Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #8

Tracking Number

ADM 2017-70

Agenda Item Summary Memo

Title: Building Condition Reports 2017

Meeting and Date: Public Works Committee - September 19, 2017

Synopsis: Discussion of the Preliminary Reports from the Building Condition Survey that EMG performed on City-owned structures and facilities.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: N/A

Council Action Requested: N/A

Submitted by: Erin Willrett (Name) Administration (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Public Works Committee
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Date: September 14, 2017
Subject: EMG Building Condition Reports 2017

Summary

Discussion of the Preliminary Reports from the Building Condition Survey that EMG performed on City-owned structures and facilities.

Background

The City went out for qualifications on November 2, 2016. The City contracted with EMG on March 28, 2017. The project was kicked-off on May 10, 2017 and the field work took place during May 15 – June 8th. Three structures were added to the study after the original contract had been approved. Those structures are 102 E. Van Emmon, 609 N. Bridge Street and Prestwick Lift Station.

EMG's reports include an assessment of all City-owned buildings, structures and parking facilities (structural frame and building envelope, curtain wall, roofing, plumbing, heating, air conditioning and ventilation, electrical, vertical transportation, life safety/fire protection, interior elements, code inquiries, ADA, and mold). An equipment inventory was also completed. Bar-coding of the equipment and start-up with facility dude, which is an online portal that will hold the database information, will not be initiated until the reports are finalized.

The preliminary Building Conditions Reports are attached for your review. Also attached are 3 spreadsheets breaking down the reports. One is an overall list of structures/facilities reviewed. The second is the structures/facilities reviewed ranked by an immediate repair Facilities Condition Index (FCI) rating from very poor to good. The third is a breakdown of structure/facilities reviewed ranked by a 10 year FCI rating, this is the ratio of anticipated capital reserve needs over the next ten years to the current replacement value. One of the major goals of the reports was to calculate the FCI, which gives an indication of a building's overall condition. There are a few outstanding items that still need to be addressed between the consultant and the written reports. Staff expects minor updates to the reports to be forthcoming.

Recommendation

There is no formal staff recommendation during this time of review. Please read the documents provided and let staff know if you have any questions.

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

New City Hall
102 East Van Emmon Street
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:	Date of Report:	On Site Date:
122700.17R000-001.322	June 13, 2017	May 16, 2017

Immediate Repairs Report
New City Hall
9/13/2017

EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	608169	Accessibile Elevator, Elevator/Lift, Audible Signals, Cab,	1	EA	$759.00	$759	**$759**
3.1	608115	Accessible Elevator, Elevator/Lift, Jamb Signage, Lobby (per Stop/Floor),	2	STOP	$101.20	$202	**$202**
3.1	608163	Accessibility, Miscellaneous, Ramp/Stairs, Handrails,	4	EA	$316.25	$1,265	**$1,265**
3.1	608165	Accessible Parking, Parking, Designated Stall with Pavement Markings & Signage (Van),	1	EA	$1,391.50	$1,392	**$1,392**
3.1	608100	Accessible Parking, Parking, Designated Stall with Pavement Markings & Signage,	1	EA	$1,265.00	$1,265	**$1,265**
3.1	608107	Accessible Restroom, Restroom, Lavatory Pipe Wraps,	5	EA	$75.90	$380	**$380**
3.1	608123	Accessible Site, Site, Walkways, Curb Cut Ramp,	2	EA	$1,897.50	$3,795	**$3,795**
5.2	608113	Parking Lot, Parking Lot, Repair	27780	SF	$0.38	$10,543	**$10,543**
5.2	608133	Parking Lot, Parking Lot, Full Depth (including sub-base), Repair	27780	SF	$5.90	$163,902	**$163,902**
5.2	608135	Exterior Stair/Ramp, No Rails (per LF of Nosing), Replace	40	LF	$38.43	$1,537	**$1,537**
5.4	608134	Sump Pump, 3 HP, Replace	1	EA	$50,000.00	$50,000	**$50,000**
5.4	608172	Sump Pump, 3 HP, Replace	1	EA	$50,000.00	$50,000	**$50,000**
5.4	608140	Rain Water Drainage	800	SF	$35.92	$28,736	**$28,736**
5.5	608158	Exterior Light Pole, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp), Repair	8	EA	$2,246.90	$17,975	**$17,975**
6.2	608104	Basement Wall	600	SF	$8.12	$4,872	**$4,872**
6.2	608150	Structural Flooring/Decking, , Repair	40	SF	$28.85	$1,154	**$1,154**
6.3	608128	Roof, , Replace	1115	SF	$9.00	$10,031	**$10,031**
6.4	608138	Exterior Wall	125	LF	$2.82	$353	**$353**
6.4	608157	Brick Veneer Exterior Wall, Exterior, 1-2 Stories, Repair	25	SF	$41.28	$1,032	**$1,032**
6.4	608166	Exterior Wall Paint, 1-2 Stories, Repair	360	SF	$2.87	$1,033	**$1,033**
6.6	608103	Storefront System, Gaskets and Seals, Replace	800	LF	$5.91	$4,728	**$4,728**
7.1	608101	Elevator, Hydraulic, 3000 to 4000 LB, 2 Floors,	1	EA	$119,090.40	$119,090	**$119,090**
7.1	608099	Gas Distribution System, 0.75 HP, Replace	1	EA	$4,696.77	$4,697	**$4,697**
7.1	608114	Boiler, Gas, 251 to 300 MBH, Replace	1	EA	$15,756.70	$15,757	**$15,757**
7.1	608155	Split System, Split System DX, Air-Cooled, 11 to 12.5 Ton, Replace	1	EA	$19,016.09	$19,016	**$19,016**
7.1	608109	Split System, Split System DX, Air-Cooled, 8 to 10 Ton, Replace	1	EA	$15,825.28	$15,825	**$15,825**
7.1	608146	Air Handler, Multizone, 15,001 to 20,000 CFM, Replace	1	EA	$54,822.31	$54,822	**$54,822**
7.1	608136	Air Handler, Multizone, 6,501 to 8,000 CFM, Replace	1	EA	$26,016.62	$26,017	**$26,017**
7.1	608126	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	1	EA	$889.90	$890	**$890**
7.1	608111	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	1	EA	$2,021.87	$2,022	**$2,022**
7.1	608102	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	1	EA	$2,021.87	$2,022	**$2,022**
7.1	608162	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	1	EA	$889.90	$890	**$890**
7.1	608148	HVAC Automation/Safety, Full Upgrade (per SF),	14000	SF	$5.36	$75,075	**$75,075**
7.4	608118	Switchgear, 208 Y, 120 V, 800 Amp, Replace	1	EA	$179,033.12	$179,033	**$179,033**
7.4	608153	Lighting & Branch Wiring System, Full Upgrade, Office (per SF),	14000	SF	$9.24	$129,388	**$129,388**
8.1	608110	Interior Door, Solid Core, Painted/Stained, Interior Door, Replace	16	EA	$1,423.11	$22,770	**$22,770**
8.1	608121	Interior Walls, Interior Wall, Repair	27300	SF	$1.42	$38,853	**$38,853**
8.1	608098	Floor Finishings, , Replace	1200	SF	$8.43	$10,122	**$10,122**

EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
8.1	608159	Floor Finishings, Standard Commercial, Medium Traffic, Replace	450	SF	$7.26	$3,265	**$3,265**
9	608137	Exterior Door, Exterior Door, Replace	2	EA	$950.12	$1,900	**$1,900**
	671330	Interior Floor Finish, Vinyl Tile (VCT), Replace	7000	SF	$4.80	$33,604	**$33,604**
	671325	Sprinkler System, Full Retrofit, Office (per SF), Renovate	14000	SF	$8.00	$111,982	**$111,982**
	671327	Electrical System, Office Building, Upgrade	7000	SF	$27.25	$190,777	**$190,777**
	671326	Structure/Building, , Demolition, new partition walls	7000	SF	$22.46	$157,220	**$157,220**
Immediate Repairs Total							**$1,569,991**

* Location Factor (1.0) included in totals.

Replacement Reserves Report

New City Hall

9/13/2017

Location	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total Escalated Estimate
New City Hall	$1,569,991	$0	$0	$2,609	$0	$43,171	$0	$27,219	$125,576	$0	$65,815	$56,356	$35,985	$125,176	$4,915	$379,491	$62,348	$159,831	$13,706	$0	**$2,672,191**
GrandTotal	**$1,569,991**	**$0**	**$0**	**$2,609**	**$0**	**$43,171**	**$0**	**$27,219**	**$125,576**	**$0**	**$65,815**	**$56,356**	**$35,985**	**$125,176**	**$4,915**	**$379,491**	**$62,348**	**$159,831**	**$13,706**	**$0**	**$2,672,191**

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
3.1	608164	ADA, Pull Cord, , Install	15	0	15	2	EA	$186.08	$372																$372					**$372**
3.1	608169	Accessibile Elevator, Elevator/Lift, Audible Signals, Cab,	0	0	0	1	EA	$759.00	$759	$759																				**$759**
3.1	608115	Accessible Elevator, Elevator/Lift, Jamb Signage, Lobby (per Stop/Floor),	0	0	0	2	STOP	$101.20	$202	$202																				**$202**
3.1	608163	Accessibility, Miscellaneous, Ramp/Stairs, Handrails,	0	0	0	4	EA	$316.25	$1,265	$1,265																				**$1,265**
3.1	608165	Accessible Parking, Parking, Designated Stall with Pavement Markings & Signage (Van),	0	0	0	1	EA	$1,391.50	$1,392	$1,392																				**$1,392**
3.1	608100	Accessible Parking, Parking, Designated Stall with Pavement Markings & Signage,	0	0	0	1	EA	$1,265.00	$1,265	$1,265																				**$1,265**
3.1	608107	Accessible Restroom, Restroom, Lavatory Pipe Wraps,	0	0	0	5	EA	$75.90	$380	$380																				**$380**
3.1	608123	Accessible Site, Site, Walkways, Curb Cut Ramp,	0	0	0	2	EA	$1,897.50	$3,795	$3,795																				**$3,795**
5.2	608113	Parking Lot, Parking Lot, Repair	5	27	0	27780	SF	$0.38	$10,543	$10,543					$10,543					$10,543					$10,543					**$42,170**
5.2	608133	Parking Lot, Parking Lot, Full Depth (including sub-base), Repair	0	27	0	27780	SF	$5.90	$163,902	$163,902																				**$163,902**
5.2	608139	Pedestrian Pavement, , Replace	30	22	8	1500	SF	$19.82	$29,733									$29,733												**$29,733**
5.2	608135	Exterior Stair/Ramp, No Rails (per LF of Nosing), Replace	25	27	0	40	LF	$38.43	$1,537	$1,537																				**$1,537**
5.4	608134	Sump Pump, 3 HP, Replace	15	16	0	1	EA	$50,000.00	$50,000	$50,000															$50,000					**$100,000**
5.4	608172	Sump Pump, 3 HP, Replace	15	16	0	1	EA	$50,000.00	$50,000	$50,000															$50,000					**$100,000**
5.4	608140	Rain Water Drainage	40	41	0	800	SF	$35.92	$28,736	$28,736																				**$28,736**
5.5	608117	Lighting Fixture, 80 W, Replace	20	17	3	4	EA	$256.88	$1,028				$1,028																	**$1,028**
5.5	608158	Exterior Light Pole, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp), Repair	10	9	* 1	8	EA	$2,246.90	$17,975	$17,975										$17,975										**$35,950**
6.2	608104	Basement Wall	40	41	0	600	SF	$8.12	$4,872	$4,872																				**$4,872**
6.2	608150	Structural Flooring/Decking, , Repair	0	41	0	40	SF	$28.85	$1,154	$1,154																				**$1,154**
6.3	608128	Roof, , Replace	20	25	0	1115	SF	$9.00	$10,031	$10,031																				**$10,031**
6.3	608147	Roof, , Replace	20	3	17	6070	SF	$15.93	$96,701																		$96,701			**$96,701**
6.4	608138	Exterior Wall	10	17	0	125	LF	$2.82	$353	$353										$353										**$705**
6.4	608157	Brick Veneer Exterior Wall, Exterior, 1-2 Stories, Repair	25	41	0	25	SF	$41.28	$1,032	$1,032																				**$1,032**
6.4	608166	Exterior Wall Paint, 1-2 Stories, Repair	10	41	0	360	SF	$2.87	$1,033	$1,033										$1,033										**$2,067**
6.6	608103	Storefront System, Gaskets and Seals, Replace	15	17	0	800	LF	$5.91	$4,728	$4,728															$4,728					**$9,456**
6.6	608127	Storefront	30	22	8	8	EA	$2,106.57	$16,853									$16,853												**$16,853**
6.6	608116	Storefront	30	17	13	1000	SF	$48.00	$48,000														$48,000							**$48,000**
6.6	608120	Overhead Door, 144 SF, Replace	35	17	18	2	EA	$4,025.54	$8,051																			$8,051		**$8,051**
7.1	608101	Elevator, Hydraulic, 3000 to 4000 LB, 2 Floors,	30	41	0	1	EA	$119,090.40	$119,090	$119,090																				**$119,090**
7.1	608152	Backflow Preventer, 3", Replace	15	4	11	1	EA	$4,756.10	$4,756												$4,756									**$4,756**
7.1	608105	Water Pumps, 0.5 HP, Replace	15	10	5	1	EA	$814.40	$814						$814															**$814**
7.1	608143	Water Pumps, 0.5 HP, Replace	15	10	5	1	EA	$814.40	$814						$814															**$814**
7.1	608099	Gas Distribution System, 0.75 HP, Replace	20	41	0	1	EA	$4,696.77	$4,697	$4,697																				**$4,697**
7.1	608114	Boiler, Gas, 251 to 300 MBH, Replace	25	41	0	1	EA	$15,756.70	$15,757	$15,757																				**$15,757**
7.1	608122	Boiler, Gas, 126 to 250 MBH, Replace	25	15	10	1	EA	$14,377.52	$14,378											$14,378										**$14,378**
7.1	608119	Boiler Room Piping System, 61 to 100 GAL, Replace	25	11	14	1	EA	$3,249.54	$3,250															$3,250						**$3,250**
7.1	608155	Split System, Split System DX, Air-Cooled, 11 to 12.5 Ton, Replace	15	21	0	1	EA	$19,016.09	$19,016	$19,016															$19,016					**$38,032**
7.1	608109	Split System, Split System DX, Air-Cooled, 8 to 10 Ton, Replace	15	21	0	1	EA	$15,825.28	$15,825	$15,825															$15,825					**$31,651**
7.1	608146	Air Handler, Multizone, 15,001 to 20,000 CFM, Replace	30	41	0	1	EA	$54,822.31	$54,822	$54,822																				**$54,822**

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
7.1	608136	Air Handler, Multizone, 6,501 to 8,000 CFM, Replace	30	41	0	1	EA	$26,016.62	$26,017	$26,017																				**$26,017**
7.1	608160	Air Handler, 3 HP, Open Drip Proof, Premium Efficiency,	18	13	5	1	EA	$1,763.23	$1,763						$1,763															**$1,763**
7.1	608108	Fan, Axial Flow, 3,801 to 5,000 CFM, Replace	20	13	7	1	EA	$8,997.33	$8,997								$8,997													**$8,997**
7.1	608106	Air Handler, 3 HP, Open Drip Proof, Premium Efficiency,	18	11	7	1	EA	$1,763.23	$1,763								$1,763													**$1,763**
7.1	608151	Fan, Axial Flow, 3,801 to 5,000 CFM, Replace	20	13	7	1	EA	$8,997.33	$8,997								$8,997													**$8,997**
7.1	608125	Air Handler, 7.5 HP, Open Drip Proof, Premium Efficiency,	18	11	7	1	EA	$2,373.64	$2,374								$2,374													**$2,374**
7.1	608131	Air Handler, 3 HP, Open Drip Proof, Premium Efficiency,	18	7	11	1	EA	$1,263.23	$1,263												$1,263									**$1,263**
7.1	608126	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	32	0	1	EA	$889.90	$890	$890															$890					**$1,780**
7.1	608111	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	32	0	1	EA	$2,021.87	$2,022	$2,022															$2,022					**$4,044**
7.1	608102	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	32	0	1	EA	$2,021.87	$2,022	$2,022															$2,022					**$4,044**
7.1	608162	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	32	0	1	EA	$889.90	$890	$890															$890					**$1,780**
7.1	608130	Package Unit, Single Zone, 6 to 7.5 Ton, Replace	15	4	11	1	EA	$14,395.83	$14,396												$14,396									**$14,396**
7.1	608148	HVAC Automation/Safety, Full Upgrade (per SF),	20	41	0	14000	SF	$5.36	$75,075	$75,075																				**$75,075**
7.1	608112	Generator, Gas or Gasoline, 10 kW to 30 kW, Replace	25	10	15	1	EA	$30,401.80	$30,402																$30,402					**$30,402**
7.2	608161	Toilet, One Piece, Replace	20	8	12	6	EA	$1,055.15	$6,331													$6,331								**$6,331**
7.2	608129	Urinal, Vitreous China, Replace	20	8	12	1	EA	$1,193.44	$1,193													$1,193								**$1,193**
7.2	608142	Lavatory, Enameled Steel, Replace	20	8	12	6	EA	$353.05	$2,118													$2,118								**$2,118**
7.2	608144	Service Sink, Porcelain Enamel, Cast Iron, Replace	20	17	3	1	EA	$1,360.33	$1,360				$1,360																	**$1,360**
7.2	608141	Bathtub/Shower, Fiberglass, Replace	20	8	12	6	EA	$2,599.44	$15,597													$15,597								**$15,597**
7.2	608170	Water Heater, Gas, Commercial, 60 to 120 GAL, Replace	15	7	8	1	EA	$10,698.82	$10,699									$10,699												**$10,699**
7.2	608167	Water Pumps, 1 to 3 HP, Replace	15	7	8	1	EA	$2,993.56	$2,994									$2,994												**$2,994**
7.4	608118	Switchgear, 208 Y, 120 V, 800 Amp, Replace	30	41	0	1	EA	$179,033.12	$179,033	$179,033																				**$179,033**
7.4	608154	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	25	5	2	EA	$5,079.93	$10,160						$10,160															**$10,160**
7.4	608153	Lighting & Branch Wiring System, Full Upgrade, Office (per SF),	25	25	0	14000	SF	$9.24	$129,388	$129,388																				**$129,388**
7.6	608156	Fire Extinguisher, , Replace	15	5	10	4	EA	$356.54	$1,426											$1,426										**$1,426**
7.6	608145	Fire Alarm System, Addressable, Replace	15	4	11	1	EA	$20,297.59	$20,298												$20,298									**$20,298**
7.6	608124	Fire Alarm System, Full Upgrade/Install, Office (per SF),	20	7	13	14000	SF	$2.36	$33,033														$33,033							**$33,033**
7.6	608171	Emergency Exit System, w/ Battery, Replace	10	5	5	5	EA	$418.95	$2,095						$2,095										$2,095					**$4,190**
7.6	608149	Emergency Exit System, 2 Light w/ Battery, Replace	10	5	5	9	EA	$1,227.87	$11,051						$11,051										$11,051					**$22,102**
8.1	608110	Interior Door, Solid Core, Painted/Stained, Interior Door, Replace	20	20	0	16	EA	$1,423.11	$22,770	$22,770																				**$22,770**
8.1	608121	Interior Walls, Interior Wall, Repair	8	20	0	27300	SF	$1.42	$38,853	$38,853								$38,853								$38,853				**$116,560**
8.1	608098	Floor Finishings, , Replace	15	48	0	1200	SF	$8.43	$10,122	$10,122															$10,122					**$20,244**
8.1	608168	Floor Finishings, Vinyl Plank, Replace	15	2	13	600	SF	$7.01	$4,206														$4,206							**$4,206**
8.1	608159	Floor Finishings, Standard Commercial, Medium Traffic, Replace	10	48	0	450	SF	$7.26	$3,265	$3,265										$3,265										**$6,531**
9	608137	Exterior Door, Exterior Door, Replace	25	27	0	2	EA	$950.12	$1,900	$1,900																				**$1,900**
	671330	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	14	* 1	7000	SF	$4.80	$33,604	$33,604															$33,604					**$67,208**
	671325	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	49	* 1	14000	SF	$8.00	$111,982	$111,982																				**$111,982**
	671327	Electrical System, Office Building, Upgrade	40	39	* 1	7000	SF	$27.25	$190,777	$190,777																				**$190,777**
	671326	Structure/Building, , Demolition, new partition walls	0	1	0	7000	SF	$22.46	$157,220	$157,220																				**$157,220**
Totals, Unescalated										**$1,569,991**	**$0**	**$0**	**$2,388**	**$0**	**$37,240**	**$0**	**$22,132**	**$99,131**	**$0**	**$48,973**	**$40,713**	**$25,239**	**$85,239**	**$3,250**	**$243,581**	**$38,853**	**$96,701**	**$8,051**	**$0**	**$2,321,480**
Location Factor (1.00)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0% inflation, compounded annually)										**$1,569,991**	**$0**	**$0**	**$2,609**	**$0**	**$43,171**	**$0**	**$27,219**	**$125,576**	**$0**	**$65,815**	**$56,356**	**$35,985**	**$125,176**	**$4,915**	**$379,491**	**$62,348**	**$159,831**	**$13,706**	**$0**	**$2,672,191**

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	102 East Van Emmon Street, Yorkville, Illinois 60560
Year Constructed/Renovated:	Originally constructed 1930s Addition 2002 Partially renovated 2012 to 2014
Current Occupants:	None
Percent Utilization:	0%
Management Point of Contact:	Mr. Peter Ratos, Building Code Official, City of Yorkville 630.553.8574 phone
Property Type:	Municipal
Site Area:	3.43 acres
Building Area:	14,000 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	41 spaces in open lots
Building Construction:	Masonry bearing walls and metal-framed roofs.
Roof Construction:	Flat roofs with built-up membrane.
Exterior Finishes:	Brick Veneer
Heating, Ventilation and Air Conditioning:	Central system with boilers, air handlers, and split system units. Individual package unit.
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, exit signs, and backup light fixtures.
Dates of Visit:	5/16/2017
On-Site Point of Contact (POC):	Peter Ratos
Assessment and Report Prepared by:	Kevin Koranda
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair to Poor	HVAC	Fair
Structure	Fair	Plumbing	Fair

Systemic Condition Summary			
Roof	Fair to Poor	Electrical	Fair
Vertical Envelope	Fair	Elevators	Fair
Interiors	Poor	Fire	Fair

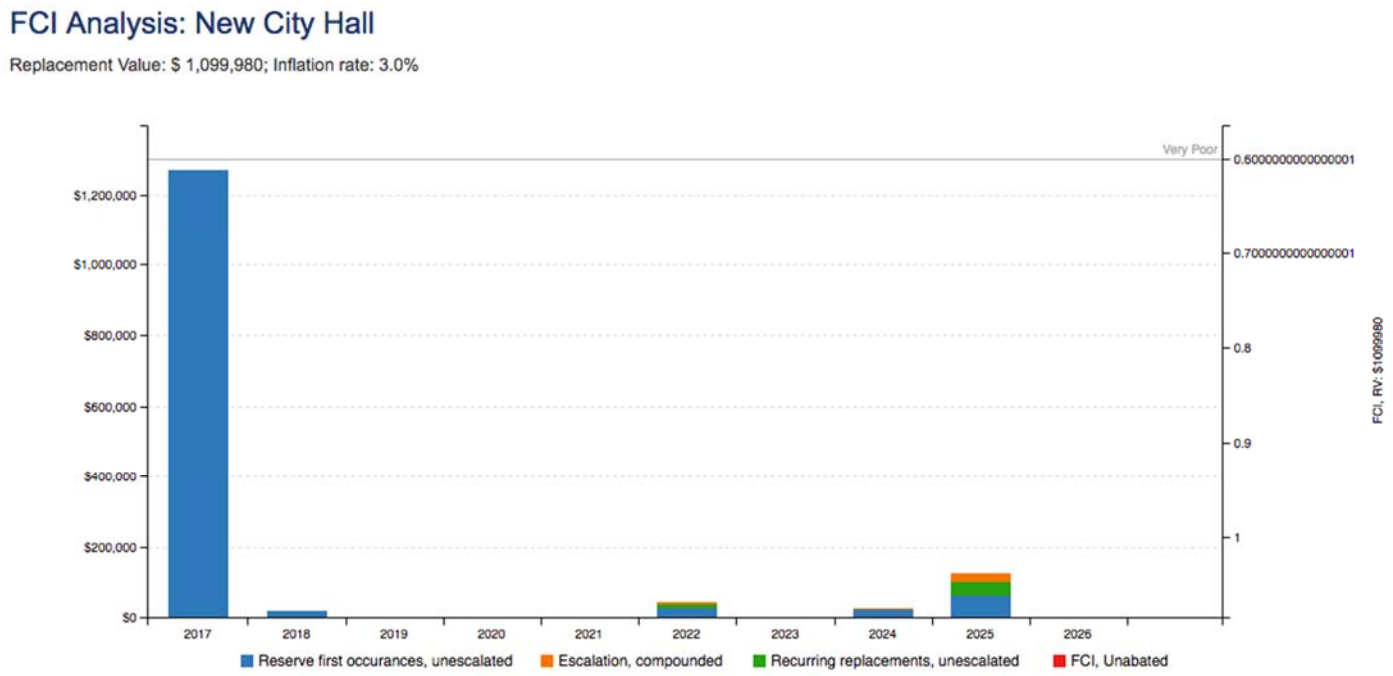
The following bullet points highlight the most significant short term and modernization recommendations:

- Replace asphalt parking area
- Replace site lighting fixtures
- Renovate interior spaces
- Upgrade building automation system
- Upgrade lighting system
- Replace main switchgear
- Replace air handlers
- Upgrade sump pumps and perimeter drainage tile

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years. Capital expenditures include, but are not limited to: roof membrane replacement. The building was newly purchased and the scope of renovations that occurred within the last three years was not clear. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

Fci Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	115%	VERY POOR
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	49.1%	Poor
Current Replacement Value (CRV)	14,000 SF * 78.57 / SF = $1,100,000	

Year **0** (Current Year) - Immediate Repairs (IR)	$1,268,442
Years **1-10** – Replacement Reserves (RR)	$540,971
Total Capital Needs	**$1,809,413**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Replace asphalt parking area
- Replace site lighting fixtures
- Renovate interior spaces
- Upgrade building automation system
- Upgrade lighting system
- Replace main switchgear
- Replace air handlers
- Upgrade sump pumps and perimeter drainage tile

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.
- Prepare a mechanical equipment inventory list.

2.3. Personnel Interviewed

The management staff was interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Peter Ratos Building Code Official	City of Yorkville	630.553.8574

The FCA was performed with the assistance of Peter Ratos, Building Code Official, City of Yorkville, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The property has only been owned by the city for a very short period of time and the POC was relatively unfamiliar with the facility.

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaire is included in Appendix E. Information obtained from the questionnaire has been used in preparation of this report.

2.6. Weather Conditions

5/16/17: Clear, with temperatures in the 60s (°F) and light winds.

3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG's Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Parking

- Adequate number of designated parking stalls and signage for cars are not provided.
- Adequate number of designated parking stalls and signage for vans are not provided.
- Signage indicating accessible parking spaces for cars and vans are not provided.
- Curb ramps are required from the parking area to the sidewalks providing access to the building.

Paths of Travel

- Stair handrails do not extend beyond the top and bottom risers.

Elevators

- Raised elevator markings at control panel and hall buttons are not provided in Braille and Standard Alphabet.
- Audible signals are not provided at floor level changes or elevator lobbies indicating car arrival.

Restrooms.

- Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces.
- Add pull station alarm in unisex bathroom.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is included in the cost tables.

4. Existing Building Assessment

4.1. Unit or Space Types

All 14,000 square feet of the building are currently unoccupied but are planned to be renovated to accommodate the City of Yorkville's new City Hall. The spaces are mostly vacant. Some leftover finishes from previous occupants, including an office/spa area in the basement, bank vaults on the Second Floor, and restrooms, are still in place. Other spaces include a combination of mechanical and other utility spaces.

4.2. Inaccessible Areas or Key Spaces Not Observed

All of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. Areas of note that were either inaccessible or not observed for other reasons are listed in the table below:

Key Spaces Not Observed		
Room Number	Area	Access Issues
NA	Basement vault	Locked bank vault room and no combination

A "down unit" or area is a term used to describe a unit or space that cannot be occupied due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies. There are no down units or areas.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Yorkville	Good and Adequate
Storm sewer	City of Yorkville	Good and Adequate
Domestic water	City of Yorkville	Good and Adequate
Electric service	Commonwealth Edison	Good and Adequate
Natural gas service	Nicor Gas	Good and Adequate

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as septic systems, water or waste water treatment plants, or propane gas tanks. An emergency electrical generator is located on the site.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	East Van Emmon
Access from	North
Additional Entrances	Briggs Street
Additional Access from	West

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Concrete	2000	Fair
Parking Lot	Asphalt	1995	Poor
Drive Aisles	Asphalt	1995	Poor
Service Aisles	None	NA	--
Sidewalks	Concrete	1995	Fair
Curbs	Concrete	1995	Fair
Site Stairs	Concrete	1995	Poor
Pedestrian Ramps	None	NA	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
41	-	-	-	-

Total Number of ADA Compliant Spaces	1
Number of ADA Compliant Spaces for Vans	0
Total Parking Spaces	41
Parking Ratio (Spaces/Apartments)	NA
Method of Obtaining Parking Count	Physical count

Exterior Stairs			
Location	Material	Handrails	Condition
Northwest corner	Concrete stairs	Metal	Poor

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Sidewalks
- Site stairs

Actions/Comments:

- The asphalt pavement exhibits significant areas of deterioration in the form of alligator cracking, raveling, large depressions, and displaced pavement surfaces across the entire lot. Much of the lot is in a state of complete failure requiring full-depth replacement. In order to restore an effective and usable pavement system, the paving must be completely replaced, with the sub-base re-graded and compacted.
- The concrete sidewalks have isolated areas of cracking and spalling concrete sidewalks. These areas occur along the sidewalk leading to the main entrance at the south side of the facility. The damaged areas of concrete sidewalks will require lifecycle replacement.
- The concrete site stairs at the northeast corner of the facility are in poor condition. The steps are uneven and subsiding. Replacement of these concrete stairs is recommended.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	☐	--
Inlets	☒	Fair
Swales	☒	Fair
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--

Drainage System and Erosion Control		
System	Exists At Site	Condition
Underground Piping	☒	Fair
Pits	☐	--
Municipal System	☒	Fair
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- Sump pumps

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties.
- The facility is reportedly located atop a natural spring. Water damage is evident in the old area of the basement and is presumably a result of this spring. The existing sump pumps are undersized and will require replacement with larger units. The excavation of a larger sump pit and installation of a new larger sump basin will also be required. The approximate cost for this work is included in the cost for the replacement of the two sump pumps.
- Additionally, an upgrade of the perimeter drainage tile system is recommended. A budgetary cost for this work is included in the report.

5.4. Topography and Landscaping

Item	Description						
Site Topography	Slopes steeply down from the east side of the property to the west property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☒	☐	☐	☐	☐
Landscaping Condition	Fair						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
Concrete	Adjacent south entrance	Fair
Concrete	Adjacent northeast entrance	Fair
Concrete	South perimeter of parking lot	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.
- Some erosion-control gravel from the sloped area of the site has fallen down onto the curb and asphalt parking area at the east side of the site. This stone should be cleared from the parking area and returned to the adjacent slope. The cost for this work is relatively insignificant and can be accomplished through the city's routine maintenance program.

5.5. General Site Improvements

Property Signage	
Property Signage	Building mounted
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	☒	☐	☐	☐
	Fair				
Building Lighting	None	Wall Mounted	Recessed Soffit		
	☐	☒	☒		
	Fair				

REFUSE DISPOSAL				
Refuse Disposal	Individual garbage bins			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Trash room	Concrete pad	None	Yes	Fair

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Exterior lighting
- Site lighting

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Concrete foundation walls	Fair
Basement and Crawl Space	None	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement. The basement walls appear intact and structurally sound. There is no evidence of movement or water infiltration.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Fair
Ground Floor	Concrete slab	Fair
Upper Floor Framing	Concrete beams	Fair
Upper Floor Decking	Concrete, cast-in-place	Fair
Roof Framing	Open-web steel joists	Fair
Roof Decking	Metal decking	Fair to Poor

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. There is isolated evidence of structural damage due to water intrusion in the older section of the basement. This condition appears to affect the concrete floor decking immediately above the exterior perimeter walls on the west and south side of the basement. The concrete is cracked and deteriorating and several pieces have cracked and come loose. The affected area is approximately 20 SF. The property is reportedly situated near a natural spring and this degradation is presumably due to water from this spring. This concrete will require repairs. Additional repair work will be necessary to divert water from the perimeter of the facility and prevent future damage. This work is discussed in section 5.3.

6.3. Roofing

Primary Roof			
Type / Geometry	Flat	Finish	Built-up membrane
Maintenance	In-house Staff	Roof Age	3 Yrs
Flashing	Built-up base and Edge flashing	Warranties	Unknown
Parapet Copings	Exposed copings	Roof Drains	Internal drains
Fascia	Metal Panel	Insulation	Rigid Board
Soffits	None	Skylights	No
Attics	None	Ponding	Yes
Ventilation Source-1	Power Vents	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Good

The primary roof is located over the majority of the building at the newer sections of the facility.

Secondary Roof			
Type / Geometry	Flat	Finish	Built-up membrane
Maintenance	In-house Staff	Roof Age	25 Yrs
Flashing	Built-up base and Edge flashing	Warranties	Unknown
Parapet Copings	Exposed copings	Roof Drains	Internal drains
Fascia	Metal Panel	Insulation	Rigid Board
Soffits	None	Skylights	No
Attics	None	Ponding	Yes
Ventilation Source-1	Power Vents	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Poor

The secondary roof is located at the older portion of the building at the northwest corner of the facility.

Anticipated Lifecycle Replacements:

- TPO roof membrane
- Modified bituminous roof membrane

Actions/Comments:

- The roof finishes were reportedly installed in 2014 and 1992 respectively. Information regarding roof warranties or bonds was not available. The roofs are maintained by the in-house maintenance staff.

- According to the POC, it is unknown whether there are active roof leaks. Isolated evidence of roof leaks was observed in several locations. Water damaged ceiling finishes were observed: at the interface between the newer and older sections of the building on the upper floor, in the room outside of the main vault at the southwest corner of the building, and in the small coat room adjacent to the narrow stairwell. Additionally, corrosion was observed on the underside of the metal roof decking throughout the upper floor of the facility. It is unclear whether these roof leaks are still active and they are assumed to have been repaired during the most recent roof replacement. All active roof leaks must be repaired.
- There is no significant evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- The field of the older roof has significant areas of cracking, and seam deterioration across the entire roof surface. The roof membrane requires replacement.
- Roof drainage appears to be inadequate. Significant areas of ponding are evident across many areas of the roof, including: the center of the facility, the lower potion over the bank vault, and the south of the facility near the package unit.
- There are ponding stains and a moderate build-up of debris at some of the drain locations. The affected drains must be cleaned and cleared and debris must be removed from the roof surfaces.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Brick veneer	Fair
Secondary Finish	None	--
Accented with	None	--
Soffits	Not Applicable	--

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Caulking
- Masonry re-pointing

Actions/Comments:

- Isolated portions of the mortar joints along the brick veneer are cracked along the East Van Emmon elevation. The damaged mortar joints must be cleaned and re-pointed.
- There are isolated areas of brittle and deteriorated sealant along the west elevation of the facility. The damaged sealant must be replaced.

6.5. Exterior and Interior Stairs

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	None	None	None	None	--
Building Interior Stairs	Steel-framed with pre-cast treads	Open	Wood	Metal	Fair
Building Interior Stairs	Steel-framed with pre-cast treads	Closed	Wood	None	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed storefront	Double glaze	Building exterior	☐	Fair

Building Doors		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Fair
Secondary Entrance Doors	None	--
Service Doors	None	--
Overhead Doors	Vinyl	Fair

Anticipated Lifecycle Replacements:

- Storefront glazing
- Exterior storefront doors
- Overhead doors

Actions/Comments:

- The windows display isolated evidence of damaged frames at the center of the east elevation of the building. The damaged window frames must be repaired.
- The glazing system has isolated areas of missing or loose gaskets at the east elevation of the building. Several windows were observed to have loose thermal glass, with the most notable example being the windows at the southeast corner of the facility. The damaged or loose gaskets must be replaced.

6.7. Patio, Terrace, and Balcony

Not applicable. There are no patios, terraces, or balconies.

7. Building Mechanical and Plumbing Systems

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Building Central Heating System	
Primary Heating System Type	Hot water boilers
Quantity and Capacity of Major Components	1 boiler at 150 MBH 1 boiler at 900 MBH
Total Heating Capacity	1150 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Mechanical rooms
Space Served by System	Entire building
Age Ranges	Vary from 1980 to 2002
Boiler Condition	Fair
Heat Exchanger Condition	--

Distribution System	
HVAC Water Distribution System	Two-pipe
Heating Water Circulation Pump Size and Quantity	2 pumps at 1/6th HP each
Pump Condition	Fair
Air Distribution System	Variable volume
Quantity and Capacity of Air Handlers	2 air handlers ranging from 6000 to 15000 CFM each
Location of Air Handlers	Mechanical rooms
Large Spaces the Larger Dedicated AHU's Serve	Entire building
Age of Air Handlers	All units dated 1976
Air Handler Condition	Fair
Terminal Units	None
Quantity and Capacity of Terminal Units	One hydronic radiator
Location of Terminal Units	Basement storage room
Spaces Served by Terminal Units	Storage room
Terminal Unit Condition	Fair

Supplemental Components	
Supplemental Component #1	Package unit
Location / Space Served	Rooftop / First Floor, main area
Condition	Fair
Supplemental Component #2	Split system condensing unit
Location / Space Served	Rooftop / Air handler 1
Condition	Fair
Supplemental Component #3	Split system condensing unit
Location / Space Served	Rooftop / Air handler 2
Condition	Fair

Controls and Ventilation	
HVAC Control System	BAS, pneumatic controls
HVAC Control System Condition	Poor
Building Ventilation	Roof top exhaust fans
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Boilers
- Air handling units
- Air handler fan motors
- Duct fans and motors
- Distribution pumps and motors
- Fan coil units
- Package units
- Condensing units
- Electric wall heaters
- Rooftop exhaust fans
- Building automation system
- Expansion tank

Actions/Comments:

- The HVAC systems are maintained by an outside contractor. It is unknown whether records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained.
- Approximately 15 percent of the HVAC equipment is original. The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. The property management staff was interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement.

- The air handler fan motors lack variable frequency drives (VFD's). As the motors are fairly substantial in size, the overall system would benefit from the utilization of VFD's to reduce full-speed usage and improve efficiency. Installation of VFD's is highly recommended.
- The facility HVAC is controlled using an outdated pneumatic system supplied by an air compressor. For modernization, reliability, and increased control, full conversion to a web-based direct digital control (DDC) platform is highly recommended.

7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	Cast iron	Fair
Vent Piping	Cast iron	Fair
Water Meter Location	Basement riser room	

Domestic Water Heaters or Boilers	
Components	Water Heaters
Fuel	Natural gas
Quantity and Input Capacity	1 unit at 129,999 BTU/h
Storage Capacity	80 gallons
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity and Volume	None
Quantity of Storage Tanks	0
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Commercial
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Fair

Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Urinals
- Sinks
- Ejector pumps

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.3. Building Gas Distribution

Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator is located along the exterior wall of the building. The gas distribution piping within the building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meter and regulator appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	800 Amps	Volts	120/208 Volt, three-phase
Meter and Panel Location	Basement mechanical room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-12		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Fair		

Building Emergency System			
Size	26 kW	Fuel	Natural gas
Generator / UPS Serves	Emergency lights, elevators	Tank Location	NA
Testing Frequency	Bi-Weekly	Tank Type	None
Generator / UPS Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Main switchgear
- Interior light fixtures
- Emergency generator

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The switchgear and some panels are original 1976 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and switchgear and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.
- The light fixtures throughout most of the facility utilize older, inefficient T-12 lamps. Replacement with newer fixtures with electronic ballasts and T-8 lamps is highly recommended to save substantial amounts of energy.

7.5. Building Elevators and Conveying Systems

Building Elevators			
Manufacturer	Dover	Machinery Location	Ground floor or basement adjacent to shaft
Safety Stops	Mechanical	Emergency Equipment	Yes
Cab Floor Finish	Vinyl-tiled	Cab Wall Finish	Plastic-laminated wood
Hydraulic Elevators	1 car at 2500 lbs		
Overhead Traction Elevators	None		
Freight Elevators	None		
Machinery Condition	Fair		
Controls Condition	Fair		
Cab Finish Condition	Fair		
Other Conveyances	Dumb-waiter (non-functional, not inventoried)		
Other Conveyance Condition	Failed		

Anticipated Lifecycle Replacements:

- Elevator controls
- Hydraulic machinery

Actions/Comments:

- The elevators are serviced by Schindler Elevator Corp on a routine basis. The elevator machinery and controls are the originally installed system. The elevators are utilizing outdated controls and equipment. Full modernization is recommended. A budgetary cost for this work is included.
- The elevators are inspected on an annual basis by the municipality, and a certificate of inspection is displayed in the elevator cab. The inspection certificates have expired. It is common for inspections to occur behind schedule. A new inspection should be scheduled as soon as possible.
- The emergency communication equipment in the elevator cabs appears to be functional. Equipment testing is not within the scope of the work.
- The finishes in the elevator cabs will require replacement. The cost to replace the finishes is relatively insignificant and the work can be performed as part of the property management's operations program.

7.6. Fire Protection and Security Systems

Item	Description					
Type	Wet pipe					
Fire Alarm System	Central Alarm Panel	☒	Battery-Operated Smoke Detectors	☐	Alarm Horns	☒
	Annunciator Panels	☒	Hard-Wired Smoke Detectors	☒	Strobe Light Alarms	☒
	Pull Stations	☒	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Alarm System Condition	Fair					
Sprinkler System	None	☐	Standpipes	☒	Backflow Preventer	☒
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Water meter room		2013			
Fire Extinguishers	Last Service Date		Servicing Current?			
	January, 2016		Yes			
Hydrant Location	Adjacent to building					
Siamese Location	None					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Central alarm panel
- Alarm devices and system

Actions/Comments:

- Some of the ceiling mounted brackets which hold an area of fire suppression piping in the old storage area were observed to have become detached. The piping is resting on wooden shelving. This condition increases the likelihood of a pipe leak or an inadvertent triggering of the suppression system. This condition must be repaired.

8. Interior Spaces

8.1. Interior Finishes

The facility is currently vacant. Previously it was used as a bank, and then concurrently as an exercise gym and a massage therapy facility. Planned renovations will result in all 14,000 square feet of the facility being used for municipal offices for the City of Yorkville.

The most significant interior spaces include open spaces, offices, and bank vaults. Supporting areas include hallways, stairs, restrooms mechanical rooms, utility closets, and back-of-house areas.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Rubber flooring	Basement exercise area, small area in upper area	Poor
Vinyl plank	Renovated area of basement	Fair
Carpet	Basement hallways, upper floor vaults and office areas	Poor
Quarry tile	Entry vestibules	Fair
Ceramic tile	Restrooms	Fair
Concrete	Mechanical/utility areas, storage area	Fair
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Throughout building	Fair
Ceramic tile	Restrooms	Fair
Exposed CMU/masonry	Mechanical/utility areas, storage area	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-bar (Acoustic)	Some areas of basement, upper floor restrooms, stairwells	Fair
Hard glued tiles	Small vault, upper floor	Fair
Exposed structure	Throughout building	Fair

Interior Doors		
Item	Type	Condition
Interior Doors	Hollow core Solid core Bank vault (solid metal)	Fair
Door Framing	Wood Metal	Fair
Fire Doors	Yes	Fair

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl plank
- Ceramic tile
- Interior paint
- Suspended acoustic ceiling tile
- Hard tile ceilings
- Interior doors

Actions/Comments:

- The interior areas were last partially renovated around 2012.
- The interior finishes have mostly been removed from the facility. Some of the remaining fixtures are in fair condition, however comprehensive renovations are planned for the facility are in order to render it compatible with the planned facility uses. A general cost for this work has been included in the report.
- The ceiling tiles have isolated areas of water-damage in several areas, including the basement coat room, the area immediately outside of the main bank vault, and the older section of the facility. The damaged ceiling tiles need to be replaced. This work can be accomplished as part of the planned renovations.

9. Other Structures

A storage building is located at the northeast corner of the parking area. The maintenance building is a cast-in-place concrete structure set on a concrete slab. The building is integrated into the retaining wall.

Anticipated Lifecycle Replacements:

- Storage shed doors

Actions/Comments:

- The door weather strip and threshold are deteriorated and damaged. The threshold is splintering and portions of the weather strip are missing. Replacement of these components is recommended. The cost for this work is relatively insignificant and can be accomplished through the City's routine maintenance program.

10. Certification

The City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of New City Hall, 102 East Van Emmon Street, Yorkville, Illinois, the "Property". It is our understanding that the primary interest of the City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the City of Yorkville for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than the City of Yorkville or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the City of Yorkville and the recipient's sole risk, without liability to EMG.

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11. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: EMG Accessibility Checklist
Appendix D: Pre-Survey Questionnaire

Appendix A:
Photographic Record

PHOTO #1:	*EAST ELEVATION*

PHOTO #2:	*SOUTH ELEVATION*

PHOTO #3:	*EAST ELEVATION*

PHOTO #4:	*NORTH ELEVATION*

PHOTO #5:	*NORTH ELEVATION*

PHOTO #6:	*WEST ELEVATION*

PHOTO #7: *SOUTH ELEVATION*

PHOTO #8: *PARKING AREA*

PHOTO #9: *DAMAGED ASPHALT*

PHOTO #10: *DAAMGED ASPHALT*

PHOTO #11: *HILL ADJACENT PARKING AREA*

PHOTO #12: *SIDEWALK*

PHOTO #13: *SITE LIGHTING*

PHOTO #14: *PARKING AREA RETAINING WALL*

PHOTO #15: *SIDEWALK RETAINING WALL*

PHOTO #16: *PARKING LOT*

PHOTO #17: *SIDEWALK, EAST END OF SITE*

PHOTO #18: *STAIRS, EAST EDGE OF SITE*

PHOTO #19: *STORAGE ROOM*

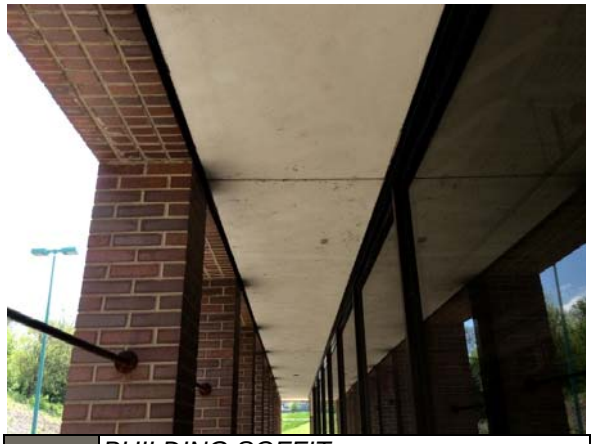

PHOTO #20: *BUILDING SOFFIT*

PHOTO #21: *STOREFRONT WINDOWS*

PHOTO #22: *MISSING AREA OF WINDOW GASKET*

PHOTO #23: *DAMAGED WINDOW FRAME*

PHOTO #24: *EFFLORESCENCE ON BRICK*

PHOTO #25: *RECESSED LIGHT FIXTURE*

PHOTO #26: *ROOF, WATER STAINING*

PHOTO #27: *ROOF, CLOGGED DRAIN*

PHOTO #28: *ROOF, TPO MEMBRANE*

PHOTO #29: *ROOF, MODIFIED BITUMINOUS MEMBRANE*

PHOTO #30: *PACKAGE UNIT*

PHOTO #31:	*EXHAUST FAN*

PHOTO #32:	*CONDENSING UNIT*

PHOTO #33:	*MAIN DISTRIBUTION PANEL*

PHOTO #34:	*BOILER ROOM*

PHOTO #35:	*BOILER*

PHOTO #36:	*ELECTRICAL/SUMP PUMP ROOM*

PHOTO #37: *COLD WATER ENTRY*

PHOTO #38: *GENERATOR*

PHOTO #39: *MAIN ENTRY DOORS*

PHOTO #40: *UPPER FLOOR, MAIN SPACE*

PHOTO #41: *UPPER FLOOR, EAST WALL*

PHOTO #42: *ROOF DECK, CORROSION*

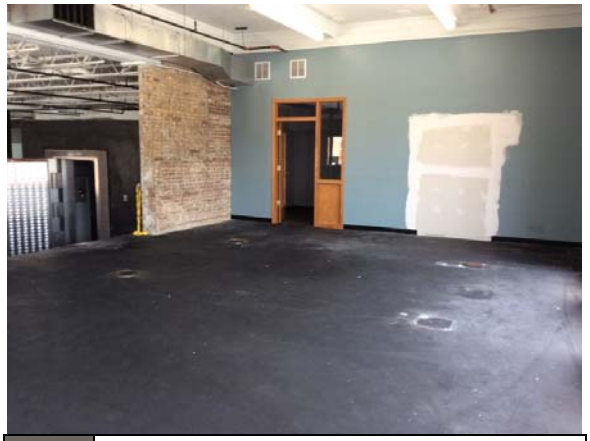

PHOTO #43: *OLD BUILDING AREA, UPPER FLOOR*

PHOTO #44: *WATER STAIN ADJACENT TO EAST WALL*

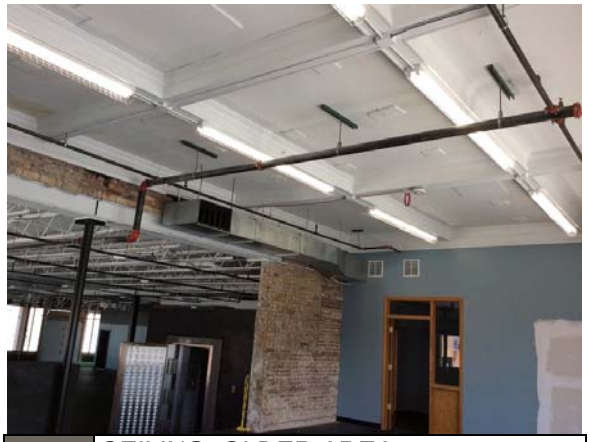

PHOTO #45: *CEILING, OLDER AREA*

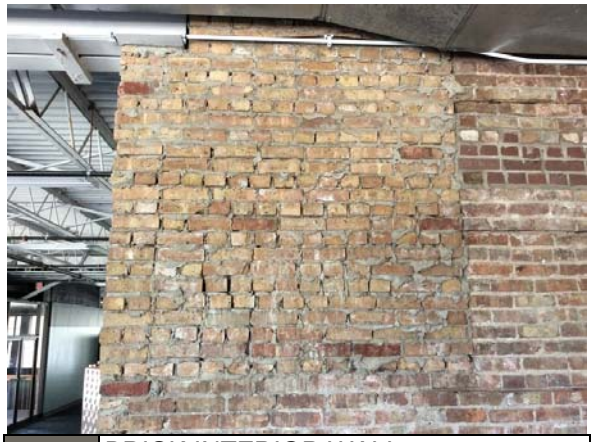

PHOTO #46: *BRICK INTERIOR WALL*

PHOTO #47: *STEEL STRUCTURAL BEAM*

PHOTO #48: *WATER DAMAGE*

PHOTO #49: *FIRE ALARM STROBE AND SPRINKLER HEAD*

PHOTO #50: *EXIT SIGN AND EMERGENCY LIGHT FIXTURE*

PHOTO #51: *ELEVATOR CAB INTERIOR*

PHOTO #52: *WATER DAMAGED CEILING TILE*

PHOTO #53: *UPPER FLOOR BANK VAULT ROOM*

PHOTO #54: *WATER DAMAGED CEILING TILE*

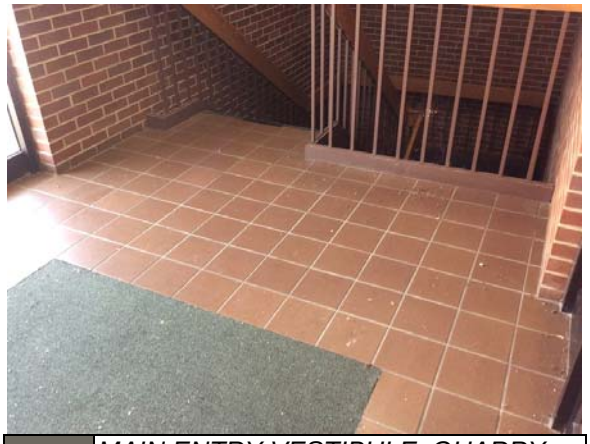

PHOTO #55: *MAIN ENTRY VESTIBULE, QUARRY TILE*

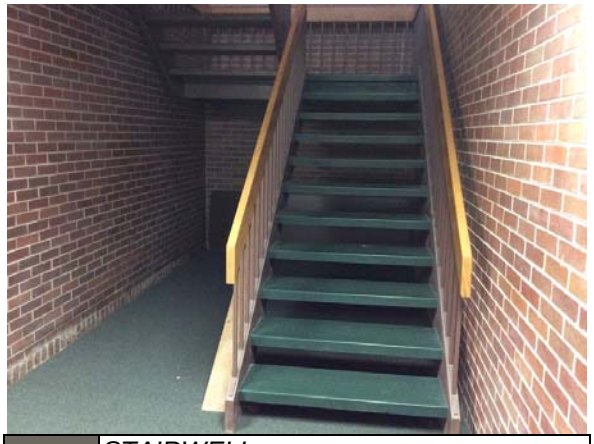

PHOTO #56: *STAIRWELL*

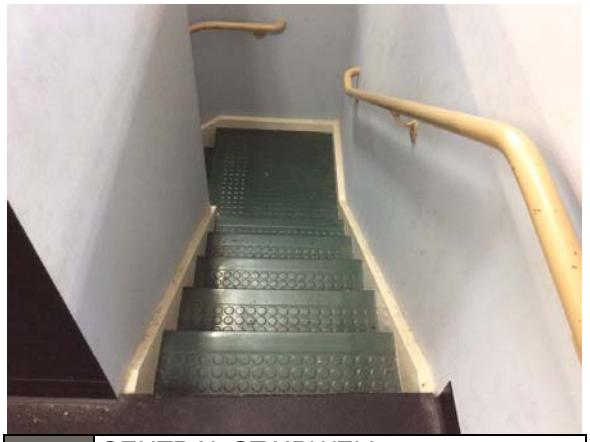

PHOTO #57: *CENTRAL STAIRWELL*

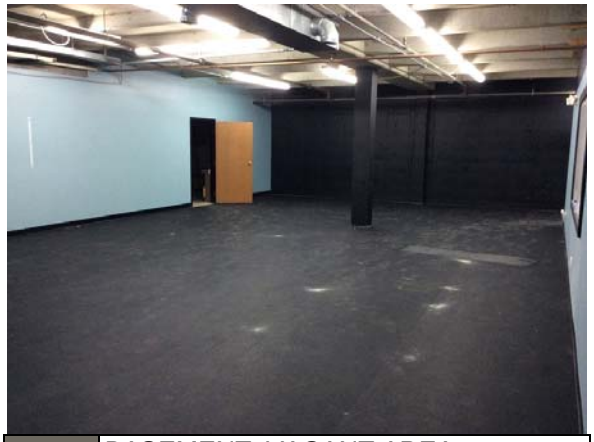

PHOTO #58: *BASEMENT, VACANT AREA*

PHOTO #59: *RENOVATED BASEMENT AREA*

PHOTO #60: *OLD STORAGE ROOM*

PHOTO #61: *DETERIORATING CONCRETE*

PHOTO #62: *DETERIORATING CONCRETE*

PHOTO #63: *DETERIORATING CONCRETE*

PHOTO #64: *SHOWERS*

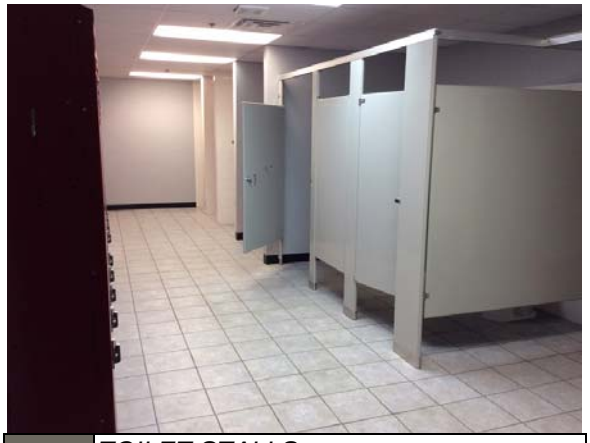

PHOTO #65: *TOILET STALLS*

PHOTO #66: *SINKS*

Appendix B:
Site Plan

Site Plan

	Project Name: New City Hall	**Project Number:** 122700.17R000-001.322
	Source: Google Earth Pro	**On-Site Date:** May 16, 2017

Appendix C:
EMG Accessibility Checklist

Date Completed: **May 16, 2017**

Property Name: **New City Hall**

EMG Project Number: **122700.17R000-001.322**

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			✓	
2	Have any ADA improvements been made to the property?	✓			
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			✓	
4	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
5	Is any litigation pending related to ADA issues?		✓		
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?		✓		1 accessible space, no signage
2	Are there sufficient van-accessible parking spaces available?		✓		None
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		✓		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?		✓		No depression, only a slope
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			✓	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			✓	
3	Does the width between railings appear at least 36 inches?			✓	

	Ramps (cont.)	Yes	No	NA	Comments
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✓			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✓			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		✓		Signs removed from doors
3	Is there a path of travel that does not require the use of stairs?	✓			Elevator
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?		✓		
2	Are there visual and audible signals inside cars indicating floor change?		✓		Indicator not functional
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?		✓		
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✓			
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	✓			
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✓			

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	✓			Route is clear to one restroom, threshold renders room inaccessible
2	Are pull handles push/pull or lever type?	✓			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✓			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✓			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	✓			All but one at older area of upper floor
6	In unisex toilet rooms, are there safety alarms with pull cords?		✓		
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?		✓		
8	Are grab bars provided in toilet stalls?	✓			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	✓			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
11	Are exposed pipes under sink sufficiently insulated against contact?		✓		
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			✓	

	Guest Rooms (cont.)	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			✓	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			✓	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			✓	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			✓	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			✓	

**Based on visual observation only. The slope was not confirmed through measurements.*

Appendix D:
Pre-Survey Questionnaire

FCA (Commercial)
Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	City of Yorkville
Name of Building: Former Old Second Bank	Building #:
Name of person completing questionnaire: Peter Ratos	
Length of Association With the Property: 6 years	Phone Number:630 688-9737

Site Information	
Year of Construction? 1978	
No. of Stories?	2.
Total Site Area?	3.3 acres
Total Building Area?	14,000

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	N/a	
2. HVAC Mechanical, Electric, Plumbing?	n/a	
3. Life-Safety/Fire?	n/a	
4. Roofs?	2015	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	None
Planned Capital Expenditure For Next Year?	Repair and maintain building
Age of the Roof?	3 years to 25 years
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	The City is reasonable for all systems.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
	Zoning, Building Design & Life Safety Issues					
1	Are there any unresolved building, fire, or zoning code issues?		x			
2	Is there any pending litigation concerning the property?		x			
3	Are there any other significant issues/hazards with the property?			x		
4	Are there any unresolved construction defects at the property?			x		
5	Has any part of the property ever contained visible suspect mold growth?	x				

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
6	Is there a mold Operations and Maintenance Plan?			X		
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?			X		
8	Have there been indoor air quality or mold related complaints from tenants?			X		
	General Site					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?			X		
10	Are there any problems with the landscape irrigation systems?				X	
	Building STxRUCTURE					
11	Are there any problems with foundations or structures?			X		
12	Is there any water infiltration in basements or crawl spaces?			X		
13	Has a termite/wood boring insect inspection been performed within the last year?			X		
	Building Envelope					
14	Are there any wall, or window leaks?			X		
15	Are there any roof leaks?			X		
16	Is the roofing covered by a warranty or bond?		X			
17	Are there any poorly insulated areas?			X		
18	Is Fire Retardant Treated (FRT) plywood used?		X			
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		X			

X

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?			x		
21	Does any part of the electrical system use aluminum wiring?			x		
22	Do Residential units have a less than 60-Amp service?			x		
23	Do Commercial units have less than 200-Amp service?		x			
24	Are there any problems with the utilities, such as inadequate capacities?			x		
	ADA					
25	Has the management previously completed an ADA review?			x		
26	Have any ADA improvements been made to the property?			x		
27	Does a Barrier Removal Plan exist for the property?			x		
28	Has the Barrier Removal Plan been approved by an arms-length third party?			x		
29	Has building ownership or management received any ADA related complaints?			x		
30	Does elevator equipment require upgrades to meet ADA standards?			x		
	PLUMBING					
31	Is the property served by private water well?			x		
32	Is the property served by a private septic system or other waste treatment systems?			x		
33	Is polybutylene piping used?			x		
34	Are there any plumbing leaks or water pressure problems?			x		

FCA (Commercial)
Pre-Survey Questionnaire

Additional Issues or Concerns That EMG Should Know About?	
1.	HVAC system struggles to keep up during cooling. System is poorly zoned.
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	x ☐	☐	☐	
Access to Roof/Attic Space	☐	x ☐	☐	
Access to Building As-Built Drawings	☐	x ☐	☐	
Site plan with bldg., roads, parking and other features	x ☐	☐	☐	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	x ☐	
List of Commercial Tenants in the property	☐	☐	x ☐	
Previous reports pertaining to the physical condition of property.	☐	☐	☐	
ADA survey and status of improvements implemented.	☐	☐	x ☐	
Current / pending litigation related to property condition.	☐	☐	x ☐	
Any brochures or marketing information.	☐	☐	x ☐	

Signature of person Interviewed or completing form

Date

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED	
1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work. 2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features. 3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s). 4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet. 5. For hotel or nursing home properties, provide a summary of the room types and room type quantities. 6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents. 7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.	8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors. 9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements. 10. Records of system and material ages (roof, MEP, paving, finishes, furnishings). 11. Any brochures or marketing information. 12. Appraisal, either current or previously prepared. 13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties). 14. Previous reports pertaining to the physical condition of property. 15. ADA survey and status of improvements implemented. 16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.

