

**Building:** 1609 4th Street, Rock Island, IL 61201

**Issue Date:** March 10th, 2026

**Proposal Due Date:** April 10<sup>th</sup>, 2026, 2:00 pm

**Walkthrough:** A walkthrough will be scheduled at a later date once sufficient interest in the project has been established. An Amendment will be issued with the information to notify all interested parties.

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### Introduction

The City of Rock Island is requesting proposals from qualified firms to conduct a comprehensive assessment of the property located at 1609 4th Street, Rock Island, Illinois. The site contains two separate buildings, both of which must be fully evaluated under this RFP.

The assessment will evaluate the current condition of each building's structural, mechanical, electrical, plumbing, life safety, accessibility, and envelope systems. The evaluation must also identify deficiencies relative to the current occupancy classifications—E (Day Care Facilities) and accessory B (Business/Office)—as well as deficiencies that would arise if either building were renovated for residential **or** institutional occupancies.

The resulting report will support capital planning, maintenance prioritization, and high-level feasibility analysis to guide potential reuse or redevelopment of the property.

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### Building Background

The property at 1609 4th Street consists of two buildings on a shared site.

- Building 1: [2 story]. The building footprint is approximately 55' x 95' around 5,225 square foot on each floor. Has a full basement.
- Building 2: [Single Story]. The building footprint is approximately 50' x 145' around 7,250 square foot. Slab on grade. Group E, Construction type B-V.

The buildings currently serve as a daycare facility with accessory office functions. Known issues include [roof leaks, HVAC performance issues, moisture intrusion, ADA challenges, etc.].

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### Scope of Work

#### General Requirements

- Conduct a full visual inspection of the building interior and exterior.
- Review all available drawings, maintenance records, and previous assessments.
- Interview facility staff or property representatives regarding operational issues.
- Document all findings with photographs and written descriptions.

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## Systems to Be Evaluated

- **Structural Systems** — foundation, framing, load-bearing elements, signs of settlement, cracking, or deterioration.
- **Building Envelope** — roofing, exterior walls, windows, doors, insulation, moisture intrusion, thermal performance.
- **Mechanical (HVAC)** — equipment age and condition, ventilation, controls, code compliance, energy efficiency.
- **Electrical Systems** — service capacity, distribution panels, wiring condition, lighting, emergency power.
- **Plumbing Systems** — supply and drainage piping, fixtures, water heaters, evidence of leaks or corrosion.
- **Fire Protection & Life Safety** — alarms, sprinklers, extinguishers, egress routes, code compliance.
- **Accessibility (ADA)** — entrances, restrooms, parking, signage, interior circulation.
- **Environmental Considerations** — asbestos, lead-based paint, mold, radon, or other hazards (if required).
- **Energy Efficiency** — insulation, equipment efficiency, opportunities for upgrades or retrofits.

## Occupancy Classification Analysis

### The assessment must include:

- Identification of all deficiencies relative to the **current occupancy classifications: – E (Educational/Day Care) – B (Business/Office)**
- Identification of deficiencies, code gaps, or required upgrades if either building were to be renovated for: – **Residential occupancy** (e.g., R-2, R-3) – **Institutional occupancy** (e.g., I-1, I-2, I-4)
- A high-level analysis of the feasibility of reuse, including: – Major code or life-safety barriers to conversion – Structural or systems limitations – Potential cost implications (order-of-magnitude) – General recommendations on which reuse scenarios appear most viable

This analysis is intended to provide general guidance, not detailed design or code compliance documentation.

## Deliverables

The selected firm must provide a comprehensive written report including:

- Executive summary of major findings.
- System-by-system condition assessment.
- Deficiency list with severity ratings (immediate, short-term, long-term).
  
- Recommended corrective actions.
- Cost estimates for repairs, replacements, and capital planning (0–5 years, 5–10 years).
- Occupancy classification deficiency analysis (current and potential future uses).

- High-level feasibility assessment for residential and institutional reuse

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### **Proposal Requirements**

Proposals must include:

- Company background and relevant experience with similar building assessments.
- Qualifications of key personnel assigned to the project.
- Detailed description of the proposed methodology and inspection approach.
- Proposed project schedule, including site visit availability.
- Detailed fee proposal, including all labor, travel, and reimbursable expenses.
- At least three references for comparable projects completed within the last five years.

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### **Evaluation Criteria**

Proposals will be evaluated based on:

- Experience and qualifications of the firm and project team.
- Quality and clarity of the proposed approach.
- Demonstrated understanding of the building and project requirements.
- Proposed timeline and ability to meet deadlines.
- Cost competitiveness and transparency.
- References and past performance.

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### **Submission Instructions**

Proposals must be submitted electronically to:

**Name: Jeff Laxton**  
**Title: Construction Officer**  
**Email: [laxton.jeff@rigov.org](mailto:laxton.jeff@rigov.org)**  
**Phone: 309-732-2906**

Late submissions will not be considered.

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### **Terms and Conditions**

- The issuing organization reserves the right to reject any or all proposals.
- All costs associated with proposal preparation are the responsibility of the proposer.
- The selected firm must comply with all applicable federal, state, and local regulations.
- Insurance requirements will be provided upon award.



