



OUTLINE OF AVAILABLE SERVICES

CAPITAL IMPROVEMENTS

- A. Architecture/Interior Design
Remodeling of Lobby, Corridors, Meeting Room, Fitness Room, etc.
- B. Infrastructure Improvements
Repairs and/or replacements of existing mechanical, electrical, plumbing, fire protection and security systems.
- C. Facade and Roofing Improvements
Repair and/or replacement of exterior masonry, roofing, fenestration (windows), balconies, decorative elements, and major building components.

CONSTRUCTION RULES & UNIT CONSTRUCTION REVIEWS

- A. Construction Rules
Update existing or develop new remodeling rules for Unit Owner improvements.
- B. Unit Reviews
Review Unit Owner construction documents and provide site visits to review Unit Owner construction.

ENGINEERING AND TRANSITION REPORTS (Existing Conditions Evaluations)

- A. General Property Examinations
Review of all interior common areas, site, and exterior construction.
- B. Unit Owner Questionnaires
Provide a questionnaire to evaluate the overall condition of limited common areas within the building. Information obtained from this questionnaire will be used by the Association to address common concerns and plan for future improvements.
- C. Mechanical, Electrical, Plumbing and Fire Protection Systems (MEP) Evaluations
General review of MEP construction in common and limited common areas, includes interviews with the Chief Engineer and maintenance companies. Upon request, we can provide a detailed review or address a specific concern with the assistance of a special MEP engineering consultant or contractor.
- D. Conveyance System Evaluations (Elevators)
General review of elevator construction in common areas. Upon request, we can provide a detailed review or address a specific concern with the assistance of a special elevator consultant.
- E. Curtainwall (Engineered Exterior Skin) Evaluations
General review of an engineered wall system. Upon request, we can provide a detailed review, "peer" review, or address a specific concern with the assistance of a special wall systems consultant.
- F. Review Association and Management Files
Review documents; focus on patterns of complaints, replacements and repairs.
- G. General Reports
Provide comments and recommendations. The Report shall include Life/Safety, Construction Quality and Design Quality issues. Life/Safety issues will have the non-compliance reference numbers from the Chicago Building Code. Major Construction Quality issues will have non-compliance references from the related trade publications. All photographs will be copied on a computer disc (or similar format) for ease of viewing and distribution.

- H. List of Extraordinary Repairs
Provide a list of outstanding items requiring replacement, repair or completion by the Developer (or Contractor). Additional information can be added such as; priorities, trade responsible for the work and approximate costs.

RESERVE STUDIES (20 Year Capital Improvement Plans)

(A full or partial Engineering Report is required prior to starting a Reserve Study.)

- A. General Estimating Services
Provide general estimating services for the repair and/or replacement of main property components. Includes providing preliminary estimates for upcoming major repair projects.
- B. Project Specific Estimating Services
Solicit preliminary estimates from contractors to address specific concerns (eg. repair/replacement of masonry, concrete, roofing, etc.).
- C. Expense and Funding Analysis
Review property and management financial reports, consult with the Association Treasurer and/or Finance Committee; provide a "Useful Life and Replacement Schedule" and "Annual Expense Schedule" for the next 20 years.
- D. Reserve Options (Long-Range Planning)
Provide Annual Expense Schedules with different contribution paths for Client evaluation.
- E. "Green" Reserve Study (See Sustainability Services below.)
Incorporate sustainability improvements that will make the property more energy efficient, healthy and environmentally friendly.

EXTERIOR FACADE EXAMINATIONS

- A. Ongoing Inspections and Repair Program Reports
Visual inspection of the building's exterior with a report and recommended repair estimates.
- B. Critical Examination Reports
Hands-on examination, repair and maintenance recommendations, and detailed report with drawings.

MISCELLANEOUS CONSULTING SERVICES

- A. Request For Proposals
Develop "Request For Proposal" (RFP) documents which are used for preliminary pricing and/or construction. These documents may include a Bid Form with separate costs and unit prices.

SUSTAINABILITY SERVICES

- A. "Green" Improvements
Provide options for "green" improvements. The sustainability improvements will make the property more energy efficient, healthy and environmentally friendly. Design and assist with the implementation of the improvements.
- B. Large-Scale Winterization Improvements
Provide an inspection with a thermo-graphic device to locate exterior wall and roof deficiencies. Develop repair methods, price improvements, and assist with construction. The improvements can be scheduled and funded through proper planning in the Reserve Study.

Additional architectural, interior design and engineering services are available upon request.