Report #	Name/Address	Immediate Repairs	Immediate FCI	Immediate Rating	10 year repair	10 year FCI	10 year rating	*Items of Note*
001	102 E. Van Emmon Street	$ 1,093,997	99.0%	Very Poor	$ 540,971	49.1%	Poor	*Roof, Parking Lot, Sump Pump Drainage, Lighting, elevator, monitoring system*
002	609 Bridge Street	$ 449,683	49.0%	Poor	$ 118,443	12.9%	Poor	*Siding, Electrical/Plumbing/Lighting Upgrades, Fire/Sprinkler, Garage Demo*
003	Old Jail	$ 132,443	14.4%	Poor	$ 2,823	3.0%	Good	*Structural, Roof, Repointing.*
004	City Hall - 800 Game Farm Road	$ 271,023	7.7%	Fair	$ 860,877	24.7%	Poor	*Roof, HVAC/Furnace, Parking Lot, Lighting, Sprinkler System Retrofit*
005	Beecher Center 908 Game Farm Rd	$ 43,159	2.6%	Good	$ 1,068,339	61.8%	Very Poor	*Sidewalks, parking lot, fire alarm system, ADA upgrades*
006	Beecher Storage Shed	$ -	0.0%	Good	$ 2,925	31.9%	Poor	
007	Beecher Concession Stand	$ 6,524	14.2%	Poor	$ 56,084	122.0%	Very Poor	*Sprinkler System; ADA updgrades*
008	Library	$ 1,543	0.0%	Good	$ 2,042,965	27.8%	Poor	*ADA upgrades*
009	Non-Kiwanis Park Shelter	$ 31	0.0%	Good	$ 37,070	40.4%	Poor	*Roof*
010	131 E. Hydraulic	$ 21,625	5.4%	Fair	$ 81,566	20.6%	Poor	*Sprinkler System, Fire Alarm System, ADA, Furnace, Water heater*
013	Yak Shack	$ 41,907	28.7%	Poor	$ 99,325	44.2%	Poor	*Parking (gravel replacement) Fire Alarm System, Sprinkler System*
016	Stepping Stone Park	$ -	0.0%	Good	$ 4,597	5.0%	Good	
017	Stevens Bridge Park Concession	$ 9,186	10.0%	Fair	$ 44,026	48.1%	Poor	*Parking, Walkway, Landscaping, Fire System*
018	Parks Storage Shed	$ -	0.0%	Good	$ 3,490	38.1%	Poor	*Painting*
019	Non Park Tin Storage Shed	$ -	0.0%	Good	$ 23,619	25.8%	Poor	
020	Town Square Park Gazebo	$ 281	0.1%	Good	$ 44,883	100.0%	Very Poor	*Parking, Landscaping, ADA Signage (parking)*
023	Countryside Lift Station	$ -	0.0%	Good	$ 133,788	52.2%	Poor	
024	Public Works, garage building 610 Tower Lane	$ 22,328	7.2%	Fair	$ 61,871	19.9%	Poor	*Sprinkler System, Fire Alarm System, Floor Repair*
025	Lift Station Bruell	$ -	0.0%	Good	$ 115,015	52.3%	Poor	
034	Treatment Facility Well 3 and 4	$ 31,195	4.4%	Good	$ 215,662	30.2%	Poor	*Sprinkler System*
035	Treatment Facility Well 7	$ 25,596	4.4%	Good	$ 157,269	26.8%	Poor	*Fire System*
036	Parks Facility 185 Wolf Street	$ 109,797	5.9%	Fair	$ 53,136	2.8%	Good	*Sprinkler System, Fire Alarm sytem*
037	ARC 201 W Hydraulic	$ 51,805	14.1%	Poor	$ 228,750	61.6%	Very Poor	*Fire System, Fire Alarm System, Asphalt pavement mill and overlay*
038	Non-Rice Park Shelter 545 Poplar Drive	$ -	0.0%	Good	$ 101,565	216.0%	Very Poor	
039	River Front Park Pavillion	$ 78	0.0%	Good	$ 1,478	1.6%	Good	*Repair loose and missing stones*
040	River Front Park	$ 41,907	45.7%	Poor	$ 147,516	161.0%	Very Poor	*Parking lot seal and stripe, repair of concrete retaining wall*
041	Booster PRV Station	$ -	0.0%	Good	$ 192,050	84.2%	Very Poor	
042	Non Central Booster Pump 101 E Beaver	$ -	0.0%	Good	$ 81,774	81.8%	Very Poor	
043	Public Works Office and Garage - 610 Tower	$ 97,079	6.0%	Fair	$ 953,792	59.0%	Poor	*Repair damage to right elevation exterior wall, fire alarm system, mill /overlay parking lot, fire supression system*
044	Salt Storage Building	$ 21,687	7.4%	Fair	$ 59,722	20.3%	Poor	*Full replacement of exterior metal siding*
045	Treatment Facility Well 8 and 9	$ 25,596	4.4%	Good	$ 253,760	43.3%	Poor	*Fire Supression System*
046	Well no. 3	$ 16,578	90.5%	Very Poor	$ -	N / A	N / A	*Soil Sampling (Post Demo), Building Demo*
047	Well 4	$ -	0.0%	Good	$ 1,913	9.1%	Fair	

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047	Well 4	$ -	0.0%	Good	$ 1,913	9.1%	Fair	
016	Stepping Stone Park	$ -	0.0%	Good	$ 4,597	5.0%	Good	
003	Old Jail	$ 132,443	14.4%	Poor	$ 2,823	3.0%	Good	*Structural, Roof, Repointing.*
036	Parks Facility 185 Wolf Street	$ 109,797	5.9%	Fair	$ 53,136	2.8%	Good	*Sprinkler System, Fire Alarm sytem*
039	River Front Park Pavillion	$ 78	0.0%	Good	$ 1,478	1.6%	Good	*Repair loose and missing stones*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

New Public Works
609 North Bridge Street
Yorkville, Illinois 60560

PREPARED BY:
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EMG Project Number:	Date of Report:	On Site Date:
122700.17R000-002.322	September 13, 2017	May 19, 2017

Immediate Repairs Report
New Public Works
9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
New Public Works	5.2	612613	Parking Lot, Parking Lot, Repair	2100	SF	$0.38	$797	**$797**
New Public Works	5.2	612627	Parking Lot, Parking Lot, Repair	2100	SF	$3.28	$6,889	**$6,889**
New Public Works	6.1	612603	Basement Wall	100	SF	$45.44	$4,544	**$4,544**
New Public Works	6.4	612622	Exterior Wall Paint, 1-2 Stories, Repair	3145	SF	$2.87	$9,028	**$9,028**
New Public Works	6.4	612609	Wood Clapboard, Exterior, 1-2 Stories, Replace	3145	SF	$27.03	$84,996	**$84,996**
New Public Works	6.5	612634	Exterior Stairs, Exterior Stairs, Replace	70	SF	$36.93	$2,585	**$2,585**
New Public Works	6.6	612601	Window, 1-2 Stories, 8-2 SF, Replace	9	EA	$519.86	$4,679	**$4,679**
New Public Works	6.6	612625	Window, 1-2 Stories, 12 SF, Replace	41	EA	$719.86	$29,514	**$29,514**
New Public Works	6.6	612624	Window, 1-2 Stories, 24 SF, Replace	1	EA	$1,097.00	$1,097	**$1,097**
New Public Works	6.6	612611	Exterior Door, Wood, Glazed, Replace	3	EA	$498.08	$1,494	**$1,494**
New Public Works	7.2	612630	Toilet, One Piece, Replace	4	EA	$1,055.15	$4,221	**$4,221**
New Public Works	7.2	612605	Lavatory, Enameled Steel, Replace	2	EA	$353.05	$706	**$706**
New Public Works	7.2	612607	Bathtub/Shower, Enameled Steel, Replace	3	EA	$1,277.08	$3,831	**$3,831**
New Public Works	7.2	612632	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	1	EA	$2,349.48	$2,349	**$2,349**
New Public Works	7.2	612599	Plumbing System, Full Upgrade, Office (per SF), Upgrade	4500	SF	$13.91	$62,594	**$62,594**
New Public Works	7.2	612612	Bathroom Vanity Cabinet	1	EA	$1,082.84	$1,083	**$1,083**
New Public Works	7.4	612610	Electrical Service System, Full Upgrade, Office (per SF),	2500	SF	$27.25	$68,135	**$68,135**
New Public Works	7.4	612615	Lighting & Branch Wiring System, Full Upgrade, Office (per SF),	5000	SF	$9.24	$46,210	**$46,210**
New Public Works	7.6	612626	Sprinkler System, Full Retrofit, Office (per SF),	5000	SF	$8.00	$39,994	**$39,994**
New Public Works	7.6	612637	Fire Alarm System, Full Upgrade/Install, Office (per SF),	5000	SF	$2.36	$11,798	**$11,798**
New Public Works	8.1	612620	Interior Walls, Interior Wall, Repair	8190	SF	$1.42	$11,656	**$11,656**
New Public Works	8.1	612635	Floor Finishings, , Replace	275	SF	$4.80	$1,320	**$1,320**
New Public Works	8.1	612621	Floor Finishings, , Repair	3725	SF	$3.68	$13,699	**$13,699**
New Public Works	8.1	612631	Floor Finishings, Standard Commercial, Medium Traffic, Replace	200	SF	$7.26	$1,451	**$1,451**
New Public Works	8.1	612629	Ceilings, Ceiling, Repair	4200	SF	$1.94	$8,134	**$8,134**
New Public Works	8.1	612619	Fire Extinguisher, , Replace	3	EA	$356.54	$1,070	**$1,070**
New Public Works	8.1	612618	Emergency Exit System, LED, Replace	2	EA	$405.01	$810	**$810**
New Public Works	9	612606	Garage	1	EA	$25,000.00	$25,000	**$25,000**

Immediate Repairs Report
New Public Works
9/13/2017

Location Name	EMG Renamed Item NumberID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total							**$449,683**

* Location Factor included in totals.

Replacement Reserves Report

New Public Works

9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
New Public Works	5.2	612613	Parking Lot, Parking Lot, Repair	5	17	0	2100	SF	$0.38	$797	$797					$797					$797					$797						**$3,188**
New Public Works	5.2	612627	Parking Lot, Parking Lot, Repair	25	27	0	2100	SF	$3.28	$6,889	$6,889																					**$6,889**
New Public Works	5.2	612600	Pedestrian Pavement, , Replace	30	17	13	60	SF	$19.82	$1,189														$1,189								**$1,189**
New Public Works	6.1	612603	Basement Wall	40	77	0	100	SF	$45.44	$4,544	$4,544																					**$4,544**
New Public Works	6.3	612616	Roof, Premium Grade, Replace	30	28	2	2200	SF	$5.04	$11,088			$11,088																			**$11,088**
New Public Works	6.4	612622	Exterior Wall Paint, 1-2 Stories, Repair	10	17	0	3145	SF	$2.87	$9,028	$9,028										$9,028											**$18,057**
New Public Works	6.4	612609	Wood Clapboard, Exterior, 1-2 Stories, Replace	20	67	0	3145	SF	$27.03	$84,996	$84,996																					**$84,996**
New Public Works	6.5	612634	Exterior Stairs, Exterior Stairs, Replace	15	27	0	70	SF	$36.93	$2,585	$2,585															$2,585						**$5,170**
New Public Works	6.6	612601	Window, 1-2 Stories, 8-2 SF, Replace	30	87	0	9	EA	$519.86	$4,679	$4,679																					**$4,679**
New Public Works	6.6	612625	Window, 1-2 Stories, 12 SF, Replace	30	87	0	41	EA	$719.86	$29,514	$29,514																					**$29,514**
New Public Works	6.6	612624	Window, 1-2 Stories, 24 SF, Replace	30	87	0	1	EA	$1,097.00	$1,097	$1,097																					**$1,097**
New Public Works	6.6	612602	Exterior Door, Exterior Door, Replace	25	22	3	1	EA	$950.12	$950				$950																	**$950**
New Public Works	6.6	612614	Exterior Door, Solid Core, Painted, Exterior Door, Replace	25	20	5	3	EA	$1,423.11	$4,269						$4,269															**$4,269**
New Public Works	6.6	612611	Exterior Door, Wood, Glazed, Replace	10	22	0	3	EA	$498.08	$1,494	$1,494										$1,494											**$2,988**
New Public Works	7.1	612608	Split System, Split System DX, Air-Cooled, 3 Ton, Replace	15	2	13	1	EA	$3,578.67	$3,579														$3,579								**$3,579**
New Public Works	7.1	612628	Furnace, Gas, 51 to 100 MBH, Replace	20	2	18	1	EA	$3,801.45	$3,801																			$3,801			**$3,801**
New Public Works	7.2	612630	Toilet, One Piece, Replace	20	37	0	4	EA	$1,055.15	$4,221	$4,221																					**$4,221**
New Public Works	7.2	612605	Lavatory, Enameled Steel, Replace	20	27	0	2	EA	$353.05	$706	$706																					**$706**
New Public Works	7.2	612604	Sink, Stainless Steel, Replace	20	5	15	1	EA	$1,054.05	$1,054																$1,054						**$1,054**
New Public Works	7.2	612636	Sink, Concrete, Replace	20	5	15	1	EA	$575.99	$576																$576						**$576**
New Public Works	7.2	612607	Bathtub/Shower, Enameled Steel, Replace	20	37	0	3	EA	$1,277.08	$3,831	$3,831																					**$3,831**
New Public Works	7.2	612632	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	10	20	0	1	EA	$2,349.48	$2,349	$2,349										$2,349											**$4,699**
New Public Works	7.2	612599	Plumbing System, Full Upgrade, Office (per SF), Upgrade	40	87	0	4500	SF	$13.91	$62,594	$62,594																					**$62,594**
New Public Works	7.2	612612	Bathroom Vanity Cabinet	20	27	0	1	EA	$1,082.84	$1,083	$1,083																					**$1,083**
New Public Works	7.4	612610	Electrical Service System, Full Upgrade, Office (per SF),	40	67	0	2500	SF	$27.25	$68,135	$68,135																					**$68,135**
New Public Works	7.4	612615	Lighting & Branch Wiring System, Full Upgrade, Office (per SF),	25	37	0	5000	SF	$9.24	$46,210	$46,210																					**$46,210**
New Public Works	7.6	612626	Sprinkler System, Full Retrofit, Office (per SF),	50	50	0	5000	SF	$8.00	$39,994	$39,994																					**$39,994**
New Public Works	7.6	612637	Fire Alarm System, Full Upgrade/Install, Office (per SF),	20	37	0	5000	SF	$2.36	$11,798	$11,798																					**$11,798**
New Public Works	8.1	612638	Interior Door, Solid Core, Painted/Stained, Interior Door, Replace	20	12	8	19	EA	$1,423.11	$27,039									$27,039												**$27,039**
New Public Works	8.1	612620	Interior Walls, Interior Wall, Repair	8	37	0	8190	SF	$1.42	$11,656	$11,656								$11,656								$11,656				**$34,968**
New Public Works	8.1	612635	Floor Finishings, , Replace	15	37	0	275	SF	$4.80	$1,320	$1,320															$1,320						**$2,640**
New Public Works	8.1	612621	Floor Finishings, , Repair	10	37	0	3725	SF	$3.68	$13,699	$13,699										$13,699											**$27,398**
New Public Works	8.1	612631	Floor Finishings, Standard Commercial, Medium Traffic, Replace	10	37	0	200	SF	$7.26	$1,451	$1,451										$1,451											**$2,903**
New Public Works	8.1	612629	Ceilings, Ceiling, Repair	10	37	0	4200	SF	$1.94	$8,134	$8,134										$8,134											**$16,267**
New Public Works	8.1	612619	Fire Extinguisher, , Replace	15	15	0	3	EA	$356.54	$1,070	$1,070															$1,070						**$2,139**
New Public Works	8.1	612618	Emergency Exit System, LED, Replace	10	37	0	2	EA	$405.01	$810	$810										$810											**$1,620**
New Public Works	9	612606	Garage	50	77	0	1	EA	$25,000.00	$25,000	$25,000																					**$25,000**
Totals, Unescalated											**$449,683**	**$0**	**$11,088**	**$950**	**$0**	**$5,066**	**$0**	**$0**	**$38,695**	**$0**	**$37,763**	**$0**	**$0**	**$4,768**	**$0**	**$7,402**	**$11,656**	**$0**	**$3,801**	**$0**	**$570,873**
Totals, Escalated (3.0% inflation, compounded annually)											**$449,683**	**$0**	**$11,763**	**$1,038**	**$0**	**$5,873**	**$0**	**$0**	**$49,018**	**$0**	**$50,750**	**$0**	**$0**	**$7,002**	**$0**	**$11,532**	**$18,704**	**$0**	**$6,472**	**$0**	**$611,835**

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	609 North Bridge Street, Yorkville, IL 60560
Year Constructed/Renovated:	Originally constructed early 1900s
Current Occupants:	City of Yorkville
Percent Utilization:	0%
Management Point of Contact:	Mr. Peter Ratos, Building Code Official, City of Yorkville 630.553.8574 phone
Property Type:	Municipal
Site Area:	0.5 acres
Building Area:	2,464 SF
Number of Buildings:	1
Number of Stories:	3
Parking Type and Number of Spaces:	No designated spaces
Building Construction:	Conventional wood framed structure with concrete foundation walls
Roof Construction:	Pitched roof with asphalt shingles
Exterior Finishes:	Wood siding
Heating, Ventilation & Air Conditioning:	Furnace and split system condensing unit
Fire and Life/Safety:	Aged fire alarm system with pull stations and exit signs
Dates of Visit:	5/19/2017
On-Site Point of Contact (POC):	Peter Ratos
Assessment and Report Prepared by:	Kevin Koranda
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Good
Structure	Fair	Plumbing	Fair to poor
Roof	Fair	Electrical	Fair to poor

Systemic Condition Summary			
Vertical Envelope	Fair	Elevators	NA
Interiors	Fair	Fire	Poor

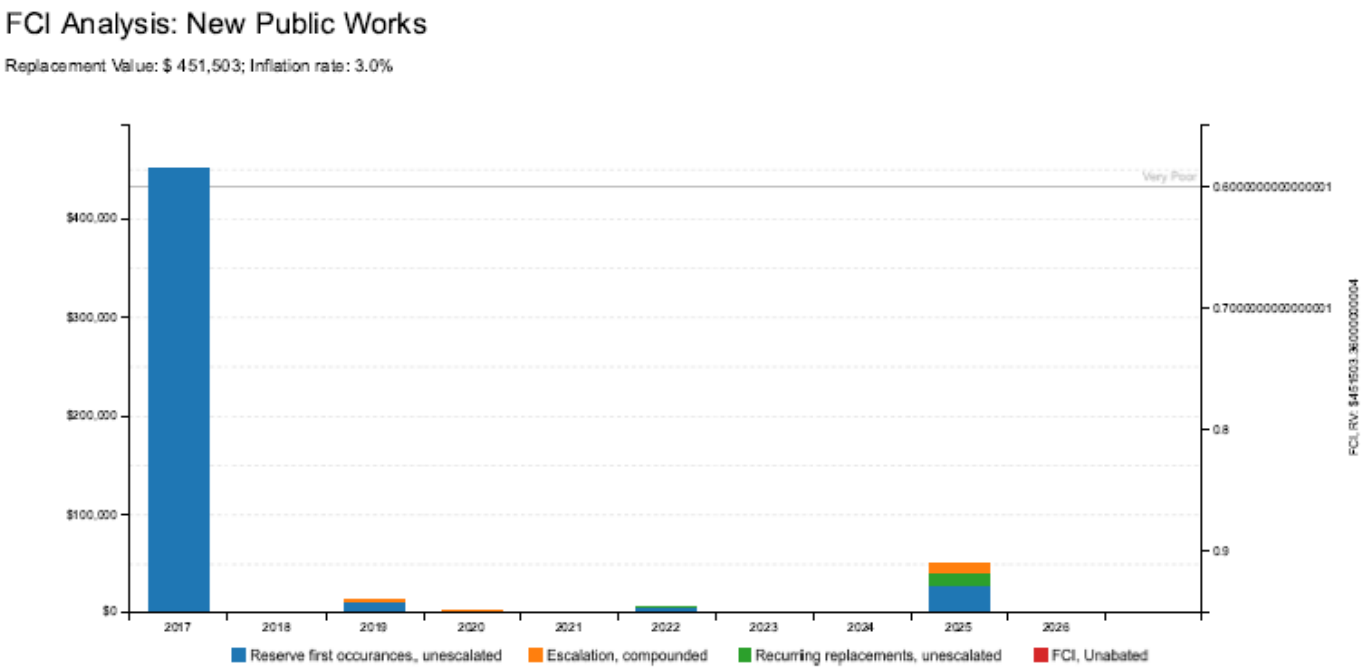
The following bullet points highlight the most significant short term and modernization recommendations:

- Wood siding replacement
- Electrical system upgrades
- Plumbing system upgrades
- Lighting upgrades
- Sprinkler system retrofit
- Fire alarm system upgrades
- Interior finish replacement, including: wood floor refinishing, repainting, and carpet replacement
- Garage structure demolition

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

According to property management personnel, the property has had a nonexistent capital improvement expenditure program over the past three years.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

Fci Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	49.0%	Poor
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	12.9%	Poor
Current Replacement Value (CRV)	2,464 SF * 183.24 / SF = $451,503.36	

Year **0** (Current Year) - Immediate Repairs (IR)	$449,683
Years **1-10** – Replacement Reserves (RR)	$118,443
Total Capital Needs	**$568,126**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Wood siding replacement
- Electrical system upgrades
- Plumbing system upgrades
- Lighting upgrades
- Sprinkler system retrofit
- Fire alarm system upgrades
- Interior finish replacement, including: wood floor refinishing, repainting, and carpet replacement
- Garage structure demolition

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth, conditions conducive to fungal growth, or evidence of severe moisture in representative readily accessible areas of the property.

No studies or follow up recommendations appear to be necessary.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.w

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.
- Prepare a mechanical equipment inventory list.

2.3. Personnel Interviewed

The management staff was interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Eric Dhuse Public Works Director	City of Yorkville	630.553.4370

The FCA was performed with the assistance of Eric Dhuse, Public Works Director, City of Yorkville, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The property has only been owned by the city for a short period of time. The POC has been involved with the property since its purchase in 2016.

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaire is included in Appendix E. Information obtained from the questionnaire has been used in preparation of this report.

2.6. Weather Conditions

5/19/17: Partly cloudy and raining with temperatures in the 60s (°F) and moderate winds.

3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG's Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. However, the building is not planned to be used as an area of public accommodation. Achieving ADA compliance would require substantial modifications to the facility and modifications may not be necessary given the planned facility use. With this acknowledged, the issues are nonetheless noted below.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Parking

- Adequate number of designated parking stalls and signage for cars are not provided. Provide description of location where new stalls are required (adjacent to rental office/adjacent to XX building)
- Adequate number of designated parking stalls and signage for vans are not provided.
- Access aisles adjacent to parking spaces, crossing hazardous vehicle areas, from main roadways or public transportation stops to the building sidewalks and entrances are not provided.

Ramps

- The building requires the construction of a straight entrance ramp with handrails to allow wheelchair access.

Entrances/Exits

- Install buzzer or intercom for assistance and service at exterior entrance doors or parking space.
- Existing entrance doors are not wide enough to accommodate wheelchair access and clear floor space beside the door swing is lacking.
- Existing stairs are set too close to the front doors for wheelchair access at ground level door
- Lever action hardware is not provided

Paths of Travel

- There are no accessible paths of travel to the second floor or the basement of the building.
- Existing carpeting is not securely attached or has a pile thickness exceeding 1/2".
- Stair handrails do not extend beyond the top and bottom risers.
- Stair handrails do not extend beyond the top and bottom risers.
- Lower objects mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or aisles.

Restrooms

- Existing restrooms do not meet any ADA criteria and are inaccessible.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is included in the cost tables.

4. Existing Building Assessment

4.1. Unit or Space Types

All 5,000 square feet of the building are currently unoccupied. The facility was previously used as a residential home. The spaces are vacant. Primary building areas include: living quarters, a kitchen, and an unfinished basement.

4.2. Inaccessible Areas or Key Spaces Not Observed

All of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof (observed from the ground). Areas of note that were either inaccessible or not observed for other reasons are listed in the table below:

A "down unit" or area is a term used to describe a unit or space that cannot be occupied due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies. There are no down units or areas.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Yorkville	Good and Adequate
Storm sewer	City of Yorkville	Good and Adequate
Domestic water	City of Yorkville	Good and Adequate
Electric service	Commonwealth Edison	Good and Adequate
Natural gas service	Nicor Gas	Good and Adequate

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	North Bridge Street
Access from	East
Additional Entrances	NA
Additional Access from	NA

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Asphalt	1995	Fair
Parking Lot	Asphalt	1995	Fair
Drive Aisles	None	NA	--
Service Aisles	None	NA	--
Sidewalks	Concrete	1995	Fair
Curbs	None	NA	--
Site Stairs	None	NA	--
Pedestrian Ramps	None	NA	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
No designated spaces	-	-	-	-
Total Number of ADA Compliant Spaces			NA	
Number of ADA Compliant Spaces for Vans			0	
Total Parking Spaces			NA	
Parking Ratio (Spaces/Apartments)			NA	
Method of Obtaining Parking Count			Physical count	

Exterior Stairs			
Location	Material	Handrails	Condition
None	--	--	-

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement milling and overlaying
- Sidewalks

Actions/Comments:

- The asphalt pavement exhibits isolated areas of failure and deterioration, such as alligator cracking, transverse cracking and localized depressions. The most severely damaged areas of paving must be cut and patched in order to maintain the integrity of the overall pavement system. All of the paving must be overlaid with new asphalt paving in order to maintain the integrity of the overall pavement system. Milling is recommended as part of the overall repair work.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	☒	Fair
Inlets	☒	--
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☐	--
Pits	☐	--
Municipal System	☒	--
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion

5.4. Topography and Landscaping

Item	Description						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☐	☐	☐
Landscaping Condition	Fair						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
None	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. General Site Improvements

Property Signage	
Property Signage	None
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☒	☐	☐	☐	☐
	--				
Building Lighting	None		Wall Mounted		Recessed Soffit
	☐		☒		☐
	Fair				

REFUSE DISPOSAL				
Refuse Disposal	Individual garbage bins			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
NA - vacant	None	None	NA	--

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Masonry foundation walls	Fair
Basement and Crawl Space	Concrete slab and concrete walls	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The foundations and footings cannot be directly observed. However, there are isolated areas of standing water, efflorescence, and excessive moisture conditions on the walls and floors in the subterranean basement. The subterranean walls must be repaired and waterproofed. The scope of the repair includes excavation, the installation of a new waterproof system and footing drains, and the backfilling and re-compacting of the excavated soil.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Conventional wood/metal studs	Fair
Basement	Concrete slab	Fair
Upper Floor Framing	Wood joists	Fair
Upper Floor Decking	Wood	Fair
Roof Framing	Wood trusses	Fair
Roof Decking	Wood boards	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. Roofing

Primary Roof			
Type / Geometry	Gable Roof	Finish	Asphalt shingles

Primary Roof			
Maintenance	In-house Staff	Roof Age	18 Yrs
Flashing	Sheet metal	Warranties	None
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	Wood fascia	Insulation	Fiberglass batts
Soffits	Exposed Soffits	Skylights	No
Attics	Yes	Ponding	No
Ventilation Source-1	Gable end vents	Leaks Observed	Yes
Ventilation Source-2	None	Roof Condition	Fair

The primary roof is located over the entirety of the building.

Anticipated Lifecycle Replacements:

- Asphalt shingles

Actions/Comments:

- The roof finishes appear to be more than 15 years old. Information regarding roof warranties or bonds was not available. The roofs are maintained by the in-house maintenance staff.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics. There is no evidence of moisture, water intrusion, or excessive daylight in the attics. The insulation in the attics appears to be adequate.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Painted wood	Fair to Poor
Secondary Finish	None	NA
Accented with	Wood trim	Fair to Poor
Soffits	Not Applicable	--

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Wood siding
- Exterior painting

Actions/Comments:

- The wood siding has significant areas of weathered wood siding and wood trim. The painted finishes across much of the building are deteriorated. The damaged materials must be replaced. In addition to these repairs, the exterior walls will require painting.

6.5. Exterior and Interior Stairs

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	Cast in place concrete	Closed	Metal	Metal	Fair
Building Exterior Stairs	Wood-framed	Open	Wood	Wood	Fair
Building Interior Stairs	Wood-framed	Closed	Wood	Wood	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The wood stairs at the north side of the building have isolated evidence of deteriorated, treads, risers, and balusters. The damaged stair components must be replaced.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Wood framed, operable	Single glaze	Throughout building	☐	Poor

Building Doors		
Main Entrance Doors	Door Type	Condition
	Wood, partially glazed	Fair
Secondary Entrance Doors	Solid core wood or metal	Fair
Service Doors	None	--
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Wooden windows
- Glazed doors
- Metal door

Actions/Comments:

- The windows are antiquated, energy-inefficient units with single-pane glazing. Some of the windows are difficult to open and close and several of the windows were loose in their sashes. Window replacement is recommended.

6.7. Patio, Terrace, and Balcony

Not applicable. There are no patios, terraces, or balconies.

7. Building Mechanical and Plumbing Systems

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Building Central Heating System	
Primary Heating System Type	Forced air furnace
Quantity and Capacity of Major Components	1 furnace at 95 MBH
Total Heating Capacity	95 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Basement
Space Served by System	Entire building
Age Ranges	2015
Condition	Good
Heat Exchanger Condition	--

Building Central Cooling System	
Primary Cooling System Type	Condensing unit
Quantity and Capacity of Major Components	1 condensing unit at 3 tons
Total Cooling Capacity	3 tons
Refrigerant	R-410A
Cooling Towers	NA
Location of Major Equipment	Adjacent north wall
Space Served by System	Entire building
Age Ranges	2015
Condensing Unit Condition	Good

Supplemental Components	
Supplemental Component #1	NA
Location / Space Served	NA
Condition	--

Controls and Ventilation	
HVAC Control System	Individual non-programmable thermostats/controls
HVAC Control System Condition	Poor
Building Ventilation	Natural ventilation only
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Furnace
- Split system condensing unit

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- Approximately 0 percent of the HVAC equipment is original. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. The property management staff was interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement.

7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper and galvanized iron	Fair to poor
Waste/Sewer Piping	Cast iron and PVC	Fair to poor
Vent Piping	Cast iron and PVC	Fair to poor
Water Meter Location	Basement	

Domestic Water Heaters or Boilers	
Components	Water Heater
Fuel	Natural gas
Quantity and Input Capacity	1 unit at 32 MBH
Storage Capacity	40 gallons
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	0
Quantity of Storage Tanks	0
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Unknown

Domestic Water Heaters or Boilers	
Adequacy of Water Pressure	Unknown

Plumbing Fixtures	
Water Closets	Residential
Toilet (Water Closet) Flush Rating	3.5 GPF
Common Area Faucet Nominal Flow Rate	2.0+ GPM
Condition	Fair to poor

Anticipated Lifecycle Replacements:

- Supply distribution piping
- Waste/sanitary distribution piping
- Water heater
- Toilets
- Sinks
- Bathtubs

Actions/Comments:

- Most of the domestic water lines are galvanized iron. To date there has been no history of chronic leaks or water pressure problems. However, it is quite common for galvanized iron piping to develop problems due to long-term corrosion with thinning walls and/or interior mineral deposit accumulation, especially once it has aged 40 or 50 years. EMG highly encourages some easily accessible pipe sections be examined to more accurately determine the interior pipe wall conditions after nearly 60 years of use. Pending these results, consideration should be given to replacing all the plumbing supply lines with copper. A budgetary cost for full replacement is included.
- The cast iron sanitary piping is aged and appears to be original to the building. The piping is corroded and generally in poor condition. The budgetary cost above includes an amount for the replacement of the original sanitary piping.
- The restroom accessories and fixtures are antiquated and exhibit significant wear. The restroom accessories and fixtures require replacement.

7.3. Building Gas Distribution

Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator is located along the exterior wall of the building. The gas distribution piping within the building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meter and regulator appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	100 Amps	Volts	120/208 Volt, three-phase
Meter & Panel Location	Basement	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	Incandescent		
Main Distribution Condition	Fair		
Lighting Condition	Fair to poor		

Building Emergency System			
Size	None	Fuel	--
Generator / UPS Serves	--	Tank Location	--
Testing Frequency	--	Tank Type	--
Generator / UPS Condition	--		

Anticipated Lifecycle Replacements:

- Circuit breaker panel
- Interior light fixtures
- Distribution wiring

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- Some of the electrical components within the building, including the knob-and-tube style wiring, are original. A partial modernization/upgrade is recommended to the aging interior electrical infrastructure. An overall budgetary allowance is included to account for some corresponding wiring and sub-feed replacements and upgrades.

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection and Security Systems

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	☐	Battery-Operated Smoke Detectors	☒	Alarm Horns	☒
	Annunciator Panels	☐	Hard-Wired Smoke Detectors	☐	Strobe Light Alarms	☐
	Pull Stations	☒	Emergency Battery-Pack Lighting	☐	Illuminated EXIT Signs	☒
Alarm System Condition	Poor					
Sprinkler System	None	☒	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	None		NA			
Fire Extinguishers	Last Service Date		Servicing Current?			
	None located		NA			
Hydrant Location	Adjacent streets					
Siamese Location	None					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Exit light fixture

Actions/Comments:

- Fire extinguishers appear to be missing at all locations. New fire extinguishers must be installed at all required locations immediately.
- The fire alarm systems appear somewhat antiquated and not up to current standards. The system utilized outdated components and lacks strobe light alarm, does not have a sufficient number of pull stations, has non-functional lighted exit signs and no backup light fixtures. Due to the age of the components and apparent shortcomings, a full modernization project is recommended. As part of the major planned short term renovations, a facility-wide fire alarm modernization is recommended. A budgetary cost is included.
- The building is not protected by fire suppression. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. As part of the major recommended short term renovations, a facility-wide fire suppression retrofit is recommended. A budgetary cost is included.

8. Interior Spaces

8.1. Interior Finishes

All 2,464 square feet of the building are currently unoccupied. The facility was previously a single-family home. The spaces are vacant. The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Wood	Throughout first floor living room areas, second floor bedrooms	Fair to poor
Carpet	Stairwell, first floor bedroom	Poor
Vinyl tile	Kitchen, bathrooms	Fair to poor
Concrete	Basement	Fair
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted plaster	Throughout building	Fair
Painted CMU	Basement	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted plaster	Throughout building	Fair

Interior Doors		
Item	Type	Condition
Interior Doors	Solid core/hollow core	Fair
Door Framing	Wood	Fair
Fire Doors	No	NA

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Wood flooring refinishing
- Interior painting
- Interior doors

Actions/Comments:

- It appears that the interior finishes have not been renovated within the last 30 years.
- The interior finishes are old, worn, and outdated The VCT and carpeting is aged. The wood flooring is worn in some areas and will require refinishing. Partial interior renovations that include comprehensive updating of the interior finishes are recommended as part of the overall facility renovation.

9. Other Structures

A garage building is located to the west of the main building. The garage is a wood framed structure set on a concrete slab. The garage is deteriorating and in poor overall condition.

Actions/Comments:

- The property management stated that the City currently plans on demolishing the garage. No replacement costs for any of the garage finishes are included in the report. A budgetary allowance for the demolition work is included.

10. Certification

The City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of New Public Works, 609 North Bridge Street, Yorkville, IL, the "Property". It is our understanding that the primary interest of the City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the City of Yorkville for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than the City of Yorkville or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the City of Yorkville and the recipient's sole risk, without liability to EMG.

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11. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: EMG Accessibility Checklist
Appendix D: Pre-Survey Questionnaire

Appendix A:
Photographic Record

PHOTO #1:	*FRONT ENTRANCE*

PHOTO #2:	*FRONT ELEVATION*

PHOTO #3:	*NORTH ELEVATION*

PHOTO #4:	*SOUTH ELEVATION*

PHOTO #5:	*SOUTH ELEVATION*

PHOTO #6:	*WEST ELEVATION*

PHOTO #7:	*SITE*

PHOTO #8:	*SIDEWALK*

PHOTO #9:	*SIDEWALK*

PHOTO #10:	*ASPHALT DRIVEWAY*

PHOTO #11:	*GARAGE*

PHOTO #12:	*ENTRY DOOR*

PHOTO #13: *ENTRY STEPS*

PHOTO #14: *FRONT ENTRY STEPS*

PHOTO #15: *WINDOWS*

PHOTO #16: *SMALL BASEMENT WINDOW*

PHOTO #17: *NORTH ENTRY DOOR*

PHOTO #18: *WOOD SIDING*

PHOTO #19: *NORTH STAIRS*

PHOTO #20: *ROOF DECKING*

PHOTO #21: *INSULATION*

PHOTO #22: *WOOD WINDOW*

PHOTO #23: *LOAD CENTER*

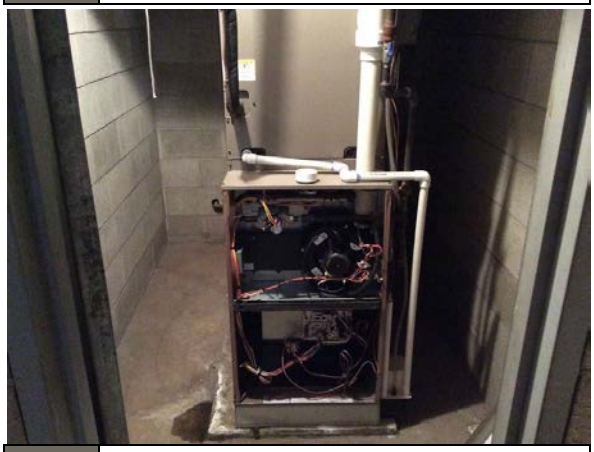

PHOTO #24: *FURNACE*

PHOTO #25:	*CONDENSING UNIT*

PHOTO #26:	*THERMOSTAT*

PHOTO #27:	*WATER HEATER*

PHOTO #28:	*GALVANIZED WATER PIPE*

PHOTO #29:	*CAST IRON SANITARY PIPE*

PHOTO #30:	*CAST IRON SANITARY PIPE, AGED*

PHOTO #31:	*PULL STATION*

PHOTO #32:	*FIRE ALARM BELL*

PHOTO #33:	*EXIT SIGN*

PHOTO #34:	*SMOKE DETECTOR*

PHOTO #35:	*KITCHEN, VINYL TILE*

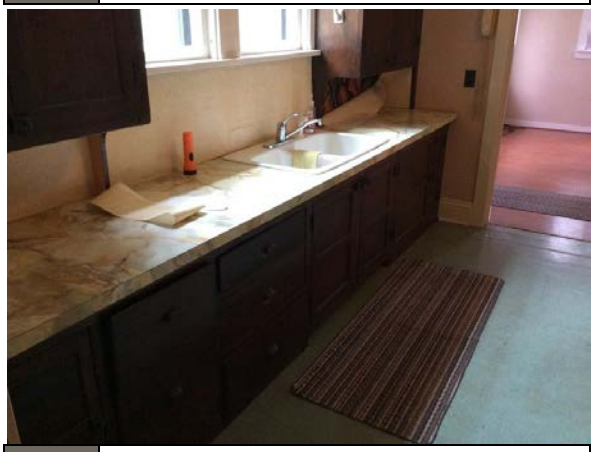

PHOTO #36:	*KITCHEN CABINETS*

PHOTO #37:	*WOOD FLOORING*

PHOTO #38:	*WOOD FLOORING*

PHOTO #39:	*BUILT-IN CABINETRY*

PHOTO #40:	*WINDOWS*

PHOTO #41:	*CARPET*

PHOTO #42:	*TOILET*

PHOTO #43:	*SINK*

PHOTO #44:	*TUB*

PHOTO #45:	*SINK*

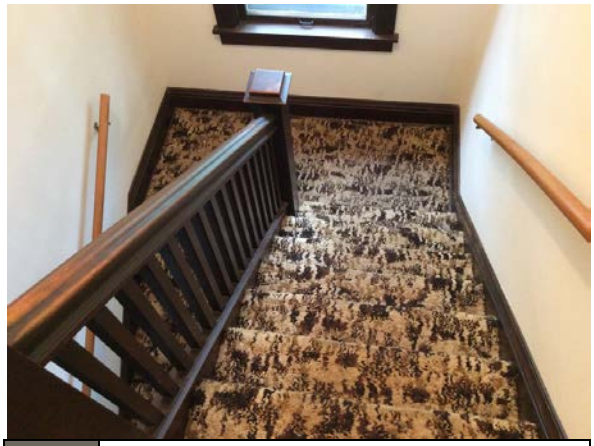

PHOTO #46:	*STAIRWELL*

PHOTO #47:	*WOOD FLOORING*

PHOTO #48:	*SECOND FLOOR EXIT DOOR, METAL*

PHOTO #49:	*LIGHT FIXTURE*

PHOTO #50:	*LIGHT FIXTURE*

PHOTO #51:	*WOOD FLOOR*

PHOTO #52:	*BATHROOM, SECOND FLOOR*

PHOTO #53:	*VINYL TILE*

PHOTO #54:	*BATHTUB*

PHOTO #55:	*BASEMENT STAIRS*

PHOTO #56:	*CONCRETE SLAB*

PHOTO #57:	*CONCRETE LAUNDRY SINK*

PHOTO #58:	*WORKSHOP ROOM NORTH OF STAIRS*

PHOTO #59:	*EFFLORESCENCE AND WATER STAINING*

PHOTO #60:	*WATER DAMAGED WALL*

Appendix B:
Site Plan

Site Plan

	Project Name: New Public Works	**Project Number:** 122700.17R000-002.322
	Source: Google Earth Pro	**On-Site Date:** 5/19/2017

Appendix C:
EMG Accessibility Checklist

Date Completed: 5/19/17

Property Name: New Public Works

EMG Project Number: 122700.17R000-002.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			✓	
2	Have any ADA improvements been made to the property?		✓		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			✓	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			✓	
5	Is any litigation pending related to ADA issues?			✓	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?		✓		
2	Are there sufficient van-accessible parking spaces available?		✓		
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		✓		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?		✓		
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?		✓		
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			✓	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			✓	

	Ramps	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			✓	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?		✓		
2	If the main entrance is inaccessible, are there alternate accessible entrances?		✓		
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?		✓		
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?		✓		
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		✓		
3	Is there a path of travel that does not require the use of stairs?		✓		
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2	Are there visual and audible signals inside cars indicating floor change?			✓	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?		✓		
2	Are pull handles push/pull or lever type?		✓		
3	Are there audible and visual fire alarm devices in the toilet rooms?		✓		
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?		✓		
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?		✓		
6	In unisex toilet rooms, are there safety alarms with pull cords?		✓		
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?		✓		
8	Are grab bars provided in toilet stalls?			✓	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?		✓		
10	Are sink handles operable with one hand without grasping, pinching or twisting?		✓		
11	Are exposed pipes under sink sufficiently insulated against contact?		✓		
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			✓	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			✓	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			✓	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			✓	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			✓	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			✓	

**Based on visual observation only. The slope was not confirmed through measurements.*

Appendix D:
Pre-Survey Questionnaire

FCA (Commercial)
Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	City of Yorkville		
Name of Building:	609 N Bridge	Building #:	
Name of person completing questionnaire:	Eric Dhuse		
Length of Association With the Property:	6 mo.	Phone Number:	630-553-4370

Site Information	
Year of Construction?	1920
No. of Stories?	2 Floors.
Total Site Area?	1/2 Acres
Total Building Area?	2464 Sqft

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	NA	
2. HVAC Mechanical, Electric, Plumbing?	Unknown	- Replace Knob & Tube Wiring.
3. Life-Safety/Fire?	NA	
4. Roofs?	Spr. 17	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	NA
Planned Capital Expenditure For Next Year?	Roof, Repair Knob & Tube Wiring
Age of the Roof?	Unk
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	NA

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	QUESTION	Y	N	Unk	NA	COMMENTS
	ZONING, BUILDING DESIGN & LIFE SAFETY ISSUES					
1	Are there any unresolved building, fire, or zoning code issues?		X			
2	Is there any pending litigation concerning the property?		X			
3	Are there any other significant issues/hazards with the property?		X			
4	Are there any unresolved construction defects at the property?		X			
5	Has any part of the property ever contained visible suspect mold growth?			X		

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
6	Is there a mold Operations and Maintenance Plan?		X			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		X			
8	Have there been indoor air quality or mold related complaints from tenants?			X		
	General Site					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		X			
10	Are there any problems with the landscape irrigation systems?		X			
	Building Structure					
11	Are there any problems with foundations or structures?		X			
12	Is there any water infiltration in basements or crawl spaces?		X			
13	Has a termite/wood boring insect inspection been performed within the last year?			X		
	Building Envelope					
14	Are there any wall, or window leaks?			X		
15	Are there any roof leaks?		X			
16	Is the roofing covered by a warranty or bond?		X			
17	Are there any poorly insulated areas?	X				
18	Is Fire Retardant Treated (FRT) plywood used?			X		
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		X			

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?		X			
21	Does any part of the electrical system use aluminum wiring?			X		
22	Do Residential units have a less than 60-Amp service?		X			
23	Do Commercial units have less than 200-Amp service?				X	
24	Are there any problems with the utilities, such as inadequate capacities?		X			
	ADA					
25	Has the management previously completed an ADA review?		X			
26	Have any ADA improvements been made to the property?		X			
27	Does a Barrier Removal Plan exist for the property?		X			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		X			
29	Has building ownership or management received any ADA related complaints?		X			
30	Does elevator equipment require upgrades to meet ADA standards?		X			
	PLUMBING					
31	Is the property served by private water well?		X			
32	Is the property served by a private septic system or other waste treatment systems?		X			
33	Is polybutylene piping used?		X			
34	Are there any plumbing leaks or water pressure problems?		X			

FCA (Commercial)
Pre-Survey Questionnaire

Additional Issues or Concerns That EMG Should Know About?	
1.	
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	☐	☐	☐	
Access to Roof/Attic Space	☐	☐	☐	
Access to Building As-Built Drawings	☐	☐	☐	
Site plan with bldg., roads, parking and other features	☐	☐	☐	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	☐	
List of Commercial Tenants in the property	☐	☐	☐	
Previous reports pertaining to the physical condition of property.	☐	☐	☐	
ADA survey and status of improvements implemented.	☐	☐	☐	
Current / pending litigation related to property condition.	☐	☐	☐	
Any brochures or marketing information.	☐	☐	☐	

_____ _____

Signature of person Interviewed or completing form Date

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.

2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.

3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).

4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.

5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.

6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.

7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.

9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.

10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).

11. Any brochures or marketing information.

12. Appraisal, either current or previously prepared.

13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).

14. Previous reports pertaining to the physical condition of property.

15. ADA survey and status of improvements implemented.

16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Historic Jail
111 West Madison Street
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:	Date of Report:	On Site Date:
122700.17R000-003.322	September 13, 2017	May 17, 2017

Immediate Repairs Report
Historic Jail
9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Historic Jail	1.3	609536	Engineer, Environmental, Mold Remediation, Evaluate/Report	1	EA	$3,162.50	$3,163	**$3,163**
Historic Jail	5.2	609539	Exterior Stairs, Concrete, Replace	15	SF	$48.94	$734	**$734**
Historic Jail	5.5	609221	Lighting Fixture, 80 W, Replace	2	EA	$256.88	$514	**$514**
Historic Jail	5.5	609191	Exterior Light Pole	1	EA	$2,721.00	$2,721	**$2,721**
Historic Jail	6.2	609223	Structural Frame	1000	SF	$25.10	$25,100	**$25,100**
Historic Jail	6.2	609216	Study, Structural, Superstructure,	1	EA	$10,120.00	$10,120	**$10,120**
Historic Jail	6.3	609196	Roof, , Replace	60	SF	$10.52	$631	**$631**
Historic Jail	6.3	609225	Roof, Premium Grade, Replace	3765	SF	$5.04	$18,975	**$18,975**
Historic Jail	6.4	609174	Brick Veneer Exterior Wall, Exterior, 1-2 Stories, Repair	80	SF	$48.56	$3,884	**$3,884**
Historic Jail	6.4	609179	Brick Veneer Exterior Wall, Exterior, 1-2 Stories, Repair	600	SF	$41.28	$24,770	**$24,770**
Historic Jail	6.4	609228	Exterior Wall	80	LF	$2.82	$226	**$226**
Historic Jail	6.4	609232	Field Stone, Exterior, 1-2 Stories, Repair	150	SF	$49.82	$7,473	**$7,473**
Historic Jail	6.4	609188	Wood Shakes/Shingles, 1-2 Stories, Replace	90	SF	$6.69	$602	**$602**
Historic Jail	6.5	609183	Interior Stairs/Ramp, Interior Stairs, Replace	110	SF	$44.53	$4,898	**$4,898**
Historic Jail	6.6	609181	Window, 1-2 Stories, 12 SF, Replace	4	EA	$719.86	$2,879	**$2,879**
Historic Jail	6.6	609175	Exterior Door, Solid Core, Fully Glazed, Exterior Door, Replace	2	EA	$1,982.31	$3,965	**$3,965**
Historic Jail	6.6	609193	Exterior Door, Solid Core, Painted, Exterior Door, Replace	2	EA	$1,423.11	$2,846	**$2,846**
Historic Jail	6.6	609234	Overhead Door, 144 SF, Replace	1	EA	$2,634.03	$2,634	**$2,634**
Historic Jail	7.6	609205	Fire Extinguisher, , Replace	5	EA	$356.54	$1,783	**$1,783**
Historic Jail	7.6	614544	Emergency Lighting Pack, 2 Light w/ Battery, Replace	1	EA	$1,227.87	$1,228	**$1,228**
Historic Jail	8.1	609227	Interior Walls, Interior Wall, Repair	1800	SF	$3.18	$5,726	**$5,726**
Historic Jail	8.1	609219	Ceilings, Ceiling, Repair	850	SF	$7.32	$6,221	**$6,221**
Immediate Repairs Total								**$131,093**

* Location Factor included in totals.

Replacement Reserves Report

Historic Jail

9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Historic Jail	1.3	609536	Engineer, Environmental, Mold Remediation, Evaluate/Report	0	2016	0	1	EA	$3,162.50	$3,163	$3,163																				**$3,163**
Historic Jail	5.2	609539	Exterior Stairs, Concrete, Replace	50	50	0	15	SF	$48.94	$734	$734																				**$734**
Historic Jail	5.2	609180	Parking Lot, Parking Lot, Repair	5	3	2	1000	SF	$0.38	$380			$380					$380					$380					$380			**$1,518**
Historic Jail	5.2	609236	Parking Lot, Parking Lot, Repair	25	7	18	1000	SF	$3.28	$3,280																		$3,280			**$3,280**
Historic Jail	5.5	609221	Lighting Fixture, 80 W, Replace	20	27	0	2	EA	$256.88	$514	$514																				**$514**
Historic Jail	5.5	609191	Exterior Light Pole	20	27	0	1	EA	$2,721.00	$2,721	$2,721																				**$2,721**
Historic Jail	6.2	609223	Structural Frame	50	50	0	1000	SF	$25.10	$25,100	$25,100																				**$25,100**
Historic Jail	6.2	609216	Study, Structural, Superstructure,	0	50	0	1	EA	$10,120.00	$10,120	$10,120																				**$10,120**
Historic Jail	6.3	609196	Roof, , Replace	20	27	0	60	SF	$10.52	$631	$631																				**$631**
Historic Jail	6.3	609225	Roof, Premium Grade, Replace	30	41	0	3765	SF	$5.04	$18,975	$18,975																				**$18,975**
Historic Jail	6.3	609213	Roof, , Replace	20	18	2	150	SF	$9.00	$1,349			$1,349																		**$1,349**
Historic Jail	6.4	609174	Brick Veneer Exterior Wall, Exterior, 1-2 Stories, Repair	0	121	0	80	SF	$48.56	$3,884	$3,884																				**$3,884**
Historic Jail	6.4	609179	Brick Veneer Exterior Wall, Exterior, 1-2 Stories, Repair	25	41	0	600	SF	$41.28	$24,770	$24,770																				**$24,770**
Historic Jail	6.4	609228	Exterior Wall	10	17	0	80	LF	$2.82	$226	$226										$226										**$451**
Historic Jail	6.4	609232	Field Stone, Exterior, 1-2 Stories, Repair	0	121	0	150	SF	$49.82	$7,473	$7,473																				**$7,473**
Historic Jail	6.4	609188	Wood Shakes/Shingles, 1-2 Stories, Replace	20	41	0	90	SF	$6.69	$602	$602																				**$602**
Historic Jail	6.5	609183	Interior Stairs/Ramp, Interior Stairs, Replace	50	50	0	110	SF	$44.53	$4,898	$4,898																				**$4,898**
Historic Jail	6.6	609181	Window, 1-2 Stories, 12 SF, Replace	30	41	0	4	EA	$719.86	$2,879	$2,879																				**$2,879**
Historic Jail	6.6	609175	Exterior Door, Solid Core, Fully Glazed, Exterior Door, Replace	25	41	0	2	EA	$1,982.31	$3,965	$3,965																				**$3,965**
Historic Jail	6.6	609193	Exterior Door, Solid Core, Painted, Exterior Door, Replace	25	41	0	2	EA	$1,423.11	$2,846	$2,846																				**$2,846**
Historic Jail	6.6	609234	Overhead Door, 144 SF, Replace	35	41	0	1	EA	$2,634.03	$2,634	$2,634																				**$2,634**
Historic Jail	7.6	609205	Fire Extinguisher, , Replace	15	22	0	5	EA	$356.54	$1,783	$1,783															$1,783					**$3,565**
Historic Jail	7.6	614544	Emergency Lighting Pack, 2 Light w/ Battery, Replace	10	26	0	1	EA	$1,227.87	$1,228	$1,228										$1,228										**$2,456**
Historic Jail	8.1	609227	Interior Walls, Interior Wall, Repair	0	39	0	1800	SF	$3.18	$5,726	$5,726																				**$5,726**
Historic Jail	8.1	609219	Ceilings, Ceiling, Repair	0	39	0	850	SF	$7.32	$6,221	$6,221																				**$6,221**
Totals, Unescalated											**$131,093**	**$0**	**$1,729**	**$0**	**$0**	**$0**	**$0**	**$380**	**$0**	**$0**	**$1,453**	**$0**	**$380**	**$0**	**$0**	**$1,783**	**$0**	**$380**	**$3,280**	**$0**	**$140,477**
Totals, Escalated (3.0% inflation, compounded annually)											**$131,093**	**$0**	**$1,834**	**$0**	**$0**	**$0**	**$0**	**$467**	**$0**	**$0**	**$1,953**	**$0**	**$541**	**$0**	**$0**	**$2,777**	**$0**	**$627**	**$5,585**	**$0**	**$144,877**

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	111 West Madison Street, Yorkville, Illinois 60560
Year Constructed/Renovated:	Originally constructed 1893 Addition/restoration 1970s
Current Occupants:	None
Percent Utilization:	0%
Management Point of Contact:	Mr. Peter Ratos, Building Code Official, City of Yorkville 630.553.8574 phone
Property Type:	Municipal
Site Area:	0.30 acres
Building Area:	5,000 SF
Number of Buildings:	1
Number of Stories:	3
Parking Type and Number of Spaces:	3 spaces adjacent to street
Building Construction:	Conventional wood framed structure with areas of reinforced concrete
Roof Construction:	Pitched roof with asphalt shingles Flat roofs with built-up membrane at small area
Exterior Finishes:	Brick Veneer Field stone
Heating, Ventilation and Air Conditioning:	Central system with boiler serving older area Furnace and split system condensing unit serving newer area and garage
Fire and Life/Safety:	Hydrants, extinguishers, and one backup light fixture.
Dates of Visit:	5/17/2016
On-Site Point of Contact (POC):	Peter Ratos
Assessment and Report Prepared by:	Kevin Koranda
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Poor

Systemic Condition Summary			
Structure	Poor	Plumbing	Poor
Roof	Failed	Electrical	Poor
Vertical Envelope	Poor	Elevators	NA
Interiors	Failed	Fire	Poor

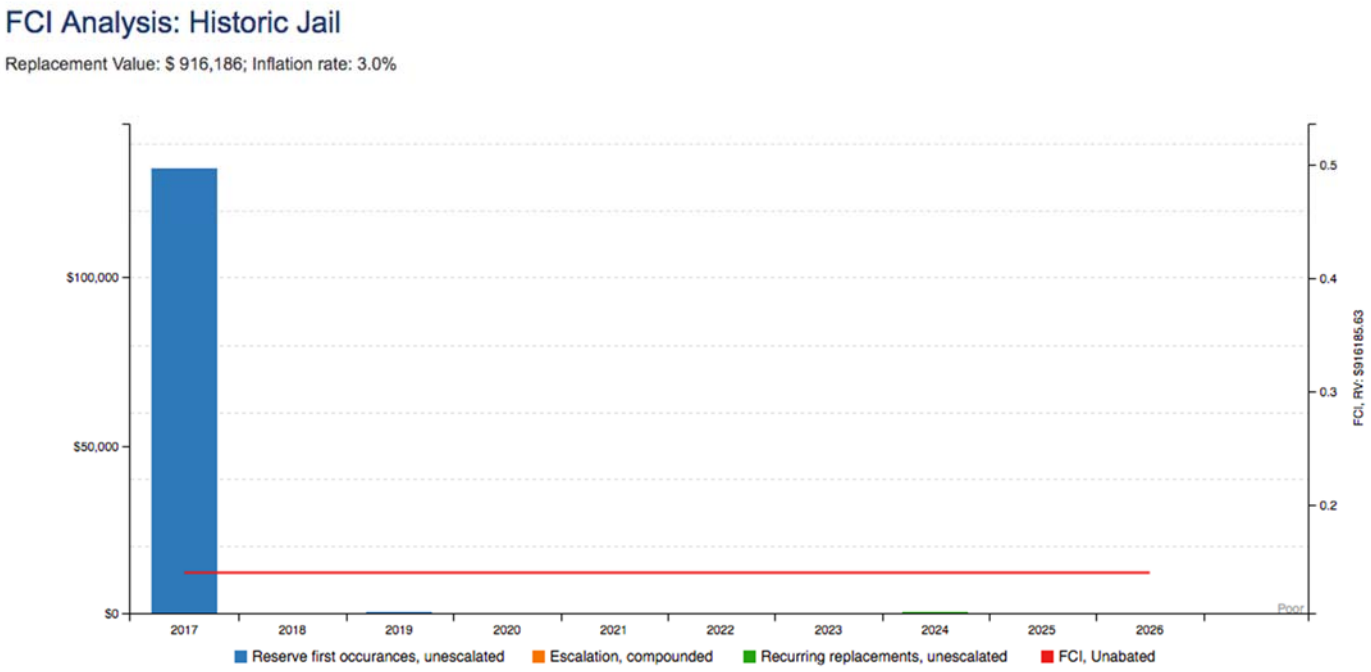
The following bullet points highlight the most significant short term and modernization recommendations:

- Structural evaluation and repairs
- Roof replacement
- Exterior brick repointing
- Foundation wall repointing

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been poorly maintained in recent years and is in poor overall condition.

According to property management personnel, the property has had a nonexistent capital improvement expenditure program over the past three years.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

Fci Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	14.4%	Poor
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	0.3%	Good
Current Replacement Value (CRV)	5,000 SF * 183.24 / SF = $916,186	

Year **0** (Current Year) - Immediate Repairs (IR)	$132,443
Years **1-10** – Replacement Reserves (RR)	$2,823
Total Capital Needs	**$135,266**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Structural evaluation and repairs
- Roof replacement
- Exterior brick repointing
- Foundation wall repointing

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

Areas of suspect fungal growth, fungal or mildew-like odors, moisture, elevated humidity, moisture stains, mildew, and water damage were observed along the drywall in the following areas:

- Central hallway, upper and lower floors: a severe roof leak has resulted in significant water damage to these areas of the facility. Substantial micro-mold growth and the growth of both plants and macro-fungi was observed. Additional growth is presumed to be present within the walls, floors, and attic spaces in this area.
- Third Floor loft: moisture stains and mold/mildew odors were observed in this area.

Based on the apparent extent of fungal growth (more than 30 square feet), the fungal growth must be abated by a qualified fungal growth remediation contractor. The cost to retain a consultant to conduct an extensive fungal growth survey and to recommend clean-up methods and repairs is included in the cost tables. A cost allowance to address the roof and replace the affected areas of fungal growth is also included.

The following study is recommended.

- The central hallway is in very poor condition due to water infiltration. The structure in this area has potentially been rendered unsound from water damage. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A cost allowance to repair structural damage is also included in the cost tables.

There are a number of unresolved Fire Code violations. See Section 7.6 for descriptions and comments.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.
- Prepare a mechanical equipment inventory list.

2.3. Personnel Interviewed

The management staff was interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Peter Ratos Building Code Official	City of Yorkville	630.553.8574

The FCA was performed with the assistance of Peter Ratos, Building Code Official, City of Yorkville, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's involvement with the property has spanned the past 6 years.

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaire is included in Appendix E. Information obtained from the questionnaire has been used in preparation of this report.

2.6. Weather Conditions

5/17/17: Clear to partly cloudy, with temperatures in the 70s (°F) and moderate winds.

3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG’s Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Parking

- Adequate number of designated parking stalls and signage for vans are not provided.

Paths of Travel

- Door thresholds do not allow for wheelchair access

Restrooms.

- Restrooms do not meet any ADA accessibility criteria.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. Because this facility is currently unused and no major renovations are currently planned, the cost to address the achievable items noted above is not included in the cost tables.

4. Existing Building Assessment

4.1. Unit or Space Types

All 5,000 square feet of the building are currently unoccupied. The facility was previously used as the Yorkville Sherrif's office and jail. The spaces are vacant. Primary building areas include: living quarters, the jail/holding area, a garage, office space, and an unfinished basement.

4.2. Inaccessible Areas or Key Spaces Not Observed

All of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof (observed from the ground). Areas of note that were either inaccessible or not observed for other reasons are listed in the table below:

A "down unit" or area is a term used to describe a unit or space that cannot be occupied due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies. There are substantial portion of the facility that are down, and the entire facility is considered to be a down area.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Yorkville	Good and Adequate
Storm sewer	City of Yorkville	Good and Adequate
Domestic water	City of Yorkville	Good and Adequate
Electric service	Commonwealth Edison	Good and Adequate
Natural gas service	Nicor Gas	Good and Adequate

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	West Madison Street
Access from	South
Additional Entrances	NA
Additional Access from	NA

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	None	--	--
Parking Lot	Asphalt	2010	Good
Drive Aisles	None	--	--
Service Aisles	None	--	--
Sidewalks	Concrete	2010	Good
Curbs	Concrete	2010	Good
Site Stairs	Concrete	1970	Poor
Pedestrian Ramps	None	--	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
3	-	-	-	-

Total Number of ADA Compliant Spaces	1
Number of ADA Compliant Spaces for Vans	0
Total Parking Spaces	3
Parking Ratio (Spaces/Apartments)	NA
Method of Obtaining Parking Count	Physical count

Exterior Stairs			
Location	Material	Handrails	Condition
East wall of building	Concrete stairs	None	Poor

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement milling and overlaying
- Sidewalks
- Concrete stairs

Actions/Comments:

- The concrete site stairs at the northeast corner of the facility are in poor condition. The steps are spalling and deteriorated. Replacement of these concrete stairs is recommended.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	☐	--
Inlets	☒	Fair
Swales	☒	Fair
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☒	Fair
Pits	☐	--
Municipal System	☒	Fair
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion

5.4. Topography and Landscaping

Item	Description						
Site Topography	Slopes moderately down from the south side of the property to the north property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☐	☐	☐
Landscaping Condition	Fair						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
None	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. General Site Improvements

Property Signage	
Property Signage	Building mounted
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☒	☐	☐	☐	☐
	--				
Building Lighting	None		Wall Mounted		Recessed Soffit
	☐		☒		☐
	Poor				

REFUSE DISPOSAL				
Refuse Disposal	Individual garbage bins			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
NA - vacant	None	None	NA	--

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Exterior lighting

Actions/Comments:

- The exterior lighting fixture is aged. Replacement is recommended.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Concrete foundation walls	Fair
Basement and Crawl Space	Concrete slab and concrete walls	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement. The basement walls appear intact and structurally sound. There is no evidence of movement or water infiltration.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Conventional wood/metal studs	Fair
Ground Floor	Raised wood or concrete slab	Fair
Upper Floor Framing	Wood joists	Fair to Poor
Upper Floor Decking	Wood or concrete, cast-in-place	Fair to Poor
Roof Framing	Wood trusses	Fair to Poor
Roof Decking	Wood boards or plywood	Fair to Poor

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. There is significant evidence of structural damage due to water intrusion in the central hallway on the First and Second Floors. This condition appears to affect the rafters, joists, and studs in these areas as well as the floor and roof decking. A Professional Engineer with specific expertise in structural design and construction in this geographical area must be retained to evaluate the structure and to provide remedial recommendations consistent with local regulatory and code requirements. Although the estimated cost of repair cannot be accurately determined without the recommended study, a budgetary cost allowance to repair the affected elements is also included.

6.3. Roofing

Primary Roof			
Type / Geometry	Hip Roof	Finish	Asphalt shingles
Maintenance	In-house Staff	Roof Age	50 Yrs
Flashing	Sheet metal	Warranties	None
Parapet Copings	Exposed copings	Roof Drains	Gutters and downspouts
Fascia	Concrete cornice Metal panel fascia	Insulation	Fiberglass batts
Soffits	Exposed Soffits	Skylights	No
Attics	Yes	Ponding	No
Ventilation Source-1	Gable end vents	Leaks Observed	Yes
Ventilation Source-2	None	Roof Condition	Failed

The primary roof is located over the majority of the building. The roof valley at the intersection between the older and newer portions of the building is clad with a TPO membrane.

Secondary Roof			
Type / Geometry	Flat	Finish	Single-ply membrane
Maintenance	In-house Staff	Roof Age	50 Yrs
Flashing	Sheet metal	Warranties	Unknown
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	Metal Panel	Insulation	Rigid Board
Soffits	None	Skylights	No
Attics	None	Ponding	No
Ventilation Source-1	Power Vents	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Poor

The secondary roof is located at a small area at the south end of the facility.

Anticipated Lifecycle Replacements:

- TPO roof membrane
- Asphalt shingles

Actions/Comments:

- The roof finishes appear to be more than 30 years old. Information regarding roof warranties or bonds was not available. The roofs are maintained by the in-house maintenance staff.
- There is evidence of active roof leaks. There are areas of severe water damage within several areas of the building. The most severe area of water damage was observed at the central hallway of the facility. The water damage in this area is extensive and affects the upper and lower levels. All active leaks must be repaired.

- The roof sheathing exhibits signs of significant areas of sagging and visible penetrations. This condition is indicative of substrate damage. The damaged areas must be repaired or replaced. The cost of this work is included with the roof finish replacement costs.
- The roof insulation has significant areas of missing or water damaged materials. This condition is present in several locations, most notably at the central hallway mentioned above. New insulation must be installed in this area.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Brick veneer	Fair to Poor
Secondary Finish	Field stone	Fair to Poor
Accented with	Concrete	Fair to Poor
Soffits	Exposed	Fair

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Caulking
- Masonry re-pointing

Actions/Comments:

- Significant portions of the mortar joints along the brick veneer and stone veneer are cracked at the front elevation, east elevation, and north elevation of the older portion of the facility. The damaged mortar joints must be cleaned and re-pointed.
- The brick masonry has isolated areas of efflorescence at the front elevation of the building. The affected areas of brick masonry must be cleaned and an efflorescence-checking coating must also be applied to the brick masonry.

6.5. Exterior and Interior Stairs

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	Cast in place concrete	Closed	None	None	Poor
Building Interior Stairs	Steel-framed with pre-cast treads	Open	Metal	Metal	Poor
Building Interior Stairs	Wood-framed	Closed	Wood	None	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The interior metal stairs at the south stairwell have suffered extensive water damage from the active roof leak in this area. The stairs are severely corroded and will require replacement.
- The exterior concrete steps leading to the basement boiler room are spalling and uneven. Replacement of these steps is recommended.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Wood framed, operable	Single glaze	Throughout building	☐	Poor to Failed

Building Doors		
Main Entrance Doors	Door Type	Condition
	Wood, partially or fully glazed	Poor
Secondary Entrance Doors	Solid core wood	Poor
Service Doors	None	--
Overhead Doors	Wood	Poor

Anticipated Lifecycle Replacements:

- Wooden windows
- Glazed doors
- Solid door
- Overhead door

Actions/Comments:

- The windows are antiquated, energy-inefficient units with single-pane glazing. Some of the windows are difficult to open and close and several of the windows were loose in their sashes. Replacement of the deteriorated windows is recommended.
- Several windows were rendered unnecessary as a result of the building renovations. These windows look onto interior structural elements of the building or have been covered entirely. These interior windows are not included in the replacement costs.
- The exterior doors are antiquated and in poor condition. The basement door does not close properly, the upper floor stairwell door has a cracked pane of glass, and the main entry door has a single pane of glazing. Replacement of all of the exterior doors is recommended.

6.7. Patio, Terrace, and Balcony

Not applicable. There are no patios, terraces, or balconies.

7. Building Mechanical and Plumbing Systems

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Building Central Heating System	
Primary Heating System Type	Hot water boiler Forced air furnace
Quantity and Capacity of Major Components	1 boiler at 250 MBH (estimated) 1 furnace at 90 MBH
Total Heating Capacity	340 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Basement Garage mechanical room
Space Served by System	Older portion of building Newer portion of building
Age Ranges	1930s (estimated) 1978
Condition	Poor
Heat Exchanger Condition	--

Distribution System	
HVAC Water Distribution System	Two-pipe
Heating Water Circulation Pump Size and Quantity	None
Pump Condition	--
Air Distribution System	NA
Quantity and Capacity of Air Handlers	NA
Location of Air Handlers	--
Large Spaces the Larger Dedicated AHU's Serve	NA
Age of Air Handlers	NA
Air Handler Condition	--
Terminal Units	Radiators
Quantity and Capacity of Terminal Units	Five cast-iron radiators
Location of Terminal Units	Throughout older portion of building
Spaces Served by Terminal Units	Older portion of building

Distribution System	
Terminal Unit Condition	Poor

Controls and Ventilation	
HVAC Control System	Individual non-programmable thermostats/controls
HVAC Control System Condition	Poor
Building Ventilation	Natural ventilation only
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The HVAC systems are maintained by the in-house staff. It is unknown whether records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained.
- Approximately 50 percent of the HVAC equipment is original. The HVAC equipment varies in age. All of the equipment is antiquated. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment is non-functional. The property management staff was interviewed about the historical and recent performance of the equipment and systems. The systems are antiquated and the management staff stated that the systems are unused. The facility is vacant and the systems are not necessary. The facility is unused and there are no immediate plans to renovate the building or restore the facility to a functional state. Replacement of the HVAC components is not recommended.