16th Avenue

5th Street

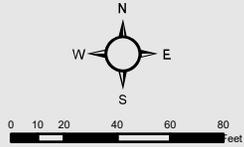
Building #1

Building #2

# 1609 4th Street Location Map



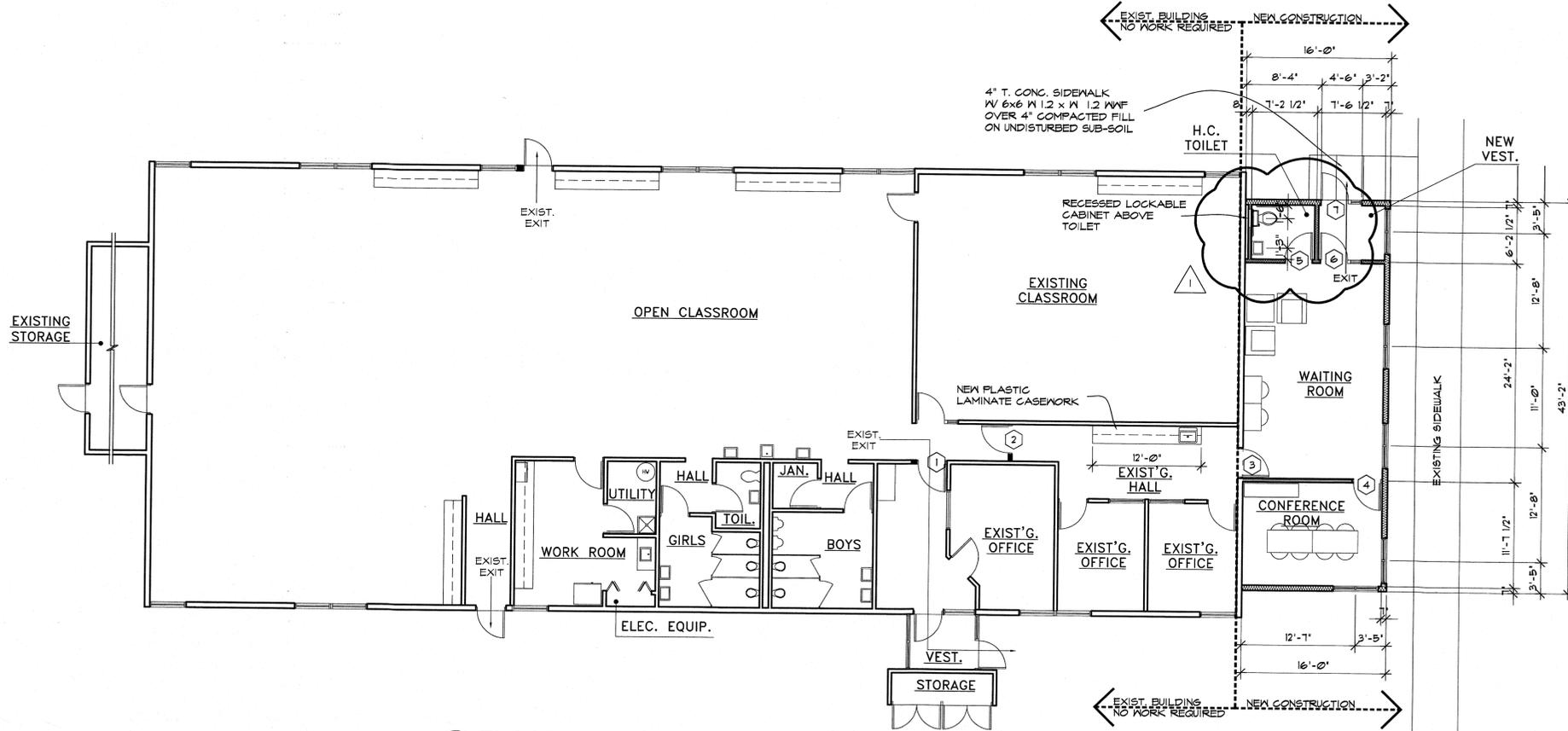
-  1609 4th Street
-  Parcels



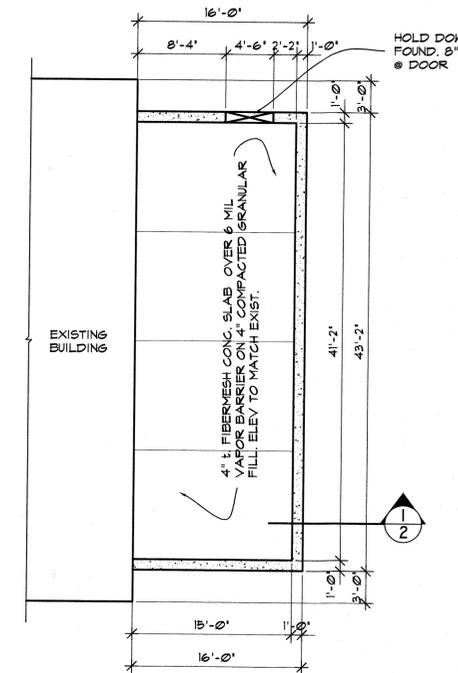
City of Rock Island,  
Economic Development Department

Date Created: March 2026  
Aerial Flown April 2024

Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.



**FLOOR PLAN**  
SCALE: 1/8" = 1' - 0"  
NORTH



**PARTIAL FOUNDATION PLAN**  
SCALE: 1/8" = 1' - 0"  
NORTH

**WALL LEGEND**

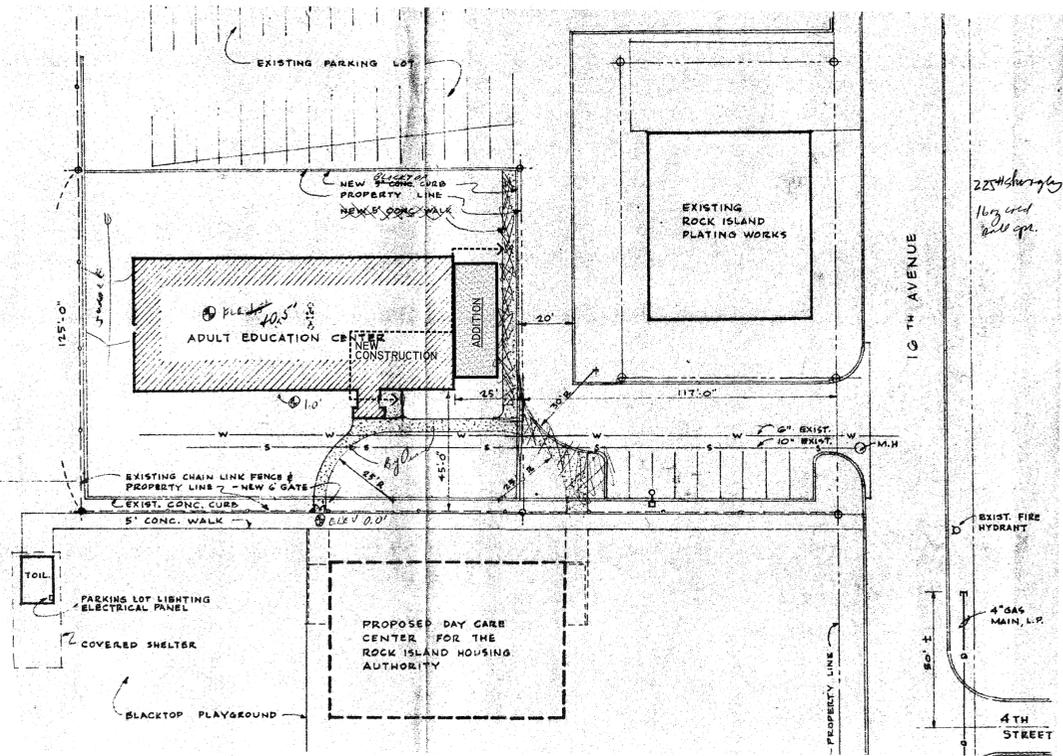
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2. ALL GYPSUM BOARD TO BE 5/8" TYPE "X".

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- — — — — EXIST. WALL CONSTRUCTION TO BE REMOVED
- EXTERIOR
  - VINYL SIDING OVER TYVEK OR EQUAL ON 1/2" EXTERIOR GRADE SHEATHING SECURED TO 2" X 4" @ 24" O.C. FROM FLOOR TO EXISTING BEARING HEIGHT. FILL ENTIRE SPACE W/ R-19 BATT INSULATION COVER W/ 5/8" GYP. BD. (TOTAL WALL THICKNESS 6 3/8") OVER 6 MIL POLY VAPOR BARRIER.
- INTERIOR
  - 5/8" GYP. BD. BOTH SIDES OF 2 X 4 WOOD STUDS @ 16" O.C. FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. FILL ENTIRE STUD SPACE W/ 3 1/2" BATT INSULATION. (TOTAL WALL THICKNESS 4 3/4").
  - 5/8" GYP. BD. BOTH SIDES OF 2 X 4 (IN H.C. TOILET GYP. BD. ON EXTERIOR SIDE ONLY) WOOD STUDS @ 24" O.C. FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. TOTAL WALL THICKNESS 4 3/4".

NOTE: ALL WOOD IN CONTACT WITH CONG. OR CONG. BLOCK TO BE TREATED.

