to facilitate appropriate patient care, including emergency caesarian delivery;

WHEREAS, the parties mutually desire to enter into a transfer agreement to provide for the medically appropriate transfer or referral of patients from Facility to Hospital, for the benefit of the community and in compliance with applicable federal and state laws and regulations; and

WHEREAS, the parties desire to provide a full statement of their agreement in connection with the services to be provided hereunder.

NOW, THEREFORE, BE IT RESOLVED, that in consideration of the mutual covenants, obligations and agreements set forth herein, the parties agree as follows:

I. TERM

1.1 The term of this Agreement shall be for one (1) year from the Effective Date. This Agreement shall automatically renew for additional one (1) year terms, unless terminated by either party as set forth herein.

II. TERMINATION

2.1 Either party may terminate this Agreement at any time with or without cause upon sixty (60) days prior written notice to the other party. Additionally, this Agreement shall automatically terminate should either party fail to maintain the licensure or certification necessary to carry out the provisions of this Agreement.

III. OBLIGATIONS OF THE PARTIES

3.1. In order for Facility to comply with 77 Ill. Adm. Code 1110.275, 210 ILCS 3/35 and 210 ILCS 170/1 *et seq.*, the parties agree to enter into this Agreement to specify the rights and duties of each of the parties and to specify the procedure for ensuring the timely transfer of patients from Facility to Hospital.

3.2 Facility agrees:

a. That Facility shall refer and transfer patients to Hospital for medical treatment only when such transfer and referral has been determined to be medically appropriate by the patient's provider ("**Transferring Provider**") or in an emergency medical situation;

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b. That the Transferring Provider shall contact the in-house obstetrician prior to transport, to verify the transport and acceptance of the patient by Hospital. The decision to accept the transfer of the patient shall be made by Hospital's receiving obstetrician, hereinafter referred to as the "Accepting Physician". The Transferring Provider shall report all patient medical information which is necessary and pertinent for transport and acceptance of the patient by Hospital and/or Accepting Physician;

c. That Facility shall be responsible for affecting the transfer of all patients referred to Hospital under the terms of this Agreement, including arranging for appropriate transportation, financial responsibility for the transfer in the event patient fails or is unable to pay, and care for the patient during the transfer. The Transferring Provider shall determine the appropriate level of patient care during transport in consultation with the Accepting Physician;

d. That pre-transfer treatment guidelines, if any, will be augmented by orders obtained from the Accepting Physician;

e. That, prior to patient transfer, the Transferring Provider is responsible for obtaining and documenting appropriate informed consent to transfer the patient;

f. That Facility clinicians, or their clinical representative, attending persons in labor at Facility shall attend morbidity and mortality reviews that occur at Hospital on their patients, when invited, at a mutually agreeable time; such attendance includes, but is not limited to, maternal and neonatal patients transferred to Hospital; and

g. To maintain and provide proof to Hospital of professional and general liability insurance coverage in the amount of One Million Dollars ($1,000,000.00) per occurrence and Three Million Dollars ($3,000,000.00) in the aggregate with respect to the actions of its employees and agents connected with or arising out of services provided under this Agreement.

3.3 Hospital agrees:

a. To accept and admit in a timely manner, subject to bed availability, Facility patients referred for medical treatment, as more fully described in Section 3.2;

b. To accept patients from Facility in need of inpatient hospital care, when such transfer and referral has been determined to be medically appropriate by the patient's Transferring Provider at Facility;

c. That Hospital will seek to facilitate referral of patients to specific Accepting Physicians when this is requested by Transferring Providers and/or patients;

d. That Hospital shall provide patients with medically appropriate and available treatment provided that Accepting Physician and/or emergency physician writes appropriate orders for such services; and

e. To maintain and provide proof to Facility upon Facility's request of professional and general liability insurance coverage in the amount of One Million Dollars ($1,000,000.00) per occurrence and Three Million Dollars ($3,000,000.00) in the aggregate with respect to the actions of its employees and agents connected with or arising out of services provided under this Agreement.

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IV. GENERAL COVENANTS AND CONDITIONS

4.1 Release of Medical Information. In all cases of patients transferred for the purpose of receiving medical treatment under the terms of this Agreement, Facility shall ensure that a copy of those portions of the patient's medical record that are available and relevant to the transfer and continued care of the patient accompany the patient to Hospital, subject to the provisions of applicable State and Federal laws governing the confidentiality of such information. Information to be exchanged shall include any completed transfer and referral forms mutually agreed upon for the purpose of providing the medical and administrative information necessary to determine the appropriateness of treatment or placement, and to enable continuing care to be provided to the patient. The medical records in the care and custody of Hospital and Facility shall remain the property of each respective institution.

4.2 Personal Effects. Facility shall be responsible for the security, accountability, and appropriate disposition of the personal effects of patients prior to and during transfer to Hospital. Hospital shall be responsible for the security, accountability, and appropriate disposition of the personal effects of transferred patients upon arrival of the patient at Hospital.

4.3 Indemnification. The parties agree to indemnify and hold each other harmless from any liability, claim, cause of action, loss, damage, expense demand, judgment, and costs (including reasonable attorney's fees) arising out of or in connection with the intentional or negligent acts of their respective employees and/or agents.

4.4 Independent Contractor. Nothing contained in this Agreement shall constitute or be construed to create a partnership, joint venture, employment, or agency relationship between the parties and/or their respective successors and assigns, it being mutually understood and agreed that the parties shall provide the services and fulfill the obligations hereunder as independent contractors. Further, it is mutually understood and agreed that nothing in this Agreement shall in any way affect the independent operation of either Hospital or Facility. The governing body of Hospital and Facility shall have exclusive control of the management, assets, and affairs at their respective institutions. No party by virtue of this Agreement shall assume any liability for any debts or obligations of a financial or legal nature incurred by the other, and neither institution shall look to the other to pay for service rendered to a patient transferred by virtue of this Agreement.

4.5 Publicity and Advertising. Neither the name of Hospital nor Facility shall be used for any form of publicity or advertising by the other without the express written consent of the other; provided, however, that nothing in this Section 4.5 shall preclude Facility from providing a copy of this Agreement or disclosing its contents as may be required for a certificate of need from the Illinois Health Facilities and Services Review Board.

4.6 Cooperative Efforts. The parties agree to devote their best efforts to promoting cooperation and effective communication between the parties in the performance of services hereunder, to foster the prompt and effective evaluation, treatment, and continuing care of recipients of these services. Parties shall each designate a representative who shall meet as often as necessary to discuss quality improvement measures related to patient stabilization and/or treatment prior to and subsequent to transfer and patient outcome. The parties agree to reasonably cooperate with each other to oversee performance improvement and patient safety applicable to the activities under this Agreement to the extent permissible under applicable laws. All information obtained and any materials prepared pursuant to this section and used in the course of internal quality control or for the purpose of reducing morbidity and mortality, or for improving patient care, shall be privileged and strictly confidential for use in the evaluation and improvement of patient care according to 735 ILCS 5/8-2101 et seq., as may be amended from time to time.

4.7 Nondiscrimination. The parties agree to comply with Title VI of the Civil Rights Act of 1964, all requirements imposed by regulations issued pursuant to that title, Section 504 of the Rehabilitation Act of 1973, and all related regulations, to ensure that neither party shall discriminate against any recipient of services hereunder on the basis of race, color, sex, creed, national origin, age, or handicap, under any program or activity receiving Federal financial assistance.

4.8 Affiliation. Each party shall retain the right to affiliate or contract under similar agreements with other institutions while this Agreement is in effect.

4.9 Applicable Laws. The parties agree to fully comply with applicable federal and state laws, rules and regulations affecting the provision of services under the terms of this Agreement, including, without limitation, those laws and regulations governing the maintenance of clinical or medical records and confidentiality of patient information, as well as with all standards promulgated by any relevant accrediting agency.

4.10 Governing Law. All questions concerning the validity or construction of this Agreement shall be determined in accordance with the laws of Illinois without giving effect to the conflict of laws rules or choice of laws rules thereof.

4.11 Writing Constitutes Full Agreement. This Agreement embodies the complete and full understanding of Hospital and Facility with respect to the services to be provided hereunder. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto. Neither this Agreement nor any rights hereunder may be assigned by either party without the written consent of the other party.

4.12 Written Modification. There shall be no modification of this Agreement, except in writing and exercised with the same formalities of this Agreement.

4.13 Severability. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held to be illegal by the courts or in conflict with any law of the state where made, the validity of the remaining portions or provisions shall be construed and enforced as if this Agreement did not contain the particular part, term, or provision held to be invalid.

4.14 Notices. All notices permitted or required to be given under the terms of this Agreement shall be in writing, delivered personally or by certified or registered mail, return receipt requested, and shall be deemed to have been duly given when delivered personally or within three (3) days after it has been post-marked in the United States mail, postage prepaid and addressed as follows:

If to Hospital: Advocate Trinity Hospital
2320 East 93rd Street
Chicago, IL 60617
Attention: President

DocuSign Envelope ID: F4F1AF44-B6AE-4268-B1ED-7A68EC8F06F1

With a Copy to:	Advocate Aurora Health, Inc. 750 West Virginia Street Milwaukee, WI 53204 Attn: Chief Legal Officer
If to Facility:	Chicago South Side Birth Center 8450 S. Stony Island Chicago, IL 60617 Attn: Midwifery Director

Any party may change the address for notice by notifying the other party, in writing, of the new address.

4.15 Warranty of Non-Exclusion. Each party represents and warrants to the other that the party, its officers, directors and employees (i) are not currently excluded, debarred, or otherwise ineligible to participate in the federal health care programs as defined in 42 U.S.C. §1320a-7b(f) (the "federal health care programs"), (ii) have not been convicted of a criminal offense related to the provision of health care items or services but have not yet been excluded, debarred, or otherwise declared ineligible to participate in the federal health care programs, and (iii) are not, to the best of its knowledge, under investigation or otherwise aware of any circumstances which may result in the party or any such individual being excluded from participation in the federal health care programs. This shall be an ongoing representation and warranty during the term of this Agreement and each party shall immediately notify the other of any change in the status of the representations and warranty set forth in this section. Any breach of this section shall give the other party the right to terminate this Agreement immediately for cause.

4.16 HIPAA Compliance Requirements. To the extent applicable to this Agreement, each party agrees to comply with the Health Information Technology for Economic and Clinical Health Act of 2009 (the "HITECH Act"), the Administrative Simplification provisions of the Health Insurance Portability and Accountability Act of 1996, as codified at 42 USC § 1320d through d-8 ("HIPAA") and any current and future regulations promulgated under either the HITECH Act or HIPAA, including without limitation the federal privacy regulations contained in 45 C.F.R. Parts 160 and 164 (the "Federal Privacy Regulations"), the federal security standards contained in 45 C.F.R. Parts 160, 162 and 164 (the "Federal Security Regulations"), and the federal standards for electronic transactions contained in 45 C.F.R. Parts 160 and 162 (the "Federal Electronic Transactions Regulations"), all as may be amended from time to time, and all collectively referred to herein as "HIPAA Requirements." Each party agrees to enter into any further agreements as necessary to facilitate compliance with HIPAA Requirements.

4.17 Access to Records. Pursuant to the requirements of 42 C.F.R. §420.300 *et seq.*, each party agrees to make available to the Secretary of Health and Human Services ("HHS"), the Comptroller General of the Government Accounting Office ("GAO") or their authorized representatives, all contracts, books, documents, and records relating to the nature and extent of costs hereunder for a period of ten (10) years after the furnishing of services hereunder for any and all services furnished under this Agreement. In addition, each party hereby agrees to require by contract that each subcontractor makes available to the HHS and GAO, or their authorized representative, all contracts, books, documents and records relating to the nature and extent of the costs thereunder for a period of ten (10) years after furnishing of services thereunder.

4.18 Change in Law. Notwithstanding any other provision of this Agreement, if the governmental agencies (or their representatives) which administer Medicare, any other payor, or any other federal, state or local government or agency passes, issues or promulgates any law, rule, regulation, standard or interpretation, or if any court of competent jurisdiction renders any decision or issues any order, at any time while this Agreement is in effect, which prohibits, restricts, limits or in any way substantially changes the method or amount of reimbursement or payment for services rendered under this Agreement, or which otherwise significantly affects either party's rights or obligations hereunder, either party may give the other notice of intent to amend this Agreement to the satisfaction of both parties, to compensate for such prohibition, restriction, limitation or change. If this Agreement is not amended in writing within thirty (30) days after said notice was given, this Agreement shall terminate as of midnight on the thirtieth (30th) day after said notice was given.

4.19 Freedom of Choice. In entering into this Agreement, Facility is neither endorsing nor promoting the services of Hospital. Rather, Facility intends to coordinate the timely transfer of patients for specialized care and services beyond the scope of services available at Facility. Patients are in no way restricted in their choice of health care providers.

4.20 Waiver. A waiver by either party or a breach or failure to perform hereunder shall not constitute a waiver of any subsequent breach or failure.

IN WITNESS WHEREOF, this Agreement has been executed by Hospital and Facility as of the Effective Date.

ADVOCATE HEALTH AND HOSPITALS CORPORATION d/b/a ADVOCATE TRINITY HOSPITAL	**CHICAGO SOUTH SIDE BIRTH CENTER**
By: Michelle U Blakely, PhD	By: Jeanine Valrie Logan, CNM
Name: Michelle Blakely	Jeanine Valrie Logan
Title: President, Advocate South Suburban Hospital and Advocate Trinity Hospital	Administrator and Midwifery Director
Date: 11/17/2022	Date: 11/18/2022

11/14/2022

Chicago South Side Birth Center
8301 S. South Shore Drive
Chicago, IL 60617

RE: LETTER OF EMS TRANSFER AGREEMENT

This Letter of Transfer Agreement ("Agreement") is made and entered into as of the execution of the Agreement by both parties the 3rd of May by and between LifeLine Ambulance (Emergency Medical Service) and Chicago South Side Birth Center (Birth Center).

AGREEMENT:

In consideration of the mutual covenants and promises set forth herein and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows;

The Birth Center and LifeLine Ambulance enter into the Agreement where the LifeLine Ambulance agrees to provide routine and emergency transportation service from the Birth Center to Advocate Trinity Hospital unless specified by the Birth Center staff or the patient (non-emergency transport only)

In accordance with the *Illinois Register, Department of Public Health, Birth Center Demonstration Program Code, 77 Ill. Adm. Code 265.2100 Emergency Services*:

> *The birth center shall have a written agreement with an emergency medical transport provider/EMS ambulance provider for emergency transportation of the mother and/or newborn infant to a hospital*

OBLIGATIONS:

1. Equipment and Training - LifeLine Ambulance (EMS) maintains all appropriate equipment, vehicles, and appropriate training of personnel, and provides Advanced Life Support (ALS) ambulance service.

2. Birth Center's Equipment - LifeLine Ambulance (EMS) will provide their own transport equipment and will not use or operate the Birth Center's incubator or isolette, due to

maintenance, availability and staff training familiar with the equipment

3. Availability - In the event that LifeLine Ambulance (EMS) does not have an ambulance available, a mutual aid ALS or BLS ambulance will be dispatched in their place

4. Patient Care - Birth Center's staff may escort the patient during transfer, as allowed with the census at the Birth Center at that time of transfer and may assist with medical care as needed and within their scope of practice

5. Communication - All calls for response to the Birth Center will be made through the 911 system

6. Documentation - The Birth Center will document patient transfer information using their Transfer Form

7. Billing and Collection - The patient is responsible for payment for care provided by the Birth Center or LifeLine Ambulance (EMS) or any receiving facility. Each party shall bill and collect for services rendered by each party pursuant to all state and federal guidelines and those set by third-party payors. Neither party shall have any liability to the other for billing, collection, or other financial matters relating to the transfer or transferred patient(s)

In the event of an emergency at Birth Center and there is the need for Lifeline Ambulance LLC to assist Birth Center for any of the following services, the following protocols can be used to contact LifeLine Ambulance LLC to request assistance. Examples of emergency situation may include, but are not limited to

1. Transportation of any patient(s) to the hospital or to another location

2. Assistance if moving patients from room to room, floor to floor in the event of power outages

3. The need to coordinate and or assist in the evacuation of the facility due to any situation deemed necessary by the facility

Birth Center can utilize any of the manners to contact Lifeline Ambulance 24 hours a day/7 days a week

1. Contact our communication center at 312-949-9500 or 847-933-9348

2. Email our communication center directly at DISPATCH@LIFELINEAMB.ORG

3. Email LifeLine's Administration directly at sgoldbloom@lifelineamb.org

SIGNATURES:

LifeLine Ambulance	Chicago South Side Birth Center
By: [signature]	By:
Title: VP Business Development	Title:
Date: 5/3/2024	Date:

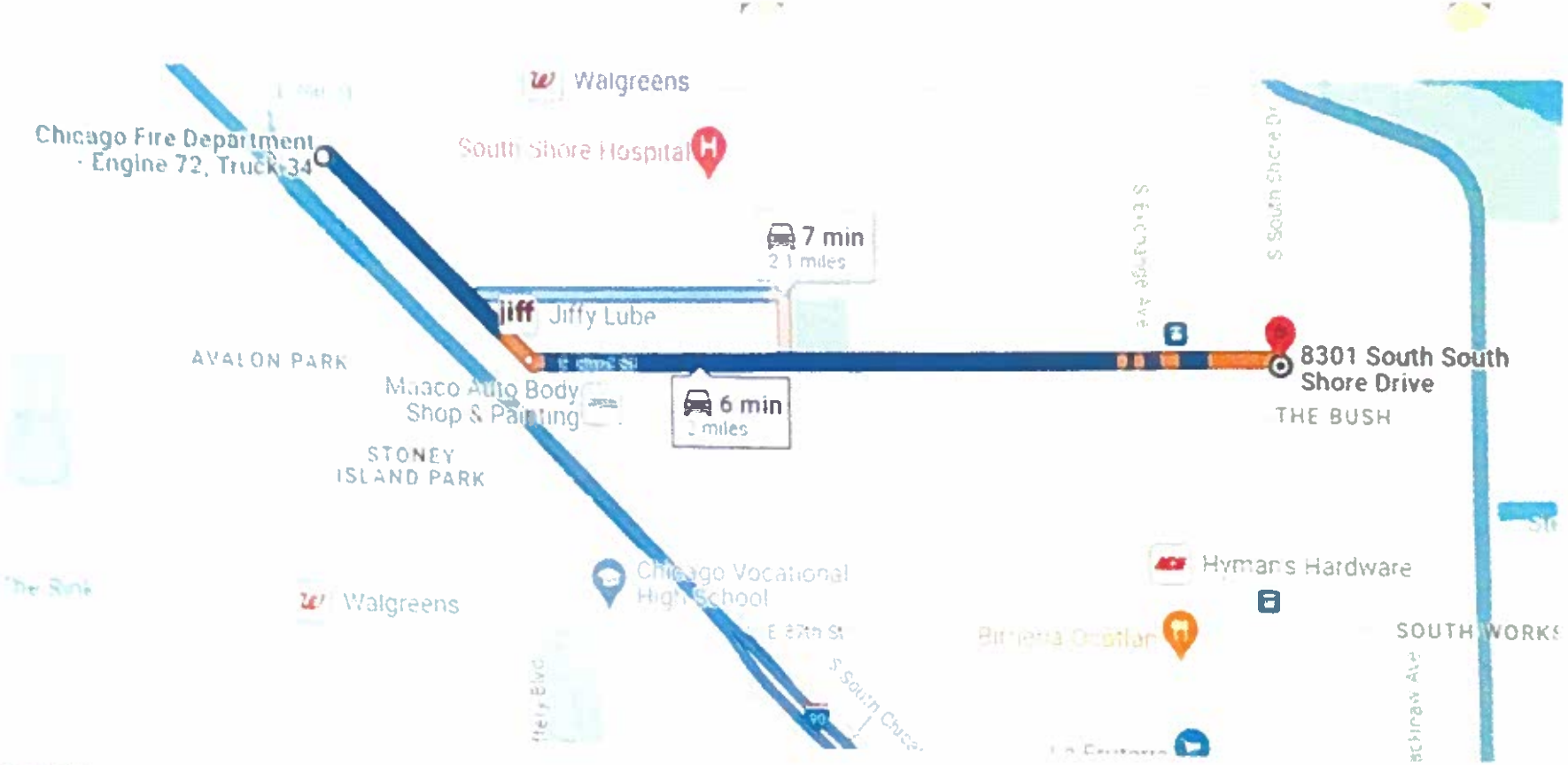
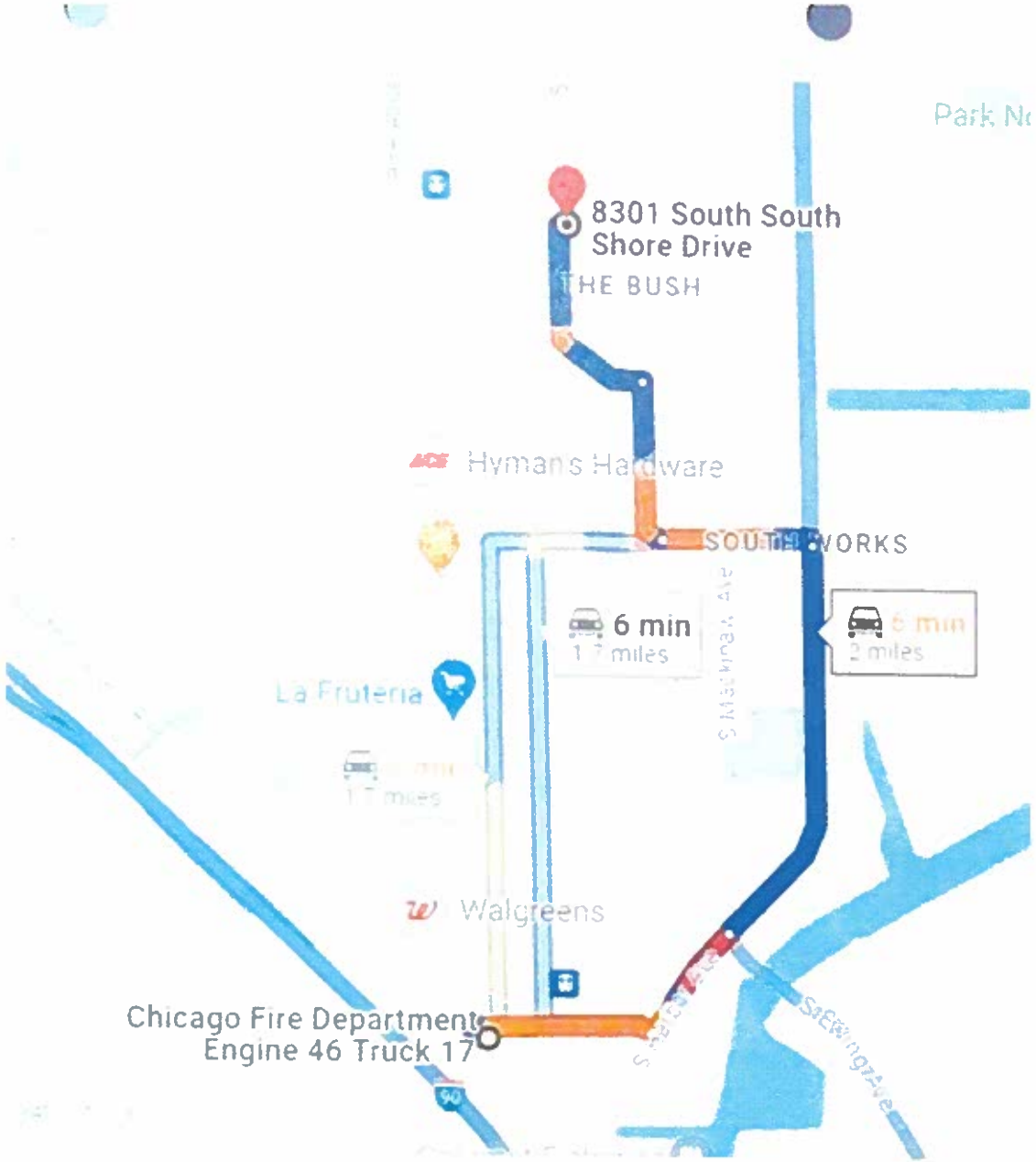


Figure 1:

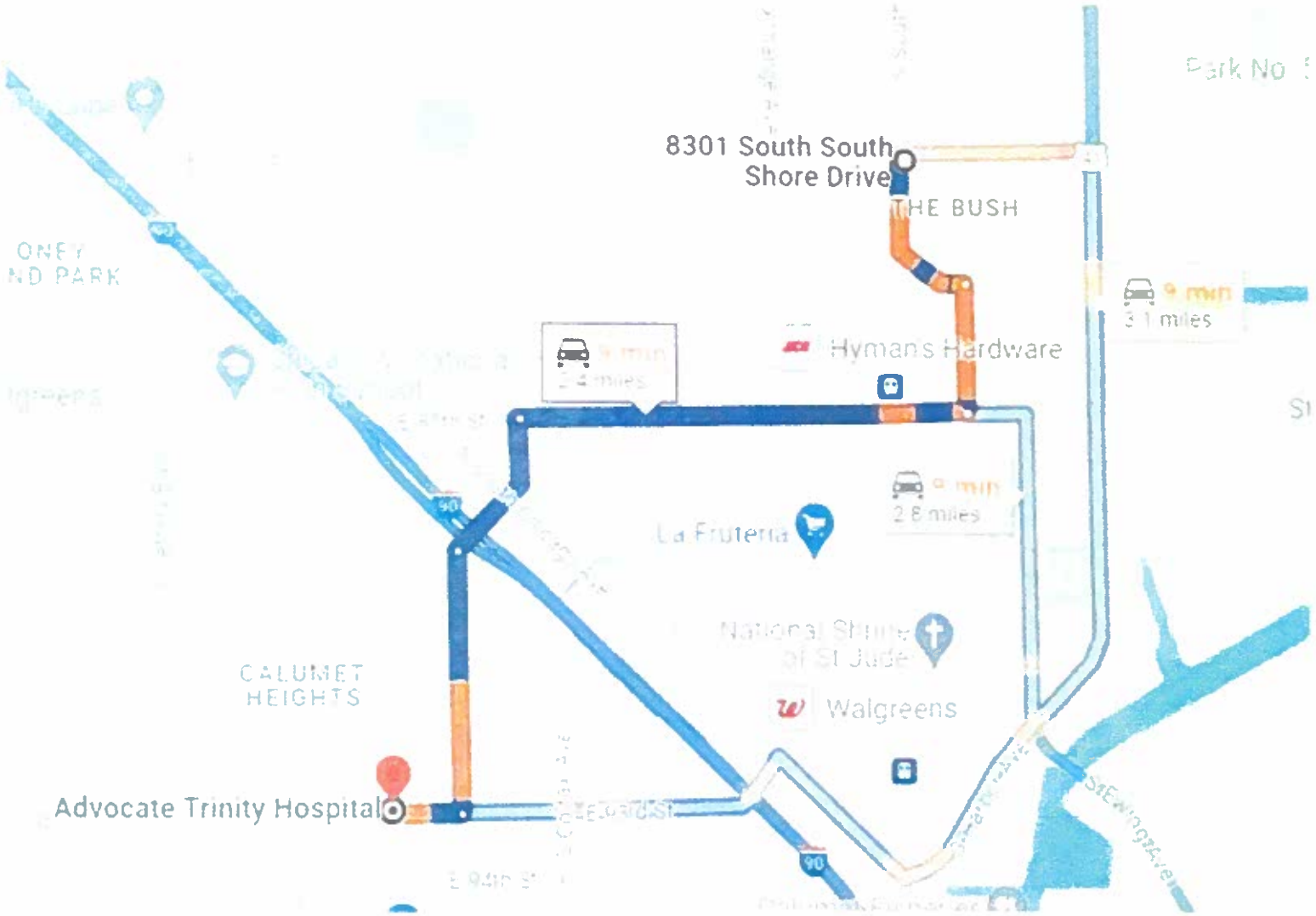
Route #1 from CFD Engine 72, Truck 34 to 8301 S. South Shore Drive, proposed site of Chicago South Side Birth Center.

5–7 mins without lights and sirens.



Route #2 from CFD Engine 46, Truck 17 to 8301 S. South Shore Drive, proposed site of Chicago South Side Birth Center.

6 mins without lights and sirens.



Route from 8301 S South Shore Drive, proposed site of Chicago South Side Birth Center to Advocate Trinity Hospital where a transfer agreement is estblished.

9 mins without lights and sirens

Appendix D

Chicago South Side Birth Center

RE: Medicare/Medicaid Certification

To Whom It May Concern

With the signatures below, the legal organizational representative of Chicago South Side Birth Center confirms that we intend to seek certification of the birth center, and any and all practitioners of the Center, for participation in the Medicare and Medicaid programs under titles XVII and XIX, respectively, of the federal Social Security Act (42 USC 1395 and 1396).

Sincerely,

Jeanine Valrie Logan, CNM, MSN, MPH
Founder & Executive Director
Chicago South Side Birth Center
(Officer of organization)

Carla M. Kupe, Esq.
Board Chair
Chicago South Side Birth Center

Subscribed and sworn to before m.
this 15 day of July 2026
at Chicago, County of Cook, State of Illinois.
Notary Public

"OFFICIAL SEAL"
MARIA G. MENDEZ
Notary Public, State of Illinois
My Commission Expires Aug. 02, 2026

CHARITY CARE POLICY

Financial Policy:

The mission of Chicago South Side Birth Center is to provide a high-quality, cost effective out-of-hospital birth experience for low-risk pregnant mothers, birthing people, and babies, for gynecological, prenatal care, natural childbirth, and full postpartum care. Inherent in the Center's mission are values of respect and compassion for all human beings. With its mission and values as its guiding philosophy, the Birth Center is committed to putting the needs of the patient first, and thus enacting a policy designed to meet the financial needs of patients.

Birth Center care is intended to be a lower cost option than traditional obstetrical/ hospital care. Our preference would be to provide a package of comprehensive services that cover all the essentials of prenatal care, birth and follow-up services. This is what we are able to do when we offer a set fee to our self-pay, underinsured or uninsured clients. However, insurance companies/ "third party" payers (someone else is being billed for your care) require that services be broken out and billed separately.

COMPREHENSIVE BIRTH CENTER CARE includes the following:

- initial history and physical exam
- basic prenatal lab work
- prenatal visits and/ or group sessions
  (typically one first trimester visit then every 4 weeks to 32 weeks; every 2 weeks to 38 weeks; then weekly until delivery)
- 24 hour telephone counseling and availability
- nurse-midwife attendance throughout labor and birth
- labor and delivery in the Birth Center facility
- postpartum and newborn care in the Center up to 12 hours with a nurse in attendance
- postpartum office visits for mother/birthing person at 24- 72 hours after birth, one week and six weeks.

The following services, if needed, are charged separately:

- ultrasound(s)
- laboratory test(s)
- specialized testing or treatment beyond the customary
- birth class and breastfeeding class
- drugs or medications
- emergency transport charges
- obstetrician's and pediatrician's fees
- hospital charges
- a follow up visits for the newborn, along with state mandated screening tests; metabolic screening, CCHD and hearing screening
- circumcision of the newborn
- additional visits for illnesses that are <u>not</u> routine prenatal care will be billed separately

Note regarding special circumstances: 1). In the event of a transfer of care during pregnancy, fees are determined on the basis of the services rendered. 2) For a planned hospital birth, the midwives charge the professional fee. The hospital will bill you separately for the services you and your baby receive. 3) When labor has been managed by the nurse-midwives, the professional fee and facility fee will be charged for use of the Birth Center even if a transfer occurs in labor and birth occurs in the hospital.

INSURED CLIENTS The Birth Center must bill separately for professional care, use of the facility and newborn care. The contracted laboratory will bill for laboratory services. Every insurance plan differs as to what they pay for such services. Your insurance will be verified in accordance with practice policy. Currently our billing service provides this service after you register and upon payment of their associated fee. You will be responsible for payment of the difference between the total fee and the estimated expected insurance benefit. You may pay the balance due in full at the first visit or in installments. We will

set up a payment contract. Please remember that the filing of an insurance claim is a courtesy to you. Payment is ultimately your responsibility. Your insurance company contract is with you.

SELF-PAY The fee for comprehensive birth center care for uninsured clients is substantially discounted. **An initial $500 payment is expected for self-pay clients and those with unmet insurance deductibles exceeding $500.** This payment (part of the total fee) reflects the cost of this initial visit. Arrangements for the payment of the fee balance are made on an individual basis as described below. Information on finance services is available upon request. All payment plans are to be paid in full by the estimated due date. Any account with a balance remaining 60 days after delivery is subject to turnover to a collection agency.

MEDICAID Illinois Medicaid reimbursement is accepted as a form of payment. Charges not covered by Medicaid are your responsibility. We will inform you of your payment obligations if you should become ineligible for Medicaid prior to the end of your pregnancy. Please stay aware of your continuing Medicaid eligibility. It is your responsibility to keep Medicaid and our practice informed of any changes in your insurance and to ensure that we have information on all policies that you have.

CHARITY CARE The scope of the Birth Center Charity (Ubuntu) Care policy has two components:
a) providing a fair and equitable financial assistance program;
b) providing education and resources for our patients
The center will work with each family to ensure quality care and will budget accordingly for charity care, including faith based health sharing plans.

Financial Assistance: The Birth Center will follow a fair and consistent method for the reviewing and granting requests for charitable medical care to our patients who are unable to pay their birth center and/or clinic bills due to difficult financial situations. A designated representative will review individual cases and make a determination of financial assistance that may be offered. Eligible individuals include patients who do not have insurance and patients who have insurance but are underinsured. Patients must cooperate with any insurance claim submission and exhaust their insurance coverage before becoming eligible for financial assistance. The need for financial assistance will be based on a historical financial profile and current financial situation, including income, assets, employment status, family size and availability of alternative sources of payment. Assistance may include individualized payment plans, medical services at reduced rates, and full write-offs, using federal poverty income guidelines, using fair and consistent collection practices that are in the best interest of all parties involved.

Education & Resources: Birth Center will provide education and assistance to help patients find sources to fund their care, including identifying alternative sources for their medical care and opportunities to work with outside agencies. The Center will work with local agencies such as the Health Department's staff to connect patients with the necessary resources for physical, emotional and financial well-being.

QUALITY OF SERVICES/CONTINUOUS QUALITY IMPROVEMENT POLICY

Quality of Services:

1. The Birth Center strives to provide high quality, gynecological and well woman care, as well as family centered, maternal and newborn care to healthy women anticipating uncomplicated pregnancies, labor and birth.
2. The staff at the birth center maintains the all professional standards for each respective discipline.
3. The birth center staff will maintain continued personal and professional continuing education in order to keep up to date in advances or changes in evidence based care.
4. The staff cares for the woman and her family; however, *the woman* defines her family.
5. Each client receives an information packet to inform them of the quality of services provided. At the initial appointment written information is given describing level of care, confidentiality and patient rights and responsibilities.

Procedure for evaluation:

1. Each patient will be provided with an Evaluation after birth. Forms will be reviewed by the Birth Center Director, CNM and at board and staff meetings.
2. Cumulative statistics on all phases of care will be gathered and reviewed quarterly by the Director. Any trend of concern will be brought to the staff and consultants meetings for discussion and plans for improvement.
3. The Board of Directors will review the cumulative statistics yearly. The education program will be reviewed at least yearly by the CNMs and revised as needed.
4. The Administrator will survey clients' periodically on client satisfaction and other issues as directed by the Board of Directors or requested by the CNM Director or staff. This information will be presented at staff and board meetings
5. The professional staff and consultants will periodically review cases of transports as well as cases with outcome problems. Recommendations for changes will then be proposed and approved.
6. Chart Reviews will be done by trimester. Gynecological chart will be reviewed by the CNM director.

Review of Policies & Procedures and Clinical Practice Guidelines:

1. Every policy protocols and procedure will be reviewed annually by the CNM Director and administrator.
2. Clinical Practice Guidelines, Risk Criteria and the Approved Drug List will be reviewed annually by the CNM Director submitted to the collaborative physicians for re-approval.
3. Record of policy and procedure review will be documented on the policy and procedure review form and filed in the administrative files.
4. Any interim revisions or additions to the care guides because of changing or evolving best practice will be presented at monthly meeting to have approval by the professional

5. staff and collaborative physicians or medical director.
6. Medical record forms, Education materials and client hand-out/forms are reviewed on an ongoing basis and revised as needed.
7. Retired forms/policies and procedures/clinical practice guidelines are filed in historical file binders by date.
8. Outside consultation expertise is used to review problems and identify quality Improvements as needed.

Facility Safety:

1. Facility rounds will be conducted monthly by the Director or a staff member whom she assigns.
2. The facility safety checklist will be used, and each item on the list checked.
3. Any item found deficient will be corrected as soon as possible or reported to the CNM Director or administrator.
4. The deficiency and evidence of correction will be documented on the facility safety checklist.
5. A summary of the facility rounds will be reported at staff meeting.
6. The completed checklist will be kept on file in the CQI manual.

Equipment Maintenance:

1. All equipment will be checked on a regular basis according to criteria specified in the equipment maintenance criteria to assure that it is clean and in good working condition.
2. Regular maintenance checks will be documented on the CQI Checklist and filed in the CQI manual.
3. Defective equipment is labeled as such and stored until repaired.
4. Temperatures of refrigerators/freezers will be monitored when in office. If min/max temp recording falls out of safe range, health department will be contacted for further instruction.

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Inventory and Shelf Life:

1. All supplies will be checked on a monthly basis to assure that inventories are adequate and expiration dates are current.
2. Check all medications monthly for expiration dates.
3. Discard or return any expired drugs or supplies and replace to meet stock requirement.
4. Re-sterilize any re-useable sterile packs or instruments which have expired.
5. Any sterile packs without expiration dates may be used unless package had become damaged at which point would need discarded per manufacturer's guidelines.
6. Make note of medications and supplies that will expire within the next month and place them so they will be used first, prior to expiration.
7. Check stock of all drugs, IV's, and sterile and non-sterile supplies to assure that amounts are adequate each practice day for exam rooms and for delivery suites after each delivery and or monthly.
8. Order any needed supplies.
    a. Record inventory on "Master Inventory List"
    b. Shelf life for medication and expirations are documented quarterly and this check list kept on the outside of the locked door of the medication cabinet.

Emergency Supplies:

1. Readily accessible emergency boxes are maintained for both maternal and neonatal emergencies.
2. All emergency boxes and supplies will be checked monthly and after each birth if emergency box is opened to ensure that:
    a. The box is closed and secure and not opened unless there is an emergency for the mother or the baby.
    b. Equipment and supplies for emergency tray are neatly arranged checked and a log of the checks is maintained.
    c. All drugs and supplies are in the proper location.
    d. Amounts are adequate.
    e. Expiration dates are current.
    f. Emergency supplies will be maintained according to emergency supplies list.
    g. Place surgical tape or sticker over the opening of the box with initials and date it was last inventoried and secured.

Emergency Drills:

Although emergencies at the birth center are rare, they do require swift decisive action when they occur. Emergency drills are a way to ascertain the ability of staff to respond to an emergency swiftly, efficiently and effectively.

1. Emergency Drills are conducted on the following basis
    a. Fire/Disaster: Quarterly
    b. Medical Emergency: Quarterly
    c. Other drills: Quarterly.
2. An emergency drill report will be completed and filed in the Facility Binder filed under SAFETY & DRILLS
3. Responsibility for conducting each drill will be the CNM Director or Administrator and will include staff member.
4. The staff member conducting the drill is also responsible for completing the emergency drill report and returning filing it in the SAFETY & DRILLS binder.
5. If deficiencies are identified as a result of any drill, they will be corrected by staff in-service, change in procedures, or other appropriate action.
6. Medical Emergency Drills will include but are not limited to:
    a. Post partum Hemorrhage
    b. Prolapsed Cord
    c. Neonatal Resuscitation
    d. Shoulder dystocia

CQI Report and Peer Review (Morbidity & Mortality Review):

1. Objective: To provide guidelines for morbidity and mortality criteria and standards for review at Birth Center.
2. Purpose of this review is to discuss cases from the previous month that meet the criteria determined by mutually agreed upon guidelines. This meet` ing is also a form of peer review.
3. The review will take place during the monthly provider staff meeting so that discussions can involve all of the providers. This day may vary based upon holiday schedules and CNM on call.

Illinois
Department of Commerce
& Economic Opportunity
JB Pritzker, Governor

April 14, 2025

Jeanine Logan
Executive Director
Chicago South Side Birth Center
8301 S. Shore Drive
Chicago, IL 60617-2653

Dear Ms. Logan,

The Department of Commerce and Economic Opportunity (the Department) would like to welcome you to our community of grantees and congratulate you on your grant award (25-208001).

The Department administers a wide range of economic and workforce development programs, services and initiatives designed to create and retain high quality jobs and build strong communities. The Department leads the Illinois economic development process in partnership with businesses, local governments, workers and families.

When administering grant programs, the Department follows guidance from the Grant Accountability and Transparency Act (GATA) (44 Ill. Admin. Code Part 7000) and federal uniform guidance (2CFR 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards).

To ensure your organization achieves its goals and objectives and remains in compliance with the grant terms, we have provided a few helpful resources and tips to get you started:

1. Read and understand your grant agreement. The grant agreement outlines grant requirements and programmatic deliverables.
2. Frequent our Grantee Resource Site to review tutorials on the grant process (go to www.illinois.gov/dceo, click on Grant Opportunities and Grantee Resource Site).
3. Maintain your organization's profile on the Illinois GATA Grantee Portal at grants.illinois.gov/portal (i.e. confirm organization and contact information, monitor pre-qualification status, make indirect cost elections and comply with audit requirements).
4. Keep all relevant grant-related documents during the required record retention period. This includes receipts and proof of payment for all grant expenditures, such as, invoices, proposals, contracts, procurement bids, statements of work, bank statements, copies of check and ACH/Wire Transfer documentation. (Please refer to your grant agreement for the record retention period).
5. If your organization expends over $300,000 in state or federal grant funds during its fiscal year, a financial statement or single audit may be required. Please note, this expense may not be covered with grant funds.

If you have any questions or concerns, please contact your grant manager.

Sincerely,

Kristin A. Richards
Director

GRANT AGREEMENT
BETWEEN
THE STATE OF ILLINOIS, DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY
AND
Chicago South Side Birth Center

The parties to this Grant Agreement (Agreement) are the State of Illinois (State), acting through the undersigned agency (Grantor) and Chicago South Side Birth Center (Grantee) (collectively, the "Parties" and individually, a "Party"). The Agreement, consisting of the signature page, the parts listed below, and any additional exhibits or attachments referenced in this Agreement, constitute the entire agreement between the Parties. No promises, terms, or conditions not recited, incorporated or referenced herein, including prior agreements or oral discussions, are binding upon either Grantee or Grantor.

PART ONE – The Uniform Terms

Article I	**Definitions**
Article II	**Award Information**
Article III	**Grantee Certifications and Representations**
Article IV	**Payment Requirements**
Article V	**Scope of Award Activities/Purpose of Award**
Article VI	**Budget**
Article VII	**Allowable Costs**
Article VIII	**Lobbying**
Article IX	**Maintenance and Accessibility of Records; Monitoring**
Article X	**Financial Reporting Requirements**
Article XI	**Performance Reporting Requirements**
Article XII	**Audit Requirements**
Article XIII	**Termination; Suspension; Non-compliance**
Article XIV	**Subcontracts/Subawards**
Article XV	**Notice of Change**
Article XVI	**Structural Reorganization and Reconstitution of Board Membership**
Article XVII	**Conflict of Interest**
Article XVIII	**Equipment or Property**
Article XIX	**Promotional Materials; Prior Notification**
Article XX	**Insurance**
Article XXI	**Lawsuits and Indemnification**
Article XXII	**Miscellaneous**
Exhibit A	**Project Description**
Exhibit B	**Deliverables or Milestones**
Exhibit C	**Contact Information**
Exhibit D	**Performance Measures and Standards**
Exhibit E	**Specific Conditions**

PART TWO – Grantor-Specific Terms

PART THREE – Project-Specific Terms

The Parties or their duly authorized representatives hereby execute this Agreement.

ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY

Kristin A Richards by Karen Winberg-Jensen, Accounting Manager
Digitally signed by Kristin A Richards by Karen Winberg-Jensen, Accounting Manager
Date: 2025.04.12 10:29:43 -05'00'

By: _____
Signature of Kristin A. Richards, Director

Date _____

By: _____
Signature of Designee

Date: _____

Printed Name: _____

Printed Title: _____
Designee

By: _____
Signature of Second Grantor Approver, if applicable

Date _____

Printed Name: _____

Printed Title: _____
Second Grantor Approver

By: _____
Signature of Third Grantor Approver, if applicable

Date _____

Printed Name: _____

Printed Title: _____
Third Grantor Approver

CHICAGO SOUTH SIDE BIRTH CENTER

By: _____
Signature of Authorized Representative

Date: 4/7/2025

Printed Name: Jeanine Logan

Printed Title: Executive Director

Email: jeanine@chicagosouthsidebirthcenter.org

By: _____
Signature of Second Grantee Approver, if applicable

Date: _____

Printed Name: _____

Printed Title: _____
Second Grantee Approver
(optional at Grantee's discretion)

PART ONE – THE UNIFORM TERMS

ARTICLE I
DEFINITIONS

1.1. Definitions. Capitalized words and phrases used in this Agreement have the meanings stated in 2 CFR 200.1 unless otherwise stated below.

"Allowable Costs" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Award" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Budget" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Catalog of State Financial Assistance" or "CSFA" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Close-out Report" means a report from the Grantee allowing Grantor to determine whether all applicable administrative actions and required work have been completed, and therefore closeout actions can commence.

"Conflict of Interest" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Cooperative Research and Development Agreement" has the same meaning as in 15 USC 3710a.

"Direct Costs" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Financial Assistance" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"GATU" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Grant Agreement" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Grantee Compliance Enforcement System" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Grant Funds" means the Financial Assistance made available to Grantee through this Agreement.

"Grantee Portal" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Indirect Costs" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Indirect Cost Rate" means a device for determining in a reasonable manner the proportion of Indirect Costs each Program should bear. It is a ratio (expressed as a percentage) of the Indirect Costs to a Direct Cost base. If reimbursement of Indirect Costs is allowable under an Award, Grantor will not reimburse those Indirect Costs unless Grantee has established an Indirect Cost Rate covering the applicable activities and period of time, unless Indirect Costs are reimbursed at a fixed rate.

"Indirect Cost Rate Proposal" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Obligations" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Period of Performance" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Prior Approval" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Profit" means an entity's total revenue less its operating expenses, interest paid, depreciation, and taxes. "Profit" is synonymous with the term "net revenue."

"Program" means the services to be provided pursuant to this Agreement. "Program" is used interchangeably with "Project."

"Program Costs" means all Allowable Costs incurred by Grantee and the value of the contributions made by third parties in accomplishing the objectives of the Award during the Term of this Agreement.

"Related Parties" has the meaning set forth in Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 850-10-20.

"SAM" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"State-issued Award" means the assistance that a grantee receives directly from a State agency. The funding source of the State-issued Award can be federal pass-through, State or a combination thereof. "State-issued Award" does not include the following:

- contracts issued pursuant to the Illinois Procurement Code that a State agency uses to buy goods or services from a contractor or a contract to operate State government-owned, contractor-operated facilities;
- agreements that meet the definition of "contract" under 2 CFR 200.1 and 2 CFR 200.331, which a State agency uses to procure goods or services but are exempt from the Illinois Procurement Code due to an exemption listed under 30 ILCS 500/1-10, or pursuant to a disaster proclamation, executive order, or any other exemption permitted by law;
- amounts received for services rendered to an individual;
- Cooperative Research and Development Agreements;
- an agreement that provides only direct cash assistance to an individual;
- a subsidy;
- a loan;
- a loan guarantee; or
- insurance.

"Illinois Stop Payment List" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Unallowable Cost" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Unique Entity Identifier" or "UEI" has the same meaning as in 44 Ill. Admin. Code 7000.30.

ARTICLE II
AWARD INFORMATION

2.1. Term. This Agreement is effective on **05/01/2025** and expires on **04/30/2026** (the Term), unless terminated pursuant to this Agreement.

2.2. Amount of Agreement. Grant Funds must not exceed **$1,000,000.00**, of which **$0.00** are federal funds. Grantee accepts Grantor's payment as specified in this ARTICLE.

2.3. Payment. Payment will be made as follows (see additional payment requirements in ARTICLE IV; additional payment provisions specific to this Award may be included in **PART TWO** or **PART THREE**):

The Award amount listed in Paragraph 2.2 is not a guarantee of payment, and Grantee's receipt of Grant Funds is contingent upon all terms and conditions of this Agreement.