7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper and galvanized iron	Fair to poor
Waste/Sewer Piping	Cast iron	Fair
Vent Piping	Cast iron	Fair
Water Meter Location	Basement	

Domestic Water Heaters or Boilers	
Components	Water Heater
Fuel	Natural gas
Quantity and Input Capacity	1 unit at 45 MBH
Storage Capacity	40 gallons
Boiler or Water Heater Condition	Poor
Supplementary Storage Tanks?	Yes
Storage Tank Quantity and Volume	2 at 30 gallons each
Quantity of Storage Tanks	0

Domestic Water Heaters or Boilers	
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Unknown
Adequacy of Water Pressure	Unknown

Plumbing Fixtures	
Water Closets	Commercial and residential
Toilet (Water Closet) Flush Rating	1.6 to 3.5 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Poor

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- Most of the domestic water lines are galvanized iron original to the 1970s renovation. The plumbing system is currently unused and has not been functional for a significant period of time. It is quite common for galvanized iron piping to develop problems due to long-term corrosion with thinning walls and/or interior mineral deposit accumulation, especially once it has aged 40 or 50 years. As such, EMG recommends replacing all the plumbing supply lines with copper. The facility is unused and there are no immediate plans to renovate the building or restore the facility to a functional state. Replacement of the domestic plumbing components is not recommended.
- The restroom accessories and fixtures appear outdated and exhibit significant evidence of heavy wear or damage. The plumbing fixtures in the First Floor restroom, except for the toilet, are missing. The facility is unused and there are no immediate plans to renovate the building or restore the facility to a functional state. Replacement of the plumbing fixtures is not recommended.

7.3. Building Gas Distribution

Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator is located along the exterior wall of the building. The gas distribution piping within the building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Overhead	Transformer	Pole-mounted

Building Electrical Systems			
Main Service Size	200 Amps	Volts	120/208 Volt, three-phase
Meter and Panel Location	Basement	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	Incandescent and T-12		
Main Distribution Condition	Poor		
Secondary Panel and Transformer Condition	Poor		
Lighting Condition	Poor		

Building Emergency System			
Size	None	Fuel	NA
Generator / UPS Serves	NA	Tank Location	NA
Testing Frequency	NA	Tank Type	NA
Generator / UPS Condition	--		

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels and wiring are a mix of 1978 components and 1950s components. Despite the age of the electrical components, because the facility is unused and there are no immediate plans to renovate the building or restore the facility to a functional state, an upgrade of the electrical systems is not recommended.
- The light fixtures throughout a portion of the facility utilize older, inefficient T-12 lamps. The facility is unused and there are no immediate plans to renovate the building or restore the facility to a functional state, an upgrade of the lighting fixtures is not recommended

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection and Security Systems

Item	Description
Type	None

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	☐	Battery-Operated Smoke Detectors	☐	Alarm Horns	☐
	Annunciator Panels	☐	Hard-Wired Smoke Detectors	☐	Strobe Light Alarms	☐
	Pull Stations	☐	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☐
Alarm System Condition	Failed					
Sprinkler System	None	☒	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	None		NA			
Fire Extinguishers	Last Service Date		Servicing Current?			
	October, 2010		No			
Hydrant Location	Adjacent streets					
Siamese Location	None					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Backup light fixture

Actions/Comments:

- The fire extinguishers have not been inspected within the last year. A qualified fire equipment contractor must inspect and service the fire extinguishers.
- Fire extinguishers appear to be missing at many locations. New fire extinguishers must be installed at all required locations immediately.
- The only backup light fixture at the building is in the central hallway on the Second Floor. The light fixture appears to be failed.
- The fire alarm systems are largely nonexistent and are not up to current standards. The system lacks smoke detectors, carbon monoxide detectors, strobe alarms, pull stations, and older non-illuminated exit signs. The facility is unused and there are no immediate plans to renovate the building or restore the facility to a functional state. An upgrade of the fire alarm system is not recommended
- The building is not protected by fire suppression. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. The facility is unused and there are no immediate plans to renovate the building or restore the facility to a functional state. Installation of a fire suppression system is not recommended

8. Interior Spaces

8.1. Interior Finishes

All 5,000 square feet of the building are currently unoccupied. The facility was previously used as the Yorkville Sherrif's office and jail. The spaces are vacant. Primary building areas include: living quarters, the jail/holding area, a garage, office space, and an unfinished basement.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Unfinished (wood)	Older area of building on First and Second Floors	Poor
Carpet	Second Floor central hallway and newer area of Second Floor	Poor to Failed
Vinyl tile	First Floor hallway, Second Floor restroom and kitchen	Poor
Linoleum	Old kitchen area	Poor to Failed
Concrete	Garage, jail area, basement	Poor
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Newer area of building	Poor
Painted plaster	Older area of building	Poor
Unfinished	Garage, basement	Poor
Painted concrete	Jail area	Poor
Wooden wainscoting	Third Floor of old section of building	Poor
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Some areas of basement, upper floor restrooms, stairwells	Poor
Painted plaster	Small vault, upper floor	Poor
Painted concrete	Jail area	Poor
Unfinished	Basement	Poor
Wooden wainscoting	Third Floor of old section of building	Poor

Interior Doors		
Item	Type	Condition
Interior Doors	Hollow core	Poor
Door Framing	Wood	Poor
Fire Doors	No	Poor

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The interior areas were last partially renovated around 2000.
- The interior finishes have mostly been removed from the facility. The remaining interior finishes area aged, worn, and generally in poor to failed condition. The facility is unused and there are no immediate plans to renovate the building or restore the facility to a functional state. Replacement of the interior finishes is not recommended
- The ceilings have significant areas of water-damage in the central hallway and several isolated area of physical damage from animals on the Third Floor of the old section of the facility and the Second Floor of the newer section of the facility. The damaged ceiling areas need to be replaced.
- There are significant areas of water-damaged and physically damaged wall finishes throughout the building. The most severely damaged areas are located in the central hallway of the facility. The damaged wall areas need to be replaced.

9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

The City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Historic Jail, 111 West Madison Street, Yorkville, Illinois, the "Property". It is our understanding that the primary interest of the City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the City of Yorkville for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than the City of Yorkville or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the City of Yorkville and the recipient's sole risk, without liability to EMG.

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11. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: EMG Accessibility Checklist
Appendix D: Pre-Survey Questionnaire

Appendix A:
Photographic Record

PHOTO #1:	*FRONT ELEVATION*

PHOTO #2:	*EAST ELEVATION*

PHOTO #3:	*NORTH ELEVATION*

PHOTO #4:	*WEST ELEVATION*

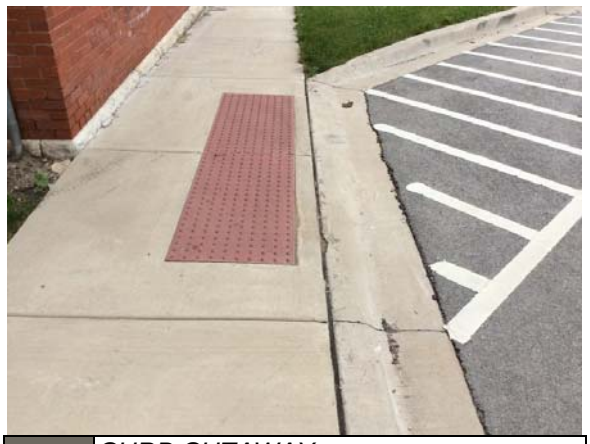

PHOTO #5:	*CURB CUTAWAY*

PHOTO #6:	*SIDEWALK*

PHOTO #7:	*ACCESSIBLE PARKING SPACE*

PHOTO #8:	*CORNICE AND SHINGLES*

PHOTO #9:	*ASPHALT SHINGLE ROOF, DETERIORATING*

PHOTO #10:	*EFFLORESCENCE AND DETERIORATED MORTAR*

PHOTO #11:	*MISSING MORTAR*

PHOTO #12:	*MISSING MORTAR*

PHOTO #13: *WINDOW, WOOD FRAME, SINGLE PANE*

PHOTO #14: *GARAGE DOOR, WOOD*

PHOTO #15: *FOUNDATION WALL, MISSING MORTAR, LOOSE STONES*

PHOTO #16: *EFFLORESCENCE AND MISSING MORTAR*

PHOTO #17: *CHIMNEY, DETERIORATING*

PHOTO #18: *CONDENSING UNIT*

PHOTO #19:	*RADIATOR*

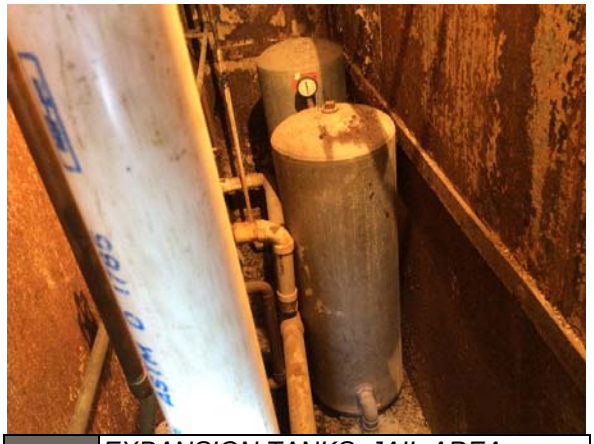

PHOTO #20:	*EXPANSION TANKS, JAIL AREA*

PHOTO #21:	*EXTINGUISHER*

PHOTO #22:	*LOAD CENTER*

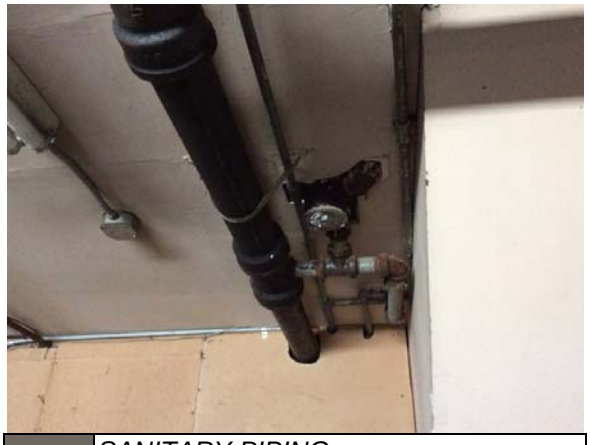

PHOTO #23:	*SANITARY PIPING*

PHOTO #24:	*DOMESTIC WATER HEATER*

PHOTO #25:	*FURNACE*

PHOTO #26:	*CIRCUIT BREAKER*

PHOTO #27:	*WATER SOFTENER*

PHOTO #28:	*BOILER*

PHOTO #29:	*EXPANSION TANK*

PHOTO #30:	*OLD KITCHEN AREA*

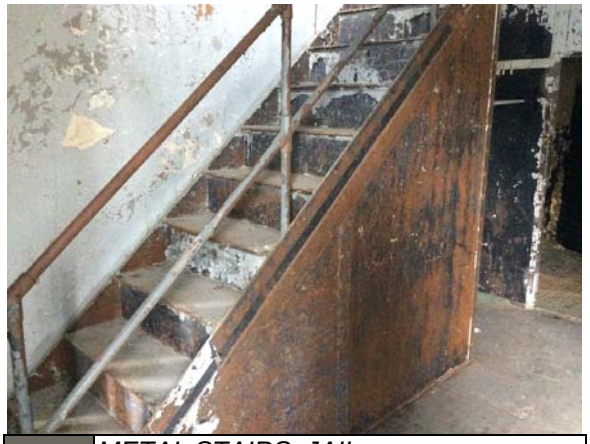

PHOTO #31:	*METAL STAIRS, JAIL*

PHOTO #32:	*CELLS*

PHOTO #33:	*CELL TOILET*

PHOTO #34:	*CELL INTERIOR*

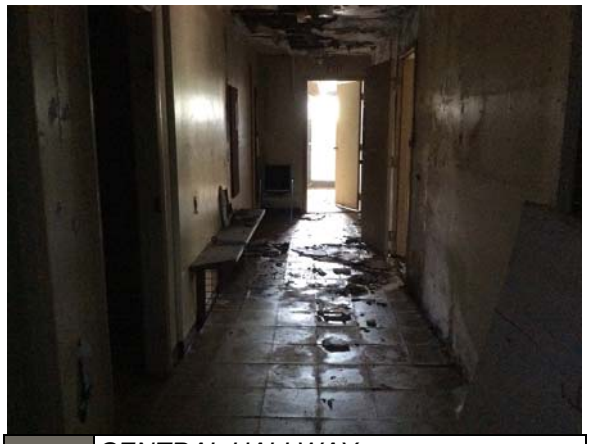

PHOTO #35:	*CENTRAL HALLWAY*

PHOTO #36:	*WATER DAMAGE, CENTRAL HALLWAY*

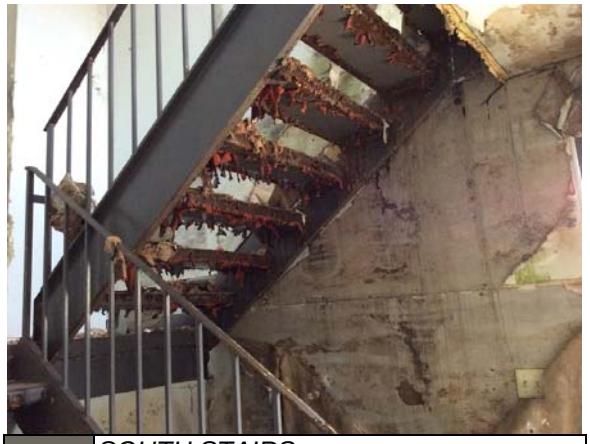

PHOTO #37: *SOUTH STAIRS*

PHOTO #38: *WATER DAMAGE, SECOND FLOOR, SOUTH STAIRS*

PHOTO #39: *WATER DAMAGE*

PHOTO #40: *FUNGAL GROWTH*

PHOTO #41: *GARAGE AREA*

PHOTO #42: *GARAGE DOOR*

PHOTO #43:	*GARAGE DOOR OPENER*

PHOTO #44:	*GARAGE UTILITY AND STORAGE AREA*

PHOTO #45:	*SECOND FLOOR CENTRAL HALLWAY, MOSS GROWING FROM CARPET*

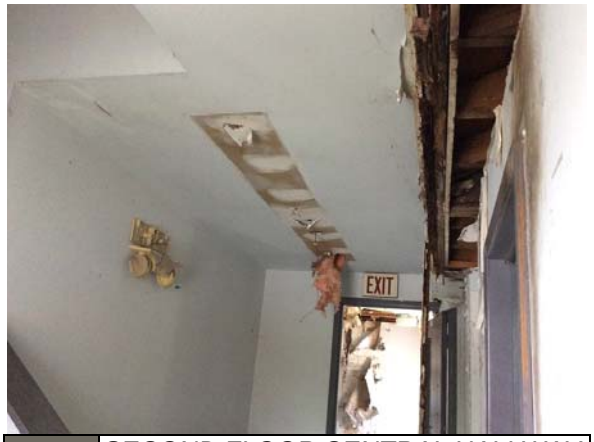

PHOTO #46:	*SECOND FLOOR CENTRAL HALLWAY, CEILING*

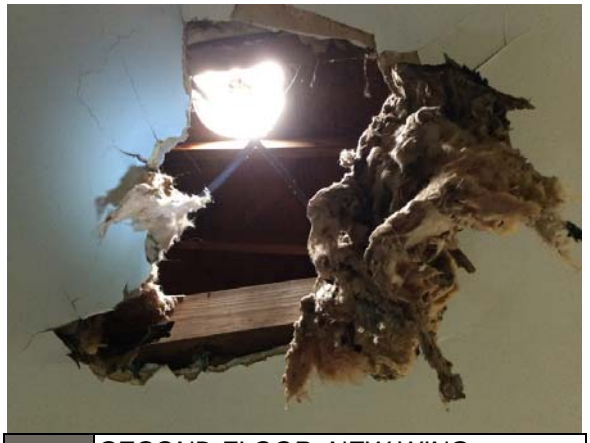

PHOTO #47:	*SECOND FLOOR, NEW WING, DAMAGED CEILING*

PHOTO #48:	*SECOND FLOOR RESTROOM, NEW WING*

PHOTO #49:	*SECOND FLOOR OFFICE AREA, CARPET*

PHOTO #50:	*WATER DAMAGED CEILING*

PHOTO #51:	*LIVING QUARTERS, RESTROOM*

PHOTO #52:	*LIVING QUARTERS*

PHOTO #53:	*LIVING QUARTERS*

PHOTO #54:	*FUNGAL GROWTH*

PHOTO #55: *LIVING QUARTERS, THIRD FLOOR*

PHOTO #56: *LIVING QUARTERS, THIRD FLOOR*

PHOTO #57: *WATER DAMAGE, THIRD FLOOR*

PHOTO #58: *BASEMENT*

PHOTO #59: *BASEMENT CONDUIT*

PHOTO #60: *CORRUGATED STEEL ARCH FIRST FLOOR FRAMING*

Appendix B:
Site Plan

Site Plan

	Project Name: Historic Jail	**Project Number:** 122700.17R000-003.322
	Source: Google Earth Pro	**On-Site Date:** May 17, 2017

Appendix C:
EMG Accessibility Checklist

Date Completed: **May 17, 2017**

Property Name: **Historic Jail**

EMG Project Number: **122700.17R000-003.322**

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			✓	
2	Have any ADA improvements been made to the property?	✓			Parking area only
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			✓	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			✓	
5	Is any litigation pending related to ADA issues?			✓	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			
2	Are there sufficient van-accessible parking spaces available?		✓		None
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		✓		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			✓	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			✓	
3	Does the width between railings appear at least 36 inches?			✓	

	Ramps (cont.)	Yes	No	NA	Comments
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?		✓		
2	If the main entrance is inaccessible, are there alternate accessible entrances?		✓		
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?		✓		
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?		✓		
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		✓		
3	Is there a path of travel that does not require the use of stairs?		✓		
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2	Are there visual and audible signals inside cars indicating floor change?			✓	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?		✓		
2	Are pull handles push/pull or lever type?		✓		
3	Are there audible and visual fire alarm devices in the toilet rooms?		✓		
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?		✓		
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?		✓		
6	In unisex toilet rooms, are there safety alarms with pull cords?		✓		
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?		✓		
8	Are grab bars provided in toilet stalls?			✓	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?		✓		
10	Are sink handles operable with one hand without grasping, pinching or twisting?		✓		
11	Are exposed pipes under sink sufficiently insulated against contact?		✓		
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			✓	

	Guest Rooms (cont.)	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			✓	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			✓	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			✓	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			✓	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			✓	

**Based on visual observation only. The slope was not confirmed through measurements.*

Appendix D:
Pre-Survey Questionnaire

FCA (Commercial)
Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	City of Yorkville	
Name of Building: Historic Jail		Building #:
Name of person completing questionnaire: Peter Ratos		
Length of Association With the Property: 6 years		Phone Number:630 688-9737

Site Information	
Year of Construction? ~~2000~~ 1910	
No. of Stories?	2
Total Site Area?	1 acre
Total Building Area?	5000

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	N/A	
2. HVAC Mechanical, Electric, Plumbing?	N/A	
3. Life-Safety/Fire?	Jan 2017	Building is in poor condition
4. Roofs?	N/A	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	None
Planned Capital Expenditure For Next Year?	No
Age of the Roof?	50 years
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	No working systems

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
	Zoning, Building Design & Life Safety Issues					
1	Are there any unresolved building, fire, or zoning code issues?	x				Structure is not in use due to age
2	Is there any pending litigation concerning the property?		x			
3	Are there any other significant issues/hazards with the property?	x				Water damage and structural concerns
4	Are there any unresolved construction defects at the property?	x				Roof issues
5	Has any part of the property ever contained visible suspect mold growth?					

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
6	Is there a mold Operations and Maintenance Plan?		x			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		x			
8	Have there been indoor air quality or mold related complaints from tenants?		x			
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		x			
10	Are there any problems with the landscape irrigation systems?		x			
11	Are there any problems with foundations or structures?		x			
12	Is there any water infiltration in basements or crawl spaces?		x			
13	Has a termite/wood boring insect inspection been performed within the last year?		x			
14	Are there any wall, or window leaks?	x				
15	Are there any roof leaks?	x				
16	Is the roofing covered by a warranty or bond?		x			
17	Are there any poorly insulated areas?	x				
18	Is Fire Retardant Treated (FRT) plywood used?		x			
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		x			

x

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?			x		We had a NG leak in the rear of the building last year. The issue has been repaired and no problems
21	Does any part of the electrical system use aluminum wiring?			x		
22	Do Residential units have a less than 60-Amp service?		x			
23	Do Commercial units have less than 200-Amp service?			x		
24	Are there any problems with the utilities, such as inadequate capacities?			x		
	ADA					
25	Has the management previously completed an ADA review?		x			
26	Have any ADA improvements been made to the property?		x			
27	Does a Barrier Removal Plan exist for the property?		x			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		x			
29	Has building ownership or management received any ADA related complaints?		x			
30	Does elevator equipment require upgrades to meet ADA standards?		x			
	PLUMBING					
31	Is the property served by private water well?		x			
32	Is the property served by a private septic system or other waste treatment systems?		x			
33	Is polybutylene piping used?		x			
34	Are there any plumbing leaks or water pressure problems?			x		

FCA (Commercial)
Pre-Survey Questionnaire

Additional Issues or Concerns That EMG Should Know About?	
1.	Building has not been in use for the past 20 years or more and is in poor condition.
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	x ☐	☐	☐	
Access to Roof/Attic Space	x ☐	☐	☐	
Access to Building As-Built Drawings	☐	x ☐	☐	
Site plan with bldg., roads, parking and other features	x ☐	☐	☐	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	x ☐	
List of Commercial Tenants in the property	☐	☐	x ☐	
Previous reports pertaining to the physical condition of property.	☐	☐	x ☐	
ADA survey and status of improvements implemented.	☐	☐	x ☐	
Current / pending litigation related to property condition.	☐	☐	x ☐	
Any brochures or marketing information.	☐	☐	x ☐	

Signature of person Interviewed or completing form

5-12-17
Date

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED	
1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work. 2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features. 3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s). 4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet. 5. For hotel or nursing home properties, provide a summary of the room types and room type quantities. 6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents. 7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.	8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors. 9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements. 10. Records of system and material ages (roof, MEP, paving, finishes, furnishings). 11. Any brochures or marketing information. 12. Appraisal, either current or previously prepared. 13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties). 14. Previous reports pertaining to the physical condition of property. 15. ADA survey and status of improvements implemented. 16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

City Hall/Police Department
800 Game Farm Road
Yorkville, Illinois 60560

PREPARED BY:
EMG
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Owings Mills, Maryland 21117
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Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-004.322

Date of Report:
September 13, 2017

On Site Date:
May 18, 2017

Immediate Repairs Report
City Hall/Police Department
9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
City Hall/Police Department	3.1	610281	Accessible Parking, Parking, Designated Stall with Pavement Markings & Signage (Van),	2	EA	$1,391.50	$2,783	**$2,783**
City Hall/Police Department	3.1	610289	Accessible Restroom, Restroom, Lavatory Pipe Wraps,	7	EA	$75.90	$531	**$531**
City Hall/Police Department	5.2	610309	Parking Lot, Parking Lot, Repair	6275	SF	$0.38	$2,381	**$2,381**
City Hall/Police Department	5.2	610262	Parking Lot, Parking Lot, Repair	11590	SF	$0.38	$4,398	**$4,398**
City Hall/Police Department	5.2	610347	Parking Lot, Parking Lot, Repair	8410	SF	$0.38	$3,192	**$3,192**
City Hall/Police Department	5.5	610260	Exterior Light Pole, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp), Repair	8	EA	$2,246.90	$17,975	**$17,975**
City Hall/Police Department	6.3	610266	Roof, Premium Grade, Replace	14300	SF	$5.04	$72,069	**$72,069**
City Hall/Police Department	6.5	610311	Exterior Stair/Ramp, (per LF of Nosing), Replace	80	LF	$8.54	$683	**$683**
City Hall/Police Department	6.6	610304	Exterior Door, Exterior Door, Repair	7	EA	$69.94	$490	**$490**
City Hall/Police Department	7.1	610273	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	$6,439.81	$6,440	**$6,440**
City Hall/Police Department	7.1	610313	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	$6,439.81	$6,440	**$6,440**
City Hall/Police Department	7.1	610328	Split System, Split System DX, Air-Cooled, 1 Ton, Replace	1	EA	$2,118.94	$2,119	**$2,119**
City Hall/Police Department	7.1	610297	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	$6,439.81	$6,440	**$6,440**
City Hall/Police Department	7.1	610337	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	$6,439.81	$6,440	**$6,440**
City Hall/Police Department	7.1	610308	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	$6,439.81	$6,440	**$6,440**
City Hall/Police Department	7.1	610336	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	$6,439.81	$6,440	**$6,440**
City Hall/Police Department	7.1	610283	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	$6,439.81	$6,440	**$6,440**
City Hall/Police Department	7.1	610272	HVAC System, Full Upgrade, Office (per SF),	1000	SF	$37.86	$37,859	**$37,859**
City Hall/Police Department	7.2	610332	Water Pumps, 1 to 3 HP, Replace	1	EA	$2,993.56	$2,994	**$2,994**
City Hall/Police Department	7.2	610345	Water Pumps, 1 to 3 HP, Replace	1	EA	$2,993.56	$2,994	**$2,994**
City Hall/Police Department	7.2	610294	Water Pumps, 1 to 3 HP, Replace	1	EA	$2,993.56	$2,994	**$2,994**
City Hall/Police Department	7.2	610317	Water Pumps, 1 to 3 HP, Replace	1	EA	$2,993.56	$2,994	**$2,994**
City Hall/Police Department	8.1	610290	Floor Finishings, Standard Commercial, Medium Traffic, Replace	1500	SF	$7.26	$10,884	**$10,884**
Immediate Repairs Total								**$212,418**

* Location Factor included in totals.

Replacement Reserves Report

City Hall/Police Department

9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
City Hall/Police Department	3.1	610281	Accessible Parking, Parking, Designated Stall with Pavement Markings & Signage (Van),	0	0	0	2	EA	$1,391.50	$2,783	$2,783																				**$2,783**
City Hall/Police Department	3.1	610289	Accessible Restroom, Restroom, Lavatory Pipe Wraps,	0	0	0	7	EA	$75.90	$531	$531																				**$531**
City Hall/Police Department	5.2	610309	Parking Lot, Parking Lot, Repair	5	17	0	6275	SF	$0.38	$2,381	$2,381					$2,381					$2,381				$2,381						**$9,525**
City Hall/Police Department	5.2	610262	Parking Lot, Parking Lot, Repair	5	17	0	11590	SF	$0.38	$4,398	$4,398					$4,398					$4,398				$4,398						**$17,594**
City Hall/Police Department	5.2	610347	Parking Lot, Parking Lot, Repair	5	17	0	8410	SF	$0.38	$3,192	$3,192					$3,192					$3,192				$3,192						**$12,766**
City Hall/Police Department	5.2	610282	Parking Lot, Parking Lot, Repair	25	20	5	8410	SF	$3.28	$27,588						$27,588														**$27,588**
City Hall/Police Department	5.2	610258	Pedestrian Pavement, , Replace	30	17	13	2825	SF	$19.82	$55,997														$55,997						**$55,997**
City Hall/Police Department	5.5	610287	Lighting Fixture, 80 W, Replace	20	17	3	9	EA	$256.88	$2,312				$2,312																**$2,312**
City Hall/Police Department	5.5	610322	Site Signage, Property, Monument/Pylon, Replace/Install	20	12	8	1	EA	$8,602.00	$8,602									$8,602											**$8,602**
City Hall/Police Department	5.5	610260	Exterior Light Pole, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp), Repair	10	17	0	8	EA	$2,246.90	$17,975	$17,975										$17,975									**$35,950**
City Hall/Police Department	6.3	610266	Roof, Premium Grade, Replace	30	30	0	14300	SF	$5.04	$72,069	$72,069																				**$72,069**
City Hall/Police Department	6.4	610335	Exterior Wall	10	7	3	200	LF	$2.82	$564				$564										$564							**$1,128**
City Hall/Police Department	6.4	610286	Vinyl Siding, Exterior, 1-2 Stories, Replace	25	17	8	3850	SF	$7.81	$30,065									$30,065											**$30,065**
City Hall/Police Department	6.4	610346	Brick Veneer Exterior Wall, Exterior, 1-2 Stories, Repair	25	17	8	40	SF	$41.28	$1,651									$1,651											**$1,651**
City Hall/Police Department	6.5	610311	Exterior Stair/Ramp, (per LF of Nosing), Replace	0	17	0	80	LF	$8.54	$683	$683																				**$683**
City Hall/Police Department	6.6	610321	Window, Double Glazed, 1-2 Stories, 12 SF, Replace	30	17	13	14	EA	$555.58	$7,778														$7,778						**$7,778**
City Hall/Police Department	6.6	610314	Window, Double Glazed, 1-2 Stories, 24 SF, Replace	30	17	13	39	EA	$813.20	$31,715														$31,715						**$31,715**
City Hall/Police Department	6.6	610324	Storefront	30	17	13	40	SF	$48.00	$1,920														$1,920						**$1,920**
City Hall/Police Department	6.6	610304	Exterior Door, Exterior Door, Repair	10	17	0	7	EA	$69.94	$490	$490										$490									**$979**
City Hall/Police Department	6.6	610275	Exterior Door, Exterior Door, Replace	25	17	8	2	EA	$1,352.72	$2,705									$2,705											**$2,705**
City Hall/Police Department	6.6	610291	Exterior Door, Insulated, Exterior Door, Replace	25	17	8	7	EA	$1,577.53	$11,043									$11,043											**$11,043**
City Hall/Police Department	6.6	610327	Overhead Door, 144 SF, Replace	35	17	18	3	EA	$4,025.54	$12,077																		$12,077		**$12,077**
City Hall/Police Department	6.6	610318	Garage Door Opener, Belt Drive, 0.5 HP, Replace	15	7	8	3	EA	$519.03	$1,557									$1,557											**$1,557**
City Hall/Police Department	7.1	610334	Elevator, Hydraulic, 1500 to 2500 LB, 2 Floors,	30	17	13	1	EA	$108,794.40	$108,794														$108,794						**$108,794**
City Hall/Police Department	7.1	610325	Water Heater, Gas, Commercial, 60 to 120 GAL, Replace	15	4	11	1	EA	$10,698.82	$10,699												$10,699								**$10,699**
City Hall/Police Department	7.1	610263	Hydraulic Pump, Submersible, 20 HP, Replace	15	8	7	1	EA	$5,000.00	$5,000								$5,000												**$5,000**
City Hall/Police Department	7.1	610273	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	$6,439.81	$6,440	$6,440															$6,440					**$12,880**
City Hall/Police Department	7.1	610313	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	$6,439.81	$6,440	$6,440															$6,440					**$12,880**
City Hall/Police Department	7.1	610328	Split System, Split System DX, Air-Cooled, 1 Ton, Replace	15	17	0	1	EA	$2,118.94	$2,119	$2,119															$2,119					**$4,238**
City Hall/Police Department	7.1	610297	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	$6,439.81	$6,440	$6,440															$6,440					**$12,880**
City Hall/Police Department	7.1	610337	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	$6,439.81	$6,440	$6,440															$6,440					**$12,880**
City Hall/Police Department	7.1	610308	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	$6,439.81	$6,440	$6,440															$6,440					**$12,880**
City Hall/Police Department	7.1	610336	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	$6,439.81	$6,440	$6,440															$6,440					**$12,880**
City Hall/Police Department	7.1	610283	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	$6,439.81	$6,440	$6,440															$6,440					**$12,880**
City Hall/Police Department	7.1	610259	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	8	7	1	EA	$6,439.81	$6,440								$6,440													**$6,440**
City Hall/Police Department	7.1	610306	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022														$2,022				**$4,044**
City Hall/Police Department	7.1	610296	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	$2,021.87	$2,022			$2,022														$2,022				**$4,044**
City Hall/Police Department	7.1	610272	HVAC System, Full Upgrade, Office (per SF),	20	20	0	1000	SF	$37.86	$37,859	$37,859																				**$37,859**
City Hall/Police Department	7.1	610331	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$5,644.27	$5,644				$5,644																	**$5,644**
City Hall/Police Department	7.1	610265	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$5,644.27	$5,644				$5,644																	**$5,644**
City Hall/Police Department	7.1	610285	Unit Heater, Natural Gas, 26 to 55 MBH, Replace	20	17	3	1	EA	$4,281.60	$4,282				$4,282																	**$4,282**
City Hall/Police Department	7.1	610330	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$5,644.27	$5,644				$5,644																	**$5,644**
City Hall/Police Department	7.1	610315	Unit Heater, Natural Gas, 26 to 55 MBH, Replace	20	17	3	1	EA	$4,281.60	$4,282				$4,282																	**$4,282**
City Hall/Police Department	7.1	610329	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$5,644.27	$5,644				$5,644																	**$5,644**
City Hall/Police Department	7.1	610343	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$5,644.27	$5,644				$5,644																	**$5,644**
City Hall/Police Department	7.1	610307	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$5,644.27	$5,644				$5,644																	**$5,644**

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
City Hall/Police Department	7.1	610316	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$5,644.27	$5,644				$5,644																	**$5,644**
City Hall/Police Department	7.1	610270	Unit Heater, Electric, Infrared, 1 to 2 kW, Replace	20	17	3	1	EA	$1,095.84	$1,096				$1,096																	**$1,096**
City Hall/Police Department	7.1	610292	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$5,644.27	$5,644				$5,644																	**$5,644**
City Hall/Police Department	7.1	610299	Unit Heater, Electric, Infrared, 3 to 6 kW, Replace	20	17	3	1	EA	$1,741.57	$1,742				$1,742																	**$1,742**
City Hall/Police Department	7.1	610312	Transfer Switch, Auto, 600 V, 40 Amp, Replace	18	13	5	1	EA	$6,704.24	$6,704						$6,704															**$6,704**
City Hall/Police Department	7.1	610340	Fire Alarm System, Addressable, Replace	15	13	2	1	EA	$20,297.59	$20,298			$20,298														$20,298				**$40,595**
City Hall/Police Department	7.2	610269	Toilet Partitions, Metal, Overhead Braced, Replace	20	12	8	2	EA	$850.00	$1,700									$1,700												**$1,700**
City Hall/Police Department	7.2	610293	Toilet, , Replace	20	12	8	4	EA	$842.97	$3,372									$3,372												**$3,372**
City Hall/Police Department	7.2	610279	Toilet, One Piece, Replace	20	12	8	2	EA	$1,055.15	$2,110									$2,110												**$2,110**
City Hall/Police Department	7.2	610319	Urinal, Vitreous China, Replace	20	12	8	3	EA	$1,193.44	$3,580									$3,580												**$3,580**
City Hall/Police Department	7.2	610303	Lavatory, Enameled Steel, Replace	20	12	8	7	EA	$353.05	$2,471									$2,471												**$2,471**
City Hall/Police Department	7.2	610268	Sink, Plastic, Replace	20	12	8	1	EA	$575.99	$576									$576												**$576**
City Hall/Police Department	7.2	610264	Bathtub/Shower, Fiberglass, Replace	20	12	8	2	EA	$2,599.44	$5,199									$5,199												**$5,199**
City Hall/Police Department	7.2	610288	Drinking Fountain, Refrigerated, Replace	10	8	2	3	EA	$1,257.51	$3,773			$3,773										$3,773								**$7,545**
City Hall/Police Department	7.2	610339	Emergency Eye Wash, , Replace	15	9	6	1	EA	$1,417.04	$1,417							$1,417														**$1,417**
City Hall/Police Department	7.2	610332	Water Pumps, 1 to 3 HP, Replace	15	17	0	1	EA	$2,993.56	$2,994	$2,994															$2,994					**$5,987**
City Hall/Police Department	7.2	610345	Water Pumps, 1 to 3 HP, Replace	15	17	0	1	EA	$2,993.56	$2,994	$2,994															$2,994					**$5,987**
City Hall/Police Department	7.2	610294	Water Pumps, 1 to 3 HP, Replace	15	17	0	1	EA	$2,993.56	$2,994	$2,994															$2,994					**$5,987**
City Hall/Police Department	7.2	610317	Water Pumps, 1 to 3 HP, Replace	15	17	0	1	EA	$2,993.56	$2,994	$2,994															$2,994					**$5,987**
City Hall/Police Department	7.4	610276	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	17	13	3	EA	$5,079.93	$15,240														$15,240							**$15,240**
City Hall/Police Department	7.4	610320	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	17	13	5	EA	$5,079.93	$25,400														$25,400							**$25,400**
City Hall/Police Department	7.4	610302	Distribution Panel, 208 Y, 120 V, 800 Amp, Replace	30	17	13	1	EA	$13,423.81	$13,424														$13,424							**$13,424**
City Hall/Police Department	7.4	610261	Lighting & Branch Wiring System, Full Upgrade, Office (per SF),	25	17	8	18568	SF	$9.24	$171,605									$171,605												**$171,605**
City Hall/Police Department	7.4	610305	Generator, Diesel, 65 to 125 kW, Replace	25	13	12	1	EA	$113,996.22	$113,996													$113,996								**$113,996**
City Hall/Police Department	7.4	610278	Ceiling Fan, Residential, Replace	15	12	3	10	EA	$354.11	$3,541				$3,541															$3,541		**$7,082**
City Hall/Police Department	7.6	610333	Fire Extinguisher, , Replace	15	8	7	6	EA	$356.54	$2,139								$2,139													**$2,139**
City Hall/Police Department	7.6	610344	Emergency Exit System, 2 Light w/ Battery, Replace	10	6	4	2	EA	$1,227.87	$2,456					$2,456										$2,456						**$4,911**
City Hall/Police Department	7.6	610323	Emergency Exit System, w/ Battery, Replace	10	6	4	10	EA	$418.95	$4,190					$4,190										$4,190						**$8,379**
City Hall/Police Department	7.6	610271	Defibrillator, Cabinet Mounted, Replace	5	3	2	1	EA	$1,409.50	$1,410			$1,410					$1,410					$1,410				$1,410				**$5,638**
City Hall/Police Department	8.1	610295	Interior Door, , Replace	15	12	3	4	EA	$762.99	$3,052				$3,052														$3,052			**$6,104**
City Hall/Police Department	8.1	610338	Interior Door, Painted/Stained, Fully Glazed, Interior Door, Replace	15	12	3	3	EA	$1,982.31	$5,947				$5,947														$5,947			**$11,894**
City Hall/Police Department	8.1	610326	Interior Door, , Replace	20	12	8	11	EA	$1,649.06	$18,140									$18,140												**$18,140**
City Hall/Police Department	8.1	610342	Interior Door, Solid Core, Painted/Stained, Interior Door, Replace	20	12	8	47	EA	$1,423.11	$66,886									$66,886												**$66,886**
City Hall/Police Department	8.1	610280	Interior Walls, Interior Wall, Repair	8	1	7	36208	SF	$1.42	$51,531								$51,531								$51,531					**$103,062**
City Hall/Police Department	8.1	610298	Floor Finishings, , Replace	15	10	5	1856	SF	$4.80	$8,910						$8,910															**$8,910**
City Hall/Police Department	8.1	610290	Floor Finishings, Standard Commercial, Medium Traffic, Replace	10	17	0	1500	SF	$7.26	$10,884	$10,884										$10,884										**$21,769**
City Hall/Police Department	8.1	610274	Ceilings, Ceiling, Repair	10	8	2	12070	SF	$1.94	$23,375			$23,375										$23,375								**$46,750**
City Hall/Police Department	8.1	610348	Ceilings, , Replace	20	8	12	12070	SF	$3.11	$37,550													$37,550								**$37,550**
City Hall/Police Department	8.1	610300	Refrigerator, Residential, 14-18 CF,	15	9	6	2	EA	$956.04	$1,912							$1,912														**$1,912**
City Hall/Police Department	8.1	610284	Range, Gas, Residential,	15	9	6	1	EA	$768.11	$768							$768														**$768**
City Hall/Police Department	8.1	610277	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	12	8	16	LF	$467.63	$7,482									$7,482												**$7,482**
Totals, Unescalated											**$212,418**	**$0**	**$52,898**	**$71,971**	**$6,645**	**$53,174**	**$4,097**	**$66,520**	**$338,746**	**$0**	**$39,321**	**$10,699**	**$180,103**	**$260,831**	**$6,645**	**$120,674**	**$0**	**$25,751**	**$24,617**	**$0**	**$1,475,110**
Totals, Escalated (3.0% inflation, compounded annually)											**$212,418**	**$0**	**$56,120**	**$78,644**	**$7,479**	**$61,643**	**$4,892**	**$81,811**	**$429,113**	**$0**	**$52,844**	**$14,810**	**$256,783**	**$383,039**	**$10,052**	**$188,007**	**$0**	**$42,562**	**$41,908**	**$0**	**$1,922,126**

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	800 Game Farm Road, Yorkville, IL 60560
Year Constructed/Renovated:	Constructed 2000
Current Occupants:	City of Yorkville
Percent Utilization:	100%
Management Point of Contact:	Mr. Peter Ratos, Building Code Official, City of Yorkville 630.553.8574 phone
Property Type:	Municipal
Site Area:	1 acre
Building Area:	18,988 SF
Number of Buildings:	1
Number of Stories:	2
Parking Type and Number of Spaces:	66 spaces in open lots (12 for police vehicles)
Building Construction:	Wood and concrete framed structure set on a concrete slab
Roof Construction:	Pitched roof with asphalt shingles
Exterior Finishes:	Brick veneer Vinyl siding
Heating, Ventilation & Air Conditioning:	Central system with furnaces and split-system condensing units Supplemental components: electric wall heaters
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, exit signs, and backup light fixtures.
Dates of Visit:	May 18, 2017
On-Site Point of Contact (POC):	Peter Ratos
Assessment and Report Prepared by:	Kevin Koranda
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair to Poor

Systemic Condition Summary			
Structure	Fair	Plumbing	Fair
Roof	Fair to Poor	Electrical	Fair
Vertical Envelope	Fair	Elevators	Fair
Interiors	Fair	Fire	Fair

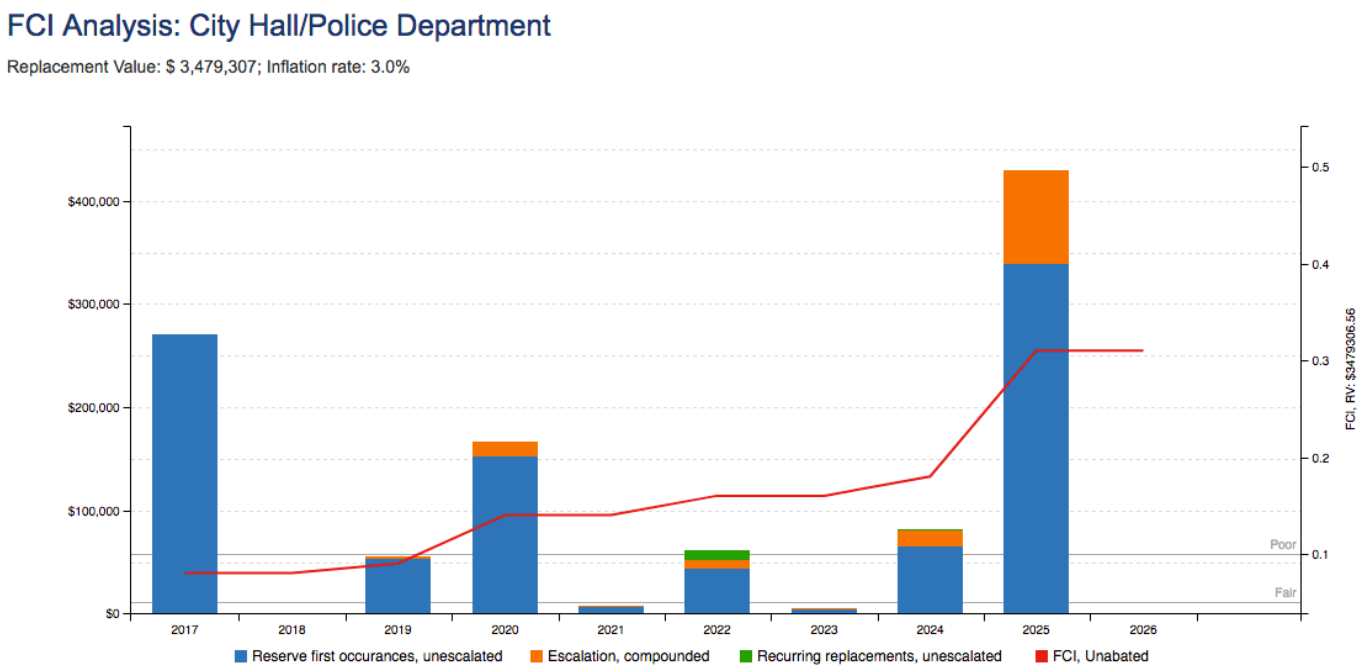
The following bullet points highlight the most significant short term and modernization recommendations:

- Roof replacement
- HVAC upgrades and replacement of aged condensing units and furnaces
- Asphalt parking area milling and overlaying
- Site lighting replacements
- Interior carpet replacements
- Sprinkler system retrofit

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

According to property management personnel, the property has not had a capital improvement expenditure program over the past three years.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

Fci Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	7.7%	Fair
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	24.7%	Poor
Current Replacement Value (CRV)	18,988 SF * 183.24 / SF = $3,479,307	

Year **0** (Current Year) - Immediate Repairs (IR)	$271,023
Years **1-10** – Replacement Reserves (RR)	$860,877
Total Capital Needs	**$1,131,900**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Roof replacement
- HVAC upgrades and replacement of aged condensing units and furnaces
- Asphalt parking area milling and overlaying
- Site lighting replacements
- Interior carpet replacements

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.
- Prepare a mechanical equipment inventory list.

2.3. Personnel Interviewed

The management staff was interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Peter Ratos Building Code Official	City of Yorkville	630.553.8574

The FCA was performed with the assistance of Peter Ratos, Building Code Official, City of Yorkville, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's involvement with the property has spanned the past 6 years.

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaire is included in Appendix E. Information obtained from the questionnaire has been used in preparation of this report.

2.6. Weather Conditions

5/18/17: Clear, with temperatures in the 70s (°F) and light winds.

3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG’s Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Parking

- Signage indicating accessible parking spaces for cars and vans are not provided.

Restrooms.

- Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is included in the cost tables.

4. Existing Building Assessment

4.1. Unit or Space Types

All 18,988 square feet of the building are currently occupied by the City of Yorkville and is used as the city hall and police department. The spaces are mostly office areas. Other significant spaces include: the city council chambers and meeting rooms, and a police vehicle service bay. Other spaces include a combination of restrooms, mechanical spaces, storage areas, and other utility spaces.

4.2. Inaccessible Areas or Key Spaces Not Observed

All of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. All areas of the property were available for observation during the site visit.

A "down unit" or area is a term used to describe a unit or space that cannot be occupied due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies. There are no down units or areas.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Yorkville	Good and Adequate
Storm sewer	City of Yorkville	Good and Adequate
Domestic water	City of Yorkville	Good and Adequate
Electric service	Commonwealth Edison	Good and Adequate
Natural gas service	Nicor Gas	Good and Adequate

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as septic systems, water or waste water treatment plants, or propane gas tanks. An emergency electrical generator is located on the site.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	Game Farm Road
Access from	West
Additional Entrances	Adjacent parking areas/drive aisles
Additional Access from	North and South

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Asphalt	2000	Fair
Parking Lot	Asphalt	2000	Fair to Poor
Drive Aisles	Asphalt	2000	Fair to Poor
Service Aisles	None	--	--
Sidewalks	Concrete	2000	Fair
Curbs	Concrete	2000	Fair
Site Stairs	Concrete	2000	Fair to Poor
Pedestrian Ramps	Concrete	2000	Fair

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
54 spaces 12 spaces for police vehicles	-	-	-	-

Total Number of ADA Compliant Spaces	2
Number of ADA Compliant Spaces for Vans	0
Total Parking Spaces	66
Parking Ratio (Spaces/Apartments)	NA
Method of Obtaining Parking Count	Physical count

Exterior Stairs			
Location	Material	Handrails	Condition
None	--	--	--

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt milling and overlaying
- Sidewalks

Actions/Comments:

- The asphalt pavement exhibits significant areas of deterioration in the form of alligator cracking, raveling, and medium-sized depressions. The deterioration primarily affects the west lot and northeast lot. All of the paving must be overlaid with new asphalt paving in order to maintain the integrity of the overall pavement system.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	☐	--
Inlets	☒	Fair
Swales	☒	Fair
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☒	Fair
Pits	☐	--
Municipal System	☒	Fair
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

5.4. Topography and Landscaping

Item	Description						
Site Topography	Relatively flat						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☒	☐	☐	☐	☐
Landscaping Condition	Fair						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
Concrete	Stairwells	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. General Site Improvements

Property Signage	
Property Signage	Post mounted wood
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	☒	☐	☐	☐
	Fair				
Building Lighting	None	Wall Mounted	Recessed Soffit		
	☐	☒	☒		
	Fair				

REFUSE DISPOSAL				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Northeast parking area	Concrete pad	Chain link fence	Yes	Fair

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Exterior lighting
- Site lighting

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Concrete foundation walls	Good
Basement and Crawl Space	Concrete slab and concrete walls	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement. The basement walls appear intact and structurally sound. There is no evidence of movement or water infiltration.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Conventional wood/metal studs	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	Concrete beams	Good
Upper Floor Decking	Metal decking	Good
Roof Framing	Wood trusses	Good
Roof Decking	Plywood or OSB	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. Roofing

Primary Roof			
Type / Geometry	Hip Roof	Finish	Asphalt shingles

Primary Roof			
Maintenance	In-house Staff	Roof Age	18 Yrs
Flashing	Sheet metal	Warranties	Unknown
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	Metal Panel	Insulation	Fiberglass batts
Soffits	Exposed Soffits	Skylights	No
Attics	Yes	Ponding	No
Ventilation Source-1	Power Vents	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Fair

The primary roof is located over the majority of the building at the newer sections of the facility.

Anticipated Lifecycle Replacements:

- Asphalt shingles

Actions/Comments:

- The roof finishes are original. Information regarding roof warranties or bonds was not available.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.
- The field of the roofs have curling and deteriorated shingles, primarily at the south side of the facility. Replacement of the entire roof is recommended.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Vinyl siding	Fair
Secondary Finish	Brick veneer	Good
Accented with	None	--
Soffits	Exposed	Fair

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Vinyl siding
- Caulking
- Masonry re-pointing

Actions/Comments:

- The vinyl siding has isolated areas of cracking and damage on the south side of the building near the condensing unit. The damaged finishes must be replaced. The cost for this work is relatively insignificant and can be accomplished through the City's routine maintenance program.

6.5. Exterior and Interior Stairs

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	Concrete stairs	Closed	Metal	Metal	Good
Building Interior Stairs	Steel-framed with pre-cast treads	Closed	Metal	Metal	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed storefront	Double glaze	Building exterior	☐	Fair
Vinyl framed	Double glaze	Building exterior	☒	Fair

Building Doors		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Fair
Secondary Entrance Doors	Partially glazed, metal framed	Fair
Service Doors	Metal, insulated	Fair
Overhead Doors	Vinyl, sectional	Fair

Anticipated Lifecycle Replacements:

- Storefront glazing
- Exterior storefront doors
- Overhead doors

Actions/Comments:

- There are a significant number of delaminated doors. The damaged doors must be refinished.

6.7. Patio, Terrace, and Balcony

Building Patio, Terrace and Balcony			
Type	Description	Location	Condition
Ground Floor Patio	Pavers	East elevation	Fair
Upper Balcony Structure	None	--	--
Balcony Decks	None	--	--
Balcony Deck Toppings	None	--	--
Balcony Guardrails	None	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

7. Building Mechanical and Plumbing Systems

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Individual Units	
Primary Components	Split system furnaces and condensing units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	8 furnaces ranging from 120 MBH to 135 MBH 9 condensing units ranging from 1 ton to 5 tons
Total Heating or Cooling Capacity	1032 MBH 31 tons
Heating Fuel Refrigerant	Natural gas R-22 and R-134A
Location of Equipment	Furnaces in mechanical rooms Condensing units located adjacent to east wall
Space Served by System	Entire building
Age Ranges	Majority dated 2000
Primary Component Condition	Fair to Poor

Supplemental Components	
Supplemental Component #1	Split system condensing unit
Location / Space Served	Adjacent east wall/IT Room
Condition	Fair
Supplemental Component #2	Electric wall heater
Location / Space Served	Entry vestibule
Condition	Fair

Controls and Ventilation	
HVAC Control System	Individual programmable thermostats/controls
HVAC Control System Condition	Fair
Building Ventilation	Roof top exhaust fans

Controls and Ventilation	
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Furnaces
- Condensing units
- Gas-fried unit heaters
- Exhaust fans
- Electric wall heaters

Actions/Comments:

- The HVAC systems are maintained by an outside contractor. It is unknown whether records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained.
- Approximately 90 percent of the HVAC equipment is original. The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be not functioning adequately. The property management staff was interviewed about the historical and recent performance of the equipment and systems. The staff member reported that the system is zoned poorly and does not keep up with cooling loads. A budgetary cost for the upgrade or addition of supplementary components has been included in the report.
- The existing component are generally in fair condition, however, due to the inevitable failure of parts and components over time, some of the equipment will require replacement.

7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	PVC	Fair
Vent Piping	PVC	Fair
Water Meter Location	Basement mechanical room	

Domestic Water Heaters or Boilers	
Components	Water Heater
Fuel	Natural gas
Quantity and Input Capacity	1 unit at 75,100 BTU/h
Storage Capacity	70 gallons
Boiler or Water Heater Condition	Good
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	None
Quantity of Storage Tanks	0
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate

Domestic Water Heaters or Boilers	
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Commercial
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Fair

Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Urinals
- Sinks
- Ejector pumps
- Eyewash station
- Toilet stalls
- Drinking fountains

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.3. Building Gas Distribution

Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator is located along the exterior wall of the building. The gas distribution piping within the building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meter and regulator appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	800 Amps	Volts	120/208 Volt, three-phase

Building Electrical Systems			
Meter & Panel Location	Basement mechanical room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-8		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Good		
Lighting Condition	Fair		

Building Emergency System			
Size	125 kW	Fuel	Diesel
Generator / UPS Serves	Emergency lights, elevator	Tank Location	Integral
Testing Frequency	Bi-Weekly	Tank Type	Integral ("belly") tank
Generator / UPS Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Main switchgear
- Interior light fixtures
- Emergency generator
- Ceiling fans

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The switchgear and some panels are original 2000 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and switchgear and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

7.5. Building Elevators and Conveying Systems

Building Elevators			
Manufacturer	Dover	Machinery Location	Ground floor or basement adjacent to shaft
Safety Stops	Electronic	Emergency Equipment	Yes
Cab Floor Finish	Vinyl-tiled	Cab Wall Finish	Plastic-laminated wood

Building Elevators	
Hydraulic Elevators	1 car at 2500 lbs
Overhead Traction Elevators	None
Freight Elevators	None
Machinery Condition	Fair
Controls Condition	Fair
Cab Finish Condition	Fair
Other Conveyances	None
Other Conveyance Condition	NA

Anticipated Lifecycle Replacements:

- Elevator controls
- Hydraulic machinery

Actions/Comments:

- The elevators are serviced by Schindler Elevator Corp on a routine basis. The elevator machinery and controls are the originally installed system. The elevators will require continued periodic maintenance.
- The elevators are inspected on an annual basis by the municipality, and a certificate of inspection is displayed in each elevator cab.
- The emergency communication equipment in the elevator cabs appears to be functional. Equipment testing is not within the scope of the work.
- The finishes in the elevator cabs will require replacement. The cost to replace the finishes is relatively insignificant and the work can be performed as part of the property management's operations program.

7.6. Fire Protection and Security Systems

Item	Description					
Type	Wet pipe					
Fire Alarm System	Central Alarm Panel	☒	Battery-Operated Smoke Detectors	☐	Alarm Horns	☒
	Annunciator Panels	☒	Hard-Wired Smoke Detectors	☒	Strobe Light Alarms	☒
	Pull Stations	☒	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Alarm System Condition	Fair					
Sprinkler System	None	☐	Standpipes	☐	Backflow Preventer	☒
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Basement mechanical room		2000			

Item	Description			
Type	Wet pipe			
Fire Extinguishers	Last Service Date		Servicing Current?	
	March, 2017		Yes	
Hydrant Location	Adjacent to building			
Siamese Location	None			
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐

Anticipated Lifecycle Replacements:

- Central alarm panel
- Exit signs
- Backup light fixtures
- Extinguishers
- Automated external defibrillator

Actions/Comments:

- The majority of the building is not protected by fire suppression; sprinkler heads are currently limited to the files storage room in the basement near the mechanical room. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed.

8. Interior Spaces

8.1. Interior Finishes

All 18,988 square feet of the building are currently occupied by the City of Yorkville and is used as the city hall and police department. The spaces are mostly office areas. Other significant spaces include: the city council chambers and meeting rooms, and a police vehicle service bay. Other spaces include a combination of restrooms, mechanical spaces, storage areas, and other utility spaces.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Carpet	Throughout building	Fair
Vinyl tile	Throughout building, stairwells, miscellaneous spaces	Fair
Ceramic tile	Restrooms	Fair
Quarry tile	Entry vestibule	Fair
Concrete	Sally port, storage areas	Fair
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Throughout building	Fair
Exposed CMU/masonry	Basement mechanical room	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-bar (Acoustic)	Office spaces, basement areas	Fair
Painted drywall	Council chambers, entry vestibule, sally port	Fair
Exposed structure	Basement mechanical room	Fair

Interior Doors		
Item	Type	Condition
Interior Doors	Hollow core Solid core	Fair
Door Framing	Wood Metal	Fair
Fire Doors	Yes	Fair

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Interior paint
- Suspended acoustic ceiling tile
- Interior doors
- Kitchenette cabinetry
- Residential grade appliances

Actions/Comments:

- The interior areas were last renovated in 2015. The renovations consisted primarily of repainting.
- The carpeting in the city hall area is rippling and in poor condition. Replacement of the carpeting in this area is recommended.

9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

The City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of City Hall/Police Department, Yorkville, IL, the "Property". It is our understanding that the primary interest of the City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the City of Yorkville for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than the City of Yorkville or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the City of Yorkville and the recipient's sole risk, without liability to EMG.

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11. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: EMG Accessibility Checklist

Appendix D: Pre-Survey Questionnaire

Appendix A:
Photographic Record

PHOTO #1:	*COVER PHOTO*

PHOTO #2:	*FRONT ELEVATION*

PHOTO #3:	*NORTH ELEVATION*

PHOTO #4:	*NORTH ELEVATION*

PHOTO #5:	*EAST ELEVATION*

PHOTO #6:	*SOUTH ELEVATION*

PHOTO #7:	*SITE IDENTIFICATION SIGNAGE*

PHOTO #8:	*SIDEWALK*

PHOTO #9:	*CURB, DAMAGED*

PHOTO #10:	*SITE LIGHTING*

PHOTO #11:	*MAIN ENTRANCE RAMP*

PHOTO #12:	*RAMP WALL*

PHOTO #13: *STAIR WALL, SPALLING*

PHOTO #14: *FRONT LOT, CRACKING AND DETERIORATED*

PHOTO #15: *NORTHEAST LOT, CRACKING*

PHOTO #16: *DUMPSTER AREA*

PHOTO #17: *BUILDING LIGHTING*

PHOTO #18: *BUILDING LIGHTING*

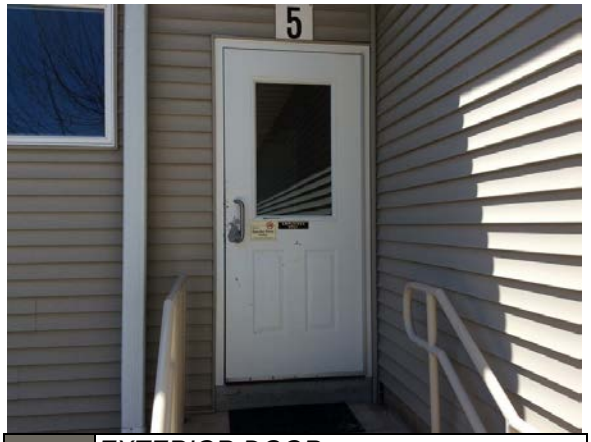

PHOTO #19: *EXTERIOR DOOR*

PHOTO #20: *EXTERIOR DOOR*

PHOTO #21: *MAIN ENTRANCE, DOOR OPENER*

PHOTO #22: *SMALL BASEMENT WINDOW*

PHOTO #23: *LARGE WINDOW*

PHOTO #24: *PATIO AREA*

PHOTO #25: *ROOF*

PHOTO #26: *ROOF, CURLING*

PHOTO #27: *ROOF*

PHOTO #28: *VINYL SIDING*

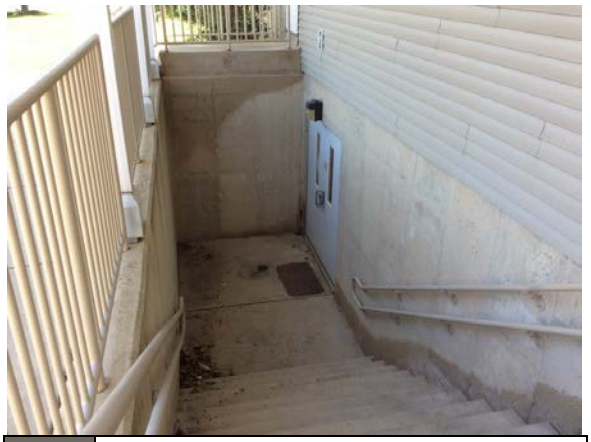

PHOTO #29: *STAIRWELL*

PHOTO #30: *STAIRWELL*

PHOTO #31:	*GENERATOR*

PHOTO #32:	*CONDENSING UNITS*

PHOTO #33:	*DISTRIBUTION PANEL*

PHOTO #34:	*CIRCUIT BREAKERS*

PHOTO #35:	*MAIN MECHANICAL ROOM*

PHOTO #36:	*FURNACES*

PHOTO #37:	*UNIT HEATER, SALLY PORT*

PHOTO #38:	*THERMOSTAT*

PHOTO #39:	*WALL MOUNTED ELECTRIC HEATER*

PHOTO #40:	*BACKUP LIGHT FIXTURE AND STROBE ALARM*

PHOTO #41:	*SMOKE DETECTOR*

PHOTO #42:	*EXIT SIGN*

PHOTO #43:	*EXTINGUISHER*

PHOTO #44:	*RESTROOM*

PHOTO #45:	*URINAL*

PHOTO #46:	*TOILET*

PHOTO #47:	*LAVATORY SINKS*

PHOTO #48:	*BUILDING DEPARTMENT OFFICE AREA*

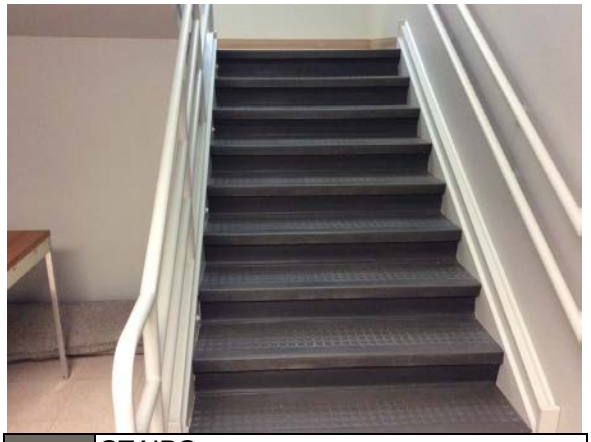

PHOTO #49: *STAIRS*

PHOTO #50: *FIRE DOOR*

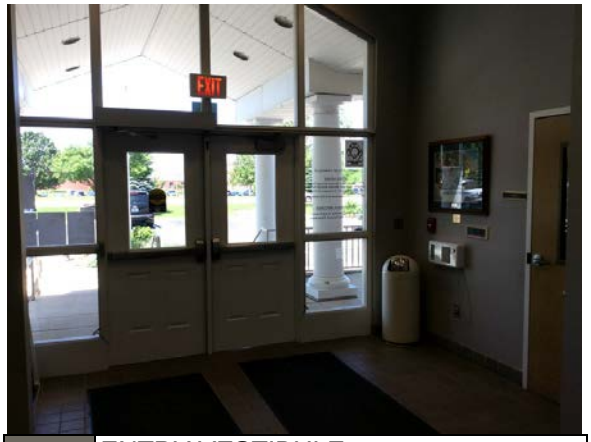

PHOTO #51: *ENTRY VESTIBULE*

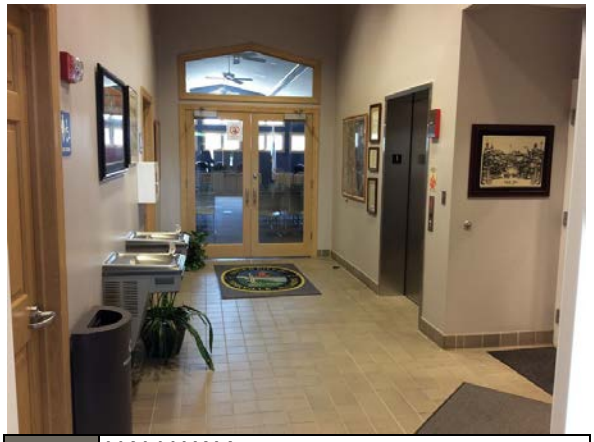

PHOTO #52: *HALLWAY*

PHOTO #53: *DRINKING FOUNTAINS*

PHOTO #54: *COUNCIL CHAMBERS*

PHOTO #55:	*LIGHTING FIXTURES*

PHOTO #56:	*ACOUSTICAL TILE CEILING*

PHOTO #57:	*CARPET, RIPPLING*

PHOTO #58:	*KITCHENETTE*

PHOTO #59:	*SOLID CORE DOOR*

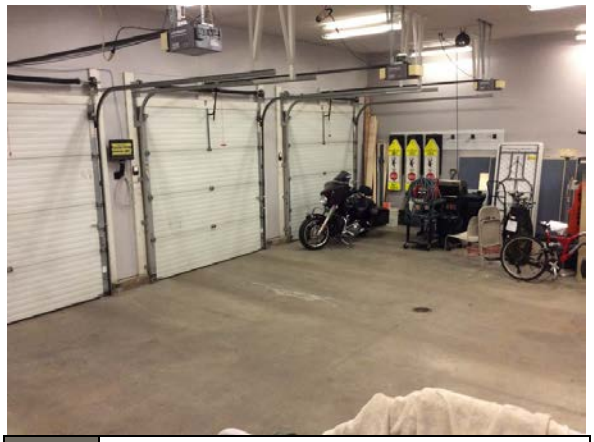

PHOTO #60:	*SALLY PORT*

PHOTO #61: *BATHROOM, POLICE AREA*

PHOTO #62: *EYEWASH*

PHOTO #63: *OFFICE, POLICE AREA*

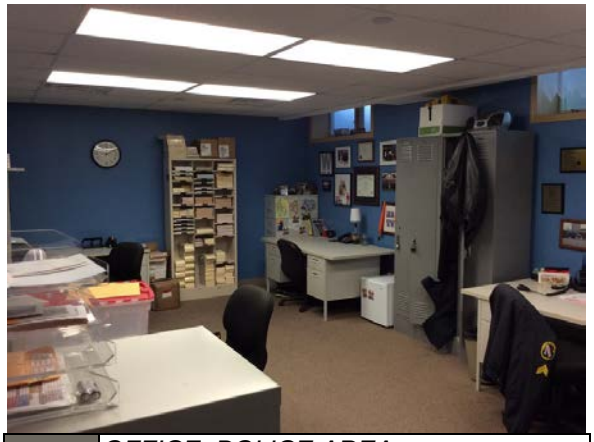

PHOTO #64: *OFFICE, POLICE AREA*

PHOTO #65: *KITCHENETTE*

PHOTO #66: *POLICE SERVICE DESK AND WAITING ROOM*

Appendix B:
Site Plan

Site Plan

	Project Name: City Hall/Police Station	**Project Number:** 122700.17R000-004.322
	Source: Google Earth Pro	**On-Site Date:** 5/18/2017

Appendix C:
EMG Accessibility Checklist

Date Completed: 5/19/17

Property Name: City Hall/Police Station

EMG Project Number: 122700.17R000-004.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			✓	
2	Have any ADA improvements been made to the property?	✓			
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			✓	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			✓	
5	Is any litigation pending related to ADA issues?			✓	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			
2	Are there sufficient van-accessible parking spaces available?	✓			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		✓		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?	✓			
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	✓			
2	Are ramps that appear longer than 6 ft complete with railings on both sides?	✓			

	Ramps	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?	✓			
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	✓			
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✓			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✓			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
3	Is there a path of travel that does not require the use of stairs?	✓			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	✓			
2	Are there visual and audible signals inside cars indicating floor change?	✓			
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	✓			
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✓			
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	✓			
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✓			

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	✓			
2	Are pull handles push/pull or lever type?	✓			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✓			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✓			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	✓			
6	In unisex toilet rooms, are there safety alarms with pull cords?	✓			
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?	✓			
8	Are grab bars provided in toilet stalls?	✓			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	✓			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
11	Are exposed pipes under sink sufficiently insulated against contact?		✓		
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			✓	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			✓	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			✓	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			✓	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			✓	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			✓	

**Based on visual observation only. The slope was not confirmed through measurements.*

Appendix D:
Pre-Survey Questionnaire

FCA (Commercial)
Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	City of Yorkville
Name of Building:City Hall	Building #:
Name of person completing questionnaire: Peter Ratos	
Length of Association With the Property: 6 years	Phone Number:630 688-9737

Site Information	
Year of Construction? 2000	
No. of Stories?	2
Total Site Area?	1 acre
Total Building Area?	18,988

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	April 2017	Pit ladder replacement
2. HVAC Mechanical, Electric, Plumbing?	Dec 2016	Issues with zoning and heat delivery.
3. Life-Safety/Fire?	Jan 2016	none
4. Roofs?	April 2016	In good shape.