**GENERAL NOTES:**

- 1 REPAIR EXISTING FASCIA, SOFFIT, GUTTERS, DOWN SPOUTS & SIDEWALKS THAT MAYBE DAMAGED BY NEW CONSTRUCTION ADDITION.
- 2 EXISTING SIDEWALKS SHALL BE REPAIRED OR REPLACED AS REQUIRED.
- 3 ALL WORK SHALL BE PERFORMED AND COMPLETED IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES.
- 4 CONTRACTORS SHALL COORDINATE WORK SCHEDULES WITH THE OWNER TO ESTABLISH CONSTRUCTION SEQUENCING INSTALLATION.
- 5 ALL ELEMENTS AND SURFACES DAMAGED BY DEMOLITION, BUT NOT SLATED FOR REMOVAL, SHALL BE REANCHORED, REPAIRED AND FINISHED TO MATCH ADJACENT SURFACE.
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- 9 SEE FINISH NOTES ON SHEET 2



**SITE PLAN**  
NO SCALE  
NORTH

**Project Location**

ADJACENT TO RAINBOW SKIP-A-LONG  
1609 4TH STREET  
ROCK ISLAND, IL 61201

**EXECUTIVE DIRECTOR:**  
LAURIE WALKER  
SKIP-A LONG DAY CARE  
4800 60TH STREET  
MOLINE, IL 61265  
PHONE 309-764-8110  
FAX 309-764-8281

**Code Review**

1. **APPLICABLE CODES:**
  - a. 2003 IBC
  - b. STATE OF ILLINOIS PLUMBING CODE
  - c. ILLINOIS ACCESSIBILITY CODE
  - d. 2003 INTERNATIONAL ELECTRICAL CODE
  - e. 2003 INTERNATIONAL MECHANICAL CODE
2. **OCCUPANCY TYPES:**  
GROUP E  
BUILDING SERVES 66 TO 75 CHILDREN AGES 15 MO. TO 12 YRS. QUALIFIES AS GROUP E UNDER SECTION 308.5.2, EXCEPTION
3. **CONSTRUCTION TYPE:**  
TYPE V-B
4. **ACTUAL SQUARE FOOTAGE:**  
6,807 S.F.
5. **ALLOWABLE AREA GROUP E, TYPE V-B**  
9,500 S.F. NON-SPRINKLED  
NOTE: BUILDING IS SPRINKLERED
6. **DESIGN CRITERIA**
  - A. ROOF TRUSSES : 30# L.L., 10# D.L. BOTTOM CHORD, 10# D.L., TOP CHORD
  - B. 90 MPH WIND LOAD, EXPOSURE B

**RENOVATION OF  
EXISTING BUILDING  
SKIP-A-LONG DAY CARE  
ROCK ISLAND, ILLINOIS**

DRN C.B.R.  
CHK D.M.K.  
DATE 7/27/09  
JOB 09XXX  
SHEET

**1**  
OF 2 SHEETS

7/27/09  
date



expires 11-30-2010

*Dennis M. Kelly*  
signature

**KELLY & ASSOCIATES - ARCHITECTURE**

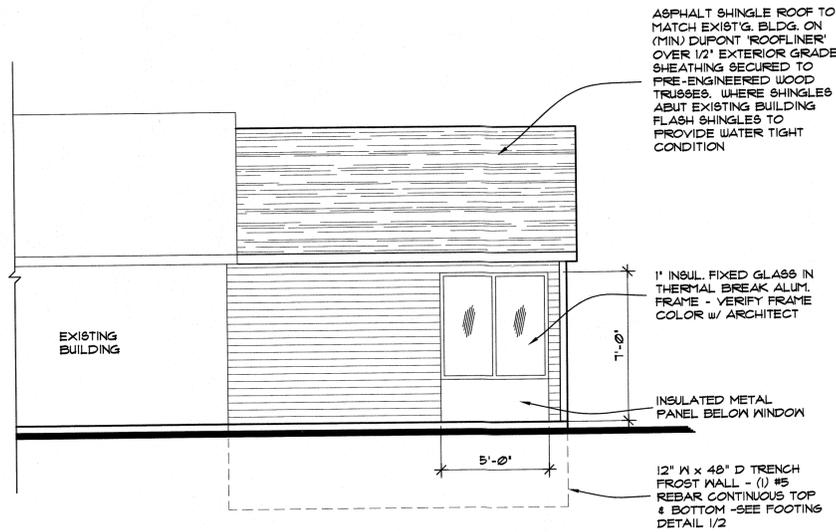
3800 Archer Drive, Suite 100  
East Moline, Illinois 61244

Telephone (309) 751-3026 FAX (309) 751-3028

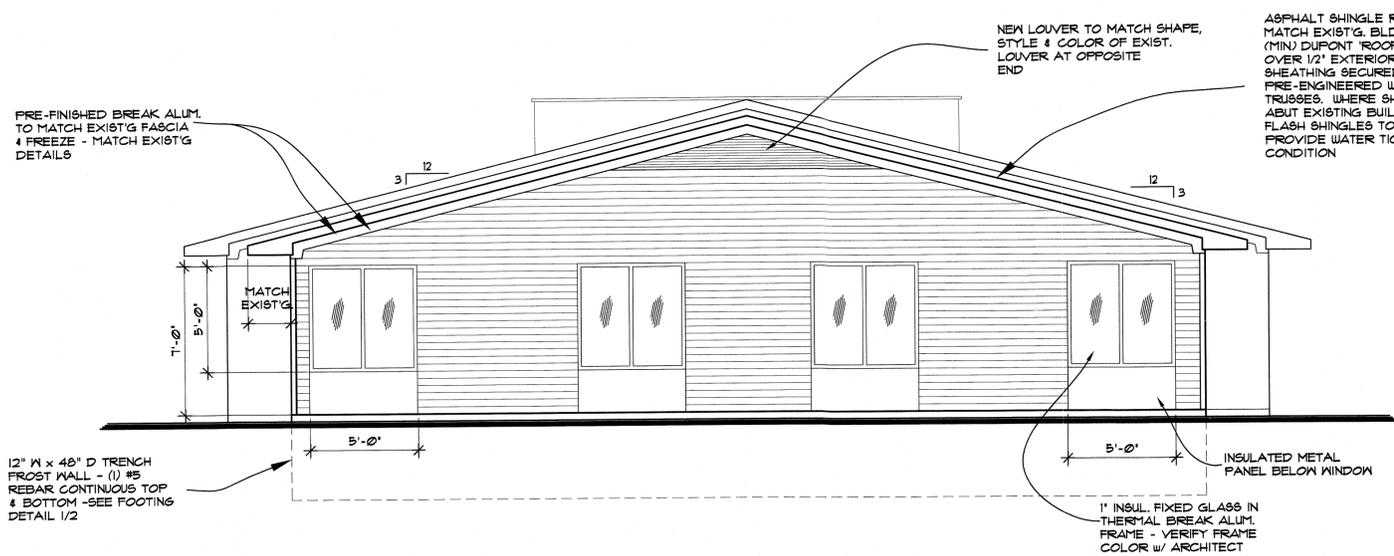
PER BUILDING INSPECTOR

REVISION

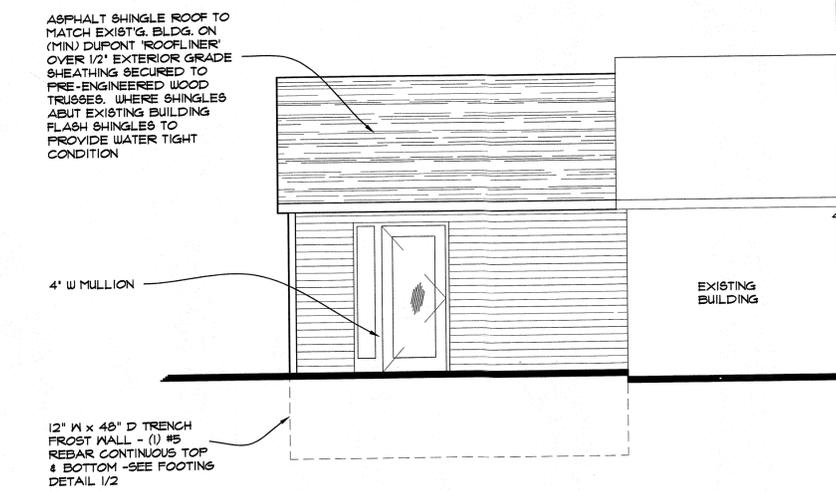
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**PARTIAL EAST ELEVATION** (DOUBLE 4 VINYL SIDING OPTION)  
SCALE: 1/4" = 1' - 0"