Reimbursement
Payments to the Grantee are subject to the Grantee's submission and certification of eligible costs and any documentation as required by the Grantor. Payment shall be initiated upon the Grantor's approval of eligible costs and cash amount requested for reimbursement of those costs.

2.4. Award Identification Numbers. If applicable, the Federal Award Identification Number (FAIN) is **N/A**, the federal awarding agency is **N/A**, and the Federal Award date is **N/A**. If applicable, the Assistance Listing Program Title is **N/A** and Assistance Listing Number is **N/A**. The Catalog of State Financial Assistance (CSFA) Number is 420-35-3201 and the CSFA Name is Illinois Reproductive Health Facilities Capital Grant Program. If applicable, the State Award Identification Number (SAIN) is 3201-55794.

ARTICLE III
GRANTEE CERTIFICATIONS AND REPRESENTATIONS

3.1. Registration Certification. Grantee certifies that: (i) it is registered with SAM and **TLCFSML51YF4** is Grantee's correct UEI; (ii) it is in good standing with the Illinois Secretary of State, if applicable; and (iii) Grantee has successfully completed the annual registration and prequalification through the Grantee Portal.

Grantee must remain current with these registrations and requirements. If Grantee's status with regard to any of these requirements changes, or the certifications made in and information provided in the uniform grant application changes, Grantee must notify Grantor in accordance with ARTICLE XV.

3.2. Tax Identification Certification. Grantee certifies that: **871221956** is Grantee's correct federal employer identification number (FEIN) or Social Security Number. Grantee further certifies, if applicable: (a) that Grantee is not subject to backup withholding because (i) Grantee is exempt from backup withholding, or (ii) Grantee has not been notified by the Internal Revenue Service (IRS) that Grantee is subject to backup withholding as a result of a failure to report all interest or dividends, or (iii) the IRS has notified Grantee that Grantee is no longer subject to backup withholding; and (b) Grantee is a U.S. citizen or other U.S. person. Grantee is doing business as a (check one):

____	Individual	____	Pharmacy-Non Corporate
____	Sole Proprietorship	____	Pharmacy/Funeral Home/Cemetery Corp.
____	Partnership	X	Tax Exempt
____	Corporation (includes Not For Profit)	____	Limited Liability Company (select applicable tax classification)
____	Medical Corporation		____ P = partnership
____	Governmental Unit		____ C = corporation
____	Estate or Trust		

If Grantee has not received a payment from the State of Illinois in the last two years, Grantee must submit a W-9 tax form with this Agreement.

3.3. Compliance with Uniform Grant Rules. Grantee certifies that it must adhere to the applicable Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which are published in Title 2, Part 200 of the Code of Federal Regulations (2 CFR Part 200) and are incorporated herein by reference. 44 Ill. Admin. Code 7000.40(c)(1)(A). The requirements of 2 CFR Part 200 apply to the Grant Funds awarded through this Agreement, regardless of whether the original source of the funds is State or federal, unless an exception is noted in federal or State statutes or regulations. 30 ILCS 708/5(b).

3.4. Representations and Use of Funds. Grantee certifies under oath that (1) all representations made in this Agreement are true and correct and (2) all Grant Funds awarded pursuant to this Agreement must be used

only for the purpose(s) described herein. Grantee acknowledges that the Award is made solely upon this certification and that any false statements, misrepresentations, or material omissions will be the basis for immediate termination of this Agreement and repayment of all Grant Funds.

3.5. Specific Certifications. Grantee is responsible for compliance with the enumerated certifications in this Paragraph to the extent that the certifications apply to Grantee.

(a) **Bribery.** Grantee certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor made an admission of guilt of such conduct which is a matter of record.

(b) **Bid Rigging.** Grantee certifies that it has not been barred from contracting with a unit of State or local government as a result of a violation of Paragraph 33E-3 or 33E-4 of the Criminal Code of 2012 (720 ILCS 5/33E-3 or 720 ILCS 5/33E-4, respectively).

(c) **Debt to State.** Grantee certifies that neither it, nor its affiliate(s), is/are barred from receiving an Award because Grantee, or its affiliate(s), is/are delinquent in the payment of any debt to the State, unless Grantee, or its affiliate(s), has/have entered into a deferred payment plan to pay off the debt.

(d) **International Boycott.** Grantee certifies that neither it nor any substantially owned affiliated company is participating or will participate in an international boycott in violation of the provision of the Anti-Boycott Act of 2018, Part II of the Export Control Reform Act of 2018 (50 USC 4841 through 4843), and the anti-boycott provisions set forth in Part 760 of the federal Export Administration Regulations (15 CFR Parts 730 through 774).

(e) **Discriminatory Club Dues or Fees.** Grantee certifies that it is not prohibited from receiving an Award because it pays dues or fees on behalf of its employees or agents, or subsidizes or otherwise reimburses employees or agents for payment of their dues or fees to any club which unlawfully discriminates (775 ILCS 25/2).

(f) **Pro-Children Act.** Grantee certifies that it is in compliance with the Pro-Children Act of 2001 in that it prohibits smoking in any portion of its facility used for the provision of health, day care, early childhood development services, education or library services to children under the age of eighteen (18) (except such portions of the facilities which are used for inpatient substance abuse treatment) (20 USC 7181-7184).

(g) **Drug-Free Workplace.** If Grantee is not an individual, Grantee certifies it will provide a drug free workplace pursuant to the Drug Free Workplace Act. 30 ILCS 580/3. If Grantee is an individual and this Agreement is valued at more than $5,000, Grantee certifies it will not engage in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance during the performance of the Agreement. 30 ILCS 580/4. Grantee further certifies that if it is a recipient of federal pass-through funds, it is in compliance with the government-wide requirements for a drug-free workplace as set forth in 41 USC 8103.

(h) **Motor Voter Law.** Grantee certifies that it is in full compliance with the terms and provisions of the National Voter Registration Act of 1993 (52 USC 20501 et seq.).

(i) **Clean Air Act and Clean Water Act.** Grantee certifies that it is in compliance with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 USC 7401 et seq.) and the Federal Water Pollution Control Act, as amended (33 USC 1251 et seq.).

(j) **Debarment.** Grantee certifies that it is not debarred, suspended, proposed for debarment or permanent inclusion on the Illinois Stop Payment List, declared ineligible, or voluntarily excluded from participation in this Agreement by any federal department or agency (2 CFR 200.205(a)), or by the State (30 ILCS 708/25(6)(G)).

(k) **Non-procurement Debarment and Suspension.** Grantee certifies that it is in compliance with Subpart C of 2 CFR Part 180 as supplemented by 2 CFR Part 376, Subpart C.

(l) **Health Insurance Portability and Accountability Act.** Grantee certifies that it is in compliance with the Health Insurance Portability and Accountability Act of 1996 (HIPAA) (Public Law No. 104-191, 45 CFR Parts 160, 162 and 164, and the Social Security Act, 42 USC 1320d-2 through 1320d-7), in that it may not use or disclose protected health information other than as permitted or required by law and agrees to use appropriate safeguards to prevent use or disclosure of the protected health information. Grantee must maintain, for a minimum of six (6) years, all protected health information.

(m) **Criminal Convictions.** Grantee certifies that:

(i) Neither it nor a managerial agent of Grantee (for non-governmental grantees only, this includes any officer, director or partner of Grantee) has been convicted of a felony under the Sarbanes-Oxley Act of 2002, nor a Class 3 or Class 2 felony under Illinois Securities Law of 1953, or that at least five (5) years have passed since the date of the conviction; and

(ii) It must disclose to Grantor all violations of criminal law involving fraud, bribery or gratuity violations potentially affecting this Award. Failure to disclose may result in remedial actions as stated in the Grant Accountability and Transparency Act. 30 ILCS 708/40. Additionally, if Grantee receives over $10 million in total federal Financial Assistance, during the period of this Award, Grantee must maintain the currency of information reported to SAM regarding civil, criminal or administrative proceedings as required by 2 CFR 200.113 and Appendix XII of 2 CFR Part 200, and 30 ILCS 708/40.

(n) **Federal Funding Accountability and Transparency Act of 2006 (FFATA)**. Grantee certifies that it is in compliance with the terms and requirements of 31 USC 6101 with respect to Federal Awards greater than or equal to $30,000. A FFATA subaward report must be filed by the end of the month following the month in which the award was made.

(o) **Illinois Works Review Panel.** For Awards made for public works projects, as defined in the Illinois Works Jobs Program Act, Grantee certifies that it and any contractor(s) or subcontractor(s) that performs work using funds from this Award, must, upon reasonable notice, appear before and respond to requests for information from the Illinois Works Review Panel. 30 ILCS 559/20-25(d).

(p) **Anti-Discrimination.** Grantee certifies that its employees and subcontractors under subcontract made pursuant to this Agreement, must comply with all applicable provisions of State and federal laws and regulations pertaining to nondiscrimination, sexual harassment and equal employment opportunity including, but not limited to: Illinois Human Rights Act (775 ILCS 5/1-101 et seq.), including, without limitation, 44 Ill. Admin. Code 750- Appendix A, which is incorporated herein; Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.); Civil Rights Act of 1964 (as amended) (42 USC 2000a - 2000h-6); Section 504 of the Rehabilitation Act of 1973 (29 USC 794); Americans with Disabilities Act of 1990 (as amended) (42 USC 12101 et seq.); and the Age Discrimination Act of 1975 (42 USC 6101 et seq.).

(q) Internal Revenue Code and Illinois Income Tax Act. Grantee certifies that it complies with all provisions of the federal Internal Revenue Code (26 USC 1), the Illinois Income Tax Act (35 ILCS 5),

and all regulations and rules promulgated thereunder, including withholding provisions and timely deposits of employee taxes and unemployment insurance taxes.

ARTICLE IV
PAYMENT REQUIREMENTS

4.1. Availability of Appropriation; Sufficiency of Funds. This Agreement is contingent upon and subject to the availability of sufficient funds. Grantor may terminate or suspend this Agreement, in whole or in part, without penalty or further payment being required, if (i) sufficient funds for this Agreement have not been appropriated or otherwise made available to Grantor by the State or the federal funding source, (ii) the Governor or Grantor reserves funds, or (iii) the Governor or Grantor determines that funds will not or may not be available for payment. Grantor must provide notice, in writing, to Grantee of any such funding failure and its election to terminate or suspend this Agreement as soon as practicable. Any suspension or termination pursuant to this Paragraph will be effective upon the date of the written notice unless otherwise indicated.

4.2. Pre-Award Costs. Pre-award costs are not permitted unless specifically authorized by Grantor in **Exhibit A**, **PART TWO** or **PART THREE** of this Agreement. If they are authorized, pre-award costs must be charged to the initial Budget Period of the Award, unless otherwise specified by Grantor. 2 CFR 200.458.

4.3. Return of Grant Funds. Grantee must liquidate all Obligations incurred under the Award within forty-five (45) days of the end of the Period of Performance, or in the case of capital improvement Awards, within forty-five (45) days of the end of the time period the Grant Funds are available for expenditure or obligation, unless Grantor permits a longer period in **PART TWO** OR **PART THREE**. Grantee must return to Grantor within forty-five (45) days of the end of the applicable time period as set forth in this Paragraph all remaining Grant Funds that are not expended or legally obligated.

4.4. Cash Management Improvement Act of 1990. Unless notified otherwise in **PART TWO** or **PART THREE**, Grantee must manage federal funds received under this Agreement in accordance with the Cash Management Improvement Act of 1990 (31 USC 6501 et seq.) and any other applicable federal laws or regulations. 2 CFR 200.305; 44 Ill. Admin. Code 7000.120.

4.5. Payments to Third Parties. Grantor will have no liability to Grantee when Grantor acts in good faith to redirect all or a portion of any Grantee payment to a third party. Grantor will be deemed to have acted in good faith when it is in possession of information that indicates Grantee authorized Grantor to intercept or redirect payments to a third party or when so ordered by a court of competent jurisdiction.

4.6. Modifications to Estimated Amount. If the Agreement amount is established on an estimated basis, then it may be increased by mutual agreement at any time during the Term. Grantor may decrease the estimated amount of this Agreement at any time during the Term if (i) Grantor believes Grantee will not use the funds during the Term, (ii) Grantor believes Grantee has used Grant Funds in a manner that was not authorized by this Agreement, (iii) sufficient funds for this Agreement have not been appropriated or otherwise made available to Grantor by the State or the federal funding source, (iv) the Governor or Grantor reserves funds, or (v) the Governor or Grantor determines that funds will or may not be available for payment. Grantee will be notified, in writing, of any adjustment of the estimated amount of this Agreement. In the event of such reduction, services provided by Grantee under **Exhibit A** may be reduced accordingly. Grantor must pay Grantee for work satisfactorily performed prior to the date of the notice regarding adjustment. 2 CFR 200.308.

4.7. Interest.

(a) All interest earned on Grant Funds held by a Grantee will be treated in accordance with 2 CFR 200.305(b)(9), unless otherwise provided in **PART TWO** or **PART THREE**. Grantee must remit annually any amount due in accordance with 2 CFR 200.305(b)(9) or to Grantor, as applicable.

(b) Grant Funds must be placed in an insured account, whenever possible, that bears interest, unless exempted under 2 CFR 200.305(b)(8).

4.8. Timely Billing Required. Grantee must submit any payment request to Grantor within fifteen (15) days of the end of the quarter, unless another billing schedule is specified in ARTICLE II, **PART TWO**, or **PART THREE**. Failure to submit such payment request timely will render the amounts billed Unallowable Costs which Grantor cannot reimburse. In the event that Grantee is unable, for good cause, to submit its payment request timely, Grantee shall timely notify Grantor and may request an extension of time to submit the payment request. Grantor's approval of Grantee's request for an extension shall not be unreasonably withheld.

4.9. Certification. Pursuant to 2 CFR 200.415, each invoice and report submitted by Grantee (or subrecipient) must contain the following certification by an official authorized to legally bind Grantee (or subrecipient):

> By signing this report [or payment request or both], I certify to the best of my knowledge and belief that the report [or payment request] is true, complete, and accurate; that the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the State or federal pass-through award; and that supporting documentation has been submitted as required by the grant agreement. I acknowledge that approval for any other expenditure described herein is considered conditional subject to further review and verification in accordance with the monitoring and records retention provisions of the grant agreement. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812; 30 ILCS 708/120).

ARTICLE V
SCOPE OF AWARD ACTIVITIES/PURPOSE OF AWARD

5.1. Scope of Award Activities/Purpose of Award. Grantee must perform as described in this Agreement, including as described in **Exhibit A** (Project Description), **Exhibit B** (Deliverables or Milestones), and **Exhibit D** (Performance Measures and Standards), as applicable. Grantee must further comply with all terms and conditions set forth in the Notice of State Award (44 Ill. Admin. Code 7000.360) which is incorporated herein by reference. All Grantor-specific provisions and programmatic reporting required under this Agreement are described in **PART TWO** (Grantor-Specific Terms). All Project-specific provisions and reporting required under this Agreement are described in **PART THREE** (Project-Specific Terms).

5.2. Scope Revisions. Grantee must obtain Prior Approval from Grantor whenever a scope revision is necessary for one or more of the reasons enumerated in 44 Ill. Admin. Code 7000.370(b)(2). All requests for scope revisions that require Grantor approval must be signed by Grantee's authorized representative and submitted to Grantor for approval. Expenditure of funds under a requested revision is prohibited and will not be reimbursed if expended before Grantor gives written approval. 2 CFR 200.308.

5.3. Specific Conditions. If applicable, specific conditions required after a risk assessment are included in **Exhibit E**. Grantee must adhere to the specific conditions listed therein. 44 Ill. Admin. Code 7000.340(e).

ARTICLE VI
BUDGET

6.1. Budget. The Budget submitted by Grantee at application, or a revised Budget subsequently submitted and approved by Grantor, is considered final and is incorporated herein by reference.

6.2. Budget Revisions. Grantee must obtain Prior Approval, whether mandated or discretionary, from Grantor whenever a Budget revision is necessary for one or more of the reasons enumerated in 44 Ill. Admin. Code 7000.370(b). All requests for Budget revisions that require Grantor approval must be signed by Grantee's authorized representative and submitted to Grantor for approval. Expenditure of funds under a requested revision is prohibited and will not be reimbursed if expended before Grantor gives written approval.

6.3. Notification. Within thirty (30) calendar days from the date of receipt of the request for Budget revisions, Grantor will review the request and notify Grantee whether the Budget revision has been approved, denied, or the date upon which a decision will be reached. 44 Ill. Admin. Code 7000.370(b)(7).

ARTICLE VII
ALLOWABLE COSTS

7.1. Allowability of Costs; Cost Allocation Methods. The allowability of costs and cost allocation methods for work performed under this Agreement will be determined in accordance with 2 CFR Part 200 Subpart E and Appendices III, IV, V, and VII.

7.2. Indirect Cost Rate Submission.

(a) All grantees, except for Local Education Agencies (as defined in 34 CFR 77.1), must make an Indirect Cost Rate election in the Grantee Portal, even grantees that do not charge or expect to charge Indirect Costs. 44 Ill. Admin. Code 7000.420(e).

(i) Waived and de minimis Indirect Cost Rate elections will remain in effect until Grantee elects a different option.

(b) Grantee must submit an Indirect Cost Rate Proposal in accordance with federal and State regulations, in a format prescribed by Grantor. For grantees who have never negotiated an Indirect Cost Rate before, the Indirect Cost Rate Proposal must be submitted for approval no later than three months after the effective date of the Award. For grantees who have previously negotiated an Indirect Cost Rate, the Indirect Cost Rate Proposal must be submitted for approval within 180 days of Grantee's fiscal year end, as dictated in the applicable appendices, such as:

(i) Appendix VII to 2 CFR Part 200 governs Indirect Cost Rate Proposals for state and Local Governments and Indian Tribes,

(ii) Appendix III to 2 CFR Part 200 governs Indirect Cost Rate Proposals for public and private institutions of higher education,

(iii) Appendix IV to 2 CFR Part 200 governs Indirect (F&A) Costs Identification and Assignment, and Rate Determination for Nonprofit Organizations, and

(iv) Appendix V to 2 CFR Part 200 governs state/Local Governmentwide Central Service Cost Allocation Plans.

(c) A grantee who has a current, applicable rate negotiated by a cognizant federal agency must provide to Grantor a copy of its Indirect Cost Rate acceptance letter from the federal government and a copy of all documentation regarding the allocation methodology for costs used to negotiate that rate, e.g., without limitation, the cost policy statement or disclosure narrative statement. Grantor will accept that Indirect Cost Rate, up to any statutory, rule-based or programmatic limit.

(d) A grantee who does not have a current negotiated rate, may elect to charge the *de minimis* rate as set forth in 2 CFR 200.414(f), which may be used indefinitely. No documentation is required to justify the *de minimis* Indirect Cost Rate. 2 CFR 200.414(f).

7.3. Transfer of Costs. Cost transfers between Grants, whether as a means to compensate for cost overruns or for other reasons, are unallowable. 2 CFR 200.451.

7.4. Commercial Organization Cost Principles. The federal cost principles and procedures for cost analysis and the determination, negotiation and allowance of costs that apply to commercial organizations are set forth in 48 CFR Part 31.

7.5. Financial Management Standards. The financial management systems of Grantee must meet the following standards:

(a) **Accounting System**. Grantee organizations must have an accounting system that provides accurate, current, and complete disclosure of all financial transactions related to each state- and federally-funded Program. Accounting records must contain information pertaining to State and federal pass-through awards, authorizations, Obligations, unobligated balances, assets, outlays, and income. These records must be maintained on a current basis and balanced at least quarterly. Cash contributions to the Program from third parties must be accounted for in the general ledger with other Grant Funds. Third party in-kind (non-cash) contributions are not required to be recorded in the general ledger, but must be under accounting control, possibly through the use of a memorandum ledger. To comply with 2 CFR 200.305(b)(7)(i) and 30 ILCS 708/97, Grantee must use reasonable efforts to ensure that funding streams are delineated within Grantee's accounting system. 2 CFR 200.302.

(b) **Source Documentation**. Accounting records must be supported by such source documentation as canceled checks, bank statements, invoices, paid bills, donor letters, time and attendance records, activity reports, travel reports, contractual and consultant agreements, and subaward documentation. All supporting documentation must be clearly identified with the Award and general ledger accounts which are to be charged or credited.

(i) The documentation standards for salary charges to Grants are prescribed by 2 CFR 200.430, and in the cost principles applicable to the Grantee's organization.

(ii) If records do not meet the standards in 2 CFR 200.430, then Grantor may notify Grantee in **PART TWO**, **PART THREE** or **Exhibit E** of the requirement to submit personnel activity reports. 2 CFR 200.430(i)(8). Personnel activity reports must account on an after-the-fact basis for one hundred percent (100%) of the employee's actual time, separately indicating the time spent on the Award, other grants or projects, vacation or sick leave, and administrative time, if applicable. The reports must be signed by the employee, approved by the appropriate official, and coincide with a pay period. These time records must be used to record the distribution of salary costs to the appropriate accounts no less frequently than quarterly.

(iii) Formal agreements with independent contractors, such as consultants, must include a description of the services to be performed, the period of performance, the fee and method of payment, an itemization of travel and other costs which are chargeable to the agreement, and the signatures of both the contractor and an appropriate official of Grantee.

(iv) If third party in-kind (non-cash) contributions are used for Award purposes, the valuation of these contributions must be supported with adequate documentation.

(c) **Internal Control**. Grantee must maintain effective control and accountability for all cash, real and personal property, and other assets. Grantee must adequately safeguard all such property and must provide assurance that it is used solely for authorized purposes. Grantee must also have systems in place that provide reasonable assurance that the information is accurate, allowable, and compliant with the terms and conditions of this Agreement. 2 CFR 200.303.

(d) **Budget Control**. Grantee must maintain records of expenditures for each Award by the cost categories of the approved Budget (including Indirect Costs that are charged to the Award), and actual expenditures are to be compared with budgeted amounts at least quarterly.

(e) **Cash Management**. Requests for advance payment must be limited to Grantee's immediate cash needs. Grantee must have written procedures to minimize the time elapsing between the receipt and the disbursement of Grant Funds to avoid having excess funds on hand. 2 CFR 200.305.

7.6. Profits. It is not permitted for any person or entity to earn a Profit from an Award. See, e.g., 2 CFR 200.400(g); see also 30 ILCS 708/60(a)(7).

7.7. Management of Program Income. Grantee is encouraged to earn income to defray Program Costs where appropriate, subject to 2 CFR 200.307.

ARTICLE VIII
LOBBYING

8.1. Improper Influence. Grantee certifies that it will not use and has not used Grant Funds to influence or attempt to influence an officer or employee of any government agency or a member or employee of the State or federal legislature in connection with the awarding of any agreement, the making of any grant, the making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. Additionally, Grantee certifies that it has filed the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable.

8.2. Federal Form LLL. If any federal funds, other than federally-appropriated funds, were paid or will be paid to any person for influencing or attempting to influence any of the above persons in connection with this Agreement, the undersigned must also complete and submit Federal Form LLL, Disclosure of Lobbying Activities Form, in accordance with its instructions.

8.3. Lobbying Costs. Grantee certifies that it is in compliance with the restrictions on lobbying set forth in 2 CFR 200.450. For any Indirect Costs associated with this Agreement, total lobbying costs must be separately identified in the Program Budget, and thereafter treated as other Unallowable Costs.

8.4. Procurement Lobbying. Grantee warrants and certifies that it and, to the best of its knowledge, its subrecipients have complied and will comply with Illinois Executive Order No. 1 (2007) (EO 1-2007). EO 1-2007 generally prohibits grantees and subcontractors from hiring the then-serving Governor's family members to lobby procurement activities of the State, or any other unit of government in Illinois including local governments, if that procurement may result in a contract valued at over $25,000. This prohibition also applies to hiring for that same purpose any former State employee who had procurement authority at any time during the one-year period preceding the procurement lobbying activity.

8.5. Subawards. Grantee must include the language of this ARTICLE in the award documents for any subawards made pursuant to this Award at all tiers. All subrecipients are also subject to certification and disclosure. Pursuant to Appendix II(I) to 2 CFR Part 200, Grantee must forward all disclosures by contractors regarding this certification to Grantor.

8.6. Certification. This certification is a material representation of fact upon which reliance was placed to enter into this transaction and is a prerequisite for this transaction, pursuant to 31 USC 1352. Any person who fails to file the required certifications will be subject to a civil penalty of not less than $10,000, and not more than $100,000, for each such failure.

ARTICLE IX
MAINTENANCE AND ACCESSIBILITY OF RECORDS; MONITORING

9.1. Records Retention. Grantee must maintain for three (3) years from the date of submission of the final expenditure report, adequate books, all financial records and, supporting documents, statistical records, and all other records pertinent to this Award, adequate to comply with 2 CFR 200.334, unless a different retention period is specified in 2 CFR 200.334, 44 Ill. Admin. Code 7000.430(a) and (b) or **PART TWO** or **PART THREE**. If any litigation, claim or audit is started before the expiration of the retention period, the records must be retained until all litigation, claims or audit exceptions involving the records have been resolved and final action taken.

9.2. Accessibility of Records. Grantee, in compliance with 2 CFR 200.337 and 44 Ill. Admin. Code 7000.430(f), must make books, records, related papers, supporting documentation and personnel relevant to this Agreement available to authorized Grantor representatives, the Illinois Auditor General, Illinois Attorney General, any Executive Inspector General, Grantor's Inspector General, federal authorities, any person identified in 2 CFR 200.337, and any other person as may be authorized by Grantor (including auditors), by the State of Illinois or by federal statute. Grantee must cooperate fully in any such audit or inquiry.

9.3. Failure to Maintain Books and Records. Failure to maintain adequate books, records and supporting documentation, as described in this ARTICLE, will result in the disallowance of costs for which there is insufficient supporting documentation and also establishes a presumption in favor of the State for the recovery of any Grant Funds paid by the State under this Agreement for which adequate books, records and supporting documentation are not available to support disbursement.

9.4. Monitoring and Access to Information. Grantee must monitor its activities to assure compliance with applicable state and federal requirements and to assure its performance expectations are being achieved. Grantor will monitor the activities of Grantee to assure compliance with all requirements, including appropriate programmatic rules, regulations, and guidelines that the Grantor promulgates or implements, and performance expectations of the Award. Grantee must timely submit all financial and performance reports, and must supply, upon Grantor's request, documents and information relevant to the Award. Grantor may make site visits as warranted by Program needs. 2 CFR 200.329; 200.332. Additional monitoring requirements may be in **PART TWO** or **PART THREE**.

ARTICLE X
FINANCIAL REPORTING REQUIREMENTS

10.1. Required Periodic Financial Reports. Grantee must submit financial reports as requested and in the format required by Grantor no later than the dues date(s) specified in **PART TWO** or **PART THREE**. Grantee must submit quarterly reports with Grantor describing the expenditure(s) of the funds related thereto, unless more frequent reporting is required by the Grantee due to the funding source or pursuant to specific award conditions. 2 CFR 200.208. Any report required by 30 ILCS 708/125 may be detailed in **PART TWO** or **PART THREE**.

10.2. Financial Close-out Report.

(a) Grantee must submit a financial Close-out Report, in the format required by Grantor, by the due date specified in **PART TWO** or **PART THREE**, which must be no later than sixty (60) calendar days following the end of the Period of Performance for this Agreement or Agreement termination. The format of this financial Close-out Report must follow a format prescribed by Grantor. 2 CFR 200.344; 44 Ill. Admin. Code 7000.440(b).

(b) If an audit or review of Grantee occurs and results in adjustments after Grantee submits a Close-out Report, Grantee must submit a new financial Close-out Report based on audit adjustments, and immediately submit a refund to Grantor, if applicable. 2 CFR 200.345; 44 Ill. Admin. Code 7000.450.

10.3. Effect of Failure to Comply. Failure to comply with the reporting requirements in this Agreement may cause a delay or suspension of funding or require the return of improper payments or Unallowable Costs, and will be considered a material breach of this Agreement. Grantee's failure to comply with ARTICLE X, ARTICLE XI, or ARTICLE XVII will be considered prima facie evidence of a breach and may be admitted as such, without further proof, into evidence in an administrative proceeding before Grantor, or in any other legal proceeding. Grantee should refer to the State Grantee Compliance Enforcement System for policy and consequences for failure to comply. 44 Ill. Admin. Code 7000.80.

ARTICLE XI
PERFORMANCE REPORTING REQUIREMENTS

11.1. Required Periodic Performance Reports. Grantee must submit performance reports as requested and in the format required by Grantor no later than the due date(s) specified in **PART TWO** or **PART THREE**. 44 Ill. Admin. Code 7000.410. Grantee must report to Grantor on the performance measures listed in **Exhibit D**, **PART TWO** or **PART THREE** at the intervals specified by Grantor, which must be no less frequent than annually and no more frequent than quarterly, unless otherwise specified in **PART TWO**, **PART THREE**, or **Exhibit E** pursuant to specific award conditions. For certain construction-related Awards, such reports may be exempted as identified in **PART TWO** or **PART THREE**. 2 CFR 200.329.

11.2. Performance Close-out Report. Grantee must submit a performance Close-out Report, in the format required by Grantor by the due date specified in **PART TWO** or **PART THREE**, which must be no later than 60 calendar days following the end of the Period of Performance or Agreement termination. 2 CFR 200.344; 44 Ill. Admin. Code 7000.440(b).

11.3. Content of Performance Reports. Pursuant to 2 CFR 200.329(b) and (c), all performance reports must relate the financial data and accomplishments to the performance goals and objectives of this Award and also include the following: a comparison of actual accomplishments to the objectives of the Award established for the period; where the accomplishments can be quantified, a computation of the cost and demonstration of cost effective practices (e.g., through unit cost data); performance trend data and analysis if required; and reasons why established goals were not met, if appropriate. Additional content and format guidelines for the performance reports will be determined by Grantor contingent on the Award's statutory, regulatory and administrative requirements, and are included in **PART TWO** or **PART THREE** of this Agreement.

ARTICLE XII
AUDIT REQUIREMENTS

12.1. Audits. Grantee is subject to the audit requirements contained in the Single Audit Act Amendments of 1996 (31 USC 7501-7507), Subpart F of 2 CFR Part 200, and the audit rules and policies set forth by the Governor's Office of Management and Budget. 30 ILCS 708/65(c); 44 Ill. Admin. Code 7000.90.

12.2. Consolidated Year-End Financial Reports (CYEFR). All grantees must complete and submit a CYEFR through the Grantee Portal, except those exempted by federal or State statute or regulation, as set forth in **PART TWO** or **PART THREE**. The CYEFR is a required schedule in Grantee's audit report if Grantee is required to complete and submit an audit report as set forth herein.

(a) Grantee's CYEFR must cover the same period as the audited financial statements, if required, and must be submitted in accordance with the audit schedule at 44 Ill. Admin. Code 7000.90. If

Grantee is not required to complete audited financial statements, the CYEFR must cover Grantee's fiscal year and must be submitted within 6 months of the Grantee's fiscal year-end.

(b) The CYEFR must include an in relation to opinion from the auditor of the financial statements included in the audit.

(c) The CYEFR must follow a format prescribed by Grantor.

12.3. Entities That Are Not "For-Profit".

(a) This Paragraph applies to Grantees that are not "for-profit" entities.

(b) Single and Program-Specific Audits. If, during its fiscal year, Grantee expends at least the threshold amount as set out in 2 CFR 200.501(a) in federal Awards (direct federal and federal pass-through awards combined), Grantee must have a single audit or program-specific audit conducted for that year as required by 2 CFR 200.501 and other applicable sections of Subpart F of 2 CFR Part 200. The audit report packet must be completed as described in 2 CFR 200.512 (single audit) or 2 CFR 200.507 (program-specific audit), 44 Ill. Admin. Code 7000.90(h)(1) and the current GATA audit manual and submitted to the Federal Audit Clearinghouse, as required by 2 CFR 200.512. The results of peer and external quality control reviews, management letters issued by the auditors and their respective corrective action plans if significant deficiencies or material weaknesses are identified, and the CYEFR(s) must be submitted to the Grantee Portal at the same time the audit report packet is submitted to the Federal Audit Clearinghouse. The due date of all required submissions set forth in this Paragraph is the earlier of (i) thirty (30) calendar days after receipt of the auditor's report(s) or (ii) nine (9) months after the end of Grantee's audit period.

(c) Financial Statement Audit. If, during its fiscal year, Grantee expends less than the threshold amount as set out in 2 CFR 200.501(a) in federal Awards, Grantee is subject to the following audit requirements:

(i) If, during its fiscal year, Grantee expends at least the threshold amount as set out in 44 Ill. Admin. Code 7000.90(c)(1) in State-issued Awards, Grantee must have a financial statement audit conducted in accordance with the Generally Accepted Government Auditing Standards (GAGAS). Grantee may be subject to additional requirements in **PART TWO**, **PART THREE** or **Exhibit E** based on Grantee's risk profile.

(ii) If, during its fiscal year, Grantee expends less than the threshold amount as set out in 44 Ill. Admin. Code 7000.90(c)(1) in State-issued Awards, but expends at least the threshold amount as set out in 44 Ill. Admin. Code 7000.90(c)(2) in State-issued Awards, Grantee must have a financial statement audit conducted in accordance with the Generally Accepted Auditing Standards (GAAS).

(iii) If Grantee is a Local Education Agency (as defined in 34 CFR 77.1), Grantee must have a financial statement audit conducted in accordance with GAGAS, as required by 23 Ill. Admin. Code 100.110, regardless of the dollar amount of expenditures of State-issued Awards.

(iv) If Grantee does not meet the requirements in subsections 12.3(b) and 12.3(c)(i-iii) but is required to have a financial statement audit conducted based on other regulatory requirements, Grantee must submit those audits for review.

(v) Grantee must submit its financial statement audit report packet, as set forth in 44 Ill. Admin. Code 7000.90(h)(2) and the current GATA audit manual, to the Grantee Portal within the earlier of (i) thirty (30) calendar days after receipt of the auditor's report(s) or (ii) six (6) months after the end of Grantee's audit period.

12.4. "For-Profit" Entities.

(a) This Paragraph applies to Grantees that are "for-profit" entities.

(b) Program-Specific Audit. If, during its fiscal year, Grantee expends at least the threshold amount as set out in 2 CFR 200.501(a) in federal pass-through funds from State-issued Awards, Grantee must have a program-specific audit conducted in accordance with 2 CFR 200.507. The auditor must audit federal pass-through programs with federal pass-through Awards expended that, in the aggregate, cover at least 50 percent (0.50) of total federal pass-through Awards expended. The audit report packet must be completed as described in 2 CFR 200.507 (program-specific audit), 44 Ill. Admin. Code 7000.90 and the current GATA audit manual, and must be submitted to the Grantee Portal. The due date of all required submissions set forth in this Paragraph is the earlier of (i) thirty (30) calendar days after receipt of the auditor's report(s) or (ii) nine (9) months after the end of Grantee's audit period.

(c) Financial Statement Audit. If, during its fiscal year, Grantee expends less than the threshold amount as set out in 2 CFR 200.501(a) in federal pass-through funds from State-issued Awards, Grantee must follow all of the audit requirements in Paragraphs 12.3(c)(i)-(v), above.

(d) Publicly-Traded Entities. If Grantee is a publicly-traded company, Grantee is not subject to the single audit or program-specific audit requirements, but must submit its annual audit conducted in accordance with its regulatory requirements.

12.5. Performance of Audits. For those organizations required to submit an independent audit report, the audit must be conducted by the Illinois Auditor General (as required for certain governmental entities only), or a Certified Public Accountant or Certified Public Accounting Firm licensed in the State of Illinois or in accordance with Section 5.2 of the Illinois Public Accounting Act (225 ILCS 450/5.2). For all audits required to be performed subject to GAGAS or Generally Accepted Auditing Standards, Grantee must request and maintain on file a copy of the auditor's most recent peer review report and acceptance letter. Grantee must follow procedures prescribed by Grantor for the preparation and submission of audit reports and any related documents.

12.6. Delinquent Reports. When audit reports or financial statements required under this ARTICLE are prepared by the Illinois Auditor General, if they are not available by the above-specified due date, they must be provided to Grantor within thirty (30) days of becoming available. Grantee should refer to the State Grantee Compliance Enforcement System for the policy and consequences for late reporting. 44 Ill. Admin. Code 7000.80.

ARTICLE XIII
TERMINATION; SUSPENSION; NON-COMPLIANCE

13.1. Termination.

(a) Either Party may terminate this Agreement, in whole or in part, upon thirty (30) calendar days' prior written notice to the other Party.

(b) If terminated by the Grantee, Grantee must include the reasons for such termination, the effective date, and, in the case of a partial termination, the portion to be terminated. If Grantor determines in the case of a partial termination that the reduced or modified portion of the Award will not accomplish the purposes for which the Award was made, Grantor may terminate the Agreement in its entirety. 2 CFR 200.340(a)(4).

(c) This Agreement may be terminated, in whole or in part, by Grantor:

(i) Pursuant to a funding failure under Paragraph 4.1;

(ii) If Grantee fails to comply with the terms and conditions of this or any Award, application or proposal, including any applicable rules or regulations, or has made a false representation in connection with the receipt of this or any Award; or

(iii) If the Award no longer effectuates the Program goals or agency priorities as set forth in **Exhibit A**, **PART TWO** or **PART THREE**.

13.2. Suspension. Grantor may suspend this Agreement, in whole or in part, pursuant to a funding failure under Paragraph 4.1 or if the Grantee fails to comply with terms and conditions of this or any Award. If suspension is due to Grantee's failure to comply, Grantor may withhold further payment and prohibit Grantee from incurring additional Obligations pending corrective action by Grantee or a decision to terminate this Agreement by Grantor. Grantor may allow necessary and proper costs that Grantee could not reasonably avoid during the period of suspension.

13.3. Non-compliance. If Grantee fails to comply with the U.S. Constitution, applicable statutes, regulations or the terms and conditions of this or any Award, Grantor may impose additional conditions on Grantee, as described in 2 CFR 200.208. If Grantor determines that non-compliance cannot be remedied by imposing additional conditions, Grantor may take one or more of the actions described in 2 CFR 200.339. The Parties must follow all Grantor policies and procedures regarding non-compliance, including, but not limited to, the procedures set forth in the State Grantee Compliance Enforcement System. 44 Ill. Admin. Code 7000.80 and 7000.260.

13.4. Objection. If Grantor suspends or terminates this Agreement, in whole or in part, for cause, or takes any other action in response to Grantee's non-compliance, Grantee may avail itself of any opportunities to object and challenge such suspension, termination or other action by Grantor in accordance with any applicable processes and procedures, including, but not limited to, the procedures set forth in the State Grantee Compliance Enforcement System. 2 CFR 200.342; 44 Ill. Admin. Code 7000.80 and 7000.260.

13.5. Effects of Suspension and Termination.

(a) Grantor may credit Grantee for allowable expenditures incurred in the performance of authorized services under this Agreement prior to the effective date of a suspension or termination.

(b) Except as set forth in subparagraph (c), below, Grantee must not incur any costs or Obligations that require the use of Grant Funds after the effective date of a suspension or termination, and must cancel as many outstanding Obligations as possible.

(c) Costs to Grantee resulting from Obligations incurred by Grantee during a suspension or after termination of the Agreement are not allowable unless Grantor expressly authorizes them in the notice of suspension or termination or subsequently. However, Grantor may allow costs during a suspension or after termination if:

(i) The costs result from Obligations properly incurred before the effective date of suspension or termination, are not in anticipation of the suspension or termination, and the costs would be allowable if the Agreement was not suspended or terminated prematurely. 2 CFR 200.343.

13.6. Close-out of Terminated Agreements. If this Agreement is terminated, in whole or in part, the Parties must comply with all close-out and post-termination requirements of this Agreement. 2 CFR 200.340(d).

ARTICLE XIV
SUBCONTRACTS/SUBAWARDS

14.1. Subcontracting/Subrecipients/Delegation. Grantee must not subcontract nor issue a subaward for any portion of this Agreement nor delegate any duties hereunder without Prior Approval of Grantor. The requirement for Prior Approval is satisfied if the subcontractor or subrecipient has been identified in the uniform grant application, such as, without limitation, a Project description, and Grantor has approved. Grantee must notify any potential subrecipient that the subrecipient must obtain and provide to the Grantee a Unique Entity Identifier prior to receiving a subaward. 2 CFR 25.300.

14.2. Application of Terms. If Grantee enters into a subaward agreement with a subrecipient, Grantee must notify the subrecipient of the applicable laws and regulations and terms and conditions of this Award by attaching this Agreement to the subaward agreement. The terms of this Agreement apply to all subawards authorized in accordance with Paragraph 14.1. 2 CFR 200.101(b)(2).

14.3. Liability as Guaranty. Grantee will be liable as guarantor for any Grant Funds it obligates to a subrecipient or subcontractor pursuant to this ARTICLE in the event Grantor determines the funds were either misspent or are being improperly held and the subrecipient or subcontractor is insolvent or otherwise fails to return the funds. 2 CFR 200.345; 30 ILCS 705/6; 44 Ill. Admin. Code 7000.450(a).

ARTICLE XV
NOTICE OF CHANGE

15.1. Notice of Change. Grantee must notify Grantor if there is a change in Grantee's legal status, FEIN, UEI, SAM registration status, Related Parties, senior management (for non-governmental grantees only) or address. If the change is anticipated, Grantee must give thirty (30) days' prior written notice to Grantor. If the change is unanticipated, Grantee must give notice as soon as practicable thereafter. Grantor reserves the right to take any and all appropriate action as a result of such change(s).

15.2. Failure to Provide Notification. To the extent permitted by Illinois law (see Paragraph 21.2), Grantee must hold harmless Grantor for any acts or omissions of Grantor resulting from Grantee's failure to notify Grantor as required by Paragraph 15.1.

15.3. Notice of Impact. Grantee must notify Grantor in writing of any event, including, by not limited to, becoming a party to litigation, an investigation, or transaction that may have a material impact on Grantee's ability to perform under this Agreement. Grantee must provide notice to Grantor as soon as possible, but no later than five (5) days after Grantee becomes aware that the event may have a material impact.

15.4. Effect of Failure to Provide Notice. Failure to provide the notice described in this ARTICLE is grounds for termination of this Agreement and any costs incurred after the date notice should have been given may be disallowed.

ARTICLE XVI
STRUCTURAL REORGANIZATION AND RECONSTITUTION OF BOARD MEMBERSHIP

16.1. Effect of Reorganization. This Agreement is made by and between Grantor and Grantee, as Grantee is currently organized and constituted. Grantor does not agree to continue this Agreement, or any license related thereto, should Grantee significantly reorganize or otherwise substantially change the character of its corporate structure, business structure or governance structure. Grantee must give Grantor prior notice of any such action or changes significantly affecting its overall structure or, for non-governmental grantees only, management makeup (for example, a merger or a corporate restructuring), and must provide all reasonable documentation necessary for Grantor to review the proposed transaction including financial records and corporate and shareholder minutes of any corporation which may be involved. Grantor reserves the right to terminate the

Agreement based on whether the newly organized entity is able to carry out the requirements of the Award. This ARTICLE does not require Grantee to report on minor changes in the makeup of its board membership or governance structure, as applicable. Nevertheless, **PART TWO** or **PART THREE** may impose further restrictions. Failure to comply with this ARTICLE constitutes a material breach of this Agreement.

ARTICLE XVII
CONFLICT OF INTEREST

17.1. Required Disclosures. Grantee must immediately disclose in writing any potential or actual Conflict of Interest to Grantor. 2 CFR 200.113; 30 ILCS 708/35.

17.2. Prohibited Payments. Payments made by Grantor under this Agreement must not be used by Grantee to compensate, directly or indirectly, any person currently holding an elective office in this State including, but not limited to, a seat in the General Assembly. In addition, where Grantee is not an instrumentality of the State of Illinois, as described in this Paragraph, Grantee must request permission from Grantor to compensate, directly or indirectly, any officer or any person employed by an office or agency of the State of Illinois. An instrumentality of the State of Illinois includes, without limitation, State departments, agencies, boards, and State universities. An instrumentality of the State of Illinois does not include, without limitation, units of Local Government and related entities.

17.3. Request for Exemption. Grantee may request written approval from Grantor for an exemption from Paragraph 17.2. Grantee acknowledges that Grantor is under no obligation to provide such exemption and that Grantor may grant an such exemption subject to additional terms and conditions as Grantor may require.

ARTICLE XVIII
EQUIPMENT OR PROPERTY

18.1. Purchase of Equipment. For any equipment purchased in whole or in part with Grant Funds, if Grantor determines that Grantee has not met the conditions of 2 CFR 200.439, the costs for such equipment will be disallowed. Grantor must notify Grantee in writing that the purchase of equipment is disallowed.

18.2. Prohibition against Disposition/Encumbrance. Any equipment, material, or real property that Grantee purchases or improves with Grant Funds must not be sold, transferred, encumbered (other than original financing) or otherwise disposed of during the Award Term without Prior Approval of Grantor unless a longer period is required in **PART TWO** or **PART THREE** and permitted by 2 CFR Part 200 Subpart D. Use or disposition of real property acquired or improved using Grant Funds must comply with the requirements of 2 CFR 200.311. Real property, equipment, and intangible property that are acquired or improved in whole or in part using Grant Funds are subject to the provisions of 2 CFR 200.316. Grantor may require the Grantee to record liens or other appropriate notices of record to indicate that personal or real property has been acquired or improved with this Award and that use and disposition conditions apply to the property.

18.3. Equipment and Procurement. Grantee must comply with the uniform standards set forth in 2 CFR 200.310–200.316 governing the management and disposition of property, the cost of which was supported by Grant Funds. Any waiver from such compliance must be granted by either the President's Office of Management and Budget, the Governor's Office of Management and Budget, or both, depending on the source of the Grant Funds used. Additionally, Grantee must comply with the standards set forth in 2 CFR 200.317-200.326 to establish procedures to use Grant Funds for the procurement of supplies and other expendable property, equipment, real property and other services.

18.4. Equipment Instructions. Grantee must obtain disposition instructions from Grantor when equipment, purchased in whole or in part with Grant Funds, is no longer needed for their original purpose.

Notwithstanding anything to the contrary contained in this Agreement, Grantor may require transfer of any equipment to Grantor or a third party for any reason, including, without limitation, if Grantor terminates the Award or Grantee no longer conducts Award activities. Grantee must properly maintain, track, use, store and insure the equipment according to applicable best practices, manufacturer's guidelines, federal and state laws or rules, and Grantor requirements stated herein.

18.5. Domestic Preferences for Procurements. In accordance with 2 CFR 200.322, as appropriate and to the extent consistent with law, Grantee must, to the greatest extent practicable under this Award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this Paragraph must be included in all subawards and in all contracts and purchase orders for work or products under this Award.

ARTICLE XIX
PROMOTIONAL MATERIALS; PRIOR NOTIFICATION

19.1. Promotional and Written Materials. Use of Grant Funds for promotions is subject to the prohibitions for advertising or public relations costs in 2 CFR 200.421(e). In the event that Grant Funds are used in whole or in part to produce any written publications, announcements, reports, flyers, brochures or other written materials, Grantee must obtain Prior Approval for the use of those funds (2 CFR 200.467) and must include in these publications, announcements, reports, flyers, brochures and all other such material, the phrase "Funding provided in whole or in part by the [Grantor]." 2 CFR 200.467. Exceptions to this requirement must be requested, in writing, from Grantor and will be considered authorized only upon written notice thereof to Grantee.

19.2. Prior Notification/Release of Information. Grantee must notify Grantor ten (10) days prior to issuing public announcements or press releases concerning work performed pursuant to this Agreement, or funded in whole or in part by this Agreement, and must cooperate with Grantor in joint or coordinated releases of information.

ARTICLE XX
INSURANCE

20.1. Maintenance of Insurance. Grantee must maintain in full force and effect during the Term of this Agreement casualty and bodily injury insurance, as well as insurance sufficient to cover the replacement cost of any and all real or personal property, or both, purchased or, otherwise acquired, or improved in whole or in part, with funds disbursed pursuant to this Agreement. 2 CFR 200.310. Additional insurance requirements may be detailed in **PART TWO** or **PART THREE**.

20.2. Claims. If a claim is submitted for real or personal property, or both, purchased in whole with funds from this Agreement and such claim results in the recovery of money, such money recovered must be surrendered to Grantor.

ARTICLE XXI
LAWSUITS AND INDEMNIFICATION

21.1. Independent Contractor. Neither Grantee nor any employee or agent of Grantee acquires any employment rights with Grantor by virtue of this Agreement. Grantee must provide the agreed services and achieve the specified results free from the direction or control of Grantor as to the means and methods of performance. Grantee must provide its own equipment and supplies necessary to conduct its business; provided, however, that in the event, for its convenience or otherwise, Grantor makes any such equipment or supplies

available to Grantee, Grantee's use of such equipment or supplies provided by Grantor pursuant to this Agreement is strictly limited to official Grantor or State of Illinois business and not for any other purpose, including any personal benefit or gain.