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	None
Planned Capital Expenditure For Next Year?	Repair and maintain building
Age of the Roof?	18 years
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	The City is reasonable for all systems.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	QUESTION	Y	N	Unk	NA	COMMENTS
	ZONING, BUILDING DESIGN & LIFE SAFETY ISSUES					
1	Are there any unresolved building, fire, or zoning code issues?		x			
2	Is there any pending litigation concerning the property?		x			
3	Are there any other significant issues/hazards with the property?		x			
4	Are there any unresolved construction defects at the property?		x			
5	Has any part of the property ever contained visible suspect mold growth?		x			

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
6	Is there a mold Operations and Maintenance Plan?		x			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		X			
8	Have there been indoor air quality or mold related complaints from tenants?		X			
	General Site					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		X			
10	Are there any problems with the landscape irrigation systems?				x	
	Building Structure					
11	Are there any problems with foundations or structures?		x			
12	Is there any water infiltration in basements or crawl spaces?		x			
13	Has a termite/wood boring insect inspection been performed within the last year?		x			
	Building Envelope					
14	Are there any wall, or window leaks?		x			
15	Are there any roof leaks?		x			
16	Is the roofing covered by a warranty or bond?		x			
17	Are there any poorly insulated areas?		x			
18	Is Fire Retardant Treated (FRT) plywood used?		x			
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		x			

x

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?	x				We had a NG leak in the rear of the building last year. The issue has been repaired and no problems
21	Does any part of the electrical system use aluminum wiring?		x			
22	Do Residential units have a less than 60-Amp service?		x	x		
23	Do Commercial units have less than 200-Amp service?		x	x		
24	Are there any problems with the utilities, such as inadequate capacities?		x	x		
	ADA					
25	Has the management previously completed an ADA review?		x			
26	Have any ADA improvements been made to the property?		x			
27	Does a Barrier Removal Plan exist for the property?		x			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		x			
29	Has building ownership or management received any ADA related complaints?		x			
30	Does elevator equipment require upgrades to meet ADA standards?		x			
	PLUMBING					
31	Is the property served by private water well?		x			
32	Is the property served by a private septic system or other waste treatment systems?		x			
33	Is polybutylene piping used?		x			
34	Are there any plumbing leaks or water pressure problems?		x			

FCA (Commercial)
Pre-Survey Questionnaire

Additional Issues or Concerns That EMG Should Know About?	
1.	HVAC system struggles to keep up during cooling. System is poorly zoned.
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	x ☐	☐	☐	
Access to Roof/Attic Space	x ☐	☐	☐	
Access to Building As-Built Drawings	x ☐	☐	☐	
Site plan with bldg., roads, parking and other features	x ☐	☐	☐	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	x ☐	
List of Commercial Tenants in the property	☐	☐	x ☐	
Previous reports pertaining to the physical condition of property.	☐	☐	x ☐	
ADA survey and status of improvements implemented.	☐	☐	x ☐	
Current / pending litigation related to property condition.	☐	☐	x ☐	
Any brochures or marketing information.	☐	☐	x ☐	

Signature of person Interviewed or completing form

5-11-17
Date

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED	
1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work. 2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features. 3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s). 4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet. 5. For hotel or nursing home properties, provide a summary of the room types and room type quantities. 6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents. 7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.	8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors. 9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements. 10. Records of system & material ages (roof, MEP, paving, finishes, furnishings). 11. Any brochures or marketing information. 12. Appraisal, either current or previously prepared. 13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties). 14. Previous reports pertaining to the physical condition of property. 15. ADA survey and status of improvements implemented. 16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Beecher Community Center
908 Game Farm Road
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-005.322

Date of Report:
September 13, 2017

On Site Date:
May 23, 2017

Immediate Repairs Report
Beecher Community Center
9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Beecher Community Center	5.4	612426	Retaining Wall, Brick/Stone (per SF Face), Repair	50	SF	$11.39	$569	**$569**
Beecher Community Center	7.2	612452	Backflow Preventer, 2", Replace	1	EA	$2,603.17	$2,603	**$2,603**
Beecher Community Center	7.2	612469	ADA, Restroom, Lavatory Pipe Wraps, Install	6	EA	$75.90	$455	**$455**
Beecher Community Center	7.6	612440	Fire Alarm System, Office Building, Upgrade	9423	SF	$2.36	$22,234	**$22,234**
Beecher Community Center	7.6	612434	Fire Alarm Control Panel, Addressable, Replace	1	EA	$20,297.59	$20,298	**$20,298**
Immediate Repairs Total								**$46,159**

* Location Factor included in totals.

Replacement Reserves Report

Beecher Community Center

9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Beecher Community Center	5.2	612307	Parking Lots, Asphalt Pavement, Mill & Overlay	25	23	2	43802	SF	$3.28	$143,688			$143,688																		**$143,688**
Beecher Community Center	5.2	612308	Parking Lots, Asphalt Pavement, Seal & Stripe	5	0	5	11308	SF	$0.38	$4,291						$4,291					$4,291					$4,291					**$12,874**
Beecher Community Center	5.2	612309	Pedestrian Pavement, Sidewalk, Concrete, Replace	30	29	1	6052	SF	$19.82	$119,962		$119,962																			**$119,962**
Beecher Community Center	5.4	612426	Retaining Wall, Brick/Stone (per SF Face), Repair	0	0	0	50	SF	$11.39	$569	$569																				**$569**
Beecher Community Center	5.5	612412	High Pressure Sodium Lighting Fixture, 400 W, Replace	20	10	10	1	EA	$1,033.67	$1,034											$1,034										**$1,034**
Beecher Community Center	5.5	612305	Signage, Property, Monument/Pylon, Replace	20	10	10	1	EA	$8,602.00	$8,602											$8,602										**$8,602**
Beecher Community Center	5.5	612411	Flagpole, Metal, Replace	20	5	15	1	EA	$2,530.00	$2,530																$2,530					**$2,530**
Beecher Community Center	5.5	612410	Pole Light, Exterior, 135 to 1000 W HID (Fixture Only), Replace	20	10	10	4	EA	$4,630.42	$18,522											$18,522										**$18,522**
Beecher Community Center	6.3	612306	Roof, Asphalt Shingle, Replace	20	15	5	11308	SF	$3.42	$38,679						$38,679															**$38,679**
Beecher Community Center	6.4	612310	Exterior Wall, Aluminum Siding, Replace	40	34	6	6000	SF	$8.67	$52,049							$52,049														**$52,049**
Beecher Community Center	6.6	612419	Window, Aluminum, Replace	30	28	2	2	EA	$584.21	$1,168			$1,168																		**$1,168**
Beecher Community Center	6.6	612418	Window, Aluminum Double-Glazed Large, Replace	30	15	15	6	EA	$870.45	$5,223																$5,223					**$5,223**
Beecher Community Center	6.6	612420	Window, Aluminum Double-Glazed Small, Replace	30	15	15	29	EA	$584.21	$16,942																$16,942					**$16,942**
Beecher Community Center	6.6	612414	Exterior Door, Fully-Glazed Aluminum-Framed Swinging Motor-Operated, Replace	30	20	10	2	EA	$10,194.36	$20,389											$20,389										**$20,389**
Beecher Community Center	6.6	612413	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	20	10	5	EA	$2,106.57	$10,533											$10,533										**$10,533**
Beecher Community Center	6.7	612425	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	20	10	75	SF	$34.11	$2,558											$2,558										**$2,558**
Beecher Community Center	7.1	612487	Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	15	12	3	1	EA	$70,713.29	$70,713				$70,713															$70,713		**$141,427**
Beecher Community Center	7.1	612483	Air Handler, Exterior, 4,001 to 6,000 CFM, Replace	15	12	3	1	EA	$27,804.57	$27,805				$27,805															$27,805		**$55,609**
Beecher Community Center	7.1	612482	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	15	12	3	1	EA	$45,895.13	$45,895				$45,895															$45,895		**$91,790**
Beecher Community Center	7.1	612490	Exhaust Fan, Centrifugal, 1,500 CFM, Replace	15	12	3	1	EA	$2,664.18	$2,664				$2,664															$2,664		**$5,328**
Beecher Community Center	7.1	612488	Exhaust Fan, Centrifugal, 2,500 CFM, Replace	15	12	3	1	EA	$3,072.78	$3,073				$3,073															$3,073		**$6,146**
Beecher Community Center	7.1	612489	Exhaust Fan, Centrifugal, 2,000 CFM, Replace	15	12	3	1	EA	$2,664.18	$2,664				$2,664															$2,664		**$5,328**
Beecher Community Center	7.2	612475	Toilet, Tankless (Water Closet), Replace	20	10	10	5	EA	$842.97	$4,215											$4,215										**$4,215**
Beecher Community Center	7.2	612476	Urinal, Vitreous China, Replace	20	10	10	2	EA	$1,193.44	$2,387											$2,387										**$2,387**
Beecher Community Center	7.2	612468	Lavatory, Vitreous China, Replace	20	10	10	6	EA	$572.66	$3,436											$3,436										**$3,436**
Beecher Community Center	7.2	612478	Service Sink, Porcelain Enamel, Cast Iron, Replace	20	10	10	1	EA	$1,360.33	$1,360											$1,360										**$1,360**
Beecher Community Center	7.2	612462	Sink, Stainless Steel, Replace	20	10	10	2	EA	$1,054.05	$2,108											$2,108										**$2,108**
Beecher Community Center	7.2	612481	Drinking Fountain, Refrigerated, Replace	10	5	5	1	EA	$1,257.51	$1,258						$1,258										$1,258					**$2,515**
Beecher Community Center	7.2	612452	Backflow Preventer, 2", Replace	15	15	0	1	EA	$2,603.17	$2,603	$2,603															$2,603					**$5,206**
Beecher Community Center	7.2	612477	Water Heater, Gas, Residential, 50 GAL, Replace	10	4	6	1	EA	$2,349.48	$2,349							$2,349										$2,349				**$4,699**
Beecher Community Center	7.2	612469	ADA, Restroom, Lavatory Pipe Wraps, Install	0	0	0	6	EA	$75.90	$455	$455																				**$455**
Beecher Community Center	7.4	612448	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	20	10	1	EA	$5,079.93	$5,080											$5,080										**$5,080**
Beecher Community Center	7.4	612461	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	20	10	1	EA	$5,079.93	$5,080											$5,080										**$5,080**
Beecher Community Center	7.4	612441	Main Distribution Panel, 208 Y, 120 V, 800 Amp, Replace	30	20	10	1	EA	$13,423.81	$13,424											$13,424										**$13,424**
Beecher Community Center	7.4	612442	Distribution Panel, 208 Y, 120 V, 225 Amp, Replace	30	20	10	1	EA	$7,951.00	$7,951											$7,951										**$7,951**
Beecher Community Center	7.4	612421	Metal Halide Lighting Fixture, 250 W, Replace	20	10	10	3	EA	$748.18	$2,245											$2,245										**$2,245**
Beecher Community Center	7.4	612449	Lighting System, Interior, Upgrade	25	15	10	9423	SF	$9.24	$87,087											$87,087										**$87,087**
Beecher Community Center	7.6	612450	Backflow Preventer, 6", Replace	15	5	10	1	EA	$9,344.53	$9,345											$9,345										**$9,345**
Beecher Community Center	7.6	612433	Sprinkler Heads (per SF), Replace	20	17	3	9423	SF	$1.33	$12,531				$12,531																	**$12,531**
Beecher Community Center	7.6	612480	Fire Extinguisher, Replace	15	0	15	3	EA	$356.54	$1,070																$1,070					**$1,070**
Beecher Community Center	7.6	612457	Fire Suppression System, Wet Chemical, Replace	15	12	3	1	EA	$3,488.87	$3,489				$3,489															$3,489		**$6,978**
Beecher Community Center	7.6	612440	Fire Alarm System, Office Building, Upgrade	20	34	0	9423	SF	$2.36	$22,234	$22,234																				**$22,234**
Beecher Community Center	7.6	612434	Fire Alarm Control Panel, Addressable, Replace	15	34	0	1	EA	$20,297.59	$20,298	$20,298															$20,298					**$40,595**
Beecher Community Center	7.6	612430	Emergency/Exit Combo, Replace	10	7	3	2	EA	$687.51	$1,375				$1,375										$1,375							**$2,750**
Beecher Community Center	7.6	612427	Exit Lighting Fixture, Backlit, Replace	10	7	3	6	EA	$405.01	$2,430				$2,430										$2,430							**$4,860**

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Beecher Community Center	8.1	612455	Interior Door, Wood Solid-Core, Replace	20	10	10	20	EA	$1,423.11	$28,462											$28,462										**$28,462**
Beecher Community Center	8.1	612456	Interior Door, Fire 90-Minutes and Over, Replace	20	10	10	3	EA	$1,649.06	$4,947											$4,947										**$4,947**
Beecher Community Center	8.1	612454	Interior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	15	15	1	EA	$2,106.57	$2,107																$2,107					**$2,107**
Beecher Community Center	8.1	612470	Toilet Partitions, Metal Overhead-Braced, Replace	20	10	10	5	EA	$850.00	$4,250											$4,250										**$4,250**
Beecher Community Center	8.1	612311	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	4	4	4947	SF	$1.45	$7,178					$7,178								$7,178								**$14,356**
Beecher Community Center	8.1	612312	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	4	4	707	SF	$1.42	$1,006					$1,006								$1,006								**$2,012**
Beecher Community Center	8.1	612320	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced, Replace	20	10	10	707	SF	$13.33	$9,424											$9,424										**$9,424**
Beecher Community Center	8.1	612327	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	2827	SF	$4.80	$13,571				$13,571															$13,571		**$27,143**
Beecher Community Center	8.1	612404	Interior Floor Finish, Quarry Tile, Replace	50	34	16	942	SF	$15.19	$14,307																$14,307					**$14,307**
Beecher Community Center	8.1	612321	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	5654	SF	$7.26	$41,027				$41,027										$41,027							**$82,054**
Beecher Community Center	8.1	612409	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	6	4	471	SF	$1.94	$912					$912										$912						**$1,824**
Beecher Community Center	8.1	612406	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	18	2	942	SF	$3.11	$2,931			$2,931																		**$2,931**
Beecher Community Center	8.1	612408	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	5	15	754	SF	$3.11	$2,346																$2,346					**$2,346**
Beecher Community Center	8.1	612431	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	15	5	80	LF	$467.63	$37,411						$37,411															**$37,411**
Beecher Community Center	8.1	612432	Kitchen Counter, Plastic Laminate, Postformed, Replace	10	5	5	80	LF	$43.90	$3,512						$3,512										$3,512					**$7,023**
Beecher Community Center	8.2	612459	Commercial Kitchen, Exhaust Hood, Replace	15	12	3	1	EA	$7,571.72	$7,572				$7,572															$7,572		**$15,143**
Beecher Community Center	8.2	612460	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle, Replace	15	5	10	1	EA	$9,288.00	$9,288											$9,288										**$9,288**
Totals, Unescalated											**$46,159**	**$119,962**	**$147,787**	**$234,809**	**$9,096**	**$85,150**	**$54,398**	**$0**	**$0**	**$0**	**$266,017**	**$0**	**$8,184**	**$44,832**	**$912**	**$62,178**	**$16,656**	**$0**	**$177,446**	**$0**	**$1,273,587**
Totals, Escalated (3.0% inflation, compounded annually)											**$46,159**	**$123,560**	**$156,787**	**$256,582**	**$10,238**	**$98,712**	**$64,954**	**$0**	**$0**	**$0**	**$357,505**	**$0**	**$11,669**	**$65,838**	**$1,380**	**$96,871**	**$26,728**	**$0**	**$302,090**	**$0**	**$1,619,074**

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	908 Game Farm Road, Yorkville, Kendall, Illinois 60560
Year Constructed/Renovated:	1982
Current Occupants:	Village of Yorkville
Percent Utilization:	100%
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Municipal
Site Area:	2.55 acres
Building Area:	9,423 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	94 spaces in open lots
Building Construction:	Conventional wood frame structure on concrete slab
Roof Construction:	Gabled roofs with asphalt shingles
Exterior Finishes:	Brick veneer and metal siding
Heating, Ventilation and Air Conditioning:	Central system air handlers
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, exit signs, and emergency battery powered lights.
Dates of Visit:	May 22, 2017 to May 23, 2017
On-Site Point of Contact (POC):	Erin Willret
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager ahupp@emgcorp.com 800.733.0660 x6623

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair

Systemic Condition Summary			
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	Fair

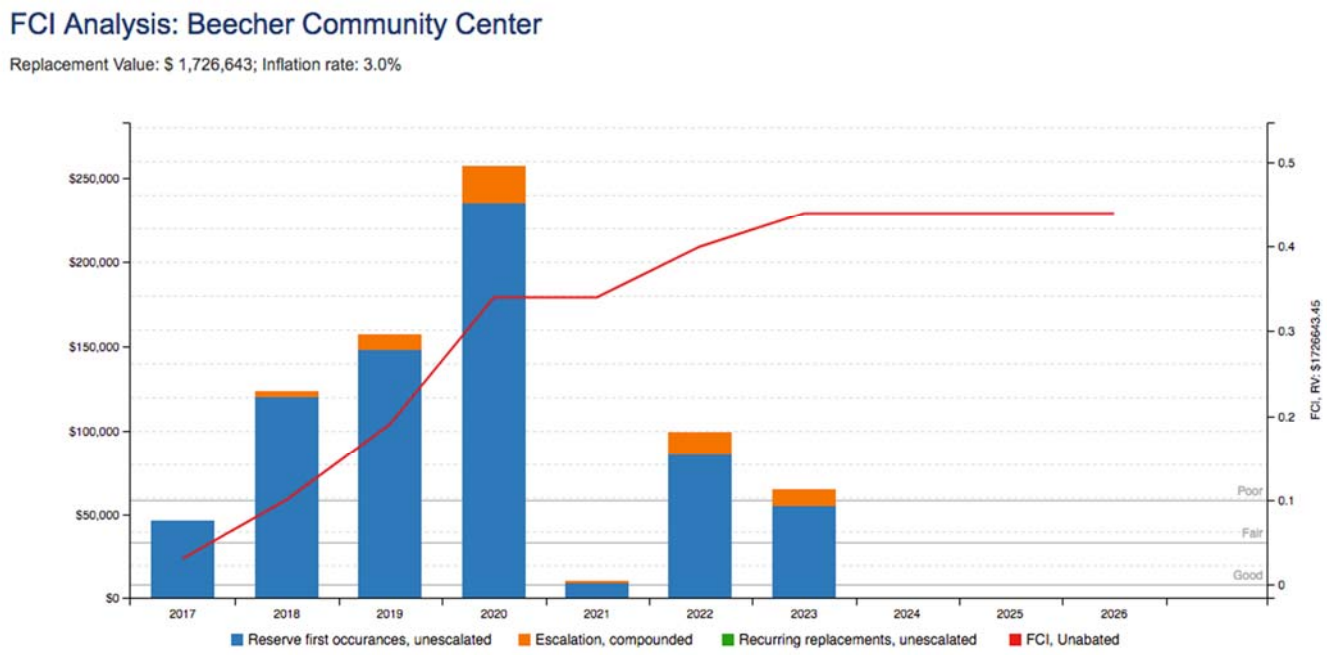
The following bullet points highlight the most significant short term and modernization recommendations:

- Full replacement of concrete sidewalks
- Mill and overlay of asphalt parking lot
- Modernization of the fire alarm system
- ADA accessibility upgrades

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of painting and sidewalk repairs. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

Fci Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%

Fci Condition Rating	Definition	Percentage Value
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	2.6%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	61.8%	Very Poor
Current Replacement Value (CRV)	9,423 SF * 183.24 / SF = $1,726,643	

Year **0** (Current Year) - Immediate Repairs (IR)	$46,159
Years **1-10** – Replacement Reserves (RR)	$1,068,339
Total Capital Needs	**$1,114,498**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Full replacement of concrete sidewalks
- Mill and overlay of asphalt parking lot
- Modernization of the fire alarm system

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide an Executive Summary at the beginning of this report.

2.3. Personnel Interviewed

The management and building engineer were interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Erin Willret	City of Yorkville	630.553.8574

The FCA was performed without the assistance of an onsite Point of Contact (POC).

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

Although Appendix E provides a summary of the documents requested or obtained, the following list provides more specific details about some of the documents that were reviewed or obtained during the site visit.

- No documents were available

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaire is included in Appendix E.

2.6. Weather Conditions

May 22, 2017: Clear, with temperatures in the 80s (°F) and light winds.

May 23, 2017: Raining, with temperatures in the 70s (°F) and light winds.

3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG’s Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

At an office property, the areas considered as a public accommodation besides the site itself and parking, are the exterior accessible route, the interior accessible route up to the tenant lease lines and the interior common areas, including the common area restrooms.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Parking

- Adequate number of designated parking stalls and signage for vans are not provided.

Restrooms

- Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces.
- Add pull station alarm in unisex bathroom.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is included in the cost tables.

3.2. Municipal Information, Flood Zone and Seismic Zone

Not applicable.

4. Existing Building Assessment

4.1. Unit or Space Types

All 9,423 square feet of the building are occupied by a single occupant, City of Yorkville. The spaces are a combination of offices, recreation rooms, kitchen, supporting restrooms, mechanical, and other utility spaces.

4.2. Inaccessible Areas or Key Spaces Not Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. All areas of the property were available for observation during the site visit.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Yorkville	Good
Storm sewer	City of Yorkville	Good
Domestic water	City of Yorkville	Good
Electric service	Commonwealth Edison	Good
Natural gas service	Nicor Gas	Good

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	Game Farm Road
Access from	West
Additional Entrances	Library Parking Lot
Additional Access from	South

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Asphalt	Less than 5 years	Good
Parking Lot	Asphalt	More than 20 years	Poor
Drive Aisles	Asphalt	More than 20 years	Poor
Service Aisles	None	--	--
Sidewalks	Concrete	More than 20 years	Poor
Curbs	Concrete	More than 20 years	Poor
Site Stairs	None	--	--
Pedestrian Ramps	None	--	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
94	--	--	--	--

Total Number of ADA Compliant Spaces	4
Number of ADA Compliant Spaces for Vans	0
Total Parking Spaces	94
Parking Ratio (Spaces/Apartments)	--
Method of Obtaining Parking Count	Physical count

Exterior Stairs			
Location	Material	Handrails	Condition
None	--	--	--

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Sidewalks
- Curbs

Actions/Comments:

- The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking, transverse cracking and heavy overall surface wear. All of the paving must be overlaid with new asphalt paving in order to maintain the integrity of the overall pavement system. Milling is recommended as part of the overall repair work.
- The concrete sidewalks and curbs have significant areas of cracking concrete curbs and sidewalks. These areas occur throughout the property. The damaged areas of concrete curbs and sidewalks require replacement.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	☐	--
Inlets	☒	Good
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☒	Good
Pits	☐	--
Municipal System	☒	Good

Drainage System and Erosion Control		
System	Exists At Site	Condition
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

5.4. Topography and Landscaping

Item	Description						
Site Topography	Generally flat						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☒	☐	☒	☒	☐
Landscaping Condition	Good						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
Stone masonry	Around light poles	Poor

Anticipated Lifecycle Replacements:

- Stone retaining walls

Actions/Comments:

- The retaining walls appear problematic. The stones have been removed and are damaged. Damaged portions of the retaining walls must be replaced.

5.5. General Site Improvements

Property Signage	
Property Signage	Monument

Property Signage	
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	☒	☐	☐	☐
	Fair				
Building Lighting	None	Wall Mounted	Recessed Soffit		
	☐	☒	☐		
	Fair				

Site Fencing		
Type	Location	Condition
None	--	--

REFUSE DISPOSAL				
Refuse Disposal	Individual garbage bins			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
--	None	None	Yes	--

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Signage
- Exterior lighting

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Concrete spread footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Conventional wood/metal studs	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	--	--
Upper Floor Decking	--	--
Roof Framing	Heavy lumber beams	Good
Roof Decking	Plywood or OSB	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. Roofing

Primary Roof			
Type / Geometry	Multiple Gable Roofs	Finish	Asphalt shingles
Maintenance	Outside Contractor	Roof Age	Approximately 15 Yrs

Primary Roof			
Flashing	Sheet metal	Warranties	No
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	None	Insulation	Fiberglass batts
Soffits	Concealed Soffits	Skylights	No
Attics	Wood joists with plywood sheathing	Ponding	No
Ventilation Source-1	Ridge Vents	Leaks Observed	No
Ventilation Source-2	Soffit Vents	Roof Condition	Poor

Anticipated Lifecycle Replacements:

- Asphalt shingles
- Roof flashings (included as part of overall replacement)

Actions/Comments:

- The roof finishes appear to be more than 15 years old. Information regarding roof warranties or bonds was not available.
- There are no active roof leaks observed. There is no evidence of active roof leaks. Roof leaks appear to have occurred in the past. The leaks have since been repaired, and no active roof leaks are evident.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Brick veneer	Fair
Secondary Finish	Metal siding	Fair
Accented with	--	--
Soffits	Concealed	Fair

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Metal siding
- Masonry re-pointing

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.5. Exterior and Interior Stairs

Not applicable. There are no exterior or interior stairs.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed, fixed	Double glaze	Exterior walls	☐	Fair
Aluminum framed, operable	Double glaze	Exterior walls	☐	Fair
Aluminum framed, fixed, sidelight	Single glaze	Exterior doors	☐	Poor

Building Doors		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Fair
Secondary Entrance Doors	Fully glazed, metal framed	Fair
Service Doors	--	--
Overhead Doors	--	--

Anticipated Lifecycle Replacements:

- Windows
- Exterior fully glazed doors

Actions/Comments:

- The sidelight windows are antiquated, energy-inefficient units with single-pane glazing. Window replacement is recommended.

6.7. Patio, Terrace, and Balcony

Building Patio, Terrace and Balcony			
Type	Description	Location	Condition
Ground Floor Patio	Brick pavers	Right side	Fair
Upper Balcony Structure	--	--	--
Balcony Decks	--	--	--
Balcony Deck Toppings	--	--	--
Balcony Guardrails	--	--	--

Anticipated Lifecycle Replacements:

- Brick pavers

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

7. Building Mechanical and Plumbing Systems

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Distribution System	
Air Distribution System	Constant volume
Quantity and Capacity of Air Handlers	3 air handlers ranging from approximately 5,000 to 11,000 CFM
Location of Air Handlers	Rooftop, penthouse
Large Spaces the Larger Dedicated AHU's Serve	Recreation Room, Kitchen
Age of Air Handlers	All units appear to be original 1982 equipment
Air Handler Condition	Fair

Controls and Ventilation	
HVAC Control System	Individual non-programmable thermostats/controls
HVAC Control System Condition	Fair
Building Ventilation	Roof top exhaust fans
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Air handling units
- Rooftop exhaust fans

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- Approximately all of the HVAC equipment is original.
- The HVAC equipment appears to be functioning adequately overall. The engineering staff was interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement. A budgetary cost for this work is included.

7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	Cast iron	Fair

Building Plumbing System		
Type	Description	Condition
Vent Piping	Cast iron and PVC	Fair
Water Meter Location	Fire Sprinkler Room	

Domestic Water Heaters or Boilers	
Components	Water Heater
Fuel	Natural gas
Quantity and Input Capacity	1 unit at 40,000 BTUH
Storage Capacity	50 gallons
Boiler or Water Heater Condition	Good
Supplementary Storage Tanks?	No
Storage Tank Quantity and Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Commercial grade
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Fair

Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Urinals
- Sinks
- Lavatories

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.3. Building Gas Distribution

Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator location could not be determined. The gas distribution piping within the building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	800 Amps	Volts	120/208 Volt, three-phase
Meter and Panel Location	Front of building	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-12		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels are mostly original 1982 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection and Security Systems

Item	Description
Type	Wet pipe

Item	Description					
Type	Wet pipe					
Fire Alarm System	Central Alarm Panel	☒	Battery-Operated Smoke Detectors	☐	Alarm Horns	☒
	Annunciator Panels	☐	Hard-Wired Smoke Detectors	☒	Strobe Light Alarms	☒
	Pull Stations	☒	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Alarm System Condition	Poor					
Sprinkler System	None	☐	Standpipes	☐	Backflow Preventer	☒
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☒
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Fire Alarm Room		1982			
Fire Extinguishers	Last Service Date		Servicing Current?			
	02/2017		Yes			
Hydrant Location	Rear of building					
Siamese Location	Rear Elevation					
Special Systems	Kitchen Suppression System	☒	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Central alarm panel
- Alarm devices and system
- Sprinkler heads

Actions/Comments:

- The fire alarm systems appear somewhat antiquated and not up to current standards. A lack of strobes and audio alarms was present in the restrooms. Due to the age of the components and apparent shortcomings, a full modernization project is recommended. A budgetary cost is included.
- The central alarm panel appears to be original and of the relay style. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

7.7. Life Support Systems

Not applicable.

8. Interior Spaces

8.1. Interior Finishes

The facility is used as a senior community center for the City of Yorkville.

The most significant interior spaces include recreation spaces, offices, kitchen, and main entrance lobby. Supporting areas include hallways, restrooms, mechanical penthouse, and utility closet.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Vinyl tile	Recreation rooms	Fair
Carpet	Offices, recreation rooms	Fair
Quarry tile	Lobby, restrooms, kitchen	Fair
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted CMU	Offices, restrooms, utility closets	Fair
Exposed CMU/masonry	Lobby, recreation rooms, kitchen, recreation rooms, offices	Fair
Painted drywall	Offices	Fair
Fabric panels	Recreation room	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-bar (Acoustic)	Lobby, kitchen, restrooms	Fair
Painted drywall	Offices, recreation rooms	Fair
Exposed structure	Recreation rooms, offices	Fair

Interior Doors		
Item	Type	Condition
Interior Doors	Solid core wood	Fair
Door Framing	Metal	Fair
Fire Doors	Yes	Fair

Anticipated Lifecycle Replacements:

- Carpet

- Vinyl tile
- Quarry tile
- Interior paint
- Suspended acoustic ceiling tile
- Interior doors

Actions/Comments:

- It appears that the interior finishes are original.
- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

8.2. Commercial Kitchen & Laundry Equipment

The kitchen area has a variety of commercial kitchen appliances, fixtures, and equipment. The equipment is owned and maintained in-house and by the tenants. The tenants are responsible for any necessary replacement costs of their equipment only.

The kitchen includes the following major appliances, fixtures, and equipment:

Commercial Kitchen		
Appliance	Comment	Condition
Refrigerators (tenant owned)	Up-right	Good
Freezers (tenant owned)	Up-right	Good
Ranges	Gas	Fair
Ovens	Gas	Fair
Griddles / Grills	Gas	Fair
Fryers	☐	--
Hood	Exhaust ducted to exterior	Fair
Dishwasher	☐	--
Microwave	☐	--
Ice Machines	☐	--
Steam Tables	☐	--
Work Tables	☒	Good
Shelving	☐	--

Anticipated Lifecycle Replacements:

- Cooking Range/Oven/Grill

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Beecher Community Center, 908 Game Farm Road, Yorkville, Illinois, the "Property". It is our understanding that the primary interest of City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of City of Yorkville for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than City of Yorkville or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at City of Yorkville and the recipient's sole risk, without liability to EMG.

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11. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Supporting Documentation
Appendix D: EMG Accessibility Checklist
Appendix E: Pre-Survey Questionnaire

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	RIGHT ELEVATION

#3:	LEFT ELEVATION

#4:	REAR ELEVATION

#5:	SIDEWALK

#6:	DETERIORATING SIDEWALK AND REPAIRED CRACKS

#7:	PARKING LOTS, ASPHALT PAVEMENT

#8:	SIGNIFICANT CRACKING AND DETERIORATION OF PARKING LOT

#9:	HIGH PRESSURE SODIUM LIGHTING FIXTURE

#10:	FLAGPOLE

#11:	POLE LIGHT

#12:	SIGNAGE

#13:	ROOF, ASPHALT SHINGLE

#14:	EXTERIOR WALL, ALUMINUM SIDING

#15:	EXTERIOR DOOR, FULLY-GLAZED ALUMINUM-FRAMED SWINGING

#16:	WINDOW, ALUMINUM DOUBLE-GLAZED OPERABLE

#17:	WINDOW, ALUMINUM DOUBLE-GLAZED FIXED

#18:	PEDESTRIAN PAVEMENT, SIDEWALK, CLAY BRICK/MASONRY PAVERS

#19:	EXHAUST FAN

#20:	AIR HANDLER

#21:	WATER HEATER

#22:	SINK, MULTI-COMPARTMENT

#23:	LAVATORY

#24:	SINK, STAINLESS STEEL

#25:	DRINKING FOUNTAIN, REFRIGERATED

#26:	TOILET, TANKLESS (WATER CLOSET)

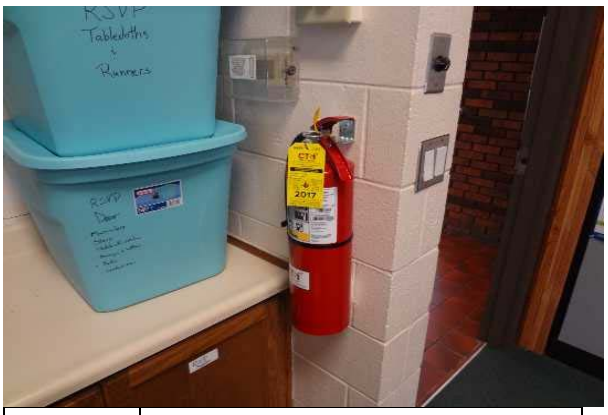
#27:	SERVICE SINK

#28:	LIGHTING

#29:	MAIN DISTRIBUTION PANEL

#30:	METAL HALIDE LIGHTING FIXTURE

#31:	EMERGENCY/EXIT LIGHT COMBO



#32:	FIRE EXTINGUISHER

#33:	BACKFLOW PREVENTER, FIRE

#34:	FIRE ALARM CONTROL PANEL, ADDRESSABLE

#35:	FIRE ALARM DEVICES

#36:	SPRINKLER HEAD

#37:	FIRE SUPPRESSION SYSTEM, WET CHEMICAL

#38:	VINYL TILE (VCT)

#39:	CARPET

#40:	TOILET PARTITIONS

#41:	INTERIOR WALL FINISH, ACOUSTICAL TILE (ACT) FABRIC-FACED

#42:	INTERIOR CEILING FINISH, GYPSUM BOARD/PLASTER

#43:	INTERIOR WALL FINISH, CONCRETE/MASONRY

#44:	QUARRY TILE

#45:	INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT)

#46:	WATER STAINED ACOUSTICAL TILES

#47:	INTERIOR WALL FINISH

#48:	INTERIOR DOOR, FULLY-GLAZED ALUMINUM-FRAMED SWINGING

#49:	INTERIOR DOOR, WOOD SOLID-CORE

#50:	INTERIOR DOOR, FIRE 90-MINUTES AND OVER

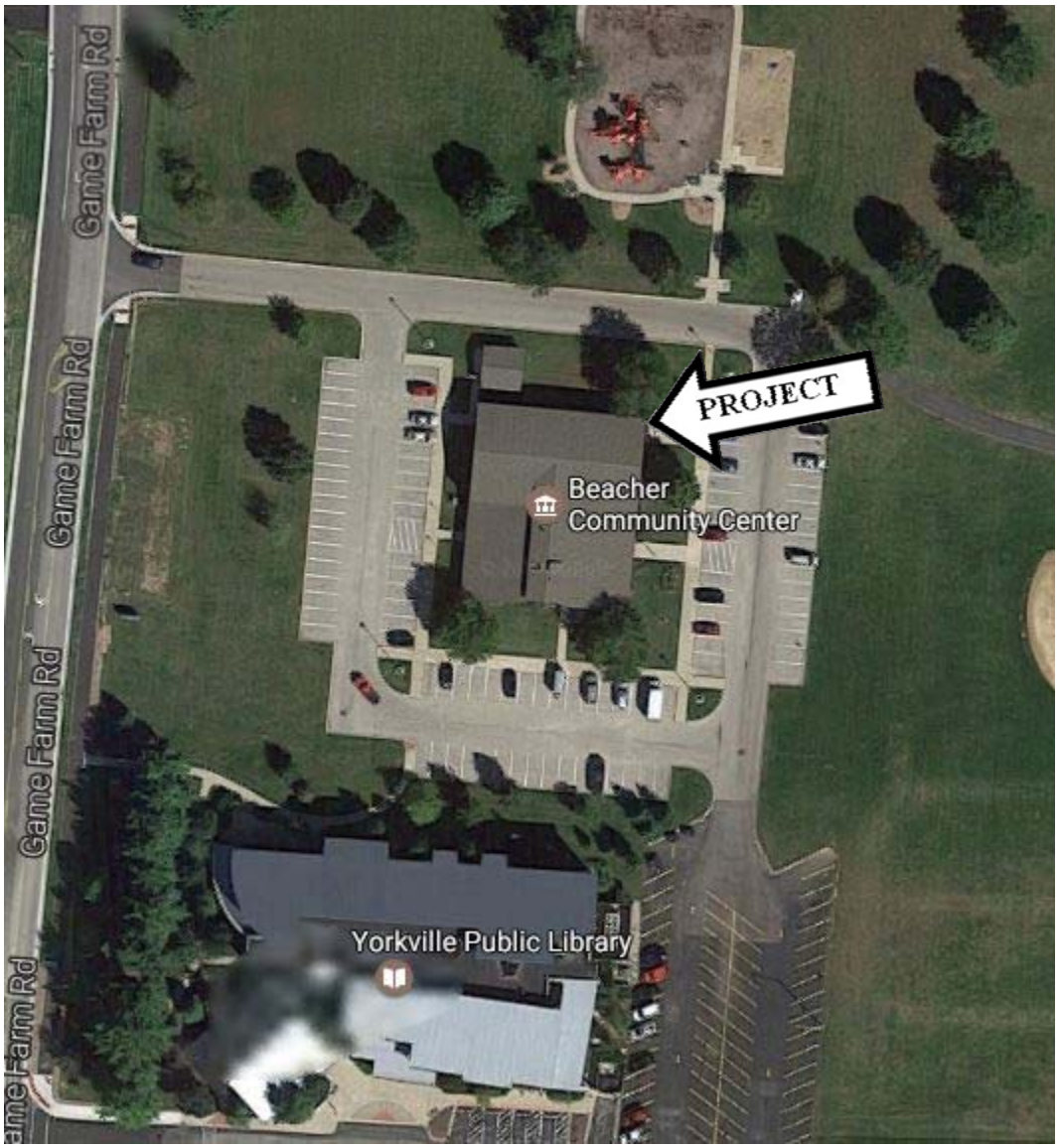
#51:	KITCHEN CABINET

#52:	COMMERCIAL KITCHEN, RANGE/OVEN, 6-BURNER WITH GRIDDLE

#53:	COMMERCIAL KITCHEN, EXHAUST HOOD

Appendix B:
Site Plan

Site Plan



emg	**Project Name:** Beecher Community Center	**Project Number:** 122700.17R000-005.322
	Source: Google Maps	**On-Site Date:** May 23, 2017

Appendix C:
EMG Accessibility Checklist

Date Completed: June 7, 2017

Property Name: Beecher Community Center

EMG Project Number: 122700.17R000-005.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?		X		
2	Have any ADA improvements been made to the property?		X		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			However no spaces are designated for vans.
2	Are there sufficient van-accessible parking spaces available?		X		
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		X		No designated van spaces.
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		X		
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	
3	Does the width between railings appear at least 36 inches?			X	

	Ramps (cont.)	Yes	No	NA	Comments
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?		X		
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?	X			
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?		X		
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms (cont.)	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			**X**	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*

Appendix D:
Pre-Survey Questionnaire

PROPERTY CONDITION ASSESSMENT : PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to EMG
Association with Property:	
Length of Assocation with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

	Inspections	Date Last Inspected	List any Outstanding Repairs Required
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		

	Question	Response
5	List any major capital improvement within the last three years.	
6	List any major capital expenditures planned for the next year.	
7	What is the age of the roof(s)?	
8	What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	

	Question	Yes	No	Unk	N/A	Comments
9	Are there any unresolved building, fire, or zoning code issues?					
10	Are there any "down" or unusable units?					
11	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12	Is the property served by a private water well?					
13	Is the property served by a private septic system or other waste treatment systems?					
14	Are there any problems with foundations or structures?					
15	Is there any water infiltration in basements or crawl spaces?					
16	Are there any wall, or window leaks?					
17	Are there any roof leaks?					
18	Is the roofing covered by a warranty or bond?					
19	Are there any poorly insulated areas?					
20	Is Fire Retardant Treated (FRT) plywood used?					

PROPERTY CONDITION ASSESSMENT : PRE-SURVEY QUESTIONNAIRE						
Question		Yes	No	Unk	N/A	Comments
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect mold growth?					
27	Is there a mold Operations and Maintenance Plan?					
28	Have there been indoor air quality or mold related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					

PROPERTY CONDITION ASSESSMENT : PRE-SURVEY QUESTIONNAIRE						
Question		Yes	No	Unk	N/A	Comments
45	Are there any unresolved construction defects at the property?					

Comments

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.

2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.

3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).

4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.

5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.

6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.

7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.

9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.

10. Records of system and material ages (roof, MEP, paving, finishes, furnishings).

11. Any brochures or marketing information.

12. Appraisal, either current or previously prepared.

13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).

14. Previous reports pertaining to the physical condition of property.

15. ADA survey and status of improvements implemented.

16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Beecher Storage Shed
908 Game Farm Road
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-006.366

Date of Report:
June 13, 2017

On Site Date:
May 22, 2017

Immediate Repairs Report
Beecher Storage Shed
6/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total								**$0**

* Location Factor included in totals.

Replacement Reserves Report

Beecher Storage Shed

6/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Beecher Storage Shed	5.2	611219	Pedestrian Pavement, Sidewalk, Concrete, Replace	30	12	18	200	SF	$19.82	$3,964																			$3,964		**$3,964**
Beecher Storage Shed	6.3	611198	Roof, Asphalt Shingle, Replace	20	12	8	675	SF	$3.42	$2,309									$2,309												**$2,309**
Beecher Storage Shed	6.4	611162	Exterior Wall, Vinyl Siding, Replace	25	12	13	855	SF	$7.81	$6,677														$6,677							**$6,677**
Beecher Storage Shed	6.6	611223	Exterior Door, Steel, Replace	25	12	13	1	EA	$950.12	$950														$950							**$950**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,309**	**$0**	**$0**	**$0**	**$0**	**$7,627**	**$0**	**$0**	**$0**	**$0**	**$3,964**	**$0**	**$13,900**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,925**	**$0**	**$0**	**$0**	**$0**	**$11,200**	**$0**	**$0**	**$0**	**$0**	**$6,749**	**$0**	**$20,874**

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1.2. Facility Condition Index (FCI) 2
2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	908 Game Farm Road, Yorkville, Kendall, Illinois 60560
Year Constructed/Renovated:	2004
Current Occupants:	Parks and Recreation
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Garage
Site Area:	0.01 acres
Building Area:	560 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Not applicable
Building Construction:	Conventional wood frame structure on concrete slab
Roof Construction:	Gabled roof with asphalt shingles
Exterior Finishes:	Vinyl Siding
Heating, Ventilation and Air Conditioning:	Not applicable
Fire and Life/Safety:	Not applicable
Dates of Visit:	May 22, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	--
Structure	Good	Plumbing	--
Roof	Fair	Electrical	--
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	--

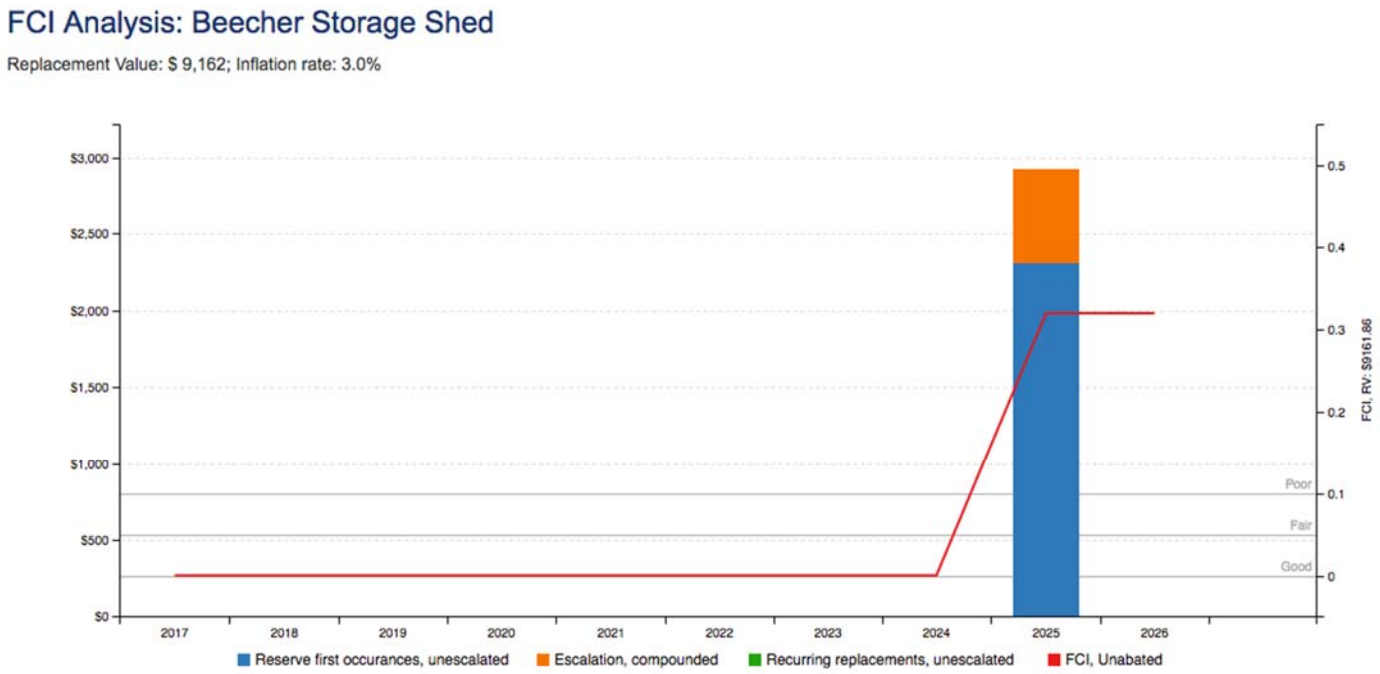
The following bullet points highlight the most significant short term and modernization recommendations:

- None

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

The property has had no major capital improvements. The property is less than 13 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	31.9%	Poor
Current Replacement Value (CRV)	560 SF * 183.24 / SF = $9,162	
Year **0** (Current Year) - Immediate Repairs (IR)	$0.00	
Years **1-10** – Replacement Reserves (RR)	$2,925	
Total Capital Needs	**$2,925**	

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- No immediate needs were identified.

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: ADA Checklist

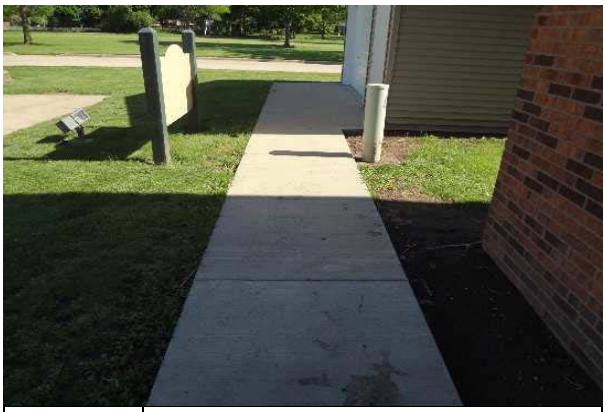
Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	LEFT ELEVATION

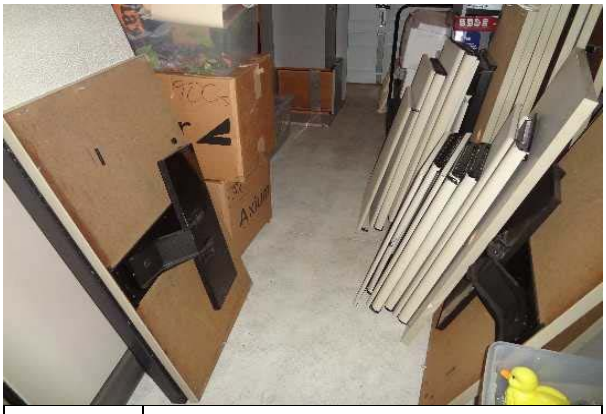
#3:	RIGHT ELEVATION

#4:	REAR ELEVATION



#5:	PEDESTRIAN PAVEMENT, SIDEWALK, CONCRETE

#6:	STRUCTURAL FRAME, WOOD CONVENTIONAL STUD



#7:	FOUNDATIONS, CONCRETE SLAB-ON-GRADE

#8:	ROOF, ASPHALT SHINGLE

#9:	EXTERIOR WALL, VINYL SIDING

#10:	DAMAGED VINYL SIDING, LOWER REAR ELEVATION

#11:	OVERHEAD DOOR, ALUMINUM ROLL-UP

#12:	EXTERIOR DOOR, STEEL

#13:	INTERIOR - GENERAL

Appendix B:
Site Plan

Site Plan

emg	**Project Name:** Beecher Storage Shed	**Project Number:** 122700.17R000-006.366
	Source: Google Maps	**On-Site Date:** May 22, 2017

Appendix C:
ADA Checklist

Date Completed: June 5, 2017

Property Name: Beecher Storage Shed

EMG Project Number: 122700.17R000-006.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?		X		
2	Have any ADA improvements been made to the property?		X		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?		X		
4	Has building ownership or management received any ADA related complaints that have not been resolved?		X		
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?		X		
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			X	
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?			X	
3	Are there audible and visual fire alarm devices in the toilet rooms?			X	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			X	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			X	
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?			X	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			X	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			X	
11	Are exposed pipes under sink sufficiently insulated against contact?			X	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			**X**	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Beecher Concession Stand
908 Game Farm Road
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:	Date of Report:	On Site Date:
122700.17R000-007.366	September 13, 2017	May 22, 2017

Immediate Repairs Report
Beecher Concession Stand
9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Beecher Concession Stand	3.1	611358	ADA, Door, Lever Handle Hardware, Install	2	EA	$202.40	$405	**$405**
Beecher Concession Stand	5.2	611442	Pedestrian Pavement, Sidewalk, Asphalt, Repair	100	SF	$1.60	$160	**$160**
Immediate Repairs Total								**$565**

* Location Factor included in totals.

Replacement Reserves Report

Beecher Concession Stand

9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Beecher Concession Stand	3.1	611358	ADA, Door, Lever Handle Hardware, Install	0	0	0	2	EA	$202.40	$405	$405																				**$405**
Beecher Concession Stand	5.2	611442	Pedestrian Pavement, Sidewalk, Asphalt, Repair	25	25	0	100	SF	$1.60	$160	$160																				**$160**
Beecher Concession Stand	5.2	611406	Pedestrian Pavement, Sidewalk, Asphalt, Seal	5	2	3	4780	SF	$0.38	$1,814				$1,814					$1,814					$1,814					$1,814		**$7,256**
Beecher Concession Stand	5.2	611410	Pedestrian Pavement, Sidewalk, Asphalt, Overlay	25	12	13	4780	SF	$1.36	$6,486														$6,486							**$6,486**
Beecher Concession Stand	5.5	611404	Pole Light, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp), Replace	10	5	5	1	EA	$2,246.90	$2,247						$2,247									$2,247						**$4,494**
Beecher Concession Stand	6.3	611361	Roof, Asphalt Shingle, Replace	20	12	8	895	SF	$3.42	$3,061									$3,061												**$3,061**
Beecher Concession Stand	6.4	611349	Exterior Wall, Vinyl Siding, Replace	25	20	5	1090	SF	$7.81	$8,512						$8,512															**$8,512**
Beecher Concession Stand	6.6	611553	Exterior Wall, Painted Surface, Prep & Paint	10	9	1	50	SF	$2.87	$144		$144										$144									**$287**
Beecher Concession Stand	6.6	611469	Window, Vinyl-Clad Double-Glazed Slider, Replace	30	12	18	1	EA	$813.20	$813																			$813		**$813**
Beecher Concession Stand	6.6	611471	Window, Vinyl-Clad Double-Glazed Double Hung, Replace	30	12	18	1	EA	$555.58	$556																			$556		**$556**
Beecher Concession Stand	6.6	611356	Exterior Door, Steel, Replace	25	12	13	4	EA	$950.12	$3,800														$3,800							**$3,800**
Beecher Concession Stand	7.1	611398	Condensing Unit/Heat Pump, Split System, 2 Ton, Replace	15	10	5	1	EA	$3,122.18	$3,122						$3,122															**$3,122**
Beecher Concession Stand	7.1	611508	Furnace, Electric, 10 to 25 MBH, Replace	20	13	7	1	EA	$3,136.39	$3,136								$3,136													**$3,136**
Beecher Concession Stand	7.2	611365	Toilet, Flush Tank (Water Closet), Replace	20	12	8	2	EA	$1,055.15	$2,110									$2,110												**$2,110**
Beecher Concession Stand	7.2	611362	Lavatory, Vitreous China, Replace	20	12	8	3	EA	$572.66	$1,718									$1,718												**$1,718**
Beecher Concession Stand	7.2	611502	Sink, Plastic, Replace	20	10	10	1	EA	$575.99	$576											$576										**$576**
Beecher Concession Stand	7.2	611506	Water Heater, Electric, Residential, 19.9 GAL, Replace	15	12	3	1	EA	$1,249.92	$1,250				$1,250															$1,250		**$2,500**
Beecher Concession Stand	7.4	611360	Metal Halide Lighting Fixture, Wall Mount, 100 W, Replace	20	12	8	2	EA	$678.47	$1,357									$1,357												**$1,357**
Beecher Concession Stand	7.4	611498	Lighting System, Interior, Upgrade	25	10	15	745	SF	$9.24	$6,885																$6,885					**$6,885**
Beecher Concession Stand	7.6	611511	Fire Extinguisher, Replace	15	4	11	1	EA	$314.93	$315												$315									**$315**
Beecher Concession Stand	7.6	611444	Exit Lighting Fixture, , Replace	10	7	3	3	EA	$405.01	$1,215				$1,215										$1,215							**$2,430**
Beecher Concession Stand	8.1	611475	Interior Door, Aluminum, Replace	30	12	18	1	EA	$1,368.37	$1,368																			$1,368		**$1,368**
Beecher Concession Stand	8.1	611367	Interior Wall Finish, Vinyl, Replace	15	10	5	1118	SF	$2.27	$2,542						$2,542															**$2,542**
Beecher Concession Stand	8.1	611371	Interior Floor Finish, Vinyl Sheeting, Replace	15	10	5	745	SF	$7.01	$5,222						$5,222															**$5,222**
Beecher Concession Stand	8.1	611310	Interior Ceiling Finish, Vinyl, Replace	20	12	8	145	SF	$2.10	$304									$304												**$304**
Beecher Concession Stand	8.1	611316	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	12	8	600	SF	$3.11	$1,867									$1,867												**$1,867**
Beecher Concession Stand	8.1	611456	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	10	5	1	EA	$956.04	$956						$956															**$956**
Beecher Concession Stand	8.2	611460	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,256.00	$4,256						$4,256															**$4,256**
Totals, Unescalated											**$565**	**$144**	**$0**	**$4,279**	**$0**	**$26,857**	**$0**	**$3,136**	**$12,231**	**$0**	**$576**	**$458**	**$0**	**$13,316**	**$0**	**$9,132**	**$0**	**$0**	**$5,801**	**$0**	**$76,496**
Totals, Escalated (3.0% inflation, compounded annually)											**$565**	**$148**	**$0**	**$4,676**	**$0**	**$31,135**	**$0**	**$3,857**	**$15,494**	**$0**	**$774**	**$635**	**$0**	**$19,555**	**$0**	**$14,228**	**$0**	**$0**	**$9,876**	**$0**	**$100,943**

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1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	908 Game Farm Road, Yorkville, Kendall, IL 60560
Year Constructed/Renovated:	2004
Current Occupants:	Parks and Recreation
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Concession Stand
Site Area:	0.13 acres
Building Area:	745 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Not applicable
Building Construction:	Conventional wood frame structure on concrete slab
Roof Construction:	Gabled roofs with asphalt shingles
Exterior Finishes:	Vinyl Siding
Heating, Ventilation and Air Conditioning:	Individual package split-system unit
Fire and Life/Safety:	Smoke detectors, extinguishers, and exit signs.
Dates of Visit:	May 22, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	--

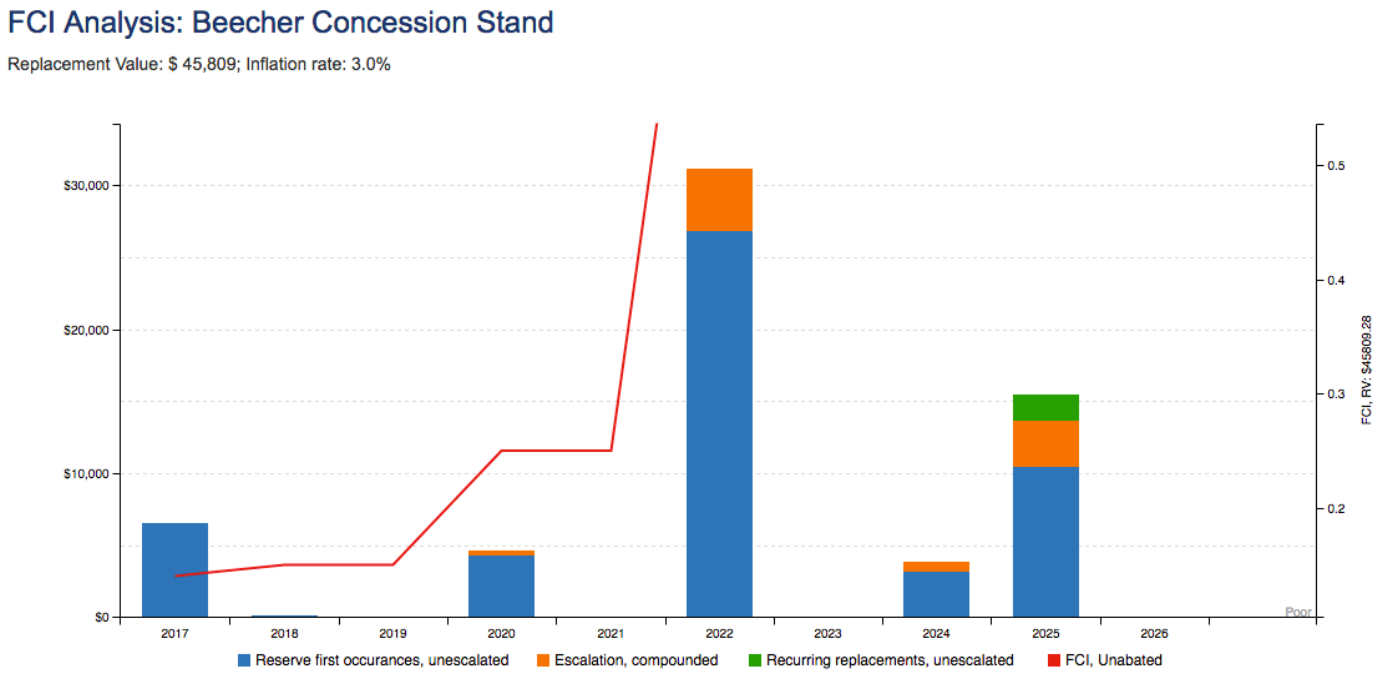
The following bullet points highlight the most significant short term and modernization recommendations:

- Installation of a complete fire suppression system
- ADA accessibility upgrades

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

The property has had no major capital improvements. The property is less than 13 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	14.2%	Poor
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	122%	Very Poor
Current Replacement Value (CRV)	745 SF * 183.24 / SF = $45,809	

Year **0** (Current Year) - Immediate Repairs (IR)	$6,524
Years **1-10** – Replacement Reserves (RR)	$56,084
Total Capital Needs	**$62,608**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Installation of a complete fire suppression system
- ADA accessibility upgrades

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: ADA Checklist

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	RIGHT ELEVATION

#3:	LEFT ELEVATION

#4:	REAR ELEVATION

#5:	PEDESTRIAN PAVEMENT, SIDEWALK, ASPHALT

#6:	PEDESTRIAN PAVEMENT, SIDEWALK, CRACKING

#7:	POLE LIGHT, EXTERIOR

#8:	ROOF, ASPHALT SHINGLE

#9:	EXTERIOR WALL, VINYL SIDING

#10:	DAMAGED VINYL SIDING

#11:	WINDOW, VINYL-CLAD DOUBLE-GLAZED DOUBLE HUNG

#12:	EXTERIOR DOOR, STEEL

#13:	OVERHEAD DOOR, STEEL SECURITY GATE

#14:	WINDOW, VINYL-CLAD DOUBLE-GLAZED SLIDER

#15:	CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEM, 2 TON

#16:	FURNACE, ELECTRIC

#17:	SINK, POT, MULTI-COMPARTMENT

#18:	LAVATORY, VITREOUS CHINA

#19:	TOILET, FLUSH TANK (WATER CLOSET)

#20:	SINK, PLASTIC

#21:	WATER HEATER, ELECTRIC

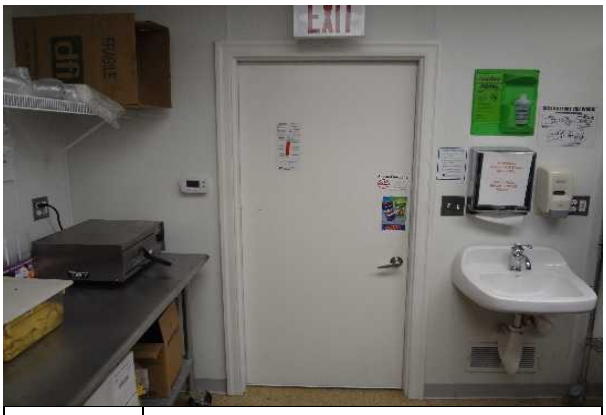
#22:	METAL HALIDE LIGHTING FIXTURE, WALL MOUNT

#23:	LIGHTING SYSTEM, INTERIOR, OFFICE BUILDING

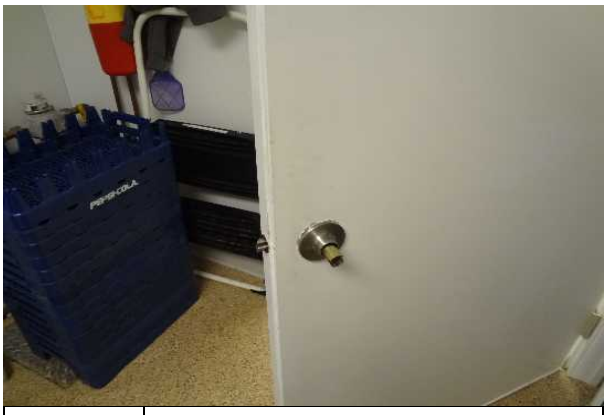
#24:	MAIN DISTRIBUTION PANEL

#25:	EXIT LIGHTING FIXTURE

#26:	FIRE EXTINGUISHER



#27:	INTERIOR DOOR, ALUMINUM



#28:	INTERIOR DOOR BROKEN HANDLE

#29:	INTERIOR CEILING FINISH, VINYL

#30:	INTERIOR WALL FINISH, VINYL

#31:	RESIDENTIAL APPLIANCES, REFRIGERATOR

#32:	INTERIOR FLOOR FINISH, VINYL SHEETING

#33:	INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT)

#34:	COMMERCIAL KITCHEN, REFRIGERATOR, 2-DOOR REACH-IN

Appendix B:
Site Plan

Site Plan

emg	**Project Name:** Beecher Concession Stand	**Project Number:** 122700.17R000-007.366
	Source: Google Maps	**On-Site Date:** May 22, 2017

Appendix C:
ADA Checklist

Date Completed: May 22, 2017

Property Name: Beecher Concession Stand

EMG Project Number: 122700.17R000-007.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?		X		
2	Have any ADA improvements been made to the property?		X		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?		X		
4	Has building ownership or management received any ADA related complaints that have not been resolved?		X		
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		X		
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?		X		
3	Are there audible and visual fire alarm devices in the toilet rooms?		X		
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?	X			
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			**X**	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Public Library
902 Game Farm Road
Yorkville, Illinois 60560

PREPARED BY:
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EMG Project Number: 122700.17R000-008.322

Date of Report: June 14, 2017

On Site Date: May 24, 2017

Immediate Repairs Report
Public Library
6/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Public Library	3.1	614542	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	EA	$1,391.50	$1,392	**$1,392**
Public Library	3.1	613298	ADA, Restroom, Lavatory Pipe Wraps, Install	2	EA	$75.90	$152	**$152**
Immediate Repairs Total								**$1,543**

* Location Factor included in totals.