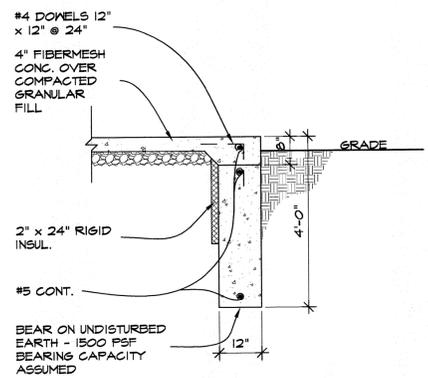
**NORTH ELEVATION** (DOUBLE 4 VINYL SIDING OPTION)  
SCALE: 1/4" = 1' - 0"



**PARTIAL WEST ELEVATION** (DOUBLE 4 VINYL SIDING OPTION)  
SCALE: 1/4" = 1' - 0"

- NOTES:**
- SIDING AS SHOWN SHALL TO BE ALCOA GRAND SIERRA DOUBLE 4" (OR APPROVED EQUAL) OVER TYVEK WEATHER BARRIERS ON 1/2" EXTERIOR GRADE SHEATHING SECURED TO 2"x 4" @ 24" O.C. w/ R-13 BATT INSULATION COVERED w/ 5/8" GYP. BD.
  - SIDING COLOR TO BE PICKED FROM MFR. STANDARD COLORS - PROVIDE THE OWNER w/ COLOR SAMPLES.
  - TRUSS BEARING HEIGHT TO MATCH EXISTING.
  - CEILING TO BE 5/8" TYPE "X" GYP. BD. OVER 6MIL POLY VAPOR BARRIER. FIRE TAPE GYP. BD. ATTACHED TO UNDERSIDE OF TRUSSES. - TAPE V.P. BARRIER - BLOW IN R-38 INSULATION.
  - SOFFIT TO BE PRE-FINISHED VENTED ALUMINUM TO MATCH EXIST.

- TRUSS NOTES:**
- TRUSSES DESIGNED TO CRITERIA PER NOTE 6 UNDER CODE REVIEW PER SHEET 1
  - PROVIDE DRAWINGS & CALCULATIONS TO THE GENERAL CONTRACTOR FOR SUBMITTAL TO THE ARCHITECTS & BUILDING OFFICIAL STAMPED BY AN ILLINOIS LICENSED ENGINEER.

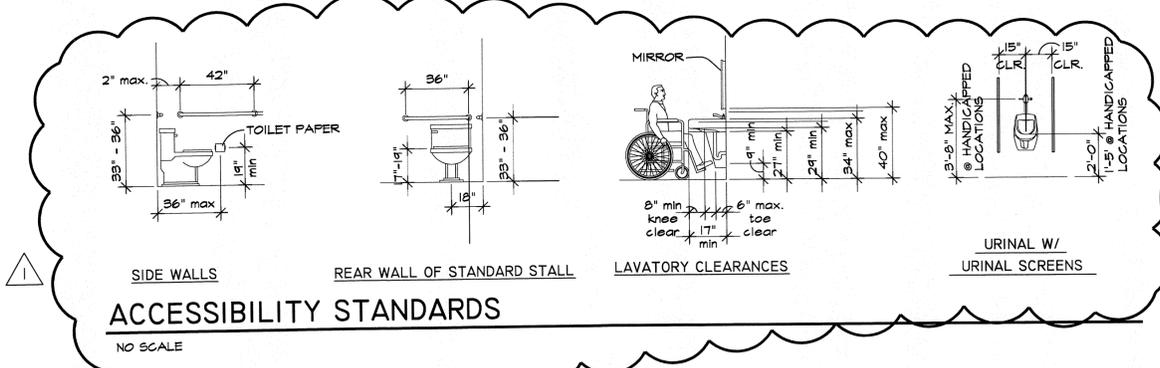


**1 FOOTING DETAIL**  
SCALE: 1/2" = 1' - 0"

- FINISH NOTES:**
- INTERIOR**
- PATCH, PAINT & FINISH ALL WALLS WHERE ALL NEW DOORS ARE INSTALLED.
  - INSTALL FIBERGLASS REINFORCED PANEL (FRP) FULL HEIGHT ON NORTH, SOUTH & WEST WALLS IN NEW H.C. TOILET - PAINT EAST WALL w/ ENAMEL PAINT.
  - FURNISH AND INSTALL NEW VINYL FLOORING IN H.C. TOILET & NEW VESTIBULE w/ 4" VINYL COVE BASE.
  - PAPER TOWEL DISPENSER AND SOAP DISPENSERS WILL BE PROVIDED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR.
  - REPLACE ALL DAMAGED ACOUSTICAL CEILING TILE.
  - GENERAL CONTRACTOR MAY USE STEEL STUDS INSTEAD OF WOOD 2"x4".
  - CEILING TO BE 5/8" TYPE "X" GYP. BD. OVER 6MIL POLY VAPOR BARRIER. FIRE TAPE GYP. BD. ATTACHED TO UNDERSIDE OF TRUSSES. - TAPE V.P. BARRIER. - PAINT BLOW IN R-38 ATTIC INSULATION.
- DOOR NOTES**
- 3'0"x7'0"x1/4" PAINT GRADE FULL LIGHT DOOR w/ SECURITY PANIC HARDWARE.
  - 3'0"x7'0"x1/4" PAINT GRADE SOLID CORE FLUSH PANEL w/ 3' x 30" LITE (SECURITY GLASS) DOOR & KEY OPERATED LOCK SET AND SECURITY HARDWARE.
  - 3'0"x7'0"x1/4" w/ PAINT GRADE FULL HEIGHT LITE (SAFETY GLASS) DOOR w/ CLASSROOM FUNCTION LOCK SET.
  - 3'0"x7'0"x1/4" PAINT GRADE SOLID CORE FLUSH PANEL w/ 30" x 30" LITE (SAFETY GLASS) DOOR w/ CLASSROOM FUNCTION LOCK SET.
  - 3'0"x7'0"x1/4" PAINT GRADE SOLID CORE FLUSH PANEL w/ PRIVACY SET.
  - 3'0"x7'0"x1/4" INSULATED GALV. H.M. w/ 1/4" TEMPERED GLASS FULL HEIGHT LITE & 16" W. FULL HEIGHT SIDE LITE (TEMPERED GLASS) IN GALV. H.M. FRAME - INSTALL PANIC HARDWARE AND ALARM HARDWARE w/ ELECTRIC STRIKE.
  - 3'0"x7'0"x1/4" INSULATED GALV. H.M. w/ 1" INSULATED TEMPERED GLASS FULL HEIGHT & 16" W. FULL HEIGHT SIDE LITE (TEMPERED GLASS) IN GALV. H.M. FRAME - INSTALL PANIC HARDWARE.