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REFERENCES

ARCHITECTURE AND CONSULTING:

10 East Delaware Condominium

Ms. Sandy Fiore
Property Manager
(312) 255-9700

40 East Delaware Condominium

Ms. Lydia Rudolph
Property Manager
(312) 291-9085

800 North Michigan Condominium

Ms. Paulette Rodriguez
Property Manager
(312) 587-3280

1420 Sheridan (Wilmette) Condominium

Mr. William Sturgis
Property Manager
(847) 251-9492

2800 N. Lake Shore Dr. Condominium

Ms. Susan Hess
Property Manager
(773) 528-8660

Ambassador Condominium

Ms. Nanci Gonzales
Property Manager
(312) 202-0800

American Community Management

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Arnstein & Lehr

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(312) 944-3484

City View Condominium

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(312) 595-9570

FirstService Residential

Ms. Margaret Shamberger
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(312) 346-8600

FirstService Residential

Mr. Robert W. Meyer
Director of Engineering Services
(312) 335-5664

Levenfeld Pearlstein

Mr. Howard Dakoff
Attorney (Condominium Specialist)
(312) 346-8380

Schiff, Hardin & Waite

Mr. Mark Friedlander
Attorney (Construction & Engineering)
(312) 876-1000

Sudler

Mr. Robert Graff
Executive Vice President
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Additional references available upon request.



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REFERENCES

CONDOMINIUM, CO-OP, TOWN HOME, and SINGLE-FAMILY COMMUNITY CLIENTS

2 East Erie, Chicago
10 East Delaware, Chicago
10 West Delaware, Chicago
30 East Huron, Chicago
33 East Cedar, Chicago
40 East Delaware, Chicago
70 East Cedar, Chicago
100 East Bellevue, Chicago
100 East Walton, Chicago
110 East Delaware, Chicago
132 East Delaware, Chicago
253 East Delaware, Chicago
360 East Randolph, Chicago
400 East Randolph, Chicago
401 East Ontario, Chicago
725 N. Sheridan, Chicago
777 North Michigan, Chicago
800 North Michigan, Chicago
840 North Lake Shore Dr., Chicago
901 South Plymouth, Chicago
1000 Village Center, Burr Ridge
1122 North Dearborn, Chicago
1133 South Wabash, Chicago
1150 North Lake Shore Drive, Chicago
1212 North Lake Shore Drive, Chicago
1301 North Astor, Chicago
1344 North Dearborn, Chicago
1420 Sheridan, Wilmette
1550 North State, Chicago
1700 East 56th, Chicago
2322 North Commonwealth, Chicago
2800 North Orchard, Chicago
2912 North Commonwealth, Chicago
3000 North Sheridan, Chicago
3100 North Sheridan, Chicago
3150 North Sheridan, Chicago
3240 N. Lake Shore Drive, Chicago
3260 N. Lake Shore Drive, Chicago
3270 N. Lake Shore Drive, Chicago
3950 N. Lake Shore Drive, Chicago
4200 N. Marine, Chicago
6334 North Sheridan, Chicago
Ambassador, Chicago
Ambassador House, Chicago
Americana Tower, Chicago
Archer Building, Chicago
Arlington Club, Wheeling
Astor Tower, Chicago
Barcelona, Skokie
Carlyle, Chicago
Chantilly, Highland Park
CityView, Chicago
Cypress Point, Lincolnwood
Darien, Chicago
Dearborn Tower, Chicago
Drake Towers, Chicago
Edmundton, Evanston
Fordham, Chicago
Fulton Court, Chicago
Garibaldi Square, Chicago
Granville Beach, Chicago
Harbor Square, Chicago
Hinman House, Evanston
Inverrary, Deerfield
Kennelly Square, Chicago
Lake Point Tower, Chicago
Metropolitan Tower, Chicago
Mission Hills, Northbrook
Newberry Plaza, Chicago
Newport, Chicago
Oak Club, Chicago
Park Edgewater, Chicago
Park Monroe, Chicago
Park West, Deerfield
Pattington, Chicago
Paulina Court, Chicago
Pierre, Chicago
Pointe @ Lincoln Park, Chicago
Prairie Shores, Chicago
Prairie District Townhomes, Chicago
Ritchie Tower, Chicago
RiverView, Chicago
Riverwoods, Melrose Park
Sandburg Village, Chicago
Seminary Court, Chicago
Shoreline Park, Chicago
Silver Tower, Chicago
Southgate on the Glen, Glenview
Streeterville North, Chicago
Talman Courts, Chicago
Tuxedo Park, Chicago
Two East Oak, Chicago
Valley Lo, Glenview
Verona, Wilmette
Water Tower Place, Chicago

Additional multi-family residential references available upon request.