Replacement Reserves Report

Public Library

6/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Public Library	3.1	614542	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	0	0	1	EA	$1,391.50	$1,392	$1,392																				**$1,392**
Public Library	3.1	613298	ADA, Restroom, Lavatory Pipe Wraps, Install	0	0	0	2	EA	$75.90	$152	$152																				**$152**
Public Library	5.2	613165	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	31460	SF	$0.38	$11,939				$11,939					$11,939				$11,939				$11,939			**$47,756**
Public Library	5.2	613164	Parking Lots, Asphalt Pavement, Mill & Overlay	25	10	15	31460	SF	$3.28	$103,201															$103,201					**$103,201**
Public Library	5.5	613170	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	10	10	5	EA	$487.03	$2,435											$2,435									**$2,435**
Public Library	5.5	613168	Pole Light, Exterior, Decorative, Replace	20	10	10	4	EA	$4,630.42	$18,522											$18,522									**$18,522**
Public Library	5.5	613161	Pole Light, Exterior, 135 to 1000 W HID (Fixture Only), Replace	20	10	10	5	EA	$4,630.42	$23,152											$23,152									**$23,152**
Public Library	5.5	613162	Pole Light, Exterior, 135 to 1000 W HID (Double Fixture, with Metal Pole), Replace	20	10	10	2	EA	$8,523.34	$17,047											$17,047									**$17,047**
Public Library	5.5	613163	Walkway Bollard Light, 70 to 150 W HID, Replace	20	10	10	12	EA	$1,494.12	$17,929											$17,929									**$17,929**
Public Library	6.3	613205	Roof, Single-Ply EPDM Membrane, Replace	20	10	10	4745	SF	$10.52	$49,917											$49,917									**$49,917**
Public Library	6.4	614552	Exterior Wall, Painted Surface, Prep & Paint	10	5	5	12675	SF	$2.87	$36,386						$36,386										$36,386					**$72,772**
Public Library	6.6	613182	Exterior Door, Steel, Replace	25	10	15	7	EA	$950.12	$6,651																$6,651					**$6,651**
Public Library	7.1	613263	Boiler, Gas, 1,999 MBH, Replace	25	10	15	1	EA	$46,465.41	$46,465																$46,465					**$46,465**
Public Library	7.1	613262	Boiler, Gas, 1,999 MBH, Replace	25	10	15	1	EA	$46,465.41	$46,465																$46,465					**$46,465**
Public Library	7.1	613259	Glycol Feed System, Replace	25	10	15	1	EA	$10,642.24	$10,642																$10,642					**$10,642**
Public Library	7.1	613282	Chiller, Air-Cooled, 170 Ton, Replace	25	10	15	1	EA	$231,527.46	$231,527																$231,527					**$231,527**
Public Library	7.1	613173	Condensing Unit/Heat Pump, Split System, 5 Ton, Replace	15	12	3	1	EA	$6,439.81	$6,440				$6,440															$6,440		**$12,880**
Public Library	7.1	613174	Condensing Unit/Heat Pump, Split System, 5 Ton, Replace	15	6	9	1	EA	$6,439.81	$6,440										$6,440											**$6,440**
Public Library	7.1	613265	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM, Replace	15	10	5	32	EA	$6,038.83	$193,243						$193,243															**$193,243**
Public Library	7.1	613293	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	20	15	5	1	EA	$9,413.96	$9,414						$9,414															**$9,414**
Public Library	7.1	613294	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	20	10	10	1	EA	$9,413.96	$9,414											$9,414										**$9,414**
Public Library	7.1	613237	Exhaust Fan, Roof Mounted, 1,001 to 1,500 CFM, Replace	15	10	5	1	EA	$1,927.94	$1,928						$1,928															**$1,928**
Public Library	7.1	613238	Exhaust Fan, Roof Mounted, 2,001 to 5,000 CFM, Replace	15	10	5	1	EA	$2,762.86	$2,763						$2,763															**$2,763**
Public Library	7.1	613247	Circulation Pump, Heating Water, 5 HP, Replace	20	10	10	1	EA	$5,518.88	$5,519											$5,519										**$5,519**
Public Library	7.1	613244	Circulation Pump, Heating Water, 7.5 HP, Replace	20	10	10	1	EA	$6,037.49	$6,037											$6,037										**$6,037**
Public Library	7.1	613246	Circulation Pump, Heating Water, 5 HP, Replace	20	10	10	1	EA	$5,518.88	$5,519											$5,519										**$5,519**
Public Library	7.1	613245	Circulation Pump, Heating Water, 7.5 HP, Replace	20	10	10	1	EA	$6,037.49	$6,037											$6,037										**$6,037**
Public Library	7.1	613261	Circulation Pump, Chiller & Condenser Water, 15 HP, Replace	20	10	10	1	EA	$6,860.74	$6,861											$6,861										**$6,861**
Public Library	7.1	613279	Humidifier, Steam, Duct w/ Controls, Replace	20	10	10	1	EA	$5,801.04	$5,801											$5,801										**$5,801**
Public Library	7.1	613295	Unit Heater, Electric, Replace	20	17	3	2	EA	$1,095.84	$2,192				$2,192																	**$2,192**
Public Library	7.1	613268	Cabinet Heater, Hydronic, Replace	20	10	10	7	EA	$3,179.94	$22,260											$22,260										**$22,260**
Public Library	7.1	613250	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	10	10	4	EA	$1,516.80	$6,067											$6,067										**$6,067**
Public Library	7.1	613229	Radiant Heating Panel, Hydronic, Replace	20	10	10	45	EA	$2,000.00	$90,000											$90,000										**$90,000**
Public Library	7.1	613239	Air Conditioner, Computer Room, Air-Cooled, Replace	20	10	10	1	EA	$19,749.52	$19,750											$19,750										**$19,750**
Public Library	7.1	613267	Building Automation System (HVAC Controls), Upgrade	20	10	10	40000	SF	$5.36	$214,500											$214,500										**$214,500**
Public Library	7.2	613300	Toilet, Tankless (Water Closet), Replace	20	15	5	3	EA	$842.97	$2,529						$2,529															**$2,529**
Public Library	7.2	613219	Toilet, Tankless (Water Closet), Replace	20	10	10	15	EA	$842.97	$12,644											$12,644										**$12,644**
Public Library	7.2	613301	Urinal, Vitreous China, Replace	20	15	5	1	EA	$1,193.44	$1,193						$1,193															**$1,193**
Public Library	7.2	613222	Urinal, Vitreous China, Replace	20	10	10	2	EA	$1,193.44	$2,387											$2,387										**$2,387**
Public Library	7.2	613297	Lavatory, Vitreous China, Replace	20	15	5	2	EA	$572.66	$1,145						$1,145															**$1,145**
Public Library	7.2	613218	Lavatory, Vitreous China, Replace	20	10	10	13	EA	$572.66	$7,445											$7,445										**$7,445**
Public Library	7.2	613224	Sink, Stainless Steel, Replace	20	10	10	4	EA	$1,054.05	$4,216											$4,216										**$4,216**
Public Library	7.2	613226	Drinking Fountain, Refrigerated, Replace	10	7	3	5	EA	$1,257.51	$6,288				$6,288										$6,288							**$12,575**
Public Library	7.2	613296	Drinking Fountain, Refrigerated, Replace	10	7	3	1	EA	$1,257.51	$1,258				$1,258										$1,258							**$2,515**

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Public Library	7.2	613252	Backflow Preventer, 2", Replace	15	10	5	1	EA	$2,603.17	$2,603						$2,603															**$2,603**
Public Library	7.2	613251	Water Heater, Condensing Style, High Efficiency, 60 GAL, Replace	10	5	5	1	EA	$12,863.78	$12,864						$12,864										$12,864						**$25,728**
Public Library	7.2	613280	Water Softener, , Replace	15	10	5	2	EA	$2,827.74	$5,655						$5,655															**$5,655**
Public Library	7.4	613277	Backflow Preventer, 3", Replace	15	10	5	1	EA	$4,756.10	$4,756						$4,756															**$4,756**
Public Library	7.4	613275	Variable Frequency Drive (VFD), 15 HP Motor, Replace	20	10	10	1	EA	$8,043.78	$8,044											$8,044										**$8,044**
Public Library	7.4	613248	Variable Frequency Drive (VFD), 7.5 HP Motor, Replace	20	10	10	1	EA	$5,638.29	$5,638											$5,638										**$5,638**
Public Library	7.4	613291	Distribution Panel, 208 Y, 120 V, 150 Amp, Replace	30	20	10	1	EA	$5,079.93	$5,080											$5,080										**$5,080**
Public Library	7.4	613249	Variable Frequency Drive (VFD), 7.5 HP Motor, Replace	20	10	10	1	EA	$5,638.29	$5,638											$5,638										**$5,638**
Public Library	7.4	613292	Distribution Panel, 208 Y, 120 V, 400 Amp, Replace	30	20	10	1	EA	$9,487.85	$9,488											$9,488										**$9,488**
Public Library	7.4	613274	Variable Frequency Drive (VFD), 50 HP Motor, Replace	20	10	10	1	EA	$19,234.29	$19,234											$19,234										**$19,234**
Public Library	7.4	613172	Metal Halide Lighting Fixture, Wall Mount, 80 W, Replace	20	10	10	8	EA	$678.47	$5,428											$5,428										**$5,428**
Public Library	7.4	613169	Metal Halide Lighting Fixture, Canopy, Replace	20	10	10	3	EA	$678.47	$2,035											$2,035										**$2,035**
Public Library	7.4	613257	Lighting System, Interior, Upgrade	25	10	15	40000	SF	$9.24	$369,680																$369,680					**$369,680**
Public Library	7.5	613231	Elevator Controls, Automatic, 1 Car, Modernize	20	10	10	1	EA	$11,547.25	$11,547											$11,547										**$11,547**
Public Library	7.6	613276	Backflow Preventer, 4", Replace	15	10	5	1	EA	$6,001.42	$6,001						$6,001															**$6,001**
Public Library	7.6	613233	Fire Extinguisher, Replace	15	0	15	13	EA	$356.54	$4,635																$4,635					**$4,635**
Public Library	7.6	613184	Fire Alarm Control Panel, Addressable, Replace	15	10	5	1	EA	$20,297.59	$20,298						$20,298															**$20,298**
Public Library	7.6	613191	Camera, Security System, Replace	10	5	5	4	EA	$2,158.37	$8,633						$8,633										$8,633					**$17,267**
Public Library	7.6	613236	Exit Lighting Fixture, , Replace	10	5	5	22	EA	$405.01	$8,910						$8,910										$8,910					**$17,820**
Public Library	8.1	613235	Interior Window, 18 SF, Replace	30	20	10	6	EA	$224.01	$1,344											$1,344										**$1,344**
Public Library	8.1	613213	Interior Door, Fully-Glazed Wood-Framed, Replace	15	10	5	2	EA	$1,982.31	$3,965						$3,965															**$3,965**
Public Library	8.1	613214	Interior Door, Bi-Fold, Replace	15	10	5	2	EA	$762.99	$1,526						$1,526															**$1,526**
Public Library	8.1	613209	Interior Door, Fire 90-Minutes and Over, Replace	20	10	10	9	EA	$1,649.06	$14,842											$14,842										**$14,842**
Public Library	8.1	613217	Interior Door, Wood Solid-Core, Replace	20	10	10	42	EA	$1,423.11	$59,771											$59,771										**$59,771**
Public Library	8.1	613212	Interior Door, Steel, Replace	25	10	15	2	EA	$950.12	$1,900																$1,900					**$1,900**
Public Library	8.1	613299	Toilet Partitions, Metal Overhead-Braced, Replace	20	15	5	3	EA	$850.00	$2,550						$2,550															**$2,550**
Public Library	8.1	613221	Toilet Partitions, Metal Overhead-Braced, Replace	20	10	10	10	EA	$850.00	$8,500											$8,500										**$8,500**
Public Library	8.1	613193	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	4	4	76000	SF	$1.42	$108,163					$108,163								$108,163								**$216,326**
Public Library	8.1	613190	Interior Wall Finish, Wallpaper, Replace	15	10	5	1600	SF	$2.02	$3,227						$3,227															**$3,227**
Public Library	8.1	613195	Interior Wall Finish, Wood Paneling, Replace	20	10	10	800	SF	$23.73	$18,984											$18,984										**$18,984**
Public Library	8.1	613187	Interior Wall Finish, Ceramic Tile, Replace	25	10	15	1600	SF	$16.55	$26,486																$26,486					**$26,486**
Public Library	8.1	613196	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	800	SF	$4.80	$3,840						$3,840															**$3,840**
Public Library	8.1	613197	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	5	5	36850	SF	$7.26	$267,395						$267,395										$267,395					**$534,789**
Public Library	8.1	613203	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	6	4	4000	SF	$1.94	$7,746					$7,746										$7,746						**$15,493**
Public Library	8.1	613201	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	10	10	28000	SF	$3.11	$87,108											$87,108										**$87,108**
Public Library	8.1	613243	Residential Appliances, Refrigerator, Replace	15	10	5	3	EA	$956.04	$2,868						$2,868															**$2,868**
Public Library	8.1	613242	Cabinet, Base and Wall Section, Wood, Replace	20	10	10	98	LF	$467.63	$45,828											$45,828										**$45,828**
Totals, Unescalated											**$1,543**	**$0**	**$0**	**$28,116**	**$115,910**	**$603,693**	**$0**	**$0**	**$11,939**	**$6,440**	**$861,968**	**$0**	**$108,163**	**$19,484**	**$7,746**	**$1,181,843**	**$0**	**$0**	**$18,379**	**$0**	**$2,965,223**
Totals, Escalated (3.0% inflation, compounded annually)											**$1,543**	**$0**	**$0**	**$30,723**	**$130,457**	**$699,845**	**$0**	**$0**	**$15,124**	**$8,402**	**$1,158,413**	**$0**	**$154,215**	**$28,613**	**$11,717**	**$1,841,272**	**$0**	**$0**	**$31,289**	**$0**	**$4,111,614**

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	902 Game Farm Road, Yorkville, Kendall, IL 60560
Year Constructed/Renovated:	1983
Current Occupants:	City of Yorkville – Public Library
Percent Utilization:	100%
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Library
Site Area:	2.29 acres
Building Area:	40,000 SF
Number of Buildings:	1
Number of Stories:	2
Parking Type and Number of Spaces:	59 spaces in open lots
Building Construction:	Steel frame with concrete-topped metal decks
Roof Construction:	Sloped roofs with metal finish Flat roof with EPDM membrane
Exterior Finishes:	Stone, brick veneer, siding.
Heating, Ventilation & Air Conditioning:	Central system with boilers, chillers, and air handlers feeding VAV and hydronic baseboard and ceiling radiators. Supplemental components: computer room air conditioning unit, cabinet unit heaters, and suspended unit heaters.
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, exit signs, and emergency lighting.
Dates of Visit:	May 24, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6623

Systemic Condition Summary			
Site	Good	HVAC	Fair

Systemic Condition Summary			
Structure	Good	Plumbing	Fair
Roof	Good	Electrical	Good
Vertical Envelope	Good	Elevators	Fair
Interiors	Fair	Fire	Fair

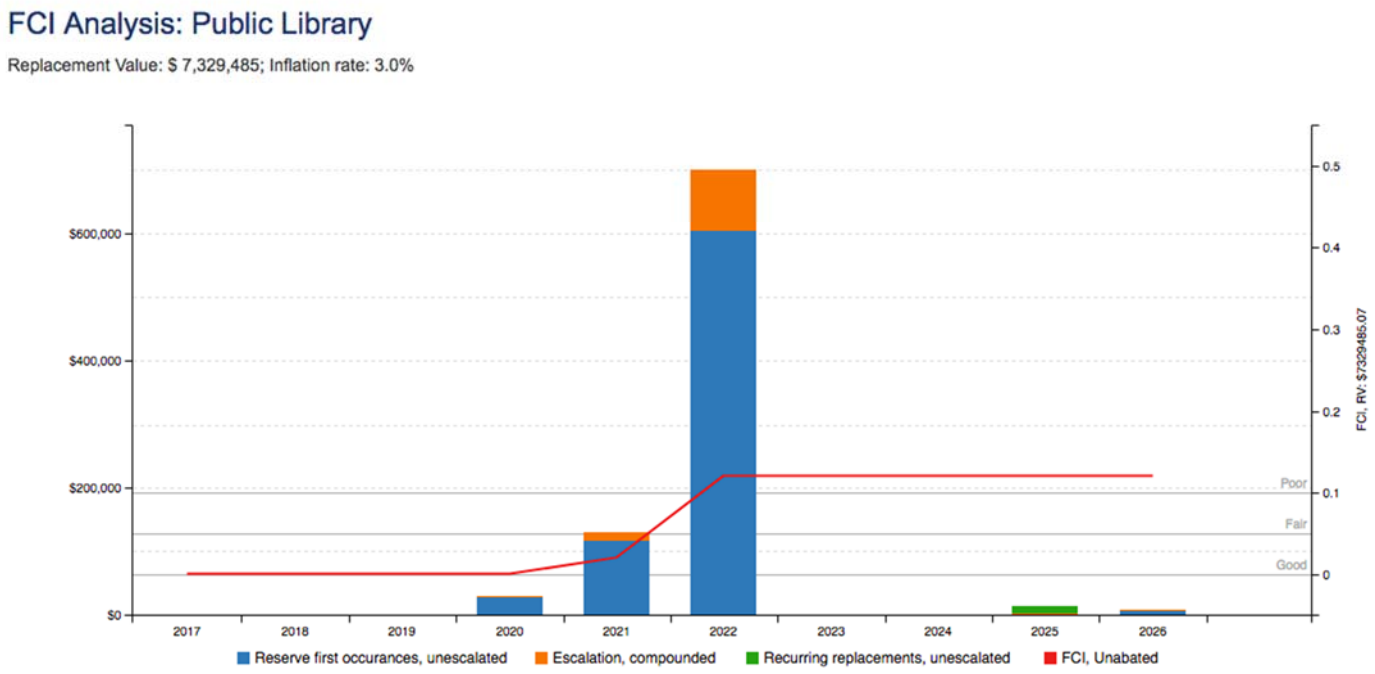
The following bullet points highlight the most significant short term and modernization recommendations:

- No significant short term of modernization recommendations were observed.

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

The property has had no major capital improvements. The property is less than 10 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

Fci Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%

Fci Condition Rating	Definition	Percentage Value
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	27.8%	Poor
Current Replacement Value (CRV)	40,000 SF * 183.24 / SF = $7,329,485	
Year **0** (Current Year) - Immediate Repairs (IR)		$1,543
Years **1-10** – Replacement Reserves (RR)		$2,042,965
Total Capital Needs		**$2,044,508**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- No significant immediate repair costs were observed.

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.
- Prepare a mechanical equipment inventory list.

2.3. Personnel Interviewed

The building engineer were interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Scott Sleezer	City of Yorkville – Parks and Recreation	630.878.7291

The FCA was performed without the assistance of an onsite Point of Contact (POC).

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

Although Appendix E provides a summary of the documents requested or obtained, the following list provides more specific details about some of the documents that were reviewed or obtained during the site visit.

- No documents were provided.

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit and was not returned. The questionnaire is included in Appendix E.

2.6. Weather Conditions

May 24, 2017: Cloudy, with temperatures in the 80s (°F) and light winds.

3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG's Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

At a office property, the areas considered as a public accommodation besides the site itself and parking, are the exterior accessible route, the interior accessible route up to the tenant lease lines and the interior common areas, including the common area restrooms.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Parking

- Adequate number of designated parking stalls and signage for vans are not provided.

Restrooms

- Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces. Original library area only.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is included in the cost tables.

3.2. Municipal Information, Flood Zone and Seismic Zone

Not applicable.

4. Existing Building Assessment

4.1. Unit or Space Types

All 40,000 square feet of the building are occupied by a single occupant, City of Yorkville Public Library. The spaces are a combination of offices, reading rooms, library, meeting rooms, supporting restrooms, mechanical, and other utility spaces.

4.2. Inaccessible Areas or Key Spaces Not Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. All areas of the property were available for observation during the site visit.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Yorkville	Good
Storm sewer	City of Yorkville	Good
Domestic water	City of Yorkville	Good
Electric service	Commonwealth Edison	Good
Natural gas service	Nicor Gas	Good

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	Game Farm Road
Access from	West
Additional Entrances	--
Additional Access from	--

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Asphalt	2006	Fair
Parking Lot	Asphalt	2006	Fair
Drive Aisles	Asphalt	2006	Fair
Service Aisles	None	--	--
Sidewalks	Concrete	2006	Good
Curbs	Concrete	2006	Good
Site Stairs	Cast-in-place concrete	2006	Good
Pedestrian Ramps	None	--	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
59	0	0	0	0

Total Number of ADA Compliant Spaces	6
Number of ADA Compliant Spaces for Vans	0
Total Parking Spaces	59
Parking Ratio (Spaces/Apartments)	--
Method of Obtaining Parking Count	Physical count

Exterior Stairs			
Location	Material	Handrails	Condition
Right side of building	Concrete stairs	Metal	Good

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	☐	--
Inlets	☒	Good
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☒	Good
Pits	☐	--
Municipal System	☒	Good
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

5.4. Topography and Landscaping

Item	Description						
Site Topography	Generally flat						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☒	☒	☐
Landscaping Condition	Good						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
Concrete	East end of site separating parking lot of adjacent building	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. General Site Improvements

Property Signage	
Property Signage	Monument
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	☒	☒	☐	☒
	Fair				

Site and Building Lighting			
Building Lighting	None	Wall Mounted	Recessed Soffit
	☐	☒	☒
	Fair		

Site Fencing		
Type	Location	Condition
Wrought iron	Multiple locations	Good

REFUSE DISPOSAL				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
East side of property	Concrete pad	Wood board fence	Yes	Good

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Exterior lighting
- Site fencing
- Benches

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Concrete spread footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Steel columns and beams	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	Steel beams	Good
Upper Floor Decking	Metal decking with concrete topping	Good
Roof Framing	Steel beams or girders	Good
Roof Decking	Metal decking	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. Roofing

Primary Roof			
Type / Geometry	Sloped	Finish	Metal
Maintenance	Outside Contractor	Roof Age	10 Years
Flashing	Sheet metal	Warranties	Yes

Primary Roof			
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	Metal Panel	Insulation	Rigid Board
Soffits	Concealed Soffits	Skylights	No
Attics	None	Ponding	No
Ventilation Source-1	Turtle Vents	Leaks Observed	No
Ventilation Source-2	Soffit Vents	Roof Condition	Good

The primary roof is located throughout the majority of the building.

Secondary Roof			
Type / Geometry	Flat	Finish	EPDM Membrane
Maintenance	Outside Contractor	Roof Age	10 Years
Flashing	Built-up base and Edge flashing	Warranties	Yes
Parapet Copings	Pre-cast Concrete and Sheet Metal	Roof Drains	Internal drains
Fascia	None	Insulation	Rigid Board
Soffits	None	Skylights	No
Attics	None	Ponding	Yes
Ventilation Source-1	Parapet and Wall Vent	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The secondary roof is located at the center portion of the building, second story.

Anticipated Lifecycle Replacements:

- EPDM roof membrane
- Roof flashings (included as part of overall membrane replacement)
- Parapet wall copings (included as part of overall membrane replacement)

Actions/Comments:

- The roof finishes were reportedly installed in 2006. Information regarding roof warranties or bonds was not available but given the age it is assumed a warranty is still active. The roofs are maintained by an outside contractor.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. However, debris build-up has caused ponding issues around the flat roof drains. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Cement board siding	Good
Secondary Finish	Brick veneer	Good
Accented with	Stone veneer	Good
Soffits	Concealed	Good

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Exterior painting

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.5. Exterior and Interior Stairs

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	Concrete stairs	Closed	Metal	Metal	Good
Building Interior Stairs	Steel framed with pan-filled concrete	Closed	Metal	Metal	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Curtain wall	Double glaze	Exterior walls	☐	Good
Aluminum framed storefront	Double glaze	Front elevation	☐	Good
Aluminum framed, fixed	Double glaze	Exterior walls	☐	Good

Building Doors		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Good
Secondary Entrance Doors	Fully glazed, metal framed	Good
Service Doors	Metal, insulated	Fair
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Windows
- Curtain wall glazing
- Storefront glazing
- Exterior doors

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.7. Patio, Terrace, and Balcony

Not applicable. There are no patios, terraces, or balconies.

7. Building Mechanical and Plumbing Systems

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Individual Units (Original Library 1983)	
Primary Components	Split system furnaces and condensing units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	2 units at 5 tons each
Total Heating or Cooling Capacity	10 tons
Heating Fuel	Natural gas
Location of Equipment	Utility closets
Space Served by System	Original library wing (1983)
Age Ranges	Vary from 2002 to 2010
Primary Component Condition	Fair

Building Central Heating System	
Primary Heating System Type	Hot water boilers
Quantity and Capacity of Major Components	2 boilers at 1,999 MBH each
Total Heating Capacity	3,998 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Mechanical rooms
Space Served by System	Newer wing
Age Ranges	All units dated 2006
Boiler Condition	Fair
Heat Exchanger Condition	--

Building Central Cooling System	
Primary Cooling System Type	Air-cooled chillers
Quantity and Capacity of Major Components	1 chillers at 170 tons
Total Cooling Capacity	170 tons
Refrigerant	R-134A
Cooling Towers	None
Location of Major Equipment	Building exterior
Space Served by System	Newer wing
Age Ranges	Unit dated 2006

Building Central Cooling System	
Chiller Condition	Fair
Cooling Tower Condition	--

Distribution System	
HVAC Water Distribution System	Four-pipe
Heating Water Circulation Pump Size & Quantity	2 pumps at 5.0 HP each – primary pumps 2 pumps at 7.5 HP each – secondary pumps
Chilled Water Circulation Pump Size & Quantity	1 pump at 15 HP
Condenser Water Circulation Pump Size & Quantity	--
Pump Condition	Fair
Air Distribution System	Variable volume
Quantity and Capacity of Air Handlers	1 air handler at 32,025 CFM
Location of Air Handlers	Mechanical rooms
Large Spaces the Larger Dedicated AHU's Serve	--
Age of Air Handlers	Unit dated 2006
Air Handler Condition	Fair
Terminal Units	VAV boxes
Quantity and Capacity of Terminal Units	Approximately 32 VAV boxes assumed to an average size of 1,000 cfm.
Location of Terminal Units	Above ceilings
Spaces Served by Terminal Units	Throughout facility
Terminal Unit Condition	Fair

Supplemental Components	
Supplemental Component #1	Dedicated computer room air conditioners
Location / Space Served by Computer Room Air Conditioners	Telecom
Computer Room Air Conditioners Condition	Fair
Supplemental Component #2	Radiant ceiling panel
Location / Space Served by Radiant Ceiling Panel	Building Perimeter
Radiant Ceiling Panel Condition	Fair
Supplemental Component #3	Suspended and cabinet unit heaters
Location / Space Served by Unit Heater	Mechanical rooms and stairwells
Unit Heater Condition	Fair

Controls and Ventilation	
HVAC Control System	BAS, direct digital controls (DDC)
HVAC Control System Condition	Fair
Building Ventilation	Roof top exhaust fans
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Boilers
- Chillers
- Air handling unit
- Distribution pumps and motors
- VAV boxes
- Split system furnaces and condensing units
- Electric wall heaters
- Suspended hydronic unit heaters
- Cabinet unit heaters
- Baseboard heaters
- Radiant ceiling panels
- Rooftop exhaust fans
- Humidifier

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- The HVAC equipment appears to vary in age with approximately 90% of the equipment being installed with the 2006 addition. The property is relatively new and has not required any major HVAC equipment replacements.
- The HVAC equipment appears to be functioning adequately overall. The building occupants were interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement. A budgetary cost for this work is included.

7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Good
Waste/Sewer Piping	Cast iron	Good
Vent Piping	Cast iron	Good
Water Meter Location	Mechanical room	

Domestic Water Heaters or Boilers	
Components	Water Heaters
Fuel	Natural gas
Quantity and Input Capacity	1 unit at 125,000 BTUH

Domestic Water Heaters or Boilers	
Storage Capacity	60 gallons
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Commercial
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Fair

Anticipated Lifecycle Replacements:

- Water heater
- Toilets
- Urinals
- Sinks
- lavatories

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.3. Building Gas Distribution

Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator are located along the exterior walls of the building. The gas distribution piping within the building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meter and regulator appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	1,200 Amps	Volts	277/480 Volt, three-phase
Meter & Panel Location	Electrical Room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	Yes	Building Intercom System?	No
Lighting Fixtures	T-8		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Good		
Lighting Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Main switchboard
- Step-down transformer
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels, switchboard, step-down transformer are mostly original 2006 components, however, the original library has 1983 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels, switchboard, and step-down transformers and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

7.5. Building Elevators and Conveying Systems

Building Elevators			
Manufacturer	ThyssenKrupp	Machinery Location	Ground floor or basement adjacent to shaft
Safety Stops	Electronic	Emergency Equipment	Yes
Cab Floor Finish	Carpet	Cab Wall Finish	Plastic-laminated wood
Hydraulic Elevators	1 car at 2,500 LB		
Overhead Traction Elevators	None		
Freight Elevators	None		
Machinery Condition	Good		
Controls Condition	Fair		
Cab Finish Condition	Fair		
Other Conveyances	None		

Building Elevators	
Other Conveyance Condition	--

Anticipated Lifecycle Replacements:

- Elevator controls
- Hydraulic machinery
- Elevator cab finishes

Actions/Comments:

- The elevators appear to provide adequate service. The elevators are serviced by an outside contractor on a routine basis. The elevator machinery and controls are the originally installed system. The elevators will require continued periodic maintenance.
- The elevators are inspected on an annual basis by the municipality, and a certificate of inspection is displayed in each elevator cab.
- The emergency communication equipment in the elevator cabs appears to be functional. Equipment testing is not within the scope of the work.
- The finishes in the elevator cabs will require replacement. The cost to replace the finishes is relatively insignificant and the work can be performed as part of the property management's operations program.

7.6. Fire Protection and Security Systems

Item	Description					
Type	Wet pipe					
Fire Alarm System	Central Alarm Panel	☒	Battery-Operated Smoke Detectors	☐	Alarm Horns	☒
	Annunciator Panels	☒	Hard-Wired Smoke Detectors	☒	Strobe Light Alarms	☒
	Pull Stations	☒	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Alarm System Condition	Fair					
Sprinkler System	None	☐	Standpipes	☒	Backflow Preventer	☒
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Entry vestibule		2006			
Fire Extinguishers	Last Service Date		Servicing Current?			
	April 2017		Yes			
Hydrant Location	Front elevation					
Siamese Location	--					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Central alarm panel
- Alarm devices and system
- Sprinkler heads

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

7.7. Life Support Systems

Not applicable.

8. Interior Spaces

8.1. Interior Finishes

The facility is used as a library for the City of Yorkville.

The most significant interior spaces include library, offices, meeting room, and main entrance lobby. Supporting areas include hallways, stairs, restrooms, employee break rooms, mechanical rooms, utility closets, back-of-house areas.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Carpet	Library, offices, meeting rooms, breakroom	Fair
Vinyl tile	Utility closets	Fair
Ceramic tile	Lobby, restrooms	Good
Wood strip	Lounge, breakroom	Good
Unfinished	Mechanical rooms	Good
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Throughout building	Fair
Ceramic tile	Restrooms	Good
Wallpaper	Lobby	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-bar (Acoustic)	Offices, library, lounges	Fair
Painted drywall	Meeting room, library, restrooms, lobby	Fair
Exposed structure	Library, mechanical rooms	Good

Interior Doors		
Item	Type	Condition
Interior Doors	Solid core wood	Fair
Door Framing	Metal	Fair
Fire Doors	Yes	Fair

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile

- Ceramic tile
- Wood strip flooring
- Interior paint
- Wallpaper
- Suspended acoustic ceiling tile
- Interior doors
- Kitchenette appliances

Actions/Comments:

- The interior areas were last renovated in 2006.
- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

8.2. Commercial Kitchen & Laundry Equipment

Not applicable.

9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Public Library, 902 Game Farm Road, Yorkville, Illinois, the "Property". It is our understanding that the primary interest of City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of City of Yorkville for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than City of Yorkville or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at City of Yorkville and the recipient's sole risk, without liability to EMG.

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11. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: EMG Accessibility Checklist

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	REAR ELEVATION

#3:	RIGHT ELEVATION

#4:	LEFT ELEVATION

#5:	ADA, RESTROOM, LAVATORY PIPE WRAPS

#6:	SIDEWALK

#7:	PARKING LOTS, ASPHALT PAVEMENT

#8:	PARKING LOTS, MINOR CRACKING

#9:	BUILDING SIGNAGE

#10:	WALKWAY BOLLARD LIGHTING

#11:	POLE LIGHT, EXTERIOR, DECORATIVE

#12:	POLE LIGHT, EXTERIOR, DOUBLE FIXTURE

#13:	POLE LIGHT, EXTERIOR, SINGLE FIXTURE

#14:	FENCES & GATES, WROUGHT IRON

#15:	BENCH

#16:	ROOF, METAL

#17:	ROOF, SINGLE-PLY EPDM MEMBRANE

#18:	PONDING AT DRAINS

#19:	EXTERIOR WALL, PAINTED SURFACE

#20:	EXTERIOR DOOR, FULLY-GLAZED ALUMINUM-FRAMED SWINGING

#21:	EXTERIOR DOOR, FULLY-GLAZED ALUMINUM-FRAMED SWINGING MOTOR-OPERATED

#22:	EXTERIOR DOOR, STEEL

#23:	STOREFRONT, METAL-FRAMED WINDOWS

#24:	CURTAIN WALL, ALUMINUM-FRAMED SYSTEM W/ GLAZING

#25:	WINDOW, ALUMINUM DOUBLE-GLAZED

#26:	WINDOW, ALUMINUM DOUBLE-GLAZED

#27:	AIR HANDLER

#28:	RADIANT CEILING PANELS

#29:	CONDENSING UNIT/HEAT PUMP

#30:	CHILLER

#31:	AIR HANDLER

#32:	CABINET HEATER

#33:	CIRCULATION PUMP, CHILLER WATER

#34:	CIRCULATION PUMP, HEATING WATER, PRIMARY

#35:	CIRCULATION PUMP, HEATING WATER, SECONDARY

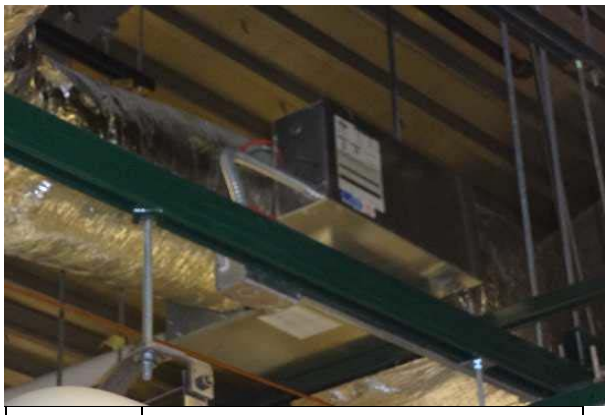
#36:	HUMIDIFIER, STEAM, DUCT W/ CONTROLS

#37:	BUILDING AUTOMATION SYSTEM (HVAC CONTROLS)

#38:	INTERIOR STAIRS

#39:	BOILER

#40:	AIR CONDITIONER, COMPUTER ROOM



#41:	VARIABLE AIR VOLUME (VAV) UNIT

#42:	GLYCOL FEED SYSTEM

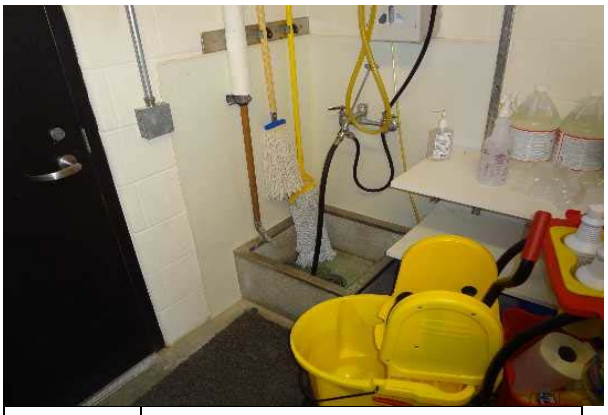
#43:	RADIATOR, HYDRONIC BASEBOARD

#44:	EXHAUST FAN, ROOF MOUNTED

#45:	DRINKING FOUNTAIN, REFRIGERATED

#46:	BACKFLOW PREVENTER, 2"

#47:	WATER HEATER, CONDENSING STYLE, HIGH EFFICIENCY



#48:	SERVICE SINK

#49:	LAVATORY

#50:	WATER SOFTENER

#51:	TOILET, TANKLESS

#52:	DRINKING FOUNTAIN, REFRIGERATED

#53:	LAVATORY

#54:	URINAL

#55:	SINK, STAINLESS STEEL

#56:	BACKFLOW PREVENTER, 3"

#57:	VARIABLE FREQUENCY DRIVE (VFD)

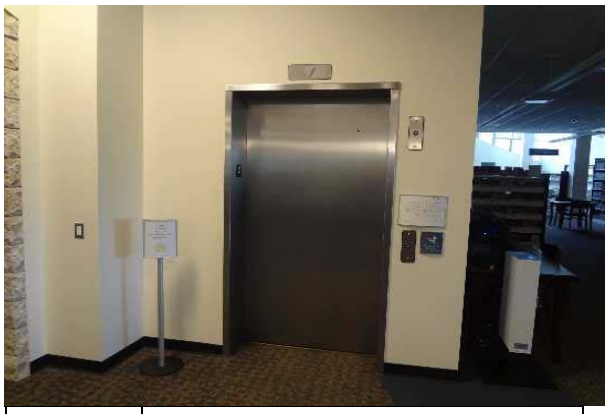
#58:	SECONDARY TRANSFORMER, DRY

#59:	LIGHTING SYSTEM

#60:	METAL HALIDE LIGHTING FIXTURE, WALL MOUNT

#61:	MAIN DISTRIBUTION PANEL

#62:	SWITCHBOARD, 1,000 AMP



#63:	ELEVATOR, HYDRAULIC

#64:	ELEVATOR, MACHINERY

#65:	CAMERA, SECURITY SYSTEM

#66:	EXIT LIGHTING FIXTURE, LED

#67:	BACKFLOW PREVENTER, 4"

#68:	FIRE ALARM CONTROL PANEL, ADDRESSABLE

#69:	FIRE EXTINGUISHER

#70:	INTERIOR DOOR

#71:	RESIDENTIAL APPLIANCES, REFRIGERATOR

#72:	INTERIOR WALL FINISH, CERAMIC TILE

#73:	INTERIOR WALL FINISH, WALLPAPER

#74:	TOILET PARTITIONS

#75:	INTERIOR FLOOR FINISH, VINYL TILE (VCT)

#76:	INTERIOR WINDOW

#77:	INTERIOR FLOOR FINISH, CERAMIC TILE

#78:	INTERIOR FLOOR FINISH, CARPET

#79:	INTERIOR DOOR, BI-FOLD

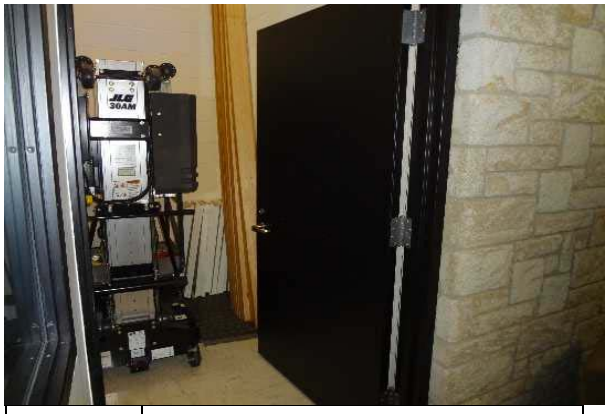
#80:	INTERIOR WALL FINISH, GYPSUM BOARD

#81:	INTERIOR FLOOR FINISH, WOOD STRIP

#82:	INTERIOR CEILING FINISH, GYPSUM BOARD

#83:	INTERIOR WALL FINISH, WOOD PANELING

#84:	INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT)



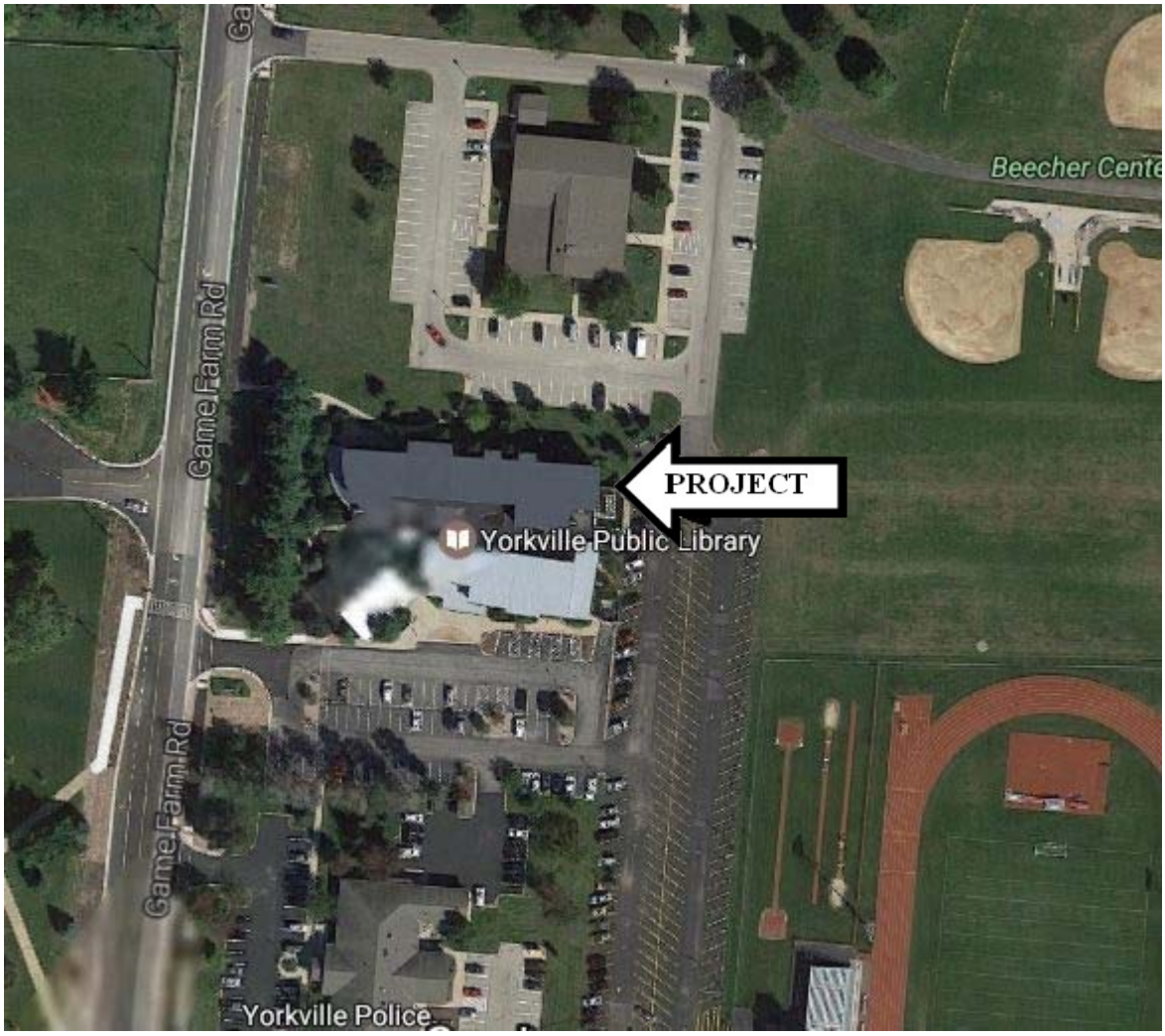
#85:	INTERIOR DOOR, FIRE 90-MINUTES AND OVER

#86:	INTERIOR DOOR, FULLY-GLAZED WOOD-FRAMED

#87:	KITCHEN CABINET, BASE AND WALL SECTION, WOOD

Appendix B:
Site Plan

Site Plan



emg	**Project Name:** Public Library	**Project Number:** 122700.17R000-008.322
	Source: Google Maps	**On-Site Date:** May 24, 2017

Appendix C:
EMG Accessibility Checklist

Date Completed: June 14, 2017

Property Name: Public Library

EMG Project Number: 122700.17R000-008.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?		X		
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		X		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		X		
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	X			
2	Are there visual and audible signals inside cars indicating floor change?	X			
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	X			
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	X			
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	X			
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	X			

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?	X			
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?	X			Missing in 1983 wing of building but installed in main building.
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			X	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			X	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			X	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			X	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			X	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Non- Kiwanis Park Shelter
1809 Country Hills Drive
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
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EMG Project Number:
122700.17R000-009.366

Date of Report:
June 10, 2017

On Site Date:
May 22, 2017

Draft - For Discussion Purposes Only

Immediate Repairs Report
Non- Kiwanis Park Shelter
6/10/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Non- Kiwanis Park Shelter	6.3	612222	Roof, Metal, Repair	50	SF	$0.31	$15	**$15**
Immediate Repairs Total								**$15**

* Location Factor included in totals.

Draft - For Discussion Purposes Only

Replacement Reserves Report

Non- Kiwanis Park Shelter

6/10/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Non- Kiwanis Park Shelter	5.2	612231	Pedestrian Pavement, Sidewalk, Asphalt, Seal	5	4	1	4100	SF	$0.38	$1,556		$1,556					$1,556					$1,556					$1,556				**$6,224**
Non- Kiwanis Park Shelter	5.5	612239	Fences & Gates, Chain Link, 6' High, Replace	30	12	18	69	LF	$37.54	$2,590																			$2,590		**$2,590**
Non- Kiwanis Park Shelter	5.5	612241	Signage, Property, Monument/Pylon, Replace	20	10	10	1	EA	$8,602.00	$8,602											$8,602										**$8,602**
Non- Kiwanis Park Shelter	5.5	612226	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	12	8	1	EA	$487.03	$487									$487												**$487**
Non- Kiwanis Park Shelter	5.5	612238	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	2	3	3490	SF	$0.38	$1,328				$1,328					$1,328					$1,328					$1,328		**$5,312**
Non- Kiwanis Park Shelter	5.5	612235	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	10	10	4510	SF	$0.81	$3,639											$3,639										**$3,639**
Non- Kiwanis Park Shelter	5.5	612233	Play Structure, Swing Set, Replace	20	5	15	1	EA	$2,210.00	$2,210																$2,210					**$2,210**
Non- Kiwanis Park Shelter	5.5	612232	Play Structure, Large, Replace	20	5	15	1	EA	$53,130.00	$53,130																$53,130					**$53,130**
Non- Kiwanis Park Shelter	5.5	612240	Pole Light, Exterior, 135 to 1000 W HID (Fixture Only), Replace	20	12	8	2	EA	$4,630.42	$9,261									$9,261												**$9,261**
Non- Kiwanis Park Shelter	6.2	612223	Exterior Wall, Painted Surface, Prep & Paint	10	7	3	75	SF	$2.87	$215				$215										$215							**$431**
Non- Kiwanis Park Shelter	6.3	612222	Roof, Metal, Repair	0	0	0	50	SF	$0.31	$15	$15																				**$15**
Non- Kiwanis Park Shelter	7.2	612229	Drinking Fountain, Exterior, Replace	10	5	5	1	EA	$1,257.51	$1,258						$1,258										$1,258					**$2,515**
Totals, Unescalated											**$15**	**$1,556**	**$0**	**$1,543**	**$0**	**$1,258**	**$1,556**	**$0**	**$11,076**	**$0**	**$12,241**	**$1,556**	**$0**	**$1,543**	**$0**	**$56,598**	**$1,556**	**$0**	**$3,918**	**$0**	**$94,415**
Totals, Escalated (3.0% inflation, compounded annually)											**$15**	**$1,603**	**$0**	**$1,686**	**$0**	**$1,458**	**$1,858**	**$0**	**$14,030**	**$0**	**$16,450**	**$2,154**	**$0**	**$2,266**	**$0**	**$88,177**	**$2,497**	**$0**	**$6,670**	**$0**	**$138,865**

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2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	1809 Country Hills Drive, Yorkville, Kendall, IL 60560
Year Constructed/Renovated:	2004
Current Occupants:	Parks and Recreation
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Park
Site Area:	2.2 acres
Building Area:	155 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Not applicable
Building Construction:	Steel frame on concrete deck
Roof Construction:	Pyramid roof with metal finish
Exterior Finishes:	Not applicable
Heating, Ventilation and Air Conditioning:	Not applicable
Fire and Life/Safety:	Not applicable
Dates of Visit:	May 22, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	--
Structure	Good	Plumbing	--
Roof	Good	Electrical	--
Vertical Envelope	--	Elevators	--
Interiors	--	Fire	--

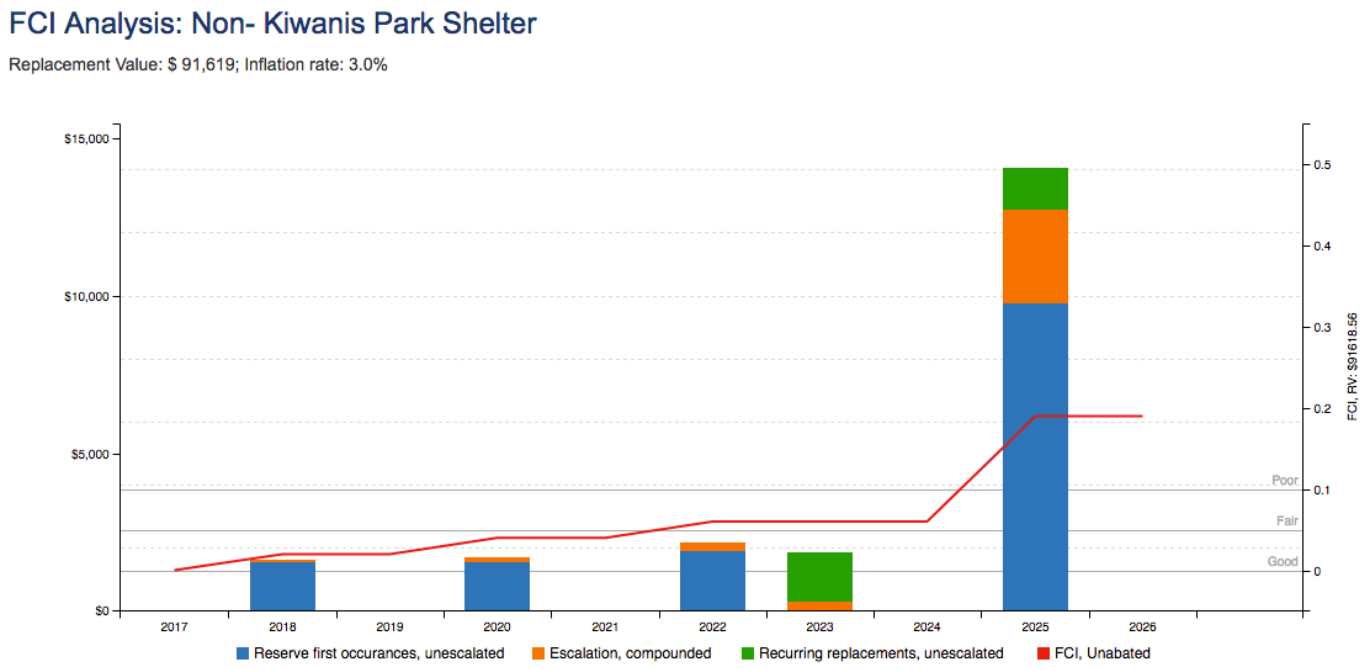
The following bullet points highlight the most significant short term and modernization recommendations:

- Seal coating asphalt sidewalk

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of painting, asphalt pavement seal coating, and play surface maintenance. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	40.4%	Poor
Current Replacement Value (CRV)	155 SF * 183.24 / SF = $91,619	

Year **0** (Current Year) - Immediate Repairs (IR)	$31
Years **1-10** – Replacement Reserves (RR)	$37,070
Total Capital Needs	**$37,101**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Metal roof repair

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: ADA Checklist

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	REAR ELEVATION

#3:	PEDESTRIAN PAVEMENT, SIDEWALK, ASPHALT

#4:	SIDEWALK, MINOR CRACKING

#5:	OVERALL SITE

#6:	BASKETBALL COURT - OVERALL

#7:	PLAY STRUCTURE, LARGE

#8:	RETAINING WALL, BRICK/STONE

#9:	PLAY SURFACES & SPORTS COURTS, WOOD CHIPS

#10:	SIGNAGE, PROPERTY, MONUMENT

#11:	PLAY SURFACES & SPORTS COURTS, ASPHALT

#12:	SITE FURNISHINGS, PARK BENCH, METAL/PLASTIC

#13:	PLAY STRUCTURE, SWING SET

#14:	POLE LIGHT, EXTERIOR

#15:	FENCES & GATES, CHAIN LINK

#16:	FOUNDATIONS, CONCRETE SLAB-ON-GRADE

#17:	EXTERIOR, PAINTED SURFACE

#18:	ROOF, METAL

#19:	ROOF, MISSING EDGE

#20:	DRINKING FOUNTAIN, REFRIGERATED

Appendix B:
Site Plan

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Site Plan

emg	**Project Name:** Non- Kiwanis Park Shelter	**Project Number:** 122700.17R000-009.366
	Source: Google Maps	**On-Site Date:** May 22, 2017

Appendix C:
ADA Checklist

Date Completed: June 6, 2017

Property Name: Non-Kiwanis Park Shelter

EMG Project Number: 122700.17R000-009.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	X			All park are CPSC/ADA/ASTM compliant.
2	Have any ADA improvements been made to the property?	X			
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?		X		
5	Is any litigation pending related to ADA issues?		X		
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?			X	
2	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?			X	
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?			X	
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			X	
3	Is there a path of travel that does not require the use of stairs?			X	
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?			X	
3	Are there audible and visual fire alarm devices in the toilet rooms?			X	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			X	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			X	
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?			X	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			X	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			X	
11	Are exposed pipes under sink sufficiently insulated against contact?			X	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.	**X**			
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Riverfront Rental Building
131 East Hydraulic Avenue Units A, B, C
Yorkville, Illinois 60560

PREPARED BY:
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10461 Mill Run Circle, Suite 1100
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EMG Project Number:
122700.17R000-010.322

Date of Report:
June 13, 2017

On Site Date:
May 23, 2017

Draft - For Discussion Purposes Only

Immediate Repairs Report

6/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Riverfront Rental Building / Foxy's Ice Cream	7.6	612888	Sprinkler System, Full Retrofit (per SF), Renovate	625	SF	$8.00	$4,999	**$4,999**
Riverfront Rental Building / Foxy's Ice Cream	7.6	612887	Fire Alarm System, , Install	625	SF	$2.36	$1,475	**$1,475**
Riverfront Rental Building / Ginger + Soul	3.1	612870	ADA, Restroom, Lavatory Pipe Wraps, Install	2	EA	$75.90	$152	**$152**
Riverfront Rental Building / Ginger + Soul	6.3	612849	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	LF	$8.37	$84	**$84**
Riverfront Rental Building / Ginger + Soul	7.6	612885	Sprinkler System, Full Retrofit (per SF), Renovate	1440	SF	$8.00	$11,518	**$11,518**
Riverfront Rental Building / Ginger + Soul	7.6	612886	Fire Alarm System, , Install	1440	SF	$2.36	$3,398	**$3,398**
Immediate Repairs Total								**$21,625**

* Location Factor included in totals.

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6/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Riverfront Rental Building / Foxy's Ice Cream	6.4	612776	Exterior Wall, Painted Surface, Prep & Paint	10	7	3	880	SF	$2.87	$2,526				$2,526										$2,526							**$5,052**
Riverfront Rental Building / Foxy's Ice Cream	6.6	612786	Window, Vinyl-Clad Double-Glazed 6 SF, Replace	30	15	15	2	EA	$444.47	$889																$889						**$889**
Riverfront Rental Building / Foxy's Ice Cream	6.6	612784	Window, Vinyl-Clad Double-Glazed 12 SF, Replace	30	15	15	2	EA	$555.58	$1,111																$1,111						**$1,111**
Riverfront Rental Building / Foxy's Ice Cream	6.6	612783	Exterior Door, Steel w/ Safety Glass, Replace	25	15	10	1	EA	$1,352.72	$1,353											$1,353											**$1,353**
Riverfront Rental Building / Foxy's Ice Cream	6.7	612777	Pedestrian Pavement, Sidewalk, Asphalt, Seal	5	0	5	420	SF	$0.38	$159						$159					$159					$159						**$478**
Riverfront Rental Building / Foxy's Ice Cream	7.1	612792	Condensing Unit/Heat Pump, Split System, 2.5 Ton, Replace	15	0	15	1	EA	$3,366.36	$3,366																$3,366						**$3,366**
Riverfront Rental Building / Foxy's Ice Cream	7.1	612797	Air Curtain, 1,000 CFM, Replace	20	5	15	1	EA	$1,597.24	$1,597																$1,597						**$1,597**
Riverfront Rental Building / Foxy's Ice Cream	7.2	612801	Sink, Stainless Steel, Replace	20	10	10	1	EA	$1,054.05	$1,054											$1,054											**$1,054**
Riverfront Rental Building / Foxy's Ice Cream	7.4	612800	Distribution Panel, 240 Y, 120 V, 200 Amp, Replace	30	20	10	1	EA	$7,906.20	$7,906											$7,906											**$7,906**
Riverfront Rental Building / Foxy's Ice Cream	7.4	612787	LED Lighting Fixture, Basic, 11 W, Replace	20	18	2	4	EA	$180.19	$721			$721																			**$721**
Riverfront Rental Building / Foxy's Ice Cream	7.4	612793	Lighting System, Interior, Upgrade	25	10	15	625	SF	$9.24	$5,776																$5,776						**$5,776**
Riverfront Rental Building / Foxy's Ice Cream	7.6	612888	Sprinkler System, Full Retrofit (per SF), Renovate	50	50	0	625	SF	$8.00	$4,999	$4,999																					**$4,999**
Riverfront Rental Building / Foxy's Ice Cream	7.6	612887	Fire Alarm System, , Install	20	20	0	625	SF	$2.36	$1,475	$1,475																					**$1,475**
Riverfront Rental Building / Foxy's Ice Cream	7.6	612788	Camera, Security System, Replace	10	8	2	4	EA	$2,158.37	$8,633			$8,633										$8,633									**$17,267**
Riverfront Rental Building / Foxy's Ice Cream	7.6	612795	Emergency/Exit Combo LED, Replace	10	8	2	2	EA	$687.51	$1,375			$1,375										$1,375									**$2,750**
Riverfront Rental Building / Foxy's Ice Cream	8.1	612804	Interior Door, Wood Hollow-Core, Replace	20	10	10	1	EA	$596.52	$597											$597											**$597**
Riverfront Rental Building / Foxy's Ice Cream	8.1	612806	Interior Door, Steel, Replace	25	10	15	1	EA	$950.12	$950																$950						**$950**
Riverfront Rental Building / Foxy's Ice Cream	8.1	612778	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	4	4	938	SF	$1.45	$1,361					$1,361								$1,361									**$2,722**
Riverfront Rental Building / Foxy's Ice Cream	8.1	612779	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	438	SF	$4.80	$2,103								$2,103														**$2,103**
Riverfront Rental Building / Foxy's Ice Cream	8.1	612782	Interior Ceiling Finish, Structure, Prep & Paint	10	5	5	156	SF	$1.96	$306						$306										$306						**$613**
Riverfront Rental Building / Foxy's Ice Cream	8.1	612781	Interior Ceiling Finish, Acoustical Tile (ACT) Dropped Fiberglass, Replace	20	10	10	313	SF	$5.05	$1,580											$1,580											**$1,580**
Riverfront Rental Building / Ginger + Soul	3.1	612870	ADA, Restroom, Lavatory Pipe Wraps, Install	0	0	0	2	EA	$75.90	$152	$152																					**$152**
Riverfront Rental Building / Ginger + Soul	6.3	612849	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	10	0	10	LF	$8.37	$84	$84										$84											**$167**
Riverfront Rental Building / Ginger + Soul	6.4	612848	Exterior Wall, Vinyl Siding, Replace	25	10	15	1330	SF	$7.81	$10,386																$10,386						**$10,386**
Riverfront Rental Building / Ginger + Soul	6.6	612815	Exterior Door, Steel w/ Safety Glass, Replace	25	10	15	2	EA	$1,352.72	$2,705																$2,705						**$2,705**
Riverfront Rental Building / Ginger + Soul	6.7	612812	Pedestrian Pavement, Sidewalk, Asphalt, Seal	5	4	1	275	SF	$0.38	$104		$104					$104					$104					$104					**$417**
Riverfront Rental Building / Ginger + Soul	7.1	612851	Condensing Unit/Heat Pump, Split System, 2.5 Ton, Replace	15	10	5	1	EA	$3,366.36	$3,366						$3,366																**$3,366**
Riverfront Rental Building / Ginger + Soul	7.2	612867	Toilet, Flush Tank (Water Closet), Replace	20	5	15	2	EA	$1,055.15	$2,110																$2,110						**$2,110**
Riverfront Rental Building / Ginger + Soul	7.2	612869	Lavatory, Vitreous China, Replace	20	5	15	2	EA	$572.66	$1,145																$1,145						**$1,145**
Riverfront Rental Building / Ginger + Soul	7.2	612880	Sink, Stainless Steel, Replace	20	10	10	1	EA	$1,054.05	$1,054											$1,054											**$1,054**
Riverfront Rental Building / Ginger + Soul	7.2	612883	Water Heater, Electric, Commercial, 50 GAL, Replace	15	0	15	1	EA	$6,963.24	$6,963																$6,963						**$6,963**
Riverfront Rental Building / Ginger + Soul	7.4	612850	Flood Light, Exterior, 100 W, Replace	20	10	10	1	EA	$995.47	$995											$995											**$995**
Riverfront Rental Building / Ginger + Soul	7.4	612816	Incandescent Lighting Fixture, Basic, 100 W, Replace	20	10	10	3	EA	$188.55	$566											$566											**$566**
Riverfront Rental Building / Ginger + Soul	7.4	612817	Lighting System, Interior, Upgrade	25	10	15	1440	SF	$9.24	$13,308																$13,308						**$13,308**
Riverfront Rental Building / Ginger + Soul	7.6	612885	Sprinkler System, Full Retrofit (per SF), Renovate	50	50	0	1440	SF	$8.00	$11,518	$11,518																					**$11,518**
Riverfront Rental Building / Ginger + Soul	7.6	612876	Fire Extinguisher, Replace	15	1	14	2	EA	$356.54	$713															$713							**$713**
Riverfront Rental Building / Ginger + Soul	7.6	612886	Fire Alarm System, , Install	20	20	0	1440	SF	$2.36	$3,398	$3,398																					**$3,398**
Riverfront Rental Building / Ginger + Soul	7.6	612879	Emergency/Exit Combo, Replace	10	5	5	1	EA	$687.51	$688						$688										$688						**$1,375**
Riverfront Rental Building / Ginger + Soul	7.6	612875	Exit Lighting Fixture, Backlit, Replace	10	5	5	2	EA	$405.01	$810						$810										$810						**$1,620**
Riverfront Rental Building / Ginger + Soul	8.1	612866	Interior Door, Wood Hollow-Core, Replace	20	10	10	3	EA	$596.52	$1,790											$1,790											**$1,790**
Riverfront Rental Building / Ginger + Soul	8.1	612878	Interior Door, Fully-Glazed Wood-Framed, Replace	15	10	* 5	1	EA	$1,982.31	$1,982																$1,982						**$1,982**
Riverfront Rental Building / Ginger + Soul	8.1	612853	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	4	4	2160	SF	$1.42	$3,074					$3,074								$3,074									**$6,148**
Riverfront Rental Building / Ginger + Soul	8.1	612860	Interior Floor Finish, Concrete, Prep & Paint	10	5	5	720	SF	$9.23	$6,649						$6,649										$6,649						**$13,298**
Riverfront Rental Building / Ginger + Soul	8.1	612862	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	216	SF	$4.80	$1,037						$1,037																**$1,037**
Riverfront Rental Building / Ginger + Soul	8.1	612854	Interior Floor Finish, Ceramic Tile, Replace	50	40	10	144	SF	$15.76	$2,269											$2,269											**$2,269**
Riverfront Rental Building / Ginger + Soul	8.1	612863	Interior Ceiling Finish, Acoustical Tile (ACT) Dropped Fiberglass, Replace	20	10	10	216	SF	$5.05	$1,090											$1,090											**$1,090**
Riverfront Rental Building / Ginger + Soul	8.1	612865	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	10	10	1224	SF	$3.11	$3,808											$3,808											**$3,808**

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Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Lifetime Repair Estimate
Riverfront Rental Building / Mechanical Room / Common Space	7.1	612809	Furnace, Gas, 51 to 100 MBH, Replace	20	19	1	1	EA	$3,801.45	$3,801		$3,801																			**$3,801**
Riverfront Rental Building / Mechanical Room / Common Space	7.1	612807	Furnace, Gas, 100 MBH, Replace	20	6	14	1	EA	$3,801.45	$3,801															$3,801						**$3,801**
Riverfront Rental Building / Mechanical Room / Common Space	7.2	612810	Sink, Plastic, Replace	20	10	10	1	EA	$575.99	$576											$576										**$576**
Riverfront Rental Building / Mechanical Room / Common Space	7.2	612808	Water Heater, Electric, Commercial, 30 to 80 GAL, Replace	15	14	1	1	EA	$6,963.24	$6,963		$6,963															$6,963				**$13,926**
Totals, Unescalated											**$21,625**	**$10,869**	**$10,729**	**$2,526**	**$4,435**	**$13,015**	**$104**	**$2,103**	**$0**	**$0**	**$24,880**	**$104**	**$14,444**	**$2,526**	**$4,515**	**$60,903**	**$7,068**	**$0**	**$0**	**$0**	**$179,847**
Totals, Escalated (3.0% inflation, compounded annually)											**$21,625**	**$11,195**	**$11,383**	**$2,760**	**$4,992**	**$15,088**	**$125**	**$2,586**	**$0**	**$0**	**$33,437**	**$144**	**$20,593**	**$3,710**	**$6,829**	**$94,885**	**$11,341**	**$0**	**$0**	**$0**	**$240,694**

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	131 E Hydraulic Ave, Yorkville, Kendall, IL 60560
Year Constructed/Renovated:	1970
Current Occupants:	Foxy's Ice Cream Ginger + Soul
Percent Utilization:	100%
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Retail
Site Area:	0.07 acres
Building Area:	2,152 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Parking available in public lot and on street. Public lot included in separate report.
Building Construction:	Conventional wood frame structure on concrete slab
Roof Construction:	Gabled roof with metal finish – Ginger + Soul Flat roof with built-up membrane – Foxy's Ice Cream
Exterior Finishes:	Vinyl Siding – Ginger + Soul Painted CMU – Foxy's Ice Cream
Heating, Ventilation & Air Conditioning:	Individual split-system units. Supplemental components: air curtain.
Fire and Life/Safety:	Hydrants, smoke detectors, extinguishers, exit signs, and emergency battery-powered lighting.
Dates of Visit:	May 23, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair

Systemic Condition Summary			
Roof	Excellent – Foxy's Ice Cream Fair – Ginger + Soul	Electrical	Fair
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	--

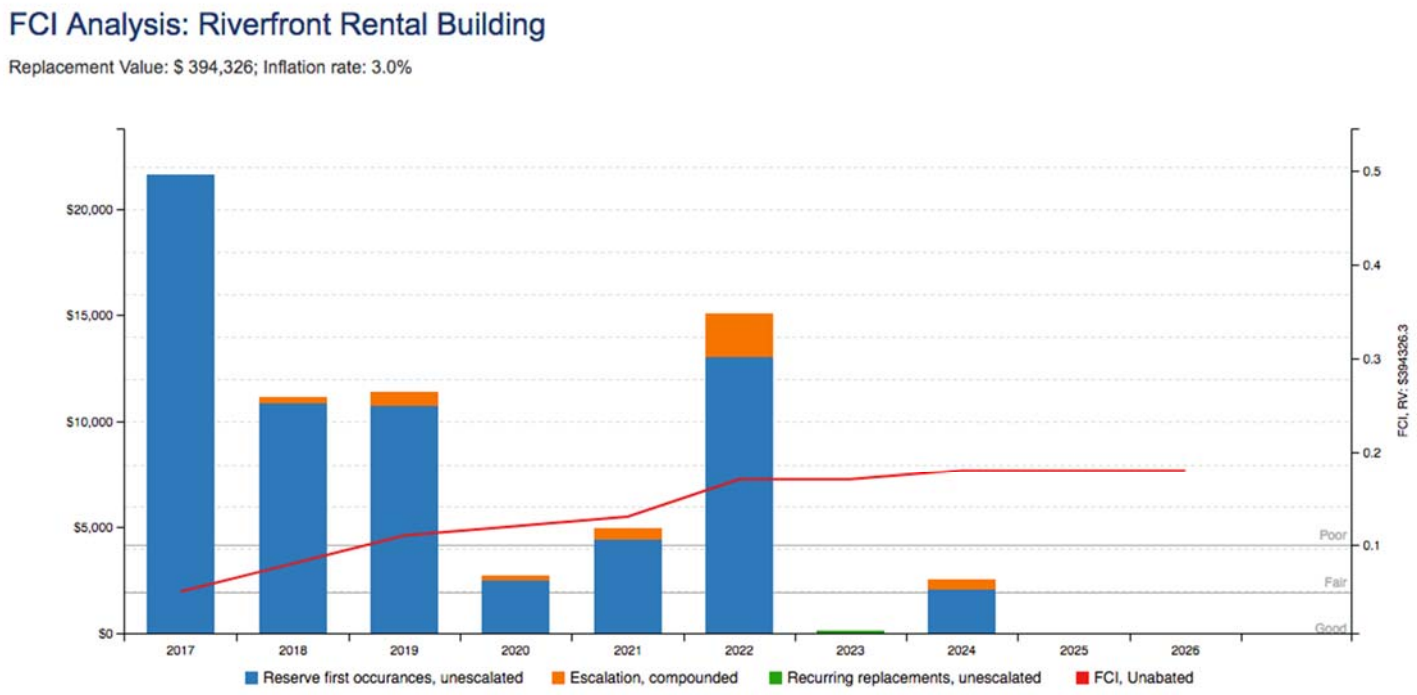
The following bullet points highlight the most significant short term and modernization recommendations:

- Replacement of furnace
- Replacement of water heater
- Installation of a complete fire suppression system
- Installation of a complete fire alarm system

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of painting, asphalt pavement seal coating, and roof finish replacement. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

Fci Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	5.4%	Fair
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	20.6%	Poor
Current Replacement Value (CRV)	2,152 SF * 183.24 / SF = $394,326	

Year **0** (Current Year) - Immediate Repairs (IR)	$21,625
Years **1-10** – Replacement Reserves (RR)	$81,566
Total Capital Needs	**$103,191**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Installation of a complete fire suppression system
- Installation of a complete fire alarm system

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide an Executive Summary at the beginning of this report.
- Prepare a mechanical equipment inventory list.