21.2. Indemnification and Liability.

(a) Non-governmental entities. This subparagraph applies only if Grantee is a non-governmental entity. Grantee must hold harmless Grantor against any and all liability, loss, damage, cost or expenses, including attorneys' fees, arising from the intentional torts, negligence or breach of contract of Grantee, with the exception of acts performed in conformance with an explicit, written directive of Grantor. Indemnification by Grantor is governed by the State Employee Indemnification Act (5 ILCS 350/.01 et seq.) as interpreted by the Illinois Attorney General. Grantor makes no representation that Grantee, an independent contractor, will qualify or be eligible for indemnification under said Act.

(b) Governmental entities. This subparagraph applies only if Grantee is a governmental unit as designated in Paragraph 3.2. Neither Party shall be liable for actions chargeable to the other Party under this Agreement including, but not limited to, the negligent acts and omissions of the other Party's agents, employees or subcontractors in the performance of their duties as described under this Agreement, unless such liability is imposed by law. This Agreement is not construed as seeking to enlarge or diminish any obligation or duty owed by one Party against the other or against a third party.

ARTICLE XXII
MISCELLANEOUS

22.1. Gift Ban. Grantee is prohibited from giving gifts to State employees pursuant to the State Officials and Employees Ethics Act (5 ILCS 430/10-10) and Illinois Executive Order 15-09.

22.2. Assignment Prohibited. This Agreement must not be sold, assigned, or transferred in any manner by Grantee, to include an assignment of Grantee's rights to receive payment hereunder, and any actual or attempted sale, assignment, or transfer by Grantee without the Prior Approval of Grantor in writing renders this Agreement null, void and of no further effect.

22.3. Copies of Agreements upon Request. Grantee must, upon request by Grantor, provide Grantor with copies of contracts or other agreements to which Grantee is a party with any other State agency.

22.4. Amendments. This Agreement may be modified or amended at any time during its Term by mutual consent of the Parties, expressed in writing and signed by the Parties.

22.5. Severability. If any provision of this Agreement is declared invalid, its other provisions will remain in effect.

22.6. No Waiver. The failure of either Party to assert any right or remedy pursuant to this Agreement will not be construed as a waiver of either Party's right to assert such right or remedy at a later time or constitute a course of business upon which either Party may rely for the purpose of denial of such a right or remedy.

22.7. Applicable Law; Claims. This Agreement and all subsequent amendments thereto, if any, are governed and construed in accordance with the laws of the State of Illinois. Any claim against Grantor arising out of this Agreement must be filed exclusively with the Illinois Court of Claims. 705 ILCS 505/1 et seq. Grantor does not waive sovereign immunity by entering into this Agreement.

22.8. Compliance with Law. Grantee is responsible for ensuring that Grantee's Obligations and services hereunder are performed in compliance with all applicable federal and State laws, including, without limitation,

federal regulations, State administrative rules, including but not limited to 44 Ill. Admin. Code Part 7000, laws and rules which govern disclosure of confidential records or other information obtained by Grantee concerning persons served under this Agreement, and any license requirements or professional certification provisions.

22.9. Compliance with Freedom of Information Act. Upon request, Grantee must make available to Grantor all documents in its possession that Grantor deems necessary to comply with requests made under the Freedom of Information Act. 5 ILCS 140/7(2).

22.10. Precedence.

(a) Except as set forth in subparagraph (b), below, the following rules of precedence are controlling for this Agreement: In the event there is a conflict between this Agreement and any of the exhibits or attachments hereto, this Agreement controls. In the event there is a conflict between **PART ONE** and **PART TWO** or **PART THREE** of this Agreement, **PART ONE** controls. In the event there is a conflict between **PART TWO** and **PART THREE** of this Agreement, **PART TWO** controls. In the event there is a conflict between this Agreement and relevant statute(s) or rule(s), the relevant statute(s) or rule(s) controls.

(b) Notwithstanding the provisions in subparagraph (a), above, if a relevant federal or state statute(s) or rule(s) requires an exception to this Agreement's provisions, or an exception to a requirement in this Agreement is granted by GATU, such exceptions must be noted in **PART TWO** or **PART THREE**, and in such cases, those requirements control.

22.11. Illinois Grant Funds Recovery Act. In the event of a conflict between the Illinois Grant Funds Recovery Act and the Grant Accountability and Transparency Act, the provisions of the Grant Accountability and Transparency Act control. 30 ILCS 708/80.

22.12. Headings. Articles and other headings contained in this Agreement are for reference purposes only and are not intended to define or limit the scope, extent or intent of this Agreement or any provision hereof.

22.13. Counterparts. This Agreement may be executed in one or more counterparts, each of which are considered to be one and the same agreement, binding on all Parties hereto, notwithstanding that all Parties are not signatories to the same counterpart. Duplicated signatures, signatures transmitted via facsimile, or signatures contained in a Portable Document Format (PDF) document are deemed original for all purposes.

22.14. Attorney Fees and Costs. Unless prohibited by law, if Grantor prevails in any proceeding to enforce the terms of this Agreement, including any administrative hearing pursuant to the Grant Funds Recovery Act or the Grant Accountability and Transparency Act, Grantor has the right to recover reasonable attorneys' fees, costs and expenses associated with such proceedings.

22.15. Continuing Responsibilities. The termination or expiration of this Agreement does not affect: (a) the right of Grantor to disallow costs and recover funds based on a later audit or other review; (b) the obligation of the Grantee to return any funds due as a result of later refunds, corrections or other transactions, including, without limitation, final Indirect Cost Rate adjustments and those funds obligated pursuant to ARTICLE XIV; (c) the CYEFR(s); (d) audit requirements established in 44 Ill. Admin. Code 7000.90 and ARTICLE XII ; (e) property management and disposition requirements established in 2 CFR 200.310 through 2 CFR 200.316 and ARTICLE XVIII; or (f) records related requirements pursuant to ARTICLE IX. 44 Ill. Admin. Code 7000.440.

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EXHIBIT A

PROJECT DESCRIPTION

Grantee must complete the Award Activities described on this **Exhibit A**, the Deliverables and Milestones listed on **Exhibit B** and the Performance Measures listed on **Exhibit D** within the term of this Agreement, as provided in Paragraph 2.1, herein.

AUTHORITY: The Grantor is authorized to make this Award pursuant to 20 ILCS 605/605-55 & 30.

The purpose of this authority is as follows:

To make & enter into contracts, including grants, as authorized pursuant to appropriations by the General Assembly &/or to use State & federal programs, grants, & subsidies available to assist in discharge of provisions of the Civil Administrative Code of Illinois, and per other acts to foster and promote industrial development & economic welfare.

PROJECT DESCRIPTION:

The Grantee is a not-for-profit, independent, midwife-led facility that will be located on the South Side of Chicago, Illinois. Its mission is to provide concordant, culturally centered, evidence-based midwifery care alongside families and within the community to improve outcomes, promote wellness, and abundance in whole health. Lastly, they aim to grow intergenerational wellness across the South Side through community health education, ongoing community engagement, and learning offerings to those interested in the fields of health, midwifery, and collective wellness.

Since 2019, three South Side community hospitals have closed their labor and delivery units, displacing thousands of births and significantly reducing access to obstetric care. Without strategic intervention, rates of infant and maternal morbidity will rise, and barriers to essential care will persist.

To address this critical gap, the Grantee is committed to transforming maternal health outcomes by providing high-quality healthcare and fostering strong collaborations with community partners. This initiative includes the development of a newly renovated birth center designed to expand birthing options for South Side residents, reduce maternal and infant health disparities, and deliver culturally centered, evidence-based maternity, gynecological, family planning, and postpartum care through a midwifery-led model.

The birth center will offer a home-like environment within the healthcare system, following a wellness-based approach to pregnancy and birth that prioritizes prevention, safety, sensitivity, and cost-effective medical intervention. A dedicated team of midwives, nurses, and a physician collaborator will staff the facility, working alongside pediatricians, nutritionists, social workers, doulas, and childbirth educators. Services will include midwifery-led care for pregnancy, labor, postpartum, and newborn care, as well as family planning, STI/STD testing, well-person care, gender-affirming care, primary care, and abortion services. Additionally, the center will partner with community organizations to provide perinatal mental health support, ensuring that individuals and families receive comprehensive care throughout their transition to parenthood.

Grant funds will support a portion of the renovation costs for the Grantee-owned building at 8301 S. South Shore Drive, which will become the first freestanding birth center on the South Side of Chicago and the first not-for-profit birth center in Illinois.

Previously operating as a church, the 6,700-square-foot facility will undergo significant modernization, with the addition of a 3,860-square-foot expansion, including basement renovations, an updated parking lot, and enhanced landscaping. The birth center and associated support spaces will occupy the first floor of the existing structure, while a health clinic will be located on the second floor, accessible via a newly installed elevator and two code-compliant staircases within the building's expansion, paid via other funding sources.

Grant funds will be utilized for a portion of the costs associated with electrical upgrades of the existing building, including installing new electrical panels and wiring systems, and providing modern lighting and controls. Masonry and concrete work will include the foundations and floor slabs for the new addition, along with a concrete masonry unit and face brick building envelope. The Grantee will purchase and install a new HVAC mechanical system to serve both the existing structure and the new addition, while completing plumbing upgrades which will include a new water service line, plumbing piping, and fixtures for the birth suites, washrooms, nursing areas, and kitchens.

This project represents a critical investment in equitable maternal healthcare, ensuring that birthing individuals on the South Side have access to high-quality, culturally responsive care in a dedicated, community-centered facility.

Specifically, Grant funds will include a portion of the costs associated with the project as follows:

Wiring/Electrical – to include costs associated with the purchase and installation of items such as new electrical panels, upgraded electrical service including conduit/wiring, wiring systems, and new lighting and controls and related appurtenances.

Paving/Concrete/Masonry – to include costs associated with the purchase an installation of foundations, slabs, and exterior masonry walls including materials such as concrete, bricks, and concrete masonry units (CMUs).

Mechanical System – to include costs associated with the purchase and installation of HVAC mechanical system including all associated mechanical appurtenances.

Plumbing – to include costs associated with the purchase and installation of plumbing materials including items such as new water service lines, piping, plumbing fixtures and all associated plumbing appurtenances.

Costs for all other activities and items necessary for completion of this overall project will be covered by other funding sources.

The completion of this project will benefit the public by providing expanded access to medical care throughout the State of Illinois while ensuring the security and safety of patients and staff that frequent the location.

EXHIBIT B

DELIVERABLES OR MILESTONES

To be stated on the initial submitted Periodic Performance Report (PPR), as directed by the Report Deliverable Schedule, the Grantee will provide a detailed task list of projected deliverables, which must be approved by Grantor. These tasks and associated due dates, and any subsequent revisions, shall be incorporated by reference into this Agreement. These tasks will be used to measure performance throughout the life of the Award and can be updated and reported on each PPR reporting due date.

EXHIBIT C

CONTACT INFORMATION

CONTACTS FOR NOTIFICATION AND GRANT ADMINISTRATION:

Unless specified elsewhere, all notices required or desired to be sent by either Party must be sent to the persons listed below. Grantee must notify Grantor of any changes in its contact information listed below within five (5) business days from the effective date of the change, and Grantor must notify Grantee of any changes to its contact information as soon as practicable. The Party making a change must send any changes in writing to the contact for the other Party. No amendment to this Agreement is required if information in this Exhibit is changed.

FOR OFFICIAL GRANT NOTIFICATIONS

GRANTOR CONTACT

Name: Kristin A. Richards

Title: Director

Address: 1011 S. 2nd St.
Springfield, IL 62704

GRANTEE CONTACT

Name: Jeanine Logan

Title: Executive Director

Address: 8301 S. Shore Drive
Chicago, IL 60617-2653

GRANTEE PAYMENT ADDRESS
(If different than the address above)

Address: N/A

FOR GRANT ADMINISTRATION

GRANTOR CONTACT

Name: Claudette Davis
Title: Grant Manager
Address: 1011 S. 2nd St.
Springfield, IL 62704
Phone: 217-524-8452
TTY#: (800) 785-6055
Email Address: claudette.m.davis@illinois.gov

GRANTEE CONTACT

Name: Jeanine Logan
Title: Executive Director
Address: 8301 S. Shore Drive
Chicago, IL 60617-2653
Phone: 773-791-6462
TTY#: N/A
Email Address: jeanine@chicagosouthsidebirthcenter.org

GRANTEE DESIGNEES

The following are designated as Authorized Designee(s) for the Grantee (*See* **PART TWO**, ARTICLE XXIII):

Authorized Designee: Lesley Kennedy
Authorized Designee Title: Director of Strategy and Organizational Development
Authorized Designee Phone: 773-818-7528
Authorized Designee Email: lesley@chicagosouthsidebirthcenter.org

Authorized Designee Signature: Lesley Kennedy

Authorized Signatory Approval:

Authorized Designee: _____
Authorized Designee Title: _____
Authorized Designee Phone: _____
Authorized Designee Email: _____

Authorized Designee Signature: _____

Authorized Signatory Approval: _____

Authorized Designee: _____
Authorized Designee Title: _____
Authorized Designee Phone: _____
Authorized Designee Email: _____

Authorized Designee Signature: _____

Authorized Signatory Approval: _____

GRANTOR CONTACT FOR AUDIT OR CONSOLIDATED YEAR-END FINANCIAL REPORTS QUESTIONS—AUDIT UNIT

Email: externalauditunit@illinois.gov

GRANTOR CONTACT FOR FINANCIAL CLOSEOUT QUESTIONS—PROGRAM ACCOUNTANT

Name: Sam Huston
Email: samuel.huston@illinois.gov
Phone: 000-000-0000
Fax#: N/A

Address: IDCEO-ACCOUNTING OFFICE
1011 S 2ND ST
SPRINGFIELD IL 62704-3004

EXHIBIT D

PERFORMANCE MEASURES AND STANDARDS

To be stated on the initial submitted Periodic Performance Report (PPR), as directed by the Report Deliverable Schedule, the Grantee will incorporate project specific performance measures within the corresponding section of the PPR. The project specific performance measures will encompass the following standardized performance measures listed below.

- Did the deliverables specified in the task list submitted pursuant to Exhibit B lead to the completion of the project described in Exhibit A?
- Given the total amount of Grant Funds available, does the percent currently drawn and expended directly correlate to the percent of the completion of the project to date?
- At the time of Award closeout, has the Grantee fulfilled the public purpose of the project stated in Exhibit A?

The Grantor reserves the right to deny any voucher request(s) at its discretion, based on lack of progress toward meeting completion goals. If the Grantee fails to meet any of the performance measures/goals, and if deemed appropriate at the discretion of the Grantor, the Grant Funds may be decreased by an amount proportionate to the size of the shortfall, and/or the Grantee may be responsible for the return of the Grant Funds in the amount specified by the Grantor. Grantor may initiate a grant modification(s) to de-obligate Grant Funds based on non-performance. The Grantee will submit grant modification requests as necessary in a timely manner, including a request to de-obligate Grant Funds in an amount that the Grantee determines will be unspent by the end of the Grant Agreement Term.

EXHIBIT E

SPECIFIC CONDITIONS

Grantor may remove (or reduce) a Specific Condition included in this Exhibit by providing written notice to the Grantee, in accordance with established procedures for removing a Specific Condition.

There were no conditions resulting from the Internal Control Questionnaire (ICQ).

There were no conditions resulting from the Merit-Based Review.

There were no conditions resulting from the Programmatic Risk Assessment.

PART TWO – GRANTOR-SPECIFIC TERMS

In addition to the uniform requirements in **PART ONE**, Grantor has the following additional requirements for its Grantee:

ARTICLE XXIII
AUTHORIZED SIGNATORY

23.1. Authorized Signatory. In processing this Award and related documentation, Grantor will only accept materials signed by the Authorized Signatory or Designee of this Agreement, as designated or prescribed in the Grantee's signature block or on **Exhibit C**. If the Authorized Signatory chooses to assign a designee to sign or submit materials required by this Agreement to Grantor, the Authorized Signatory must either send written notice to Grantor indicating the name of the designee, or provide notice as set forth in **Exhibit C**. Without this notice, Grantor will reject any materials signed or submitted on the Grantee's behalf by anyone other than the Authorized Signatory. The Authorized Signatory must approve each Authorized Designee separately by signing as indicated on **Exhibit C** or on the appropriate form provided by Grantor. If an Authorized Designee(s) appears on **Exhibit C**, the Grantee should verify the information and indicate any changes as necessary. Signatures of both the Authorized Signatory and the Authorized Designee are required in order for the Authorized Designee to have signature authority under this Agreement.

ARTICLE XXIV
ADDITIONAL AUDIT PROVISIONS

24.1. Discretionary Audit. The Grantor may, at any time and in its sole discretion, require a program-specific audit, or other audit, SAS 115/AU-C265 letters (Auditor's Communication of Internal Control Related Matters) and SAS 114/AU-C260 letters (Auditor's Communication With Those Charged With Governance).

ARTICLE XXV
ADDITIONAL MONTORING PROVISIONS

25.1. Cooperation with Audits and Inquiries, Confidentiality. Pursuant to ARTICLE IX, above, the Grantee is obligated to cooperate with the Grantor and other legal authorities in any audit or inquiry related to the Award. The Grantor or any other governmental authority conducting an audit or inquiry may require the Grantee to keep confidential any audit or inquiry and to limit internal disclosure of the audit or inquiry to those Grantee personnel who are necessary to support the Grantee's response to the audit or inquiry. This confidentiality requirement does not limit Grantee's right to discuss an audit or inquiry with its legal counsel. If a third party seeks to require the Grantee, pursuant to any law, regulation, or legal process, to disclose an audit or inquiry that has been deemed confidential by the Grantor or other governmental authority, the Grantee must promptly notify the entity that is conducting the audit or inquiry of such effort so that the entity that is conducting the audit or inquiry may seek a protective order, take other appropriate action, or waive compliance by the Grantee with the confidentiality requirement.

ARTICLE XXVI
ADDITIONAL INTEREST PROVISIONS

26.1. Interest Earned on Grant Funds. Interest earned on Grant Funds in an amount up to $500 per year may be retained by the Grantee for administrative expenses unless otherwise provided in **PART THREE**. Any additional interest earned on Grant Funds above $500 per year must be returned to the Grantor pursuant to Paragraphs 4.3 and 29.2 herein, or as otherwise instructed by the Grant Manager or as set forth in **PART THREE**. All interest earned must be expended prior to Grant Funds. Any unspent Grant Funds or earned interest unspent must be returned as Grant Funds to the Grantor as described in Paragraphs 4.3 and 29.2 herein. All interest earned on Grant Funds must be accounted for and reported to the Grantor as provided in ARTICLE X herein. If applicable, the Grantor will remit interest earned and returned by Grantee to the U.S. Department of Health and Human Services

Payment Management System through the process set forth at 2 CFR 200.305(b)(9), or as otherwise directed by the federal awarding agency. The provisions of this Paragraph are inapplicable to the extent any statute, rule or program requirement provides for different treatment of interest income. Any provision that deviates from this paragraph is set forth in **PART THREE**.

ARTICLE XXVII
ADDITIONAL BUDGET PROVISIONS

27.1. Restrictions on Line Item Transfers. Unless set forth otherwise in **PART THREE** herein, Budget line item transfers within the guidelines set forth in paragraph 6.2 herein, which would not ordinarily require approval from Grantor, but vary more than ten percent (10%) of the current approved Budget line item amount, are considered changes in the project scope and require Prior Approval from Grantor pursuant to 44 Ill. Admin. Code 7000.370(b).

ARTICLE XXVIII
ADDITIONAL REPRESENTATIONS AND WARRANTIES

28.1. Grantee Representations and Warranties. In connection with the execution and delivery of this Agreement, the Grantee makes the following representations and warranties to Grantor:

(a) That it has no public or private interest, direct or indirect, and will not acquire, directly or indirectly any such interest which does or may conflict in any manner with the performance of the Grantee's services and obligations under this Agreement;

(b) That no member of any governing body or any officer, agent or employee of the State, has a personal financial or economic interest directly in this Agreement, or any compensation to be paid hereunder except as may be permitted by applicable statute, regulation or ordinance;

(c) That there is no action, suit or proceeding at law or in equity pending, nor to the best of Grantee's knowledge, threatened, against or affecting the Grantee, before any court or before any governmental or administrative agency, which will have a material adverse effect on the performance required by this Agreement;

(d) That to the best of the Grantee's knowledge and belief, the Grantee, its principals and key project personnel:

(i) Are not presently declared ineligible or voluntarily excluded from contracting with any federal or State department or agency;

(ii) Have not, within a three (3)-year period preceding this Agreement, been convicted of any felony; been convicted of a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; had a civil judgment rendered against them for commission of fraud; been found in violation of federal or state antitrust statutes; or been convicted of embezzlement, theft, larceny, forgery, bribery, falsification or destruction of records, making a false statement, or receiving stolen property;

(iii) Are not presently indicted for, or otherwise criminally or civilly charged, by a government entity (federal, state or local) with commission of any of the offenses enumerated in subparagraph (ii) of this certification; and

(iv) Have not had, within a three (3)-year period preceding this Agreement, any judgment rendered in an administrative, civil or criminal matter against the Grantee, or any entity associated

with its principals or key personnel, related to a grant issued by any federal or state agency or a local government.

Any request for an exception to the provisions of this subparagraph (d) must be made in writing, listing the name of the individual, home address, type of conviction and date of conviction; and

(e) Grantee certifies that it is not currently operating under, or subject to, any cease and desist order, or subject to any informal or formal regulatory action, and, to the best of Grantee's knowledge, that it is not currently the subject of any investigation by any state or federal regulatory, law enforcement or legal authority. Should it become the subject of an investigation by any state or federal regulatory, law enforcement or legal authority, Grantee shall promptly notify Grantor of any such investigation. Grantee acknowledges that should it later be subject to a cease and desist order, Memorandum of Understanding, or found in violation pursuant to any regulatory action or any court action or proceeding before any administrative agency, that Grantor is authorized to declare Grantee out of compliance with this Agreement and suspend or terminate the Agreement pursuant to ARTICLE XIII herein and any applicable rules.

ARTICLE XXIX
ADDITIONAL TERMINATION, SUSPENSION, BILLING SCHEDULE AND NON-COMPLIANCE PROVISIONS

29.1. Remedies for Non-Compliance. If Grantor suspends or terminates this Agreement pursuant to ARTICLE XIII herein, Grantor may also elect any additional remedy allowed by law, including, but not limited to, one or more of the following remedies:

(a) Direct the Grantee to refund some or all of the Grant Funds disbursed to it under this Agreement; and

(b) Direct the Grantee to remit an amount equivalent to the "Net Salvage Value" of all equipment or materials purchased with Grant Funds provided under this Agreement. For purposes of this Agreement, "Net Salvage Value" is defined as the amount realized, or that the Parties agree is likely to be realized from, the sale of equipment or materials purchased with Grant Funds provided under this Agreement at its current fair market value, less selling expenses.

29.2. Grant Refunds. In accordance with the Illinois Grant Funds Recovery Act, 30 ILCS 705/1 *et seq.*, the Grantee must, within forty-five (45) days of the effective date of a termination of this Agreement, refund to Grantor, any balance of Grant Funds not spent or not obligated as of that date.

29.3. Grant Funds Recovery Procedures. In the event that Grantor seeks to recover from Grantee Funds received pursuant to this Award that: (i) Grantee cannot demonstrate were properly spent, or (ii) have not been expended or legally obligated by the time of expiration or termination of this Award, the Parties agree to follow the procedures set forth in the Illinois Grant Funds Recovery Act, 30 ILCS 705/1 *et seq.* (GFRA), for the recovery of Grant Funds, including the informal and formal hearing requirements. All remedies available in Section 6 of the GFRA will apply to these proceedings. The Parties agree that Grantor's Administrative Hearing Rules (56 Ill. Admin. Code Part 2605) and/or any other applicable hearing rules shall govern these proceedings.

29.4. Grantee Responsibility. Grantee will be held responsible for the expenditure of all Grant Funds received through this Award, whether expended by Grantee or a subrecipient or contractor of Grantee. Grantor may seek any remedies against Grantee permitted pursuant to this Agreement and 2 CFR 200.339 for the action of a subrecipient or contractor of Grantee that is not in compliance with the applicable statutes, regulations or the terms and conditions of this Award.

29.5. Billing Schedule. In accordance with paragraph 4.8, herein Grantee must submit all payment requests to Grantor within thirty (30) days of the end of the quarter, unless another billing schedule is specified in **PART THREE** or Paragraph 2.3. Failure to submit such payment request timely will render the amounts billed an

unallowable cost which Grantor cannot reimburse. In the event that Grantee is unable, for good cause, to submit its payment request timely, Grantee must timely notify Grantor and may request an extension of time to submit the payment request. Grantor's approval of Grantee's request for an extension cannot be unreasonably withheld. The payment requirements of this Paragraph supersede those set forth in Paragraph 4.8.

ARTICLE XXX
ADDITIONAL MODIFICATION PROVISIONS

30.1. Modifications by Operation of Law. This Agreement is subject to such modifications as the Grantor determines, in its sole discretion, may be required by changes in federal or State law or regulations applicable to this Agreement. Grantor will initiate such modifications, and Grantee will be required to agree to the modification in writing as a condition of continuing the Award. Any such required modification will be incorporated into and become part of this Agreement as if fully set forth herein. The Grantor will timely notify the Grantee of any pending implementation of or proposed amendment to any laws or regulations of which it has notice.

30.2. Discretionary Modifications. If either the Grantor or the Grantee wishes to modify the terms of this Agreement other than as set forth in ARTICLES V and VI and Paragraphs 30.1 and 30.3, written notice of the proposed modification must be given to the other Party. Modifications will only take effect when agreed to in writing by both the Grantor and the Grantee. However, if the Grantor notifies the Grantee in writing of a proposed modification, and the Grantee fails to respond to that notification, in writing, within thirty (30) days, the Grantor may commence a process to suspend or terminate this Award. In making an objection to the proposed modification, the Grantee must specify the reasons for the objection and the Grantor will consider those objections when evaluating whether to follow through with the proposed modification. The Grantor's notice to the Grantee must contain the Grantee name, Agreement number, Amendment number and purpose of the revision. If the Grantee seeks any modification to the Agreement, the Grantee must submit a detailed narrative explaining why the Project cannot be completed in accordance with the terms of the Agreement and how the requested modification will ensure completion of the Grant Activities, Deliverables, Milestones and/or Performance Measures (**Exhibits A**, **B** and **D**).

30.3. Unilateral Modifications. The Parties agree that Grantor may, in its sole discretion, unilaterally modify this Agreement without prior approval of the Grantee when the modification is initiated by Grantor for the sole purpose of increasing the Grantee's funding allocation as additional funds become available for the Award during the program year covered by the Term of this Agreement.

30.4. Management Waiver. The Parties agree that the Grantor may issue a waiver of specific requirements of this Agreement after the term of the Agreement has expired. These waivers are limited to non-material changes to specific provisions that the Grantor determines are necessary to place the Grantee in administrative compliance with the requirements of this Agreement. A management waiver issued after the Term of the Agreement has expired will supersede the original requirements of this Agreement that would normally require a modification of this Agreement to be executed. The Grantor will make no modifications of this Agreement not agreed to prior to the expiration of the Agreement beyond what is specifically set forth in this Paragraph.

30.5. Term Extensions. The Grantee acknowledges that all Grant Funds must be expended or legally obligated, and all Grant Activities, Deliverables, Milestones and Performance Measures (**Exhibits A**, **B** and **D**) must be completed during the Term of the Agreement. Extensions of the Term will be granted only for good cause, subject to the Grantor's discretion. Pursuant to the Grant Funds Recovery Act (30 ILCS 705/1 *et seq.*), no Award may be extended in total beyond a two (2)-year period unless the Grant Funds are expended or legally obligated during that initial two-year period, or unless Grant Funds are disbursed for reimbursement of costs previously incurred by the Grantee. If Grantee requires an extension of the Award Term, Grantee should submit a written request to the Grant Manager at least sixty (60) days prior to the end of the Award Term or extended Award Term, as applicable, stating the reason for the extension. If Grantee provides reasonable extenuating circumstances, Grantee may request an extension of the Award Term with less than sixty (60) days remaining.

ARTICLE XXXI
ADDITIONAL CONFLICT OF INTEREST PROVISIONS

31.1. Bonus or Commission Prohibited. The Grantee shall not pay any bonus or commission for the purpose of obtaining the Grant Funds awarded under this Agreement.

ARTICLE XXXII
ADDITIONAL EQUIPMENT OR PROPERTY PROVISIONS

32.1. Equipment Management. The Grantee is responsible for replacing or repairing equipment and materials purchased with Grant Funds that are lost, stolen, damaged, or destroyed. Any loss, damage or theft of equipment and materials must be investigated and fully documented, and immediately reported to the Grantor and, where appropriate, the appropriate law enforcement authorities.

32.2. Purchase of Real Property. If permitted by the Award Budget and scope of activities provided in this Agreement, a Grantee may use the Grant Funds during the Award Term for the costs associated with the purchase of real property (as defined by 2 CFR 200.1) either through the use of reimbursement or advanced funds as permitted in Paragraph 2.3 of this Agreement for the following purposes and consistent with the Grantor's bondability guidelines and 2 CFR 200:

(a) Cash payment of the entirety or a portion of the real property acquisition;

(b) Cash Payment of a down payment for the acquisition;

(c) Standard and commercially reasonable costs required to be paid at the acquisition closing (*i.e.*, closing costs); or

(d) Payments to reduce the debt incurred by Grantee to purchase the real property.

32.3. Bonding Requirements. If Grant Funds through this Award are used for construction or facility improvement projects that exceed the Simplified Acquisition Threshold, the Grantee must comply with the minimum bonding requirements listed in 2 CFR 200.326(a) – (c). Grantor will not accept the Grantee's own bonding policy and requirements.

32.4. Lien Requirements. Grantor may direct Grantee in writing to record a lien or notice of State or federal interest on the property purchased or improved with Grant Funds. 2 CFR 200.316. If Grantor makes this direction and the Grantee does not comply, the Grantor may: (a) record the lien or notice of State or federal interest and reduce the amount of the Grant Funds by the cost of recording the lien or notice of State or federal interest, or (b) suspend this Award until Grantee complies with Grantor's direction.

ARTICLE XXXIII
APPLICABLE STATUTES

To the extent applicable, Grantor and Grantee shall comply with the following:

33.1. Land Trust Beneficial Interest Disclosure Act (765 ILCS 405/2.1). No Grant Funds will be paid to any trustee of a land trust, or any beneficiary or beneficiaries of a land trust, for any purpose relating to the land, which is the subject of such trust, any interest in such land, improvements to such land or use of such land unless an affidavit is first filed with the Grantor identifying each beneficiary of the land trust by name and address and defining such interest therein. This affidavit must be filed with the Illinois Office of the Comptroller as an attachment to this Agreement.

33.2. Historic Preservation Act (20 ILCS 3420/1 *et seq.*). The Grantee will not expend Grant Funds under this Agreement which result in the destruction, alteration, renovation, transfer or sale, or utilization of a historic property, structure or structures, or in the introduction of visual, audible or atmospheric elements to a historic property, structure or structures, which will result in the change in the character or use of any historic property, except as approved by the Illinois Department of Natural Resources, Historic Preservation Division. The Grantee must not expend Grant Funds under this Agreement for any project, activity, or program that can result in changes in the character or use of historic property, if any historic property is located in the area of potential effects without the approval of the Illinois Department of Natural Resources, Historic Preservation Division. 20 ILCS 3420/3(f).

33.3. Victims' Economic Security and Safety Act (820 ILCS 180 *et seq.*). If the Grantee has one (1) or more employees, it may not discharge or discriminate against an employee who is a victim of domestic or sexual violence, or who has a family or household member who is a victim of domestic or sexual violence, for taking up to the allowable amount of leave from work to address the domestic violence, pursuant to the Victims' Economic Security and Safety Act. 820 ILCS 180/20(a)(2). The Grantee is not required to provide paid leave under the Victims' Economic Security and Safety Act, but may not suspend group health plan benefits during the leave period. Any failure on behalf of the Grantee to comply with all applicable provisions of the Victims' Economic Security and Safety Act, or applicable rules and regulations promulgated thereunder, may result in a determination that the Grantee is ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and this Agreement may be cancelled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked, as provided by statute or regulation.

33.4. Equal Pay Act of 2003 (820 ILCS 112 *et seq.*). If the Grantee has one (1) or more employees, it is prohibited by the Equal Pay Act of 2003 from: (a) discriminating between employees by paying unequal wages on the basis of sex for doing the same or substantially similar work; (b) discriminating between employees by paying wages to an African-American employee at a rate less than the rate at which the Grantee pays wages to another employee who is not African-American for the same or substantially similar work; (c) remedying violations of the Equal Pay Act of 2003 by reducing the wages of other employees or discriminating against any employee exercising their rights under the Equal Pay Act of 2003; and (d) screening job applicants based on their current or prior wages or salary histories, or requesting or requiring a wage or salary history from an individual as a condition of employment or consideration for employment. Any failure on behalf of the Grantee to comply with all applicable provisions of the Equal Pay Act of 2003, or applicable rules and regulations promulgated thereunder, may result in a determination that the Grantee is ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and this Agreement may be cancelled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked, as provided by statute or regulation.

33.5. Steel Products Procurement Act (30 ILCS 565/1 *et seq.*). The Grantee, if applicable, hereby certifies that any steel products used or supplied in accordance with this Award for a public works project shall be manufactured or produced in the United States per the requirements of the Steel Products Procurement Act (30 ILCS 565/1 *et seq.*).

33.6. Business Enterprise for Minorities, Women, and Persons with Disabilities Act and Illinois Human Rights Act (30 ILCS 575/0.01; 775 ILCS 5/2-105). The Grantee acknowledges and hereby certifies compliance with the provisions of the Business Enterprise for Minorities, Women, and Persons with Disabilities Act, and the equal employment practices of Section 2-105 of the Illinois Human Rights Act for the provision of services which are directly related to the Award activities to be performed under this Agreement.

33.7. Identity Protection Act (5 ILCS 179/1 *et seq.*) and Personal Information Protection Act (815 ILCS 530/1 *et seq.*). The Grantor is committed to protecting the privacy of its vendors, grantees and beneficiaries of programs and services. At times, the Grantor will request social security numbers or other personal identifying information. Federal and state laws, rules and regulations require the collection of this information for certain purposes relating to employment and/or payments for goods and services, including, but not limited to, Awards. The Grantor also collects confidential information for oversight and monitoring purposes.

Furnishing personal identity information, such as a social security number, is voluntary; however, failure to provide required personal identity information may prevent an individual or organization from using the services/benefits provided by the Grantor as a result of state or federal laws, rules and regulations.

To the extent the Grantee collects or maintains protected personal information as part of carrying out the Award activities, the Grantee must maintain the confidentiality of the protected personal information in accordance with applicable law and as set forth below.

(a) Personal Information Defined. As used herein, "Personal Information" shall have the definition set forth in the Personal Information Protection Act, 815 ILCS 530/5 ("PIPA").

(b) Protection of Personal Information. The Grantee must use at least reasonable care to protect the confidentiality of Personal Information that is collected or maintained as part of the Award activities and (i) not use any Personal Information for any purpose outside the scope of the Award activities and (ii) except as otherwise authorized by the Grantor in writing, limit access to Personal Information to those of its employees, contractors, and agents who need such access for purposes consistent with the Award Activities. If Grantee provides any contractor or agent with access to Personal Information, it must require the contractor or agent to comply with the provisions of this Paragraph.

(c) Security Assurances. Grantee represents and warrants that it has established and will maintain safeguards against the loss and unauthorized access, acquisition, destruction, use, modification, or disclosure of Personal Information and shall otherwise maintain the integrity of Personal Information in its possession in accordance with any federal or state law privacy requirements, including PIPA. These safeguards must be reasonably designed to (i) ensure the security and confidentiality of the Personal Information, (ii) protect against any anticipated threats or hazards to the security or integrity of Personal Information, and (iii) protect against unauthorized access to or use of Personal Information. Additionally, Grantee will have in place policies, which provide for the secure disposal of documents and information which contain Personal Information, including but not limited to shredding documents and establishing internal controls over the authorized access to such information. 815 ILCS 530/40.

(d) Breach Response. In the event of any unauthorized access to, unauthorized disclosure of, loss of, damage to or inability to account for any Personal Information (a "Breach"), Grantee agrees that it will promptly, at its own expense: (i) report such Breach to the Grantor by telephone with immediate written confirmation sent by e-mail, describing in detail any accessed materials and identifying any individual(s) who may have been involved in such Breach; (ii) take all actions necessary or reasonably requested by the Grantor to stop, limit or minimize the Breach; (iii) restore and/or retrieve, as applicable, and return all Personal Information that was lost, damaged, accessed, copied or removed; (iv) cooperate in all reasonable respects to minimize the damage resulting from such Breach; (v) provide any notice to Illinois residents as required by 815 ILCS 530/10, 815 ILCS 530/12 or applicable federal law, in consultation with the Grantor; and (vi) cooperate in the preparation of any report related to the Breach that the Grantor may need to present to any governmental body.

(e) Injunctive Relief. Grantee acknowledges that, in the event of a breach of this Paragraph, Grantor will likely suffer irreparable damage that cannot be fully remedied by monetary damages. Accordingly, in addition to any remedy which the Grantor may possess pursuant to applicable law, the Grantor retains the right to seek and obtain injunctive relief against any such breach in any Illinois court of competent jurisdiction.

(f) Compelled Access or Disclosure. The Grantee may disclose Personal Information if it is compelled by law, regulation, or legal process to do so, provided the Grantee gives the Grantor at least ten (10) days' prior notice of such compelled access or disclosure (to the extent legally permitted) and reasonable assistance if the Grantor wishes to contest the access or disclosure.

ARTICLE XXXIV
ADDITIONAL MISCELLANEOUS PROVISIONS

34.1. Workers' Compensation Insurance, Social Security, Retirement and Health Insurance Benefits, and Taxes. The Grantee must provide Workers' Compensation insurance where the same is required and accepts full responsibility for the payment of unemployment insurance, premiums for Workers' Compensation, Social Security and retirement and health insurance benefits, as well as all income tax deduction and any other taxes or payroll deductions required by law for its employees who are performing services specified by this Agreement.

34.2. Required Notice. Grantee agrees to give prompt notice to the Grantor of any event that may materially affect the performance required under this Agreement. Any notice or final decision by Grantor relating to (a) a Termination or Suspension (ARTICLE XIII), (b) Modifications, Management Waivers or Term Extensions (ARTICLE XXX) or (c) Assignments (Paragraph 22.2) must be executed by the Director of the Grantor or her or his authorized designee.

ARTICLE XXXV
ADDITIONAL REQUIRED CERTIFICATIONS

The Grantee makes the following certifications as a condition of this Agreement. These certifications are required by State statute and are in addition to any certifications required by any federal funding source as set forth in this Agreement. Grantee's execution of this Agreement shall serve as its attestation that the certifications made herein are true and correct.

35.1. Sexual Harassment. The Grantee certifies that it has written sexual harassment policies that must include, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment, utilizing examples; (iv) the Grantee's internal complaint process including penalties; (v) the legal recourse, investigative and complaint process available through the Department of Human Rights and the Human Rights Commission; (vi) directions on how to contact the Department of Human Rights and the Human Rights Commission; and (vii) protection against retaliation as provided by Sections 6-101 and 6-101.5 of the Illinois Human Rights Act. 775 ILCS 5/2-105(A)(4). A copy of the policies must be provided to the Grantor upon request.

35.2. Federal, State and Local Laws; Tax Liabilities; State Agency Delinquencies. The Grantee is required to comply with all federal, state and local laws, including but not limited to the filing of any and all applicable tax returns. If Grantee is delinquent in filing and/or paying any federal, state and/or local taxes, the Grantor will disburse Grant Funds only if the Grantee enters into an installment payment agreement with the applicable tax authority and remains in good standing with that authority. Grantee is required to tender a copy of all relevant installment payment agreements to the Grantor. In no event may Grantee utilize Grant Funds to discharge outstanding tax liabilities or other debts owed to any governmental unit. **The execution of this Agreement by the Grantee is its certification that: (i) it is current as to the filing and payment of any federal, state and/or local taxes applicable to Grantee; and (ii) it is not delinquent in its payment of moneys owed to any federal, state, or local unit of government.**

35.3. Lien Waivers. If applicable, the Grantee must monitor construction to assure that necessary contractors' affidavits and waivers of mechanics liens are obtained prior to release of Grant Funds to contractors and subcontractors.

35.4. Grant for the Construction of Fixed Works. Grantee certifies that all Projects for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement will be subject to the Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) unless the provisions of that Act exempt its application. In the

construction of the Projects, Grantee must comply with the requirements of the Prevailing Wage Act including, but not limited to: (a) paying the prevailing rate of wages required by the Illinois Department of Labor, or a court on review, to all laborers, workers and mechanics performing work with Grant Funds provided through this Agreement, (b) inserting into all contracts for such construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the Project must be paid to all laborers, workers, and mechanics performing work under this Award; and (c) requiring all bonds of contractors to include a provision as will guarantee the faithful performance of the prevailing wage clause as provided by contract.

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PART THREE – PROJECT-SPECIFIC TERMS

In addition to the uniform requirements in **PART ONE** and Grantor-Specific Terms in **PART TWO**, Grantor has the following additional requirements for this Project:

ARTICLE XXXVI
REPORT DELIVERABLE SCHEDULE

36.1. External Audit Reports. External Audit Reports may be required. Refer to ARTICLE XII of this Agreement to determine whether you are required to submit an External Audit Report and the applicable due date.

36.2. Annual Financial Reports. Annual Financial Reports may be required. Refer to Paragraph 12.2 of this Agreement to determine whether you are required to submit Annual Financial Reports.

36.3. Required Periodic Reports. Below is the required periodic reporting schedule for this Award.

June 2025

- Monthly Periodic Financial Report (06/30/2025) - Covering Period of 05/01/2025 - 05/31/2025; Send To: Grant Manager
- Monthly Periodic Performance Report (06/30/2025) - Covering Period of 05/01/2025 - 05/31/2025; Send To: Grant Manager

July 2025

- Monthly Periodic Financial Report (07/30/2025) - Covering Period of 06/01/2025 - 06/30/2025; Send To: Grant Manager
- Monthly Periodic Performance Report (07/30/2025) - Covering Period of 06/01/2025 - 06/30/2025; Send To: Grant Manager

September 2025

- Monthly Periodic Financial Report (09/01/2025) - Covering Period of 07/01/2025 - 07/31/2025; Send To: Grant Manager
- Monthly Periodic Performance Report (09/01/2025) - Covering Period of 07/01/2025 - 07/31/2025; Send To: Grant Manager
- Monthly Periodic Financial Report (09/30/2025) - Covering Period of 08/01/2025 - 08/31/2025; Send To: Grant Manager
- Monthly Periodic Performance Report (09/30/2025) - Covering Period of 08/01/2025 - 08/31/2025; Send To: Grant Manager

October 2025

- Monthly Periodic Financial Report (10/30/2025) - Covering Period of 09/01/2025 - 09/30/2025; Send To: Grant Manager
- Monthly Periodic Performance Report (10/30/2025) - Covering Period of 09/01/2025 - 09/30/2025; Send To: Grant Manager

December 2025

- Monthly Periodic Financial Report (12/01/2025) - Covering Period of 10/01/2025 - 10/31/2025; Send To: Grant Manager

- Monthly Periodic Performance Report (12/01/2025) - Covering Period of 10/01/2025 - 10/31/2025; Send To: Grant Manager
- Monthly Periodic Financial Report (12/30/2025) - Covering Period of 11/01/2025 - 11/30/2025; Send To: Grant Manager
- Monthly Periodic Performance Report (12/30/2025) - Covering Period of 11/01/2025 - 11/30/2025; Send To: Grant Manager

January 2026

- Monthly Periodic Financial Report (01/30/2026) - Covering Period of 12/01/2025 - 12/31/2025; Send To: Grant Manager
- Monthly Periodic Performance Report (01/30/2026) - Covering Period of 12/01/2025 - 12/31/2025; Send To: Grant Manager

March 2026

- Monthly Periodic Financial Report (03/02/2026) - Covering Period of 01/01/2026 - 01/31/2026; Send To: Grant Manager
- Monthly Periodic Performance Report (03/02/2026) - Covering Period of 01/01/2026 - 01/31/2026; Send To: Grant Manager
- Monthly Periodic Financial Report (03/30/2026) - Covering Period of 02/01/2026 - 02/28/2026; Send To: Grant Manager
- Monthly Periodic Performance Report (03/30/2026) - Covering Period of 02/01/2026 - 02/28/2026; Send To: Grant Manager

April 2026

- Monthly Periodic Financial Report (04/30/2026) - Covering Period of 03/01/2026 - 03/31/2026; Send To: Grant Manager
- Monthly Periodic Performance Report (04/30/2026) - Covering Period of 03/01/2026 - 03/31/2026; Send To: Grant Manager

June 2026

- Monthly Periodic Financial Report (06/01/2026) - Covering Period of 04/01/2026 - 04/30/2026; Send To: Grant Manager
- Monthly Periodic Performance Report (06/01/2026) - Covering Period of 04/01/2026 - 04/30/2026; Send To: Grant Manager
- End of grant Closeout Financial Report (06/15/2026) - Covering Period of 05/01/2025 - 04/30/2026; Send To: Grant Manager
- End of grant Closeout Performance Report (06/15/2026) - Covering Period of 05/01/2025 - 04/30/2026; Send To: Grant Manager

36.4. Changes to Reporting Schedule. Changes to the schedules for periodic reporting, the external audit reports and the annual financial reports do not require a formal modification to this Agreement pursuant to Paragraph 22.4 and ARTICLE XXX, and may be changed unilaterally by the Grantor if necessitated by a change in the project schedule or at the discretion of the Grantor. The Grantee may not modify the reporting deliverable schedules in ARTICLES X, XI, XII and XXXVI unilaterally, and must obtain prior written approval from Grantor or the Grant Accountability and Transparency Unit of the Governor's Office of Management and Budget, if applicable, to change any reporting deadlines.

ARTICLE XXXVII
GRANT-SPECIFIC TERMS/CONDITIONS

37.1. Funding. If this Award is bond-funded, all expenditures shall be in accordance with all applicable bondability guidelines.

37.2. Use of Real Property. Grantee shall use any real property acquired, constructed or improved with Grant Funds pursuant to this Agreement to provide the programs and services specified herein for at least the Award Term stated in Paragraph 2.1. Grantee shall comply with the real property use and disposition requirements set forth in 2 CFR 200.311.

37.3. Projects Requiring External Sign-offs.

(1) Pursuant to applicable statute(s), this Award requires sign-off by the following State agency(ies). **The status of the sign-off is indicated as of the date the Award is sent to the Grantee for execution:**

	AGENCY	SIGN-OFF RECEIVED	SIGN-OFF OUTSTANDING
	Illinois State Historic Preservation Office		
	Illinois Dept. of Agriculture		
X	Illinois Dept. of Natural Resources	X	
	Illinois Environmental Protection Agency		
	NONE APPLICABLE		

While **any** external sign-off is outstanding, the provisions of Item (3), immediately below apply with respect to the disbursement of funds under this Award.

NOTE: The fact that a sign-off has been received in no way relieves the Grantee of its obligation to comply with any conditions or requirements conveyed by the applicable agency(ies) in conjunction with the issuance of the sign-off for the project funded under this Agreement.

(2) For projects subject to review by the Illinois Environmental Protection Agency (IEPA), the Grantee must, prior to construction, obtain a construction permit or "authorization to construct" from the IEPA pursuant to the provisions of the Environmental Protection Act, 415 ILCS 5/1 *et seq.*

(3) External Sign-Off Provisions:

a.) The Project described in Exhibit A and funded under this Agreement is subject to review by the external agency(ies) indicated in Item (1) immediately above. Grantee must comply with requirements established by said agency(ies) relative to their respective reviews. **Any requirements communicated to the Grantor shall be incorporated into this Agreement as follows: as an attachment to this Agreement (immediately following PART THREE) at the time of the Agreement execution.** The Grantee is contractually obligated to comply with such requirements.

b.) Grantee is responsible for coordinating directly with the applicable external agency(ies) relative to said reviews. Except as specifically provided below, the Grantor's obligation to disburse funds under this Agreement is contingent upon notification by the applicable agency(ies) that all requirements applicable to the project described in this Agreement have been satisfied. Upon receipt of said notification, disbursement of the Grant Funds shall be authorized in accordance with the provisions of Paragraph 2.3 herein.

c.) Prior to notification of compliance by the applicable external agency(ies), the Grantee may request disbursement of funds **only** for the following purposes: administrative, contractual, legal, engineering, or architectural costs incurred which are necessary to allow for compliance by the Grantee of requirements established by the external agency(ies). **FUNDS WILL NOT BE DISBURSED FOR LAND ACQUISITION OR ANY TYPE OF CONSTRUCTION OR OTHER ACTIVITY WHICH PHYSICALLY IMPACTS THE PROJECT SITE PRIOR TO RECEIPT BY THE GRANTOR OF THE REQUIRED NOTIFICATION FROM ALL APPLICABLE AGENCIES.**

d.) If external sign-offs are indicated in this paragraph 37.3, disbursement of Grant Funds (whether advance or scheduled) are subject to the restrictions set forth by the External Sign-Off Provisions of this paragraph 37.3. Upon receipt of all required sign-offs, the Grantor's Accounting Division will be notified of authorization to disburse Grant Funds in accordance with the disbursement method indicated herein.