- PLUMBING NOTES**
- INSTALL NEW HANDICAPPED WATER CLOSET AND SINK IN H.C. TOILET.
  - EXIT NEW 4" SEWER PIPE TO NORTH ENOUGH TO MISS NEW VESTIBULE AND THEN TURN EAST TO EXISTING CITY MAIN.
  - PAPER TOWEL DISPENSER AND SOAP DISPENSER WILL BE PROVIDED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR.
  - GENERAL CONTRACTOR TO PROVIDE AND INSTALL (1) 36" AND (1) 42" S.S. GRAB BAR AT NEW H.C. WATER CLOSET. PROVIDE STRUCTURAL BACKING IN NEW AND EXISTING WALLS AS REQ'D. FOR ADA REQUIREMENTS.
  - INSTALL (1) NEW SPRINKLER HEAD IN H.C. TOILET.
- ELECTRICAL NOTES**
- PROVIDE NEW 110V. ELECTRICAL OUTLETS IN H.C. TOILET & NEW VESTIBULE.
  - PROVIDE 110V. ELECTRICAL EXHAUST FAN IN H.C. TOILET. SWITCH FAN WITH LIGHT FIXTURES.
  - PROVIDE ELECTRICAL SERVICE FOR NEW SECURITY DEVICES AND TIE INTO EXISTING SECURITY SYSTEMS.
  - FURNISH AND INSTALL NEW FLUORESCENT LIGHTING IN H.C. TOILET AND NEW VESTIBULE w/ NEW SWITCHES - REVIEW FIXTURE SELECTION WITH ARCHITECT.
  - MODIFY EXISTING EMERGENCY LIGHTING SYSTEM AS REQUIRED BY RENOVATION.
  - FURNISH AND INSTALL NEW EXIT LIGHTS, EMERGENCY SMOKE DETECTORS AND SECURITY DEVICES. TIE INTO EXISTING SYSTEMS. EXISTING SYSTEM MEETS THE AMERICANS WITH DISABILITIES ACT (ADA).
  - FURNISH AND INSTALL NEW EXTERIOR LIGHTING UNDER NEW ENTRANCE CANOPY. VERIFY FIXTURES DESIGN WITH ARCHITECT.

- FIRE PROTECTION**
- FURNISH AND INSTALL NEW SPRINKLER HEADS IN H.C. TOILET AND NEW VESTIBULE. FIELD VERIFY SPRINKLER HEAD COVERAGE IN EXISTING HALL IS ADEQUATE. TIE NEW HEADS INTO CENTRALLY MONITORED FIRE SPRINKLER CONTROL SYSTEM. ALL PIPING DISTRIBUTION, HEADS AND ALARM SYSTEM TO MEET CITY OF ROCK ISLAND BUILDING AND FIRE CODES, STATE OF ILLINOIS FIRE MARSHAL REQUIREMENTS AND NFPA REQUIREMENTS. NEW VESTIBULE SPRINKLER HEAD SHOULD BE TIED INTO THE DRY SYSTEM FOR UNHEATED BUILDING TRUSS SPACES.
- ALL NEW DOORS SHALL BE PAINTED TO MATCH EXISTING.
  - GENERAL CONTRACTOR MAY USE PRE-HUNG DOORS IN WOOD FRAMES FOR INTERIOR DOORS.
  - PROVIDE WALL OR FLOOR STOPS AS REQUIRED.
  - ALL NEW DOOR HARDWARE SHALL BE ADA APPROVED - MATCH EXISTING HARDWARE FINISH (FIELD VERIFY).



**ACCESSIBILITY STANDARDS**  
NO SCALE

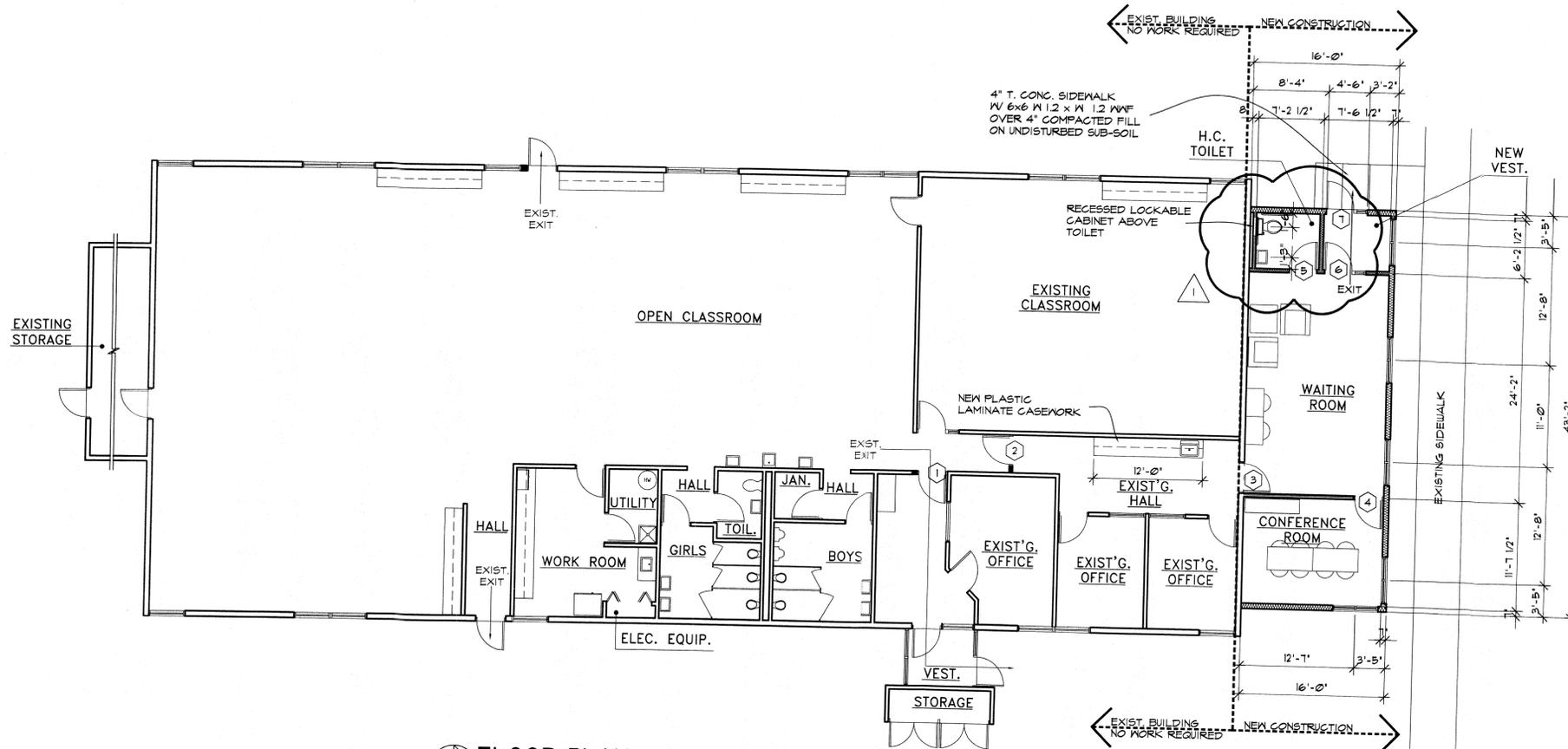
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**RENOVATION OF  
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SKIP-A-LONG DAY CARE  
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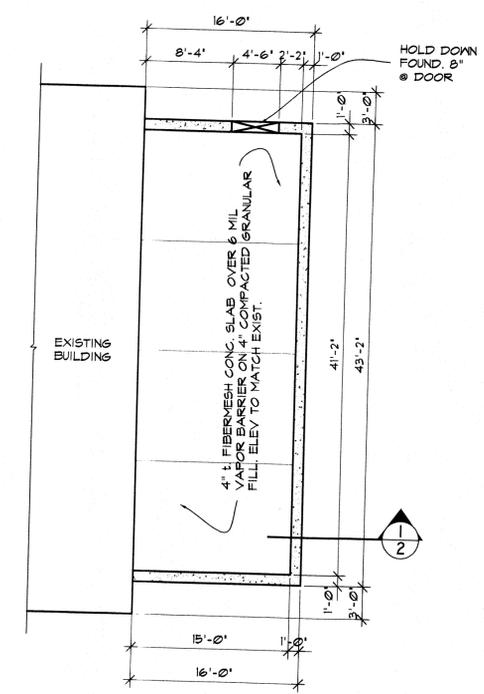
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CHK D.M.K.  
DATE 7/27/09  
JOB 09XXX  
SHEET  
2  
OF 3 SHEETS