2.3. Personnel Interviewed

The building engineer was interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Scott Sleezer	Parks and Recreation	630.878.7291

The FCA was performed with the assistance of Scott Sleezer, Yorkville Parks and Recreation, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 26 years.

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit and was not returned. The questionnaire is included in Appendix E.

2.6. Weather Conditions

May 23, 2017: Raining, with temperatures in the 70s (°F) and light winds.

3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG's Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

At a retail property, the areas considered as a public accommodation besides the site itself and parking, are the exterior accessible route, the interior accessible route up to the tenant lease lines and the interior common areas, including the common area restrooms.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Restrooms

- Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is included in the cost tables.

3.2. Municipal Information, Flood Zone and Seismic Zone

Not Applicable.

4. Existing Building Assessment

4.1. Unit or Space Types

All 2,152 square feet of the building are occupied by a multiple occupants, Foxy's Ice Cream and Ginger + Soul. The building is owned and maintained by the City of Yorkville Parks and Recreation Department. The spaces are a combination of kitchens, dining areas, supporting restrooms, mechanical, and other utility spaces.

The following table identifies the reported unit types and mix at the subject property.

Unit Types and Mix		
Quantity	Type	Floor Area (Sf)
1	Ginger + Soul	1,440
1	Foxy's Ice Cream	625
1	Shared Mechanical Space	87
	TOTAL	**2,152**

4.2. Inaccessible Areas or Key Spaces Not Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property, and the roof. All areas of the property were available for observation during the site visit.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Yorkville	Good
Storm sewer	City of Yorkville	Good
Domestic water	City of Yorkville	Good
Electric service	Commonwealth Edison	Good
Natural gas service	Nicor Gas	Good

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	Hydraulic Ave
Access from	South
Additional Entrances	--
Additional Access from	--

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	--	--	--
Parking Lot	--	--	--
Drive Aisles	--	--	--
Service Aisles	--	--	--
Sidewalks	--	--	--
Curbs	--	--	--
Site Stairs	--	--	--
Pedestrian Ramps	--	--	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
--	--	--	--	--

Total Number of ADA Compliant Spaces	0
Number of ADA Compliant Spaces for Vans	0
Total Parking Spaces	Utilizes Public Lot
Parking Ratio (Spaces/Apartments)	--
Method of Obtaining Parking Count	--

Exterior Stairs			
Location	Material	Handrails	Condition
None	--	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	☒	Good
Inlets	☐	--
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☐	--
Pits	☐	--
Municipal System	☐	--
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

5.4. Topography and Landscaping

Item	Description						
Site Topography	Generally flat						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☐	☐	☐	☐	☐	☐	☒
Landscaping Condition	--						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
None	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. General Site Improvements

Property Signage	
Property Signage	Building mounted
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☒	☐	☐	☐	☐
	--				

Site and Building Lighting			
Building Lighting	None	Wall Mounted	Recessed Soffit
	☐	☒	☐
	Good – Foxy's Ice Cream Fair – Ginger + Soul		

Site Fencing		
Type	Location	Condition
None	--	--

REFUSE DISPOSAL				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Public Lot	Asphalt paving	Wood board fence	Yes	Excellent

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Exterior lighting

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Conventional wood/metal studs	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	--	--
Upper Floor Decking	--	--
Roof Framing	Wood trusses	Good
Roof Decking	Plywood or OSB	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. Roofing

Primary Roof			
Type / Geometry	Flat	Finish	Modified Bituminous
Maintenance	Outside Contractor	Roof Age	0 Yrs
Flashing	Membrane	Warranties	Yes

Primary Roof			
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Gutters and downspouts
Fascia	Metal Panel	Insulation	Rigid Board
Soffits	Concealed Soffits	Skylights	No
Attics	--	Ponding	No
Ventilation Source-1	Turtle Vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Excellent

The primary roof is located at Foxy's Ice Cream and Share Mechanical Space.

Secondary Roof			
Type / Geometry	Gable Roof	Finish	Metal
Maintenance	Outside Contractor	Roof Age	Approximately 20 Yrs
Flashing	Membrane	Warranties	No
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	Metal Panel	Insulation	Fiberglass batts
Soffits	None	Skylights	No
Attics	Wood joists with plywood sheathing	Ponding	No
Ventilation Source-1	Ridge Vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The secondary roof is located at Ginger + Soul.

Anticipated Lifecycle Replacements:

- Metal roofing
- Modified bituminous membrane
- Roof flashings (included as part of overall membrane replacement)
- Parapet wall copings (included as part of overall membrane replacement)

Actions/Comments:

- The roof finishes vary in age. Information regarding roof warranties or bonds was not available. The roofs are maintained by an outside contractor.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.

6.4. Exterior Walls

Foxy's Ice Cream Building Exterior Walls		
Type	Location	Condition
Primary Finish	Painted CMU	Good
Secondary Finish	--	--
Accented with	Wood siding	Fair
Soffits	Concealed	Fair

Ginger + Soul Building Exterior Walls		
Type	Location	Condition
Primary Finish	Vinyl siding	Fair
Secondary Finish	--	--
Accented with	--	--
Soffits	--	--

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Exterior paint
- Vinyl siding

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.5. Exterior and Interior Stairs

Not applicable. There are no exterior or interior stairs.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Vinyl framed, operable	Double glaze	Foxy's Ice Cream	☐	Fair
Aluminum framed, fixed	Double glaze	Ginger + Soul	☐	Fair

Building Doors		
Main Entrance Doors	Door Type	Condition
	Glazed, metal framed	Good
Secondary Entrance Doors	--	--
Service Doors	--	--
Overhead Doors	--	--

Anticipated Lifecycle Replacements:

- Windows
- Exterior glazed metal doors

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.7. Patio, Terrace, and Balcony

Building Patio, Terrace and Balcony			
Type	Description	Location	Condition
Ground Floor Patio	Asphalt	Rear – Ginger + Soul Front – Foxy's Ice Cream	Poor Excellent
Upper Balcony Structure	--	--	--
Balcony Decks	--	--	--
Balcony Deck Toppings	--	--	--
Balcony Guardrails	--	--	--

Anticipated Lifecycle Replacements:

- Seal coating of asphalt pavement

Actions/Comments:

- The rear patio asphalt must be seal coated in order to maintain the integrity of the overall pavement system.

7. Building Mechanical and Plumbing Systems

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Individual Units	
Primary Components	Split system furnaces and condensing units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	2 units at 2.5 tons each
Total Heating or Cooling Capacity	5 tons
Heating Fuel	Natural gas
Location of Equipment	Building exterior
Space Served by System	Entire building
Age Ranges	2016 – Foxy's Ice Cream 2006 – Ginger + Soul
Primary Component Condition	Excellent – Foxy's Ice Cream Fair – Ginger + Soul

Supplemental Components	
Supplemental Component #1	Air Curtain
Location / Space Served by Air Curtain	Foxy's Ice Cream kitchen area
Air Curtain Condition	Fair

Anticipated Lifecycle Replacements:

- Split system furnaces and condensing units
- Air curtain

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff.
- The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. The engineering staff was interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement. A budgetary cost for this work is included.

7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	PVC	Fair
Vent Piping	PVC	Fair
Water Meter Location	Shared Space Mechanical Room	

Domestic Water Heaters or Boilers	
Components	Water Heaters
Fuel	Electric
Quantity and Input Capacity	2 units 4,500 W – Ginger + Soul Inaccessible – Foxy's Ice Cream
Storage Capacity	50 gallons – Ginger + Soul Approximately 40 gallons – Foxy's Ice Cream
Boiler or Water Heater Condition	Excellent – Ginger + Soul Poor – Foxy's Ice Cream
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Residential grade
Toilet (Water Closet) Flush Rating	1,6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Good

Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Sinks
- Lavatories

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.3. Building Gas Distribution

Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator are located along the exterior walls of the buildings. The gas distribution piping within each building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meter and regulator appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	(2) 200 Amps	Volts	120/240 Volt, single-phase
Meter & Panel Location	West side	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	Yes	Building Intercom System?	No
Lighting Fixtures	T-8		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	--		
Lighting Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels are mostly original 1970 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection and Security Systems

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	☐	Battery-Operated Smoke Detectors	☒	Alarm Horns	☐
	Annunciator Panels	☐	Hard-Wired Smoke Detectors	☐	Strobe Light Alarms	☐
	Pull Stations	☐	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Alarm System Condition	--					
Sprinkler System	None	☒	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	--		--			
Fire Extinguishers	Last Service Date		Servicing Current?			
	08/2015 & 03/2017		No			
Hydrant Location	Hydraulic Avenue					
Siamese Location	--					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Central alarm panel
- Alarm devices and system
- Sprinkler heads

Actions/Comments:

The building is not protected by fire suppression. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. A budgetary cost is included.

- The fire alarm systems appear limited to locally alarmed devices. There is a lack of strobes, audio alarms, insufficient pull stations, and system alarms locally only. Due to the age of the components and apparent shortcomings, a full modernization project is recommended. A budgetary cost is included.

7.7. Life Support Systems

Not Applicable.

8. Interior Spaces

8.1. Interior Finishes

The facility is used as a restaurant and ice cream shop. The most significant interior spaces include dining areas and kitchens. Supporting areas include hallways, restrooms, and back-of-house areas.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Vinyl tile	Ginger + Soul kitchen, Foxy's Ice Cream	Fair
Ceramic tile	Ginger + Soul corridor and restrooms	Good
Painted/sealed concrete	Ginger + Soul dining area	Fair
Wood strip	Ginger + Soul dining area	Good
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted CMU	Foxy's Ice Cream	Fair
Painted drywall	Ginger + Soul	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-bar (Acoustic)	Foxy's Ice Cream kitchen, throughout Ginger + Soul	Fair
Exposed painted structure	Foxy's Ice Cream dining area	Fair
Exposed structure	Shared space mechanical room	Fair

Interior Doors		
Item	Type	Condition
Interior Doors	Hollow core wood Fully glazed wood Solid core metal	Fair
Door Framing	Wood	Fair
Fire Doors	No	--

Anticipated Lifecycle Replacements:

- Vinyl tile
- Ceramic tile
- Interior paint
- Suspended acoustic ceiling tile

- Interior doors

Actions/Comments:

- It appears that the interior finishes have been renovated at different time.
- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

8.2. Commercial Kitchen & Laundry Equipment

Not applicable. Commercial kitchen equipment is owned and maintained by the tenant.

9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Riverfront Rental Building, 131 East Hydraulic Avenue, Yorkville, Illinois, the "Property". It is our understanding that the primary interest of City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of City of Yorkville for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than City of Yorkville or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at City of Yorkville and the recipient's sole risk, without liability to EMG.

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11. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: EMG Accessibility Checklist

Appendix A:
Photographic Record

RIVERFRONT RENTAL BUILDING
131 EAST HYDRAULIC AVENUE UNITS A B C
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-010.322

#1:	REAR ELEVATION - GINGER + SOUL

#2:	FRONT ELEVATION - FOXY'S ICE CREAM

#3:	LEFT ELEVATION - FOXY'S ICE CREAM

#4:	RIGHT ELEVATION - FOXY'S ICE CREAM

#5:	RIGHT ELEVATION - GINGER + SOUL

#6:	FRONT ELEVATION - GINGER + SOUL

#7:	ADA, RESTROOM, LAVATORY PIPE WRAPS

#8:	ROOF, METAL

#9:	ROOF, MODIFIED BITUMINOUS

#10:	DAMAGED DOWNSPOUT

#11:	EXTERIOR WALL, PAINTED SURFACE

#12:	EXTERIOR WALL, VINYL SIDING

#13:	WINDOW, VINYL-CLAD DOUBLE-GLAZED 12 SF

#14:	WINDOW, VINYL-CLAD DOUBLE-GLAZED 6 SF

#15:	WINDOW, ALUMINUM DOUBLE-GLAZED

#16:	EXTERIOR DOOR, STEEL W/ GLASS - GINGER + SOUL

#17:	EXTERIOR DOOR, STEEL W/ GLASS - FOXY'S ICE CREAM

#18:	PEDESTRIAN PAVEMENT, ASPHALT - GINGER + SOUL

#19:	PEDESTRIAN PAVEMENT, ASPHALT - FOXY'S ICE CREAM

#20:	AIR CURTAIN

#21:	CONDENSING UNIT - GINGER + SOUL

#22:	CONDENSING UNIT - FOXY'S ICE CREAM

#23:	FURNACE, GAS - GINGER + SOUL

#24:	FURNACE, GAS - FOXY'S ICE CREAM

#25:	WATER HEATER, ELECTRIC - GINGER + SOUL

#26:	WATER HEATER, ELECTRIC - FOXY'S ICE CREAM

#27:	SINK, STAINLESS STEEL - FOXY'S ICE CREAM

#28:	SINK, POT, MULTI-COMPARTMENT - FOXY'S ICE CREAM

#29:	LAVATORY, VITREOUS CHINA

#30:	TOILET, FLUSH TANK (WATER CLOSET)

RIVERFRONT RENTAL BUILDING
131 EAST HYDRAULIC AVENUE UNITS A B C
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-010.322

#31:	SINK, POT, MULTI-COMPARTMENT - GINGER + SOUL

#32:	SINK, PLASTIC

#33:	LIGHTING SYSTEM, INTERIOR - GINGER + SOUL

#34:	LIGHTING SYSTEM, INTERIOR - FOXY'S ICE CREAM

#35:	MAIN DISTRIBUTION PANEL - FOXY'S ICE CREAM

#36:	MAIN DISTRIBUTION PANEL - GINGER + SOUL

#37:	INCANDESCENT LIGHTING FIXTURE, BASIC

#38:	LED LIGHTING FIXTURE, BASIC

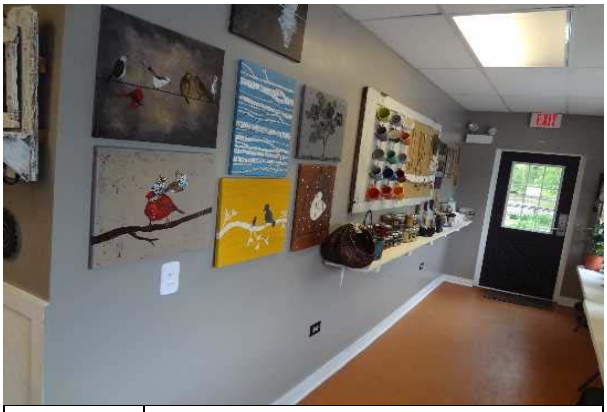
#39:	FLOOD LIGHT, EXTERIOR

#40:	EMERGENCY/EXIT COMBO

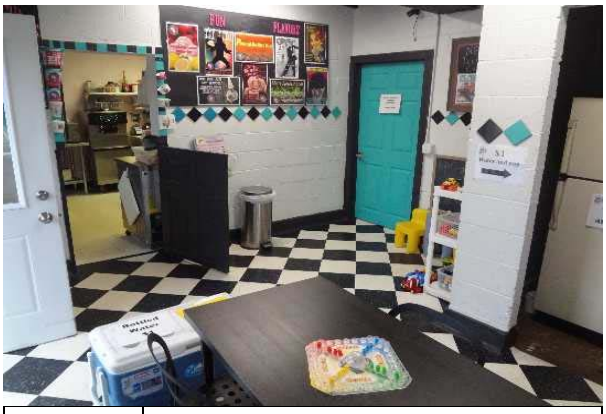
#41:	FIRE EXTINGUISHER

#42:	EXIT LIGHTING FIXTURE

#43:	CAMERA, SECURITY SYSTEM - FOXY'S ICE CREAM



#44:	INTERIOR WALL FINISH, GYPSUM BOARD - GINGER + SOUL



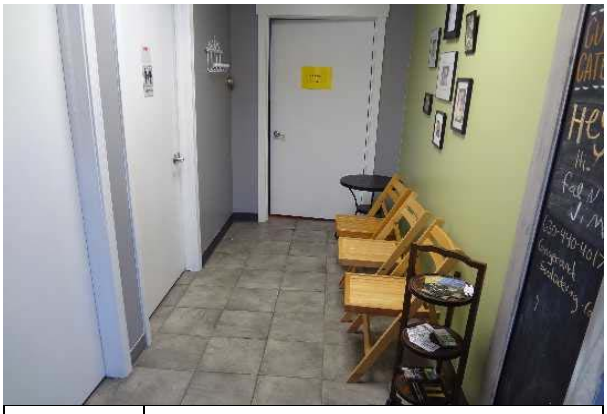
#45:	INTERIOR WALL FINISH, CONCRETE/MASONRY - FOXY'S ICE CREAM

#46:	INTERIOR CEILING FINISH, PAINTED STRUCTURE - FOXY'S ICE CREAM

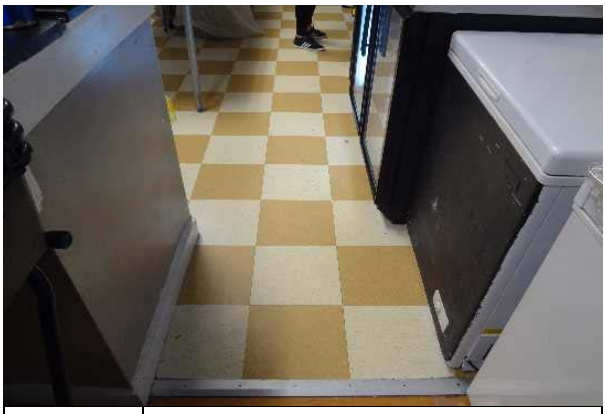
#47:	INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT) - GINGER + SOUL

#48:	INTERIOR CEILING FINISH, (ACT) DROPPED FIBERGLASS - GINGER + SOUL

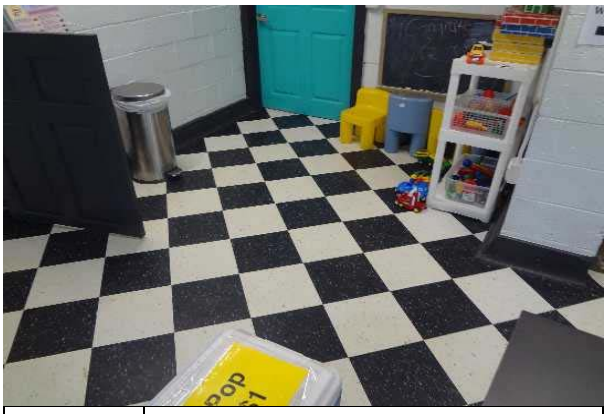
#49:	INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT) - FOXY'S ICE CREAM



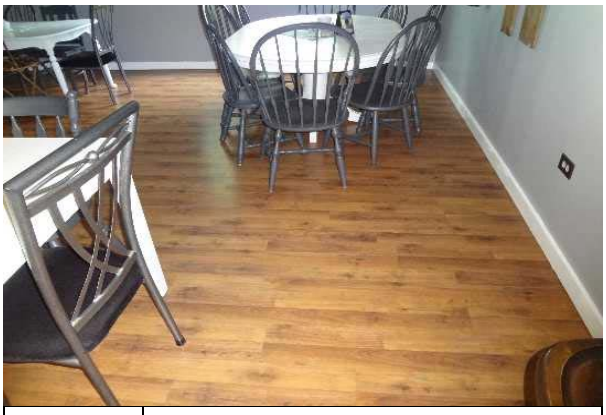
#50:	INTERIOR FLOOR FINISH, CERAMIC TILE - GINGER + SOUL



#51:	INTERIOR FLOOR FINISH, VINYL TILE (VCT) - GINGER + SOUL

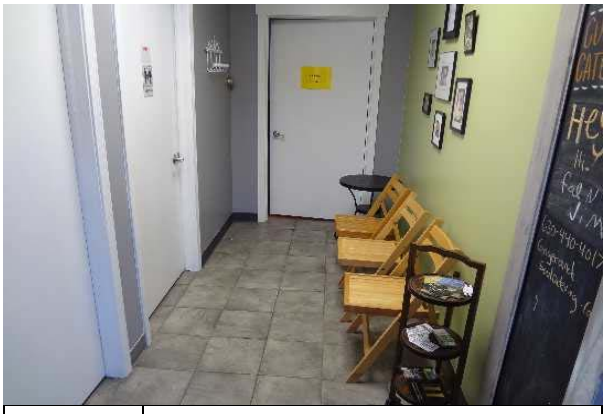


#52:	INTERIOR FLOOR FINISH, VINYL TILE (VCT) - FOXY'S ICE CREAM



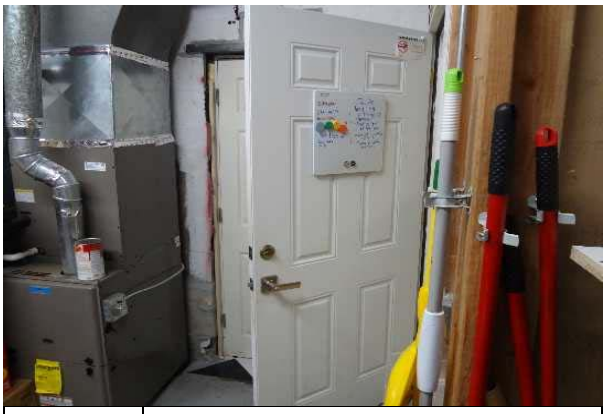
#53:	INTERIOR FLOOR FINISH, WOOD STRIP - GINGER + SOUL

#54:	INTERIOR FLOOR FINISH, CONCRETE - GINGER + SOUL



#55:	INTERIOR DOOR, WOOD HOLLOW-CORE - GINGER + SOUL

#56:	INTERIOR DOOR, GLAZED WOOD - GINGER + SOUL



#57:	INTERIOR DOOR, STEEL - FOXY'S ICE CREAM

#58:	INTERIOR DOOR, WOOD HOLLOW-CORE - FOXY'S ICE CREAM

Appendix B:
Site Plan

Site Plan

emg	**Project Name:** Riverfront Rental Building	**Project Number:** 122700.17R000-010.322
	Source: Google Maps	**On-Site Date:** May 23, 2017

Appendix C:
EMG Accessibility Checklist

Date Completed: June 7, 2017

Property Name: Riverfront Rental Building

EMG Project Number: 122700.17R000-010.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?	X			
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	Parking is provided via a public lot (included in separate report) and street parking.
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	
3	Does the width between railings appear at least 36 inches?			X	

	Ramps	Yes	No	NA	Comments
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?	X			
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?		X		
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			X	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			X	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			X	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			X	

**Based on visual observation only. The slope was not confirmed through measurements.*

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FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

River Front Park Building – Yak Shack
301 Hydraulic
Yorkville, Illinois 60560

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EMG Project Number:
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Date of Report:
June 22, 2017

On Site Date:
May 23, 2017

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Immediate Repairs Report
River Front Park
6/23/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
River Front Park	5.2	614991	Parking Lots, Asphalt Pavement, Seal & Stripe	16490	SF	$0.38	$6,258	**$6,258**
River Front Park	5.2	614999	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Repair	500	SF	$0.78	$389	**$389**
River Front Park	5.2	614993	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	EA	$1,391.50	$1,392	**$1,392**
River Front Park	5.4	615006	Retaining Wall, Cast-in-place Concrete (per SF Face), Repair	2910	SF	$11.39	$33,147	**$33,147**
River Front Park	5.5	615003	Fences & Gates, Wrought Iron, 4' High, Replace	20	LF	$36.07	$721	**$721**
Immediate Repairs Total								**$41,907**

* Location Factor included in totals.

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Replacement Reserves Report

River Front Park

6/23/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
River Front Park	5,2	615018	Pedestrian Pavement, Sidewalk, Concrete, Replace	30	17	13	10385	SF	$19.82	$205,849														$205,849							**$205,849**
River Front Park	5.2	614991	Parking Lots, Asphalt Pavement, Seal & Stripe	5	5	0	16490	SF	$0.38	$6,258	$6,258					$6,258					$6,258					$6,258					**$25,032**
River Front Park	5.2	614992	Parking Lots, Asphalt Pavement, Mill & Overlay	25	17	8	16490	SF	$3.28	$54,094									$54,094											**$54,094**
River Front Park	5.2	614999	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Repair	0	0	0	500	SF	$0.78	$389	$389																				**$389**
River Front Park	5.2	614997	Pedestrian Pavement, Sidewalk, Asphalt, Seal	5	4	1	5388	SF	$0.38	$2,045		$2,045					$2,045					$2,045				$2,045					**$8,179**
River Front Park	5.2	614996	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	17	8	5388	SF	$1.60	$8,642									$8,642											**$8,642**
River Front Park	5.2	614998	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	17	13	8542	SF	$34.11	$291,358														$291,358							**$291,358**
River Front Park	5.2	614993	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	0	0	1	EA	$1,391.50	$1,392	$1,392																				**$1,392**
River Front Park	5.4	615006	Retaining Wall, Cast-in-place Concrete (per SF Face), Repair	0	0	0	2910	SF	$11.39	$33,147	$33,147																				**$33,147**
River Front Park	5.5	615008	Call Station/Defibrillator, , Replace	5	2	3	1	EA	$1,409.50	$1,410				$1,410					$1,410					$1,410				$1,410			**$5,638**
River Front Park	5.5	615003	Fences & Gates, Wrought Iron, 4' High, Replace	30	30	0	20	LF	$36.07	$721	$721																				**$721**
River Front Park	5.5	615002	Fences & Gates, Wrought Iron, 4' High, Replace	30	17	13	465	LF	$36.07	$16,773														$16,773							**$16,773**
River Front Park	5.5	615013	Fences & Gates, Wood Board, Replace	30	17	13	150	SF	$6.11	$917														$917							**$917**
River Front Park	5.5	615012	Signage, Property, Monument/Pylon, Replace	20	10	10	1	EA	$8,602.00	$8,602											$8,602										**$8,602**
River Front Park	5.5	615000	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	10	10	4	EA	$487.03	$1,948											$1,948										**$1,948**
River Front Park	5.5	615011	Flagpole, Metal, Replace	20	10	10	3	EA	$2,530.00	$7,590											$7,590										**$7,590**
River Front Park	5.5	615015	Pole Light, Exterior, Replace	20	10	10	3	EA	$4,630.42	$13,891											$13,891										**$13,891**
River Front Park	7.2	615009	Drinking Fountain, Exterior, Replace	10	5	5	1	EA	$1,257.51	$1,258						$1,258										$1,258					**$2,515**
River Front Park	9.0	615014	Prefabricated/Ancillary Building or Structure, All Components, Replace	30	17	13	150	SF	$125.19	$18,779														$18,779							**$18,779**
Totals, Unescalated											**$41,907**	**$2,045**	**$0**	**$1,410**	**$0**	**$7,515**	**$2,045**	**$0**	**$64,146**	**$0**	**$38,289**	**$2,045**	**$0**	**$535,086**	**$0**	**$7,515**	**$2,045**	**$0**	**$1,410**	**$0**	**$705,457**
Totals, Escalated (3.0% inflation, compounded annually)											**$41,907**	**$2,106**	**$0**	**$1,540**	**$0**	**$8,712**	**$2,442**	**$0**	**$81,258**	**$0**	**$51,458**	**$2,830**	**$0**	**$785,792**	**$0**	**$11,709**	**$3,281**	**$0**	**$2,400**	**$0**	**$995,435**

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	301 East Hydraulic Avenue, Yorkville, Kendall, IL 60560
Year Constructed/Renovated:	2003
Current Occupants:	Tenant - Yak Shack, Owner – City of Yorkville
Percent Utilization:	100%
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Retail
Site Area:	0.65 acres
Building Area:	1,224 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	7 spaces in open lots
Building Construction:	Conventional wood frame structure with raised floor
Roof Construction:	Gabled roofs with metal roof finish
Exterior Finishes:	Wood Siding
Heating, Ventilation & Air Conditioning:	Individual package heat pump units
Fire and Life/Safety:	Extinguishers, exit signs, and emergency lights
Dates of Visit:	May 23, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Good	Electrical	Fair

Systemic Condition Summary			
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	Poor

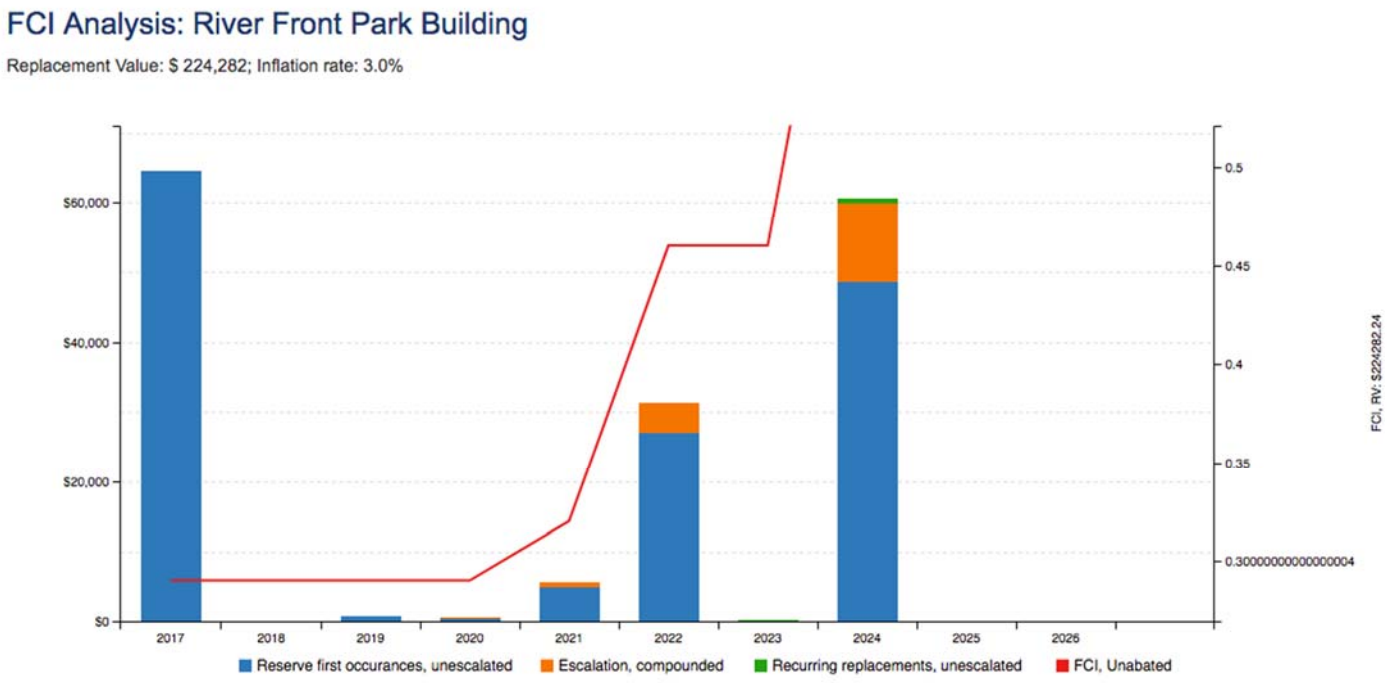
The following bullet points highlight the most significant short term and modernization recommendations:

- Full replacement of gravel parking areas
- Installation of a complete fire suppression and alarm system

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of painting. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

Fci Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%

Fci Condition Rating	Definition	Percentage Value
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	28.7%	Poor
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	44.2%	Poor
Current Replacement Value (CRV)	1,224 SF * 183.23 / SF = $224,282	

Year **0** (Current Year) - Immediate Repairs (IR)	$64,463
Years **1-10** – Replacement Reserves (RR)	$99,325
Total Capital Needs	**$163,788**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Full replacement of gravel parking areas

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

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PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide an Executive Summary at the beginning of this report.

2.3. Personnel Interviewed

The building engineer was interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Scott Sleezer	City of Yorkville – Parks and Recreation	630.878.7291

The FCA was performed with the assistance of Scott Sleezer, City of Yorkville - Parks and Recreation, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 26 years.

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

Although Appendix E provides a summary of the documents requested or obtained, the following list provides more specific details about some of the documents that were reviewed or obtained during the site visit.

- No documents provided.

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit and was not returned. The questionnaire is included in Appendix E.

2.6. Weather Conditions

May 23, 2017: Overcast and rain, with temperatures in the 70s (°F) and light winds.

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3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG's Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

At a retail property, the areas considered as a public accommodation besides the site itself and parking, are the exterior accessible route, the interior accessible route up to the tenant lease lines and the interior common areas, including the common area restrooms.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Parking

- Adequate number of designated parking stalls and signage for vans are not provided.

Restrooms

- Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable item noted above is included in the cost tables.

3.2. Municipal Information, Flood Zone and Seismic Zone

Not applicable.

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4. Existing Building Assessment

4.1. Unit or Space Types

All 1,224 square feet of the building are occupied by a single occupant, Yak Shack. The building is owned and maintained by the City of Yorkville. The spaces are mostly retail space, supporting restroom, and other utility spaces.

4.2. Inaccessible Areas or Key Spaces Not Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. All areas of the property were available for observation during the site visit.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Yorkville	Good
Storm sewer	City of Yorkville	Good
Domestic water	City of Yorkville	Good
Electric service	Commonwealth Edison	Good
Natural gas service	Nicor Gas	Good

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	Hydraulic Avenue
Access from	West
Additional Entrances	--
Additional Access from	--

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Gravel	2003	Fair
Parking Lot	Asphalt	2003	Fair
Drive Aisles	Gravel	2003	Fair
Service Aisles	None	2003	--
Sidewalks	Concrete	2003	Good
Curbs	None	2003	--
Site Stairs	Cast-in-place concrete	2003	Good
Pedestrian Ramps	Cast-in-place concrete Wood	2003 2003	Good Fair

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Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
7	--	--	--	--

Total Number of ADA Compliant Spaces	1
Number of ADA Compliant Spaces for Vans	0
Total Parking Spaces	7
Parking Ratio (Spaces/Apartments)	--
Method of Obtaining Parking Count	Physical count

Exterior Stairs			
Location	Material	Handrails	Condition
Front entrance	Concrete stairs	Metal	Good

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Concrete pavement
- Pedestrian ramps

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	☒	Good
Inlets	☐	--
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☐	--
Pits	☐	--
Municipal System	☐	--
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

5.4. Topography and Landscaping

Item	Description						
Site Topography	Slopes toward adjacent river.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☒	☐	☐
Landscaping Condition	Good						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	Good						

Retaining Walls		
Type	Location	Condition
None	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. General Site Improvements

Property Signage	
Property Signage	Building mounted
Street Address Displayed?	Yes

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Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	☒	☐	☐	☐
	Fair				
Building Lighting	None	Wall Mounted	Recessed Soffit		
	☐	☒	☐		
	Fair				

Site Fencing		
Type	Location	Condition
None	--	--

REFUSE DISPOSAL				
Refuse Disposal	Individual garbage bins			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
None	None	None	Yes	--

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Exterior lighting

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

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6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Concrete foundation walls	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Conventional wood/metal studs	Good
Ground Floor	Raised wood	Good
Upper Floor Framing	--	--
Upper Floor Decking	--	--
Roof Framing	Wood joists, purlins, rafters	Good
Roof Decking	Plywood or OSB	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. Roofing

Primary Roof			
Type / Geometry	Gable Roof	Finish	Metal

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Primary Roof			
Maintenance	Outside Contractor	Roof Age	14 Yrs
Flashing	Sheet metal	Warranties	Unknown
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	Metal Panel	Insulation	Fiberglass batts
Soffits	Concealed Soffits	Skylights	No
Attics	Wood joists with plywood sheathing	Ponding	No
Ventilation Source-1	Soffit Vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Good

Anticipated Lifecycle Replacements:

- Metal roof finish
- Roof flashings (included as part of overall replacement)

Actions/Comments:

- The roof finishes were reportedly installed in 2003. Information regarding roof warranties or bonds was not available. The roofs are maintained by an outside contractor.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Wood siding	Fair
Secondary Finish	--	--
Accented with	Wood shakes	Fair
Soffits	Concealed	Good

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Exterior paint
- Wood siding

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- Wood trim (included with siding)

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.5. Exterior and Interior Stairs

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	Concrete stairs	Closed	Metal	Metal	Fair
Building Interior Stairs	None	--	--	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Vinyl framed, operable	Double glaze	Front elevation	☐	Fair

Building Doors		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Fair
Secondary Entrance Doors	Full glazed, solid core wood	Fair
Service Doors	--	--
Overhead Doors	--	--

Anticipated Lifecycle Replacements:

- Windows
- Exterior glazed doors

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Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.7. Patio, Terrace, and Balcony

Not applicable. There are no patios, terraces, or balconies.

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7. Building Mechanical and Plumbing Systems

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Individual Units	
Primary Components	Heat Pump
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	2 units at 2.5 tons each
Total Heating or Cooling Capacity	5 tons
Heating Fuel	Electric
Location of Equipment	Exterior walls
Space Served by System	Entire building
Age Ranges	All units dated 2006
Primary Component Condition	Fair

Controls and Ventilation	
HVAC Control System	Individual non-programmable thermostats/controls
HVAC Control System Condition	Fair
Building Ventilation	Restroom fan
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Heat pump

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- Approximately 100 percent of the HVAC equipment is original. The property is relatively new and has not required any major HVAC equipment replacements.
- The HVAC equipment appears to be functioning adequately overall. The engineering staff was interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement. A budgetary cost for this work is included.

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7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Good
Waste/Sewer Piping	PVC	Good
Vent Piping	PVC	Good
Water Meter Location	Utility Closet	

Domestic Water Heaters or Boilers	
Components	Water Heater
Fuel	Electric
Quantity and Input Capacity	1 units at 9.6 kW each
Storage Capacity	--
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Residential grade
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Fair

Anticipated Lifecycle Replacements:

- Water heater
- Toilet
- Lavatory

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.3. Building Gas Distribution

Not applicable. The property is not supplied with natural gas.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	200 Amps	Volts	120/240 Volt, single-phase
Meter Location	Left Elevation	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-8		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	--		
Lighting Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels are original 2003 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection and Security Systems

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	☐	Battery-Operated Smoke Detectors	☐	Alarm Horns	☐

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Item	Description					
Type	None					
	Annunciator Panels	☐	Hard-Wired Smoke Detectors	☐	Strobe Light Alarms	☐
	Pull Stations	☐	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Alarm System Condition	Fair					
Sprinkler System	None	☒	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	--		--			
Fire Extinguishers	Last Service Date		Servicing Current?			
	May 2017		Yes			
Hydrant Location	Hydraulic Avenue					
Siamese Location	--					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Alarm devices and system
- Sprinkler heads

Actions/Comments:

- The building is not protected by fire suppression. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. A budgetary cost is included.
- The fire alarm system is not up to current standards. There is a lack of strobes, audio alarms, pull stations, system not fully addressable, and there is no city tie despite the building being unoccupied a large portion of the winter. A facility-wide fire alarm modernization is recommended. A budgetary cost is included.

7.7. Life Support Systems

Not applicable.

8. Interior Spaces

8.1. Interior Finishes

The facility is used a kayak rental retail shop for the Yak Shack.

The most significant interior spaces include retail space and an office. Supporting areas include hallway, restroom, and utility closet.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Hardwood	Retail space, restroom	Fair
Carpet	Office, retail space	Fair
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Office, retail space, restroom	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Office, retail space, restroom	Fair

Interior Doors		
Item	Type	Condition
Interior Doors	Hollow core, fully-glazed wood	Fair
Door Framing	Wood	Fair
Fire Doors	No	--

Anticipated Lifecycle Replacements:

- Carpet
- Wood strip flooring
- Interior paint
- Interior doors

Actions/Comments:

- It appears that the interior finishes are original.
- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

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8.2. Commercial Kitchen & Laundry Equipment

Not applicable.

9. Other Structures

A storage shed is located at the rear of the main building. The storage shed is a pre-manufactured wood structure set on a wood beams.

Anticipated Lifecycle Replacements:

- Storage shed

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

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10. Certification

City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Riverfront Park Building (Yak Shack), 301 E Hydraulic, Yorkville, Illinois, the "Property". It is our understanding that the primary interest of City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of City of Yorkville for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than City of Yorkville or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at City of Yorkville and the recipient's sole risk, without liability to EMG.

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11. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: EMG Accessibility Checklist

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Appendix A:
Photographic Record

RIVER FRONT PARK BUILDING
301 HYDRAULIC
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-013.322

#1:	FRONT ELEVATION

#2:	RIGHT ELEVATION

#3:	LEFT ELEVATION

#4:	REAR ELEVATION

#5:	ADA, MISSING LAVATORY PIPE WRAPS

#6:	PARKING LOT, ASPHALT PAVEMENT

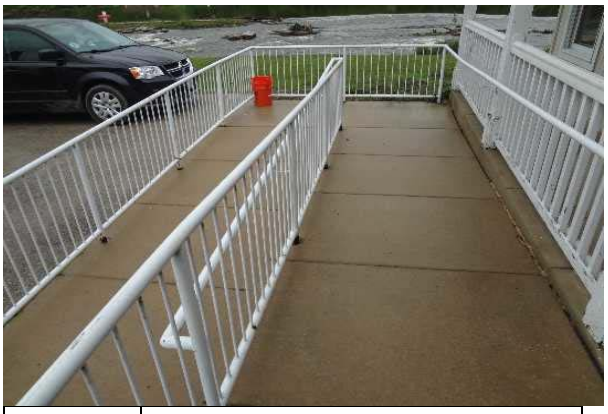
RIVER FRONT PARK BUILDING
301 HYDRAULIC
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-013.322

#7:	PARKING LOT, GRAVEL

#8:	SIDEWALK, CONCRETE

#9:	EXTERIOR RAMP, WOOD



#10:	EXTERIOR STAIRS & RAMPS, CONCRETE

#11:	POLE LIGHT, EXTERIOR

#12:	ROOF, METAL

#13:	EXTERIOR WALL, PAINTED SURFACE

#14:	EXTERIOR WALL, WOOD CLAPBOARD

#15:	EXTERIOR WALL, DAMAGED CLAPBOARD

#16:	EXTERIOR STAIR/RAMP RAILS, WOOD

#17:	EXTERIOR STAIR/RAMP RAILS, METAL

#18:	EXTERIOR STAIRS, CONCRETE

#19:	EXTERIOR DOOR, FULLY-GLAZED ALUMINUM-FRAMED

#20:	EXTERIOR DOOR, FULLY-GLAZED WOOD

#21:	WINDOW, VINYL-CLAD DOUBLE-GLAZED

#22:	HEAT PUMP

#23:	LAVATORY

#24:	TOILET

#25:	WATER HEATER, INSTANT HOT, ELECTRIC

#26:	LOAD CENTER, 100 AMP

#27:	INCANDESCENT LIGHTING FIXTURE

#28:	LIGHTING INTERIOR

#29:	FIRE EXTINGUISHER

#30:	EMERGENCY/EXIT COMBO

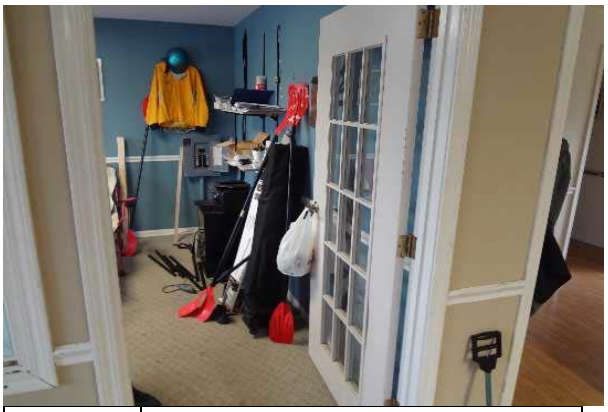
#31:	INTERIOR FLOOR WOOD STRIP

#32:	CARPET

#33:	INTERIOR WALL FINISH

#34:	INTERIOR CEILING FINISH

#35:	INTERIOR DOOR, WOOD HOLLOW-CORE



#36:	INTERIOR DOOR, FULLY-GLAZED WOOD-FRAMED

#37:	INTERIOR WINDOW

#38:	PREFABRICATED BUILDING

Appendix B:
Site Plan

Site Plan

emg	**Project Name:** River Front Park Building	**Project Number:** 122700.17R000-013.322
	Source: Google Maps	**On-Site Date:** May 23, 2017

Appendix C:
EMG Accessibility Checklist

Date Completed: June 13, 2017

Property Name: River Front Park Building

EMG Project Number: 122700.17R000-013.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?		X		
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		X		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	X			
2	Are ramps that appear longer than 6 ft complete with railings on both sides?	X			

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?	X			
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	X			
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?		X		
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?		X		
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			**X**	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*

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FACILITY CONDITION ASSESSMENT

FACILITY CONDITION ASSESSMENT

Stepping Stone Park
3152 Grande Trail
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
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EMG Project Number:
122700.17R000-016.366

Date of Report:
June 20, 2017

On Site Date:
May 25, 2017

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

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Immediate Repairs Report
Stepping Stone Park
6/20/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total								**$0**

* Location Factor included in totals.

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Replacement Reserves Report

Stepping Stone Park

6/20/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Stepping Stone Park	5.2	604988	Roadways Curb, Concrete Curb & Gutter, Replace	25	7	18	200	LF	$30.08	$6,015																			$6,015		**$6,015**
Stepping Stone Park	5.2	605437	Pedestrian Pavement - Seal Asphalt, Sidewalk, Asphalt, Seal	5	1	4	1500	SF	$0.38	$569					$569					$569					$569					$569	**$2,277**
Stepping Stone Park	5.2	604990	Pedestrian Pavement - Asphalt, Sidewalk, Asphalt, Replace	25	8	17	1500	SF	$1.60	$2,406																		$2,406			**$2,406**
Stepping Stone Park	5.2	605360	Pedestrian Pavement - Concrete, Concrete, Replace	30	12	18	700	SF	$14.82	$10,375																			$10,375		**$10,375**
Stepping Stone Park	5.3	605359	Storm Drain, 24 inch, Replace	30	11	19	2	LF	$314.62	$629																				$629	**$629**
Stepping Stone Park	5.4	605436	Landscaping - Mulch, Ground Cover, Regrade/Establish	25	23	2	200	SF	$3.71	$742			$742																		**$742**
Stepping Stone Park	5.4	604992	Landscaping - Grass, Sod at Eroded Areas, Install	20	18	2	400	SF	$1.01	$405			$405																		**$405**
Stepping Stone Park	5.5	605357	Sign - Directions, Signage, Guide and Directional, Replace	10	3	7	1	EA	$188.50	$189								$189										$189			**$377**
Stepping Stone Park	5.5	604986	Signage - Property, Monument, Replace	20	9	11	1	EA	$1,602.00	$1,602												$1,602									**$1,602**
Stepping Stone Park	5.5	605358	Site Furnishings - Table, Plastic-Coated Metal, Replace	20	9	11	1	EA	$1,391.50	$1,392												$1,392									**$1,392**
Stepping Stone Park	5.5	605355	Play Structure - Soccer Goal, Goal, Replace	20	9	11	2	EA	$875.00	$1,750												$1,750									**$1,750**
Stepping Stone Park	5.5	604997	Play Structure - Climbing, Small, Replace	20	9	11	1	EA	$18,975.00	$18,975												$18,975									**$18,975**
Stepping Stone Park	5.5	604996	Play Structure, Swing Set, Replace	20	9	11	1	EA	$2,510.00	$2,510												$2,510									**$2,510**
Stepping Stone Park	5.5	604995	Play Structure - Plastic, Medium, Replace	20	7	13	1	EA	$40,005.63	$40,006														$40,006							**$40,006**
Stepping Stone Park	5.5	604994	Play Surfaces, Wood Chips, 3" Depth, Replace	20	4	16	800	SF	$0.81	$645																	$645				**$645**
Stepping Stone Park	6.4	605354	Exterior Wall - Paint, Painted Surface, Prep & Paint	10	3	7	500	SF	$2.87	$1,435								$1,435										$1,435			**$2,871**
Totals, Unescalated											**$0**	**$0**	**$1,147**	**$0**	**$569**	**$0**	**$0**	**$1,624**	**$0**	**$569**	**$0**	**$26,229**	**$0**	**$40,006**	**$569**	**$0**	**$645**	**$4,030**	**$16,390**	**$1,198**	**$92,976**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$1,216**	**$0**	**$641**	**$0**	**$0**	**$1,997**	**$0**	**$743**	**$0**	**$36,306**	**$0**	**$58,750**	**$861**	**$0**	**$1,036**	**$6,661**	**$27,903**	**$2,102**	**$138,216**

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1 Executive Summary 1
1.1. Property Information and General Physical Condition 1
1.2. Facility Condition Index (FCI) 2
2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	Stepping Stone Park, Yorkville, Kendall, Illinois 60560
Year Constructed/Renovated:	2007
Current Occupants:	City of Yorkville Parks Department
Management Point of Contact:	City of Yorkville/Facilities, Erin Willrett, Manager 630.553.8574 phone ewillrett@Yorkville.il.us Email
Property Type:	City Park, shelter, play lot and grounds
Site Area:	5.0 acres
Building Area:	500 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	0 spaces in open lots, street parking only.
Building Construction:	Steel frame with metal roof. No exterior walls.
Roof Construction:	Gabled roof, sheet metal
Exterior Finishes:	Metal Siding
Heating, Ventilation and Air Conditioning:	None
Fire and Life/Safety:	Hydrants
Dates of Visit:	May 25, 2017
On-Site Point of Contact (POC):	Tony Houle
Assessment and Report Prepared by:	George Wozniczka
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	--
Structure	Good	Plumbing	--
Roof	Good	Electrical	--
Vertical Envelope	--	Elevators	--
Interiors	--	Fire	--

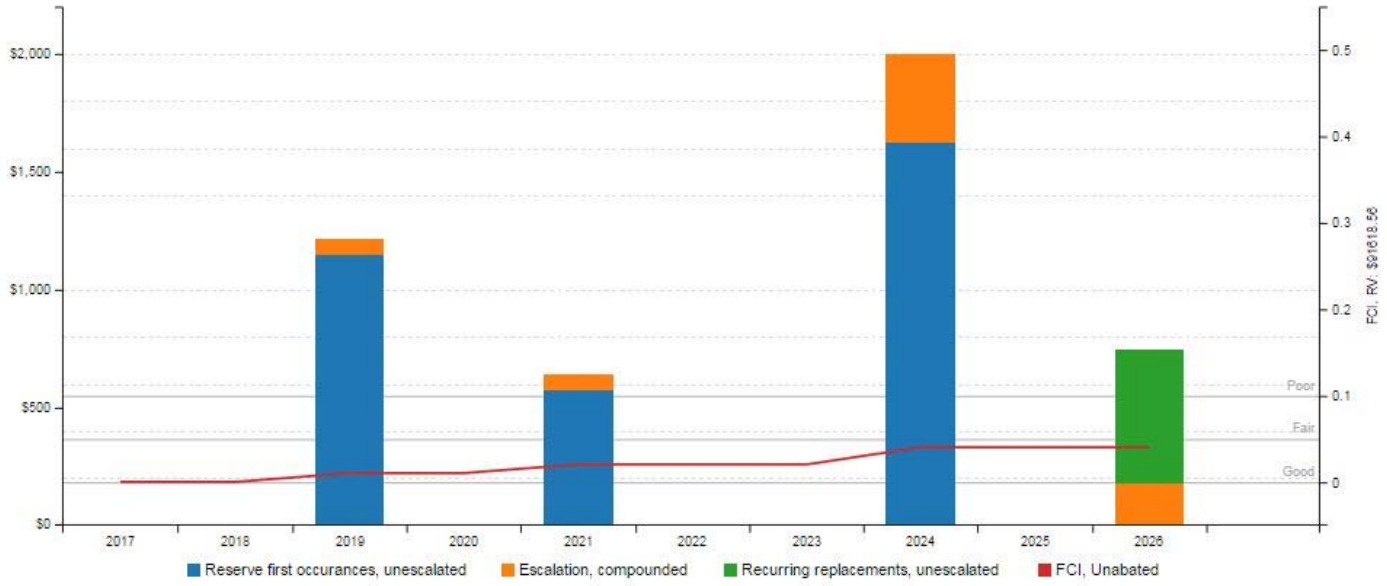
The following bullet points highlight the most significant short term and modernization recommendations:

- Wood chips – mulch
- Landscaping

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied in 2007and is in good overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of asphalt pavement seal coating. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	5.0%	Good
Current Replacement Value (CRV)	500 SF * $183.24 / SF = $91,618.56	

Year **0** (Current Year) - Immediate Repairs (IR)	$0.00
Years **1-10** – Replacement Reserves (RR)	$4,597
Total Capital Needs	**$4,597**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Landscaping in deteriorated areas
- Add mulch to play area

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: ADA Checklist

Appendix A:
Photographic Record

STEPPING STONE PARK
3152 GRANDE TRAIL
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-016.366

PHOTO #1:	*PARK SIGN AND PARK*

PHOTO #2:	*FRONT ELEVATION VIEW – AS SEEN FROM THE STREET – FROM NORTH*

PHOTO #3:	*EASTERN ELEVATION OF PARK*

PHOTO #4:	*SOUTHERN ELEVATION OF PARK*

PHOTO #5:	*WESTERN ELEVATION OF PARK*

PHOTO #6:	*CONCRETE CURB*

PHOTO #7: *CHIP MULCH AND CONCRETE CURB*

PHOTO #8: *CLIMBING APPARATUS*

PHOTO #9: *STEEL STAIRS*

PHOTO #10: *PLASTIC SLIDES*

PHOTO #11: *CONCRETE RETAINING WALL*

PHOTO #12: *SWINGS*

STEPPING STONE PARK
3152 GRANDE TRAIL
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-016.366

PHOTO #13: *MULCH UNDER SWING*

PHOTO #14: *ASPHALT AND CONCRETE WALKWAY*

PHOTO #15: *FRONT ELEVATIONS - SHELTER*

PHOTO #16: *STEEL ROOF OF SHELTER*

PHOTO #17: *CEILING OF SHELTER*

PHOTO #18: *PAINTED STEEL WALL OF SHELTER*

STEPPING STONE PARK
3152 GRANDE TRAIL
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-016.366

PHOTO #19: *PARK BENCH*

PHOTO #20: *CONCRETE FLOOR AT SHELTER*

PHOTO #21: *DRAINAGE AND LANDSCAPING*

PHOTO #22: *LANDSCAPING*

PHOTO #23: *SOCCER GOAL*

PHOTO #24: *PLAY AREA*

STEPPING STONE PARK
3152 GRANDE TRAIL
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-016.366

PHOTO #25: *PAINTED STEEL POST*

PHOTO #26: *WASTE COLLECTION*

PHOTO #27: *HYDRANT*

PHOTO #28: *INSTRUCTION SIGN*

PHOTO #29: *CRACKED CONCRETE*

PHOTO #30: *MULCH AND CLIMBING APPARATUS*

Appendix B:
Site Plan

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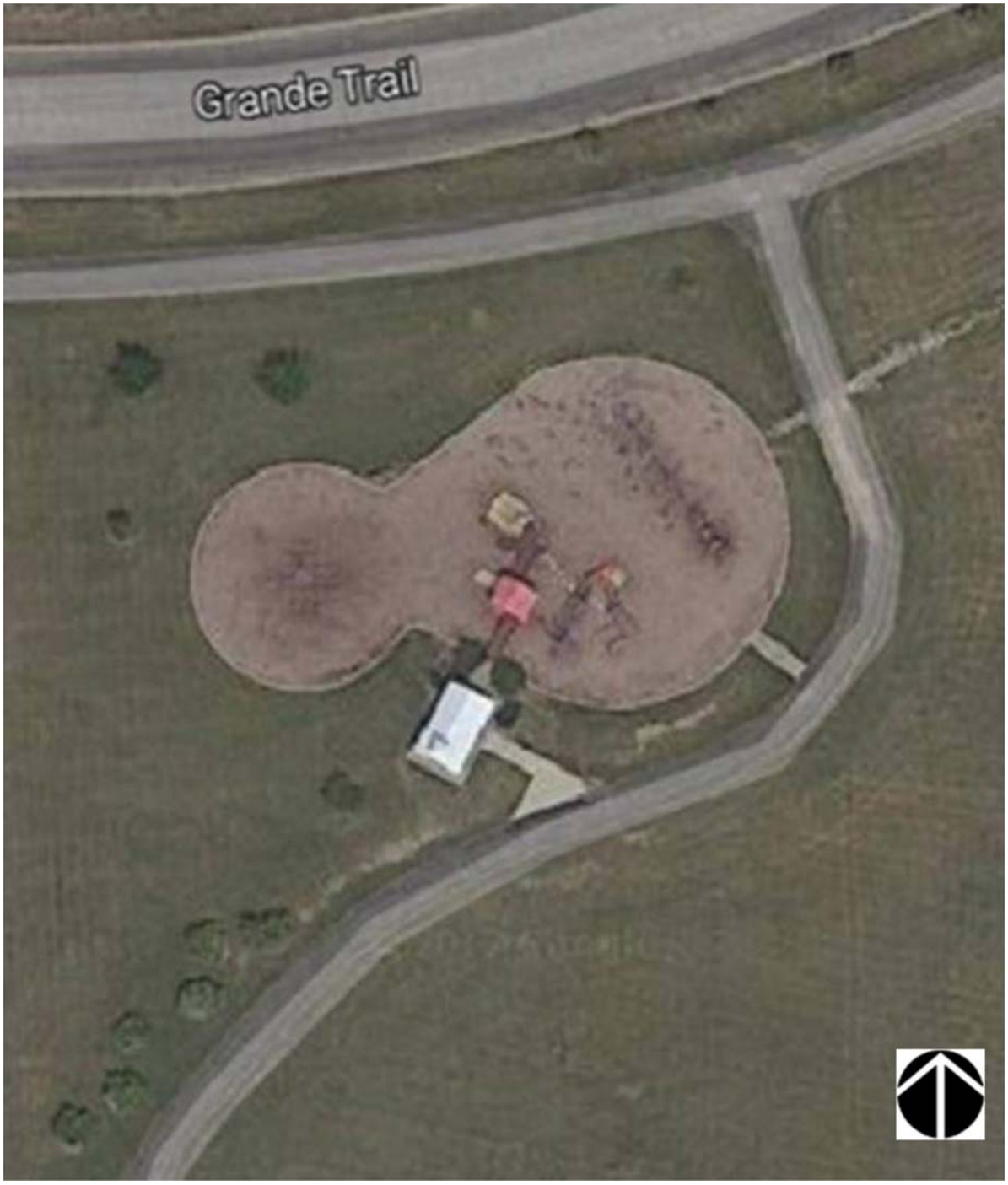
Site Plan



emg	**Project Name** Stepping Stone Park	**Project Number:** 122700.17R000-016.366
	Source: Google Map	**On-Site Date:** May 25, 2017

Appendix C:
Pre-Survey Questionnaire

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

YorlThis questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	Stepping Stone Park	
Name of Building: Stepping Stone Park	Building #: Shelter	
Name of person completing questionnaire: Tony Houle		
Length of Association With the Property: 10 years, since constructed	Phone Number: 630-885-3569	

Site Information	
Year of Construction?	2007
No. of Stories?	1
Total Site Area?	5 acres
Total Building Area?	500 Sqft

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	**N/A**	
2. HVAC Mechanical, Electric, Plumbing?	**N/A**	
3. Life-Safety/Fire?	**N/A**	
4. Roofs?	**Annually**	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	None
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	2007
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	All

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
Zoning, Building Design & Life Safety Issues						
1	Are there any unresolved building, fire, or zoning code issues?		x			
2	Is there any pending litigation concerning the property?		x			
3	Are there any other significant issues/hazards with the property?		x			
4	Are there any unresolved construction defects at the property?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Zoning, Building Design & Life Safety Issues					
5	Has any part of the property ever contained visible suspect mold growth?		x			
6	Is there a mold Operations and Maintenance Plan?		x			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		x			
8	Have there been indoor air quality or mold related complaints from tenants?		x			
	General Site					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		x			
10	Are there any problems with the landscape irrigation systems?		x			
	Building Structure					
11	Are there any problems with foundations or structures?		x			
12	Is there any water infiltration in basements or crawl spaces?		x			
13	Has a termite/wood boring insect inspection been performed within the last year?		x			
	Building Envelope					
14	Are there any wall, or window leaks?		x			
15	Are there any roof leaks?		x			
16	Is the roofing covered by a warranty or bond?			x		
17	Are there any poorly insulated areas?				x	
18	Is Fire Retardant Treated (FRT) plywood used?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Building Envelope					
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		x			
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?				x	
21	Does any part of the electrical system use aluminum wiring?				x	
22	Do Residential units have a less than 60-Amp service?				x	
23	Do Commercial units have less than 200-Amp service?				x	
24	Are there any problems with the utilities, such as inadequate capacities?				x	
	ADA					
25	Has the management previously completed an ADA review?	x				After construction in 2007
26	Have any ADA improvements been made to the property?		x			
27	Does a Barrier Removal Plan exist for the property?		x			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		x			
29	Has building ownership or management received any ADA related complaints?		x			
30	Does elevator equipment require upgrades to meet ADA standards?		x			
	PLUMBING					
31	Is the property served by private water well?		x			
32	Is the property served by a private septic system or other waste treatment systems?		x			
33	Is polybutylene piping used?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
	QUESTION	Y	N	Unk	NA	**COMMENTS**
PLUMBING						
34	Are there any plumbing leaks or water pressure problems?		x			

Additional Issues or Concerns That EMG Should Know About?	
1.	The property is in good condition
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	☒	☐	☐	
Access to Roof/Attic Space	☒	☐	☐	
Access to Building As-Built Drawings	☒	☐	☐	**Available**
Site plan with bldg., roads, parking and other features	☐	☐	☒	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	☒	
List of Commercial Tenants in the property	☐	☐	☒	
Previous reports pertaining to the physical condition of property.	☐	☐	☒	
ADA survey and status of improvements implemented.	☐	☐	☒	
Current / pending litigation related to property condition.	☐	☐	☒	
Any brochures or marketing information.	☐	☐	☒	

_____ _____

Signature of person Interviewed or completing form Date

Appendix D:
ADA Checklist

Date Completed: May 25, 2017

Property Name: Stepping Stone Park

EMG Project Number: 122700.17R000-016.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	✓			After 2007 construction
2	Have any ADA improvements been made to the property?		✓		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
5	Is any litigation pending related to ADA issues?		✓		
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			✓	Street parking only
2	Are there sufficient van-accessible parking spaces available?			✓	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			✓	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			✓	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			✓	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			✓	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			✓	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?			✓	
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?			✓	
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			✓	
3	Is there a path of travel that does not require the use of stairs?	✓			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2	Are there visual and audible signals inside cars indicating floor change?			✓	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			✓	
2	Are pull handles push/pull or lever type?			✓	
3	Are there audible and visual fire alarm devices in the toilet rooms?			✓	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			✓	
	Toilet Rooms (cont.)	**Yes**	**No**	**NA**	**Comments**
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			✓	
6	In unisex toilet rooms, are there safety alarms with pull cords?			✓	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			✓	
8	Are grab bars provided in toilet stalls?			✓	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			✓	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			✓	
11	Are exposed pipes under sink sufficiently insulated against contact?			✓	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			✓	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			✓	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			✓	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			✓	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.	✓			Play area was designed per ADA guidelines
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			✓	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Stevens Bridge Park Concession
3651 Kennedy Road
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
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EMG Project Number:
122700.17R000-017.366

Date of Report:
September 13, 2017

On Site Date:
May 25, 2017

Immediate Repairs Report
Stevens Bridge Park Conce
9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Stevens Bridge Park Conce	3.1	617003	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	EA	$1,391.50	$1,392	**$1,392**
Immediate Repairs Total								**$1,392**

* Location Factor included in totals.