37.4. Prevailing Wage Act Compliance. The work to be performed under this Agreement is subject to the Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*). Grantee shall comply with all requirements of the Prevailing Wage Act, including but not limited to: (a) inserting into all contracts for construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the project shall be paid to all laborers, workers, and mechanics performing work under the Award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract and (b) all required reporting and documentation.

37.5. Compliance with Illinois Works Jobs Program Act. Grantee must comply with requirements in the Illinois Works Jobs Program Act (30 ILCS 559/Art. 20). For Awards with an estimated total project cost of $500,000 or more, the Grantee will be required to comply with the Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25) and all applicable administrative rules (*see* 14 Ill. Admin. Code Part 680). The "estimated total project cost" is a good faith approximation of the costs of an entire project being paid for in whole or in part by appropriated capital funds to construct a public work. Grantee must submit a Budget Supplement Form (available on the Grantor's website) to the Grantor within ninety (90) days of the execution of this Award. The goal of the Illinois Apprenticeship Initiative is that apprentices

will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification, whichever is less. Grantee is permitted to seek from the Grantor a waiver or reduction of this goal in certain circumstances pursuant to 30 ILCS 559/20-20(b). The Grantee must ensure compliance for the life of the entire project, including during the term of the Award and after the Term ends, if applicable, and will be required to report on and certify its compliance.

37.6. Compliance with Business Enterprise Program. If applicable to this Grant, Grantee acknowledges that it is required to comply with the Business Enterprise Program for Minorities, Females, and Persons with Disabilities Act ("BEP") (30 ILCS 575/0.01 *et seq.*), which establishes a goal for contracting with businesses that have been certified as owned and controlled by persons who are minority, female or who have disabilities. Grantee shall maintain compliance with the BEP Utilization Plan submitted in conjunction with the Agreement and shall comply with all reporting requirements.

37.7. Compliance with the Employment of Illinois Workers on Public Works Act: In a period of excessive unemployment rates, Grantees (1) constructing or building any public works or (2) cleaning-up and disposing on-site of hazardous waste, and that clean-up or on-site disposal is funded or financed in whole or in part with State funds or funds administered by the State, are required to employ at least 90% Illinois laborers on such project. For projects involving clean-up and on-site disposal of hazardous waste, emergency response or immediate removal activities are excluded. This requirement applies to all labor whether skilled, semi-skilled or unskilled, whether manual or non-manual. A period of excessive unemployment rates is defined as any month immediately following two consecutive calendar months during which the level of unemployment in the State of Illinois has exceeded 5% as measured by the United States Bureau of Labor Statistics in its monthly publication of employment and unemployment figures. Any public works project financed in whole or in part by federal funds administered by the State of Illinois is covered under the provisions of this requirement, to the extent permitted by any applicable federal law or regulation. (30 ILCS 570). Grantee may receive an exception from this requirement by submitting a request and supporting documents certifying that Illinois laborers are either not available or are incapable of performing the particular type of work involved. The certification must: (a) be submitted to the agency within the first quarter of the Contract Term; (b) provide sufficient support that demonstrates the exception is met; (c) be signed by an authorized signatory of the contractor; and (d) be approved by the agency.

37.8. Interest on Grant Funds for this Award. Because this Award may be subject to the Grantor's bondability guidelines, Grantee must comply with the interest requirements contained in Paragraph 4.7 and is not permitted to retain interest earned on Grant Funds, as stated in Paragraph 26.1, unless specifically notified by Grantor that Grantee may do so.

EcoCAT
Ecological Compliance Assessment Tool

Applicant:	Chicago South Side Birth Center	*IDNR Project Number:*	2509632
Contact:	Jeanine Valrie Logan	*Date:*	02/18/2025
Address:	8301 S. South Shore Drive Chicago, IL 60617	*Alternate Number:*	ILRHF250001

Project: Chicago South Side Birth Center 8301 S. South Shore Drive, Chicago, IL 60617
Address: 8301 S. South Shore Drive, Chicago

Description: Chicago South Side Birth Center (CSBBC) is a non-profit, independent, midwife-led Birth Center that will be located on the South Side of Chicago. We aim to offer a community-centered option for birth and reproductive health care services for people in their own neighborhood and community. We will be an answer to the lack of care options currently available as well as a solution to the disparate maternal and child health rates among Black women, birthing people, and children on the South Side.
The site of the proposed Chicago South Side Birth Center at 8301 S. South Shore Drive was formally an operating church. The scope of CSSBC's modernization includes the renovation of the existing 7,000 gross square foot building (including basement) and the design of a new 3,800 gross square foot building addition (including basement) with renovated parking lot and landscaping. The Birth Center and associated support spaces will be housed on the first floor of the existing building, and a health clinic will be on the second floor, accessible via a new elevator and two code-compliant staircases located in the new building addition.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. **Therefore, consultation under part 1075 is terminated.**

Wetland Review (Part 1090)

The Illinois Wetlands Inventory does not show wetlands within 250 feet of the project location. **Therefore, the wetland review under Part 1090 is terminated.**

This review is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, Natural Areas, or wetlands are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location
The applicant is responsible for the accuracy of the location submitted for the project.

County: Cook

Township, Range, Section:
38N, 15E, 31

IL Department of Natural Resources
Contact
Alex Davis
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Department of Commerce and Economic Opportunity
OGM External Requirements
1 W. Old State Capitol Plaza
Springfield, Illinois 62701

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

State of Illinois

UNIFORM GRANT BUDGET TEMPLATE

Agency:	Illinois Department of Commerce and Economic Opportunity			State FY:	2025
Grantee:	Chicago South Side Birth Center			DUNS Number:	999706025
NOFO Number:	3201-2954	CSFA Number:	420-35-3201	Grant Number:	25-208001
CSFA Description:	Illinois Reproductive Health Facilities Capital Grant Program				

Section A: State of Illinois Funds	Summary	Detail
Revenues		
State of Illinois Grant Amount Requested	$1,000,000.00	
Budget Expenditure Categories		
1. Personnel (200.430)		
2. Fringe Benefits (200.431)		
3. Travel (200.474)		
4. Equipment (200.439)		
5. Supplies (200.94)		
6. Contractual/Subawards (200.318 and .92)		
7. Consultant (200.459)		
8. Construction	$1,000,000.00	
1205 WIRING/ELECTRICAL		$200,000.00
1206 MECHANICAL SYSTEMS		$200,000.00
1207 PAVING/CONCRETE/MASONRY		$500,000.00
1208 PLUMBING		$100,000.00
9. Occupancy (200.465)		
10. Research and Development (200.87)		
11. Telecommunications		
12. Training and Education (200.472)		
13. Direct Administrative Costs (200.413)		
14. Miscellaneous Costs		
15. Grant Exclusive Line Item(s)		
16. Total Direct Costs (add lines 1-15)	$1,000,000.00	$1,000,000.00
17. Total Indirect Costs (200.414)		
Rate: %		
Base:		
18. Total Costs State Grant Funds (Lines 16 and 17)	$1,000,000.00	$1,000,000.00

Grantee: Chicago South Side Birth Center

NOFO Number: 3201-2954

Grant Number: 25-208001

SECTION A - Continued - Indirect Cost Rate Information

If your organization is requesting reimbursement for indirect costs on line 17 of the Budget Summary, please select one of the following options. If not reimbursement is being requested please consult your program office regarding possible match requirements.

Your organization may not have a Federally Negotiated Cost Rate Agreement. Therefore, in order for your organization to be reimbursed for the Indirect Costs from the State of Illinois your organziation must either:

a. Negotiate an Indirect Cost Rate with the State of Illinois' Indirect Cost Unit with guidance from you State Cognizant Agency on an annual basis;

b. Elect to use the de minimis rate of 10% modified for total direct costs (MTDC) which may be used indefinitely on State of Illinois awards; or

c. Use a Restricted Rate designated by programmatic or statutory policy (see Notice of Funding Opportunity or Restricted Rate Programs).

Select ONLY One:

1) ☐ Our Organization receives direct Federal funding and currently has a Negotiated Indirect Cost Rate Agreement (NICRA) with our federal Cognizant Agency. A copy of this agreement will be provided to the State of Illinois' Indirect Cost Unit for review and documentation before reimbursement is allowed. This NICRA will be accepted by all State of Illinois agencies up to any statutory, rule-based or programmatic restrictions or limitations.

2a) ☐ Our Organizations currently has a Negotitated Indirect Cost Rate Agreement (NICRA) with the State of Illinois that will be accepted by all State of Illinois agencies up to any statutory, rule-based or programmatic restrictions or limitations. Our Organization is required to submit a new Indirect Cost Rate Proposal to the Indirect Cost Unit within 6 months after the close of each fiscal year pursuant to 2 CFR 200, Appendiz IV(c)(2)(c).

2b) ☐ Our Organization currently does not have a Negotiated Indirect Cost Rate Agreement (NICRA) with the State of Illinois. Our organization will submit our initial Indirect Cost Rate Proposal (ICRP) immediately after our Organization is advised that the State award will be made no later than 3 months after the effective date of the State award pursuant to 2 CFR 200 Appendix (C)(2)(b). The initial ICRP will be sent to the State of Illinois Indirect Cost unit.

3) ☐ Our Organization has never received a Negotiated Indirect Cost Rate Agreement from either the federal government or the State of Illinois and elects to charge the de minimis rate of 10% modified total direct cost (MTDC) which may be used indefinitely on State of Illinois awards pursuant to 2 CRF 200.414 (C)(4)(f) and 200.68.

4) ☐ For Restricted Rate Programs, our Organization is using a restricted indirect cost rate that:

- ☐ is included as a "Special Indirect Cost Rate" in the NICRA, pursuant to 2 CFR 200 Appendix IV(5); or
- ☐ complies with other statutory policies.

Rate: ____ %

5) ☑ No reimbursement of Indirect Cost is being requested.

Basic Negotiated Indirect Cost Rate Information (Use only if option 1 or 2(a), above is selected.)

Period Covered By NICRA: From: ____ To: ____ Approving Federal or State Agency: ____

Indirect Cost Rate: [ ] % The Distribution Base Is: [ ]

Grantee: Chicago South Side Birth Center

NOFO Number: 3201-2954

Grant Number: 25 203001

By signing this report, I certify to the best of my knowledge and belief that the report is true, complete and accurate and that any false, fictitious or fraudulent information or the omission of any material fact could result in the immediate termination of my grant award(s).

Institution/Organization:	Chicago South Side Birth Center	Institution/Organization:	Chicago South Side Birth Center
Signature:		Signature:	
Printed Name:	Jeanine Valrie Logan	Printed Name:	Lesley Kennedy
Title:	Executive Director	Title:	Director of Strategy + Org Dev
Phone:	773-791-6462	Phone:	773 813 7523
Date:	4/7/2025	Date:	4/7/25

Note: The State Awarding Agency may change required signers based on the grantee's organizational structure. The required signers must have the authority to enter into contractual agreements on the behalf of the organization.

CERTIFICATION	STATE OF ILLINOIS UNIFORM CAPITAL GRANT BUDGET TEMPLATE	AGENCY: Commerce & Economic Opportunity
Organization Name: Chicago South Side Birth Center	CSFA Description: Illinois Reproductive Health Facilities Capital Grant Program	NOFO # 3201-2954
CSFA #: 420-35-3201	DUNS # and UEI # TLCFSM5IYF4	Fiscal Year(s): 2025

(2 CFR 200.415)

"By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate and that any false, fictitious, or fraudulent information or the omission of any material fact, could result in the immediate termination of my grant award(s)

Chicago South Side Birth Center
Institution Organization

Signature

Iultanna Davis
Name of Official

Board Treasurer
Title
Chief Financial Officer (or equivalent)
1/17 2025
Date of Execution

Chicago South Side Birth Center
Institution Organization

Signature

Jeanine Valrie Logan
Name of Official

Founder, Executive Director
Title
Executive Director (or equivalent)
1/17/2025
Date of Execution

Note: The State awarding agency may change required signers based on the grantee's organizational structure. The required signers must have the authority to enter into contractual agreements on behalf of the organization.

GRANT AGREEMENT

THE GRANTEE AND GRANTOR (AS SET FORTH BELOW) HEREBY AGREE AS FOLLOWS:

Date: 02/26/2026

Grantor: The Chicago Community Foundation (the "**CCF**")
33 South State Street, Suite 750, Chicago, IL 60603

Grant Number: C202600188

Grantee: Chicago South Side Birth Center
P.O. Box 436913
Chicago, IL 60643

Grant Amount: $500,000

Grant Period: 02/01/2026 – 01/31/2028

Grant Purpose: A project grant of $500,000 will support the development of the Chicago South Side Birth Center bringing a reproductive health clinic and a community-led, safe birthing space to South Chicago for birthing people to be supported through labor.

Expected Payment Schedule (the "**Payment Schedule**"): This grant is expected to be paid in the following installment amounts:

Scheduled Date	Amount	Contingent Upon
03/20/2026	$100,000.00	Contract Counter-Signed Due 2026-03-10
06/20/2026	$400,000.00	Full Capital Stack & Construction Start

Grant Requirements: The grantee shall meet the following grant requirements in accordance with the schedule set forth below:

Due Date	Requirement	Description
03/10/2026	Contract	Contract
06/15/2026	Contingency	Contingency // - //
12/20/2026	Interim Report	Interim Report 2/1/2026 - 11/20/2026
03/01/2028	Final Report	Final Report 11/20/2026 - 1/31/2028

OTHER TERMS AND CONDITIONS:

1. PAYMENT TERMS: Payment of the grant funds is expected to be made as indicated in the Payment Schedule above, provided that (1) the CCF has received a countersigned copy of this Grant Agreement signed by an authorized officer of the Grantee, and (2) the Grantee is in compliance with all terms and conditions of this Grant Agreement at the time of each scheduled payment.

2. MULTI-YEAR GRANTS: In the event of Multi-year grants, annual budgets for the supported initiatives shall be subject to annual review and approval by the CCF prior to payment of the grant funds.

3. LEGAL AND TAX STATUS OF GRANTEE: Chicago South Side Birth Center represents that it is, and shall remain through the Grant Period, (i) an organization in good standing, (ii) either a governmental unit or an organization described in Section 501(c)(3) of the U.S. Internal Revenue Code of 1986, as amended (the "Code"), (iii) not a "private foundation" within the meaning of Section 509(a) of the Code, (iv) an organization exempt from taxes under 501(c) of the Code; or for purposes of this grant shall use funds to further the charitable purposes of the CCF as provided in this agreement and shall not receive, directly or indirectly, more than an incidental benefit as a result of this grant.

4. USE OF GRANT FUNDS: The funds provided pursuant to this grant may be spent only in accordance with the provisions of the funding request and budget as submitted to the CCF's prior approval. The program is subject to modification only with the CCF's prior approval. Chicago South Side Birth Center shall expend grant funds only for purposes that are charitable, religious, educational, scientific, literary, testing for public safety, fostering national or international amateur sports competition, and preventing cruelty to children or animals. The term charitable is used in its generally accepted legal sense and includes relief of the poor, the distressed, or the underprivileged; advancement of religion; advancement of education or science; erecting or maintaining public buildings, monuments, or works; lessening the burdens of government; lessening neighborhood tensions; eliminating prejudice and discrimination; defending human and civil rights secured by law; and combating community deterioration and juvenile delinquency.

   Chicago South Side Birth Center shall ensure that no part of the grant inures to the benefit of any private person or entity in violation of Section 501(c)(3) of the Code.

5. FUTURE FUNDING: Chicago South Side Birth Center acknowledges and agrees that the CCF has made no actual or implied promise of funding except in the amount and under the terms and conditions stated herein.

6. NOTIFICATION OF MATERIAL CHANGE: Chicago South Side Birth Center agrees to notify the CCF immediately of (a) any change in the organizational leadership or key personnel (including, without limitation, directors and officers) of the Chicago South Side Birth Center, or (b) any material change or adverse development relative to the Chicago South Side Birth Center's financial condition, operations, activities, or affairs.

7. COMPLIANCE WITH US LAW: Chicago South Side Birth Center agrees to comply with all applicable local, state and United States law.

8. REPORTING AND RECORDKEEPING: If any grant requirements are listed on page 1 of this Grant Agreement, Chicago South Side Birth Center will furnish the CCF with a written report, including a fair and complete financial statement and a brief narrative that describes program progress upon the completion of the program for which the grant has been made. The CCF may also request interim reports. Such reports shall supply sufficient information as necessary for the CCF to determine that the grant is being used for the purposes intended and for the CCF to fulfill its own public reporting responsibilities. In addition, Chicago South Side Birth Center will (i) maintain a complete, accurate, and separate accounting with respect to the funds received from the CCF, detailing receipts and expenditures made under the grant, and (ii) retain these records during the Grant Period and continuing at least four (4) years after furnishing the CCF with the last written report provided to the CCF in connection with the above described requirements. During this time, Chicago South Side Birth Center will make such records available to the CCF (or its designated representatives) during normal business hours for inspection or audit on reasonable notice to Chicago South Side Birth Center. The CCF may also, on reasonable notice to Chicago South Side Birth Center, monitor and evaluate

operations under the grant, including on-site visits to observe Chicago South Side Birth Center's procedures and talk with Chicago South Side Birth Center's personnel.

9. TERMINATION: Failure to comply with any term of this Grant Agreement, including, but not limited to, the reporting requirements set forth herein, shall result in termination of the Grant and require the return of all Grant funds to the CCF. The CCF reserves the right to terminate this Grant Agreement if, in its sole discretion, the CCF determines that the Chicago South Side Birth Center has made any misrepresentations, has in any way misappropriated funds, or has failed to comply with the terms and conditions of this Grant Agreement. The CCF shall be entitled to a return of any misappropriated funds up to and including the full amount of the Grant.

10. LIABILITY: To the extent permitted by Illinois law, Chicago South Side Birth Center hereby agrees to release The Chicago Community Trust or its affiliates, and its executive committee members, directors, officers, employees and agents (the "Indemnified Parties") from any and all damages, liability, suits, claims, liens, taxes or demands whatsoever arising out of Chicago South Side Birth Center use or distribution of the grant funds received from the CCF, including, but not limited to, any and all damages from personal injury, death, or property damage, and Chicago South Side Birth Center further agrees to defend the Indemnified Parties from any loss or expense resulting therefrom except to the extent when caused by the gross negligence or willful misconduct of the CCF.

11. PUBLICITY: The CCF is accountable to our many generous donors and the general public as to the use of CCF resources. Collaborative publicity efforts can generate positive attention and increase our collective visibility to more potential supporters. To facilitate mutual recognition of the CCF and Chicago South Side Birth Center each party is granted permission to each parties' trademarks, logos and name and to use any trademarks, logos and names developed as part of this grant on all promotional materials, publications and related communications for the express purpose of promoting this grant and only for the duration of the project unless mutually agreed. Such permission and use shall in no way constitute grant of ownership rights to the other party. Both parties also hereby give permission to each other to use any project activity-related photographs in their publications. Both parties shall collaborate closely to develop media promotion plans and activities related to the grant funding. All press releases, programs, announcements, feature stories, and print materials related to this grant must include reference to the support from the CCF. Chicago South Side Birth Center must supply the CCF with electronic examples of all materials utilizing the registered trademarks of the CCF prior to distribution. Chicago South Side Birth Center shall not use, reproduce, or exploit the trademarks, logos, emblems or trade names of the CCF except for the purpose and in the manner explicitly authorized by the CCF concerned. All publicity, media references and proposed use of the CCF's name and registered trademark in connection to this grant should be cleared at least five business days in advance of your deadline. Please direct all media coverage, publicity approval and logo requests, communication, correspondence or questions about publicity to Kim Grimshaw Bolton, director of communications, at kbolton@cct.org. We strongly encourage you to send us information on the media coverage that you have received.

    Except as may otherwise be provided herein, all copyright interest in materials produced as a result of this grant (the "Grant Work Product") shall be owned by your organization and made available to the CCF to further its charitable purposes. To effect the widest possible distribution of the Grant Work Product and to ensure that it furthers charitable purposes and benefits the public, your organization hereby grants to the CCF a non-exclusive, transferable, perpetual, irrevocable, royalty-free, paid-up, worldwide license to use, display, perform, reproduce, publish, copy, and distribute, for non-commercial purposes, the Grant Work Product and any other work product arising out of or resulting from your organization's use (including digital, electronic or other media) of these funds, including all intellectual property rights appurtenant thereto, and to sublicense to third parties the rights described herein. Without limiting the foregoing, such license includes the right of the CCF to publish the Grant Work Product on the CCF website in connection with the CCF's work with and support of your organization, and for use in periodic public reports, press releases, and fact sheets about the CCF's grantmaking. Your organization further acknowledges and agrees, at the CCF's request, to execute any additional documents necessary to effect such license.

12. ASSIGNMENT: Chicago South Side Birth Center may not assign any rights or delegate any obligations created by this Grant Agreement, in whole or in part, whether by operation of law or otherwise, without the prior written consent of the CCF. Any assignment in violation of the foregoing is null and void. This Grant Agreement will be binding upon the successors, legal representatives and permitted assigns of the parties.

13. GOVERNING LAW: This Grant Agreement will be governed by and construed in accordance with the laws of the state of Illinois, excluding any choice-of-law rules that would require the application of the laws of any other jurisdiction. Any dispute arising under or in connection with this Grant Agreement will be brought exclusively in the Circuit Court of Cook County, Illinois, and Chicago South Side Birth Center hereby irrevocably consents to the exclusive jurisdiction thereof.

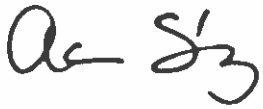
14. ENTIRE AGREEMENT / SEVERABILITY / MODIFICATION / PRECEDENCE / WAIVER: This Grant Agreement (including any attachments hereto, which are incorporated herein by reference) contains the entire agreement between the CCF and the Chicago South Side Birth Center relating to its subject matter and supersedes all prior and contemporaneous negotiations, correspondence, understandings and agreements between the parties relating thereto. If any term or provision of this Grant Agreement is found to be illegal or unenforceable, this Grant Agreement shall be construed as if such provision had been replaced by a valid provision carrying out the parties' intent as fully as possible and all other terms of this Grant Agreement shall remain in full force and effect. This Grant Agreement may be modified or amended only by mutual written consent of the parties. In the event of any conflict, inconsistency or ambiguity between the terms of this Grant Agreement and any attachment hereto, this Grant Agreement will prevail. The CCF's waiver or failure to enforce the terms and conditions of this agreement in one instance shall not constitute a waiver of its rights hereunder with respect to other violations of this Grant Agreement.

15. DUE AUTHORITY: The person(s) signing this agreement on behalf of Chicago South Side Birth Center represents and warrants to the CCF that s/he is an officer of your organization and has requisite legal power and authority to execute this Grant Agreement on behalf of Chicago South Side Birth Center and bind Chicago South Side Birth Center to the obligations herein.

16. ELECTRONIC SIGNATURES AND ELECTRONIC DELIVERY: This Grant Agreement may be signed and delivered by means of facsimile or other electronic transmission. To the extent so delivered, this Grant Agreement shall be treated in all manners and respects and for all purposes as an original agreement and shall be considered to have the same binding legal effect as if it were the original signed version thereof delivered in person.

IN WITNESS WHEREOF, the parties have caused this Grant Agreement to be executed as of the day and date first written above.

For: Chicago Community Foundation

By: 

Andrea Sáenz

Title: President & CEO

Date: 2/26/2026

For: Chicago South Side Birth Center

By:

Jeanine Valrie Logan

Title: Founder and Lead Steward

Acceptance Date:

2616908009

Doc# 2616908009 Fee $88.00
ILRHSP FEE:$18.00 RPRF FEE:$1.00
Monica Gordon
Cook County Clerk's Office
Date: 6/18/2026 9:52 AM
PAGE: 1 of 44

This agreement was prepared by and
after recording return to:
Charles E. Rodgers, Jr., Esq.
City of Chicago Department of Law
121 North LaSalle Street, Room 600
Chicago, IL 60602

CS-25000031229

CHICAGO SOUTH SIDE BIRTH CENTER REDEVELOPMENT AGREEMENT
(Medium Community Development Grant Program)

This Chicago South Side Birth Center Redevelopment Agreement (this "Agreement") is made as of the Closing Date by and between the City of Chicago, an Illinois municipal corporation (the "City"), through its Department of Planning and Development ("DPD"), and Developer. Capitalized terms not otherwise defined herein shall have the meaning given in the table headed "Project Information" or in Section 2, as applicable.

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Project Information	Section 10 Indemnification
Signature Page	Section 11 Default and Remedies
Section 1 Recitals	Section 12 Mortgaging of the Project
Section 2 Definitions	Section 13 General Provisions
Section 3 The Project	Exhibit A Legal Description of the Property
Section 4 Project Financing	Exhibit B Project Budgets (Project, M/WBE, Improvements)
Section 5 Conditions Precedent	Exhibit C Insurance Requirements
Section 6 Completion of Construction or Rehabilitation	Exhibit D Requisition Form
Section 7 Covenants/Representations/Warranties of Developer	Exhibit E Annual Compliance Report
Section 8 Maintaining Records and Right to Inspect	Exhibit F Construction Compliance
Section 9 Environmental Matters	Exhibit G Escrow Agreement, if applicable

PROJECT INFORMATION

<table>
<tr><th>Term (Agreement Section where first used)</th><th>Definition</th></tr>
<tr><td>Closing Date (preamble)</td><td>June 17, 2026</td></tr>
<tr><td>Developer (preamble)</td><td>Chicago South Side Birth Center, an Illinois not-for-profit corporation</td></tr>
<tr><td>Project (Recitals)</td><td>Developer is proposing to redevelop the existing 6,706 square foot building located at 8301 S. South Shore Drive and construct a 3,874 square foot addition for a birth care and reproductive health care facility.</td></tr>
<tr><td>City Funds (Recitals)</td><td>Check applicable box:
_X_ HED Bonds and/or Corporate Funds
___ GO CRP Bonds and/or Corporate Funds
___ STSC Bonds and/or Corporate Funds</td></tr>
<tr><td>Commencement Date (3.01)</td><td>February 16, 2026</td></tr>
<tr><td>Estimated Project Cost (4.01)</td><td>$7,409,873</td></tr>
<tr><td>City Grant (Definitions)</td><td>$3,299,000</td></tr>
<tr><td>Funding Sources (4.01)</td><td><table><tr><th>Funding Source</th><th>Amount</th></tr><tr><td>Equity</td><td>$3,110,873</td></tr><tr><td>Other Subsidies</td><td>$1,000,000</td></tr><tr><td>City Grant</td><td>$3,299,000</td></tr><tr><td>TOTAL</td><td>$7,409,873</td></tr></table></td></tr>
<tr><td>Trade Names (5.05)</td><td>N/A</td></tr>
<tr><td>Certificate Deadline (6.05)</td><td>THE DATE 2 YEARS AFTER THE AGREEMENT DATE</td></tr>
<tr><td>Permitted Liens (12)</td><td>Those matters set forth as Schedule B title exceptions in the Title Policy, but only so long as applicable title endorsements issued in conjunction therewith on the date hereof, if any, continue to remain in full force and effect</td></tr>
<tr><td>Notice Addresses (13.14)</td><td><u>If to the Developer</u>:
Chicago South Side Birth Center
P.O. Box 436913
Chicago, IL 60643
Attention: Jeanine Valrie Logan, President

with a copy to

Dentons US LLP
233 S. Wacker Drive
Suite 5900
Chicago, IL 60606
Attn: Kathryn Ashton</td></tr>
</table>

	If to the City: City of Chicago, Department of Planning and Development 121 North LaSalle Street, Room 1000 Chicago, Illinois 60602 Attention: Commissioner with a copy to City of Chicago, Department of Law 121 North LaSalle Street, Room 600 Chicago, Illinois 60602 Attention: Finance and Economic Development Division

DEVELOPER SIGNATURE PAGE TO REDEVELOPMENT AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Redevelopment Agreement to be executed on or as of the Agreement Date.

CHICAGO SOUTH SIDE BIRTH CENTER,
an Illinois not-for-profit corporation

By: _____
Name: Jeanine Valrie Logan
Title: President

NOTARY CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Erica Figueroa, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jeanine Valrie Logan (the "Representative"), personally known to me to be the President of Chicago South Side Birth Center, an Illinois not-for-profit corporation ("Developer"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that the Representative signed, sealed, and delivered said instrument, pursuant to the authority given to the Representative by Developer, as the Representative's free and voluntary act and as the free and voluntary act of the Developer, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2 day of June, 2026.

Official Seal
ERICA FIGUEROA
Notary Public, State of Illinois
Commission No. 977674
My Commission Expires September 8, 2027

Notary Public

My Commission Expires Sep 8 2027

(SEAL)

CITY SIGNATURE PAGE TO REDEVELOPMENT AGREEMENT

CITY OF CHICAGO

By: _____
Ciere Boatright,
Commissioner of Planning and Development

NOTARY CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, RONALD MOHAMMED, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Ciere Boatright, personally known to me to be the Commissioner of Planning and Development (the "Commissioner") of the City of Chicago (the "City"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that the Commissioner signed, sealed, and delivered said instrument, pursuant to the authority given to the Commissioner by City, as the Commissioner's free and voluntary act and as the free and voluntary act of City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8th day of June, 2026.

OFFICIAL SEAL
RONALD MOHAMMED
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/02/2026

_____
Notary Public

My Commission Expires 09/02/2026

(SEAL)

SECTION 1. RECITALS

A. Constitutional Authority. As a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois (the "State"), the City has the power to regulate for the protection of the public health, safety, morals and welfare of its inhabitants, and pursuant thereto, has the power to encourage private development in order to enhance the local tax base, create employment opportunities and to enter into contractual agreements with private parties in order to achieve these goals.

B. City Council Authority. The City Council of the City (the "City Council") has adopted one or more ordinances authorizing the use of City Funds to fund a portion of the costs of the Project and authorizing the Commissioner of Planning and Development (the "Commissioner") to enter into this Agreement.

C. City Funds. The City agrees to use, in the amounts set forth in Section 4.02 and Section 4.05 hereof, City Funds to pay for or reimburse the Developer for the costs of Improvements (as defined below) pursuant to the terms and conditions of this Agreement.

Now, therefore, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION 2. DEFINITIONS

For purposes of this Agreement, in addition to the terms defined in the table headed "Project Information", the following terms shall have the meanings set forth below:

"Affiliate" shall mean any person or entity directly or indirectly controlling, controlled by or under common control with the Developer.

"Annual Compliance Report" shall mean a signed report from Developer to the City in substantially the form attached as Exhibit E to this Agreement.

"Bonds" shall mean (a) HED Bonds if the definition of "City Funds" refers to HED Bonds and/or Corporate Funds, (b) CRP Bonds if the definition of "City Funds" refers to CRP Bonds and/or Corporate Funds and (c) STSC Bonds if the definition of "City Funds" refers to STSC Bonds and/or Corporate Funds.

"Certificate" shall mean the Certificate of Completion of Construction or Rehabilitation.

"Change Order" shall mean any amendment or modification to the Scope Drawings, Plans and Specifications or the Project Budget as described in Section 3.06.

"City Council" shall have the meaning set forth in the Recitals hereof.

"City Funds" shall have the meaning set forth in the Recitals hereof.

"Compliance Period" shall mean that period beginning on the date of the issuance of the Certificate until the fifth anniversary of such date.

"Corporation Counsel" shall mean the City's Department of Law.

"EDS" shall mean the City's Economic Disclosure Statement and Affidavit, on the City's then-current form.

"Environmental Laws" shall mean any and all federal, state or local statutes, laws, regulations, ordinances, codes, rules, orders, licenses, judgments, decrees or requirements relating to public health and safety and the environment now or hereafter in force, as amended and hereafter amended, including but not limited to (i) the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601 et seq.); (ii) any so-called "Superfund" or "Superlien" law; (iii) the Hazardous Materials Transportation Act (49 U.S.C. Section 1802 et seq.); (iv) the Resource Conservation and Recovery Act (42 U.S.C. Section 6902 et seq.); (v) the Clean Air Act (42 U.S.C. Section 7401 et seq.); (vi) the Clean Water Act (33 U.S.C. Section 1251 et seq.); (vii) the Toxic Substances Control Act (15 U.S.C. Section 2601 et seq.); (viii) the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. Section 136 et seq.); (ix) the Illinois Environmental Protection Act (415 ILCS 5/1 et seq.); and (x) the Municipal Code.

"Equity" shall mean funds of Developer (other than funds derived from Lender Financing) irrevocably available for the Project, in the amount set forth in the Funding Sources.

"Escrow" shall mean, if applicable, the construction escrow established pursuant to the Escrow Agreement.

"Escrow Agreement" shall mean, if applicable, the Escrow Agreement establishing a construction escrow, to be entered into as of the date hereof by the City, the Title Company (or an affiliate of the Title Company), Developer and Developer's lender(s), substantially in the form of Exhibit G attached hereto.

"Event of Default" shall have the meaning set forth in Section 11 hereof.

"Final Project Cost" shall mean the total actual cost of the construction of the Project, as certified to and acceptable to DPD under Section 6.01 hereof.

"General Contractor" shall mean the general contractor(s) hired by Developer to complete the construction of the Project.

"GO CRP Bonds and/or Corporate Funds" shall mean Corporate Funds and/or the proceeds of GO CRP Bonds, where: (i) "GO CRP Bonds" means bonds authorized by the GO CRP Bond Ordinance for Chicago Recovery Plan projects, (ii) "Corporate Funds" means corporate funds appropriated by the GO CRP Bond Ordinance, which are expected to be reimbursed with proceeds of the GO CRP Bonds, and (iii) "GO CRP Bond Ordinance" means an ordinance passed by the City Council on October 27, 2021 and published in the Journal for such date at pages 40213 through 40503, inclusive.

"HED Bonds and/or Corporate Funds" shall mean Corporate Funds and/or the proceeds of GO HED Bonds or STSC HED Bonds, where: (i) "GO HED Bonds" means bonds authorized by the HED Bond Ordinance for housing and economic development projects, (ii) "STSC HED Bonds" means bonds authorized by the HED Bond Ordinance for housing and economic development projects, (iii) "Corporate Funds" means corporate funds appropriated by the HED Bond Ordinance, which are expected to be reimbursed with proceeds of the GO HED Bonds or STSC HED Bonds, and (iv) "HED Bond Ordinance" means an ordinance passed by the City Council on April 19, 2024 and published in the Journal for such date at pages 11493 through 11568, inclusive.

"IEPA" shall mean the Illinois Environmental Protection Agency.

"Improvements" shall mean those improvements of the Project which (i) are eligible to be reimbursed using a grant from the proceeds of tax-exempt Bonds and (ii) the City has agreed to pay for out of the City Funds, subject to the terms of this Agreement. Exhibit B lists the Improvements for the Project.

"Journal" shall mean the Journal of the Proceedings of City Council.

"Lender Financing" shall mean funds borrowed by Developer from lenders and irrevocably available to pay for Costs of the Project, in the amounts set forth in the Funding Sources.

"MBE(s)" shall mean a business identified in the Directory of Certified Minority Business Enterprises published by the City's Department of Procurement Services, or otherwise certified by the City's Department of Procurement Services as a minority-owned business enterprise, related to the Procurement Program or the Construction Program, as applicable.

"MBE/WBE Budget" shall mean the budget attached hereto as Exhibit B.

"MBE/WBE Program" shall have the meaning set forth in Exhibit F hereof.

"Municipal Code" shall have the meaning set forth in the Recitals.

"NFR Letter" shall mean a "no further remediation" letter issued by IEPA pursuant to the Site Remediation Program.

"Occupancy Covenant" shall have the meaning set forth in Section 7.05 hereof.

"Operations Covenant" shall have the meaning set forth in Section 7.04 hereof.

"Project Budget" shall mean the budget attached hereto as Exhibit B, showing the total cost of the Project by line item, furnished by Developer to DPD, in accordance with Section 4.01 hereof.

"Property" shall mean the real property described on Exhibit A.

"Requisition Form" shall mean the document, in the form attached hereto as Exhibit D, to be delivered by Developer to DPD pursuant to Section 4.06 of this Agreement.

"Scope Drawings, Plans and Specifications" shall mean final construction documents containing a site plan and working drawings and specifications for the Project, as submitted to the City as the basis for obtaining building permits for the Project.

"Site Remediation Program" shall mean the program for the environmental remediation of the Property undertaken by the Developer and overseen by the IEPA, upon completion of which (to the satisfaction of the IEPA) the IEPA shall issue an NFR Letter with respect to the Property to the Developer.

"STSC Bonds and/or Corporate Funds" shall mean Corporate Funds and/or the proceeds of STSC Bonds, where: (i) "STSC Bonds" means bonds authorized by the STSC Bond Ordinance, (ii) "Corporate Funds" means corporate funds appropriated by the STSC Bond Ordinance, which are expected to be reimbursed with proceeds of the STSC Bonds, and (iii) "STSC Bond Ordinance" means an ordinance passed by the City Council on October 11, 2017 and published in the Journal for such date at pages 55903 through 55915, inclusive, as amended by an ordinance passed by the City Council on January 18, 2023 and published in the Journal for such date at pages 59124 through 59349, inclusive, which authorized the Sales Tax Securitization Corporation to issue certain bonds.

"Survey" shall mean a plat of survey in the most recently revised form of ALTA/NSPS land title survey of the Property, meeting the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, effective February 23, 2021, dated within 75 days prior to the Closing Date, acceptable in form and content to the City and the Title Company, prepared by a surveyor registered in the State of Illinois, certified to the City and the Title Company, and indicating whether the Property is in a flood hazard area as identified by the United States Federal Emergency Management Agency (and updates thereof to reflect improvements to the Property in connection with the construction of the Facility and related improvements as required by the City or lender(s) providing Lender Financing).

"Sustainable Development Policy" shall mean the Chicago Sustainable Development Policy for the Project in effect as of the date of Developer's initial application for the City Grant.

"Tax-Exemption Default" shall have the meaning set forth in Section 11.01(i) hereof.

"Term of the Agreement" shall mean the period of time commencing on the Closing Date and ending at the fifth anniversary of the date the Certificate is issued.

"Title Company" shall mean Stewart Title Guaranty Company.

"Title Policy" shall mean a title insurance policy in the most recently revised ALTA or equivalent form, showing the Developer as the insured, noting the recording of this Agreement as an encumbrance against the Property, and a subordination agreement in favor of the City with respect to previously recorded liens against the Property related to Lender Financing, if any, issued by the Title Company.

"WBE(s)" shall mean a business identified in the Directory of Certified Women Business Enterprises published by the City's Department of Procurement Services, or otherwise certified by the City's Department of Procurement Services as a women-owned business enterprise, related to the Procurement Program or the Construction Program, as applicable.

SECTION 3. THE PROJECT

3.01 Project Completion. With respect to the rehabilitation and construction of the Project, Developer shall: (i) commence construction no later than the Commencement Date, and (ii) complete construction and conduct operations therein no later than the Certificate Deadline.

3.02 Project Budget; Funding Sources. Developer has furnished to DPD, and DPD has approved, a Project Budget showing total costs for the Project in an amount not less than the Estimated Project Cost. The Developer hereby certifies to the City that (a) the Funding Sources shall be sufficient to complete the Project, and (b) the Project Budget and Funding Sources are true, correct and complete in all material respects.

3.03 Scope Drawings, Plans and Specifications. Developer has delivered the Scope Drawings, Plans and Specifications to DPD and DPD has approved same. After such initial approval, subsequent proposed changes to the Scope Drawings, Plans and Specifications shall be submitted to DPD as a Change Order pursuant to Section 3.06 hereof. The Scope Drawings, Plans and Specifications shall at all times conform to all applicable federal, state and local laws, ordinances and regulations. Developer shall submit all necessary documents to the City's Building Department, Department of Transportation and such other City departments or governmental authorities as may be necessary to acquire building permits and other required approvals for the Project.

3.04 DPD Approval. Any approval granted by DPD of the Scope Drawings, Plans and Specifications and the Change Orders is for the purposes of this Agreement only and does not affect or constitute any approval required by any other City department or pursuant to any City ordinance, code, regulation or any other governmental approval, nor does any approval by DPD pursuant to this Agreement constitute approval of the quality, structural soundness or safety of the Property or the Project.

3.05 Other Approvals. Any DPD approval under this Agreement shall have no effect upon, nor shall it operate as a waiver of, Developer's obligations to comply with the provisions of Section 5.02 (Other Governmental Approvals) hereof. Developer shall not commence construction of the Project until Developer has obtained all necessary permits and approvals (including but not limited to DPD's approval of the Scope Drawings and Plans and Specifications) and proof of the General Contractor's and each subcontractor's bonding as required hereunder.

3.06 Change Orders. Except as provided below in this Section 3.06, all Change Orders (and documentation substantiating the need and identifying the source of funding therefor) relating to changes to the Project must be submitted by Developer to DPD as necessary; provided, that any Change Order relating to any of the following must be submitted by Developer to DPD for DPD's prior written approval: (a) a reduction in the gross or net square footage of Developer Space by five percent (5%) or more (either individually or cumulatively); (b) a change in the use of Developer Space to a use other than the Project;

(c) a delay in the completion of the Project by six (6) months or more; or (d) Change Orders resulting in an aggregate increase to the Project Budget of ten percent (10%) or more. Developer shall not authorize or permit the performance of any work relating to any Change Order or the furnishing of materials in connection therewith prior to the receipt by Developer of DPD's written approval (to the extent said City prior approval is required pursuant to the terms of this Agreement).

3.07 Survey Updates. On the Certificate Deadline, the Developer shall provide an updated Survey if the Project added new improvements to the Property.

3.08 Signs and Public Relations. Developer shall erect a sign of size and style approved by the City in a conspicuous location on the Property during the Project, indicating that financing has been provided by the City. The City reserves the right to include the name, photograph, artistic rendering of the Project and other pertinent information regarding Developer, the Property and the Project in the City's promotional literature and communications.

SECTION 4. PROJECT FINANCING

4.01 Estimated Project Cost and Sources of Funds. The cost of the Project is estimated to be $7,727,388, to be applied in the manner set forth in the Project Budget.

4.02 City Grant. Subject to the terms and conditions of this Agreement, the City hereby agrees to provide up to the amount of the City Grant to reimburse the cost of Improvements and allocated by the City for that purpose.

4.03 Uses of City Grant. City Grant funds may only be used to pay directly or reimburse Developer for costs of Improvements. Exhibit B sets forth, by line item, the Project Budget for the Project, and the maximum amount of costs that may be paid by or reimbursed from City Grant funds for each line item therein (subject to the conditions described in this Agreement), contingent upon receipt by the City of documentation satisfactory in form and substance to DPD evidencing such cost and its eligibility as an Improvement.

4.04 Distribution of City Grant.

Progress Payment Alternative: The Developer has elected to receive the City Grant via progress payments, subject to the conditions described in Section 4.01 and Section 4.02. The City shall disburse the City Grant in installments as described below.

Installment	Amount	Conditions for Reimbursement
1st 30% Project Completion	30% of City Grant, up to **$989,700**	Evidence that (a) the Project is 30% complete, as measured in costs incurred under the Project Budget, (b) Developer has incurred Improvement costs in an equal amount to, or greater than, the amount of such installment.
2nd 60% Project Completion	30% of City Grant, up to **$989,700**	Evidence that (a) all the conditions for reimbursement of the First installment have been satisfied, (b) the Project is 60% complete, as measured by costs incurred under the Project Budget, and (c) Developer has incurred Improvement costs in an equal amount to, or greater than, the amount of such installment (excluding Improvement costs reimbursed in any prior installment).

3rd 90% Project Completion	30% of City Grant, up to **$989,700**	Evidence that (a) all the conditions for reimbursement of the First and Second Installments have been satisfied, (b) the Project is 90% complete, as measured by costs incurred under the Project Budget, and (c) Developer has incurred Improvement costs in an equal amount to, or greater than, the amount of such installment (excluding Improvement costs reimbursed in any prior installments).
Final 100% Project Completion	10% of City Grant, up to, but no more than **$329,900**	Evidence that (a) all the conditions for reimbursement of the First, Second and Third Installment have been satisfied, (b) the Certificate has been issued, and (c) Developer has incurred Improvement costs in an equal amount to, or greater than, the amount of such installment (excluding Improvement costs reimbursed in any prior installments).

4.05 Intentionally omitted.

4.06 Requisition Form. When Developer submits documentation to the City in connection with a request for the payment of the City Grant as described in Sections 4.04 and 4.05, beginning on the first request for payment and continuing through the earlier of (i) the Term of the Agreement or (ii) the date that Developer has been reimbursed in full under this Agreement, Developer shall provide DPD with a Requisition Form, along with the documentation described therein. Developer shall meet with DPD at the request of DPD to discuss the Requisition Form(s) previously delivered.

4.07 Preconditions of Disbursement. Prior to disbursement of the City Grant hereunder, Developer shall submit documentation regarding the applicable expenditures to DPD, which shall be satisfactory to DPD in its sole discretion.

4.08 Cost Overruns. If the aggregate cost of Improvements exceeds the City Grant funds available pursuant to Section 4.02 hereof, or if the cost of completing the Project exceeds the Estimated Project Cost, Developer shall be solely responsible for such excess cost, and shall hold the City harmless from any and all costs and expenses of completing the Project.

4.09 Conditional Grant. The City Grant being provided hereunder is being granted on a conditional basis, subject to the Developer's compliance with the provisions of this Agreement. The City Grant is subject to being reimbursed as provided in Section 11.02.

SECTION 5. CONDITIONS PRECEDENT

The Developer must satisfy the following conditions before the City will execute and deliver this Agreement, unless such conditions are waived in writing by the City:

5.01 Project Budget. DPD must have approved the Project Budget.

5.02 Other Governmental Approvals. The Developer must have secured all other necessary approvals and permits required by any state, federal, or local statute, ordinance or regulation and has submitted evidence thereof to DPD. Such approvals shall include, without limitation, all building permits necessary for the Project; provided, however, that if the City agrees to close before construction commences, such building permits shall be secured prior to commencement of any such construction work.

5.03 Financing. The Developer must have furnished proof reasonably acceptable to the City that it has Equity and Lender Financing to complete the Project.

5.04 Acquisition and Title. The Developer must have furnished the City with a copy of the Title Policy for the Property, certified by the Title Company, showing the Developer as the named insured, in at least the amount of the City Grant, along with copies of all Schedule B title exception documents. The Title Policy must be dated as of the Closing Date and contain only those title exceptions acceptable to the City in its sole discretion and evidence the recording of this Agreement. The Title Policy must contain such endorsements as may be required by Corporation Counsel, including but not limited to an owner's comprehensive endorsement and satisfactory endorsements regarding zoning (3.1 with parking), contiguity, location, access and survey. If the Project involves any acquisition of real property, the Developer must have provided DPD with documentation related to such acquisition acceptable to the City in its sole discretion.

5.05 Evidence of Clean Title. The Developer, at its own expense, must have provided the City with searches under its name and any Trade Names as follows:

Secretary of State	UCC search
Secretary of State	Federal tax search
Cook County Recorder	UCC/Fixture search
Cook County Recorder	Federal tax search
Cook County Recorder	State tax search
Cook County Recorder	Memoranda of judgments search
U.S. District Court	Pending suits and judgments
Clerk of Circuit Court, Cook County	Pending suits and judgments
U.S. District Court	Bankruptcy

5.06 Environmental. Developer has provided DPD with copies of that certain Phase I Environmental Site Assessment ("Phase I ESA") completed with respect to the Property and any Phase II Environmental Site Assessment ("Phase II ESA") with respect to the Property required by the City. Developer has provided the City with a letter from the environmental engineer(s) who completed such audit(s), authorizing the City to rely on such audit(s). If applicable based on results of the Phase II ESA, the Developer shall provide the City with a final comprehensive (if applicable) NFR Letter with respect to the Property, signed by the IEPA upon issuance thereof. Developer has provided DPD with evidence of compliance with the Sustainable Development Policy.

5.07 Corporate Documents. Developer has provided a copy of its articles or certificate of incorporation or organization containing the original certification of the Secretary of State; certificates of good standing from the Secretary of State of its state of incorporation or organization and all other states in which Developer is qualified to do business; a secretary's certificate in such form and substance as the Corporation Counsel may require; bylaws or operating agreement; and such other organizational documentation as the City has requested.