PRE-BUILDING INSPECTOR  
E/C/O/C/A  
1  
REVISION

DATE PUBLISHED: Aug 10, 2009 1:13 PM



**FLOOR PLAN**  
SCALE: 1/8" = 1' - 0"  
NORTH



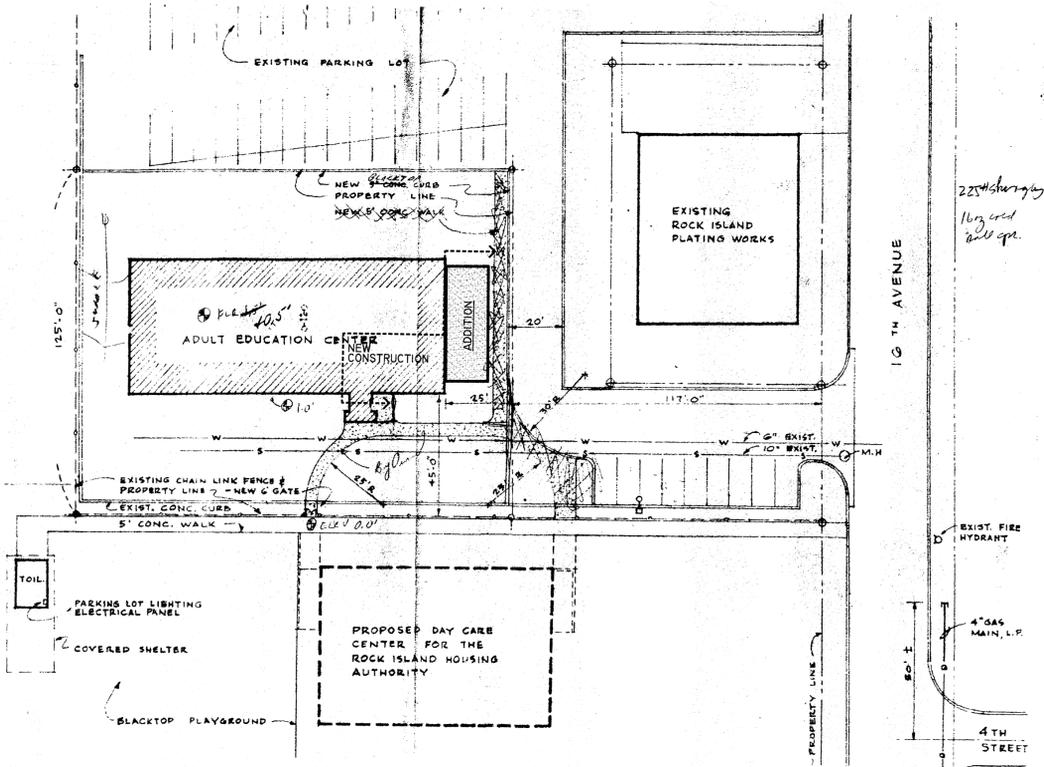
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**WALL LEGEND**

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**SITE PLAN**  
NO SCALE  
NORTH

**Project Location**

ADJACENT TO RAINBOW SKIP-A-LONG  
1609 4TH STREET  
ROCK ISLAND, IL 61201

**EXECUTIVE DIRECTOR:**  
**LAURIE WALKER**  
SKIP-A LONG DAY CARE  
4800 60TH STREET  
MOLINE, IL 61265  
PHONE 309-764-8110  
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**Code Review**

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  - b. STATE OF ILLINOIS PLUMBING CODE
  - c. ILLINOIS ACCESSIBILITY CODE
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GROUP E  
BUILDING SERVES 66 TO 75 CHILDREN AGES 15 MO. TO 12 YRS. QUALIFIES AS GROUP E UNDER SECTION 308.5.2, EXCEPTION
3. **CONSTRUCTION TYPE:**  
TYPE V-B
4. **ACTUAL SQUARE FOOTAGE:**  
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5. **ALLOWABLE AREA GROUP E, TYPE V-B**  
9,500 S.F. NON-SPRINKLED  
NOTE: BUILDING IS SPRINKLERED
6. **DESIGN CRITERIA**
  - A. ROOF TRUSSES : 30# L.L., 10# D.L. BOTTOM CHORD, 10# D.L., TOP CHORD
  - B. 90 MPH WIND LOAD, EXPOSURE B