Replacement Reserves Report

Stevens Bridge Park Conce

9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Stevens Bridge Park Conce	3.1	617003	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	0	0	1	EA	$1,391.50	$1,392	$1,392																				**$1,392**
Stevens Bridge Park Conce	5.2	606518	Roadway Concrete Curb, Concrete Curb & Gutter, Replace	25	9	16	400	LF	$30.08	$12,030																	$12,030				**$12,030**
Stevens Bridge Park Conce	5.2	606524	Parking Lots, Asphalt Pavement, Cut & Patch	25	23	2	300	SF	$4.96	$1,488			$1,488																		**$1,488**
Stevens Bridge Park Conce	5.2	606566	Parking Lots Seal Stripe, Asphalt Pavement, Seal & Stripe	5	2	3	10000	SF	$0.38	$3,795				$3,795					$3,795					$3,795				$3,795			**$15,180**
Stevens Bridge Park Conce	5.2	606522	Parking Lot Driveway, Asphalt Pavement, Overlay	25	9	16	10000	SF	$1.79	$17,873																	$17,873				**$17,873**
Stevens Bridge Park Conce	5.2	606569	Pedestrian Pavement - Seal Asphalt, Sidewalk, Asphalt, Seal	5	2	3	5000	SF	$0.38	$1,898				$1,898					$1,898					$1,898				$1,898			**$7,590**
Stevens Bridge Park Conce	5.2	606567	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	9	16	5000	SF	$1.60	$8,020																	$8,020				**$8,020**
Stevens Bridge Park Conce	5.2	606737	Pedestrian Pavement around Concession Stand, Concrete, Replace	30	12	18	400	SF	$15.82	$6,329																			$6,329		**$6,329**
Stevens Bridge Park Conce	5.2	606612	Pedestrian Pavement - Brick Pavers, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	11	19	70	SF	$20.11	$1,408																				$1,408	**$1,408**
Stevens Bridge Park Conce	5.4	606574	Landscaping, Sod at Eroded Areas, Install	20	18	2	250	SF	$1.01	$253			$253																		**$253**
Stevens Bridge Park Conce	5.5	606577	Metal Halide Lighting Fixture - Parking Lot, 400 W, Replace	20	12	8	8	EA	$748.18	$5,985									$5,985												**$5,985**
Stevens Bridge Park Conce	5.5	606782	Building Sign, Signage, Guide, Replace	10	3	7	1	EA	$188.50	$189								$189										$189			**$377**
Stevens Bridge Park Conce	5.5	606610	Chain Link Gates, Chain Link Swing Gate, Small Manual, Replace	20	9	11	2	EA	$569.49	$1,139												$1,139									**$1,139**
Stevens Bridge Park Conce	5.5	606609	Fences & Gates, Chain Link, 6' High, Replace	30	11	19	200	LF	$37.54	$7,508																				$7,508	**$7,508**
Stevens Bridge Park Conce	5.5	606482	Signage - Park, Property, Monument/Pylon, Replace	20	9	11	1	EA	$1,602.00	$1,602												$1,602									**$1,602**
Stevens Bridge Park Conce	5.5	606630	Site Furnishings - Picnic Table, Plastic-Coated Metal, Replace	20	9	11	6	EA	$1,391.50	$8,349												$8,349									**$8,349**
Stevens Bridge Park Conce	5.5	606613	Site Furnishings - Park Bench, Metal, Replace	20	9	11	2	EA	$487.03	$974												$974									**$974**
Stevens Bridge Park Conce	5.5	606621	Site Furnishings - Bike Rack, , Replace	25	9	16	1	EA	$1,090.00	$1,090																	$1,090				**$1,090**
Stevens Bridge Park Conce	5.5	606521	Play Surfaces, Wood Chips, 3" Depth, Replace	20	17	3	2000	SF	$0.51	$1,014				$1,014																	**$1,014**
Stevens Bridge Park Conce	5.5	606666	Play Structure, Small, Replace	20	9	11	1	EA	$18,975.00	$18,975												$18,975									**$18,975**
Stevens Bridge Park Conce	5.5	606697	Play Structure - Swings, Swing Set, Replace	20	9	11	1	EA	$2,210.00	$2,210												$2,210									**$2,210**
Stevens Bridge Park Conce	5.5	606617	Sports Apparatus - Bleacher seats, Bleachers, Steel Frame w/ Aluminum Seats, Replace	25	9	16	2	EA	$1,097.00	$2,194																	$2,194				**$2,194**
Stevens Bridge Park Conce	5.5	606624	Pole Light - Playing Field, Exterior, 1000 W HID (Double Fixture, with Metal Pole), Replace	20	7	13	4	EA	$8,523.34	$34,093														$34,093							**$34,093**
Stevens Bridge Park Conce	6.3	606743	Roof - Shingles, Asphalt Shingle, Replace	20	6	14	600	SF	$3.02	$1,812															$1,812						**$1,812**
Stevens Bridge Park Conce	6.3	606744	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	4	6	100	LF	$6.37	$637							$637										$637				**$1,274**
Stevens Bridge Park Conce	6.4	606740	Exterior Wall - Repoint, Brick or Brick Veneer, 1 Story, Repoint	25	8	17	600	SF	$31.28	$18,770																		$18,770			**$18,770**
Stevens Bridge Park Conce	6.6	606785	Window - Sliding, Aluminum Double-Glazed 24 SF, 1 Story, Replace	30	14	16	1	EA	$870.45	$870																	$870				**$870**
Stevens Bridge Park Conce	6.6	606746	Exterior Door, Steel, Replace	25	9	16	4	EA	$950.12	$3,800																	$3,800				**$3,800**
Stevens Bridge Park Conce	6.6	606768	Overhead Door, Aluminum Roll-Up, Small, Replace	35	19	16	1	EA	$2,025.54	$2,026																	$2,026				**$2,026**
Stevens Bridge Park Conce	6.6	606749	Overhead Door for concession window - 50 SF, Aluminum Roll-Up 144 SF, Replace	35	16	19	1	EA	$1,025.54	$1,026																				$1,026	**$1,026**
Stevens Bridge Park Conce	7.1	606779	Condensing Unit, Split System, 2.5 Ton, Replace	15	7	8	1	EA	$3,366.36	$3,366									$3,366												**$3,366**
Stevens Bridge Park Conce	7.1	606849	Exhaust Fan, Centrifugal, 800 CFM, Replace	15	6	9	3	EA	$1,021.87	$3,066										$3,066											**$3,066**
Stevens Bridge Park Conce	7.1	606858	Furnace, Electric, 41 to 50 MBH, Replace	20	9	11	1	EA	$3,339.62	$3,340												$3,340									**$3,340**
Stevens Bridge Park Conce	7.2	606853	Toilet, Tankless (Water Closet), Replace	20	9	11	4	EA	$842.97	$3,372												$3,372									**$3,372**
Stevens Bridge Park Conce	7.2	606932	Urinal, Vitreous China, Replace	20	9	11	2	EA	$1,193.44	$2,387												$2,387									**$2,387**
Stevens Bridge Park Conce	7.2	606851	Lavatory, Vitreous China, Replace	20	9	11	6	EA	$572.66	$3,436												$3,436									**$3,436**
Stevens Bridge Park Conce	7.2	606838	Sink - Kitchen, Vitreous China, Replace	20	6	14	1	EA	$861.51	$862																	$862				**$862**
Stevens Bridge Park Conce	7.2	606857	Backflow Preventer, 1", Replace	15	8	7	2	EA	$1,276.01	$2,552								$2,552													**$2,552**
Stevens Bridge Park Conce	7.2	606904	Water Heater, Electric, Residential, 40 GAL, Replace	15	7	8	1	EA	$1,438.90	$1,439									$1,439												**$1,439**
Stevens Bridge Park Conce	7.4	606859	Secondary Transformer, Dry, 50 kVA, Replace	30	13	17	1	EA	$6,857.93	$6,858																		$6,858			**$6,858**
Stevens Bridge Park Conce	7.4	606930	Main Distribution Panel, 480 Y, 277 V, 400 Amp, Replace	30	13	17	1	EA	$9,202.02	$9,202																		$9,202			**$9,202**
Stevens Bridge Park Conce	7.4	606747	Metal Halide Lighting Fixture, Wall Mount, 150 W, Replace	20	9	11	4	EA	$478.47	$1,914												$1,914									**$1,914**
Stevens Bridge Park Conce	7.4	606797	Fluorescent Lighting Fixture, 80 W, Replace	20	9	11	3	EA	$241.87	$726												$726									**$726**
Stevens Bridge Park Conce	7.4	606839	Emergency/Exit Combo LED, Replace	10	2	8	3	EA	$487.51	$1,463									$1,463										$1,463		**$2,925**
Stevens Bridge Park Conce	7.6	606951	Fire Extinguisher, Safety, Replace	15	9	6	1	EA	$306.54	$307							$307														**$307**

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Stevens Bridge Park Conce	8.1	606847	Interior Door, Steel, Replace	25	9	16	1	EA	$950.12	$950																	$950				**$950**
Stevens Bridge Park Conce	8.1	606843	Interior Wall Finish, Vinyl, Replace	15	2	* 13	700	SF	$2.27	$1,592							$1,592														**$1,592**
Stevens Bridge Park Conce	8.1	606936	Interior Ceiling Finish - Painted Masonite, Fiberboard, Prep & Paint	10	4	6	250	SF	$1.94	$484							$484										$484				**$968**
Stevens Bridge Park Conce	8.1	606846	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	5	15	300	SF	$3.11	$933															$933					**$933**
Stevens Bridge Park Conce	8.1	606802	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	9	6	1	EA	$956.04	$956							$956														**$956**
Stevens Bridge Park Conce	8.1	606793	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	0	15	1	EA	$956.04	$956															$956					**$956**
Stevens Bridge Park Conce	8.2	606801	Sink, Stainless Steel, 3 basin, Replace	20	9	11	1	EA	$1,054.05	$1,054												$1,054								**$1,054**
Stevens Bridge Park Conce	8.2	606837	Kitchen Refrigerator, Refrigerator, 1-Door Reach-In, Replace	15	3	12	1	EA	$2,515.00	$2,515													$2,515								**$2,515**
Totals, Unescalated											**$1,392**	**$0**	**$1,741**	**$6,706**	**$0**	**$0**	**$3,976**	**$2,741**	**$17,946**	**$3,066**	**$0**	**$49,477**	**$2,515**	**$39,786**	**$2,674**	**$1,889**	**$49,975**	**$35,018**	**$13,484**	**$9,941**	**$242,325**
Totals, Escalated (3.0% inflation, compounded annually)											**$1,392**	**$0**	**$1,847**	**$7,328**	**$0**	**$0**	**$4,747**	**$3,370**	**$22,733**	**$4,000**	**$0**	**$68,488**	**$3,586**	**$58,427**	**$4,044**	**$2,944**	**$80,195**	**$57,879**	**$22,955**	**$17,431**	**$361,366**

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1 Executive Summary 1
1.1. Property Information and General Physical Condition 1
1.2. Facility Condition Index (FCI) 2
2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	Stevens Bridge Park Concession, Yorkville, Kendall, Illinois 60560
Year Constructed/Renovated:	2007
Current Occupants:	City of Yorkville Parks Department
Management Point of Contact:	City of Yorkville/Facilities, Erin Willrett, Manager 630.553.8574 phone ewillrett@Yorkville.il.us email
Property Type:	Concession stand building in a city park
Site Area:	8.0 acres
Building Area:	500 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	80 spaces in open lot, shared with rest of park
Building Construction:	CMU and brick veneer
Roof Construction:	Gabled roof, shingled
Exterior Finishes:	Brick Veneer
Heating, Ventilation and Air Conditioning:	Split system HVAC with an electric furnace, exhaust fans
Fire and Life/Safety:	Hydrant, fire extinguisher, exit signs, smoke alarm, and emergency lights
Dates of Visit:	May 25, 2017
On-Site Point of Contact (POC):	Tony Houle
Assessment and Report Prepared by:	George Wozniczka
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Good	Electrical	Good
Vertical Envelope	Good	Elevators	--
Interiors	Good	Fire	Fair

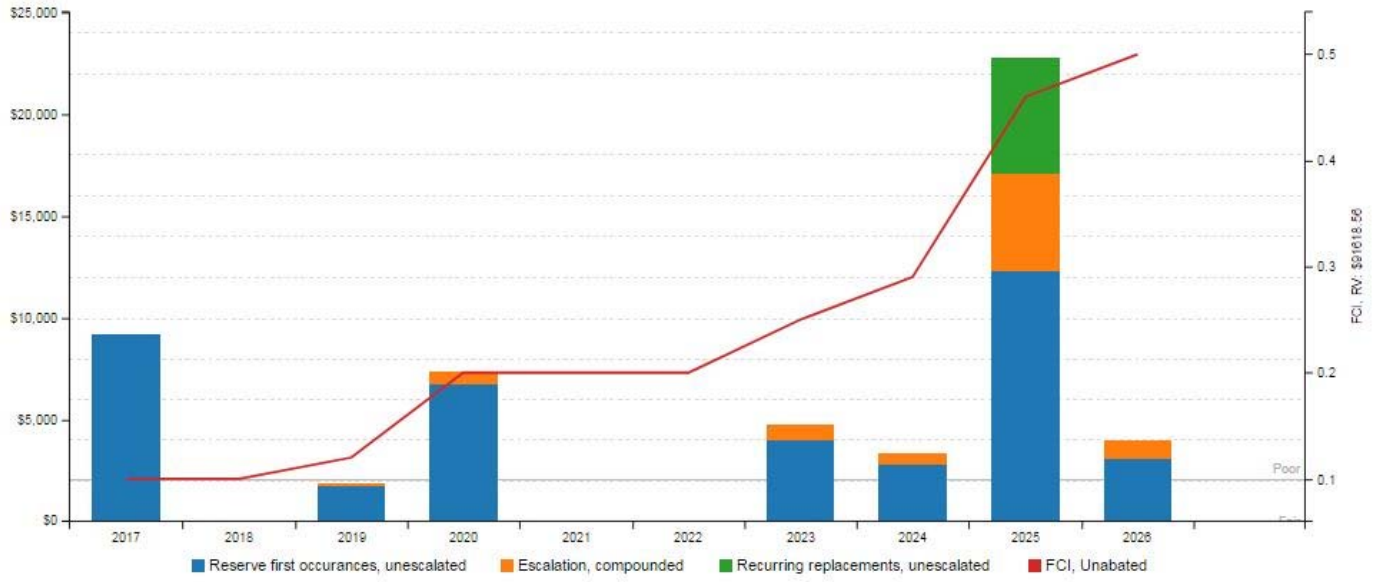
The following bullet points highlight the most significant short term and modernization recommendations:

- Parking asphalt pavement
- Walkway asphalt pavement
- Landscaping
- Retrofitting a fire sprinkler system

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied in 2007and is in good overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of painting, kitchen equipment, and asphalt pavement seal coating. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	10.0%	Fair

Key Finding	Metric	
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	48.1%	Poor
Current Replacement Value (CRV)	500 SF * $183.24 / SF = $91,618.56	
Year **0** (Current Year) - Immediate Repairs (IR)		$9,186
Years **1-10** – Replacement Reserves (RR)		$44,026
Total Capital Needs		**$53,212**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Repair landscaping in deteriorated areas
- Repair damaged parking lot

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: ADA Checklist

Appendix A:
Photographic Record

PHOTO #1:	*FRONT ELEVATION*

PHOTO #2:	*REAR ELEVATION*

PHOTO #3:	*EAST ELEVATION*

PHOTO #4:	*WEST ELEVATION*

PHOTO #5:	*PARK SIGN*

PHOTO #6:	*PARKING – ASPHALT AND CURB*

PHOTO #7: *DETERIORATED ASPHALT*

PHOTO #8: *BLEACHER*

PHOTO #9: *SITE ASPHALT WALKWAY*

PHOTO #10: *GARAGE*

PHOTO #11: *SITE PARKING LIGHTING*

PHOTO #12: *LANDSCAPING*

PHOTO #13: *BICYCLE RACK*

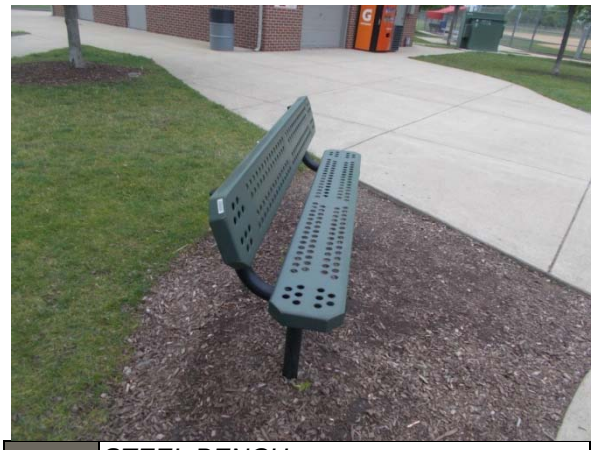


PHOTO #14: *STEEL BENCH*

PHOTO #15: *SHELTER*

PHOTO #16: *SITE FENCING*

PHOTO #17: *PLAY STRUCTURE*

PHOTO #18: *BUILDING SIGN*

PHOTO #19: *CONCRETE PAVEMENT*

PHOTO #20: *EXTERIOR LIGHTS*

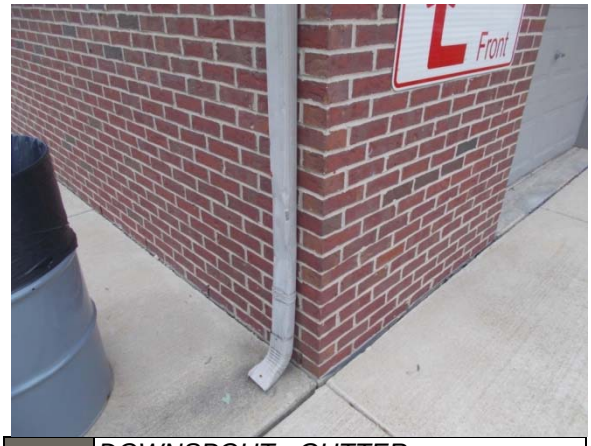


PHOTO #21: *DOWNSPOUT - GUTTER*

PHOTO #22: *ROOF AND GUTTERS*

PHOTO #23: *MASONRY*

PHOTO #24: *OVERHEAD DOOR*

PHOTO #25: *EXTERIOR ROLL-UP WINDOW*

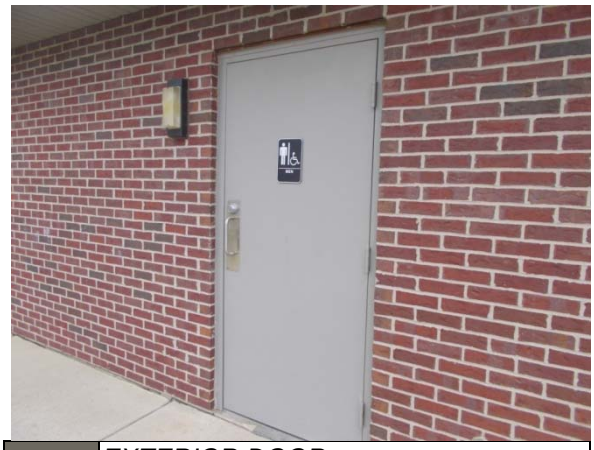


PHOTO #26: *EXTERIOR DOOR*

PHOTO #27: *SLIDING ALUMINUM WINDOW*

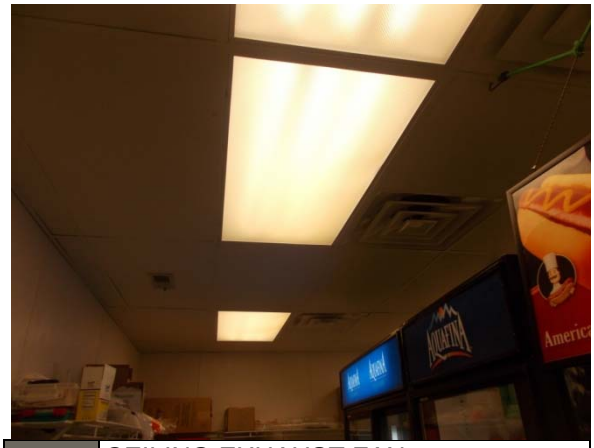


PHOTO #28: *CEILING EXHAUST FAN*

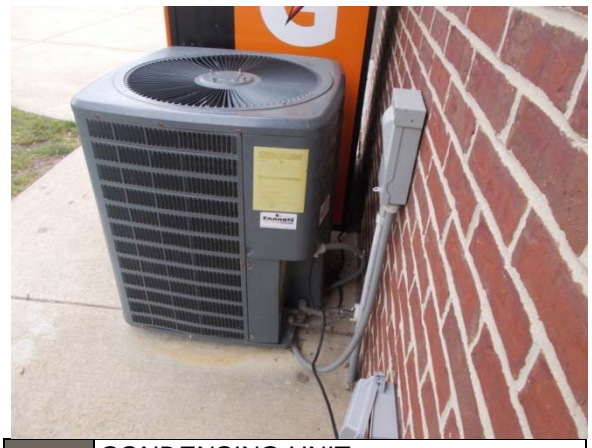


PHOTO #29: *CONDENSING UNIT*

PHOTO #30: *FURNACE*

PHOTO #31: *KITCHEN SINK*

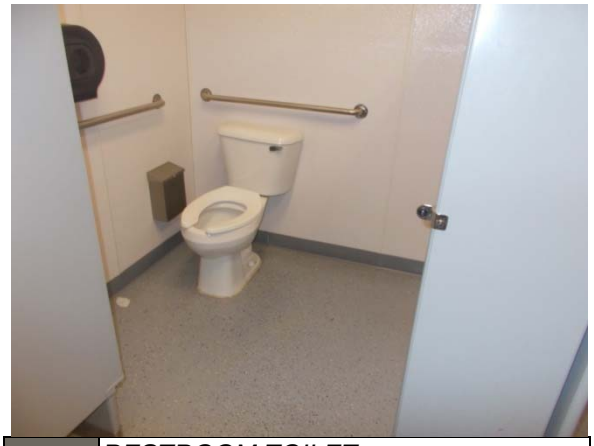


PHOTO #32: *RESTROOM TOILET*

PHOTO #33: *BACKFLOW PREVENTER*

PHOTO #34: *ELECTRIC WATER HEATER*

PHOTO #35: *ELECTRICAL SERVICE AND METER*

PHOTO #36: *EXIT-EMERGENCY LIGHT*

PHOTO #37: *INTERIOR T-8 LIGHT*

PHOTO #38: *ELECTRICAL PANELS*

PHOTO #39: *STEP DOWN TRANSFORMER*

PHOTO #40: *MAIN TRANSFORMER*

PHOTO #41: *HYDRANT*

PHOTO #42: *FIRE EXTINGUISHER*

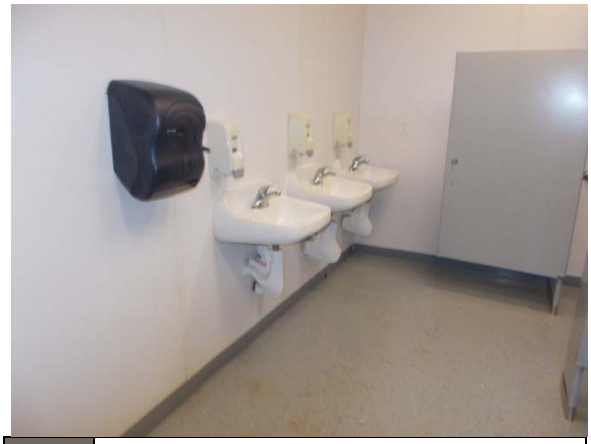


PHOTO #43: *INTERIOR WALL - PAINTED*

PHOTO #44: *INTERIOR DOOR*

PHOTO #45: *FLOOR FINISH*

PHOTO #46: *KITCHEN STAINLESS STEEL SINKS*

PHOTO #47: *REFRIGERATOR*

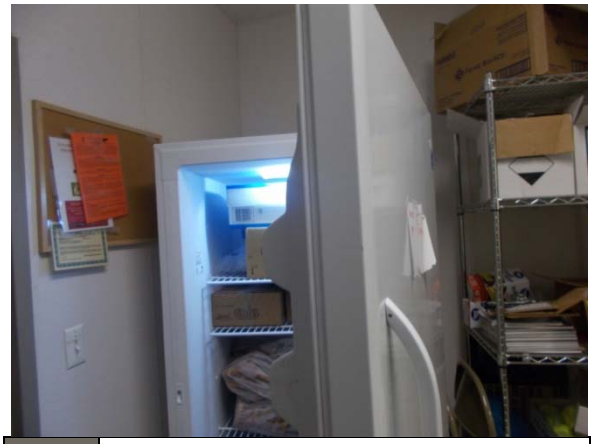
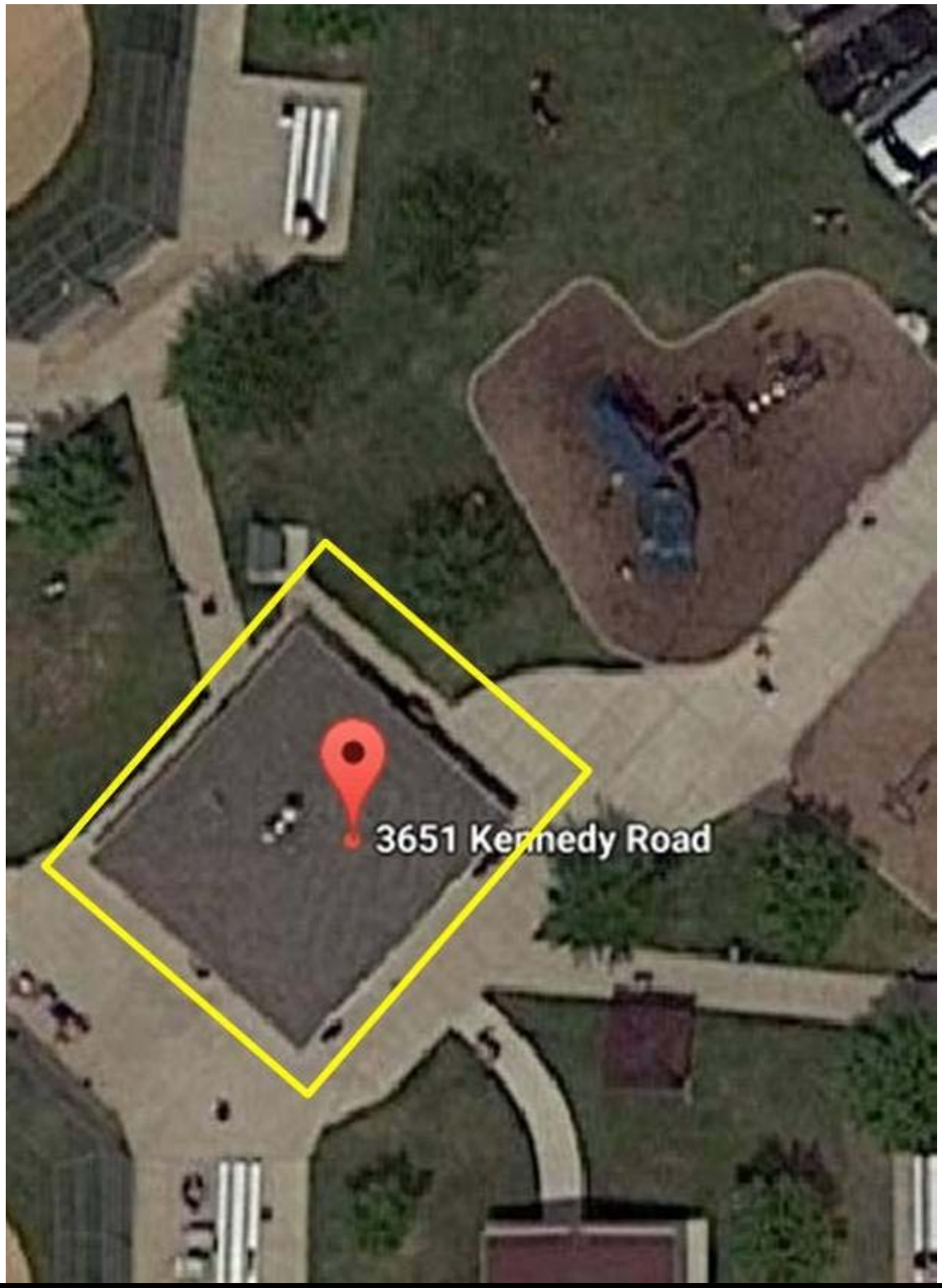


PHOTO #48: *FREEZER*

Appendix B:
Site Plan

Site Plan



emg	**Project Name** Stevens Bridge Park Concession	**Project Number:** 122700.17R000-017.366
	Source: Google Map	**On-Site Date:** May 25, 2017

Appendix C:
Pre-Survey Questionnaire

FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	Stevens Bridge Concession	
Name of Building: Concession Stand	Building #: Concession	
Name of person completing questionnaire: Tony Houle		
Length of Association With the Property: 10 years, since constructed		Phone Number: 630-885-3569

Site Information	
Year of Construction?	2007
No. of Stories?	1
Total Site Area?	8 acres for park
Total Building Area?	500 Sqft

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	N/A	
2. HVAC Mechanical, Electric, Plumbing?	2017	
3. Life-Safety/Fire?	2016	
4. Roofs?	Annually	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	Batting cages
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	2007
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	All are park owned

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
Zoning, Building Design & Life Safety Issues						
1	Are there any unresolved building, fire, or zoning code issues?		x			
2	Is there any pending litigation concerning the property?		x			
3	Are there any other significant issues/hazards with the property?		x			
4	Are there any unresolved construction defects at the property?		x			

FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Zoning, Building Design & Life Safety Issues					
5	Has any part of the property ever contained visible suspect mold growth?		x			
6	Is there a mold Operations and Maintenance Plan?		x			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		x			
8	Have there been indoor air quality or mold related complaints from tenants?		x			
	General Site					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		x			
10	Are there any problems with the landscape irrigation systems?		x			
	Building Structure					
11	Are there any problems with foundations or structures?		x			
12	Is there any water infiltration in basements or crawl spaces?		x			
13	Has a termite/wood boring insect inspection been performed within the last year?		x			
	Building Envelope					
14	Are there any wall, or window leaks?		x			
15	Are there any roof leaks?		x			
16	Is the roofing covered by a warranty or bond?			x		
17	Are there any poorly insulated areas?		x			
18	Is Fire Retardant Treated (FRT) plywood used?		x			

FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Building Envelope					
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		x			
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?		x			
21	Does any part of the electrical system use aluminum wiring?		x			
22	Do Residential units have a less than 60-Amp service?	x				
23	Do Commercial units have less than 200-Amp service?		x			
24	Are there any problems with the utilities, such as inadequate capacities?		x			
	ADA					
25	Has the management previously completed an ADA review?	x				After construction in 2007
26	Have any ADA improvements been made to the property?		x			
27	Does a Barrier Removal Plan exist for the property?		x			
28	Has the Barrier Removal Plan been approved by an arms-length third party?				x	
29	Has building ownership or management received any ADA related complaints?		x			
30	Does elevator equipment require upgrades to meet ADA standards?				x	
	PLUMBING					
31	Is the property served by private water well?		x			
32	Is the property served by a private septic system or other waste treatment systems?		x			
33	Is polybutylene piping used?		x			

FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
	QUESTION	Y	N	Unk	NA	**COMMENTS**
PLUMBING						
34	Are there any plumbing leaks or water pressure problems?		x			

Additional Issues or Concerns That EMG Should Know About?	
1.	The property is in good condition
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	☒	☐	☐	
Access to Roof/Attic Space	☒	☐	☐	
Access to Building As-Built Drawings	☒	☐	☐	Available
Site plan with bldg., roads, parking and other features	☐	☐	☒	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	☒	
List of Commercial Tenants in the property	☐	☐	☒	
Previous reports pertaining to the physical condition of property.	☐	☐	☒	
ADA survey and status of improvements implemented.	☐	☐	☒	
Current / pending litigation related to property condition.	☐	☐	☒	
Any brochures or marketing information.	☐	☐	☒	

Signature of person Interviewed or completing form

Date

Appendix D:
ADA Checklist

Date Completed: May 25, 2017

Property Name: Stevens Bridge Park Concession

EMG Project Number: 122700.17R000-017.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	✓			After 2007 construction
2	Have any ADA improvements been made to the property?		✓		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
5	Is any litigation pending related to ADA issues?		✓		
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?		✓		No ADA signs
2	Are there sufficient van-accessible parking spaces available?		✓		Not marked
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		✓		Not marked
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		✓		No signage
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			✓	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			✓	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			✓	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?			✓	
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?			✓	
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
3	Is there a path of travel that does not require the use of stairs?	✓			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2	Are there visual and audible signals inside cars indicating floor change?			✓	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	✓			
2	Are pull handles push/pull or lever type?	✓			
3	Are there audible and visual fire alarm devices in the toilet rooms?			✓	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✓			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	✓			
6	In unisex toilet rooms, are there safety alarms with pull cords?			✓	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?	✓			
8	Are grab bars provided in toilet stalls?	✓			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	✓			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
11	Are exposed pipes under sink sufficiently insulated against contact?	✓			
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			✓	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			✓	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			✓	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			✓	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.	✓			Nearby play area was designed per ADA guidelines
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			✓	

**Based on visual observation only. The slope was not confirmed through measurements.*

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FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Parks Storage Shed
201 West Hydraulic Avenue
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-018.366

Date of Report:
June 20, 2017

On Site Date:
May 25, 2017

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Immediate Repairs Report
Parks Storage Shed
6/20/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total								**$0**

* Location Factor included in totals.

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Replacement Reserves Report

Parks Storage Shed

6/20/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Parks Storage Shed	6.1	610760	Structural Wooden Support, Wood, Replace	20	9	11	50	SF	$2.13	$107												$107									**$107**
Parks Storage Shed	6.2	610768	Structural Frame - Pre-fabricated shed, Shed, Replace	50	44	6	50	SF	$45.10	$2,255							$2,255														**$2,255**
Parks Storage Shed	6.3	617015	Roof, Asphalt Shingle, Replace	20	9	11	60	SF	$3.42	$205												$205									**$205**
Parks Storage Shed	6.4	610771	Exterior Wall, Painted Surface, 1 Story, Prep & Paint	10	9	1	200	SF	$3.87	$774		$774										$774									**$1,548**
Parks Storage Shed	6.4	617016	Exterior Wall, Wood Clapboard, Replace	20	9	11	200	SF	$27.03	$5,405												$5,405									**$5,405**
Totals, Unescalated											**$0**	**$774**	**$0**	**$0**	**$0**	**$0**	**$2,255**	**$0**	**$0**	**$0**	**$0**	**$6,491**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,520**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$797**	**$0**	**$0**	**$0**	**$0**	**$2,693**	**$0**	**$0**	**$0**	**$0**	**$8,985**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$12,475**

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1 Executive Summary 1
1.1. Property Information and General Physical Condition 1
1.2. Facility Condition Index (FCI) 2
2 Appendices 4

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1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	Parks Storage Shed, Yorkville, Kendall, Illinois 60560
Year Constructed/Renovated:	2007
Current Occupants:	City of Yorkville Parks Department
Management Point of Contact:	City of Yorkville/Facilities, Erin Willrett, Manager 630.553.8574 phone ewillrett@Yorkville.il.us email
Property Type:	Shed
Site Area:	0.1 acres
Building Area:	50 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	0 spaces assigned to storage shed, shared with Parks and Recreation Building
Building Construction:	Pre-fabricated, wooden frame
Roof Construction:	Gabled roof, shingles
Exterior Finishes:	Wood Siding
Heating, Ventilation and Air Conditioning:	None, natural convection only
Fire and Life/Safety:	Hydrant
Dates of Visit:	May 25, 2017
On-Site Point of Contact (POC):	Tony Houle
Assessment and Report Prepared by:	George Wozniczka
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	--
Structure	Fair	Plumbing	--
Roof	Fair	Electrical	--
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	--

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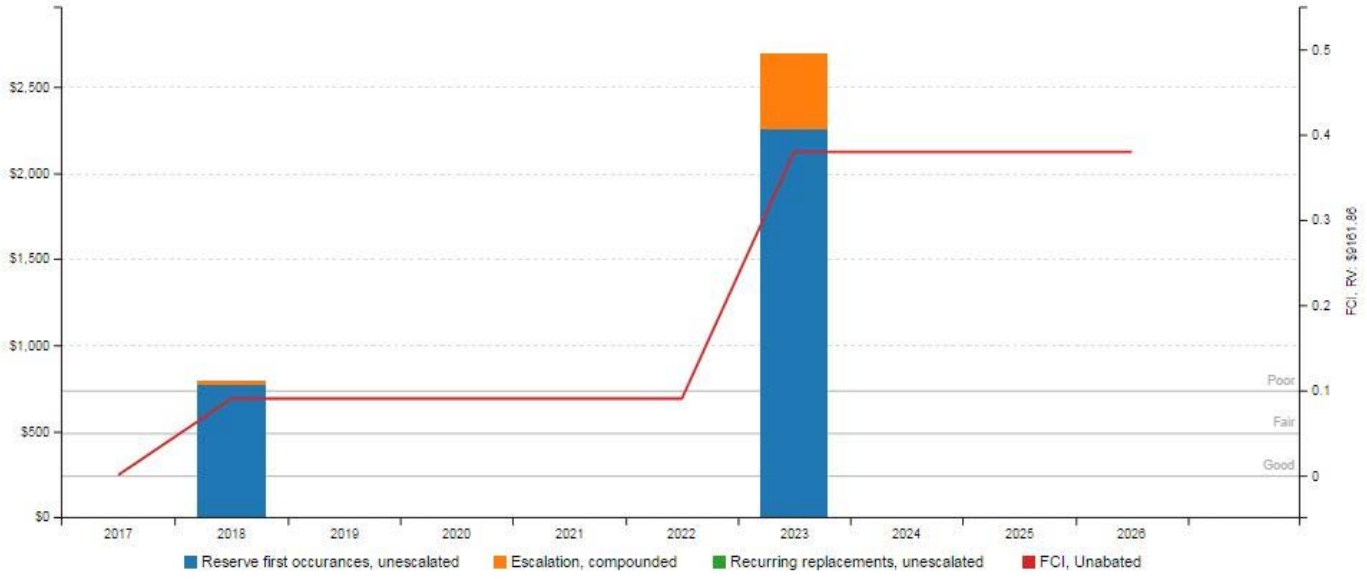
The following bullet points highlight the most significant short term and modernization recommendations:

- Prep and painting

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have not been well maintained since it was first occupied in 2007and is in fair overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

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Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	38.1%	Poor
Current Replacement Value (CRV)	50 SF * $183.24 / SF = $9,161.86	
Year **0** (Current Year) - Immediate Repairs (IR)		$0.00
Years **1-10** – Replacement Reserves (RR)		$3,490
Total Capital Needs		**$3,490**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Paint Exterior

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Pre-Survey Questionnaire

Appendix D: ADA Checklist

Appendix A:
Photographic Record

PHOTO #1:	*LOCATION OF PARKS ST0RAGE SHED*

PHOTO #2:	*SITE AND SHED*

PHOTO #3:	*FRONT ELEVATION*

PHOTO #4:	*VIEW SHOWING RIGHT SIDE ELEVATION*

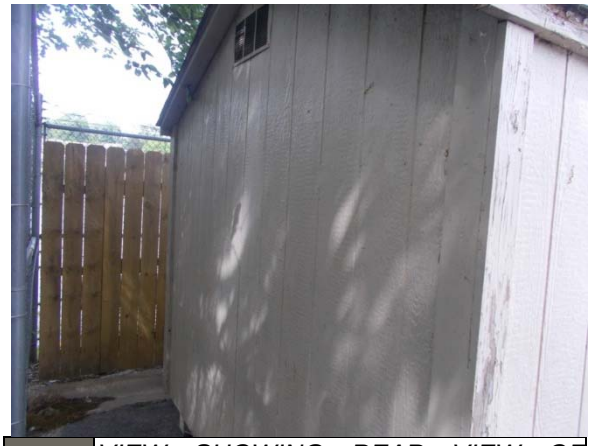

PHOTO #5:	*VIEW SHOWING REAR VIEW OF SHED*

PHOTO #6:	*LEFT ELEVATION*

PHOTO #7: *FOOTING (SUPPORT) OF SHED*

PHOTO #8: *DETERIORATED DOOR*

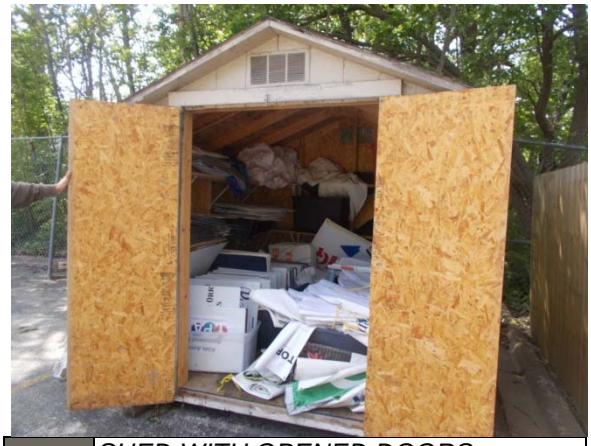

PHOTO #9: *SHED WITH OPENED DOORS*

PHOTO #10: *SHED PLYWOOD FLOOR DETAIL*

PHOTO #11: *SHED CEILING DETAIL*

PHOTO #12: *SHED FAR WALL VIEW, VENT*

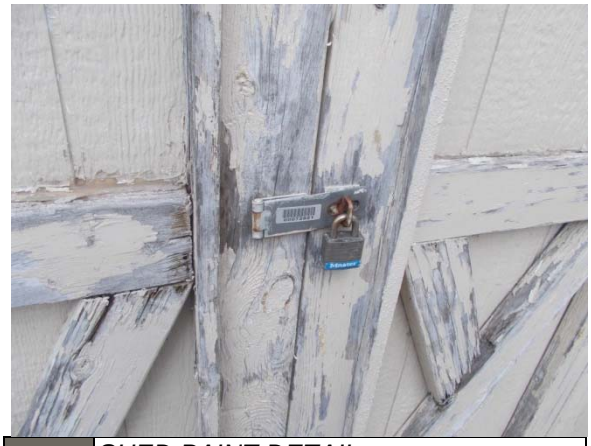

PHOTO #13: *SHED PAINT DETAIL*

PHOTO #14: *CORNER OF DETERIORATED SHED*

PHOTO #15: *SHED ROOF DETAIL*

PHOTO #16: *SIDING DETAIL*

PHOTO #17: *SHED FACIA*

Appendix B:
Site Plan

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Site Plan

emg	**Project Name** Parks Storage Shed	**Project Number:** 122700.17R000-018.366
	Source: Google Map	**On-Site Date:** May 25, 2017

Appendix C:
Pre-Survey Questionnaire

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	Parks Department – City of Yorkville	
Name of Building: Parks storage shed	Building #: Shed	
Name of person completing questionnaire: Tony Houle		
Length of Association With the Property: 10 years, since constructed	Phone Number: 630-885-3569	

Site Information	
Year of Construction?	2007
No. of Stories?	1
Total Site Area?	.1 acres
Total Building Area?	50 Sqft

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	N/A	
2. HVAC Mechanical, Electric, Plumbing?	N/A	
3. Life-Safety/Fire?	N/A	
4. Roofs?	Annually	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	None
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	2007
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	All

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
Zoning, Building Design & Life Safety Issues						
1	Are there any unresolved building, fire, or zoning code issues?		x			
2	Is there any pending litigation concerning the property?		x			
3	Are there any other significant issues/hazards with the property?		x			
4	Are there any unresolved construction defects at the property?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Zoning, Building Design & Life Safety Issues					
5	Has any part of the property ever contained visible suspect mold growth?		x			
6	Is there a mold Operations and Maintenance Plan?		x			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		x			
8	Have there been indoor air quality or mold related complaints from tenants?		x			
	General Site					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		x			
10	Are there any problems with the landscape irrigation systems?		x			
	Building Structure					
11	Are there any problems with foundations or structures?		x			
12	Is there any water infiltration in basements or crawl spaces?		x			
13	Has a termite/wood boring insect inspection been performed within the last year?		x			
	Building Envelope					
14	Are there any wall, or window leaks?		x			
15	Are there any roof leaks?		x			
16	Is the roofing covered by a warranty or bond?		x			
17	Are there any poorly insulated areas?		x			
18	Is Fire Retardant Treated (FRT) plywood used?		x			

FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Building Envelope					
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		x			
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?				x	
21	Does any part of the electrical system use aluminum wiring?				x	
22	Do Residential units have a less than 60-Amp service?				x	
23	Do Commercial units have less than 200-Amp service?				x	
24	Are there any problems with the utilities, such as inadequate capacities?				x	
	ADA					
25	Has the management previously completed an ADA review?		x			This is a shed
26	Have any ADA improvements been made to the property?		x			
27	Does a Barrier Removal Plan exist for the property?		x			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		x			
29	Has building ownership or management received any ADA related complaints?		x			
30	Does elevator equipment require upgrades to meet ADA standards?		x			
	PLUMBING					
31	Is the property served by private water well?		x			
32	Is the property served by a private septic system or other waste treatment systems?		x			
33	Is polybutylene piping used?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
	QUESTION	Y	N	Unk	NA	**COMMENTS**
PLUMBING						
34	Are there any plumbing leaks or water pressure problems?		x			

Additional Issues or Concerns That EMG Should Know About?	
1.	The property is in fair condition. Exterior painting is required
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	☒	☐	☐	
Access to Roof/Attic Space	☒	☐	☐	
Access to Building As-Built Drawings	☒	☐	☐	
Site plan with bldg., roads, parking and other features	☐	☐	☒	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	☒	
List of Commercial Tenants in the property	☐	☐	☒	
Previous reports pertaining to the physical condition of property.	☐	☐	☒	
ADA survey and status of improvements implemented.	☐	☐	☒	
Current / pending litigation related to property condition.	☐	☐	☒	
Any brochures or marketing information.	☐	☐	☒	

Signature of person Interviewed or completing form

Date

Appendix D:
ADA Checklist

Date Completed: May 25, 2017

Property Name: Parks Storage Shed

EMG Project Number: 122700.17R000-018.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?		✓		
2	Have any ADA improvements been made to the property?		✓		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
5	Is any litigation pending related to ADA issues?		✓		
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			✓	No parking for shed
2	Are there sufficient van-accessible parking spaces available?			✓	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			✓	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			✓	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			✓	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			✓	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			✓	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?			✓	
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?			✓	
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			✓	
3	Is there a path of travel that does not require the use of stairs?	✓			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2	Are there visual and audible signals inside cars indicating floor change?			✓	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			✓	
2	Are pull handles push/pull or lever type?			✓	
3	Are there audible and visual fire alarm devices in the toilet rooms?			✓	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			✓	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			✓	
6	In unisex toilet rooms, are there safety alarms with pull cords?			✓	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			✓	
8	Are grab bars provided in toilet stalls?			✓	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			✓	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			✓	
11	Are exposed pipes under sink sufficiently insulated against contact?			✓	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			✓	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			✓	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			✓	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			✓	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			✓	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			✓	

**Based on visual observation only. The slope was not confirmed through measurements.*

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FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Non-Park Tin Storage Shed
1785 Walsh Drive
Yorkville, Illinois, 60560

PREPARED BY:
EMG
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Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:	Date of Report:	On Site Date:
122700.17R000-019.366	June 20, 2017	May 26, 2017

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Immediate Repairs Report
Non- Park Tin Storage She
6/20/2017

EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total							**$0**

* Location Factor (1.0) included in totals.

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Replacement Reserves Report

Non- Park Tin Storage She

6/20/2017

Location	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total Escalated Estimate
Non- Park Tin Storage She	$0	$0	$323	$0	$2,724	$0	$1,360	$14,097	$0	$5,115	$0	$0	$14,656	$62,512	$12,087	$0	$0	$18,946	$16,004	$5,470	**$153,293**
GrandTotal	**$0**	**$0**	**$323**	**$0**	**$2,724**	**$0**	**$1,360**	**$14,097**	**$0**	**$5,115**	**$0**	**$0**	**$14,656**	**$62,512**	**$12,087**	**$0**	**$0**	**$18,946**	**$16,004**	**$5,470**	**$153,293**

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
5.2	611098	Pedestrian Pavement - Concrete, Sidewalk, Concrete, Replace	30	18	12	200	SF	$14.82	$2,964													$2,964								**$2,964**
5.2	611080	Play Surfaces & Sports Courts - Asphalt, Asphalt, Seal & Stripe	5	3	2	800	SF	$0.38	$304			$304					$304					$304					$304			**$1,218**
5.2	611079	Play Surfaces - Asphalt - Basketball, Asphalt, Replace	25	16	9	800	SF	$4.90	$3,920										$3,920											**$3,920**
5.3	611082	Storm Drain, 12", Replace	30	18	12	2	LF	$214.62	$429													$429								**$429**
5.5	611083	Instructional Sign, Signage, Guide and Directional, Replace	10	3	7	2	EA	$138.50	$277								$277										$277			**$554**
5.5	611063	Retaining Wall - CMU, Concrete Masonry Unit (per SF Face), Replace	40	22	18	40	SF	$26.04	$1,042																			$1,042		**$1,042**
5.5	611026	Signage, Property, Pylon, Replace	20	8	12	1	EA	$1,602.00	$1,602													$1,602								**$1,602**
5.5	611076	Site Furnishings - Table, Picnic Table, Metal, Replace	20	6	14	2	EA	$1,091.50	$2,183															$2,183						**$2,183**
5.5	611030	Site Furnishings - Bench, Park Bench, Metal/Wood/Plastic, Replace	20	6	14	4	EA	$487.03	$1,948															$1,948						**$1,948**
5.5	611062	Play Surfaces - Wood Mulch, Wood Chips, 3" Depth, Replace	20	16	4	3000	SF	$0.81	$2,420					$2,420																**$2,420**
5.5	611081	Sports Apparatus - Basketball Backstop, Basketball Backstop, Replace	10	3	7	3	EA	$3,435.64	$10,307								$10,307										$10,307			**$20,614**
5.5	611067	Play Surfaces - Sand, Sand, 3" Depth, Replace	20	7	13	200	SF	$1.76	$352														$352							**$352**
5.5	611029	Play Structure, Medium, Replace	20	7	13	1	EA	$40,005.63	$40,006														$40,006							**$40,006**
5.5	611028	Play Structure Swing Set, Swing Set, 6 Seats, Replace	20	7	13	1	EA	$2,210.00	$2,210														$2,210							**$2,210**
5.5	611078	Pole Light - LED, Exterior, 80 to 100 W LED (Fixture & Bracket Arm Only), Replace	20	6	14	1	EA	$2,721.00	$2,721															$2,721						**$2,721**
6.3	611077	Roof - Metal, Metal, Replace	40	22	18	800	SF	$10.45	$8,359																			$8,359		**$8,359**
7.6	611025	Fire Hydrant, Safety, Replace	40	21	19	1	EA	$3,119.54	$3,120																				$3,120	**$3,120**
8.1	611074	Paint Exterior Wall, Painted Surface, 1 Story, Prep & Paint	10	3	7	200	SF	$2.87	$574								$574										$574			**$1,148**
8.1	611072	Interior Wall Finish - Seal Wooden Ceiling, Wood Ceiling, Prep & Paint	8	2	6	800	SF	$1.42	$1,139							$1,139								$1,139						**$2,277**
8.1	611071	Interior Ceiling Finish - Wood, Wood, Replace	30	18	12	800	SF	$6.22	$4,979													$4,979								**$4,979**
Totals, Unescalated										**$0**	**$0**	**$304**	**$0**	**$2,420**	**$0**	**$1,139**	**$11,462**	**$0**	**$3,920**	**$0**	**$0**	**$10,279**	**$42,567**	**$7,991**	**$0**	**$0**	**$11,462**	**$9,401**	**$3,120**	**$104,066**
Location Factor (1.00)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$323**	**$0**	**$2,724**	**$0**	**$1,360**	**$14,097**	**$0**	**$5,115**	**$0**	**$0**	**$14,656**	**$62,512**	**$12,087**	**$0**	**$0**	**$18,946**	**$16,004**	**$5,470**	**$153,293**

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1 Executive Summary 1
1.1. Property Information and General Physical Condition 1
1.2. Facility Condition Index (FCI) 2
2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	1785 Walsh Drive, Yorkville, Kendall, Illinois 60560
Year Constructed/Renovated:	1998
Current Occupants:	City of Yorkville Parks Department
Management Point of Contact:	City of Yorkville/Facilities, Erin Willrett, Manager 630.553.8574 phone ewillrett@Yorkville.il.us email
Property Type:	City Park, shelter, play lot and grounds
Site Area:	3.0 acres
Building Area:	500 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	0 spaces in open lots, street parking only
Building Construction:	Steel frame with metal roof, a park shelter. No walls
Roof Construction:	Gabled roof, sheet metal
Exterior Finishes:	Metal Siding
Heating, Ventilation and Air Conditioning:	None, natural convection only
Fire and Life/Safety:	Hydrants
Dates of Visit:	May 26, 2017
On-Site Point of Contact (POC):	Tony Houle
Assessment and Report Prepared by:	George Wozniczka
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	--
Structure	Good	Plumbing	--
Roof	Fair	Electrical	Good
Vertical Envelope	Good	Elevators	--

Systemic Condition Summary			
Interiors	Good	Fire	--

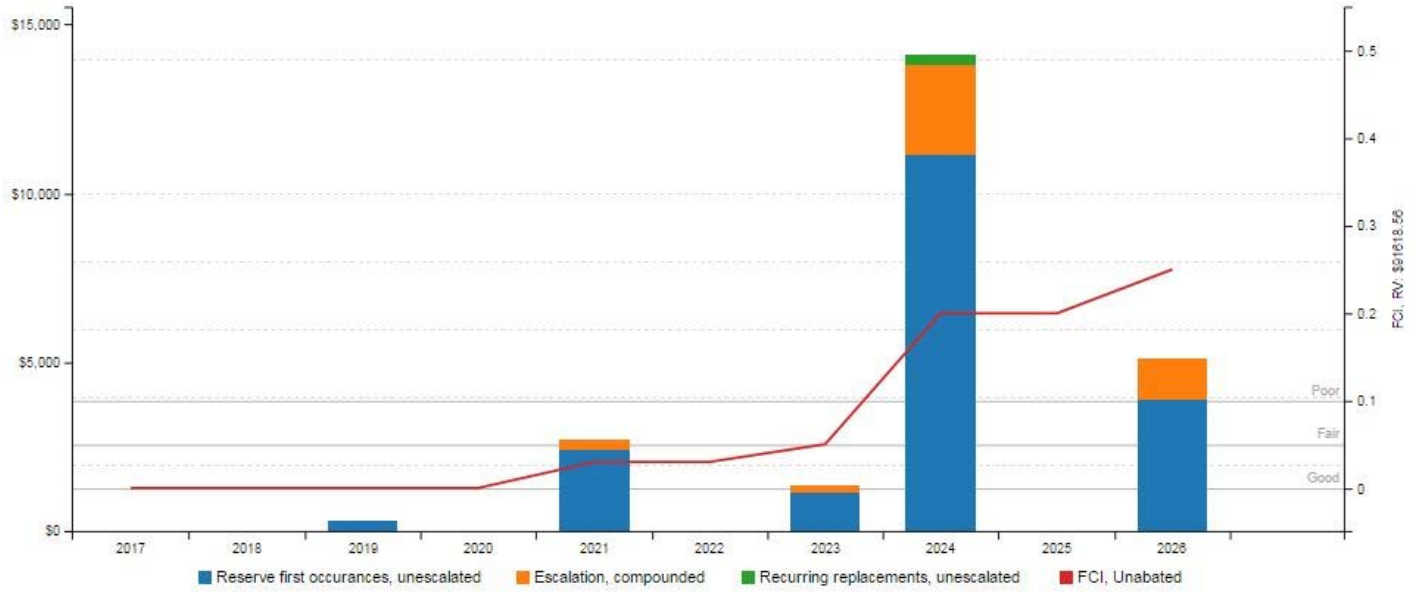
The following bullet points highlight the most significant short term and modernization recommendations:

- Seal and stripe play surfaces

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied in 1998 and is in good overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of asphalt pavement seal coating. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	25.8%	Poor
Current Replacement Value (CRV)	500 SF * $183.24 / SF = $91,618.56	

Year **0** (Current Year) - Immediate Repairs (IR)	$0.00
Years **1-10** – Replacement Reserves (RR)	$23,619
Total Capital Needs	**$23,619**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Seal and stripe asphalt playground

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

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2 Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: ADA Checklist

Appendix A:
Photographic Record

NON-PARK TIN STORAGE SHED
1785 WALSH DRIVE
YORKVILLE, IL 60560

EMG PROJECT NO: 122700.17R000-019.366

PHOTO #1:	*METAL PARK SHELTER*

PHOTO #2:	*SIDE VIEW OF SHELTER*

PHOTO #3:	*END VIEW OF SHELTER*

PHOTO #4:	*CONCRETE UNDER SHELTER*

PHOTO #5:	*PARK SITE LOCATION*

PHOTO #6:	*PARK SIGN*

PHOTO #7: *ADA ACCESSIBLE ENTRANCE*

PHOTO #8: *INSIDE VIEW OF SHELTER*

PHOTO #9: *BENCH*

PHOTO #10: *WOOD CHIP MULCH*

PHOTO #11: *METAL ROOF*

PHOTO #12: *CEILING AND INTERIOR WALL DETAIL*

PHOTO #13:	*LANDSCAPING*

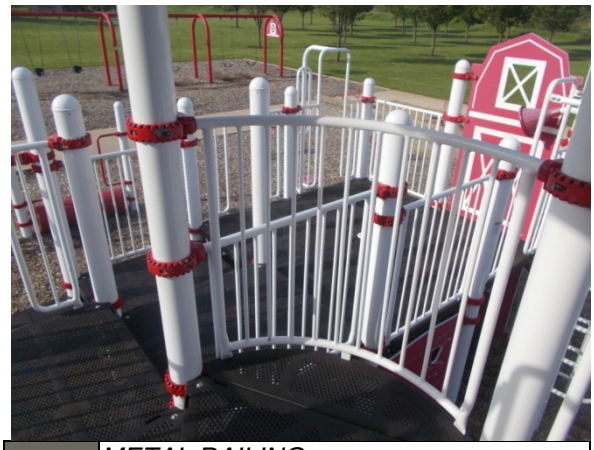

PHOTO #14:	*METAL RAILING*

PHOTO #15:	*STORM DRAIN*

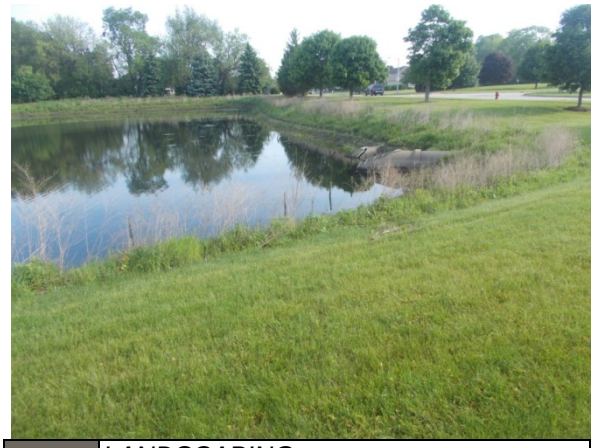

PHOTO #16:	*LANDSCAPING*

PHOTO #17:	*CONCRETE WALKWAY*

PHOTO #18:	*STORM SEWER DRAIN*

PHOTO #19:	*SWING SET*

PHOTO #20:	*SAND PLAY AREA*

PHOTO #21:	*PLAY STRUCTURE*

PHOTO #22:	*METAL STAIRS*

PHOTO #23:	*PARK BENCHES*

PHOTO #24:	*CMU RETAINING WALL*

PHOTO #25: *BASKETBALL COURT*

PHOTO #26: *BASKETBALL BACKSTOP*

PHOTO #27: *INSTRUCTION SIGN*

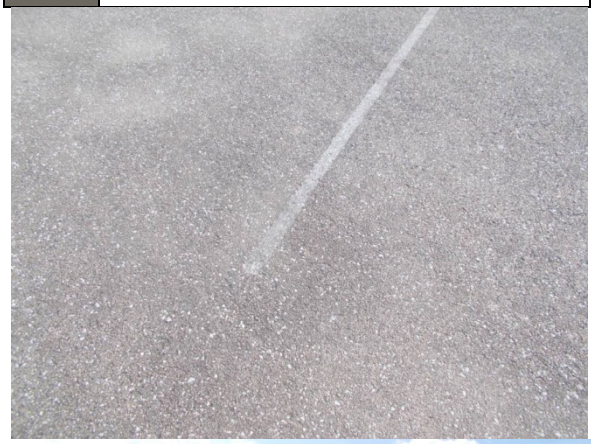

PHOTO #28: *ASPHALT STRIPING*

PHOTO #29: *LAMP*

PHOTO #30: *HYDRANT*

PHOTO #31:	*INTERIOR PAINTED SURFACE*

PHOTO #32:	*PAINTED SURFACE, SCRATCHED*

Appendix B:
Site Plan

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Site Plan

emg	**Project Name** Non-Park Tin Storage Shed - Sunflower	**Project Number:** 122700.17R000-019.366
	Source: Google Map	**On-Site Date:** May 26, 2017

Appendix C:
Pre-Survey Questionnaire

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	Non-Park Tin Storage Shed	
Name of Building: Shed	Building #: Shed	
Name of person completing questionnaire: Tony Houle		
Length of Association With the Property: 10 years, since constructed	Phone Number: 630-885-3569	

Site Information	
Year of Construction?	1998
No. of Stories?	1
Total Site Area?	4 acres
Total Building Area?	500 Sqft

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	**N/A**	
2. HVAC Mechanical, Electric, Plumbing?	**N/A**	
3. Life-Safety/Fire?	**N/A**	
4. Roofs?	**Annually**	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	Added chip mulch
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	1998
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	All

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
Zoning, Building Design & Life Safety Issues						
1	Are there any unresolved building, fire, or zoning code issues?		x			
2	Is there any pending litigation concerning the property?		x			
3	Are there any other significant issues/hazards with the property?		x			
4	Are there any unresolved construction defects at the property?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

	Question	Y	N	Unk	NA	Comments
5	Has any part of the property ever contained visible suspect mold growth?		x			
6	Is there a mold Operations and Maintenance Plan?		x			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		x			
8	Have there been indoor air quality or mold related complaints from tenants?		x			
	General Site					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		x			
10	Are there any problems with the landscape irrigation systems?		x			
	Building Structure					
11	Are there any problems with foundations or structures?		x			
12	Is there any water infiltration in basements or crawl spaces?		x			
13	Has a termite/wood boring insect inspection been performed within the last year?		x			
	Building Envelope					
14	Are there any wall, or window leaks?		x			
15	Are there any roof leaks?		x			
16	Is the roofing covered by a warranty or bond?		x			
17	Are there any poorly insulated areas?				x	
18	Is Fire Retardant Treated (FRT) plywood used?		x			
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?				x	
21	Does any part of the electrical system use aluminum wiring?				x	
22	Do Residential units have a less than 60-Amp service?				x	
23	Do Commercial units have less than 200-Amp service?				x	
24	Are there any problems with the utilities, such as inadequate capacities?				x	
	ADA					
25	Has the management previously completed an ADA review?	x				Park designed per ADA guidelines
26	Have any ADA improvements been made to the property?		x			
27	Does a Barrier Removal Plan exist for the property?		x			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		x			
29	Has building ownership or management received any ADA related complaints?		x			
30	Does elevator equipment require upgrades to meet ADA standards?		x			
	PLUMBING					
31	Is the property served by private water well?		x			
32	Is the property served by a private septic system or other waste treatment systems?		x			
33	Is polybutylene piping used?		x			
34	Are there any plumbing leaks or water pressure problems?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Additional Issues or Concerns That EMG Should Know About?	
1.	The property is in good condition
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	☐	☐	☒	**No mechanical spaces**
Access to Roof/Attic Space	☒	☐	☐	
Access to Building As-Built Drawings	☒	☐	☐	**Available**
Site plan with bldg., roads, parking and other features	☐	☐	☒	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	☒	
List of Commercial Tenants in the property	☐	☐	☒	
Previous reports pertaining to the physical condition of property.	☐	☐	☒	
ADA survey and status of improvements implemented.	☐	☐	☒	
Current / pending litigation related to property condition.	☐	☐	☒	
Any brochures or marketing information.	☐	☐	☒	

_____ _____

Signature of person Interviewed or completing form Date

Appendix D:
ADA Checklist

Date Completed: May 26, 2017

Property Name: Non-Park Tin Storage Shed

EMG Project Number: 122700.17R000-019.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?		✓		Park was designed in 1998 per ADA guidelines
2	Have any ADA improvements been made to the property?		✓		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
5	Is any litigation pending related to ADA issues?		✓		
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			✓	Street parking only
2	Are there sufficient van-accessible parking spaces available?			✓	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			✓	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			✓	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			✓	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			✓	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			✓	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?			✓	
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?			✓	
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			✓	
3	Is there a path of travel that does not require the use of stairs?	✓			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2	Are there visual and audible signals inside cars indicating floor change?			✓	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	

	Elevators (cont.)	Yes	No	NA	Comments
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	
	Toilet Rooms	**Yes**	**No**	**NA**	**Comments**
1	Are common area public restrooms located on an accessible route?			✓	
2	Are pull handles push/pull or lever type?			✓	
3	Are there audible and visual fire alarm devices in the toilet rooms?			✓	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			✓	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			✓	
6	In unisex toilet rooms, are there safety alarms with pull cords?			✓	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			✓	
8	Are grab bars provided in toilet stalls?			✓	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			✓	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			✓	
11	Are exposed pipes under sink sufficiently insulated against contact?			✓	

	Guest Rooms	Yes	No	NA	Comments
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			✓	
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			✓	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			✓	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			✓	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.	✓			Play area was designed per ADA guidelines.
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			✓	

**Based on visual observation only. The slope was not confirmed through measurements.*

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FACILITY CONDITION ASSESSMENT

FACILITY CONDITION ASSESSMENT

Town Square Park Gazebo
301 North Bridget Street
Yorkville, Illinois 60560

PREPARED BY:
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Owings Mills, Maryland 21117
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EMG Project Number:
122700.17R000-020.366

Date of Report:
June 22, 2017

On Site Date:
May 26, 2017

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

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Immediate Repairs Report
Town Square Park Gazebo
6/22/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Town Square Park Gazebo	3.1	611292	ADA Sign, Parking, Signage, Pole-Mounted, Install	1	EA	$280.70	$281	**$281**
Immediate Repairs Total								**$281**

* Location Factor included in totals.