5.08 Economic Disclosure Statement. Developer shall provide to the City an EDS, dated as of the Closing Date, which is incorporated by reference, and Developer further will provide any other affidavits or certifications as may be required by federal, state or local law in the award of public contracts, all of which affidavits or certifications are incorporated by reference.

5.09 Insurance. The Developer, at its own expense, must have insured the Property in accordance with Exhibit C hereto, or Accord Form 27 certificates evidencing the required coverages.

5.10 Pre-Construction Compliance Informational Conference. Developer shall provide the City a copy of the Pre-Construction Compliance Meeting Follow-Up letter, issued and signed by the Department of Housing's Bureau of Construction and Compliance.

5.11 Surveys. Developer shall provide the City with a copy of the Survey(s).

SECTION 6. COMPLETION OF CONSTRUCTION OR REHABILITATION

6.01 Certificate of Completion of Construction or Rehabilitation. Upon completion of the Project in accordance with the terms of this Agreement and upon the Developer's written request, DPD shall issue to the Developer a Certificate of Completion of Construction or Rehabilitation (the "Certificate") in recordable form certifying that the Developer has fulfilled its obligation to complete the Project in accordance with the terms of this Agreement. If the Developer has not fulfilled its obligation, DPD will issue a written statement detailing the measures which must be taken in order to obtain them.

DPD may require a single inspection by an inspecting architect hired at the Developer's expense to confirm the completion of the Project. DPD shall make its best efforts to respond to Developer's written request for the Certificate within forty-five (45) days by issuing the Certificate or a written statement detailing the ways in which the Project does not conform to this Agreement or has not been satisfactorily completed, and the measures which must be taken by Developer in order to obtain the Certificate. Developer may resubmit a written request for the Certificate upon completion of such measures.

The Developer acknowledges and understands that the City will not issue the Certificate and pay out the City Grant in connection with the Project, until the following conditions have been met:

- Evidence certified to and acceptable to DPD of the Final Project Cost. As described in Section 4.02, the City Grant will be reduced on a pro rata basis if the Final Project Cost is less than the Estimated Project Cost;
- Evidence that the Developer has incurred Improvement costs in an equal amount to, or greater than, the City Grant;
- Receipt of a Certificate of Occupancy or other evidence acceptable to DPD that the developer has complied with building permit requirements for Project;
- Evidence acceptable to DPD that the Project is in compliance with the Operations Covenant and the Occupancy Covenant; and
- Evidence acceptable to DPD in the form of a closeout letter from the Department of Housing's Bureau of Construction and Compliance stating that the Developer is in complete compliance

with all City Requirements (MBE/WBE, City Residency, and Prevailing Wage), as defined in Exhibit F.

6.02 Continuing Obligations. The Certificate relates only to the respective performance of the work associated with the Project improvements. After the issuance of the Certificate, however, all executory terms and conditions of this Agreement and all representations and covenants contained herein unrelated to such work will remain in effect throughout the Term of the Agreement as to the parties described in the following paragraph, and the issuance of the Certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms. Notwithstanding any provision of this Agreement to the contrary, in addition to any other provisions of this Agreement which by their terms survive the expiration of the Term of the Agreement, the following will survive until ten years after the Bonds, or any bonds that refinance the Bonds, have been fully paid and retired: (i) the duty to cooperate with and assist the City with the resolution of any governmental or other type of inquiry into or audit of the Bonds, or any bonds that refinance the Bonds, (ii) the duty to cooperate with and assist the City with any actions the City deems necessary in its sole discretion in the event of a Tax-Exemption Default, and (iii) Section 8, *Maintaining Records and Right to Inspect.*

Those covenants specifically described at Sections 7.02, 7.04, 7.05 and 7.06 as covenants that run with the land will bind any transferee of the Property (including an assignee as described in the following sentence) throughout the Term of the Agreement or such shorter period as may be explicitly provided for therein. The other executory terms of this Agreement shall be binding only upon the Developer or a permitted assignee under Section 7.01(i) of this Agreement.

6.03 Failure to Complete. If the Developer fails to complete the Project in accordance with the terms of this Agreement, the Certificate will not be issued, and the City will have the right to terminate this Agreement. If this occurs, no City Grant funds will be paid to the Developer.

6.04 Notice of Expiration of Term of Agreement. Upon the expiration of the Term of the Agreement, DPD shall provide the Developer, at the Developer's written request, with a written notice in recordable form stating that the Term of the Agreement has expired.

6.05 Failure to Obtain Certificate. If the Developer has not received the Certificate by the Certificate Deadline, the City shall have the right to terminate the Agreement and cancel any future payments.

SECTION 7. COVENANTS/REPRESENTATIONS/WARRANTIES OF DEVELOPER

7.01 General. Developer represents, warrants and covenants, as of the date of this Agreement and as of the date of each disbursement of the City Grant hereunder that:

(a) Developer is a corporation or limited liability company duly incorporated or organized, validly existing, qualified to do business in Illinois, and licensed to do business in any other state where, due to the nature of its activities or properties, such qualification or license is required;

(b) Developer has the right, power and authority to enter into, execute, deliver and perform this Agreement;

(c) the execution, delivery and performance by Developer of this Agreement has been duly authorized by all necessary action, and does not and will not violate its certificate or articles of incorporation or organization, bylaws or operating agreement as amended and supplemented, any applicable provision of law, or constitute a breach of, default under or require any consent under any agreement, instrument or document to which Developer is now a party or by which Developer is now or may become bound;

(d) during the Term of the Agreement, the Developer will continue to own good, indefeasible and merchantable fee simple title to the Property (and all improvements thereon), or a leasehold interest therein, free and clear of all liens except for the Permitted Liens and such other matters as DPD may consent to in writing;

(e) Developer is now and for the Term of the Agreement shall remain solvent and able to pay its debts as they mature;

(f) there are no actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency pending, threatened or affecting Developer which would impair its ability to perform under this Agreement;

(g) Developer has and shall maintain all government permits, certificates and consents necessary to conduct its business and to construct, complete and operate the Project;

(h) Developer is not in default with respect to any indenture, loan agreement, mortgage, deed, note or any other agreement or instrument related to the borrowing of money to which Developer is a party or by which Developer is bound;

(i) Developer shall not do any of the following without the prior written consent of DPD for the Term of the Agreement: (1) be a party to any merger, liquidation or consolidation; (2) sell, assign, transfer, convey, lease or otherwise dispose of all or substantially all of its assets or any portion of the Property (including but not limited to any fixtures or equipment now or hereafter attached thereto) except in the ordinary course of business; (3) enter into any transaction outside the ordinary course of Developer's business; (4) assume, guarantee, endorse, or otherwise become liable in connection with the obligations of any other person or entity; or (5) enter into any transaction that would cause a material and detrimental change to Developer's financial condition;

(j) Developer has not incurred, and, prior to the issuance of a Certificate, shall not, without the prior written consent of the Commissioner, allow the existence of any liens against the Property (or improvements thereon) other than the Permitted Liens; or incur any indebtedness, secured or to be secured by the Property (or improvements thereon) or any fixtures now or hereafter attached thereto, except lender financing as disclosed to the City; and

(k) has not made or caused to be made, directly or indirectly, any payment, gratuity or offer of employment in connection with the Agreement or any contract paid from the City treasury or pursuant to City ordinance, for services to any City agency ("City Contract") as an inducement for the City to enter into the Agreement or any City Contract with Developer in violation of Chapter 2-156-120 of the Municipal Code;

7.02 Covenant to Redevelop. Developer shall redevelop the Property in accordance with this Agreement and all Exhibits attached hereto and all federal, state and local laws, ordinances, rules, regulations, executive orders and codes applicable to the Project, the Property and/or Developer. The covenants set forth in this Section shall run with the land and be binding upon any transferee, but shall be deemed satisfied upon issuance by the City of a Certificate with respect thereto.

7.03 Use of City Grant. City Grant funds disbursed to Developer shall be used by Developer solely to reimburse Developer for its payment for Improvements as provided in this Agreement.

7.04 Operations Covenant. The Developer hereby covenants and agrees, throughout the Term of the Agreement, to maintain its operations at the Project (the "Operations Covenant"). The covenants set forth in this Section shall run with the land and be binding upon any transferee.

7.05 Occupancy Covenant. The Developer hereby covenants and agrees, throughout the Term of the Agreement, to maintain that the entire Project shall remain occupied, and otherwise open for business (the "Occupancy Covenant"). The covenants set forth in this Section shall run with the land and be binding upon any transferee. The Occupancy Covenant is intended to assure that the project does not become blighted and imposes no obligation to collect a minimum amount of taxes, maintain a minimum equalized assessed value, or guarantee revenues with respect to the project.

7.06 Jobs Reporting Requirement. The Developer hereby covenants and agrees, throughout the Term of the Agreement, to report to DPD information about jobs maintained at the Project, in a form acceptable to DPD in its sole discretion.

7.07 Annual Compliance Report. Following the issuance of the Certificate, each Year throughout the Term of the Agreement, the Developer shall submit to DPD by June 30th the Annual Compliance Report itemizing each of Developer's obligations under this Agreement during the preceding calendar year. If this report is not received within this timeframe, the City will notify Developer in writing of such deficiency. Thereafter, Developer shall have ten (10) days to file the Annual Compliance Report with DPD. Developer's failure to timely submit the report will constitute an event of default.

7.08 Arms-Length Transactions. Unless DPD has given its prior written consent with respect thereto, no Affiliate of Developer may receive any portion of the City Grant, directly or indirectly, in payment for work done, services provided or materials supplied in connection with any Improvement or other Project Costs, as applicable. Developer shall provide information with respect to any entity to receive the City Grant directly or indirectly (whether through payment to the Affiliate by Developer and reimbursement to Developer for such costs using the City Grant, or otherwise), upon DPD's request, prior to any such disbursement.

7.09 Conflict of Interest. Developer represents, warrants and covenants that, to the best of its knowledge, no member, official, or employee of the City, or of any commission or committee exercising authority over the Project, or any consultant hired by the City or Developer with respect thereto, owns or controls, has owned or controlled or will own or control any interest, and no such person shall represent any person, as agent or otherwise, who owns or controls, has owned or controlled, or will own or control any interest, direct or indirect, in Developer's business, the Property or any other property in the redevelopment project area, if any, in which the Property is located.

7.10 Disclosure of Interest. Developer's counsel has no direct or indirect financial ownership interest in Developer, the Property or any other aspect of the Project.

7.11 Financial Statements. Developer shall obtain and provide to DPD Financial Statements for Developer's most recent fiscal year ended before the Closing Date and each year thereafter for the Term of the Agreement. In addition, Developer shall submit unaudited financial statements as soon as reasonably practical following the close of each fiscal year and for such other periods as DPD may request.

7.12 Insurance. The Developer shall provide and maintain during the Term of the Agreement, and cause other applicable parties to provide and maintain, the insurance coverages specified in Exhibit C.

7.13 Compliance with Laws. To the best of Developer's knowledge, after diligent inquiry, the Property and the Project are and shall be in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, executive orders and codes pertaining to or affecting the Project and the Property. Upon the City's request, Developer shall provide evidence satisfactory to the City of such compliance.

7.14 Recording and Filing. The Developer shall cause this Agreement, certain exhibits (as specified by Corporation Counsel), all amendments and supplements hereto to be recorded and filed against the Property in the Recorder's Office of Cook County. If the Permitted Liens include any existing mortgages, such mortgagee must execute a subordination agreement acceptable to the City in its sole discretion.

7.15 Inspector General. It is the duty of Developer and the duty of any bidder, proposer, contractor, subcontractor, and every applicant for certification of eligibility for a City contract or program, and all of Developer's officers, directors, agents, partners, and employees and any such bidder, proposer, contractor, subcontractor or such applicant to cooperate with the Inspector General in any investigation or hearing undertaken pursuant to Chapter 2-56 of the Municipal Code. Developer represents that it understands and will abide by all provisions of Chapter 2-56 of the Municipal Code and that it will inform subcontractors of this provision and require their compliance.

7.16 Non-Governmental Charges. Except for the Permitted Liens, and subject to the next sentence, the Developer intends to pay or cause to be paid when due any Non-Governmental Charges. The Developer has the right, before any delinquency occurs, to contest any Non-Governmental Charge by appropriate legal proceedings properly and diligently prosecuted, so long as such proceedings serve to prevent any sale or forfeiture of the Property. The parties acknowledge that the remedies available for

SECTION 12. MORTGAGING OF THE PROJECT

The Permitted Liens are the only mortgages or deeds of trust in place as of the date hereof with respect to the Property or any portion thereof. No mortgagee shall have the right to succeed to the Developer's rights under this Agreement unless the sale, assignment, or transfer receives the sole written consent of the City. This consent shall be in the City's sole discretion and which, if granted, may be conditioned upon, among other things, the assignee's assumption of all of the Developer's obligations under this Agreement.

Upon the request of a lender providing Lender Financing, the City shall agree to subordinate its interests under this Agreement to the mortgage of such lender pursuant to a written subordination agreement, the form of which shall be in a form reasonably acceptable to the City and Corporation Counsel.

SECTION 13. GENERAL PROVISIONS

13.01 Amendment. This Agreement and the Exhibits attached hereto may not be amended or modified without the prior written consent of the parties hereto.

13.02 Entire Agreement. This Agreement (including each Exhibit attached hereto, which is hereby incorporated herein by reference) constitutes the entire Agreement between the parties hereto and it supersedes all prior agreements, negotiations and discussions between the parties relative to the subject matter hereof.

13.03 Limitation of Liability. No member, official or employee of the City shall be personally liable to Developer or any successor in interest in the event of any default or breach by the City or for any amount which may become due to Developer from the City or any successor in interest or on any obligation under the terms of this Agreement.

13.04 Further Assurances. The Developer agrees to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may become necessary or appropriate to carry out the terms, provisions and intent of this Agreement.

13.05 No Implied Waivers. No waiver by either Party of any breach of any provision of this Agreement will be a waiver of any continuing or succeeding breach of the breached provision, a waiver of the breached provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to, or demand on, either Party in any case will, of itself, entitle that Party to any further notice or demand in similar or other circumstances.

13.06 Titles and Headings. Titles and headings to paragraphs contained in this Agreement are for convenience only and are not intended to limit, vary, define or expand the content of this Agreement.

13.07 Remedies Cumulative. The remedies of a party hereunder are cumulative and the exercise of any one or more of the remedies provided for herein shall not be construed as a waiver of any other remedies of such party unless specifically so provided herein.

13.08 Disclaimer. Nothing contained in this Agreement nor any act of the City shall be deemed or construed by any of the parties, or by any third person, to create or imply any relationship of third-party beneficiary, principal or agent, limited or general partnership or joint venture, or to create or imply any association or relationship involving the City.

13.09 Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement.

13.10 Governing Law and Venue. This Agreement will be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to the principles of conflicts of law thereof. If there is a lawsuit under this Agreement, each Party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois.

13.11 Approval. Wherever this Agreement provides for the approval or consent of the City, DPD or the Commissioner, or any matter is to be to the City's, DPD's or the Commissioner's satisfaction, unless specifically stated to the contrary, such approval, consent or satisfaction shall be made, given or determined by the City, DPD or the Commissioner in writing and in the reasonable discretion thereof. The Commissioner or other person designated by the Mayor of the City shall act for the City or DPD in making all approvals, consents and determinations of satisfaction, granting the Certificate or otherwise administering this Agreement for the City.

13.12 Binding Effect. This Agreement shall be binding upon Developer, the City and their respective successors and permitted assigns (as provided herein) and shall inure to the benefit of Developer, the City and their respective successors and permitted assigns (as provided herein). Except as otherwise provided herein, this Agreement shall not run to the benefit of, or be enforceable by, any person or entity other than a party to this Agreement and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right.

13.13 Force Majeure. Neither the City nor the Developer nor any successor in interest to either of them shall be considered in breach of or in default of its obligations under this Agreement in the event of any delay caused by damage or destruction by fire or other casualty, strike, shortage of material, unusually adverse weather conditions such as, by way of illustration and not limitation, severe rain storms or below freezing temperatures of abnormal degree or for an abnormal duration, tornadoes or cyclones, and other events or conditions beyond the reasonable control of the party affected which in fact interferes with the ability of such party to discharge its obligations hereunder. The individual or entity relying on this section with respect to any such delay shall, upon the occurrence of the event causing such delay, immediately give written notice to the other parties to this Agreement. The individual or entity relying on this section with respect to any such delay may rely on this section only to the extent of the actual number of days of delay effected by any such events described above.

13.14. Notices. Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the Notice Address, by any of the following means: (a) personal service; (b) overnight courier, or (c) registered or certified mail, return receipt requested.

13.15. Severability. If any provision of this Agreement, or the application thereof, to any person, place or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect only if, after excluding the portion deemed to be unenforceable, the remaining terms shall provide for the consummation of the transactions contemplated hereby in substantially the same manner as originally set forth herein.

13.16. Survival of Agreements. All warranties, representations, covenants and agreements of this Agreement shall be true, accurate and complete at the time of the execution of this Agreement, and shall survive the execution, delivery and acceptance hereof by the parties hereto and shall be in effect throughout the Term of the Agreement.

13.17. Exhibits. All of the exhibits attached to this Agreement are incorporated into this Agreement by reference.

13.18. Financial Interest. The Developer acknowledges (A) receipt of a copy of Section 2-156-030 (b) of the Municipal Code of Chicago, (B) that Developer has read such provision and understands that pursuant to such Section 2-156-030 (b), it is illegal for any elected official of the City, or any person acting at the direction of such official, to contact, either orally or in writing, any other City official or employee with respect to any matter involving any person with whom the elected City official or employee has a "Business Relationship" (as defined in Section 2-156-080 of the Municipal Code of Chicago), or to participate in any discussion in any City Council committee hearing or in any City Council meeting or to vote on any matter involving any person with whom the elected City official or employee has a "Business Relationship" (as defined in Section 2-156-080 of the Municipal Code of Chicago), or to participate in any discussion in any City Council committee hearing or in any City Council meeting or to vote on any matter involving the person with whom an elected official has a Business Relationship, and (C) that a violation of Section 2-156-030 (b) by an elected official, or any person acting at the direction of such official, with respect to any transaction contemplated by this Agreement shall be grounds for termination of this Agreement and the transactions contemplated hereby. The Developer hereby represents and warrants that, to the best of its knowledge after due inquiry, no violation of Section 2-156-030 (b) has occurred with respect to this Agreement or the transactions contemplated hereby.

Exhibit A
Legal Description of the Property

Property Address: 8301 S. South Shore Drive, Chicago, IL 60617

Property identification numbers (PINs): 21-31-406-001-0000

Legal Description: LOTS 27 AND 28 IN BLOCK 1 IN COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT LANDS BELONGING TO THE SOUTH CHICAGO RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.

Exhibit B
Project Budgets

	Total Project	*MBE/WBE*	*Eligibles*
Total Acquisition Costs	**$465,129**		**$465,129**
Hard Costs			
Building Sitework	$1,061,095	$1,061,095	$1,061,095
Substructure	$218,763	$218,763	$218,763
Shell	$1,283,422	$1,283,422	$1,283,422
Interiors	$869,227	$869,227	$869,227
Services	$1,314,194	$1,314,194	$1,314,194
FFE	$574,899		
Special Construction & Demolition	$125,600	$125,600	$125,600
Hard Cost Contingency	$300,712	$300,712	
Total Hard Costs	**$5,747,912**	**$5,173,013**	**$4,872,301**
Percentage of Eligible Hard Costs			*85%*
Soft Costs			
Architecture & Engineering	$347,890		$347,890
Other Professional Services	$30,485		$25,841
Construction Management	$82,813		$70,198
Permits & Titles	$34,600		
Construction Equipment, Rentals & Tools	$0		
Developer Fee	$0		$0
Soft Cost Contingency	$0		
General Conditions & Requirements	$525,872		$445,763
Overhead & Profit	$175,172		$148,487
Total Soft Costs	**$1,196,832**		**$1,038,179**
Total	**$7,409,873**	**$5,173,013**	**$6,375,609**
Project MBE Total at 26%		**$1,344,983**	
Project WBE Total at 6%		**$310,381**	

Exhibit C
Insurance Requirements

Developer must provide and maintain, at Developer's own expense, or cause to be provided and maintained during the term of this Agreement, the insurance coverage and requirements specified below, insuring all operations related to the Agreement.

A. Before execution and delivery of this Agreement.

1) Workers' Compensation and Employer's Liability

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide a service under this Agreement and Employer's Liability coverage with limits of not less than $1,000,000 each accident; $1,000,000 disease-policy limit and $1,000,000 disease-each employee, or the full per occurrence limits of the policy, whichever is greater.

2) Commercial General Liability

Commercial General Liability Insurance or equivalent must be maintained with limits of not less than $1,000,000 per occurrence and $2,000,000 aggregate for bodily injury, personal injury, and property damage liability. Coverages must include but not be limited to, the following: all premises and operations, products/completed operations (for a minimum of two (2) years following project completion), explosion, collapse, underground, separation of insureds, defense, contractual liability (not to include endorsement CG 21 39 or equivalent), no exclusion for damage to work performed by Sub-developers, any limitation of coverage for designated premises or project is not permitted (not to include endorsement CG 21 44 or equivalent) and any endorsement modifying or deleting the exception to the Employer's Liability exclusion is not permitted. Where the general aggregate limit applies, the general aggregate must apply per project/location and once per policy period if applicable, or Developer may obtain separate insurance to provide the required limits which will not be subject to depletion because of claims arising out of any other work or activity of Developer. If a general aggregate applies to products/completed operations, the general aggregate limits must apply per project and once per policy period.

The City must be provided additional insured status with respect to liability arising out of Developer's work, services or operations and completed operations performed on behalf of the City. Such additional insured coverage must be provided on ISO form CG 2010 10 01 and CG 2037 10 01 or on an endorsement form at least as broad for ongoing operations and completed operations. The City's additional insured status must apply to liability and defense of suits arising out of Developer's acts or omissions, whether such liability is attributable to the Contactor or to the City. The full policy limits and scope of protection also will apply to the City as an additional insured, even if they exceed the City's minimum limits required herein. A copy of the physical "Additional Insured" endorsement must accompany the Certificate of Insurance when submitted. Developer's liability insurance must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

3) Automobile Liability

A Business Auto Policy covering any motor vehicles (owned, non-owned and hired) which are used in connection with work, services, or operations to be performed, must be maintained by the Developer.

Limits of not less than $1,000,000 per accident for bodily injury and property damage and covering the ownership, maintenance, or use of any auto whether owned, leased, non-owned or hired used in the performance of the work or services. The City is to be added as an additional insured on a primary, non-contributory basis. A copy of the physical "Additional Insured" endorsement must accompany the Certificate of Insurance when submitted.

4) All Risk Property

All Risk Property Insurance at replacement value of the property to protect against loss of, damage to, or destruction of the building/facility. The City is to be named as an additional insured and loss payee/mortgagee if applicable.

5) Blanket Crime (when applicable)

When applicable, Developer must maintain Crime Insurance or equivalent covering all persons handling funds under this Agreement, against loss by employee dishonesty, forgery or alteration, funds transfer fraud, robbery, theft, destruction or disappearance, computer fraud, credit card forgery, and other related crime risks. The policy limit shall be written to cover losses in the amount of the maximum monies collected or received and in the possession of Developer at any given time under this Agreement.

B. Construction. Before the construction of any portion of the Project, Developer shall procure and maintain, or cause its architects, contractors, subcontractors, project managers, and other parties constructing the Project to procure and maintain, the following types and amounts of insurance:

1) Workers' Compensation and Employer's Liability

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide a service under this Agreement and Employer's Liability coverage with limits of not less than $1,000,000 each accident; $1,000,000 disease-policy limit and $1,000,000 disease-each employee, or the full per occurrence limits of the policy, whichever is greater.

2) Commercial General Liability

Commercial General Liability Insurance or equivalent must be maintained with limits of not less than $1,000,000 per occurrence and $2,000,000 aggregate for bodily injury, personal injury, and property damage liability. Coverages must include but not be limited to, the following: all premises and operations, products/completed operations (for a minimum of two (2) years following project completion), explosion, collapse, underground, separation of insureds, defense, contractual liability (not to include endorsement CG 21 39 or equivalent), no exclusion for damage to work performed, any limitation of coverage for designated premises or project is not permitted (not to include endorsement CG 21 44 or equivalent) and any endorsement modifying or deleting the exception to the Employer's Liability exclusion is not permitted. Where the general aggregate limit applies, the general aggregate must apply per project/location and once per policy period if applicable, or Insured may obtain separate insurance to provide the required limits which will not be subject to depletion because of claims arising out of any other work or activity of Insured. If a general aggregate applies to products/completed operations, the general aggregate limits must apply per project and once per policy period.

The City must be provided additional insured status with respect to liability arising out of Insured's work,

services or operations and completed operations performed on behalf of the City. Such additional insured coverage must be provided on ISO form CG 2010 10 01 and CG 2037 10 01 or on an endorsement form at least as broad for ongoing operations and completed operations. The City's additional insured status must apply to liability and defense of suits arising out of any Insured's acts or omissions, whether such liability is attributable to the Insured or to the City. The full policy limits and scope of protection also will apply to the City as an additional insured, even if they exceed the City's minimum limits required herein. A copy of the physical "Additional Insured" endorsement must accompany the Certificate of Insurance when submitted. Insured's liability insurance must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

3) Automobile Liability

When any motor vehicles (owned, non-owned and hired) are used in connection with work, services, or operations to be performed, Automobile Liability Insurance must be maintained with limits of not less than $2,000,000 per accident for bodily injury and property damage and covering the ownership, maintenance, or use of any auto whether owned, leased, non-owned or hired used in the performance of the work or services. The City is to be added as an additional insured on a primary, non-contributory basis. A copy of the physical "Additional Insured" endorsement must accompany the Certificate of Insurance when submitted.

4) Umbrella or Excess

Umbrella or Excess Liability Insurance must be maintained with limits of not less than $10,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater. The policy/policies must provide the same coverages/follow form as the underlying Commercial General Liability, Automobile Liability, Employers Liability and Completed Operations coverage required herein and expressly provide that the Excess or Umbrella policy/policies will drop down over reduced and/or exhausted aggregate limit, if any, of the underlying insurance. The Excess/Umbrella policy/policies must be primary without the right of contribution by any other insurance or self-insurance maintained by or available to the City.

A combination of primary and Excess/Umbrella policies may be used to satisfy the limits of liability required under Workers' Compensation, Employer's Liability, Commercial General Liability, and Automobile Liability.

5) Professional Liability (when applicable)

When any professional consultants perform work, services, or operations in connection with this Agreement, Professional Liability Insurance covering acts, errors, or omissions must be maintained with limits of not less than $2,000,000 per claim. Coverage must include, but not be limited to, technology errors and omissions and pollution liability if environmental site assessments are conducted, when applicable. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede start of work under the Agreement. A claims-made policy which is not renewed or replaced must have an extended reporting period of two (2) years.

6) Pollution Liability Insurance (when applicable)

When any remediation work or services performed involves a potential pollution risk that may arise from the operations in connection with the work that may fall under the scope and direction of the Developer,

the Developer must cause remediation contractor to provide Pollution Liability coverage with limits no less than $2,000,000 per occurrence or claim and $2,000,000 aggregate per policy period of one year. Coverage must be provided or caused to be provided, covering bodily injury, property damage and other losses caused by pollution conditions. Coverage must include but not be limited to completed operations, contractual liability, defense, excavation, environmental cleanup, remediation, and disposal and if applicable, include transportation and non-owned disposal coverage. When policies are renewed or replaced, the policy retroactive date must coincide with or precede, start of work on the Agreement. A claims-made policy which is not renewed or replaced must have an extended reporting period of two (2) years.

The City must be provided with an additional insured status with respect to liability arising out of work, services or operations performed on behalf of the City. The City's additional insured status must apply to liability and defense of suits arising out of Insured's acts or omissions, whether such liability is attributable to the Insured or to the City on an additional insured endorsement form acceptable to the City. The City is to be named as an additional insured on a primary, non-contributory basis. The Developer and any other Insured shall comply with any additional insurance requirements that are stipulated by the Interstate Commerce Commission's regulations, Title 49 of the Code of Federal Regulations, Department of Transportation; Title 40 of the Code of Federal Regulations, Protection of the Environment and any other federal, state or local regulations concerning the removal and transportation of Hazardous Materials.

The full policy limits and scope of protection also will apply to the City as an additional insured, even if they exceed the City's minimum limits required herein. Insured's liability insurance must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

7) Valuable Papers (when applicable)

When any plans, designs, drawings, specifications, media, data, records, reports, and other documents are produced or used under this Agreement, Valuable Papers Insurance must be maintained in an amount to insure against any loss whatsoever and must have limits sufficient to pay for the re-creation and reconstruction of such records.

8) Installation Floater (when applicable)

When any construction is undertaken, but there is no real property construction taking place, Developer must cause to provide All Risk Installation Floater Insurance to cover installation work, including improvements, betterments, and/or repairs. The Installation Floater must provide for replacement cost of materials, supplies, equipment, machinery and fixtures that are or will be part of the final project. Coverages must include, but are not limited to, the following: material stored off-site and in-transit; collapse; water, including leakage, overflow, sewer backup or seepage; debris removal; landscaping; and faulty workmanship or materials. The City of Chicago is to be named as an additional insured and loss payee.

9) Builders Risk (when applicable)

When any construction, including improvements, betterments, and/or repairs to real property, is undertaken, Developer must provide or cause to be provided All Risk Builders Risk Insurance at replacement cost for materials, supplies, equipment, machinery, and fixtures that are or will be part of

the project. Coverage(s) must include, but are not limited to, the following: material stored off-site and in-transit; collapse; water, including leakage, overflow, sewer backup or seepage; debris removal; landscaping; and faulty workmanship or materials. The City of Chicago is to be named as an additional insured and loss payee.

10) Railroad Protective Liability (when applicable)

When, in connection with this Agreement, any work is to be done within 50 feet adjacent to or on property owned by a railroad or public transit entity, Grantee shall procure and maintain, or cause to be procured and maintained, with respect to the operations that Grantee or any Subcontractor shall perform, railroad protective liability insurance in the name of such railroad or public transit entity. The policy must have limits of not less than the requirement of the operating railroad for losses arising out of injuries to or death of all persons, and for damage to or destruction of property, including the loss of use thereof.

11) Marine Protection & Indemnity (when applicable)

When Developer undertakes any marine operation in connection with this Agreement, Developer must provide, or cause to provide, Marine Protection & Indemnity coverage with limits of not less than $1,000,000 per occurrence. Coverage must include, but not be limited to: property damage and bodily injury to third parties; injuries to crew members if not provided through other insurance; damage to wharves; piers and other structures; and collision. The City of Chicago is to be named as an additional insured.

C. Post Construction

1) All Risk Property

All Risk Property Insurance at replacement value of the property to protect against loss of, damage to, or destruction of the building/facility. The City is to be named as an additional insured and loss payee/mortgagee if applicable.

D. Additional Requirements

Evidence of Insurance. Developer must furnish the City of Chicago, Certificates of Insurance (COI) and additional insured endorsement, or other evidence of insurance, to be in force on the date of this Agreement, and renewal COIs and endorsement, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Agreement. The Developer must submit evidence of insurance prior to execution of Agreement. The receipt of any COI does not constitute agreement by the City that the insurance requirements in the Agreement have been fully met or that the insurance policies indicated on the COI are in compliance with all requirements of Agreement. The failure of the City to obtain, nor the City's receipt of, or failure to object to a non-complying insurance certificate, endorsement or other insurance evidence from Developer, its insurance broker(s) and/or insurer(s) will not be construed as a waiver by the City of any of the required insurance provisions. Developer must advise all insurers of the Agreement provisions regarding insurance. The City in no way warrants that the insurance required herein is sufficient to protect the Developer for liabilities which may arise from or relate to the Agreement. The City reserves the right to obtain complete, certified copies of any required insurance policies at any time.

Failure to Maintain Insurance. Failure of the Developer to comply with required coverage and terms and conditions outlined herein will not limit Developer's liability or responsibility nor does it relieve Developer of the obligation to provide insurance as specified in this Agreement. Nonfulfillment of the insurance conditions may constitute a violation of the Agreement, and the City retains the right to suspend this Agreement until proper evidence of insurance is provided, or the Agreement may be terminated.

Notice of Material Change, Cancellation or Non-Renewal. Developer must provide for sixty (60) days prior written notice to be given to the City in the event coverage is substantially changed, canceled or non-renewed and ten (10) days prior written notice for non-payment of premium. A copy of the physical endorsements must accompany the Certificate of Insurance for General Liability, Automobile Liability and Workers' Compensation in order to comply with the insurance requirements.

Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions on referenced insurance coverages must be borne by Developer.

Waiver of Subrogation. Developer hereby waives its rights and its insurer(s)' rights of, and agrees to require their insurers to waive their rights of, subrogation against the City under all required insurance herein for any loss arising from or relating to this Agreement. The Developer agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether the City receives a waiver of subrogation endorsement for Developer's insurer(s).

Developers Insurance Primary. All insurance required of Developer under this Agreement shall be endorsed to state that Developer's insurance policy is primary and not contributory with any insurance carrier by the City.

No Limitation as to Developer's Liabilities. The coverages and limits furnished by the Developer in no way limit the Developer's liabilities and responsibilities specified within the Agreement or by law.

No Contribution by the City. Any insurance or self-insurance programs maintained by the City do not contribute with insurance provided by Developer under this Agreement.

Insurance not Limited by Indemnification. The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Agreement or any limitation placed on the indemnity in this Agreement given as a matter of law.

Insurance and Limits Maintained. If Developer maintains higher limits and/or broader coverage than the minimums shown herein, the City requires and shall be entitled the higher limits and/or broader coverage maintained by Developer. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Joint Venture or Limited Liability Company. If Developer is a joint venture or limited liability company, the insurance policies must name the joint venture or limited liability company as a named insured.

Other Insurance obtained by Developer. If Developer desires additional coverages, the Developer will be

responsible for the acquisition and cost.

Insurance required of Contractor and Subcontractors. Developer must require Contractor and Subcontractors to provide the insurance required herein, or Developer may provide the coverages for Contractor and Subcontractors. All Contractors and subcontractors are subject to the same insurance requirements of Developer unless otherwise specified in this Agreement. The Developer is responsible for ensuring that each Contractor and Subcontractor has named the City of Chicago as an additional insured where required, as well as specifically naming the City of Chicago as an additional insured on any endorsement form at least as broad and acceptable to the City. The Developer is also responsible for ensuring that each Contractor and Subcontractor has complied with the required coverage and terms and conditions outlined in Section D, Additional Requirements. When requested by the City, the Developer must provide the City Certificates of Insurance and additional insured endorsements or other evidence of insurance. The City reserves the right to obtain complete, certified copies of any required insurance policies at any time. Failure of the Contractors and Subcontractors to comply with required coverage and terms and conditions outlined herein will not limit Developer's liability or responsibility.

City's Right to Modify. Notwithstanding any provisions in the Agreement to the contrary, the City, Department of Finance, Risk Management Division maintains the right to modify, delete, alter or change these requirements.

Exhibit D
Requisition Form

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The affiant, [NAME OF DEVELOPER], [TITLE] of [DEVELOPMENT COMPANY] (the "Developer"), hereby certifies that with respect the Redevelopment Agreement between Developer and the City of Chicago dated _____, ____ (the "Agreement"):

A. Total expenditures for the Project, in the total amount of $_____, have been made:

B. Improvements for the Project, in the amount of $_____, have been made:

C. This paragraph C sets forth and is a true and complete statement of all costs of Improvements for the Project reimbursed by the City to date: $_____

D. Developer requests reimbursement for the following cost of Improvements:
$_____

E. None of the costs referenced in paragraphs C and D above have been previously reimbursed by the City.

G. Developer hereby certifies to the City that, as of the date hereof:

1. Except as described in the attached certificate, the representations and warranties contained in the Agreement are true and correct and Developer is in compliance with all applicable covenants contained herein.

2. No event of Default or condition or event which, with the giving of notice or passage of time or both, would constitute an Event of Default, exists or has occurred.

All capitalized terms which are not defined herein have the meanings given such terms in the Agreement. The City shall have the right, in its discretion, to require Developer to submit further documentation as the City may require in order to verify that the matters certified to above are true and correct, and any disbursement by the City shall be subject to the City's review and approval of such documentation and its satisfaction that such certifications are true and correct; provided, however, that nothing in this sentence shall be deemed to prevent the City from relying on such certifications by Developer.

[Developer]

By: _____

Name:

Title:

Subscribed and sworn before me this _____ day of _____, 20 ____.

_____
Notary Public

My Commission Expires_____

Exhibit E
Annual Compliance Report

CHICAGO SOUTH SIDE BIRTH CENTER
CHICAGO SOUTH SIDE BIRTH CENTER REDEVELOPMENT AGREEMENT
Dated as of [INSERT DATE]
[INSERT YEAR] Annual Compliance Report

Pursuant to Section 7.07 of the above referenced redevelopment agreement ("RDA"), [INSERT DEVELOPER NAME] ("Developer") is committed to providing an annual compliance report.

Obligations under the Agreement during the [INSERT YEAR] calendar year:

(a) Itemize each of Developer's obligations under this Agreement during the preceding calendar year.
- Compliance with the Operations Covenant (Section 7.04) – Pursuant to Section 7.04 of the RDA, the Project is required to maintain its operations at the Project.
- Compliance with the Occupancy Covenant (Section 7.05) – Pursuant to Section 7.05 of the RDA, the Project is required to have one hundred percent (100%) of the Project remain open, occupied, and otherwise open for business.
- Compliance with the Jobs Reporting Requirement (Section 7.06).
- Delivery of Financial Statements and unaudited financial statements (Section 7.11).
- Delivery of updated insurance certificate (Section 7.12).
- Provide evidence of payment of Non-Governmental Charges (Section 7.16).
- Compliance with all executory provisions of the RDA.

(b) Certify Developer's compliance or noncompliance with such obligations.
- The Project is in operation.
- The Property is [INSERT PERCENTAGE] occupied.

(c) Attach evidence of such compliance or noncompliance.

(d) Provide a report stating the number of jobs, if any, created as a result of the Project for this reporting period.

(e) Certify that Developer is not in default beyond applicable notice and cure period with respect to any provision of the Agreement or any related agreements;
- Developer hereby certifies that the project is not in default with any provisions of the Agreement.

Attachments

I certify that the Developer is not in default with respect to any provision of the Redevelopment Agreement, or any related agreements.

_____ _____
CHICAGO SOUTH SIDE BIRTH CENTER **[INSERT DATE]**

Exhibit F
Construction Compliance

AGREEMENTS WITH CONTRACTORS

1. Bid Requirement for General Contractor and Subcontractors. Prior to entering into an agreement with a General Contractor or any subcontractor for construction of the Project, Developer shall solicit, or shall cause the General Contractor to solicit, bids from qualified contractors eligible to do business with, and having an office located in, the City of Chicago, and shall submit all bids received to DPD, if requested, for its inspection and written approval. (i) For the Improvements, Developer shall select the General Contractor (or shall cause the General Contractor to select the subcontractor) submitting the lowest responsible bid who can complete the Project in a timely manner.

2. Construction Contract. Prior to the Closing Date, the Developer must provide DPD with a certified copy of the construction contract, together with any modifications, amendments or supplements thereto, and upon DPD's request, a copy of any subcontracts. Photocopies of all contracts or subcontracts entered or to be entered into in connection with the Improvements shall be provided to DPD within five (5) business days of the execution thereof.

3. Performance and Payment Bonds. Prior to the commencement of any portion of the Project which includes work on the public way, the Developer must require the General Contractor to be bonded for its payment by sureties having an AA rating or better using a bond in a form acceptable to the City. The City shall be named as obligee or co-obligee on any such bonds.

4. Employment Profile. Upon DPD's request, the Developer, the General Contractor and all subcontractors must submit to DPD statements of their respective employment profiles. Developer shall contractually obligate and cause the General Contractor and each subcontractor to agree to the Construction Hiring Requirements.

5. Other Provisions. In addition to the requirements of Agreements with Contractors, the Construction Contract and each contract with any subcontractor shall contain provisions required pursuant to Section 3.05 (Change Orders), Exhibit F. Construction Hiring Requirements, and Section 9.01 (Books and Records) of the RDA.

CONSTRUCTION HIRING REQUIREMENTS

1. Employment Opportunity. The Developer shall contractually obligate its or their various contractors, subcontractors or any Affiliate of the Developer operating on the Property (collectively, with the Developer, the "Employers" and individually an "Employer") to agree, that for the Term of this Agreement with respect to Developer and during the period of any other party's provision of services in connection with the construction of the Project or occupation of the Property:

(a) No Employer shall discriminate against any employee or applicant for employment based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation,

military discharge status, marital status, parental status or source of income as defined in the City of Chicago Human Rights Ordinance, Chapter 2-160, Section 2-160-010 et seq., Municipal Code, except as otherwise provided by said ordinance and as amended from time to time (the "Human Rights Ordinance"). Each Employer shall take affirmative action to ensure that applicants are hired and employed without discrimination based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income and are treated in a non-discriminatory manner with regard to all job-related matters, including without limitation: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Each Employer agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this nondiscrimination clause. In addition, the Employers, in all solicitations or advertisements for employees, shall state that all qualified applicants shall receive consideration for employment without discrimination based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income.

(b) To the greatest extent feasible, each Employer is required to present opportunities for training and employment of low- and moderate-income residents of the City and preferably of the Area; and to provide that contracts for work in connection with the construction of the Project be awarded to business concerns that are located in, or owned in substantial part by persons residing in, the City and preferably in the Area.

(c) Each Employer shall comply with all federal, state and local equal employment and affirmative action statutes, rules and regulations, including but not limited to the City's Human Rights Ordinance and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. (1993), and any subsequent amendments and regulations promulgated thereto.

(d) Each Employer, in order to demonstrate compliance with the terms of this Paragraph, shall cooperate with and promptly and accurately respond to inquiries by the City, which has the responsibility to observe and report compliance with equal employment opportunity regulations of federal, state and municipal agencies.

(e) Each Employer shall include the foregoing provisions of subparagraphs (1) through (4) in every contract entered into in connection with the Project, and shall require inclusion of these provisions in every subcontract entered into by any subcontractors, and every agreement with any Affiliate operating on the Property, so that each such provision shall be binding upon each contractor, subcontractor or Affiliate, as the case may be.

(f) Failure to comply with the employment obligations described in this paragraph shall be a basis for the City to pursue its remedies under the Redevelopment Agreement.

2. Prevailing Wage. The Developer, the General Contractor and all subcontractors must pay the prevailing wage rate as ascertained by the Illinois Department of Labor (the "Department"), to all persons working on the Project. All such contracts shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the

Department revises such prevailing wage rates, the revised rates shall apply to all such contracts. Upon the City's request, the Developer shall provide the City with copies of all such contracts entered into by the Developer or the General Contractor to evidence compliance with this Prevailing Wage.

3. City Resident Construction Worker Employment Requirement. The Developer agrees for itself and its successors and assigns, and shall contractually obligate its General Contractor and shall cause the General Contractor to contractually obligate its subcontractors, as applicable, to agree, that during the construction of the Project they shall comply with the minimum percentage of total worker hours performed by actual residents of the City as specified in Section 2-92-330 of the Municipal Code of Chicago (at least 50 percent of the total worker hours worked by persons on the site of the Project shall be performed by actual residents of the City); provided, however, that in addition to complying with this percentage, the Developer, its General Contractor and each subcontractor shall be required to make good faith efforts to utilize qualified residents of the City in both unskilled and skilled labor positions.

The Developer may request a reduction or waiver of this minimum percentage level of Chicagoans as provided for in Section 2-92-330 of the Municipal Code of Chicago in accordance with standards and procedures developed by the Chief Procurement Officer of the City.

"Actual residents of the City" shall mean persons domiciled within the City. The domicile is an individual's one and only true, fixed and permanent home and principal establishment.

The Developer, the General Contractor and each subcontractor shall provide for the maintenance of adequate employee residency records to show that actual Chicago residents are employed on the Project. Each Employer shall maintain copies of personal documents supportive of every Chicago employee's actual record of residence.

Weekly certified payroll reports (U.S. Department of Labor Form WH-347 or equivalent) shall be submitted to the Commissioner in triplicate, which shall identify clearly the actual residence of every employee on each submitted certified payroll. The first time that an employee's name appears on a payroll, the date that the Employer hired the employee should be written in after the employee's name.

The Developer, the General Contractor and each subcontractor shall provide full access to their employment records to the Chief Procurement Officer, the Commissioner, the Superintendent of the Chicago Police Department, the Inspector General or any duly authorized representative of any of them. The Developer, the General Contractor and each subcontractor shall maintain all relevant personnel data and records for a period of at least five (5) years after final acceptance of the work constituting the Project.

At the direction of DPD, affidavits and other supporting documentation will be required of the Developer, the General Contractor and each subcontractor to verify or clarify an employee's actual address when doubt or lack of clarity has arisen.

Good faith efforts on the part of the Developer, the General Contractor and each subcontractor to provide utilization of actual Chicago residents (but not sufficient for the granting of a waiver request as provided for in the standards and procedures developed by the Chief Procurement Officer) shall not suffice to

replace the actual, verified achievement of the requirements of this Paragraph concerning the worker hours performed by actual Chicago residents.

When work at the Project is completed, in the event that the City has determined that the Developer has failed to ensure the fulfillment of the requirement of this Paragraph concerning the worker hours performed by actual Chicago residents or failed to report in the manner as indicated above, the City will thereby be damaged in the failure to provide the benefit of demonstrable employment to Chicagoans to the degree stipulated in this Paragraph. Therefore, in such a case of non-compliance, it is agreed that 1/20 of 1 percent (0.0005) of the aggregate hard construction costs set forth in the Project budget (the product of .0005 x such aggregate hard construction costs) (as the same shall be evidenced by approved contract value for the actual contracts) shall be surrendered by the Developer to the City in payment for each percentage of shortfall toward the stipulated residency requirement. Failure to report the residency of employees entirely and correctly shall result in the surrender of the entire liquidated damages as if no Chicago residents were employed in either of the categories. The willful falsification of statements and the certification of payroll data may subject the Developer, the General Contractor and/or the subcontractors to prosecution. Any retainage to cover contract performance that may become due to the Developer pursuant to Section 2-92-250 of the Municipal Code of Chicago may be withheld by the City pending the Chief Procurement Officer's determination as to whether the Developer must surrender damages as provided in this paragraph.

Nothing herein provided shall be construed to be a limitation upon the "Notice of Requirements for Affirmative Action to Ensure Equal Employment Opportunity, Executive Order 11246" and "Standard Federal Equal Employment Opportunity, Executive Order 11246," or other affirmative action required for equal opportunity under the provisions of this Agreement or related documents.

The Developer shall cause or require the provisions of this paragraph to be included in all construction contracts and subcontracts related to the Project.

4. MBE/WBE Commitment. The Developer agrees for itself and its successors and assigns, and, if necessary to meet the requirements set forth herein, shall contractually obligate the General Contractor to agree that, during the Project:

(a) Consistent with the findings which support the Minority-Owned and Women-Owned Business Enterprise Procurement Program (the "MBE/WBE" Program"), Section 2-92-420 et seq., Municipal Code of Chicago, and in reliance upon the provisions of the MBE/WBE Program to the extent contained in, and as qualified by, the provisions of this paragraph 4, during the course of the Project, at least the following percentages of the MBE/WBE Budget attached hereto as Exhibit B (as these budgeted amounts may be reduced to reflect decreased actual costs) shall be expended for contract participation by MBEs or WBEs:

i. At least 26 percent by MBEs;
and
ii. At least 6 percent by WBEs.

(b) For purposes of MBE/WBE Commitment only, the Developer (and any party to whom a contract is let by the Developer in connection with the Project) shall be deemed a "contractor" and this Agreement (and any contract let by the Developer in connection with the Project) shall be deemed a "contract" as such terms are defined in Section 2-92-420, Municipal Code of Chicago.

(c) Consistent with Section 2-92-440, Municipal Code of Chicago, the Developer's MBE/WBE commitment may be achieved in part by the Developer's status as an MBE or WBE (but only to the extent of any actual work performed on the Project by the Developer), or by a joint venture with one or more MBEs or WBEs (but only to the extent of the lesser of (i) the MBE or WBE participation in such joint venture or (ii) the amount of any actual work performed on the Project by the MBE or WBE), by the Developer utilizing a MBE or a WBE as a General Contractor (but only to the extent of any actual work performed on the Project by the General Contractor), by subcontracting or causing the General Contractor to subcontract a portion of the Project to one or more MBEs or WBEs, or by the purchase of materials used in the Project from one or more MBEs or WBEs, or by any combination of the foregoing. Those entities which constitute both a MBE and a WBE shall not be credited more than once with regard to the Developer's MBE/WBE commitment as described in this paragraph 4. The Developer or the General Contractor may meet all or part of this commitment through credits received pursuant to Section 2-92-530 of the Municipal Code of Chicago for the voluntary use of MBEs or WBEs in its activities and operations other than the Project.