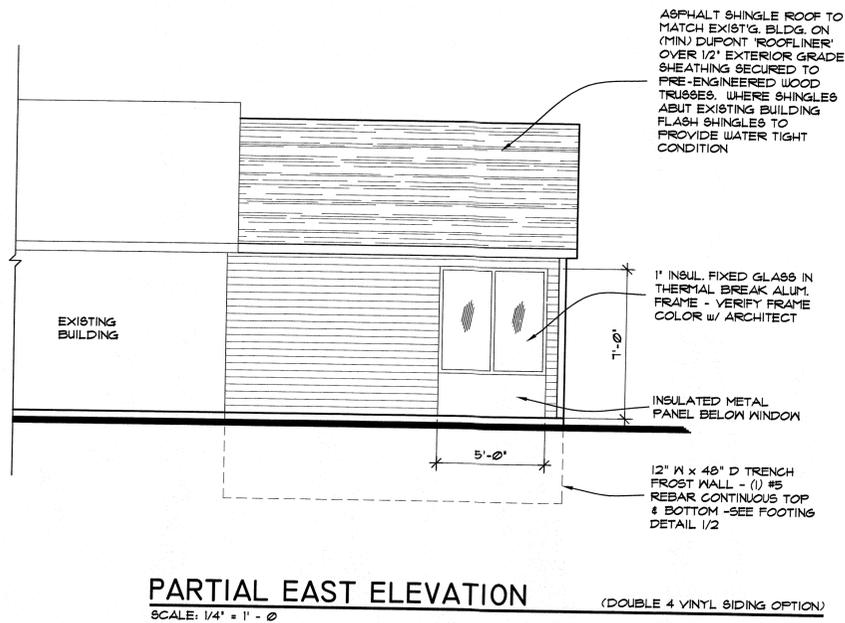
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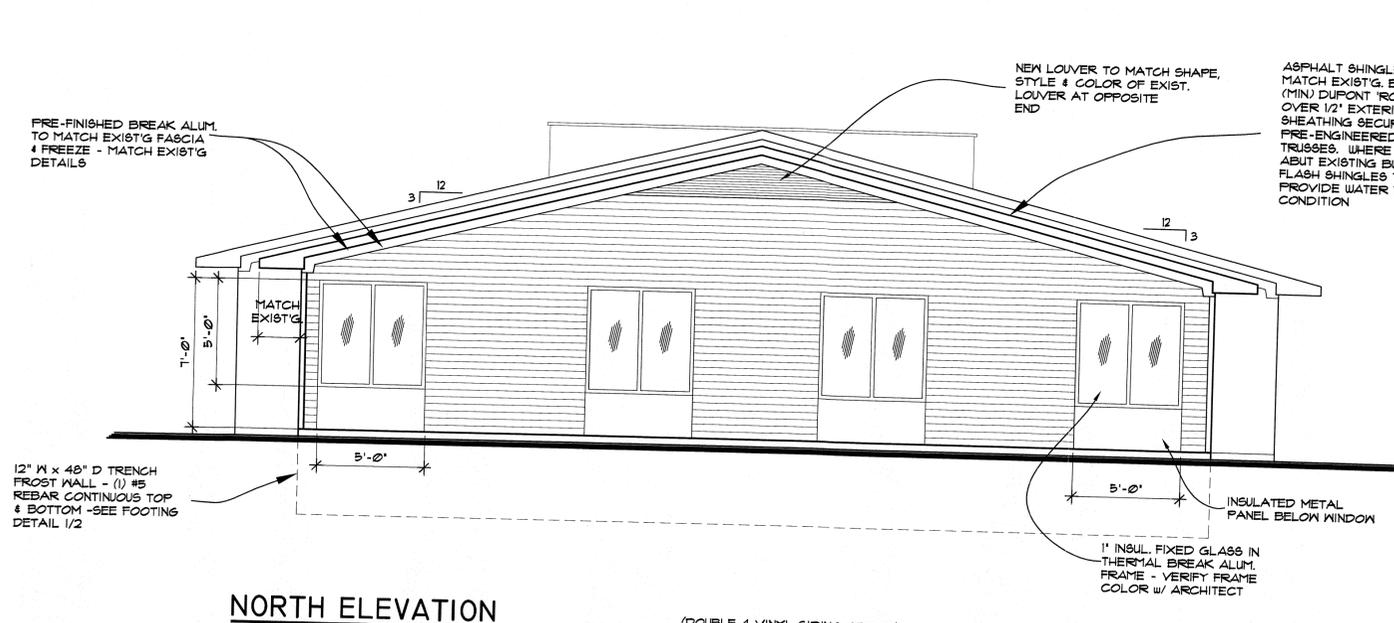
**RENOVATION OF EXISTING BUILDING SKIP-A-LONG DAY CARE ROCK ISLAND, ILLINOIS**

DRN C.B.R.  
CHK D.M.K.  
DATE 7/27/04  
JOB ORXXX  
SHEET  
**1**  
OF 2 SHEETS

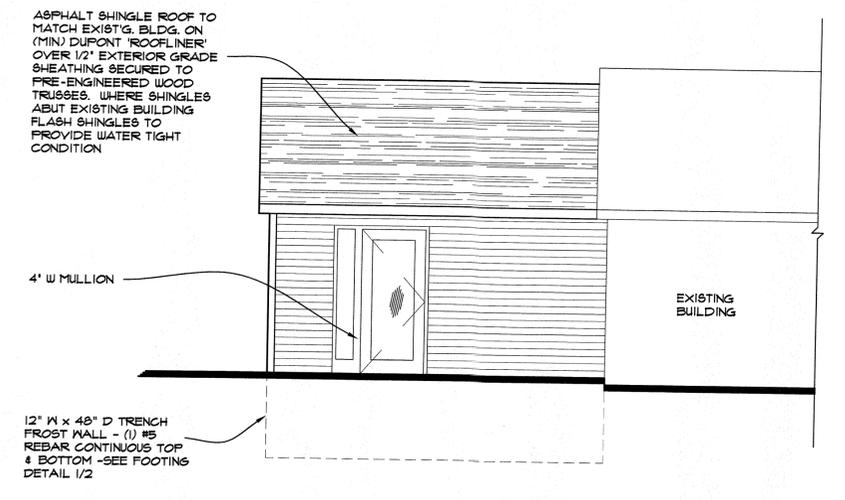
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8/10/04  
FER BUILDING INSPECTOR



**PARTIAL EAST ELEVATION** (DOUBLE 4 VINYL SIDING OPTION)  
SCALE: 1/4" = 1' - 0"



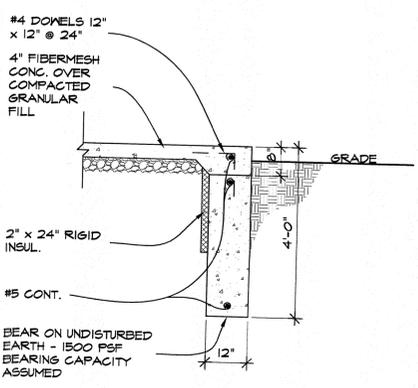
**NORTH ELEVATION** (DOUBLE 4 VINYL SIDING OPTION)  
SCALE: 1/4" = 1' - 0"



**PARTIAL WEST ELEVATION** (DOUBLE 4 VINYL SIDING OPTION)  
SCALE: 1/4" = 1' - 0"

- NOTES:**
- SIDING AS SHOWN SHALL TO BE ALCOA GRAND SIERRA DOUBLE 4" (OR APPROVED EQUAL) OVER TYVEK WEATHER BARRIERS ON 1/2" EXTERIOR GRADE SHEATHING SECURED TO 2"x 4" @ 24" O.C. W/ R-13 BATT INSULATION COVERED W/ 5/8" GYP. BD.
  - SIDING COLOR TO BE PICKED FROM MFR. STANDARD COLORS - PROVIDE THE OWNER W/ COLOR SAMPLES.
  - TRUSS BEARING HEIGHT TO MATCH EXISTING.
  - CEILING TO BE 5/8" TYPE "X" GYP. BD. OVER 6MIL POLY VAPOR BARRIER. FIRE TAPE GYP. BD. ATTACHED TO UNDERSIDE OF TRUSSES. - TAPE V.P. BARRIER - BLOW IN R-38 INSULATION.
  - SOFFIT TO BE PRE-FINISHED VENTED ALUMINUM TO MATCH EXIST.

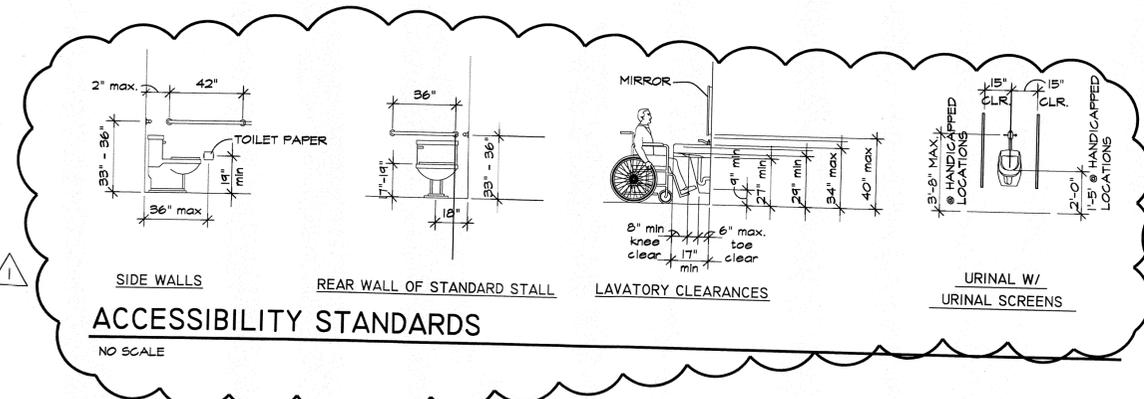
- TRUSS NOTES:**
- TRUSSES DESIGNED TO CRITERIA PER NOTE 6 UNDER CODE REVIEW PER SHEET 1
  - PROVIDE DRAWINGS & CALCULATIONS TO THE GENERAL CONTRACTOR FOR SUBMITTAL TO THE ARCHITECTS & BUILDING OFFICIAL STAMPED BY AN ILLINOIS LICENSED ENGINEER.



**FOOTING DETAIL**  
SCALE: 1/2" = 1' - 0"

- FINISH NOTES:**
- INTERIOR**
- PATCH, PAINT & FINISH ALL WALLS WHERE ALL NEW DOORS ARE INSTALLED.
  - INSTALL FIBERGLASS REINFORCED PANEL (FRP) FULL HEIGHT ON NORTH, SOUTH & WEST WALLS IN NEW H.C. TOILET - PAINT EAST WALL W/ ENAMEL PAINT.
  - FURNISH AND INSTALL NEW VINYL FLOORING IN H.C. TOILET & NEW VESTIBULE W/ 4" VINYL COVE BASE.
  - PAPER TOWEL DISPENSER AND SOAP DISPENSERS WILL BE PROVIDED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR.
  - REPLACE ALL DAMAGED ACOUSTICAL CEILING TILE.
  - GENERAL CONTRACTOR MAY USE STEEL STUDS INSTEAD OF WOOD 2"x4".
  - CEILING TO BE 5/8" TYPE "X" GYP. BD. OVER 6MIL POLY VAPOR BARRIER. FIRE TAPE GYP. BD. ATTACHED TO UNDERSIDE OF TRUSSES. - TAPE V.P. BARRIER - PAINT BLOW IN R-38 ATTIC INSULATION.
- DOOR NOTES**
- 3'0"x7'0" 3/4" PAINT GRADE FULL LIGHT DOOR W/ SECURITY PANIC HARDWARE.
  - 3'0"x7'0" 3/4" PAINT GRADE SOLID CORE FLUSH PANEL W/ 3" x 30" LITE (SAFETY GLASS) DOOR & KEY OPERATED LOCK SET AND SECURITY HARDWARE.
  - 3'0"x7'0" 3/4" W/ PAINT GRADE FULL HEIGHT LITE (SAFETY GLASS) DOOR W/ CLASSROOM FUNCTION LOCK SET.
  - 3'0"x7'0" 3/4" PAINT GRADE SOLID CORE FLUSH PANEL W/ 30" x 30" LITE (SAFETY GLASS) DOOR W/ CLASSROOM FUNCTION LOCK SET.
  - 3'0"x7'0" 3/4" PAINT GRADE SOLID CORE FLUSH PANEL W/ PRIVACY SET.
  - 3'0"x7'0" 3/4" INSULATED GALV. H.M. W/ 1/4" TEMPERED GLASS FULL HEIGHT LITE & 16" W. FULL HEIGHT SIDE LITE (TEMPERED GLASS) IN GALV. H.M. FRAME - INSTALL PANIC HARDWARE AND ALARM HARDWARE W/ ELECTRIC STRIKE.
  - 3'0"x7'0" 3/4" INSULATED GALV. H.M. W/ 1" INSULATED TEMPERED GLASS FULL HEIGHT & 16" W. FULL HEIGHT SIDE LITE (INSULATED TEMPERED GLASS) IN GALV. H.M. FRAME - INSTALL PANIC HARDWARE.

- PLUMBING NOTES**
- INSTALL NEW HANDICAPPED WATER CLOSET AND SINK IN H.C. TOILET.
  - EXIT NEW 4" SEWER PIPE TO NORTH ENOUGH TO MISS NEW VESTIBULE AND THEN TURN EAST TO EXISTING CITY MAIN.
  - PAPER TOWEL DISPENSER AND SOAP DISPENSER WILL BE PROVIDED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR.
  - GENERAL CONTRACTOR TO PROVIDE AND INSTALL (1) 36" AND (1) 42" S.S. GRAB BAR AT NEW H.C. WATER CLOSET. PROVIDE STRUCTURAL BACKING IN NEW AND EXISTING WALLS AS REQ'D. FOR ADA REQUIREMENTS.
  - INSTALL (1) NEW SPRINKLER HEAD IN H.C. TOILET.
- ELECTRICAL NOTES**
- PROVIDE NEW 110V. ELECTRICAL OUTLETS IN H.C. TOILET & NEW VESTIBULE.
  - PROVIDE 110V. ELECTRICAL EXHAUST FAN IN H.C. TOILET. SWITCH FAN WITH LIGHT FIXTURES.
  - PROVIDE ELECTRICAL SERVICE FOR NEW SECURITY DEVICES AND TIE INTO EXISTING SECURITY SYSTEMS.
  - FURNISH AND INSTALL NEW FLUORESCENT LIGHTING IN H.C. TOILET AND NEW VESTIBULE W/ NEW SWITCHES - REVIEW FIXTURE SELECTION WITH ARCHITECT.
  - MODIFY EXISTING EMERGENCY LIGHTING SYSTEM AS REQUIRED BY RENOVATION.
  - FURNISH AND INSTALL NEW EXIT LIGHTS, EMERGENCY SMOKE DETECTORS AND SECURITY DEVICES. TIE INTO EXISTING SYSTEMS. EXISTING SYSTEM MEETS THE AMERICAN'S WITH DISABILITIES ACT (ADA).
  - FURNISH AND INSTALL NEW EXTERIOR LIGHTING UNDER NEW ENTRANCE CANOPY. VERIFY FIXTURES DESIGN WITH ARCHITECT.
- FIRE PROTECTION**
- FURNISH AND INSTALL NEW SPRINKLER HEADS IN H.C. TOILET AND NEW VESTIBULE. FIELD VERIFY SPRINKLER HEAD COVERAGE IN EXISTING HALL IS ADEQUATE. TIE NEW HEADS INTO CENTRALLY MONITORED FIRE SPRINKLER CONTROL SYSTEM. ALL PIPING DISTRIBUTION HEADS AND ALARM SYSTEM TO MEET CITY OF ROCK ISLAND BUILDING AND FIRE CODES, STATE OF ILLINOIS FIRE MARSHAL REQUIREMENTS AND NFPA REQUIREMENTS. NEW VESTIBULE SPRINKLER HEAD SHOULD BE TIED INTO THE DRY SYSTEM FOR UNHEATED BUILDING TRUSS SPACES.



**ACCESSIBILITY STANDARDS**  
NO SCALE

**RENOVATION OF  
EXISTING BUILDING  
SKIP-A-LONG DAY CARE  
ROCK ISLAND, ILLINOIS**

DRN C.B.R.  
CHK D.M.K.  
DATE 7/27/09  
JOB 09XXX  
SHEET  
**2**  
OF 2 SHEETS

**KELLY & ASSOCIATES - ARCHITECTURE**  
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PER BUILDING INSPECTOR  
8/10/09