(d) Prior to the City's issuance of a Final Certificate, the Developer shall provide to DPD a final report describing its efforts to achieve compliance with this MBE/WBE commitment. Such report shall include inter alia the name and business address of each MBE and WBE solicited by the Developer or the General Contractor to work on the Project, and the responses received from such solicitation, the name and business address of each MBE or WBE actually involved in the Project, a description of the work performed or products or services supplied, the date and amount of such work, product or service, and such other information as may assist DPD in determining the Developer's compliance with this MBE/WBE commitment. DPD has access to the Developer's books and records, including, without limitation, payroll records, books of account and tax returns, and records and books of account in accordance with the Redevelopment Agreement, on five (5) business days' notice, to allow the City to review the Developer's compliance with its commitment to MBE/WBE participation and the status of any MBE or WBE performing any portion of the Project.

(e) Upon the disqualification of any MBE or WBE General Contractor or subcontractor, if such status was misrepresented by the disqualified party, the Developer shall be obligated to discharge or cause to be discharged the disqualified General Contractor or subcontractor and, if possible, identify and engage a qualified MBE or WBE as a replacement. For purposes of this Subsection (e), the disqualification procedures are further described in Section 2-92-540, Municipal Code of Chicago.

(f) Any reduction or waiver of the Developer's MBE/WBE commitment as described in this paragraph 4 shall be undertaken in accordance with Section 2-92-450, Municipal Code of Chicago.

(g) Prior to the commencement of the Project, the Developer, the General Contractor and all major subcontractors shall be required to meet with the monitoring staff of DPD with regard to the Developer's compliance with its obligations under this Exhibit F. During this meeting, the Developer shall demonstrate to DPD its plan to achieve its obligations under this Exhibit F, the sufficiency of which shall

be approved by DPD. During the Project, the Developer shall, upon the request of the monitoring staff of DPD, such interim reports as the monitoring staff may require. Failure to submit such documentation on a timely basis, or a determination by DPD, upon analysis of the documentation, that the Developer is not complying with its obligations hereunder shall, upon the delivery of written notice to the Developer, be deemed an Event of Default hereunder.

Exhibit G
Escrow Agreement, if applicable

Intentionally Omitted

Chicago South Side Birth Center

RE: Funders for Chicago South Side Birth Center

To Whom It May Concern

With the signatures below, the legal organizational representative of Chicago South Side Birth Center confirms that to date we have the financial viability for the total project through funds raised from foundation and private grants, major donors, peer to peer fundraising, and individual donors.

Sincerely,

Jeanine Valrie Logan, CNM, MSN, MPH
Founder & Executive Director
Chicago South Side Birth Center
(Officer of organization)

Carla M. Kupe, Esq.
Board Chair
Chicago South Side Birth Center

Subscribed and sworn to before me

this 15 day of July 2026
at Chicago, County of Cook, State of Illinois

Notary Public

"OFFICIAL SEAL"
MARIA G. MENDEZ
Notary Public, State of Illinois
My Commission Expires Aug. 02, 2026

Birthing a Difference: A Program Evaluation Plan for the Chicago South Side Birth Center

2027-2030

Photo: Iritisen Muhammad

By Danita Hingston| Community Health Sciences, Maternal and Child Health ILE

University of Illinois-Chicago, Spring 2024

Chicago South Side BIRTH CENTER

Offering wellness and abundance in whole health through community based, culturally centered midwifery care.

Executive Summary

Freestanding Birth Centers, which typically provide services using the midwifery model of care, have been shown to address the Triple Aim of Healthcare: improve population health outcomes; enhance patient experience of care; and, reduce healthcare expenditures (Welch et al., 2022). Birth Center deliveries are associated with lower risk of primary C-sections, preterm delivery, low birthweight, and with increased breastfeeding continuation rates (Alliman et al., 2019, Howell et al., 2014, MacDorman and Declercq, 2016). Despite these positive outcomes, access to Birth Centers and midwifery care options is limited for Black families in Chicago, where Black women have the highest rates of severe maternal morbidity and maternal mortality, and Black infants on the South Side of Chicago experience the worst perinatal health outcomes in the city (Chicago Department of Public Health, 2019, Healthy Chicago Babies, 2016).

The Chicago South Side Birth Center (CSSBC) is a non-profit startup that will be an independent, Black nurse-midwife led, community-centered Freestanding Birth Center with a mission to decrease racial inequities between pregnant people and their infants on the South Side compared to other areas of the city. This will be achieved by improving access to care, promoting low-intervention births, providing culturally centered care, and empowering pregnant clients as partners in their own healthcare.

To evaluate the impact of the CSSBC on maternal and infant health outcomes, an evaluation plan has been developed in partnership with CSSBC's Lead Steward[1]. This evaluation plan aims to track key process and outcome objectives annually from program year 2027 through 2030. These process and outcome objectives were derived from internal program goals and the American Association of Birth Center (AABC) perinatal quality outcome indicators. A survey instrument will also be utilized to collect data on Patient Reported Experience of Care (PREM) and satisfaction. The analysis plan includes the generation of descriptive statistics to measure the socio-behavioral and medical characteristics of the CSSBC clients, achievement of the CSSBC's process objectives, as well as core perinatal quality outcomes. Likewise, descriptive statistics will be generated for PREM and satisfaction. Perinatal outcomes among CSSBC's Black birthing clients insured by Medicaid will be compared with Illinois PRAMS and birth data for Black individuals covered by Medicaid. Overall, the evaluation will guide CSSBC's programmatic efforts to improve the experience of pregnancy, birth, and postpartum care for Black families, a key step towards advancing birth equity.

[1] The decision to use the title Lead Steward for the Birth Center, rather than Executive Director, is a purposeful one that reflects CSSBC's community centered and driven values. 'Steward' is borrowed from the language of land stewardship, and is understood that in this project, stewardship will occur in conjunction with the staff, board, and community to achieve the goals of the Birth Center.

Program Description

The Chicago South Side Birth Center (CSSBC) is an independent, Black nurse-midwife led, community centered Freestanding Birth Center (FBC) located in South Shore (a South Side Chicago community area) that will begin providing a low-risk option for birth in 2027 (CSSBC, 2023). CSSBC will comprise a team of highly qualified professionals that include nurse-midwives, professional midwives, a physician collaborator, nutritionist, and social worker, along with childbirth and parenting doulas and educators. The mission of CSSBC is to provide concordant, culturally centered, evidence-based midwifery care within the South Side community to improve maternal and infant birth outcomes and promote wellness (CSSBC, 2023).

Interest in midwife-led care and in the establishment of Birth Centers has steadily increased as one way to address the perceived overmedicalization of birthing (Cole et al., 2017). FBCs are facilities where care is provided using the midwifery and wellness model of care, emphasizing pregnancy and birth as natural physiological processes (American Association of Birth Centers [AABC], n.d.). The program of care is guided by "principles of prevention, sensitivity, safety, appropriate medical intervention, and cost effectiveness" (AABC, n.d., para. 2). The Birth Center model of care has been shown to positively impact experiences of autonomy and respectful care during pregnancy and delivery (Almanza et al., 2021). Birth Center deliveries are associated with lower risk of primary C-sections, preterm delivery and low birthweight, and increased breastfeeding continuation rates (Alliman et al., 2019, Howell et al., 2014, MacDorman and Declercq, 2016). Birth Center births are also associated with lower NICU admissions and neonatal deaths (Wallace et al., 2024). CSSBC will be a freestanding Birth Center, have a home-like atmosphere, and will be integrated within the broader maternity care system, collaborating with Advocate Trinity Hospital, local Federally Qualified Health Centers, and other community-based health and social service organizations.

Landscape Analysis: The Need for CSSBC

CSSBC will primarily serve 30 communities in Planning Area A-3 of Illinois' medical-surgical and pediatric care planning areas, including the communities of Douglas, Englewood, Oakland, Fuller Park, Calumet Heights, and Roseland. This service area represents about a quarter (27%) of Chicago's total population, with 57% Non-Hispanic Black residents (Chicago Health Atlas, 2023). These communities face significant socio-economic disparities; for instance, the average household income is $41,815, lower than Chicago's median income of $62,097, and 18% of residents have less than a high school diploma, compared to 14% citywide (Chicago Health Atlas, 2023). The Lead Steward expects that the majority of CSSBC's clientele will be covered by Medicaid; the projected payor mix is 80% Medicaid and 20% private insurance, self-pay, and uninsured.

Socio-economic disparities which are rooted in structural racism and segregation, shape access to healthcare on Chicago's South Side (Henricks et al., 2018). There is a stark contrast in access to providers between the South and North Sides of Chicago, with the North Side having nearly 10 times as many healthcare providers available as predominantly Black neighborhoods on the South Side (Henricks et al., 2018). Furthermore, maternity care options are rapidly decreasing on the South Side, due to closure of several hospitals with obstetric units (Liese et al., 2022). At the beginning of 2019, there were six hospitals with OB units located on the South Side; however, two closed their OB units in that year. In 2020, two more hospitals temporarily closed their OB units due to the COVID-19 pandemic. Finally, in 2021, a third hospital with an OB unit permanently closed (Butler et al., 2021). Presently, there are only three OB units remaining on the South Side, resulting in significant gaps in continuity of care for pregnant people. As the Lead Steward points out: *"Families are forced to patch together their maternity care, seeking prenatal care at one facility, then an ultrasound there, mostly out of pocket and finally, show up at the closest hospital to their home to have their baby where they most likely will not have a midwife".*

Overall, these barriers to care are reflected in the high rates of adverse perinatal and birth outcomes on the South Side. For example, in Calumet Heights (where Advocate Trinity Hospital temporarily closed its OB unit in 2020), the infant mortality rate is 14.2 per 1,000 live births while the

citywide rate is 6.4 (Chicago Health Atlas, 2024). CDPH (2019) also found that women living in communities with high economic hardship have the highest rates of severe maternal morbidity (91.5 per 10,000 deliveries). Moreover, between 2011 and 2016, the pregnancy-associated mortality ratio was nearly six times higher for Black women compared to White women (CDPH, 2019).

Theory of Change

Many Maternal and Child Health advocates have come to believe that a community-centered approach and a Black-led service model of maternity care are both crucial to achieving birth equity in the USA (Welch et al., 2022, Zephyrin et al., 2021). Based on the health inequities described above, the current healthcare system clearly does not adequately protect the health and well-being of Black women and infants, necessitating alternative care models like CSSBC (Liese et al., 2022).

The theory of change that will guide CSSBC's efforts to address these inequities in perinatal health outcomes will focus on community, patient-centered care, and seamless integration of the Birth Center's care and other activities into the healthcare system. CSSBC aims to be rooted in the community by building local partnerships and ensuring that the Birth Center is accessible to all birthing people seeking culturally centered care, regardless of their socioeconomic status. The Birth Center will also prioritize the needs and preferences of patients, and provide care that respects their culture and autonomy, which is expected to lead to better patient experience and improved trust. Finally, CSSBC will be integrated into the broader healthcare system, which will ensure seamless care coordination when needed, and access to additional healthcare and community-based services. The program logic model with details of how the inputs, activities, outputs, and outcomes align is available in Appendix A.

Through this pathway of increased access, improved care experiences, and additional support, CSSBC intends to achieve better perinatal health outcomes. The long-term impact of CSSBC is expected to be a reduction in maternal and infant morbidity and mortality rates, as well as an improvement in the overall experience of pregnancy, birth, and postpartum care for Black birthing people on the South Side of Chicago.

Evaluation Need

Current evidence indicates that women covered by Medicaid often face more social risk factors, which can negatively affect birth outcomes (Centers for Medicare and Medicaid Services, 2016). This evaluation plan was developed in collaboration with CSSBC's Lead Steward and Midwife, Jeanine Valrie Logan. The evaluation plan aims to understand how the Birth Center model can provide maternity care for Black birthing clients insured by Medicaid by addressing social risk factors and centering their experiences, with the goal of improving perinatal health outcomes and patient care experiences. This plan will guide the evaluation of process and outcome objectives from program years 2027 to 2030 based on the evaluation questions below.

Evaluation Questions

1. What are the differences in prenatal care utilization and postpartum visit attendance between CSSBC Medicaid-insured Black clients and Medicaid-insured Black birthing individuals in Illinois?
2. What are the differences in birth outcomes (vaginal delivery, low birthweight, and preterm birth) between Black CSSBC clients on Medicaid and Black birthing individuals insured by Medicaid in Illinois?
3. How does giving birth at CSSBC affect the initiation and continuation of breastfeeding among Black birthing individuals insured by Medicaid?
4. Does giving birth at CSSBC influence the uptake of effective contraceptive use during the postpartum period among Black birthing individuals insured by Medicaid?
5. How does receipt of CSSBC services affect maternity care experiences and satisfaction with care among Black birthing individuals insured by Medicaid?

CSSBC's Process and Outcome Objectives

Objectives for the process and outcome measures were developed with input from the Birth Center leaders (process objectives) and perinatal effective care and outcome measures collected by the AABC. Table 1 provides an overview of these objectives, in addition to their corresponding baseline measurement when available, measurement targets, and both Birth Center and comparison data sources.

Table 1: Overview of Evaluation Objectives, Indicators and Data Sources

	Baseline	Target	CSSBC Data Source	Comparison Data Source
Process Objectives				
% of eligible clients requesting CSSBC services who are matched with a CNM.	-	100%	Client Intake Database	NA
% of enrolled clients for whom demographic and maternal health characteristics are collected.	-	100%	Client reported information and medical history	IL PRAMS-Birth Certificate Joint Data (for demographics not actual data collection process)
% of CSSBC clients who receive prenatal care during the first trimester.	79%*	90%	Provider Documentation	IL PRAMS-Birth Certificate Joint Dataset
% of CSSBC clients who receive breastfeeding education during prenatal care.	82%**	100%	Provider Documentation	IL PRAMS-Birth Certificate Joint Dataset
% of prenatal care clients who deliver at the Birth Center.	-	70%	Provider Documentation	NA
% of clients who are transferred to a hospital during labor/delivery.	-	<15%	Provider Documentation	NA
% of clients who complete client survey at postpartum visits by 12 weeks postpartum during postpartum visit.	-	100%	Client Survey	NA
Perinatal Outcomes				
Adequate Prenatal Care (attended 80%- 109% of expected visits)[2]	59%*	80%	Dataset for AABC Perinatal Registry	IL PRAMS-Birth Certificate Joint Dataset
Vaginal Delivery	66%***	90%	Dataset for AABC Perinatal Registry	IL PRAMS-Birth Certificate Joint Dataset
Low Birthweight	15%***	<5%	Dataset for AABC Perinatal Registry	IL PRAMS-Birth Certificate Joint Data
Preterm Birth	15%***	<5%	Dataset for AABC Perinatal Registry	IL PRAMS-Birth Certificate Joint Dataset
Attended Postpartum Visit (between 7 and 90 days after delivery)	86.5%*	90%	Dataset for AABC Perinatal Registry	IL PRAMS-Birth Certificate Joint Dataset
Exclusive Breastfeeding at 12 weeks	21.5%*	70%	Dataset for AABC Perinatal Registry	IL PRAMS-Birth Certificate Joint Dataset
Effective Contraceptive Use by 6 months postpartum	52%*	70%	Dataset for AABC Perinatal Registry	IL PRAMS-Birth Certificate Joint Dataset
Client Experience				
% of CSSBC clients who agree or strongly agree that they felt heard by their midwife and that their healthcare choices were respected.	-	90%	Client Survey	NA
Client Satisfaction				
% of CSSBC clients who agree or strongly agree that overall, they were happy with the care they received at the Birth Center.	-	90%	Client Survey	NA
% of CSSBC clients who would recommend the Birth Center to a friend or relative and/or return to the Birth Center for a subsequent birth.	-	90%	Client Survey	NA

*2020 IL PRAMS Data for Black individuals, **2020 IL PRAMS Data for birthing pop. ***2020-22 March of Dimes Peristats Data for Black individuals in IL

[2] Adequacy is measured using the Adequacy of Prenatal Care Utilization Index, which classifies prenatal care received into 1 of 4 categories (inadequate, intermediate, adequate, and adequate plus) by combining information about the timing of prenatal care and the number of visits.

Methodology

Evaluation Design

This evaluation will collect both process and outcome measures. Collection of the process measures will be ongoing. For the outcomes, this evaluation will use simple non-equivalent control group post-test only and one group post-test only designs.

Sample

All Medicaid-insured Black clients who receive maternity care at CSSBC and are at least six months postpartum between the program start date on January 1, 2027, and December 31, 2030, will be included in the 2027-2030 evaluation. The perinatal outcomes of birthing clients who delivered at the Birth Center and those transferred to a hospital during labor/delivery will be compared to those of a comparison group (Medicaid-insured Black birthing people in IL).

Data Collection

Process Evaluation

During the evaluation period, sociodemographic characteristics and medical and health history information of CSSBC birthing clients will be collected during intake. In addition, the other process measures noted above will be collected by ongoing provider documentation of Birth Center clients' experiences during the prenatal, delivery, and postpartum periods.

Outcome Evaluation: Non-equivalent Group Post-test Only

This evaluation design is adapted from the evaluation by Alliman et al. (2019), which used descriptive statistics to compare socio-behavioral and medical risks and core perinatal quality outcomes between an AABC sample and national data. Of note, Alliman et al. did not generate inferential statistical comparisons as the national data were considered to be benchmarks. As such, in keeping with the Alliman approach, in the proposed evaluation plan, no inferential statistical comparisons are proposed.

The sociodemographic characteristics, maternal health histories, and perinatal outcomes of CSSBC Medicaid-insured Black birthing clients will be compared with those of Black women in Illinois insured by Medicaid during pregnancy. The perinatal outcomes at CSSBC will be compiled through provider documentation of clients' prenatal care, labor and delivery, and postpartum care experiences, and will be summarized annually. If patients are transferred for delivery in the hospital, the CSSBC staff will request copies of the records to obtain information about the delivery type and whether infants were born preterm or low birthweight.

The data for the comparison group will be retrieved from the most recent Illinois Pregnancy Risk Assessment Monitoring System (PRAMS) data that will be available — likely for the year 2024. PRAMS reports data on variables including prenatal care utilization, postpartum visit attendance, insurance status before, during and after delivery, and breastfeeding. PRAMS survey responses are also linked to birth certificate data, making it possible to retrieve data for additional variables including delivery type and birth outcomes such as preterm birth. The evaluator will restrict the analysis to include only Medicaid-insured Black individuals. By using the PRAMs dataset, percentages for all outcomes of interest among Black birthing people on Medicaid can be calculated.

Outcome Evaluation: One Group Post-test Only

CSSBC plans to measure clients' experiences and satisfaction with their care. These data will be collected using a one-group post-test survey. This information will be valuable for understanding how well CSSBC is achieving its goal of providing patient-centered care. Evaluating clients' experience and satisfaction with care will also assist in identifying areas for improvement and ensuring client feedback is incorporated into program delivery. CSSBC will provide clients with the survey during their postpartum visit, which will be completed via Google Form on a tablet. The measures on client experience will be adapted from the validated Patient Reported Experience Measure (PREM) survey instrument developed

by the Illinois Perinatal Quality Collaborative (ILPQC, 2023). CSSBC also developed questions to measure client satisfaction based on the Patient Satisfaction Questionnaire Short-Form (PSQ 18), which taps into multiple dimensions of satisfaction with healthcare, including technical quality, interpersonal manner, physical environment, accessibility, and availability (Marshall and Hays, 1994). However, CSSBC's questions are specific to care delivered within a midwifery model and include other items that are important to the South Side Birth Center. The survey instrument is outlined in Appendix C.

Data Management

CSSBC will manage all data collected as a part of the evaluation, which will be drawn from the sources mentioned in Table 1 above. To ensure the confidentiality and security of the data, strict protocols to safeguard patient information will be followed. The client survey will be administered through Google Forms and will be stored in a secure electronic folder within CSSBC's Google Drive. CSSBC will either hire an external evaluator or seek evaluation support from UIC-SPH faculty and students. The evaluation team will be responsible for calculating, tracking, and reporting the program metrics.

Data Analysis

Descriptive statistics will be utilized to evaluate sociodemographic and maternal health history characteristics, perinatal outcomes, and patient experiences and satisfaction. The mock tables in Appendix B provide annual tracking of process measures (Table 2), an overview of the sociodemographic and maternal health characteristics of CSSBC Medicaid-insured Black clients and the comparison group (Table 3) and perinatal outcomes for the two groups (Table 4). Appendix C includes the survey instrument to measure client experience (PREM) and satisfaction.

Limitations

A main limitation of this evaluation is that individuals are not randomized to either give birth at CSSBC or to a hospital. Clients who choose to give birth at CSSBC may differ in socioeconomic status, health behaviors, and other factors from the individuals in the PRAMS comparison group, which can introduce potential confounders that make it difficult to attribute observed differences solely to receiving care at CSSBC. Furthermore, delayed reporting of PRAMS birth data means the comparison group will not be contemporaneous with CSSBC births, changes in healthcare policies and societal factors over time could therefore be associated with the outcomes. Finally, the analysis proposed here is descriptive and statistical comparisons will not be generated.

Potential Impact

This evaluation will be valuable for providing insights into how an evidence-based community model of care is associated with perinatal outcomes and patient care experiences on Chicago's South Side. The evaluation of key process objectives will also help CSSBC to monitor fidelity to program protocols necessary for providing high-quality healthcare. In addition, improvement in the overall experience of pregnancy, birth, and postpartum care for Black people is vital to promoting birth equity. Although the evaluation period is too short to capture long-term outcomes and impact of CSSBC service delivery, there is no reason that this evaluation cannot be ongoing if resources are available. Longer-term follow-up will be necessary to assess the sustainability of the model of care in South Side communities served by CSSBC. If the data are available, future evaluations could compare CSSBC's perinatal outcomes specifically with those in Chicago, as the healthcare landscape in the city differs from other parts of Illinois. Additionally, plans for future comparisons using statistical analysis should be considered. Overall, this evaluation will support CSSBC's ongoing efforts to raise funds to continue to support birthing families on the South Side.

Acknowledgements: I would like to express my gratitude to Jeanine Valrie Logan for her support and trust in me to develop this evaluation for the Birth Center. I also want to thank my advisor, Dr. Arden Handler, for her invaluable guidance and feedback.

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Appendix A: CSSBC Program Logic Model

Inputs	Activities	Outputs	Outcomes
Building/ Technology CSSBC building and lease, utilities, clinical and non-clinical equipment, technology systems, supplies, educational materials, marketing, food. ***Personnel*** Leadership Team: Lead Steward (Executive Director), Director of Organizational Development and Strategy, Community Building and Educational Coordinator and Board of directors Clinic and support Team: Certified nurse-midwives, certified professional midwives, birth assistants, doulas, clinical manager, director of midwifery, physician collaborator, nutritionist, social worker, admission coordinator, medical biller, receptionist ***Funding*** Grant from the VNA Foundation, Chicago Beyond, and other funding partners Fundraisers to support program activities ***Partnerships*** Advocate Trinity Hospital, Federally Qualified Health Centers, and community organizations.	***Client Intake*** • Screen incoming requests and referrals based on eligibility requirements • Match clients with a certified nurse-midwife ***Prenatal Care*** • Record medical, and family history • Initial and ongoing risk assessment • Fetal examination • Prenatal and Postpartum education including health behaviors during and after pregnancy • Provide culturally-relevant information ***Intrapartum (Low-risk vaginal birth)*** Certified nurse-midwife is the primary attendant at birth and performs the following activities: • Assess labor progress • Monitor birthing patient and fetus during labor • Manage complications (if needed transfer to a hospital) • Deliver newborn and placenta • Support early bonding between mother and infant including breastfeeding initiation • Provide continuity of care into the postpartum period	# of eligible clients # of eligible clients who are matched with a certified nurse-midwife # of clients with maternal characteristics and health histories documented # of clients who receive prenatal care in the first trimester # of clients who receive breastfeeding education during prenatal care # of clients who have a vaginal delivery # of clients who are transferred to the hospital during labor	**Short-term outcomes:** AABC perinatal quality indicators: • Adequate Prenatal Care: 80% • Vaginal Delivery: 90% • Preterm Birth: <5% • Low Birthweight: <5% • Attended Postpartum Visit (7-90 days post-delivery): 90% Client experience and satisfaction • 90 % of clients felt heard and felt healthcare choices were respected • 90% of clients happy with overall care • 90% of clients would recommend CSSBC/ return for next birth **Intermediate outcomes (AABC perinatal quality indicators):** • Exclusive Breastfeeding at 12 weeks: 70% • Effective contraceptive use by 6 months PP: 70% **Long-term outcomes (not measured):** • Reduction in racial disparities in maternal morbidity and mortality • Reduction in racial disparities in infant morbidity and mortality

Management Systems Patient report and midwife documentation will be used to record social and medical characteristics, health history, and perinatal outcomes. Data management system for patient reported care experience (PREM) and CSSBC client satisfaction survey (Google Form and Google Drive)	***Postpartum*** • Breastfeeding support • Postpartum visit 7-90 days after delivery (physical examination and wellness check)- CSSBC will emphasize the importance of a 2nd visit. • Family planning services • Newborn examination ***Data Management*** • Collect sociodemographic and maternal history characteristics at enrollment • Compile perinatal quality indicators annually for submission to the AABC Perinatal Data Registry • Clients complete post survey after completion of services	# of clients who complete experience and satisfaction survey by 12 weeks postpartum	• Improved positive experiences for clients. • Increased satisfaction of maternity care • Enhanced reputation and trust in the Birth Center within the community

Appendix B: Mock Tables

Table 2: Annual Documentation of Process Measures

	Annual Objective %	Q1 (Jan – March)	Q2 (April – June)	Q3 (July – Sept)	Q4 (Oct-Dec)
Client Intake					
Number of eligible patients					
Percent of eligible patients matched to a midwife.	100%				
Percent of enrolled clients for whom demographic and maternal health characteristics are collected.	100%				
Prenatal Care and Breastfeeding Education					
Percent of CSSBC birthing clients who receive first trimester PNC.	90%				
Percent of CSSBC birthing clients who receive breastfeeding education during PNC visits.	100%				
Delivery					
Percent of CSSBC birthing clients who deliver at the center.	70%				
Percent of CSSBC birthing clients who are transferred to the hospital during labor/delivery.	<15%				
Survey Completion					
Percent of clients who complete survey during postpartum visit.	100%				

Table 3: Socio-demographic and maternal risk characteristics of CSSBC Black birthing clients on Medicaid 2027-2030, compared with Illinois data for Black birthing individuals on Medicaid

Socio-demographic Characteristics	CSSBC (Black clients on Medicaid) N n (%)	IL Data (Black birthing individuals on Medicaid) N n (%)
Maternal Age		
≤20 Years		
20-24 Years		
25-29 Years		
30-34 Years		
≥35 Years		
Education		
High School or Less		
>HS		
Marital Status		
Married		
Unmarried		
Parity		
Primiparous		
Multiparous		
Medical Risk Factors		
Hypertension		
Diabetes		
Psychosocial risk factor		
Unintended Pregnancy in this pregnancy		
Smoked 3 months before pregnancy		

Table 4: Perinatal Outcomes of CSSBC Births for Black Medicaid clients 2026-2030, compared with Illinois data for Black birthing individuals on Medicaid

	CSSBC Births (Black clients on Medicaid) **N** **n (%)**	**IL Birth Data (Black individuals on Medicaid)** **N** **n (%)**
Adequate Prenatal Care (attended 80%- 109% of expected visits)		
Vaginal Delivery		
Preterm Birth		
Low Birthweight		
Attended Postpartum Visit (7-90 days after delivery)		
Exclusive Breastfeeding at 12 weeks		
Effective Contraceptive Use by 6 months PP		

Appendix C: Client Experience and Satisfaction Survey

For each of the following statements, please choose the answer that best describes your experiences of receiving care at the Chicago South Side Birth Center. Choose one option for each question that is closest to how you feel. There is no right or wrong answer.

Section A: Patient Reported Experience of Care					
	Strongly Disagree: 1	**Disagree: 2**	**Neither Disagree nor Agree: 3**	**Agree: 4**	**Strongly Agree: 5**
I could ask questions about my healthcare.	N (%)	N (%)	N (%)	N (%)	N (%)
My healthcare choices were respected by my midwife and other providers at CSSBC.	N (%)	N (%)	N (%)	N (%)	N (%)
My midwife and others in my healthcare team did a good job listening to me and I felt heard.	N (%)	N (%)	N (%)	N (%)	N (%)
My healthcare team understood my background, home life and health history, and communicated with each other.	N (%)	N (%)	N (%)	N (%)	N (%)
My midwife asked for my permission before carrying out exams and treatments.	N (%)	N (%)	N (%)	N (%)	N (%)
I did not feel pressured by my healthcare team into accepting care I did not want or did not understand.	N (%)	N (%)	N (%)	N (%)	N (%)
When my midwife and/or healthcare team could not meet my wishes, they explained why.	N (%)	N (%)	N (%)	N (%)	N (%)
I trusted my midwife and/or healthcare team to take the best care of me.	N (%)	N (%)	N (%)	N (%)	N (%)

Section B: CSSBC Client Satisfaction Questions					
	Strongly Disagree: 1	**Disagree: 2**	**Neither Disagree nor Agree: 3**	**Agree: 4**	**Strongly Agree: 5**
I was happy with the overall care I received and felt that it was appropriate for my healthcare needs.	N (%)	N (%)	N (%)	N (%)	N (%)
My midwife/ healthcare providers checked everything when caring for me throughout prenatal care, labor/delivery and postpartum care.	N (%)	N (%)	N (%)	N (%)	N (%)
The Birth Center had everything to provide complete care.	N (%)	N (%)	N (%)	N (%)	N (%)
I did not have any doubts about the skills and knowledge of my midwife and providers.	N (%)	N (%)	N (%)	N (%)	N (%)
My midwife usually spent plenty of time with me during care and was not in a hurry.	N (%)	N (%)	N (%)	N (%)	N (%)
My midwife and healthcare team were friendly and approachable.	N (%)	N (%)	N (%)	N (%)	N (%)
I was satisfied with the operating hours of the Birth Center.	N (%)	N (%)	N (%)	N (%)	N (%)
I was satisfied with the process of scheduling appointments at the Birth Center.	N (%)	N (%)	N (%)	N (%)	N (%)
I was satisfied with the wait time at the Birth Center before being seen by a healthcare provider.	N (%)	N (%)	N (%)	N (%)	N (%)
I felt that the Birth Center was clean and comfortable.	N (%)	N (%)	N (%)	N (%)	N (%)
I was able to get the care I wanted at the Birth Center	N (%)	N (%)	N (%)	N (%)	N (%)

without being setback financially.					
I would recommend the Birth Center to a friend or relative and/or return to the Birth Center for my next pregnancy.	N (%)	N (%)	N (%)	N (%)	N (%)

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, ANDREA M. VALENCIA, City Clerk of the City of Chicago, in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance amending Title 17 of the Municipal Code of Chicago by changing all of the RS-3 Residential Single-Unit, (Detached House) District symbols and B3-1 Community Shopping District symbols and indications as shown on Map No. 20-B in an area bound by: East 83rd Street; the alley next east of and parallel to South South Shore Drive; a line 58.50 feet south of and parallel to East 83rd Street; and South South Shore Drive, which ordinance passed by the City Council of the City of Chicago at its regular meeting held on the thirteenth (13th) day of December, 2023. Filed under Document Number O2023-0004827.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true and correct copy is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the said City of Chicago aforesaid, at the said City, in the County and State aforesaid, this fourteenth (14th) day of December, 2023.

[T.P.]

Andrea M. Valencia
ANDREA M. VALENCIA, City Clerk

#22281
Intro Date
OCT. 4, 2023

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS-3 Residential Single-Unit (Detached-House) District symbols and B3-1 Community Shopping District symbols and indications as shown on Map No. 20-B in an area bound by:

East 83rd Street; the alley next east of and parallel to South South Shore Drive; a line 58.50 feet south of and parallel to East 83rd Street; and South South Shore Drive.

To those of a B3-1 Community Shopping District

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 8301-03 S South Shore Drive

SCHEDULE B-II ITEMS

RECORD DESCRIPTION

SHEET 1 OF 1

SITE PICTURE

VICINITY MAP

LAND AREA

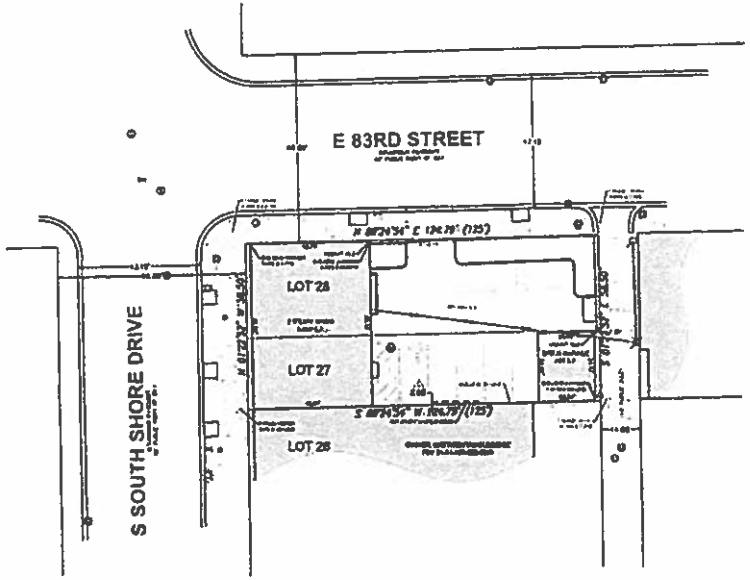
PARKING SPACES

ZONING DATA

FLOOD NOTE

SIGNIFICANT OBSERVATIONS

LEGEND



TITLE COMMITMENT INFORMATION

GENERAL SURVEY NOTES

ALTA/NSPS LAND TITLE SURVEY

CHICAGO SOUTH SIDE BIRTH CENTER

8301 S SOUTH SHORE DRIVE

COOK COUNTY CHICAGO, IL 60617

SURVEYOR'S CERTIFICATE

GRS GROUP

Chicago South Side BIRTH CENTER

Business Plan

Jeanine Valrie Logan
Founder and Lead Steward
jeanine@chicagosouthsidebirthcenter.org
773-791-6462
www.chicagosouthsidebirthcenter.org

Executive Summary

Chicago South Side Birth Center (CSBBC) is a non-profit, independent, Black midwife-led Birth Center located on the South Side of Chicago. We aim to offer a low-risk option for birth and mixed risk option for reproductive health care for people in their own neighborhood and community. We hope to be an answer to the lack of care options currently available on the south side as well as a solution to the disparate maternal and child health rates among Black birthing people and children on the South Side.

With only four hospitals on the South Side providing maternity services, the lack of access to prenatal, birth, and postpartum services are tremendous. Without proper intervention and care, rates of infant and maternal morbidity will increase, and access will continue to be a barrier. It is our goal of the Chicago South Side Birth Center to disrupt these maternal health outcomes for Black birthing people and their families across the city's South Side.

The mission of Chicago South Side Birth Center is to provide concordant, culturally centered, evidence-based midwifery care alongside families and within the community to improve outcomes, promote wellness, and abundance in whole health. Lastly, we aim to grow intergenerational wellness across the South Side through our community health education, ongoing community engagement, and learning offerings to those interested in the fields of health, midwifery, and collective wellness.

The goals and plan for the Chicago South Side Birth Center include:

- Increasing the number of birth options available to birthing people on the South Side of Chicago,
- Addressing the disparities and inequities in maternal and infant outcomes in Chicago from before the time a person gets pregnant,
- Providing full-spectrum, evidenced-based maternity, gynecological, family planning and postpartum care utilizing a midwifery care model,
- Creating a liberatory space that affirms the experience, autonomy, identity, healing, self-determination, and liberation of Black birthing people, their families, and communities.

Lastly, Chicago South Side Birth Center will improve the health disparities of pregnant people and babies on the South Side of Chicago by:

- Improving access to care
- Promoting low-intervention births
- Providing culturally centered and concordant care
- Cultivating and empowering Black mothers and birthing people as partners in their own healthcare

- Providing educational workshops to engage and partner with community in our efforts to improve birth and overall health outcomes

Company Overview

Chicago South Side Birth Center (CSBBC) is a non-profit, independent, midwife-led future Birth Center that will be located on the South Side of Chicago. We aim to offer a community-centered option for birth and reproductive health care services for people in their own neighborhood and community. We will be an answer to the lack of care options currently available as well as a solution to the disparate maternal and child health rates among Black women, birthing people, and children on the South Side.

Our Mission

Chicago South Side Birth Center's mission is to provide concordant, culturally centered, evidence-based midwifery care alongside families and within the community to improve outcomes, promote wellness, and abundance in whole health. Lastly, we aim to grow intergenerational wellness across the South Side through our community health education, ongoing community engagement, and learning offerings and training to those interested in the fields of health, midwifery, and collective wellness. We envision CSSBC will be a space for collective community healing, joy, and liberation.

The Chicago South Side Birth Center will be a freestanding birth center, have a home-like atmosphere, and will be centered *within* the healthcare system. Birth Centers focus on a program of care designed in the "wellness model" of pregnancy and birth guided by principles of prevention, sensitivity, safety, appropriate medical intervention, and cost effectiveness[1]. Chicago South Side Birth Center will comprise a team of highly qualified professionals that include midwives, nurses, a physician collaborator, pediatricians, nutritionists, social workers, along with childbirth and postpartum doulas and educators. Lastly, CSSBC will offer perinatal mental health services to ensure that women have the tools and resources needed during and after their transition to parenthood.

Research has found that birth centers are safe and effective places to provide access to comprehensive care to mitigate infant mortality and morbidity rates[2]. CSSBC will address the unmet social, cultural, and medical needs of the community by providing gynecologic and midwifery care, education, resources, support groups (called Share

[1] American Association of Birth Centers (2016). What is a birth center? AABC website. Retrieved from https://www.birthcenters.org/page/whatisbirthcenter

[2] Stapleton, S.R., Osborne, C., Illuzzi, J. (2013). Outcomes of Care in Birth Centers: Demonstration of a Durable Model. Journal of Midwifery & Women's Health, Volume 58(1), 3-14. https://doi.org/10.1111/jmwh.1200

Circles), holistic complementary therapeutic services such as yoga, meditation, and access to the CSSBC's community garden.

The Chicago South Side Birth Center has been successful in passing legislation that expands the number of birth centers and ownership entities in Illinois, specifically in areas where the Maternal and Child Health outcomes are worse than the state and county outcomes. This legislation, HB738, was signed by J.B. Pritzker in August 2021 and was the first step in actualizing a birth center on the South Side. CSSBC has 501c3 status, has developed a transfer agreement with Advocate Trinity Hospital, and has identified a Medical Director.

We have developed programmatic partners with local organizations, FQHCs, and community members which not only affirms the overall support we have been receiving but will allow us to provide services collaboratively across the south side. CSSBC aims to raise 7 million dollars for our capital costs and first two years of operation. We anticipate completing our capital campaign and starting operations in spring 2026.

Business Description

The Problem

Based on the most recent maternal and child health outcomes in Chicago, non-Hispanic Black women have both the highest rates of severe maternal morbidity and pregnancy-associated mortality. Black women in Chicago have the highest rates of severe maternal morbidity which is 120.8 per 10,000 deliveries, versus 46.9 for white women and 60.0 per Hispanic women[3]. Despite having similar birth rates, Black women die during or within one year of pregnancy nearly six times more often than non-Hispanic White women[4]. Furthermore, women living in communities with high economic hardship, have the highest pregnancy-associated mortality and maternal morbidity rates as well.

In addition to these findings, Black babies on Chicago's South Side have the worst health outcomes. Current infant mortality rates in Cook County (this is the county where Chicago is situated but includes other cities) are 6.1 per 1,000 live births[5], and

[3] Illinois Department of Public Health (2018). Illinois Maternal Morbidity and Mortality Report. IDPH website. Retrieved from https://dph.illinois.gov/content/dam/soi/en/web/idph/files/publications/publicationsowhmaternalmorbidity mortalityreport112018.pdf

[4] Ibid.

[5] March of Dimes (2024). Peristats. March of Dimes website. Retrieved from https://www.marchofdimes.org/peristats/data?top=6&lev=1&stop=91&reg=99&sreg=17&creg=17031&obj=1&slev=6

within the Chicago area, 6.6 per 1,000 live births[6]. In the context of race, Black babies die at more than three times the rate of white babies in Chicago and double the rate of Latinx babies[7]. Findings have also revealed that the Calumet Heights neighborhood (where Advocate Trinity Hospital closed its OB unit in Spring 2020 to make space for COVID patients and then reopened in the Fall) has an infant mortality rate of 22.3 per 1,000 live births[8], with several other South Side neighborhoods — Englewood, Washington Park, Greater Grand Crossing, and South Shore also having infant mortality rates at 13 or above, which is over twice the Cook County average[9].

Access to care continues to be a barrier that increases the current infant and maternal mortality and morbidity rates across the City of Chicago. Current findings reveal that 24.6% of Black women have inadequate access to prenatal care, in contrast to 11.3% for white women[10].

Some of the barriers to access include:

- Lack of insurance
- Non-existent or lack of transportation
- Provider & healthcare institution mistrust due to previous traumatic healthcare experiences
- Systematic racism
- Poor institution reputation in the Black community
- A reduction in birth options (i.e. hospital and OB unit closures across the South Side)
- Currently, there are no birth centers on the South Side of Chicago

Since 2019, three South Side hospital OB units have permanently closed leaving only three remaining hospitals on the South Side providing maternity services. This further reduces access to obstetric care tremendously. Without proper intervention and care, rates of infant and maternal morbidity will increase, and access will continue to be a barrier. It is our goal of the Chicago South Side Birth Center to disrupt these maternal health outcomes for Black birthing people and their families across the city's South Side by providing healthcare and collaborating with community partners to meet client needs.

The Solution

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[6] Chicago Health Atlas (2021). Infant mortality statistics. Retrieved from https://www.chicagohealthatlas.org/indicators/infant-mortality

[7] Ibid.

[8] Ibid.

[9] Ibid.

[10] March of Dimes. (2018). Inadequate prenatal care by race: Chicago, 2004-2014 Average. March of Dimes Peristats. Retrieved from https://www.marchofdimes.org/Peristats/ViewSubtopic.aspx?reg=1714000&top=5&stop=36&lev=1&slev=5&obj=1m

CSSBC will pursue our mission by providing concordant, culturally safe, evidence-based midwifery care to women, infants, and families in the community. The Midwife Model of Care is an approach to maternity care that is different from traditional care as it is very hands-on, trusts the normal, physiologic birth process, promotes minimal intervention, and offers continuous labor support[11]. As a Black midwife led space, CSSBC augments the tenet of the midwifery model of care by incorporating a "tending to" and "fussing over" approach to maternity care where the time spent, and nurturing (love) offered are key differences in the standard care that is provided for Black women.

Evidence also shows that Black women, birthing people, and infants overall have better outcomes when they are cared for by Black providers[12]. Our evidence-based model of care includes longer clinic visits where clients can have their concerns and questions addressed, prenatal/postpartum visits in the home, and centering the clients' experiences/cultural/and community resources. These differences are directly related to the improved outcomes we anticipate at CSSBC.

The goals and plan for the Chicago South Side Birth Center include:

- Increasing the number of birth options available to birthing people on the South Side of Chicago,
- Addressing the disparities and inequities in maternal and infant outcomes in Chicago from before the time a person gets pregnant,
- Providing full-spectrum, evidenced-based maternity, gynecological, family planning and postpartum care utilizing a midwifery care model,
- Creating a liberatory space that affirms the experience, autonomy, identity, healing, self-determination, and liberation of Black birthing people, their families, and communities.

Lastly, Chicago South Side Birth Center will improve the health disparities of pregnant people and babies on the South Side of Chicago by:

- Improving access to care
- Promoting low-intervention births
- Providing culturally centered and concordant care
- Cultivating and empowering Black mothers and birthing people as partners in their own healthcare

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[11] Midwives Alliance of North America (2020). The Midwives Model of Care. MANA website. Retrieved from https://mana.org/about-midwives/midwifery-model

[12] Stallings, E. (2019). Black patients, black physicians and the need to improve health outcomes for African Americans. NBC Universal website. Retrieved from https://www.nbcnews.com/news/nbcblk/black-patients-black-physicians-need-improve-health-outcomes-african-americans-n1000696

- Providing educational workshops to engage and partner with community in our efforts to improve birth and overall health outcomes

Innovative Midwifery Care

CSSBC will address the disparities and inequities of Black women and birthing people, pregnant people and babies on the South Side of Chicago through a birth center and midwifery care model. Research has found that birth centers are safe and effective places to provide access to comprehensive care to mitigate infant mortality and morbidity rates[13]. Midwife led birth centers are successful in lowering cesarean rates, 6% in birth centers compared to 27% in hospitals[14]. 2019 data shows that cesarean rates are now higher at 31.7%[15]. Birth centers and midwifery care also increase breastfeeding rates, patient confidence and satisfaction, reduce preterm birth rates, and reduce healthcare costs[16].

A Place for Healing and Liberation

Another major goal of CSSBC is creating a liberatory space that affirms the experience, autonomy, identity, healing, self-determination, and liberation of Black birthing people, their families, and communities. Although we will serve clients of all demographics, our work at CSSBC will center Black people. CSSBC believes birth justice in praxis involves the centering of Black birthing people, Black experiences, and Black healing practices. As Black birthing people, we believe we know what is best for us individually as well as collectively. We believe Black people have the solutions and technology to create our own liberation—specifically our freedom and autonomy regarding birth, parenting, and healing.

We envision CSSBC as a home that embodies these ideals and that cultivates and empowers Black women and birthing people as partners in their own healthcare. We see our role in providing culturally relevant access to safe midwifery care as a commitment to the larger social justice movement and informs our resistance and organization. Understanding this role, we further see Chicago South Side Birth Center

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[13] Stapleton, S.R., Osborne, C., Illuzzi, J. (2013). Outcomes of Care in Birth Centers: Demonstration of a Durable Model. Journal of Midwifery & Women's Health, Volume 58(1), 3-14. https://doi.org/10.1111/jmwh.1200

[14] Ibid.

[15] Osterman, M.J.K., Hamilton, B.E., Martin, J.A., Driscoll, A.K., Valenzuela, C.P. (2022). Births: Final data for 2020. National Vital Statistics Reports; vol 70;17. Hyattsville, MD: National Center for Health Statistics. DOI: https://dx.doi.org/10.15620/cdc:112078

[16] Shannon, D.W. (2019). National Evidence Confirms Birth Centers Deliver Improved Health Outcomes at Lower Cost. American Association of Birth Centers website. Retrieved from https://www.birthcenters.org/general/custom.asp?page=strong-start-national-report#bottom-line-women

not as a reactionary response to systemic oppression and white supremacy but as a necessary entity—a literal space—that exists to build community, heal, and liberate.

Increased Access to Care

CSSBC's establishment on the South Side of Chicago increases the number of birth options available for Black women and birthing people. Since 2019, three south side community hospitals have closed their labor and delivery units displacing thousands of subsequent births across the south side[17]. CSSBC will also improve access to care by ensuring that all, including Black and Brown birthing persons are able to obtain the resources to meet their obstetrics and reproductive health needs when they are either out of reach financially, geographically, socioeconomically, or otherwise through traditional services.

Expanding Wellness Model

CSSBC will also provide reproductive/gynecologic health services for the extended community. Services offered will include well-person care (annual exams, family planning, STI testing) and primary care to be provided by fully licensed healthcare providers as part of community partnerships. The offering of these services is unique in the birth center model as many only provide care during pregnancy, birth, and newly postpartum. It is our goal to extend our wellness health care model to CSSBC as we understand the barriers to quality care that are present for our communities.

CSSBC aims to work in the intersections of healing justice through our community education circles and community support. We will offer Share Circles (support groups) that help prepare families experiencing pregnancy and childbirth. The community education classes will include topics on childbirth education, breastfeeding, new parents/newborn care, trans/gender non-conforming parents, father-identified, postpartum self-care, and co-parenting groups.

CSSBC will also develop health-centered support education groups for community members that are living with health conditions and who can benefit from more support. These groups' focus will include topics of fertility, endometriosis, fibroids, diabetes, nutrition education, and hypertension. Our Share Circles are important and unique as participants will benefit from the shared community with other participants, sharing resources, the medical attention from CSSBC staff that will be provided as needed during groups, and the overall focus of collective wellness amongst community members which is an impact that is different and expands outside of traditional medical care.

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[17] Golden, Jamie Nesbitt (2020). St. Bernard Hospital Suspends OB Unit to Treat Coronavirus Patients. *Blockclubchicago.org.* Retrieved from https://blockclubchicago.org/2020/04/27/st-bernard-hospital-suspends-ob-unit-to-treat-coronavirus-patients/

Eliminating Insurance Barriers

CSSBC is different from other birth center systems as we are committed to increasing access for Black women and girls that are uninsured, under insured, or received Medicaid benefits. Many birth center models across the US do not accept Medicaid due to the poor reimbursement rates. It is frequent practice to exclude people from birth center care based on their insurance. In Illinois, birth centers are required to accept Medicaid. At CSSBC, we are committed to bringing Black midwifery care and birthing options directly to our community and will welcome clients regardless of their insurance carrier. In fact, we anticipate a clientele and payor mix of 80% Medicaid/20% Commercial insurance at CSSBC. CSSBC will also provide financial assistance to those who qualify and want to participate in programs and services but do not have the financial resources to do so.

Service Area and Demographics

The Chicago South Side Birth Center will be primarily serving communities in Planning Area A-3 of Illinois' medical-surgical and pediatric care planning areas. This Planning Area comprises 30 Chicago community areas (Figure 1). The Birth Center's Service Area covers about a quarter (27%) of Chicago's total population. Table 2 provides an overview of the planning area's demographics.

Figure 1: Planning Area Map

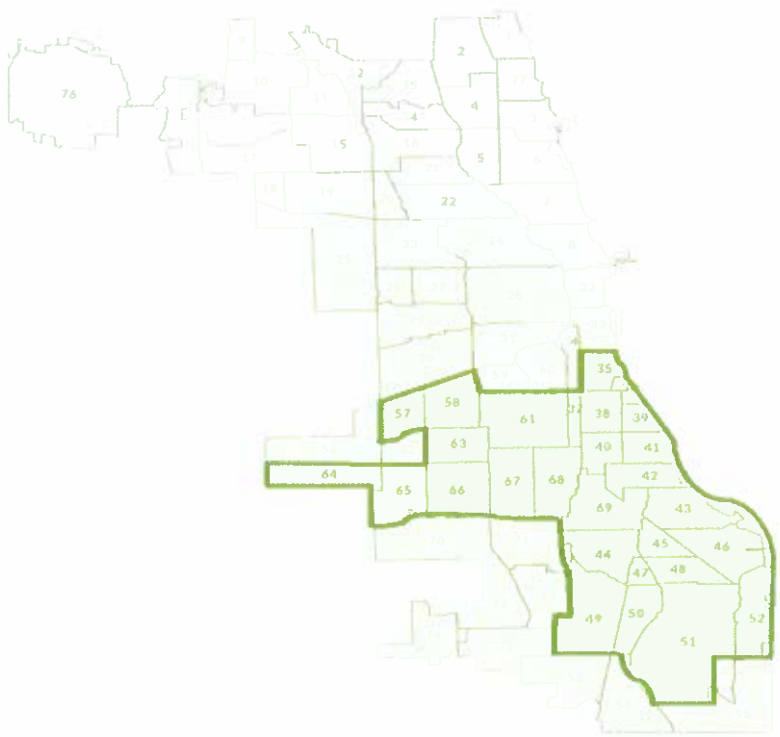


Table 1: Community Areas (CA)

CA Number	Community Area	CA Number	Community Area
35	Douglas	50	Pullman
36	Oakland Park	51	South Deering
37	Fuller Park	52	East Side
38	Grand Boulevard	56	Garfield Ridge
39	Kenwood	57	Archer Heights
40	Washington Park	58	Brighton Park
41	Hyde Park	61	New City
42	Woodlawn	62	West Elsdon
43	South Shore	63	Gage Park
44	Chatham	64	Clearing
45	Avalon Park	65	West Lawn
46	South Chicago	66	Chicago Lawn
47	Burnside	67	West Englewood
48	Calumet Heights	68	Englewood
49	Roseland	69	Greater Grand Crossing

Table 2: Service Area Demographics

General Demographics	CSSBC's Service Area	Chicago
Total Population	730, 414	2, 665, 039
Non-Hispanic Black	57%	29%
Female	53%	51%
Life Expectancy	73 Years	75 Years
% Uninsured	10.10%	9.75%
% Less than High School	17.52%	14.1%
Median Household Income	$41,815	$62,097

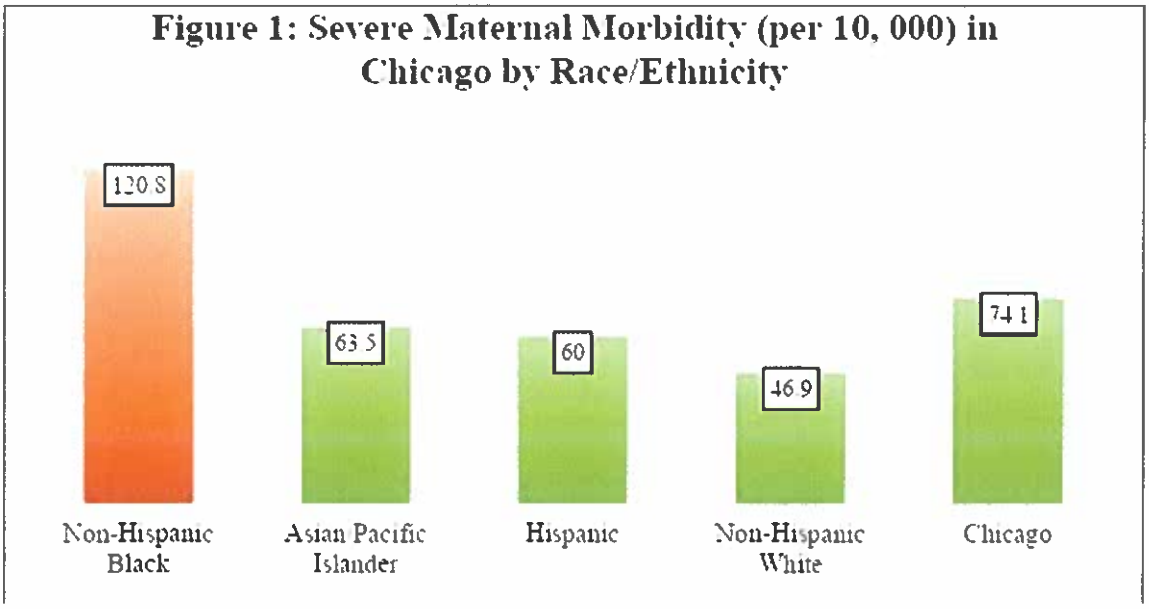
(Source: Chicago Health Atlas)

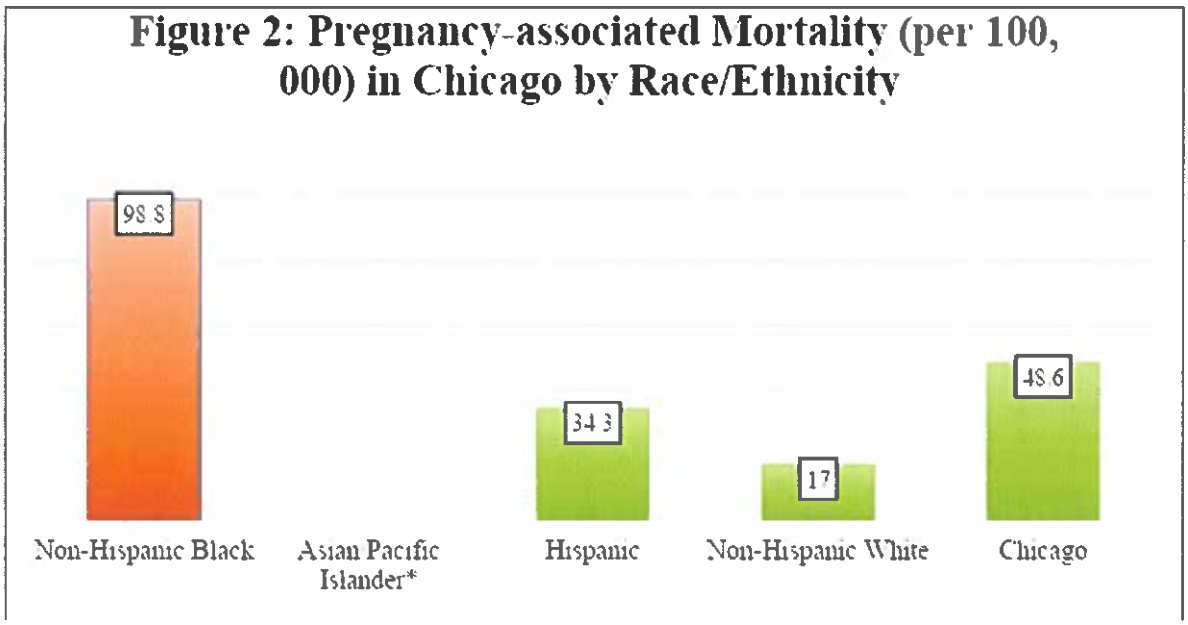
Chicago's Racial Disparities and Birthing Outcomes

Despite continued medical advancements and high health expenditure in the United States, stark racial disparities in maternal and infant health persist (Hill et al., 2022). Black birthing persons and infants experience mortality rates double or triple those of White families (Welch et al., 2022). Black women also have higher rates of preterm births, low birthweight births, or births for which they received late or no prenatal care compared to White women (Hill et al., 2022). Implicit bias and racism in the health system also contribute significantly to widely disparate outcomes. They affect health care providers' perceptions and decisions, creating inequalities in access, patient–provider interactions, treatment decisions, and health outcomes. For example, false beliefs such as Black people having less sensitive nerve endings have influenced some health care providers to rate Black patients' pain lower and result in less-appropriate treatment recommendations (Hoffman et al., 2016).

In Chicago, non-Hispanic Black women have both the highest rates of severe maternal morbidity and pregnancy-associated mortality. As depicted in Figure 1, the rate of severe maternal morbidity among Black women in the city is 120.8 per 10,000 deliveries, versus 46.9 for White women and 60.0 for Hispanic women (Chicago Department of Public Health [CDPH], 2018). Furthermore, despite having similar birth rates, the risk of Black women dying during or within one year of pregnancy is almost six times more than for non-Hispanic White women (CDPH, 2018). In addition to these

findings, Black infants in Chicago's South Side communities have the worst health outcomes (Healthy Chicago Babies, 2016). Since 2010, Non-Hispanic Black infants have had an infant mortality rate that is approximately three times higher than Non-Hispanic White infants (Healthy Chicago Babies, 2016).





*Data count is low

Maternal and infant health disparities are manifestations of broader underlying socio-economic inequities that are rooted in structural racism and discrimination. For instance, the legacy of segregation policies and structural racism has resulted in low availability of health care services in Black communities, which exacerbates maternal

and infant health outcomes. The North Side of Chicago has close to 10 times as many health care providers available as Black communities on the South Side (Henricks et al., 2018). Transportation and childcare might be further hurdles to receiving health care for women who must travel further to acquire necessary care. Findings have also revealed that the Calumet Heights neighborhood (where Advocate Trinity Hospital temporarily closed its Obstetrics unit in Spring 2020 to make space for COVID patients) has an infant mortality rate of 15.4 per 1,000 live births (Chicago Health Atlas, 2022). Several other South Side neighborhoods - Englewood, Washington Park, Greater Grand Crossing, and South Shore also have infant mortality rates at 13 or above, which is over twice the Chicago average of 5.2 (Chicago Health Atlas, 2022).

The growing awareness of the dire maternal and infant health outcomes among Black people led the Biden-Harris administration to develop the 'Blueprint for Addressing the Maternal Health Crisis' in June 2022. This encompasses five goals, which includes efforts to expand access to coverage and care, increase access to a broader array of services and providers, improve data collection and reporting, and strengthen economic and social support for people during pregnancy and postpartum (White House, 2022). In the effort to achieve Goal 4 (expanding the perinatal workforce), the federal government plans to provide guidance to states to help them expand access to licensed midwives, doulas, and freestanding birth centers. Building a birth center on Chicago's South Side therefore serves as an important contribution towards the work of improving health outcomes and reducing disparities.

Background on Freestanding Birth Centers

Maternity care and childbirth have increasingly become over medicalized over the past twenty years. In the US, the C-section rate is above 30% and cesarean deliveries have consistently been the highest among Black people with a rate of 36.2% (March of Dimes, 2023). Interest in midwife-led care and in the establishment of birth centers has steadily increased to address the overmedicalization of birthing. A free-standing birth center is a maternity unit that provides care based on the midwifery and wellness model and promotes pregnancy and birth as natural physiological processes. It is also geographically separate from any maternity care site that provides epidurals and performs cesarean sections (Walsh and Downe, 2004). The American Association of Birth Centers (AABC) further defines birth centers as freestanding home-like facilities that provide safe, culturally relevant, midwifery-led maternal healthcare for all (Walsh and Downe, 2004).

The National Association of Childbirth Centers continues to encourage the development and licensing of free-standing birth centers, and currently, 41 states and the District of Columbia license birth centers. It is often taken for granted that birth occurs in a hospital setting, however, research has revealed that when healthy women with low-risk pregnancies give birth in traditional hospital labor wards, they are more likely to experience interventions and surgical birth (Coxon et al., 2014). Furthermore,

there is mounting evidence that birth centers offer a model that successfully supports the Triple Aim of healthcare: improving population health outcomes; enhancing patient satisfaction; and reducing healthcare costs (Welch et al., 2022). Drawing on empirical evidence, this literature review section will explore how birth centers positively impact health outcomes.

A structured review by Walsh and Downe (2004) on the outcomes of freestanding birth centers found that the rates of cesarean sections was considerably lower in birth center groups compared to hospital groups (6.1% vs 12.6%). The same review also found a large difference in the rate of episiotomies (surgical cut made at the vagina opening) between groups- with the birth center groups being lower (47.2% vs 71.8%). Another study found that hospital clients were significantly more likely to deliver a preterm baby (11.0% vs. 7.9%) and have lower birth weight infants (Howell et al., 2014).

Several studies have also reported higher breastfeeding initiation rates at birth centers compared to hospitals. MacDorman and Declercq (2016) reported that among all births in the United States in 2014, there was a 97.8% breastfeeding initiation rate among birth center births, compared with an 80.8% rate in hospitals. Another study by Thornton (2017) revealed that the rate of breastfeeding at discharge was 94.51% among birth center clients compared to 72.77% among persons who delivered in a hospital. This finding is important as breastfeeding rates are significantly lower among Blacks compared with people from other racial and ethnic groups (Centers for Disease Control and Prevention, 2020). Factors attributed to breastfeeding disparities in the United States include socioeconomic inequalities, lack of paid family leave, and limited health insurance coverage for breastfeeding support services (George, 2022).

Furthermore, studies have revealed that participants who delivered in birth centers reported higher degrees of autonomy and respectful care and less instances of mistreatment, compared with participants who birthed in hospitals (Almanza et al., 2022; Vedam et al., 2019). Birth centers are also a model of care that offers a return on investment in patient-centeredness and cost value. The Centers for Medicare and Medicaid estimate that births in birth centers can save an average of $1,163 per birth, or $11.6 million per 10,000 births per year (Howell et al., 2014).

Despite the numerous benefits of birth centers, birth site preference is a complicated decision for many pregnant people who are BIPOC (Adams, 2016; Weisband et al., 2018). Previous studies examining the preference for birthing sites indicate that one of the leading concerns for pregnant people is the safety of their birth environment (Adams, 2016; Coxon et al., 2014, Thompson & Wojcieszek, 2012). For some, safety is avoiding a hospital birth and having a birthing experience that is culturally centered and rooted in reproductive justice. For other people, a safe birth consists of the availability and proximity of tertiary care, such as obstetricians/gynecologists, in case

of an emergency that requires this kind of intervention (Coxon et al., 2014; Thompson & Wojcieszek, 2012).

Although Black birthing people represent about 23% of births in the United States, they account for only an estimated 2% of community births (Sperlich et al., 2016). The overwhelming majority of planned home births and birth center births in the United States are chosen by White women, while a greater percentage of Black women who give birth out of hospital have unplanned births (Sperlich et al., 2016). A study in Pittsburgh that explored the factors associated with birth center clients electing hospital births, found that Black race and having public insurance were significantly associated with elective hospitalization for labor and birth (Sanders et al., 2021).

Another study in Ohio showed that Black clients in a midwife-led practice during prenatal care were more likely to transfer to physician-led care during both prenatal care and delivery compared to their White counterparts (Weisband et al., 2018). Additionally, this was after adjusting for medical indications that could account for the transfer (Weisband et al., 2018). The authors suggest that the findings could be due to lack of racial diversity in the midwifery profession and culturally competent birth center staff (Weisband et al., 2018). Implicit biases may also increase the likelihood of more black patients being transferred to physicians during delivery as black women are more at risk of low-risk cesareans. It is also possible that some patients may feel they will receive better care delivering at a hospital.

Birth center ownership is also challenging. BIPOC-owned birth centers comprise less than 5% of the birth centers in the United States, which is largely due to a lack of funding (Welch et al., 2022). Establishing a birth center requires a significant amount of capital which is often difficult for women of color to obtain due to socio-economic inequities. Additionally, many birth workers who are BIPOC are often working unpaid to raise the funds needed to open birth centers to address the health disparities in their communities.

Community Needs Assessment Data Collection

Community Survey

As part of its planning and development, CSSBC distributed an online 23-question community survey to understand the community's perspective on building and utilizing a birth center on the South Side. There were 79 community members who responded to questions. The survey questions assessed respondents' knowledge of midwives and birth centers; their ideal provider and birthing experiences; attitudes towards freestanding birth centers and their demographic information was collected. There were also open-ended questions, which allowed respondents to share their feelings about their birth experiences and any additional information they wanted the planners

to know. Descriptive analysis was conducted to assess the needs, desires, and experiences of the respondents.

Focus Group

To examine the community's interest in a local birth center, CSSBC also held a focus group. There was a total of four people who participated. The objectives of the focus group were to gauge community interest, collect input about the types of services the participants believed would fill current gaps in care and gather ideas that would enhance the quality of the birth center.

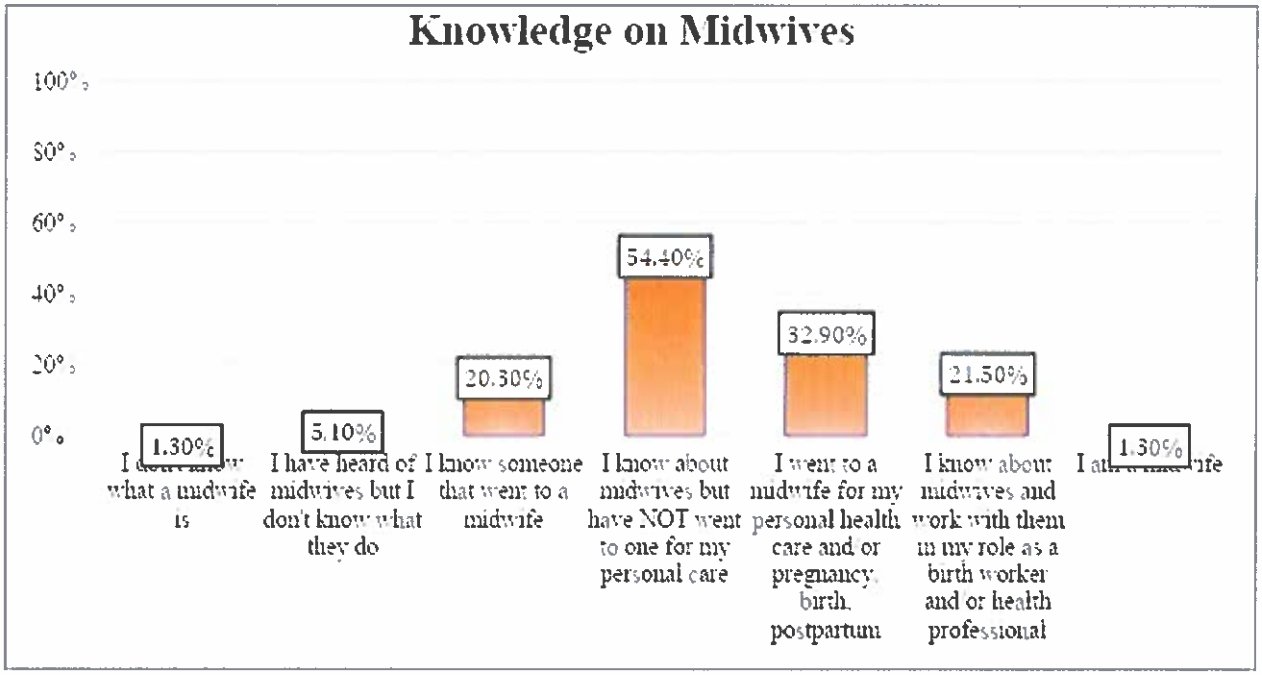
The focus group was guided by the principles of liberatory design; an approach to addressing inequity and power imbalances in design processes. CSSBC endeavors to build relationships of trust with our community and expand the dialogue on how the birth center model of care can respond to health inequity. Unlike traditional research methodologies that have a structured set of steps, liberatory design emphasizes giving voice to the participants and providing them a space to reflect and increase their agency in the design process. It also uses tools such as creative thinking and critical dialogue. Furthermore, liberatory design supports collaborative learning between researchers and communities and enhances communities' capacity to equally participate in research. As a Black-led organization shaped by community voices, it is important to continue to create opportunities to understand the experiences, emotions, and motivations of the people we are planning to serve.

Quantitative Results- Community Survey

Knowledge of and Perception of Midwives

Access to midwifery care in the United States is far lower than in most other industrialized nations, with midwives attending approximately 10 % of US births compared to 50-75% in other high-income countries (Vedam et al., 2018). Midwifery care was virtually obsolete in the United States by the mid-twentieth century. Maternity care provided by Obstetricians was perceived as the safest birth option for pregnant women. Although midwifery care has made a comeback in the USA, midwives are not fully integrated into the healthcare system in many states and often face multiple barriers to practicing. Since most people have limited access to midwives, the study measured people's awareness about midwifery care. It is important to understand if people are aware of the different options available for birthing as more choices can help to improve outcomes for mothers and children.

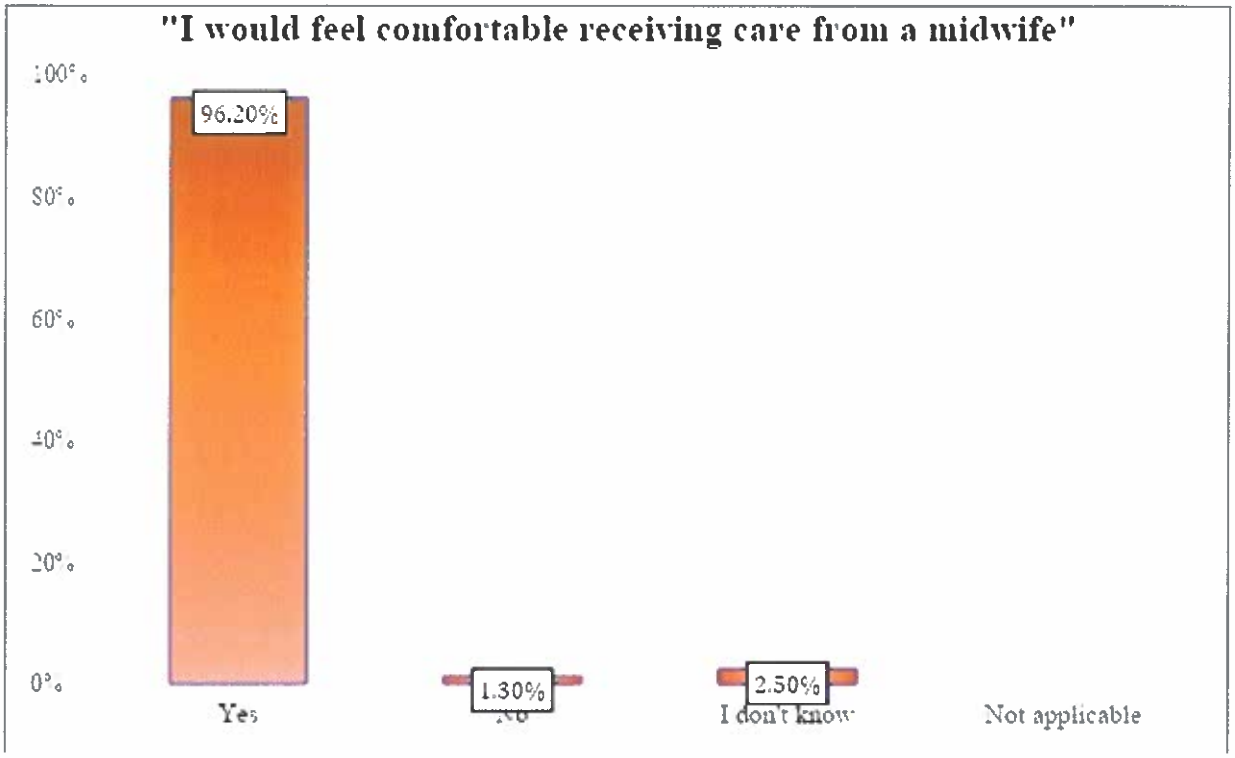
- Among the survey respondents, 54% knew about midwives but have never used their services.
- There were 32.9% respondents who have visited a midwife for their care.

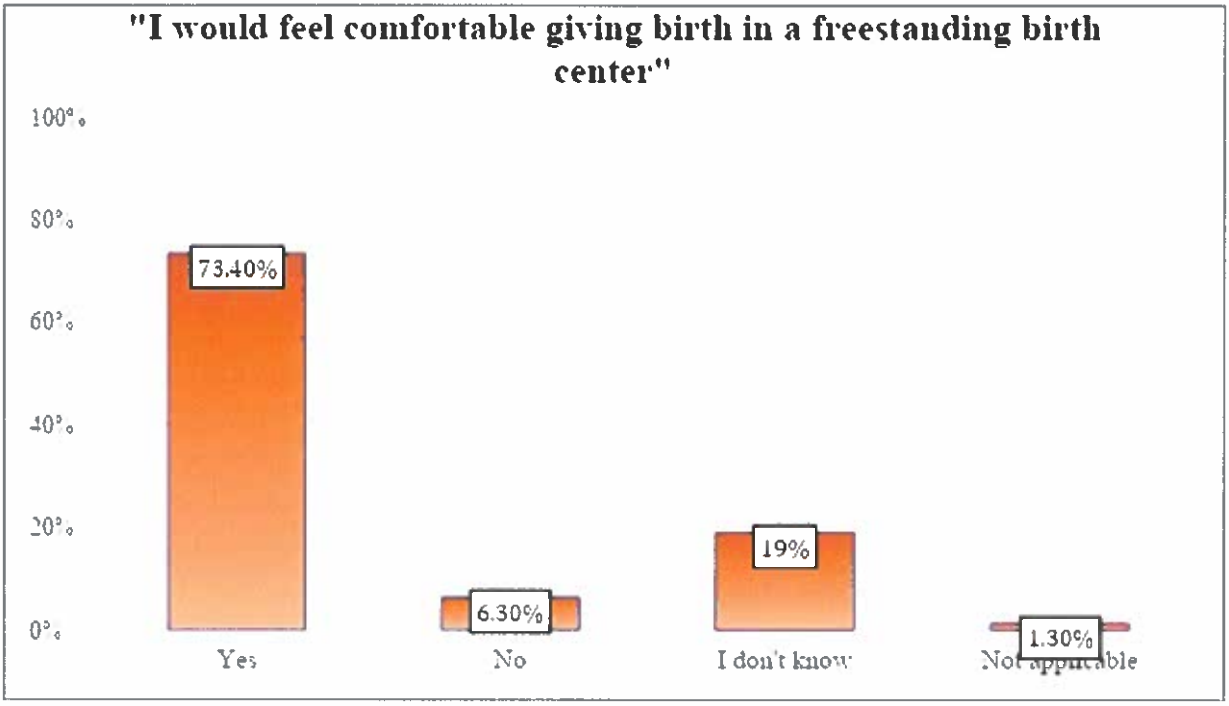


Attitudes Towards Midwifery Care and Freestanding Birth Centers

The survey assessed if people would feel comfortable receiving care from midwives and giving birth at a freestanding birth center. Majority of respondents were receptive to receiving care from a midwife, but not all were comfortable receiving midwifery services at a birth center. This indicates that there is some hesitation about giving birth outside of a hospital, which most people consider as the norm.

- According to the findings, 96.2% reported that they would receive midwifery care and 73.4% reported that they would deliver at a birth center.
- The percentage of respondents who would not opt for freestanding birth centers was 6.3% and 19% said they were unsure about it.





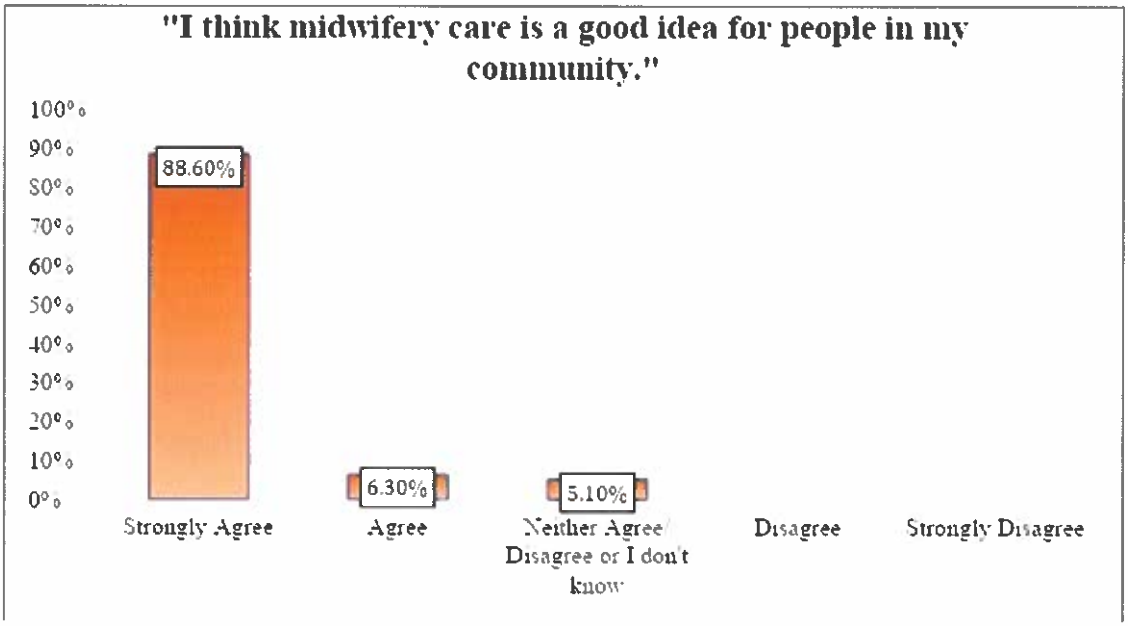
Responses from those who answered 'no' or 'I don't know' to delivering at a freestanding birth center:

Respondents who would not give birth at a freestanding birth or were unsure were given the chance to elaborate. Many people raised concern about how a birth center would handle emergencies requiring obstetrical interventions. Others stated that their decision will be based on the birth center's values and the length of stay at the birth center.

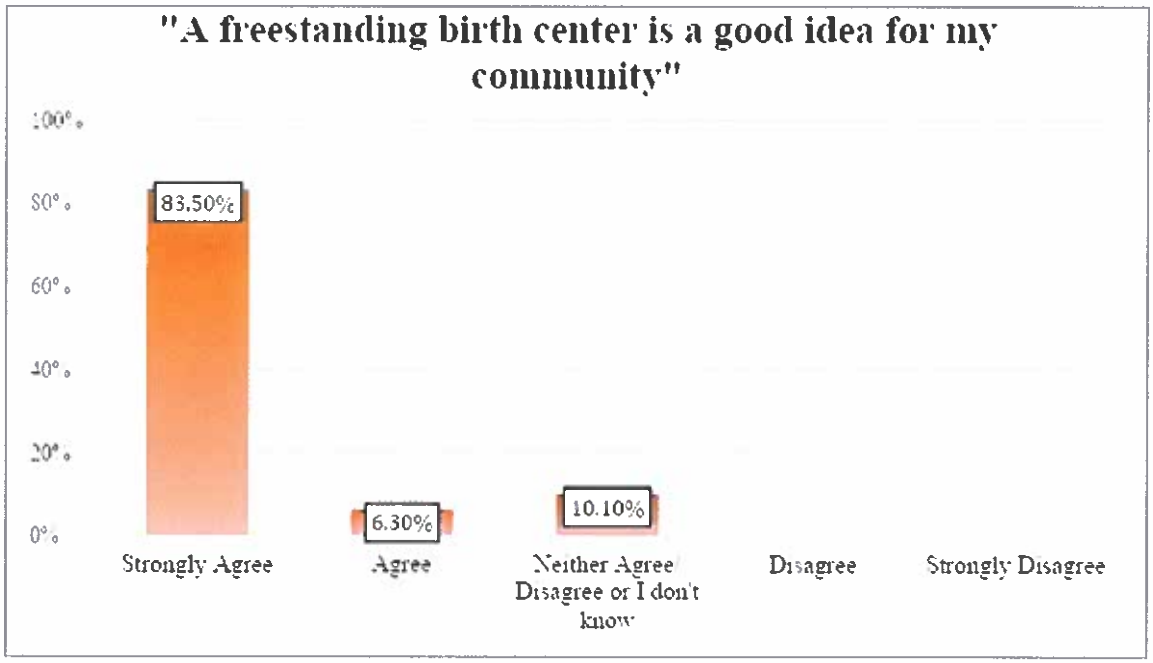
> *"My first pregnancy our heart rates were dropping and we needed immediate intervention. I'm not aware if birthing centers would be able to do that."*
>
> *"Family history of cesarean sections."*
>
> *"Personally, it's totally dependent on the actual birthing center. I would want to know that their values and practices align with my birthing choices."*
>
> *"Because of the limited amount of time you stay in a birth center. I feel it is not long enough and postpartum care needs to be prioritized."*

Desire for a Freestanding Birth Center and Midwifery-led Care on the South Side

Over 80% of respondents believed that having a birth center and midwifery-led care in their community is a good idea. This is a positive indication that people want expanded choices for birthing services and are supportive of a birth center in their community.



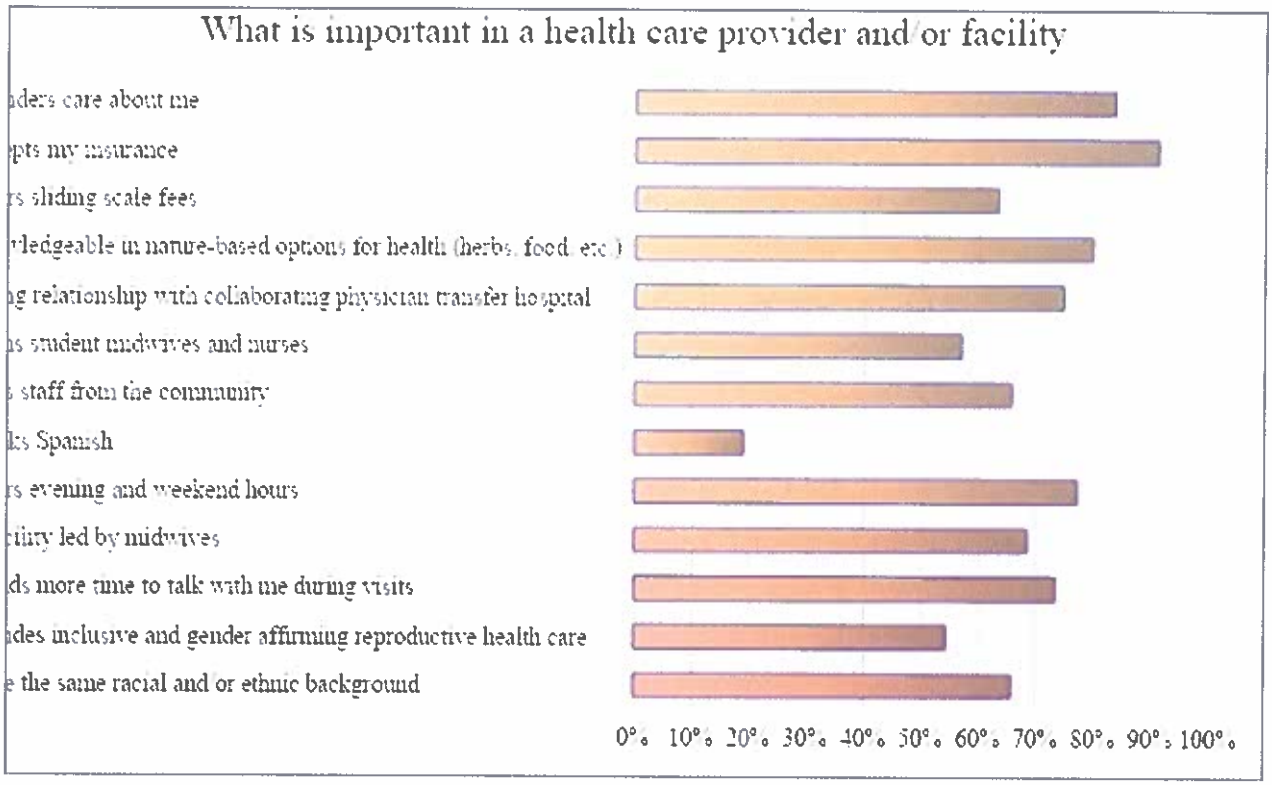
There were 88.6% of respondents who believe that midwives are a good idea for the community and 83.5% believe that a freestanding birth center is a good idea for the community.



Desired Needs from a Provider and Services from the Birth Center

It was important to understand what qualities community members look for in a provider as the CSSBC aims to be responsive to our clients' needs and ensure that they can have a positive experience. We also assessed the kind of services they would want the birth center to offer. This will help us tailor our services and create an environment that caters to a variety of needs.

- Community members identified having a provider who accepts their insurance as the most important priority. Having a caring provider was also important to the respondents. These needs therefore suggest some of the unmet needs in the current health system.
- The most requested clinical services were gynecological services (e.g., fibroid care, polycystic ovarian syndrome and pap smears).
- Respondents also ranked having a midwife present during labor as important.
- Notably, other services offered by a birth center that ranked highly focused on comfort and continuity of care; services often not available in traditional hospital-based OB units.


What is important in a health care provider and/or facility
ders care about me
pts my insurance
s sliding scale fees
ledgeable in nature-based options for health (herbs, food, etc.)
g relationship with collaborating physician transfer hospital
s student midwives and nurses
staff from the community
ks Spanish
s evening and weekend hours
tility led by midwives
ds more time to talk with me during visits
des inclusive and gender affirming reproductive health care
e the same racial and or ethnic background
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

midwife or birth assistant nurse throughout my labor
diatric care
mfort measures for coping in labor (birth ball, peanut ball, etc.)
rimenopause Menopause care
rtility support services (artificial insemination etc.)
althcare services for queer people
mplementary services onsite (massage, prenatal yoga, etc.)
havioral Health services onsite
rasound onsite
necological services
tion for labor and birth in water
mily planning (pills, intrauterine device, etc.)
I testing and treatment
office visit one to two weeks after the birth
home visit the first days following birth
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

Demographic Characteristics

The key demographic characteristics of the sampled respondents of the community survey are depicted in the graphs below.

Insurance

- Three-quarters of the respondents have insurance through their employers.
- Only 1% stated that they are uninsured.

Educational Attainment

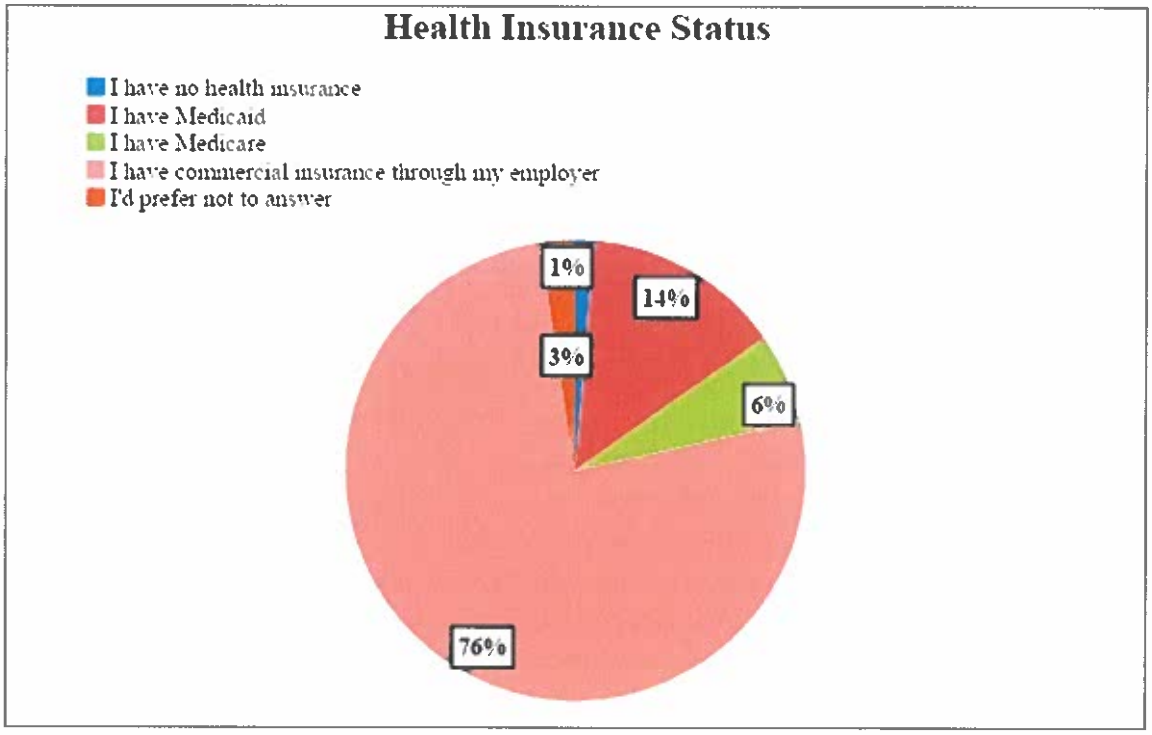
- Majority of the respondents have more than a college degree.

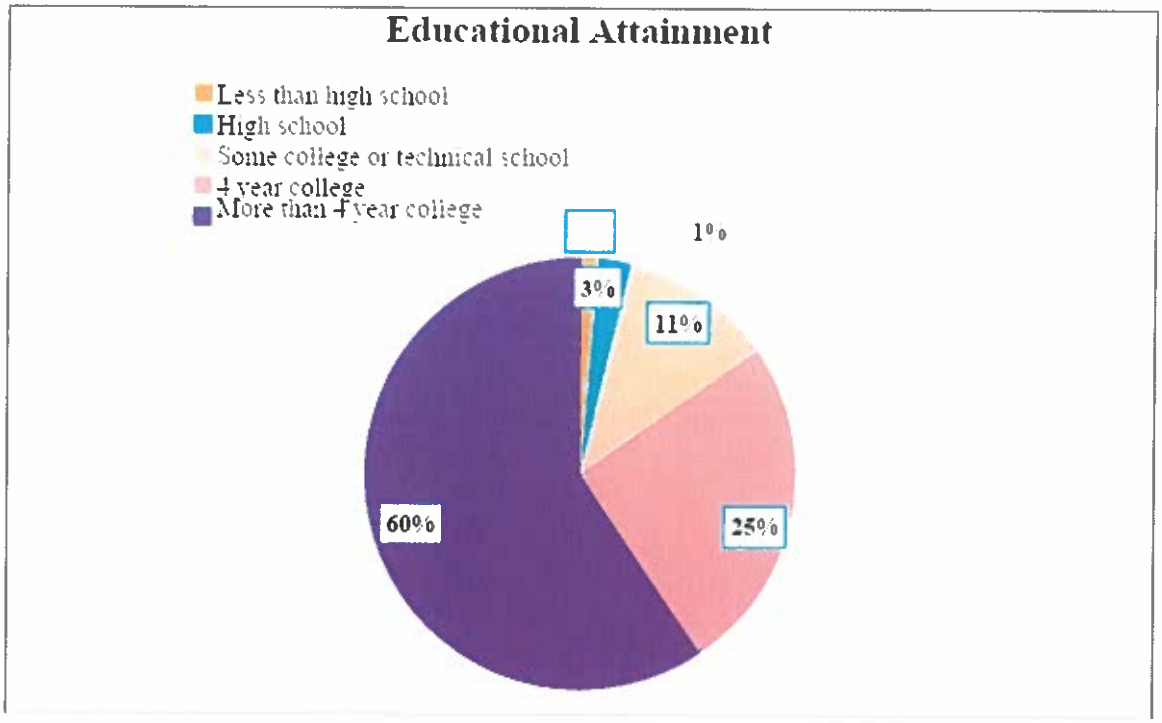
Gender

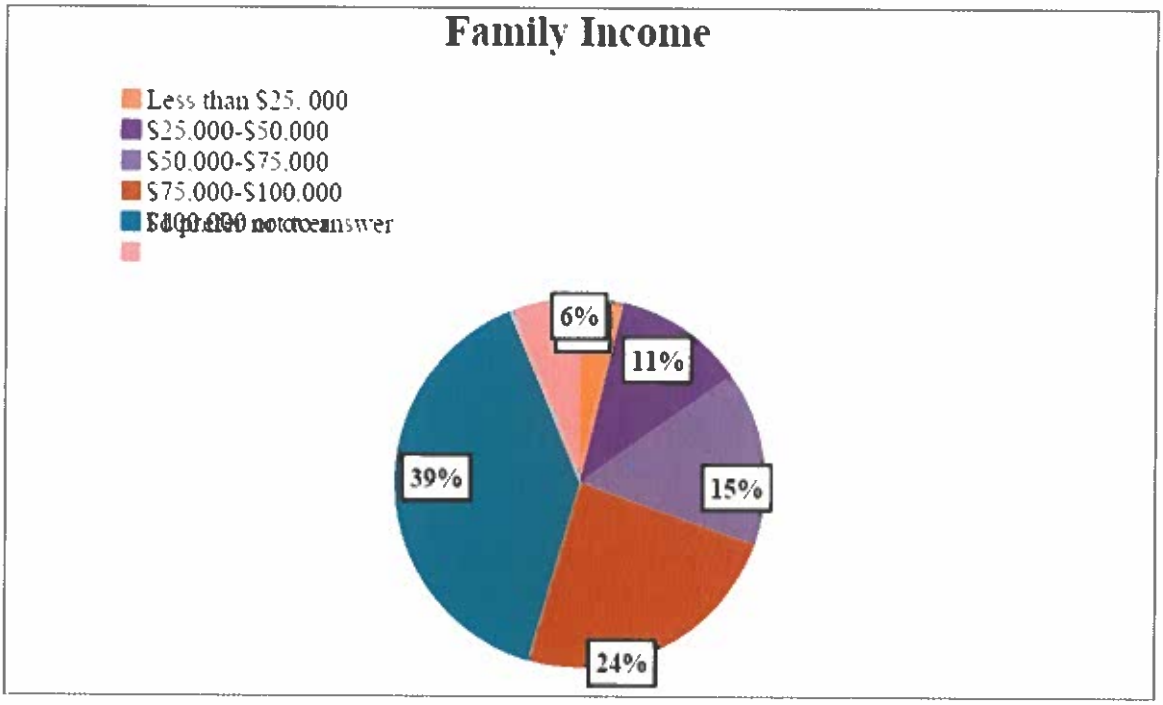
- Over 95% of respondents were female.

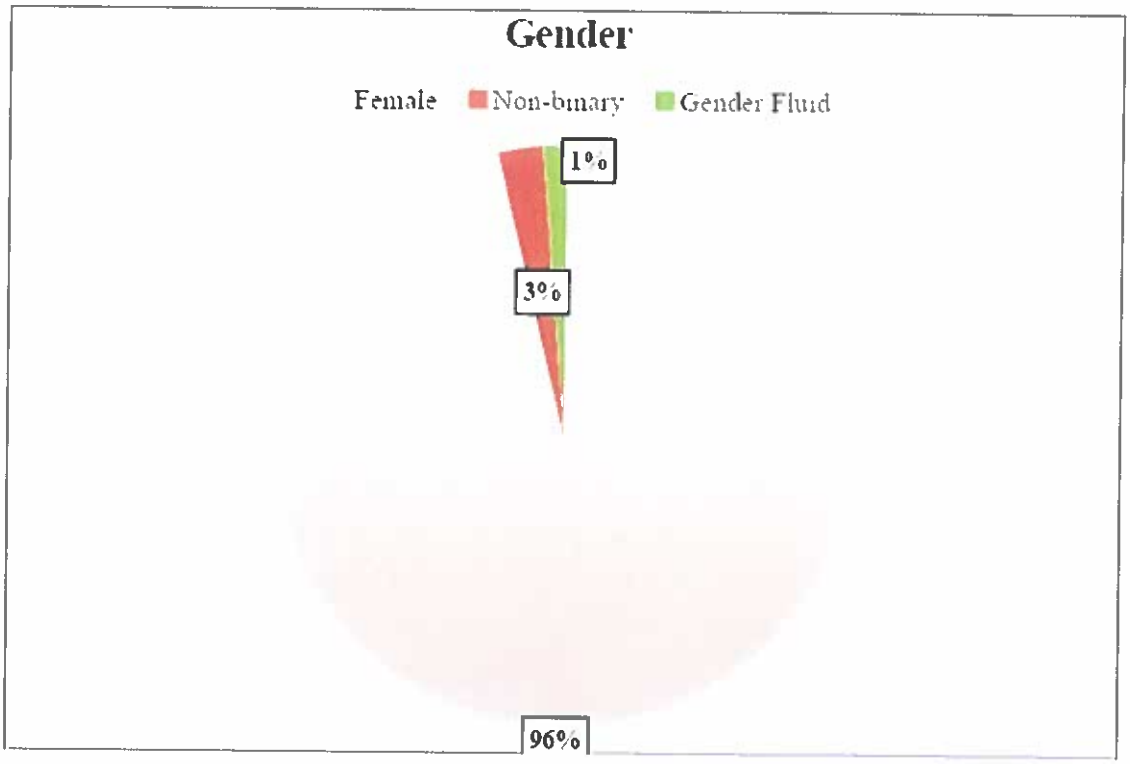
Age

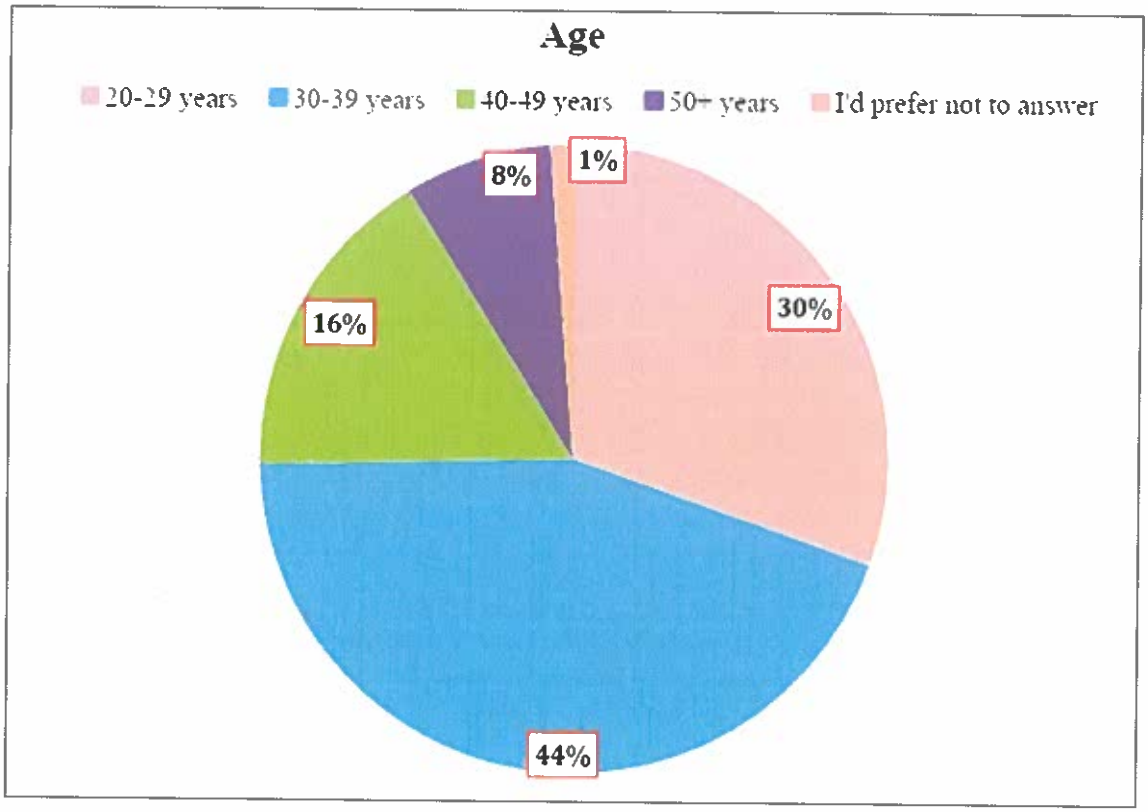
- Three-quarters were between 20-39, which indicates that most of the respondents were females of reproductive age. As such, the birth center could be a possible option for those who are planning to have children.




Educational Attainment
Less than high school
High school
Some college or technical school
4 year college
More than 4 year college
1%
3%
11%
25%
60%


Family Income
Less than $25. 000
$25.000-$50.000
$50.000-$75.000
$75.000-$100.000
6%
11%
15%
39%
24%


Gender
Female
Non-binary
Gender Fluid
1%
3%
96%


Age
20-29 years
30-39 years
40-49 years
50+ years
I'd prefer not to answer
1%
8%
30%
16%
44%

Qualitative Results - Focus Group

Strengths, Weakness, Opportunities and Challenges (SWOC)

Analysis of Chicago's Maternal Health Care System

The focus group was designed to produce a SWOC analysis of the maternal healthcare landscape in Chicago. Participants were asked to assess the current strengths and weaknesses of Chicago's maternal health care system. In addition, they discussed how the birth center would provide opportunities to address health inequity and promote systems change. Furthermore, they also provided some challenges they foresee with opening a birth center on the South Side. Table 2 summarizes the key themes that emerged from the SWOC analysis.

Strengths of the Maternal Health System

The major strengths that emerged from the analysis is that overall, Chicago and the State of Illinois have made substantial effort in terms of policy reform to improve care for those who are most affected by health inequities. The state has extended Medicaid Postpartum coverage for up to 12 months postpartum. In addition, Medicaid reimburses doulas and midwives, which helps to increase access to culturally diverse providers and community-based health care.

> *"We're one of the few states that have Medicaid expansion and there are a lot of states that don't have that. We're in support of midwifery care models, we're talking about reimbursement rates, we have a robust MMRC [Maternal Mortality Review Committee]".*

> *"Chicago...Illinois, we are on the right side of the maternal health policy, they're discussing the issue and not being dismissive, they're passing laws, and things are being prioritized."*

Participants also mentioned that Chicago hospitals are among the best in the world, with high quality infrastructure and medical technology. Furthermore, there is an abundance of expert providers who have extensive experience in responding to maternal and infant health morbidities.

> *"There are people who travel to Chicago to get treatment at NorthWestern; we've got some of the best talent in the world here".*

Weaknesses of the Maternal Health System

Although it was acknowledged as a strength that Chicago is home to the best hospitals in the USA, the need to equitably distribute healthcare resources was resounding. Participants highlighted that BIPOC communities are disproportionately

affected by geographic disparities in healthcare resources since they are often underserved. The following quotes summed up the sentiments.

> *"There's a lot of resource-poor hospitals in Black and Brown neighborhoods- you might have hardworking physicians there but if they've got to squeeze lemons every time it creates burnout".*

> *"I've been at Rush, and other academic medical centers- NorthWestern, UI Health and Loyola- they are resource rich hospitals that have specialty care and I've been to a Roseland and Jackson Park where they're not as resource rich - you see that what they have available to provide for those communities are glaringly different".*

There were also concerns raised about the lack of patient-centered care in hospitals. Many participants contend that OB units in hospitals tend to depersonalize the birthing processes. According to the respondents, patients are not fully seen or heard but rather, just "*passed along the conveyor belt*" as one participant bluntly stated.

> *"I feel like with the new nurses and doctors- it's a job, there's no extra effort to ensure the patient gets all that they need and going above and beyond to see that the patient gets every resource they need".*

Opportunities for Systems Change and Birth Equity

All of the participants were optimistic about the opening of the birth center and believe that it will help to meet the needs of families and influence systems change. The importance of patient autonomy was also underscored in the focus group as many of the participants believe that in the birth center, the mothers will feel seen and heard and their choices will be honored. The birth center will also expand options for families and increase access to maternity care. This is salient for people in BIPOC communities who face barriers accessing culturally relevant care due to structural racism.

> *"It will improve access to care, when Mercy closed you only had University of Chicago and Advocate on the South Side. We had Jackson Park but they closed their maternal health services- this will help create more access and options".*

> *"Families previously blocked from access to birth centers will have more options and autonomy of their health decisions".*

Participants also expressed that the birth center will help to improve maternal and child health outcomes in the Black population. Furthermore, because there has been a history of medical trauma, especially since the creation of obstetrics and gynecology was rooted in experimenting on Black women, the birth center will be a safe haven for

this community. The participants believe that the birth center will ensure Women of Color have safe deliveries and have better birthing outcomes. In the quote below, the participant expressed that the birth center could help address the high prevalence of low-risk Cesareans among Black women, as patients' needs are centered, and the priority is providing an optimal birth experience for each client.

> *"I would say an improvement in postpartum outcomes- I think with the unnecessary c-sections, you can't get that back, you can't put an abdomen back exactly how it was - there's just so much you can't get back. Whereas, with a birth center, a client's expressions are being honored and she might look back on her birthing experience and say 'wow, I might do it again' ".*

> *"The Medical PTSD will go down. People take their birthing experience into their whole lives and imagine being 80 and still trying to let go of that mess- that's a long time".*

Some participants also believe that more people opting for birth center deliveries will motivate hospitals to improve their service delivery. This will help to address the gaps in Chicago's maternal health delivery system.

Overall, the participants felt that having a birth center on Chicago's South Side is long overdue as many community members have been lacking care that makes them feel valued and seen. They believe that because the birth center is a community-driven initiative and will be delivered by people from the community, they will be able to approach the center with ease.

Challenges of Opening a Birth Center

The main problem that participants foresee with building a birth center on the South Side is that community members may not perceive it as an alternative and suitable option for maternity care. According to two participants, since these communities have borne the brunt of inequities, some people may think the birth center is a strategy to placate them.

> *"People might think they're getting substandard care and say they're giving us birth centers instead of hospitals. Especially after Mercy closing. Essentially, just because you're bringing something new to the community doesn't mean it's always well received".*

> *"For the community to understand that the birth center can be trusted and they're good at what they do is a process. They may not see it as an option, rather it is because they don't have anything they are given this. So it needs to be promoted as care that is way better than the hospitals".*

Another potential challenge is the lack of awareness about birth centers among community members. One of the participants highlighted that for her and for many other Black women, hospital births are the norm. As such, people may have some skepticism about delivering at a birth center as it is likely they do not know anyone who has ever done it before.

> *"My mom gave birth at the hospital, my grandma gave birth at the hospital and my aunty- having different options outside what we're used to is not something people will be willing to trust right away".*

Table 3: Summary of SWOC Analysis

Component of SWOC	Themes
Strengths	High quality hospital infrastructure
	World-renowned doctors
	Robust data collection and Maternal Mortality Review Committee
	Specialty care
	Responsive policies (midwifery care model, reimbursement of doulas, Medicaid Postpartum coverage).
Weaknesses	Fragmented/inequitable health system- resources are not equitably distributed across geographic areas
	Burnout among providers in hospitals located in low-income communities
	Poor communication from providers
	Lack of awareness about birthing options
	Lack of midwives for prevention care
	Healthcare delivery is not patient-centered
	Birthing is overmedicalized and depersonalized
Opportunities	Expands options for birthing people
	Enhances quality and safety of care

	Increases patient autonomy
	Reduces medical trauma
	Brings healthcare to maternity care deserts
	Improves Black maternal and infant health outcomes
Challenges	Birth centers may be perceived as inferior to hospitals
	Lack of awareness about birth centers

Key Assessment Outcomes

There were other significant themes that emerged from the focus group. These responses were useful and will inform how CSSBC engages with the community in promoting the birth center and strengthening our model of care.

1) **Knowledge of Birth Centers and Midwifery**
   As highlighted in the SWOC analysis, many participants believe that if people lack awareness about birth centers and the roles of midwives, they would be wary of having a birth center delivery. It was therefore important to understand the level of knowledge participants have on midwifery care and birth centers, and in the process create an opportunity to learn and build understanding.

   Generally, the participants knew that a birth center is a home-like setting and provides patient-centered care. Though they did not know all the specificities about the various services birth centers offer, most of the participants think that the birthing experience is better at a birth center than in a hospital. This sentiment can be summed up in the following excerpt.

   "The difference to me is that in a birthing center a patient has more control and more of a voice in what her labor looks like versus being told this is what it is and this is what it has to be. There's more of a personal treatment at a birth center, more about the experience than a cookie cutter experience".

   Some participants were unsure about the implications of a birth center operating as a 'freestanding' unit. A participant raised the following concern:

   "If there is a complication during delivery, if they're a freestanding birth center, what happens when mom needs to go to the hospital- what does that mean in terms of partnerships with hospitals?"

This concern opened the door for us to talk about the transfer agreement CSSBC has with Trinity hospital and to highlight that Illinois requires birth centers to have a transfer agreement with a hospital. It was also an opportunity to also reflect on how we can better define the concept of 'freestanding' to the communities the birth center plans to serve.

2) **Attitudes Towards Birth Center Development**

Overall, participants had a positive attitude towards the birth center and expressed that it would help to expand options for people on the South Side. They all agreed that increased options are critical to achieving reproductive and birth justice. Furthermore, they believe that the birth center will provide respectful and safe care. Some participants noted that birth center deliveries may not be the most appropriate choice for high-risk pregnancies.

"It depends- what is safe for mom and baby. If it is a high-risk mom, hospitals might be more appropriate and if it's a low-risk mom, then a birth center is appropriate. I wouldn't say better or worse- health of mum and baby is the priority".

"I don't think people understand that OBs are surgeons, if you're healthy, you don't need a surgeon. You're honestly in better hands with a midwife. If your pregnancy is low-risk you're safe and healthy with a midwife".

There was one participant who believed that midwifery-led care was still the safest option for Black women. She also emphasized that high-risk pregnant women should still have access to various birth options and be connected to a midwife to deliver personalized care.

"It is not just about bringing the baby into this side of the earth, it is the support, the delivery and responding to needs- so when you don't do that for a patient, you're not providing the best care. Just because a person is high-risk doesn't mean you limit their options, you need to explain to them what even high-risk is and give them the option to have midwifery care in the hospital. But now as soon as they're high risk, you transfer them to a specialist, and you take away that connection with the midwife".

3) **Desired Services from the Birth Center**

Participants suggested that the services mentioned below should be provided at the birth center. They believe that these services will address a variety of health disparities and improve health outcomes. Lactation services, for example, could enhance breastfeeding initiation among black women, who have the lowest

breastfeeding prevalence in the United States. Postpartum care can also help women care for their infants more effectively and feel more supported.

- Lactation consultation
- Parenting classes
- Disease prevention care
- Well-woman care
- Fertility awareness
- Nutrition education
- Resources for Intimate Partner Violence
- Support to partners
- Postpartum care
- Mental health care
- Wraparound care (social workers)
- Group Prenatal classes

4) **Collaboration Between Maternal Health Stakeholders**

Participants also discussed how the birth center will help to build partnerships for influencing maternal health outcomes and shared what that partnership will look like. They believe that collaboration with key stakeholders such as hospitals and the Chicago and Illinois Departments of Health will help to bring attention to disparities and increase awareness of birth centers.

One participant suggested that hospitals should have a contact person who is connected with birth centers and will be responsible for providing resources on birth centers to patients.

"Have someone at the hospital who's connected to all the birthing centers and they would have information from the birth centers to distribute to patients so they know birth centers are an option".

Another participant also highlighted that the birth center will help to reduce siloed work and contribute to a more integrated maternal healthcare delivery system, which will enhance patient-centered care.

"It will help different partners - the social worker, the OB-gyn, the specialist, the lactation consultant, to work together to provide support for the parent. Freestanding birth centers can help bring that together".

Other participants highlighted that partnership between the birth center and stakeholders will help to enhance maternal health surveillance data. The birth center will support the Illinois Department of Public Health and CDPH to collect data on maternal and infant health outcomes through providing care to clients.

"It will bring realistic data collection".

Current Birth Center Infrastructure

There are others doing comparable work (aka doctors catching babies in hospitals) but the fact of the matter is there isn't any true competition because the birth center is the only one like it on the South Side.

The Chicago South Side Birth Center will be the seventh birth center in the state of Illinois, and the third in Cook County. Currently, there are a total of six approved freestanding birth centers in Illinois:

- Birth Center at PCC in Cook County A-06
- Birth Center of Bloomington-Normal in McLean County D-02
- Burr Ridge Birth Center in DuPage County A-05
- Birth Center of Chicago in Cook County A-01-5
- North Point Birth Center in Winnebago County B-01
- Quincy Medical Group Birth Center in Adams County E-05
- Chicago South Side Birth Center in Cook County

Infant Mortality Rates in the 10th Ward

Community areas	Per 1,000 live births	%ile	Rank
• South Shore	14.0	95th	5th
• Hegewisch	6.0	51st	39th
• East Side	2.7	14th	67th
• South Deering	12.9	92nd	7th
• Altgeld Gardens	13.0	----	----
• Riverdale	10.1	83rd	14th
• South Chicago	15.8	99th	2nd
• Chicago (2005-2009)	8.1		
• Illinois (2021)	5.6		

(https://chicagohealthatlas.org/indicators/VRIMR?topic=infant-mortality-rate)
(https://data.cityofchicago.org/Health-Human-Services/Chicago-Infant-Mortality/5qqb-uvkn)
(https://www.uchicagomedicine.org/-/media/pdfs/adult-pdfs/community/chna community profiles/riverdale-community-profile.pdf)

Marketing Plan

The Chicago Southside Birth Center is dedicated to improving birth outcomes for families on the South Side. We provide culturally sensitive, midwife assisted births, as well as educational initiatives to empower birthing people and families. Our work is essential to expanding access to high quality care and creating lasting and sustainable growth, abundance, healing, and wellness for generations to come.

CSSBC provides birthing people and their families with the option to birth at a birth center, in addition to the option of home birth or hospital birth. Because hospitals often rely on interventional methods such as induction and prioritize maximizing the efficiency of birth as a medical procedure, giving birth at a birth center can offer a space that is sensitive to the birthing person's needs and desires.

There is a serious need for culturally sensitive care in the Southside community, as there are currently only four hospitals on the Southside that provide maternal care. Studies show that there are many benefits of choosing midwife led childbirth, such as reduced or minimal use of medical interventions such as c sections or epidurals, as well as a deeper sense of emotional, cultural, and spiritual support throughout the pregnancy and birthing process. Black birthing people and families face disproportionately high rates of infant and maternal morbidity, and our intention is to offer a low risk option for birth for community members in a culturally informed and supportive space.

Marketing Activities and Promotion

Promotion of CSSBC will be focused on digital marketing and community outreach through the birth center's website, social media pages, email marketing, and social networks of other childbirth and mom groups. Networking through local and national conferences and health fair opportunities will be used to expand our reach. We will also continue to cultivate community partnerships with other like-minded brands, organizations, and practitioners through co-referral programs and joint advertising. In addition to digital marketing and networking initiatives, we plan to continue our expansion through grass roots community outreach and activism, as well as free educational and community building events held on a consistent basis throughout the year.

Marketing Checklist

- Logo design, brand identity, website, photography for promotional materials
- Create letterhead, business cards, brochure, one page handout
- Optimize website placement with search engines
- Create and implement community needs survey
- Create and launch social media: Facebook, instagram, Twitter, Tiktok, Youtube
- Organize meetings at the birth center with birthworkers, childbirth educators, lactation consultants, etc
- Create engagement opportunities through social media optimization and monthly email newsletters
- Private and public open house events for physicians, birth workers, congress people, birth advocates, etc
- Monthly educational and community building events at the birth center for community members
- Large scale engagement events to promote mission and brand awareness

Operations

Chicago South Side is a non-profit and guided programmatically by the voices and lived experiences of the surrounding community and stakeholders. We aim to move forward as community driven, informed by the theories of social enterprise[18]. The staff, leadership, and community will have equal input for CSSBC's programming, services, the how and when we work, as well as creating spaces and opportunities for worker and community innovation and creation of programs and services. CSSBC honors individuals' lived experiences and acknowledges their expertise in our model of care. CSSBC is led by a strong and active board with Jeanine Logan, Founder and Lead Steward leading the organization to center our work and reach in honor of community.

CSSBC is informed by our grassroots research and community survey, an inquiry to what community members would like to see in a birth center in the community. The confidential survey responses inform our understanding of the need, drive service provision, program development, and contribute to the limited yet growing discourse and literature on BIPOC owned birth centers.

CSSBC honors individuals' lived experiences and acknowledges their expertise in birth justice work. We look to our community member experts and advisory council and board to guide our work, to elevate our mission, and define our impact (what heals and uplifts their individual and collective experiences). We recruit and hire from within community— geographically, racially, and with concordance in cultural, gender identity and sexuality— as to cultivate the safe, accessible, and culturally centered care we offer as well as to create opportunities for growth and leadership advancement. Having providers, staff, and board members that represent our constituents is centered in our development.

The CSSBC Community

Board of Directors

CARLA MADELEINE KUPE, ESQ. *(Chair)*
Carla Madeleine Kupe is a Managing Partner and Co-Founder of CZL P.C. where she leads Legal Consulting services around Corporate Governance and Operations through a diversity, equity, inclusion, and anti-racism/oppression lens. Carla considers herself a strategist, an educator, and a collaborative leader. Her unique personal background has translated into unique and innovative problem-solving approaches throughout her career. Carla is the first-born of five children of Congolese parents, speaks eight languages, was born and has lived in Germany and Luxembourg, and has been calling

[18] Barone, A. (2022). Social Enterprise. Investopedia.com website. Retrieved from https://www.investopedia.com/terms/s/social-enterprise.asp

the U.S. her home since 1997. Carla has a remarkable ability to put herself into another's shoes, to see an issue from different vantage points. This refined skill has enabled Carla to consistently render comprehensive advice and lead collaborative projects with people of all lived experiences.

Carla loves to be the architect of preventive and proactive strategies but also enjoys devising paths for change to improve existing systems and organizational cultures. Carla is also the founder and CEO of The Impact Alliance LLC, a diversity, equity, inclusion, and anti-racism/colonialism consulting enterprise through which she provides advising, consulting, education, and leadership coaching services to organizations in both sectors and across industries. Additionally, she currently serves as the Gender and Racial Equity Program Director for the YWCA Metropolitan Chicago. In 2018, Carla was one of the architects of the Professional Identity Formation program at Loyola University Chicago School of Law and acted as the program's director until 2021.

Carla created Speak Truth Summit, a platform giving voice and visibility to the particular and unique experiences of women of color in 2018. Carla served as the first Director of Diversity, Equity, Inclusion, and Compliance Director at the City of Chicago Office of Inspector General. Additionally, Carla is a member and contributing author of the editorial board for the Illinois chapter of the National Diversity Council. Carla serves as a mentor at the University of Chicago Polsky Center for Entrepreneurship and Innovation. She received her Bachelor of Arts in Political Science with a minor in Psychology from Kalamazoo College in Kalamazoo, Michigan, and her Juris Doctor from Loyola University Chicago School of Law, Chicago, Illinois.

ALEXIS WADDELL *(Treasurer)*
Alexis A. Waddell, MAOL is a Chicago native from the West Side whose work is rooted in community, collaboration, and measurable impact. As a business analyst, she specializes in capturing stakeholder needs and translating them into strategic, data-informed solutions that drive sustainable growth. Her expertise in impact reporting and systems improvement positions her to support the long-term development and accountability of the Chicago South Side Birth Center.

Founder of the Love of Learning Institute, Alexis leads with an asset-based approach, designing programs that uplift communities while aligning vision with execution.
As a maternal health advocate and certified full-spectrum doula, Alexis has spent the past five years supporting the professional development of doulas through her role at Gifted Hands International. These actions are centered on her passion to strengthen the operational infrastructure within birth work organizations for continued growth.
After transitioning from corporate leadership in 2025, she deepened her commitment

to culturally responsive care, centering informed consent, advocacy, and equity across the pregnancy and postpartum experience.

Alexis brings a unique lens that bridges strategy and service to ensure that families are supported. It is her desire to see that organizations are equipped to grow with intention, lead with integrity, and make a lasting impact.

SYDNEY MEANS *(Secretary)*
Sydney Means, LCSW (she/her) is a dedicated and reliable Licensed Clinical Social Worker with over a decade of experience in mental health and clinical supervision. She earned her Master's degree in Social Work from the University of Chicago, with an emphasis in trauma and family systems, and her Bachelor's degree in Sociology with a minor in Leadership Studies from Hampton University.

Sydney has spent the past 10 years serving children and adults who have experienced a wide range of trauma, with a growing focus in recent years on perinatal mental health and parenting. Her professional background includes extensive work within the foster care system as well as in private practice settings. She currently works at Clarity Clinic, where she supervises clinicians ranging from graduate students to provisionally licensed professionals while maintaining her own clinical caseload.

Sydney is passionate about recognizing and addressing the physical, emotional, and functional impacts of trauma on individuals and families. Her commitment to compassionate, trauma-informed care and leadership makes her a valuable addition to the board.

Outside of her professional work, Sydney enjoys spending time with her family, exploring new restaurants around Chicago, and getting lost in a good book.

LAKEESHA HARRIS
Lakeesha is an unapologetic Black Feminist, Abolitionist, and former Co-Executive Director of Lift Louisiana - where she worked to shift policy needed to improve the lives of Louisiana's women, their families, and their communities. In 2021-2022 Lakeesha wrote and hosted *Old Pro News* - a limited podcast dedicated to educating everyone on current legislation, policy, and activism of Sex Workers globally. A continuation of her work as the former Director of Reproductive Health and Justice at Women with A Vision, Inc, in New Orleans, LA - where she worked with Representative Mandie Landy in spearheading the first comprehensive statewide bills in the nation to decriminalize sex work. She, along with current and other former sex workers, developed the *deep south decrim toolkit*, lodging a statewide campaign to educate the community on what it means when sex workers are targeted and criminalized. During the 2021 legislative session, a group of 119 sex workers and allies

provided three hours of testimony in the Louisiana House - a first, not only in the deep south, but in any state house! In 2020, Lakeesha was celebrated by Bitch Media among its Bitch 50 Activists for her work to maintain abortion access in Louisiana and nationwide. Her twenty plus years as a Reproductive Justice leader had produced two RJ Amicus Briefs that were presented to The Supreme Court on behalf of abortion access, one currently being considered in the Dobbs v. Jackson Women's Health Organization case. Before moving to the Deep South, Lakeesha was an organizer, Health Educator, and Insemination Coordinator in the Midwest providing comprehensive care to sex workers, women, trans people, and GNC folx at one of the last remaining feminist Health centers in the country, Chicago Women's Health Center. Lakeesha's essays, interviews, and critical work has been featured on The Daily by The New York Times, Democracy Now, The Advocate, and Rewire News just to name a few. More Info on Lakeesha can be accessed here.

ALIA HAWKINS

Alia E. Hawkins is the founder and director of Beachfront Dance School, a not-for-profit dance school located in Gary, Indiana. She is a health law/healthcare compliance attorney and registered mediator. She is also a former classical ballet dancer. In her spare time, she enjoys cooking for family and friends; gardening; knitting; tennis; Pilates; yoga; swimming and traveling.

SETH HEMMINGS

Seth Hemming in the founder and managing director of Little Wing Collective. Little Wing is a social and economic justice initiative based in Chicago.

Little Wing's investment arm, Little Wing Collective, has invested in 20 companies and funds that seek for-profit solutions to social, economic and environmental challenges. Our investments include funds and companies led by entrepreneurs who are Black, Brown, Asian American, LBGTQ+ and women. Above all, we invest in entrepreneurs and funders driven by purpose. Our giving arm, Little Wing Fund, annually donates to more than 50 nonprofits. Little Wing Fund focuses on community-based, founder-led nonprofits seeking social, economic and environmental justice. Little Wing combines impact investing and strategic philanthropy to build a more inclusive and equitable economy, particularly in communities that have been overlooked, by championing entrepreneurs and nonprofit leaders with deep roots, big ideas, and a mission to drive real change.

Before starting Little Wing Collective, Seth was a mergers and acquisitions lawyer for 35 years, a Partner in Reed Smith's Chicago office, and Co-Chair of the firm's Private Equity Group.

Seth's career transition, from advising entrepreneurs and private equity professionals and M&A law to impact-led investing and philanthropy, is intentional: Seth sees capital as a tool for equity-building and community empowerment, not just returns. Seth's approach is defined by refined filtering: identifying founder-led nonprofits and other ventures with measurable societal benefit, and engaging in close partnership, often as mentor, connector, and thoughtful investor.

Key Staff

JEANINE VALRIE LOGAN, CNM, MSN, MPH *(Founder and Lead Steward)*
Jeanine is a relentless advocate for birth equity, dedicating her career to addressing disparities in Black maternal health. Jeanine founded and is currently spearheading the creation of the Chicago South Side Birth Center, a nonprofit, midwife-led, culturally concordant, and community-focused haven for expectant mothers and birthing people on Chicago's South Side. She is also the current Leader in Residence at the philanthropic organization Chicago Beyond, where Jeanine receives funding and strategic support to successfully launch the Chicago South Side Birth Center. In August 2021, Jeanine played a pivotal role in the passage of Illinois House Bill 738, a significant legislative milestone aiming to expand access to birth centers throughout the City of Chicago. As a Certified Nurse Midwife and lactation specialist with a robust background in public health and reproductive health policy, Jeanine's expertise has been instrumental in shaping policies that prioritize maternal well-being. A passionate birth justice activist, Jeanine is a vocal speaker on topics ranging from breastfeeding and birth justice to the pivotal roles of doulas and midwives in the Black community. Co-editor of the book "Free to Breastfeed: Voices of Black Mothers," she contributes to the narrative of empowerment and choice for Black mothers. Beyond her professional pursuits, Jeanine is a wife and mother of three remarkable Empresses, all born out-of-hospital, reflecting her commitment to the principles she advocates. In her spare time, she channels her creativity into art, crafts herbal medicines, forages plants, and passionately engages in #herbalist pursuits. Jeanine Valrie Logan embodies the spirit of change, working collectively with birth workers of color and allies to dismantle birth inequity and bring about transformative progress in maternal healthcare.

ANYEA TAYLOR *(Director of Development)*
Anyea Taylor (she/her) is a fundraiser, strategist, and community builder based on Chicago's South Side. She has spent her career working across media, philanthropy, and nonprofit leadership to strengthen organizations rooted in equity, care, and community wellbeing.

Anyea studied Strategic Communications at Butler University and earned an MBA focused on social impact through Loyola University Chicago's Baumhart Scholars Program. Her background spans corporate advertising and media at Disney and

iHeartRadio, as well as development and partnership roles at Cradles to Crayons, La Casa Norte, and Sit Stay Read.

NIKKI HELMS (Director of Midwifery)
Nikki (she/her) is a Licensed Midwife, Monitrice, and Perinatal Educator with more than two decades of experience serving families across California and now Chicago.
Her path into birth work began in 2003 when she supported a dear friend as a doula. What followed was not just a career, but a calling. After becoming a mother herself, Nikki immersed fully into community-based midwifery care, supporting families in both the Bay Area and San Diego.

In 2014, while in midwifery school, Nikki felt a clear vision take root: to create a birth center that served those most often pushed to the margins — LGBTQIA+ family builders, Black and Brown families, immigrants, and asylum seekers — with clinical experience and deep cultural reverence. That vision became the San Diego Community Birth Center, where she served as founder and principal midwife, building a clinical practice dedicated to equitable, community-rooted care.

As Midwifery Director at the Chicago South Side Birth Center, Nikki stewards clinical development, midwifery practice standards, and the cultivation of a care model grounded in safety, dignity, and belonging. Every pregnancy and birth is a miracle, and Nikki is honored to be able to contribute experience, genuine love, and culturally congruent care to families in Chicago and beyond.

LISSAH MASON *(Community Building and Education Coordinator)*
Lissah Mason is the Community Building & Education Coordinator at Chicago South Side Birth Center. She is also Co-Founder of (Re)Birth Society, a community organization committed to wellness, justice, education and empowerment. She serves as a Full Spectrum Doula, specializing in spontaneous physiological birthing and Afro-Indigenous birth practices. Lissah completed the Doula Training International (DTI) program in 2018 and the CAPPA Childbirth Educator program in 2023. She has received traditional hands-on trainings and skills from peer and elder birth workers. With over 7 years of education and experience in the field of plant-spirit medicine, she is a certified herbalist and lifelong student at Chestnut School of Herbal Medicine. In addition to her wellness work, Lissah is a scholar, educator & journalist with a focus on African-Indigenous cultural history and heritage. Over the past 10 years she has been active in community service and social justice work, volunteering for grassroots orgs in North Alabama, Tuskegee, Chicago and San Diego. In addition to her role within the CSSBC, she serves on the board of Nature's Garden for Victory & Peace. Lissah is a devoted Mama, family member, teacher, friend, and #ancestorsbaby, committed to total liberation for the Earth, the Spirits, and the People.

STELLA LEE *(Communications and Marketing Manager)*
Stella is an artist, writer, designer, and intuitive healer dedicated to helping others connect to their inner being and access their optimal wellness. As a designer and marketing specialist, she operates at the intersection of art and service, with the intention to cultivate community based wellness through nonviolent language and accessible design.

Community Partners

The following local and community-based partners continue to provide invaluable support:

- SMNG, Ltd., Principal Architects for our building design and build out and have been working with them since 2021.
- Dentons Law Group provides pro bono legal services to assist with the development of our organizational structure, real estate, and medical contracting. Dentons provide
- The Wright Collective, a fundraising consulting firm, is supporting CSSBC to develop a framework for our capital campaign, which will launch in spring 2024.
- Advocate Trinity Hospital holds our hospital transfer agreement and our identified Medical Director.
- Lastly, in 2023 we launched our grassroots research and community survey, an inquiry to what community members would like to see in a birth center in the community. We collected nearly 100 responses and used them to inform our programs and our work.
- We have developed programmatic partners and support with local organizations, FQHCs, and community members which not only affirms the overall support we have been receiving but will allow us to provide services collaboratively across the south side. Some of these partners include: March of Dimes, Chicago Beyond, Health and Medicine Policy Research Group, 10th Ward Alderman Peter Chico, Ujimaa Medics, Chicago Volunteer Doulas, Chicago Abortion Fund, Kids Jamm Yoga, Chicago Black Doula Alliance, Melanated Midwives, Birth Center Equity, and Molina Healthcare Illinois.

Community Advisory Board
CSSBC honors individuals' lived experiences and acknowledges their expertise in this birth justice work. With that said, we also look to our community member experts and advisory council and board to guide our work, to elevate our mission, and define our impact (what heals and uplifts their individual and collective experiences).

We intend to continue to recruit and hire from within community— geographically, racially, and with concordance in cultural, gender identity and sexuality— as to

cultivate the safe, accessible, and culturally centered care we offer as well as to create opportunities for growth and leadership advancement. Having providers, staff, and board members that represent our constituents is centered in our development.

Financial Health & Sustainability

Since the launch of the project to start Chicago South Side Birth Center, CSSBC has been very successful in funding raising primarily due to community and philanthropic interest in expanding midwifery and community birth services in communities most affected by the maternal health crisis. We have found that there is true interest in CSSBC as evidenced by our volunteers, partnerships, investors, and local government[19].

CSSBC has exercised our fundraising muscle for over three years. What started as a crowd source campaign to purchase our building in 2022, has evolved into a well established, one of a kind, non-profit Birth Center with a diverse funding base. We have laid the foundation for long-term sustainability. This success has afforded us to purchase our building located at 8301 S. South Shore Drive, Chicago, IL 60617. In December 2023, we purchased our building in cash for $450,000 -- and 35% of those funds, or about $158,000 came from community members crowdfunding this campaign.

Capital Campaign

In 2024, CSSBC began working with fundraising experts Wright Collective to develop and execute our Capital Campaign, #SupportSouthSideBirth. We launched the Capital Campaign with a goal of raising $7.5M over the course of 2 years. The capital campaign was hugely successful and CSSBC effectively fundraised $8.1M, well beyond our initial goal, and ended the our capital campaign in just one year instead of the two years as planned. Due to our successful fundraising with individual donors over the past few years, we will build on that momentum, deepening our relationship with our current donor pool. Because we have diligently established a strong funding base that includes state and city governments, foundations, corporations, and individual donors, we are well positioned to open the birth center in 2026 with financial viability. We will have built a strong financial infrastructure that will support operational costs post renovation.

[19] Olander, Olivia (2024). Gov. J.B. Pritzker pushes maternal health funding at planned South Side birthing center. Chicago Tribune. Retrieved from https://www.chicagotribune.com/2024/02/26/pritzker-maternal-health-budget/

With the renovation costs behind us, we are able to turn our attention to operational expenses. This frees up a segment of funding that had previously been uninterested in funding a capital campaign. We are now able to tap into a new segment of potential donors. Many of the funds raised during our capital campaign are earmarked for general operations. We have an opportunity to continue to identify capital construction specific funding sources that can go solely to our construction project. Acquiring these funds will allow us to earmark $2,388,955 of general operations funds towards the operations budget we have for our opening in 2026. Additionally, as we prepare to open our doors for direct service provision, CSSBC will source funding for specific areas of our work that demonstrate the intersectionality of maternal/child health, birth equity, and areas such as environmental sustainability, health and nutrition, mental health, and workforce development. All of which strengthen our ability to provide holistic, wrap-around services for birthing people and families on the South Side.

Birth Center Growth and Demand

Less than 5% of the 440 birth centers in the US are led by people of color.[20] This gap in access leaves most Black, Indigenous, and people of color (BIPOC) communities without safe, culturally reverent, community care options that is a key solution for reversing the maternal health crisis.[21] Since 2020, Chicago South Side Birth Center has worked to increase this access by opening the south side's first birth center.

As the maternal health crisis continues to worsen, specifically for Black women and birthing people, funding for birth justice and birth equity has become a commonplace topic and interest of investment for many philanthropies, government, and individual donors. The philanthropic community is examining their historic racist practices in underinvesting specifically in spaces that support the work of Black women and girls.[22]

According to the Ms. Foundation's report *Pocket Change*, organizations led by Black women and girls experience funding and investment barriers more acutely than other organizations.[23] This brief will highlight the progress and trends in revenue for birth centers nationally as well as the year over year trend in fundraising for Chicago South Side Birth Center specifically.

Data from the CDC National Center for Vital Statistics shows a steady increase in the number of birth center births. From 2011-2021, the annual number of birth center births grew by 65%.[24] The U.S. birth centers market size was valued at USD 186.5 million in 2022 and is estimated to grow at a compound annual growth rate (CAGR) of

[20] Birth Center Equity Impact Report 2023. BCE-Impact-Report-2023.pdf (birthcenterequity.org)
[21] Ibid.
[22] Ms. Foundation (2020). Pocket Change: How Women and Girls of Color Do More with Less, A Data Brief on Organizations Serving Black women and girls in the United States. Black-WGOC-1.pdf (forwomen.org)
[23] Ibid.
[24] American Association of Birth Centers website.

13.1% over the forecast period from 2023 to 2030 with a revenue forecast of 494.5 million in 2030.[25]

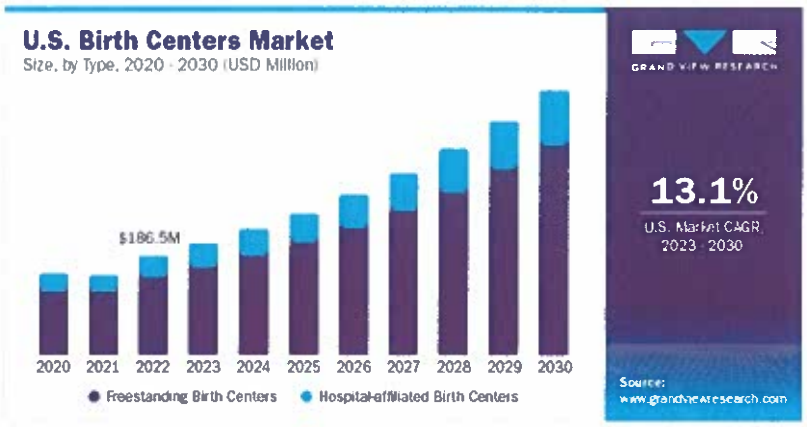


Figure 1. U.S. Birth Centers Market Size, Share & Trends Report, 2030 (grandviewresearch.com)

In 2022, the freestanding birth centers segment accounted for the highest revenue share of 78.9% of the total $1.86M and is expected to grow at the fastest CAGR over the same 7 years. The factors responsible for this revenue for freestanding birth centers include the growing presence of freestanding birth centers across the country, their affordability, and a home-like birth environment that attracts more and more customers as well as growing investments by investment firms and venture capitalists in building new birth centers.[26] According to Chicago South Side Birth Center's community focused survey, we have received over 90 responses from community members affirming that a midwife led, culturally reverent birth center is both desired and needed within their community.

Chicago South Birth Center Top Funders to Date:

Funder	Amount	Program/Project
City of Chicago Community Development Fund	$3,200,000.00	Capital Construction
Chicago Beyond	$1,500,000.00	Capital Construction
IL DCEO Grant	$1,000,000.00	Capital Construction
Summers Oak Fund	$750,000.00	General Operations
Blue Cross Blue Shield Illinois	$580,000.00	General Operations
Rusu Family Foundation	$500,000.00	General Operations
Pritzker Family Foundation	$500,000.00	Capacity Building/Capital

[25] U.S. Birth Centers Market Size, Share & Trends Report, 2030 (grandviewresearch.com)
[26] Ibid.

Irving Harris Foundation	$281,000.00	General Operations
Molina Healthcare Illinois	$275,000.00	General Operations
Goldman Sachs	$200,000.00	General Operations/Programs

CSSBC is now in the second phase of a three-phased plan prior to opening in 2026. Phase two prioritizes developing a five year strategic plan, operating proforma, and policies and procedures that will support opening and sustainability. By the end of fourth quarter 2025, CSSBC will hire up to three BIPOC certified nurse midwives (CNM) and certified professional midwives (CPM), a Clinical Director to lead and manage the clinic, and a Development Director to support our ongoing fundraising efforts and donor stewardship. With the capital campaign in full swing and seeing great success, CSSBC is able to turn our attention to phase three of the plan. CSSBC is taking appropriate measures to develop a strong finance structure and financial management system. In 2025, we hired BDO consulting firm to support in establishing these critical systems. Additional systems, such as human resources, and EMR will also be created.

Long term Financial Strategy

According to the American Association of Birth Centers, Birth Centers traditionally have a larger market radius than hospitals (AABC). We anticipate a marketing radius of 10-15 miles with a majority of those clients coming from our proposed community area and further south Chicagoland. This service area represents about a quarter (27%) of Chicago's total population, with 57% Non-Hispanic Black residents (CHA, 2023). These communities face significant socio-economic disparities. For instance, the average household income is $41,815, significantly lower than Chicago's median income of $62,097, and 18% of residents have less than a high school diploma, compared to 14% citywide (CHA, 2023). The Birth Center team expects that the majority of CSSBC's clientele will be covered by Medicaid, with the projected payor mix being 70% Medicaid, 25% private insurance, 5% self-pay, and uninsured.

We anticipate an increase of Medicaid reimbursement to $4438.00 based on the rate of increase over the last 3 years and the additional Physician Fee Schedule provided by CMS.gov.[27]

As we plan for opening, we are participating in a Learning Collaborative for Birth Center Sustainability[28] offered by the American Association of Birth Centers. This course and training uses the collective experience and expertise of the Industry Relations Committee and will give participants a blueprint on how to negotiate contracts in line with the birth center's value. As participants we will learn:

[27] CMS.gov retrieved from https://www.cms.gov/medicare/physician-fee-schedule/search?Y=0&T=4&HT=0&CT=2&H1=59409&C=64&M=5

[28] American Association of Birth Centers. Retrieved from Learning Collaborative for BC Sustainability - Fall 2025

- Best practices for antitrust compliance
- Sustainability as it pertains to our birth center
- The law as it relates to birth center payment
- Setting up billing for success
- Communicating your value proposition
- Negotiating tactics and realistic timelines for contracts
- How to build on the successes of fellow birth centers
- Collaboration with other birth centers to educate and garner support from stakeholders

Upon completion of the course, CSSBC will be eligible to purchase data reports customized to their state, which include reimbursement details by key codes, insurances, and comparatives to support us in our insurance negotiations.

Charity Care Information

With its mission and values as its guiding philosophy, the Chicago South Side Birth Center of Chicago is committed to always putting the needs of the patient first, and thus enacting a charitable policy designed to meet the needs of patients with difficult financial circumstances.

Projected patient mix by payer source is shown below in Table 1. Medicaid is expected to be the largest payor at 70%. Commercial insurance plans will account for 25%. Self-pay patients will account for the remaining 5%. The applicant's experience with other birth centers shows successful coverage of assistance/direction with insurance coverage, and Medicaid plans.

Based on historical data from other local birth centers, it is anticipated that approximately 5% net patient revenue annually in charity care expense, Charity Care has been accounted as an expense in the retained earnings category in the expense worksheet.

RevenueProjected Births	225	290	360	440	500
IDPA Reimbursement Amount (projected to account for 70% of births)	$ 8,275.00	$ 8,275.00	$ 8,275.00	$ 8,275.00	$ 8,275.00
Commerical Reimbursement Amount (projected to account for 25% of births)	$ 10,053.00	$ 10,053.00	$ 10,053.00	$ 10,053.00	$ 10,053.00
Self Pay Amount (projected to account for 5% c	$ 6,477.00	$ 6,477.00	$ 6,477.00	$ 6,477.00	$ 6,477.00
Subtotal IDPA Reimbursement Revenue	$ 1,303,312.50	$ 1,679,825.00	$ 2,085,300.00	$ 2,548,700.00	$ 2,896,250.00
Subtotal Commerical Reimbursement Revenue	$ 565,481.25	$ 728,842.50	$ 904,770.00	$ 1,105,830.00	$ 1,256,625.00
Sub total Self Pay Revenue	$ 72,866.25	$ 93,916.50	$ 116,586.00	$ 142,494.00	$ 161,925.00
Sub total Guaranteed Services Revenue (Labs/Ultrasound Services/Clinic Care)	$ 225,000.00	$ 290,000.00	$ 360,000.00	$ 440,000.00	$ 500,000.00
Total Reimbursement Revenue	$ 2,166,660.00	$ 2,792,584.00	$ 3,466,656.00	$ 4,237,024.00	$ 4,814,800.00
Total Donations	$ 125,000.00	$ 125,000.00	$ 125,000.00	$ 125,000.00	$ 125,000.00
Grand Total Revenue	$ 2,291,660.00	$ 2,917,584.00	$ 3,591,656.00	$ 4,362,024.00	$ 4,939,800.00
Charity Care (at least 5%)	$ 114,583.00	$ 145,879.20	$ 179,582.80	$ 218,101.20	$ 246,990.00
Total Profit / (Loss) YTD	$ 428,312.00	$ 954,544.85	$ 1,531,864.45	$ 2,216,374.14	$ 2,688,590.96

CHARITY CARE			
Assuming 5% Charity Care	Year 1	Year 2	Year 3
Net Patient Revenue	$2,166,660.00	$2,792,584.00	$3,466,656.00
Amount of Charity Care (charges)	$108,333.00	$139,629.20	$173,332.80
Cost of Charity Care	$114,583.00	$145,879.20	$179,582.80

(Calculations: 5% estimated birth x max estimated reimbursement)

Evaluation

As the Chicago South Side Birth Center is still in development, many of our impact and evaluation strategies are directly related to the start-up process and market research. For our developed marketing plan, we will evaluate all responses to the community survey and tailor our community education programs and service provision to meet the identified needs of the community. During the evaluation of the marketing plan, we will examine our marketing timeline and compare it to the actual outcomes to date to assess and evaluate the marketing strategies and efforts. Our community education programming will rely on pre- and post-evaluations as well as real time storytelling, either recorded or written, to capture the impact our education program has on an individual.

Once the Chicago South Side Birth Center opens, we will use clinic record reviews on client care and outcomes to determine if our services and programs are in fact reducing racial disparities in maternal health. We plan to evaluate provider and client evaluation of satisfaction as research is consistent in its evidence that client satisfaction and quality of care improves when there is racial concordance between the client and provider (LaVeist & Nuru-Jeter, 2002). Lastly, once accredited as a birth center, we will participate in the required state and voluntary national data registry for birth centers to track our success amongst others birth centers in the nation.

See Evaluation Plan attached.

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