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Replacement Reserves Report

Town Square Park Gazebo

6/22/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Town Square Park Gazebo	3.1	611292	ADA Sign, Parking, Signage, Pole-Mounted, Install	0	6	0	1	EA	$280.70	$281	$281																				**$281**
Town Square Park Gazebo	5.2	611331	Concrete Gutter, Concrete Curb & Gutter, Replace	25	15	10	1000	LF	$20.08	$20,075											$20,075										**$20,075**
Town Square Park Gazebo	5.2	611296	Parking Lot, Asphalt Pavement, Seal & Stripe	5	2	3	5000	SF	$0.38	$1,898				$1,898					$1,898					$1,898				$1,898			**$7,590**
Town Square Park Gazebo	5.2	611294	Parking Lots, Asphalt Pavement, Mill & Overlay	25	13	12	5000	SF	$3.28	$16,402													$16,402								**$16,402**
Town Square Park Gazebo	5.2	611319	Pedestrian Pavement - Gazebo Floor, Concrete, Replace	30	20	10	200	SF	$19.82	$3,964											$3,964										**$3,964**
Town Square Park Gazebo	5.2	611263	Pedestrian Pavement Sidewalk, Sidewalk, Concrete, Replace	30	16	14	1600	SF	$16.82	$26,915															$26,915						**$26,915**
Town Square Park Gazebo	5.4	611267	Landscaping, Sod at Eroded Areas, Replace	20	19	1	400	SF	$1.01	$405		$405																			**$405**
Town Square Park Gazebo	5.5	611283	LED Exterior Lighting Fixture, Basic, 20 W, Replace	20	4	16	2	EA	$380.19	$760																$760					**$760**
Town Square Park Gazebo	5.5	611309	Sign - Gazebo, Signage, Guide and Directional, Replace	10	2	8	1	EA	$488.50	$489									$489									$489			**$977**
Town Square Park Gazebo	5.5	611285	Signage - Park, Property, Monument/Pylon, Replace	20	6	14	1	EA	$6,602.00	$6,602															$6,602						**$6,602**
Town Square Park Gazebo	5.5	611290	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	20	4	16	2	EA	$1,391.50	$2,783																$2,783					**$2,783**
Town Square Park Gazebo	5.5	611280	Wood Chip Mulch, Wood Chips, 3" Depth, Replace	20	6	14	500	SF	$1.81	$903															$903						**$903**
Town Square Park Gazebo	5.5	611270	Flagpole, Metal, Replace	20	4	16	1	EA	$2,530.00	$2,530																$2,530					**$2,530**
Town Square Park Gazebo	5.5	611286	Pole Light, Exterior, 105 to 200 W LED (Fixture & Bracket Arm Only), Replace	20	6	14	6	EA	$3,303.00	$19,818															$19,818						**$19,818**
Town Square Park Gazebo	5.5	611289	Pole Light, Exterior, 80 to 100 W LED (Fixture & Bracket Arm Only), Replace	20	5	15	6	EA	$2,521.00	$15,126																$15,126					**$15,126**
Town Square Park Gazebo	6.3	611348	Roof - Shingles, Wood Shake/Shingle, Replace	25	19	6	300	SF	$9.59	$2,878							$2,878														**$2,878**
Town Square Park Gazebo	6.4	611322	Exterior Wall Paint, Painted Surface,, Prep & Paint	10	4	6	350	SF	$3.87	$1,355							$1,355										$1,355				**$2,709**
Town Square Park Gazebo	6.4	611271	Exterior Wall, Field Stone, Replace	40	25	15	80	SF	$40.84	$3,267																$3,267					**$3,267**
Town Square Park Gazebo	7.2	611291	Drinking Fountain, Not refrigerated, Replace	10	3	7	1	EA	$1,257.51	$1,258								$1,258									$1,258				**$2,515**
Town Square Park Gazebo	7.4	611314	Distribution Panel, 208 Y, 120 V, 200 Amp, Replace	30	13	17	1	EA	$7,906.20	$7,906																	$7,906				**$7,906**
Town Square Park Gazebo	7.4	611321	LED Lighting Fixture, Basic, 11 W, Replace	20	6	14	6	EA	$180.19	$1,081															$1,081						**$1,081**
Town Square Park Gazebo	8.1	611326	Interior Ceiling Finish, Wood, Sand & Seal	10	2	* 8	200	SF	$1.94	$387							$387										$387				**$775**
Town Square Park Gazebo	8.1	611324	Interior Ceiling Finish, Wood, Replace	30	16	14	200	SF	$9.22	$1,845															$1,845						**$1,845**
Town Square Park Gazebo	9.0	611304	Wood Frame Enclosure - Toilets, Exterior, Replace	50	32	18	80	SF	$18.10	$1,448																			$1,448		**$1,448**
Totals, Unescalated											**$281**	**$405**	**$0**	**$1,898**	**$0**	**$0**	**$4,620**	**$1,258**	**$2,386**	**$0**	**$24,040**	**$0**	**$16,402**	**$1,898**	**$57,164**	**$18,393**	**$7,815**	**$9,164**	**$3,834**	**$0**	**$149,556**
Totals, Escalated (3.0% inflation, compounded annually)											**$281**	**$417**	**$0**	**$2,073**	**$0**	**$0**	**$5,517**	**$1,547**	**$3,023**	**$0**	**$32,307**	**$0**	**$23,385**	**$2,787**	**$86,466**	**$28,656**	**$12,541**	**$15,146**	**$6,527**	**$0**	**$220,673**

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1.1. Property Information and General Physical Condition 1
1.2. Facility Condition Index (FCI) 2
2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	301 North Bridge Street, Yorkville, Kendall, Illinois 60560
Year Constructed/Renovated:	1990
Current Occupants:	City of Yorkville Parks Department
Management Point of Contact:	City of Yorkville/Facilities, Erin Willrett, Manager 630.553.8574 phone ewillrett@Yorkville.il.us email
Property Type:	City Park Gazebo
Site Area:	3.0 acres
Building Area:	200 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	20 spaces in open lot, next to street
Building Construction:	Wood frame. No walls
Roof Construction:	Gazebo octagon style roof, cedar shingled
Exterior Finishes:	Painted Wood
Heating, Ventilation and Air Conditioning:	None, natural convection only
Fire and Life/Safety:	Hydrants
Dates of Visit:	May 26, 2017
On-Site Point of Contact (POC):	Tony Houle
Assessment and Report Prepared by:	George Wozniczka
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	--
Structure	Good	Plumbing	Good
Roof	Fair	Electrical	Good
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	--

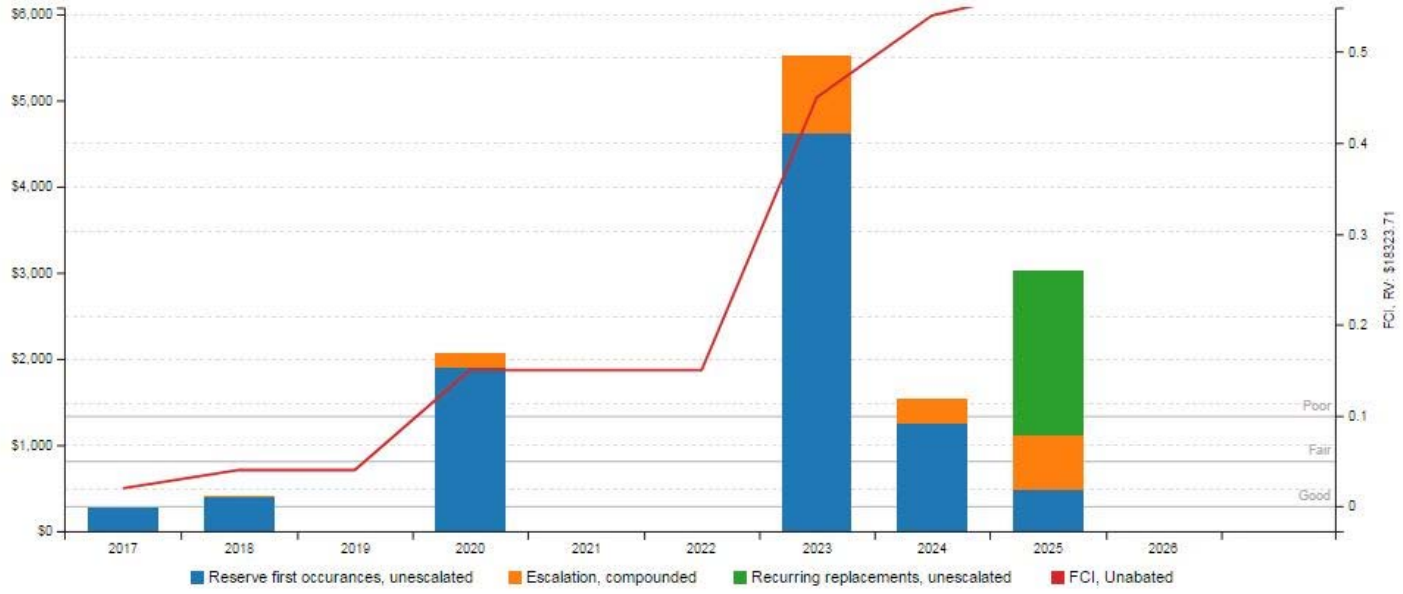
The following bullet points highlight the most significant short term and modernization recommendations:

- Seal and stripe asphalt parking area
- Landscaping
- ADA parking signage

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied in 1990 and is in good overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of adding concrete pavements and painting. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.1%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	100.0%	Poor
Current Replacement Value (CRV)	200 SF * $183.24 / SF = $36,648.00	

Year **0** (Current Year) - Immediate Repairs (IR)	$281
Years **1-10** – Replacement Reserves (RR)	$44,883
Total Capital Needs	**$45,164**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Landscaping in deteriorated areas
- Add ADA parking signage

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: ADA Checklist

Appendix A:
Photographic Record

TOWN SQUARE PARK GAZEBO
301 NORTH BRIDGET STREET
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-020.366

PHOTO #1:	*FRONT ELEVATION*

PHOTO #2:	*RIGHT SIDE ELEVATION*

PHOTO #3:	*REAR ELEVATION*

PHOTO #4:	*BUILDING SIGN*

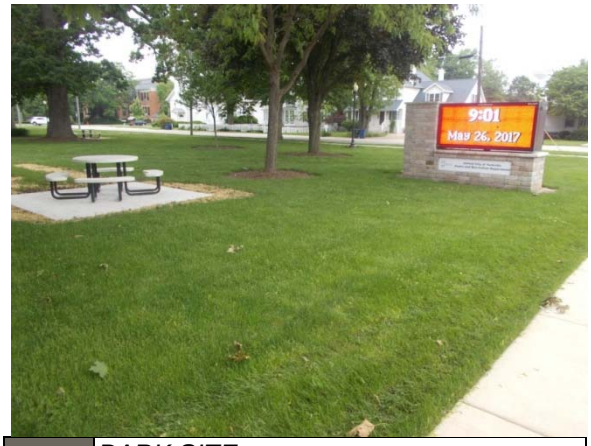


PHOTO #5:	*PARK SITE*

PHOTO #6:	*CONCRETE SIDEWALKS*

TOWN SQUARE PARK GAZEBO
301 NORTH BRIDGET STREET
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-020.366

PHOTO #7: *PARKING*

PHOTO #8: *DRAINAGE SYSTEM*

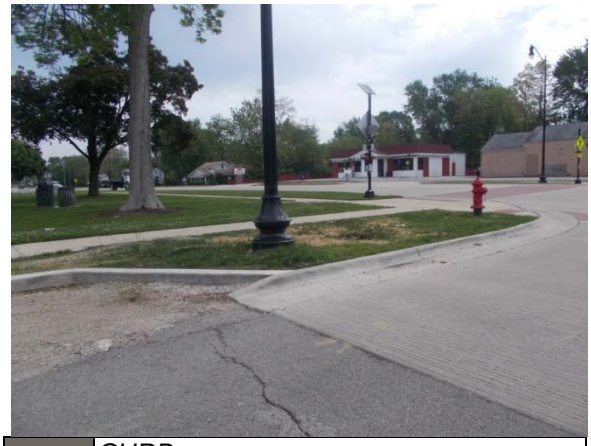


PHOTO #9: *CURB*

PHOTO #10: *LANDSCAPING*

PHOTO #11: *SITE WALL/FENCE*

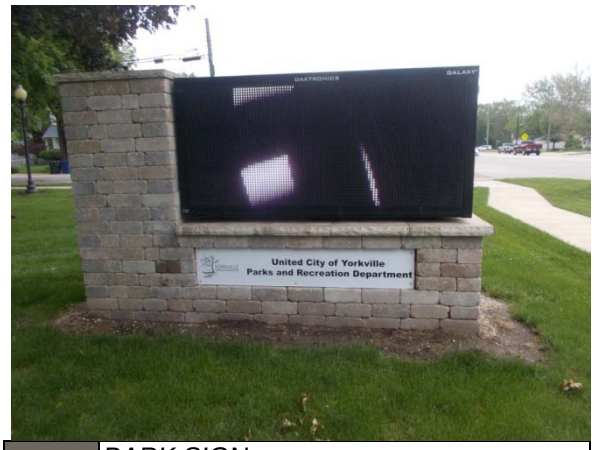


PHOTO #12: *PARK SIGN*

PHOTO #13: *SITE PICNIC TABLE*

PHOTO #14: *CONCRETE FOUNDATION AT GAZEBO*

PHOTO #15: *GAZEBO WALL*

PHOTO #16: *CEDAR ROOF SHINGLES*

PHOTO #17: *DRINKING FOUNTAIN*

PHOTO #18: *TRANSFORMER*

PHOTO #19: *ELECTRICAL PANELS*

PHOTO #20: *GAZEBO CEILING LIGHT*

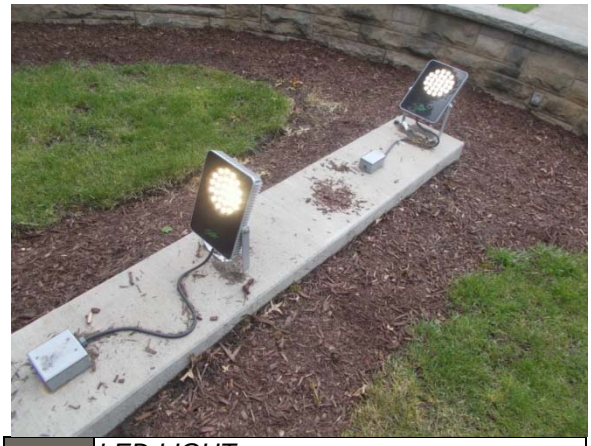


PHOTO #21: *LED LIGHT*

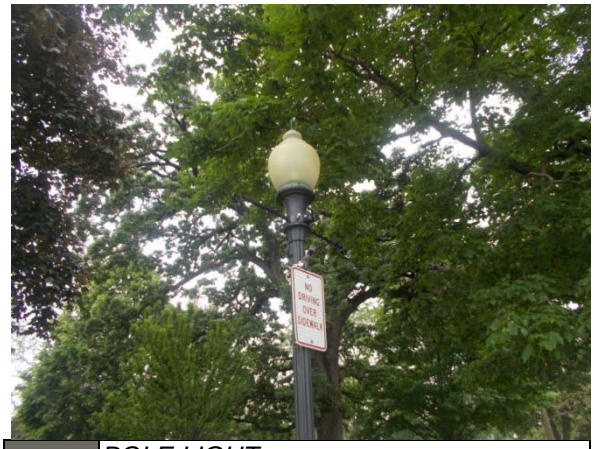


PHOTO #22: *POLE LIGHT*

PHOTO #23: *HYDRANT*

PHOTO #24: *GAZEBO WOODEN CEILING*

TOWN SQUARE PARK GAZEBO
301 NORTH BRIDGET STREET
YORKVILLE, ILLINOIS 60560

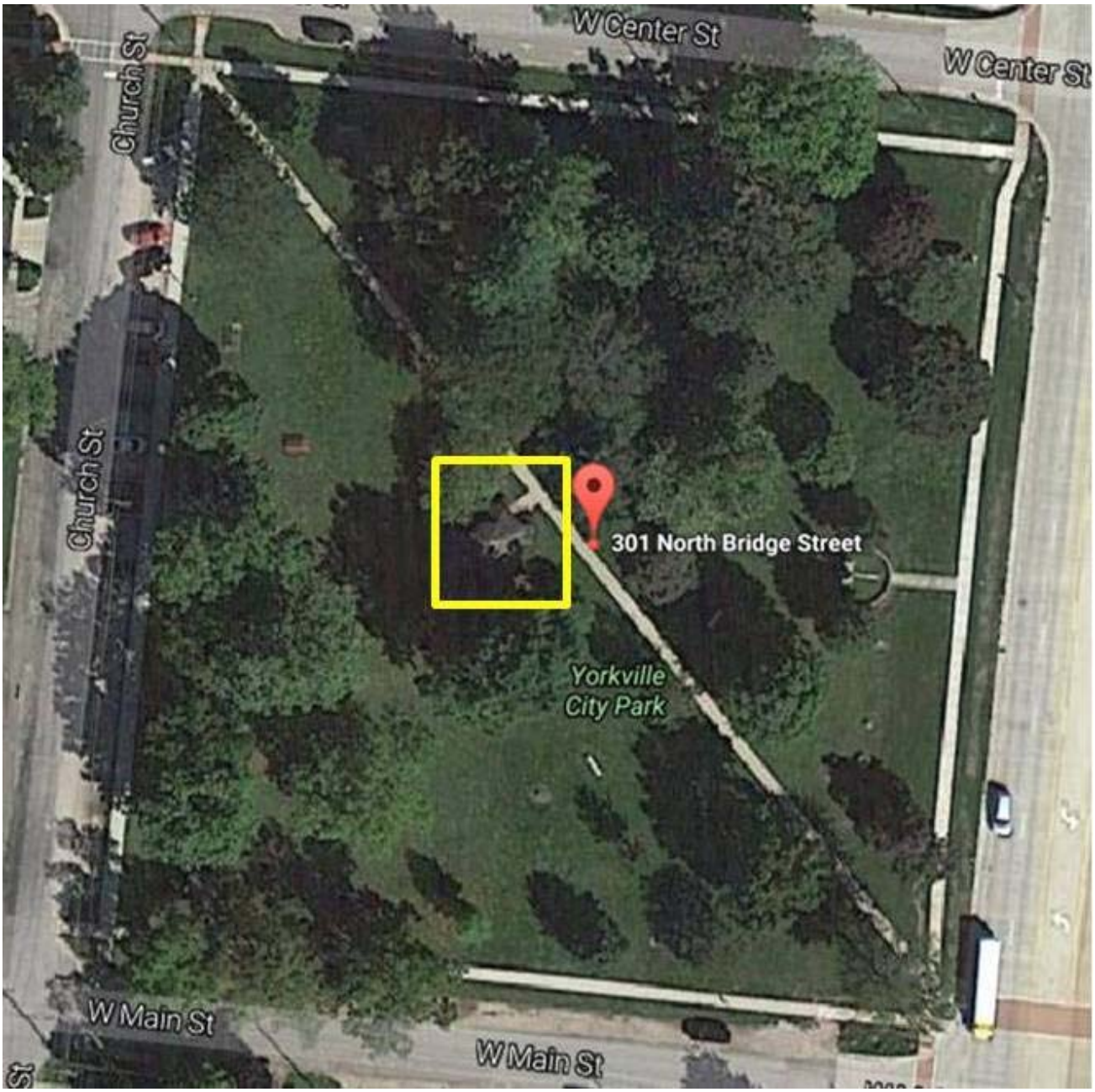
EMG PROJECT NO: 122700.17R000-020.366

PHOTO #25:	*PAINTED EXTERIOR*

PHOTO #26:	*SITE STRUCTURE*

Appendix B:
Site Plan

Site Plan



emg	**Project Name** Town Square Park Gazebo	**Project Number:** 122700.17R000-020.366
	Source: Google Map	**On-Site Date:** May 26, 2017

Appendix C:
Pre-Survey Questionnaire

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	Town Square Park Gazebo	
Name of Building: Gazebo	Building #: Gazebo	
Name of person completing questionnaire: Tony Houle		
Length of Association With the Property: 16 years,	Phone Number: 630-885-3569	

Site Information	
Year of Construction?	1990
No. of Stories?	1
Total Site Area?	2 acres
Total Building Area?	200 Sq ft

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	**N/A**	
2. HVAC Mechanical, Electric, Plumbing?	**N/A**	Outdoor drinking fountain is inspected annually
3. Life-Safety/Fire?	**N/A**	
4. Roofs?	**Annually**	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	Concrete pads
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	1990, Cedar Shingles
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	All

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
Zoning, Building Design & Life Safety Issues						
1	Are there any unresolved building, fire, or zoning code issues?		x			
2	Is there any pending litigation concerning the property?		x			
3	Are there any other significant issues/hazards with the property?		x			
4	Are there any unresolved construction defects at the property?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Zoning, Building Design & Life Safety Issues					
5	Has any part of the property ever contained visible suspect mold growth?		x			
6	Is there a mold Operations and Maintenance Plan?		x			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?				x	
8	Have there been indoor air quality or mold related complaints from tenants?		x			
	General Site					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		x			
10	Are there any problems with the landscape irrigation systems?				x	
	Building Structure					
11	Are there any problems with foundations or structures?		x			
12	Is there any water infiltration in basements or crawl spaces?				x	
13	Has a termite/wood boring insect inspection been performed within the last year?		x			
	Building Envelope					
14	Are there any wall, or window leaks?				x	
15	Are there any roof leaks?		x			
16	Is the roofing covered by a warranty or bond?		x			
17	Are there any poorly insulated areas?				x	
18	Is Fire Retardant Treated (FRT) plywood used?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Building Envelope					
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		x			
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?				x	No gas service
21	Does any part of the electrical system use aluminum wiring?		x			
22	Do Residential units have a less than 60-Amp service?		x			
23	Do Commercial units have less than 200-Amp service?		x			
24	Are there any problems with the utilities, such as inadequate capacities?		x			
	ADA					
25	Has the management previously completed an ADA review?	x				After 1990 construction
26	Have any ADA improvements been made to the property?		x			
27	Does a Barrier Removal Plan exist for the property?		x			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		x			
29	Has building ownership or management received any ADA related complaints?		x			
30	Does elevator equipment require upgrades to meet ADA standards?				x	
	PLUMBING					
31	Is the property served by private water well?		x			
32	Is the property served by a private septic system or other waste treatment systems?		x			
33	Is polybutylene piping used?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
	QUESTION	Y	N	Unk	NA	**COMMENTS**
PLUMBING						
34	Are there any plumbing leaks or water pressure problems?		x			

Additional Issues or Concerns That EMG Should Know About?	
1.	The property is in good condition
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	☐	☐	☒	
Access to Roof/Attic Space	☒	☐	☐	
Access to Building As-Built Drawings	☒	☐	☐	**Available**
Site plan with bldg., roads, parking and other features	☐	☐	☒	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	☒	
List of Commercial Tenants in the property	☐	☐	☒	
Previous reports pertaining to the physical condition of property.	☐	☐	☒	
ADA survey and status of improvements implemented.	☐	☐	☒	
Current / pending litigation related to property condition.	☐	☐	☒	
Any brochures or marketing information.	☐	☐	☒	

_____ _____

Signature of person Interviewed or completing form Date

Appendix D:
ADA Checklist

Date Completed: May 26, 2017

Property Name: Town Square Park Gazebo

EMG Project Number: 122700.17R000-020.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	✓			After 1990 construction
2	Have any ADA improvements been made to the property?		✓		Property was built per ADA guidelines.
3	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
5	Is any litigation pending related to ADA issues?		✓		
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			Next to street parking
2	Are there sufficient van-accessible parking spaces available?	✓			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?	✓			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			✓	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			✓	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			✓	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?			✓	No doors at the gazebo
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?			✓	
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			✓	
3	Is there a path of travel that does not require the use of stairs?	✓			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2	Are there visual and audible signals inside cars indicating floor change?			✓	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			✓	
2	Are pull handles push/pull or lever type?			✓	
3	Are there audible and visual fire alarm devices in the toilet rooms?			✓	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			✓	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			✓	
6	In unisex toilet rooms, are there safety alarms with pull cords?			✓	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			✓	
8	Are grab bars provided in toilet stalls?			✓	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			✓	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			✓	
11	Are exposed pipes under sink sufficiently insulated against contact?			✓	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			✓	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			✓	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			✓	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			✓	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			✓	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			✓	

**Based on visual observation only. The slope was not confirmed through measurements.*

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FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

COUNTRYSIDE LIFT
1975 NORTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-023.366

Date of Report:
June 22, 2017

On Site Date:
May 23, 2017

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Immediate Repairs Report
Countryside Lift
6/22/2017

EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total							**$0**

* Location Factor (1.0) included in totals.

Replacement Reserves Report

Countryside Lift

6/22/2017

Draft - For Discussion Purposes Only

Location	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total Escalated Estimate
Countryside Lift	$0	$0	$0	$2,571	$4,573	$81,694	$2,278	$0	$23,438	$0	$19,234	$99,568	$5,793	$3,455	$539	$82,132	$0	$0	$27,903	$0	**$353,178**
GrandTotal	**$0**	**$0**	**$0**	**$2,571**	**$4,573**	**$81,694**	**$2,278**	**$0**	**$23,438**	**$0**	**$19,234**	**$99,568**	**$5,793**	**$3,455**	**$539**	**$82,132**	**$0**	**$0**	**$27,903**	**$0**	**$353,178**

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
5.2	614105	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	6200	SF	$0.38	$2,353				$2,353					$2,353					$2,353					$2,353		**$9,412**
5.2	614104	Parking Lots, Asphalt Pavement, Mill & Overlay	25	10	15	6200	SF	$3.28	$20,338															$20,338						**$20,338**
6.3	614102	Roof, Asphalt Shingle, Replace	20	10	10	1680	SF	$3.42	$5,746											$5,746										**$5,746**
6.6	614115	Exterior Door, Steel, Replace	25	10	15	4	EA	$950.12	$3,800															$3,800						**$3,800**
7.1	614149	Exhaust Fan, Propeller, Replace	15	10	5	1	EA	$1,383.64	$1,384						$1,384															**$1,384**
7.1	614127	Exhaust Fan, Inline, Replace	15	10	5	1	EA	$2,664.18	$2,664						$2,664															**$2,664**
7.1	614150	Exhaust Fan, Centrifugal, Replace	15	10	5	1	EA	$2,664.18	$2,664						$2,664															**$2,664**
7.1	614146	Exhaust Fan, Centrifugal, Replace	15	10	5	1	EA	$2,664.18	$2,664						$2,664															**$2,664**
7.1	614133	Unit Heater, Electric, Replace	20	10	10	1	EA	$1,741.57	$1,742											$1,742										**$1,742**
7.1	614132	Unit Heater, Natural Gas, Replace	20	10	10	1	EA	$3,766.57	$3,767											$3,767										**$3,767**
7.2	614154	Toilet, Flush Tank (Water Closet), Replace	20	10	10	1	EA	$1,055.15	$1,055											$1,055										**$1,055**
7.2	614153	Lavatory, Vitreous China, Replace	20	10	10	1	EA	$572.66	$573											$573										**$573**
7.2	614148	Backflow Preventer, 2", Replace	15	10	5	1	EA	$2,603.17	$2,603						$2,603															**$2,603**
7.2	617483	Water Heater, Instant Hot, Electric, Replace	15	9	6	1	EA	$1,907.74	$1,908							$1,908														**$1,908**
7.2	614136	Storm Water Lift Station, 5 HP, Replace	15	10	5	1	EA	$42,851.30	$42,851						$42,851															**$42,851**
7.4	614141	Transfer Switch, Automatic (ATS), Replace	18	10	8	1	EA	$7,671.31	$7,671									$7,671												**$7,671**
7.4	614157	Transfer Switch, Automatic (ATS), Replace	18	10	8	1	EA	$8,478.33	$8,478									$8,478												**$8,478**
7.4	614135	Distribution Panel, 208 Y, 120 V, Replace	30	12	18	1	EA	$7,951.00	$7,951																			$7,951		**$7,951**
7.4	614143	Secondary Transformer, Dry, Replace	30	12	18	1	EA	$6,086.36	$6,086																			$6,086		**$6,086**
7.4	614108	High Pressure Sodium Lighting Fixture, 250 W, Replace	20	10	10	3	EA	$287.98	$864											$864										**$864**
7.4	614114	Incandescent Lighting Fixture, Basic, Replace	20	10	10	3	EA	$188.55	$566											$566										**$566**
7.4	614122	Lighting System, Interior, Office Building, Upgrade	25	10	15	1400	SF	$9.24	$12,939																$12,939					**$12,939**
7.4	614151	Generator, Gas or Gasoline, Replace	25	14	11	1	EA	$71,929.70	$71,930												$71,930									**$71,930**
7.6	614134	Fire Extinguisher, Replace	15	1	14	1	EA	$356.54	$357															$357						**$357**
8.1	614119	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	4	4	2800	SF	$1.45	$4,063					$4,063								$4,063								**$8,126**
8.1	614120	Interior Floor Finish, Concrete, Prep & Paint	10	5	5	1400	SF	$9.23	$12,928						$12,928										$12,928					**$25,856**
8.1	614118	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	5	5	1400	SF	$1.94	$2,711						$2,711										$2,711					**$5,422**
Totals, Unescalated										**$0**	**$0**	**$0**	**$2,353**	**$4,063**	**$70,470**	**$1,908**	**$0**	**$18,503**	**$0**	**$14,312**	**$71,930**	**$4,063**	**$2,353**	**$357**	**$52,717**	**$0**	**$0**	**$16,390**	**$0**	**$259,417**
Location Factor (1.00)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$0**	**$2,571**	**$4,573**	**$81,694**	**$2,278**	**$0**	**$23,438**	**$0**	**$19,234**	**$99,568**	**$5,793**	**$3,455**	**$539**	**$82,132**	**$0**	**$0**	**$27,903**	**$0**	**$353,178**

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1 Executive Summary 1
1.1. Property Information and General Physical Condition 1
1.2. Facility Condition Index (FCI) 2
2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	1975 North Bridge Street, Yorkville, IL 60560
Year Constructed/Renovated:	2007
Current Occupants:	City of Yorkville
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Lift Station
Site Area:	0.9 acres
Building Area:	1,400 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Unmarked asphalt paved driveway
Building Construction:	Masonry bearing walls and wood-framed roofs
Roof Construction:	Gabled roofs with asphalt shingles
Exterior Finishes:	Brick Veneer
Heating, Ventilation and Air Conditioning:	Suspended gas and electric unit heaters
Fire and Life/Safety:	Strobes and extinguisher
Dates of Visit:	May 23, 2017
On-Site Point of Contact (POC):	Eric Dhuse
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Good	Elevators	--

Systemic Condition Summary			
Interiors	Fair	Fire	Fair

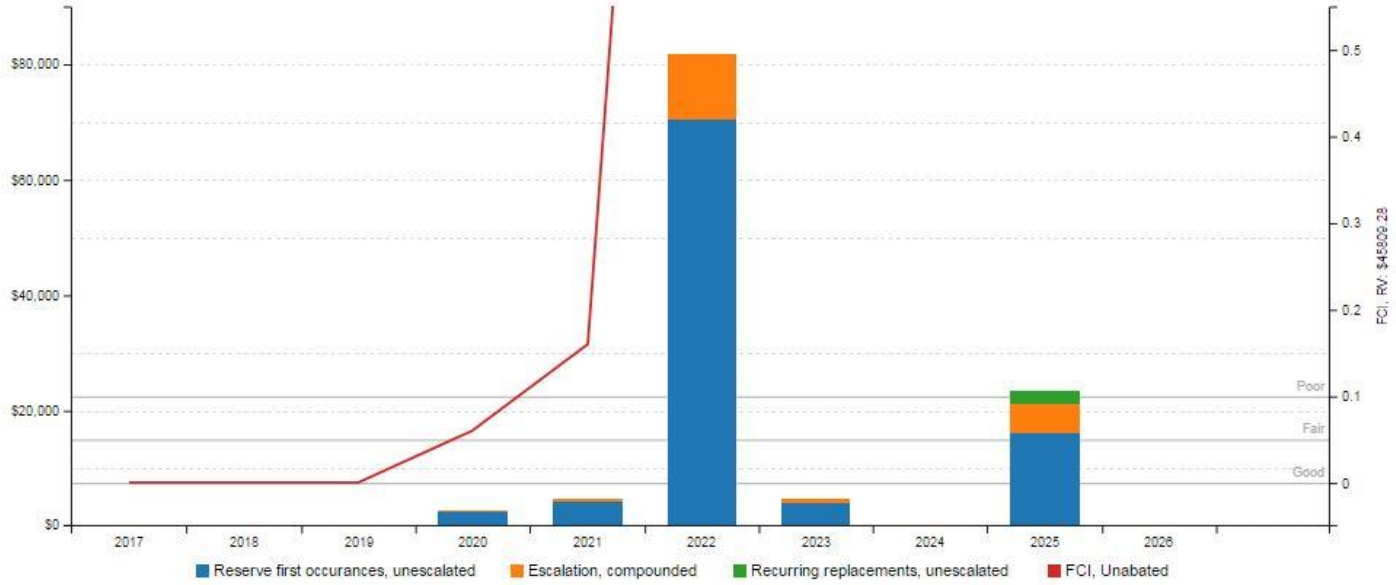
The following bullet points highlight the most significant short term and modernization recommendations:

- There were no short term or modernization recommendations.

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

The property has had no major capital improvements. The property is less than 12 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	52.2%	Poor
Current Replacement Value (CRV)	1,400 SF * $183.24 / SF = $256,536.00	

Year **0** (Current Year) - Immediate Repairs (IR)	$0.00
Years **1-10** – Replacement Reserves (RR)	$133,788.00
Total Capital Needs	**$133,788.00**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- There were no short term or modernization recommendations

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

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2 Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: ADA Checklist

Appendix A:
Photographic Record

COUNTRYSIDE LIFT
1975 NORTH BRIDGE STREET
YORKVILLE ILLINOIS

EMG PROJECT NO: 122700.17R000-023.366

#1:	FRONT ELEVATION

#2:	LEFT ELEVATION

#3:	REAR ELEVATION

#4:	RIGHT ELEVATION

#5:	PARKING LOTS, ASPHALT PAVEMENT

#6:	ROOF, ASPHALT SHINGLE

COUNTRYSIDE LIFT
1975 NORTH BRIDGE STREET
YORKVILLE ILLINOIS

EMG PROJECT NO: 122700.17R000-023.366

#7:	EXTERIOR WALL, CONCRETE BLOCK (CMU)

#8:	EXTERIOR WALL, BRICK VENEER

#9:	WINDOW, ALUMINUM DOUBLE-GLAZED

#10:	EXTERIOR DOOR, STEEL

#11:	UNIT HEATER, NATURAL GAS

#12:	EXHAUST FAN, PROPELLER

#13:	UNIT HEATER, ELECTRIC

#14:	EXHAUST FAN, CENTRIFUGAL

#15:	EXHAUST FAN, INLINE

#16:	BACKFLOW PREVENTER

#17:	TOILET, FLUSH TANK (WATER CLOSET)

#18:	LAVATORY, VITREOUS CHINA

#19:	TRANSFER SWITCH, AUTOMATIC (ATS)

#20:	TRANSFER SWITCH, AUTOMATIC (ATS)

#21:	LIGHTING SYSTEM, INTERIOR, OFFICE BUILDING

#22:	DISTRIBUTION PANEL

#23:	GENERATOR, GAS OR GASOLINE

#24:	INCANDESCENT LIGHTING FIXTURE

COUNTRYSIDE LIFT
1975 NORTH BRIDGE STREET
YORKVILLE ILLINOIS

EMG PROJECT NO: 122700.17R000-023.366

#25:	STORM WATER LIFT STATION

#26:	SECONDARY TRANSFORMER

#27:	HIGH PRESSURE SODIUM LIGHTING FIXTURE

#28:	MOTOR CONTROL CENTER W/ MAIN BREAKER, 3-PHASE

#29:	FIRE EXTINGUISHER

#30:	INTERIOR DOOR, ALUMINUM

COUNTRYSIDE LIFT
1975 NORTH BRIDGE STREET
YORKVILLE ILLINOIS

EMG PROJECT NO: 122700.17R000-023.366

#31:	INTERIOR CEILING FINISH, GYPSUM BOARD/PLASTER

#32:	INTERIOR FLOOR FINISH, CONCRETE

#33:	INTERIOR WALL FINISH, CONCRETE/MASONRY

Appendix B:
Site Plan

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Site Plan

emg	**Project Name:** Countryside Lift	**Project Number:** 122700.17R000-023.366
	Source: Google Earth	**On-Site Date:** May 23, 2017

Appendix C:
Pre-Survey Questionnaire

THE PRE-SURVEY QUESTIONNARE WAS NOT RETURNED TO EMG

Appendix D:
ADA Checklist

Date Completed: June 6, 2017

Property Name: Countryside Lift

EMG Project Number: 122700.17R000-023.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?		X		
2	Are there sufficient van-accessible parking spaces available?		X		
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		X		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?		X		
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		X		
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		X		
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?		X		
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?		X		
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?		X		
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?		X		
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			X	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			X	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			X	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			X	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			X	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Public Works Garage
610 Tower Lane
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
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EMG Project Number:
122700.17R000-024.366

Date of Report:
September 13, 2017

On Site Date:
May 22, 2017

Immediate Repairs Report

9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Public Works Garage	6.1	612805	Interior Floor Finish, Concrete, Repair	500	SF	$9.44	$4,719	**$4,719**
Public Works Garage	7.6	612864	Sprinkler System, Full Retrofit, Office (per SF), Renovate	1700	SF	$8.00	$13,598	**$13,598**
Public Works Garage	7.6	612871	Fire Alarm System, Office Building, Install	1700	SF	$2.36	$4,011	**$4,011**
Immediate Repairs Total								**$22,328**

* Location Factor included in totals.

Replacement Reserves Report

9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Public Works Garage	5.5	612814	Fences & Gates, Chain Link, 4' High, Replace	30	15	15	25	LF	$30.51	$763																$763					**$763**
Public Works Garage	6.1	612805	Interior Floor Finish, Concrete, Repair	0	0	0	500	SF	$9.44	$4,719	$4,719																				**$4,719**
Public Works Garage	6.6	612735	Exterior Door, Steel, Replace	25	22	3	2	EA	$950.12	$1,900				$1,900																	**$1,900**
Public Works Garage	6.6	612731	Overhead Door, Aluminum Roll-Up, Replace	35	20	15	2	EA	$4,025.54	$8,051																$8,051					**$8,051**
Public Works Garage	7.1	612798	Air Compressor, 2 HP, Replace	20	16	4	1	EA	$6,611.73	$6,612					$6,612																**$6,612**
Public Works Garage	7.1	612790	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	$4,467.67	$4,468						$4,468															**$4,468**
Public Works Garage	7.4	612771	Fuel Storage Tank, 5,000 to 10,000 GAL, Replace	25	17	8	1	EA	$8,550.00	$8,550									$8,550												**$8,550**
Public Works Garage	7.4	612791	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	25	5	1	EA	$5,079.93	$5,080						$5,080															**$5,080**
Public Works Garage	7.4	612741	Incandescent Lighting Fixture, Basic, Replace	20	14	6	3	EA	$188.55	$566							$566														**$566**
Public Works Garage	7.4	612789	8-Bulb Compact Fluorescent Lighting Fixture, High Bay, Replace	20	12	8	7	EA	$602.44	$4,217									$4,217												**$4,217**
Public Works Garage	7.6	612864	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	1700	SF	$8.00	$13,598	$13,598																				**$13,598**
Public Works Garage	7.6	612785	Fire Extinguisher, Replace	15	1	14	2	EA	$356.54	$713															$713						**$713**
Public Works Garage	7.6	612871	Fire Alarm System, Office Building, Install	20	20	0	1700	SF	$2.36	$4,011	$4,011																				**$4,011**
Public Works Garage	8.1	612780	Interior Wall Finish, Wood Paneling, Refinish	10	9	1	850	SF	$1.53	$1,301		$1,301										$1,301									**$2,602**
Public Works Garage	9.0	612775	Prefabricated/Ancillary Building or Structure, All Components, Replace	30	23	7	150	SF	$125.19	$18,779								$18,779													**$18,779**
Totals, Unescalated											**$22,328**	**$1,301**	**$0**	**$1,900**	**$6,612**	**$9,548**	**$566**	**$18,779**	**$12,767**	**$0**	**$0**	**$1,301**	**$0**	**$0**	**$713**	**$8,814**	**$0**	**$0**	**$0**	**$0**	**$84,629**
Totals, Escalated (3.0% inflation, compounded annually)											**$22,328**	**$1,340**	**$0**	**$2,076**	**$7,442**	**$11,068**	**$675**	**$23,096**	**$16,173**	**$0**	**$0**	**$1,801**	**$0**	**$0**	**$1,079**	**$13,732**	**$0**	**$0**	**$0**	**$0**	**$100,810**

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1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	610 Tower Lane, Yorkville, IL 60560
Year Constructed/Renovated:	1996
Current Occupants:	City of Yorkville
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Garage
Site Area:	0.1 acres
Building Area:	1700 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Included in Public Works Office and Garage Report
Building Construction:	Conventional wood frame structure on concrete slab
Roof Construction:	Gabled roofs with metal roof finish
Exterior Finishes:	Metal Siding
Heating, Ventilation and Air Conditioning:	Suspended gas unit heaters
Fire and Life/Safety:	Extinguishers
Dates of Visit:	May 22, 2017
On-Site Point of Contact (POC):	Eric Dhuse
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Poor	HVAC	Poor
Structure	Poor	Plumbing	--
Roof	Poor	Electrical	Poor
Vertical Envelope	Poor	Elevators	--
Interiors	Poor	Fire	--

The following bullet points highlight the most significant short term and modernization recommendations:

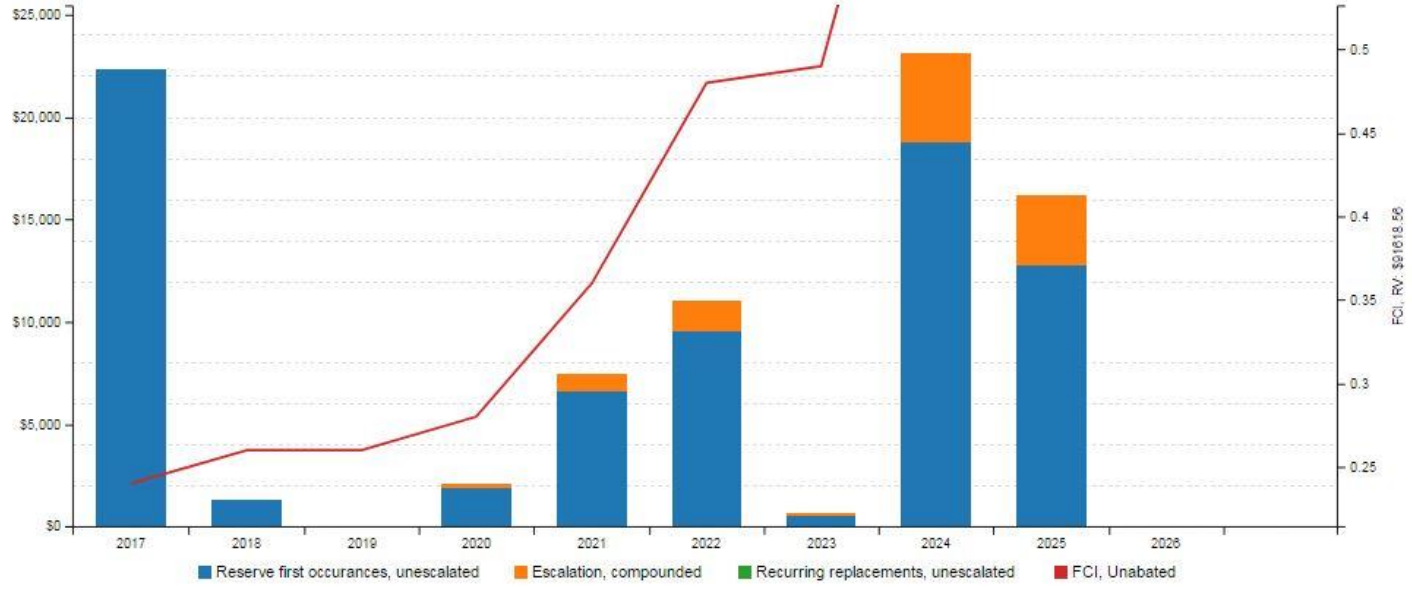
- Installation of a complete fire suppression system

- Installation of a complete fire alarm system
- Interior floor repair

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

The property has had no major capital improvements. The property is less than 32 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	7.2%	Fair

Key Finding	Metric	
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	19.9%	Poor
Current Replacement Value (CRV)	1,700 SF * $183.24 / SF = $311,508.00	

Year **0** (Current Year) - Immediate Repairs (IR)	$22,328.00
Years **1-10** – Replacement Reserves (RR)	$61,871.00
Total Capital Needs	**$84,199.00**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Installation of a complete fire suppression system
- Installation of a complete fire alarm system
- Interior floor repair

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: ADA Checklist

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	LEFT ELEVATION

#3:	REAR ELEVATION

#4:	RIGHT ELEVATION

#5:	FOUNDATIONS, CONCRETE SLAB-ON-GRADE

#6:	CRACKING THROUGHOUT CONCRETE SLAB-ON-GRADE

#7:	ROOF, METAL

#8:	SIDING PEELING OFF LEFT GARAGE ON SOUTH ELEVATION

#9:	DAMAGE TO SIDING ON EAST ELEVATION OF BUILDING

#10:	EXTERIOR WALL, ALUMINUM SIDING

#11:	EXTERIOR DOOR, STEEL

#12:	OVERHEAD DOOR, ALUMINUM ROLL-UP

#13:	UNIT HEATER, NATURAL GAS

#14:	AIR COMPRESSOR

#15:	FUEL STORAGE TANK

#16:	INCANDESCENT LIGHTING FIXTURE

#17:	INCANDESCENT LIGHTING FIXTURE, BASIC

#18:	DISTRIBUTION PANEL

#19:	8-BULB FLUORESCENT LIGHTING FIXTURE, HIGH BAY

#20:	FIRE EXTINGUISHER

#21:	DAMAGE TO INTERIOR WALL ON EAST ELEVATION OF BUILDING

#22:	INTERIOR WALL, WOOD

#23:	FENCES & GATES, CHAIN LINK

Appendix B:
Site Plan

Site Plan

emg	**Project Name:** Public Works Garage	**Project Number:** 122700.17R000-024.366
	Source: Google Earth	**On-Site Date:** May 22, 2017

Appendix C:
ADA Checklist

Date Completed: June 6, 2017

Property Name: Public Works Garage

EMG Project Number: 122700.17R000-024.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?		X		
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			X	
3	Is there a path of travel that does not require the use of stairs?		X		
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?			X	
3	Are there audible and visual fire alarm devices in the toilet rooms?			X	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			X	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			X	
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?			X	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			X	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			X	
11	Are exposed pipes under sink sufficiently insulated against contact?			X	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			**X**	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*

Draft - For Discussion Purposes Only

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

PUBLIC WORKS LIFT STATION
101 BRUELL STREET
YORKVILLE, ILLINOIS 60560

PREPARED BY:
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Owings Mills, Maryland 21117
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Andrew Hupp
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800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-025.366

Date of Report:
June 21, 2017

On Site Date:
May 23, 2017

DUDE SOLUTIONS
PARENT COMPANY OF SchoolDude | FacilityDude | TheWorxHub

Draft - For Discussion Purposes Only

Immediate Repairs Report
Public Works Lift Station Bruell
6/22/2017

EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total							**$0**

* Location Factor (1.0) included in totals.

Replacement Reserves Report

Public Works Lift Station Bruell

6/22/2017

Draft - For Discussion Purposes Only

Location	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total Escalated Estimate
Public Works Lift Station Bruell	$0	$0	$0	$1,451	$58,506	$18,691	$0	$9,435	$13,976	$15,167	$0	$0	$107,520	$1,951	$37,555	$22,147	$0	$0	$2,261	$172,783	**$461,443**
GrandTotal	**$0**	**$0**	**$0**	**$1,451**	**$58,506**	**$18,691**	**$0**	**$9,435**	**$13,976**	**$15,167**	**$0**	**$0**	**$107,520**	**$1,951**	**$37,555**	**$22,147**	**$0**	**$0**	**$2,261**	**$172,783**	**$461,443**

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
5.2	613283	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	3500	SF	$0.38	$1,328				$1,328					$1,328					$1,328					$1,328		**$5,313**
5.2	613281	Parking Lots, Asphalt Pavement, Mill & Overlay	25	11	14	3500	SF	$3.28	$11,481															$11,481						**$11,481**
5.2	613278	Pedestrian Pavement, Sidewalk, Concrete, Replace	30	11	19	256	SF	$19.82	$5,074																				$5,074	**$5,074**
6.3	613253	Roof, Asphalt Shingle, Replace	20	11	9	1440	SF	$3.42	$4,926										$4,926											**$4,926**
6.5	613437	Interior Stair/Ramp Rails, Metal, Replace	20	11	9	12	LF	$31.31	$376										$376											**$376**
6.6	613264	Window, Aluminum Double-Glazed, Replace	30	11	19	4	EA	$292.10	$1,168																				$1,168	**$1,168**
6.6	613269	Exterior Door, Steel, Replace	25	11	14	2	EA	$950.12	$1,900															$1,900						**$1,900**
7.1	613436	Exhaust Fan, Propeller, Replace	15	11	4	1	EA	$930.50	$931					$931															$931	**$1,861**
7.1	613416	Unit Heater, Electric, Replace	20	11	9	1	EA	$2,961.56	$2,962										$2,962											**$2,962**
7.2	613422	Sink, Porcelain Enamel, Cast Iron, Replace	20	11	9	1	EA	$1,167.28	$1,167										$1,167											**$1,167**
7.2	613423	Emergency Eye Wash & Shower Station, Replace	15	11	4	1	EA	$2,114.70	$2,115					$2,115															$2,115	**$4,229**
7.2	613426	Backflow Preventer, 2", Replace	15	11	4	1	EA	$2,603.17	$2,603					$2,603															$2,603	**$5,206**
7.2	617484	Water Heater, Instant Hot, Electric, Replace	15	10	5	1	EA	$1,907.74	$1,908						$1,908															**$1,908**
7.2	613419	Water Storage Tank, 1,001 to 2,500 GAL, Replace	20	12	8	1	EA	$9,704.81	$9,705									$9,705												**$9,705**
7.2	613435	Storm Water Lift Station, 5 HP, Replace	15	11	4	1	EA	$42,851.30	$42,851					$42,851															$42,851	**$85,703**
7.4	613417	Transfer Switch, Automatic (ATS), Replace	18	11	7	1	EA	$7,671.31	$7,671								$7,671													**$7,671**
7.4	613434	Distribution Panel, 208 Y, 120 V, Replace	30	11	19	1	EA	$6,349.92	$6,350																				$6,350	**$6,350**
7.4	613421	Distribution Panel, 208 Y, 120 V, Replace	30	11	19	1	EA	$5,079.93	$5,080																				$5,080	**$5,080**
7.4	613432	Secondary Transformer, Dry, Replace	30	11	19	1	EA	$6,086.36	$6,086																				$6,086	**$6,086**
7.4	613431	Motor Control Center w/ Main Breaker, 3-phase, up to 1,600 Amp, Replace	30	11	19	1	EA	$26,276.97	$26,277																				$26,277	**$26,277**
7.4	613266	Incandescent Lighting Fixture, Basic, Replace	20	11	9	4	EA	$188.55	$754										$754											**$754**
7.4	613272	High Pressure Sodium Lighting Fixture, 250 W, Replace	20	11	9	2	EA	$719.95	$1,440										$1,440											**$1,440**
7.4	613415	Lighting System, Interior, Upgrade	25	11	14	1200	SF	$9.24	$11,090															$11,090						**$11,090**
7.4	613424	Generator, Gas, 100 kW, Replace	25	13	12	1	EA	$71,929.70	$71,930														$71,930							**$71,930**
7.6	613428	Fire Extinguisher, Replace	15	1	14	1	EA	$356.54	$357															$357						**$357**
7.6	613420	Exit Lighting Fixture, , Replace	10	5	5	2	EA	$405.01	$810						$810										$810					**$1,620**
8.1	613371	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	4	4	2400	SF	$1.45	$3,482					$3,482									$3,482							**$6,965**
8.1	613372	Interior Floor Finish, Concrete, Prep & Paint	10	5	5	1200	SF	$9.23	$11,081						$11,081										$11,081					**$22,163**
8.1	613370	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	5	5	1200	SF	$1.94	$2,324						$2,324										$2,324					**$4,648**
Totals, Unescalated										**$0**	**$0**	**$0**	**$1,328**	**$51,982**	**$16,123**	**$0**	**$7,671**	**$11,033**	**$11,624**	**$0**	**$0**	**$75,412**	**$1,328**	**$24,829**	**$14,215**	**$0**	**$0**	**$1,328**	**$98,536**	**$315,410**
Location Factor (1.00)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$0**	**$1,451**	**$58,506**	**$18,691**	**$0**	**$9,435**	**$13,976**	**$15,167**	**$0**	**$0**	**$107,520**	**$1,951**	**$37,555**	**$22,147**	**$0**	**$0**	**$2,261**	**$172,783**	**$461,443**

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1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	101 Bruell Street, Yorkville, IL 60560
Year Constructed/Renovated:	2005
Current Occupants:	City of Yorkville
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Lift Station
Site Area:	0.1 acres
Building Area:	1,200 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Street parking with driveway
Building Construction:	Masonry bearing walls and wood-framed roofs
Roof Construction:	Gabled roofs with asphalt shingles
Exterior Finishes:	Brick Veneer
Heating, Ventilation and Air Conditioning:	Suspended electric unit heaters
Fire and Life/Safety:	Smoke detectors, alarms, strobes, extinguishers, pull stations, and exit signs
Dates of Visit:	May 23, 2017
On-Site Point of Contact (POC):	Eric Dhuse
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	--
Roof	Fair	Electrical	Fair
Vertical Envelope	Good	Elevators	--

Systemic Condition Summary			
Interiors	Fair	Fire	Good

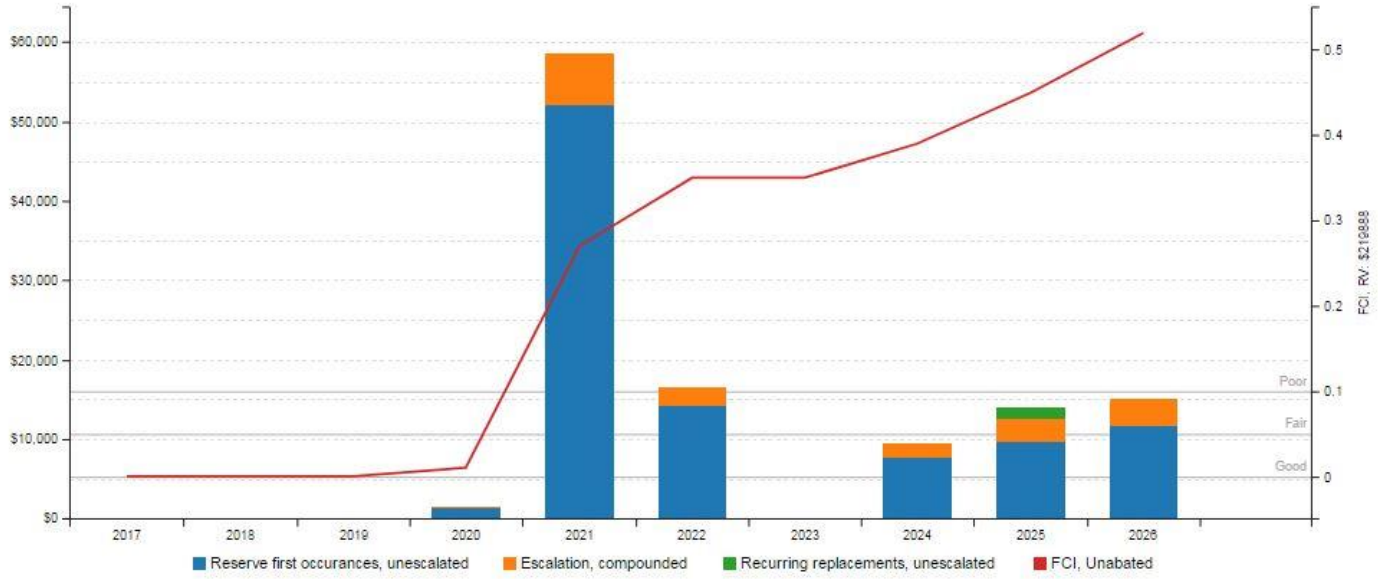
The following bullet points highlight the most significant short term and modernization recommendations:

- Seal and stripe asphalt pavement

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

The property has had no major capital improvements. The property is less than 12 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	52.3%	Poor
Current Replacement Value (CRV)	1,200 SF * $183.24 / SF = $219,888.00	

Year **0** (Current Year) - Immediate Repairs (IR)	$0.00
Years **1-10** – Replacement Reserves (RR)	$115,015.00
Total Capital Needs	**$115,015.00**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- There were no short term or modernization recommendations

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

emg | DUDE SOLUTIONS
PARENT COMPANY OF SchoolDude | FacilityDude | TheWorxHub

2 Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: ADA Checklist

Appendix A:
Photographic Record

PUBLIC WORKS LIFT STATION BRUELL
101 BRUELL STREET
YORKVILLE ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-025.366

#1:	FRONT ELEVATION

#2:	LEFT ELEVATION

#3:	REAR ELEVATION

#4:	RIGHT ELEVATION

#5:	PEDESTRIAN PAVEMENT, SIDEWALK, CONCRETE

#6:	DRIVEWAY, ASPHALT PAVEMENT

PUBLIC WORKS LIFT STATION BRUELL
101 BRUELL STREET
YORKVILLE ILLINOIS 60560

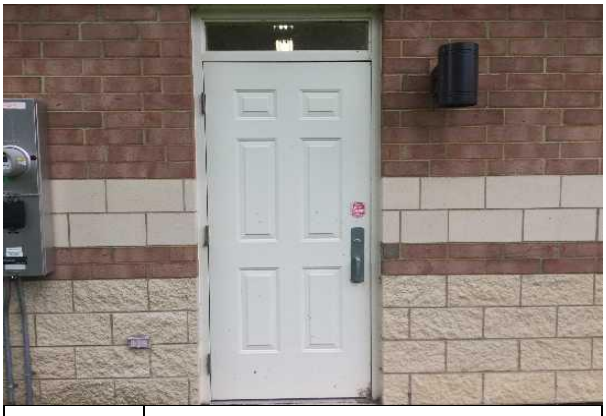
EMG PROJECT NO: 122700.17R000-025.366

#7:	DRIVEWAY, ASPHALT PAVEMENT

#8:	ROOF, ASPHALT SHINGLE

#9:	EXTERIOR WALL, CONCRETE BLOCK (CMU)

#10:	EXTERIOR WALL, BRICK VENEER

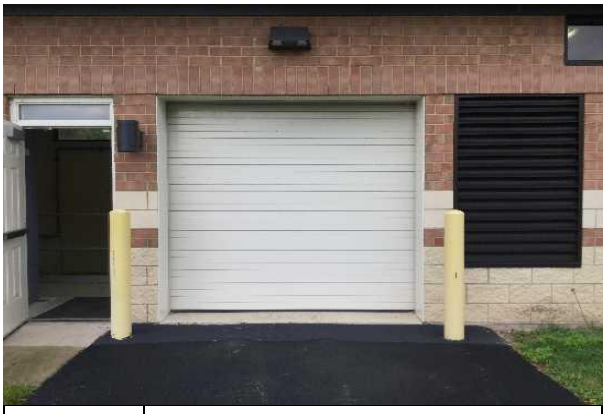


#11:	EXTERIOR DOOR, STEEL

#12:	WINDOW, ALUMINUM DOUBLE-GLAZED

PUBLIC WORKS LIFT STATION BRUELL
101 BRUELL STREET
YORKVILLE ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-025.366



#13:	OVERHEAD DOOR, ALUMINUM ROLL-UP

#14:	EXHAUST FAN, PROPELLER

#15:	UNIT HEATER, ELECTRIC

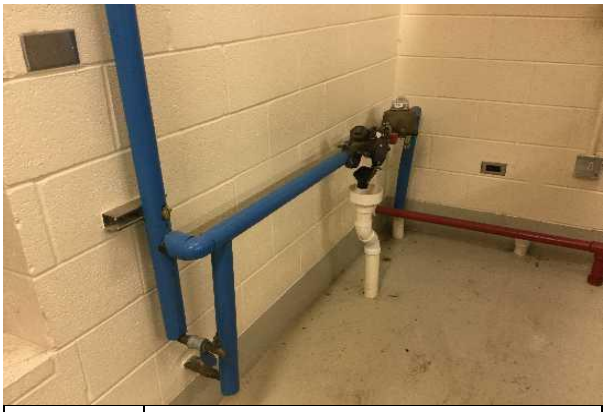
#16:	EMERGENCY EYE WASH & SHOWER STATION

#17:	WATER STORAGE TANK

#18:	SINK, PORCELAIN ENAMEL, CAST IRON

PUBLIC WORKS LIFT STATION BRUELL
101 BRUELL STREET
YORKVILLE ILLINOIS 60560

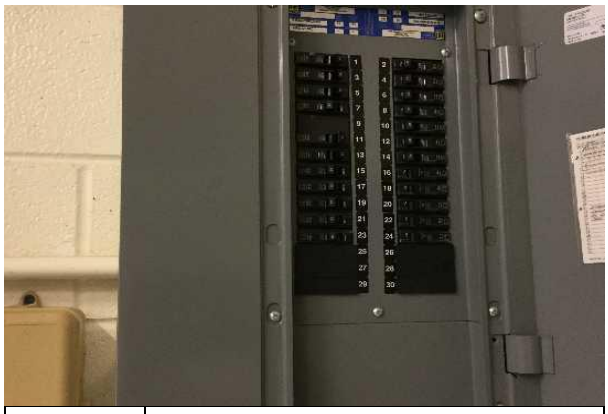
EMG PROJECT NO: 122700.17R000-025.366



#19:	BACKFLOW PREVENTER

#20:	LIGHTING SYSTEM, INTERIOR, OFFICE BUILDING

#21:	GENERATOR, GAS OR GASOLINE



#22:	DISTRIBUTION PANEL

#23:	INCANDESCENT LIGHTING FIXTURE

#24:	MOTOR CONTROL CENTER W/ MAIN BREAKER, 3-PHASE

PUBLIC WORKS LIFT STATION BRUELL
101 BRUELL STREET
YORKVILLE ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-025.366

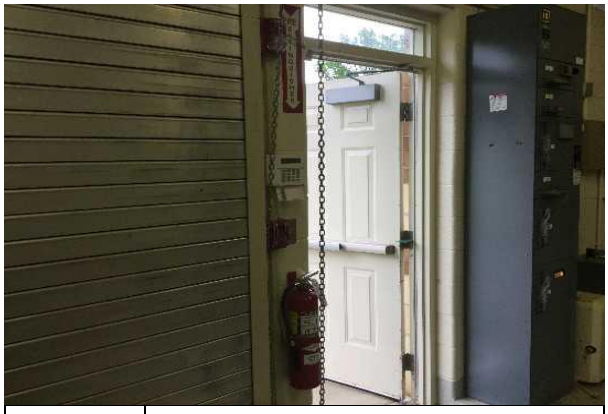
#25:	HIGH PRESSURE SODIUM LIGHTING FIXTURE

#26:	DISTRIBUTION PANEL

#27:	STORM WATER LIFT STATION CONTROLLER

#28:	SECONDARY TRANSFORMER

#29:	AUTOMATIC TRANSFER SWITCH

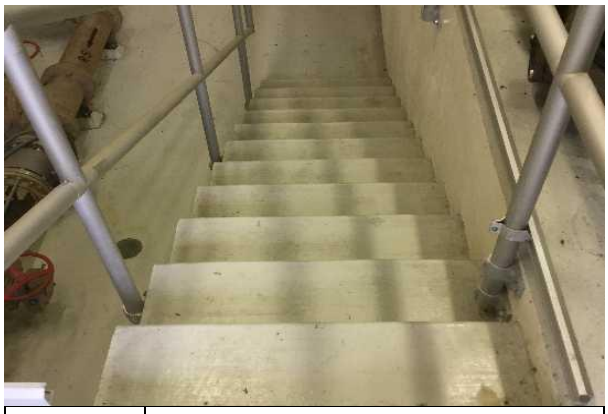


#30:	FIRE EXTINGUISHER

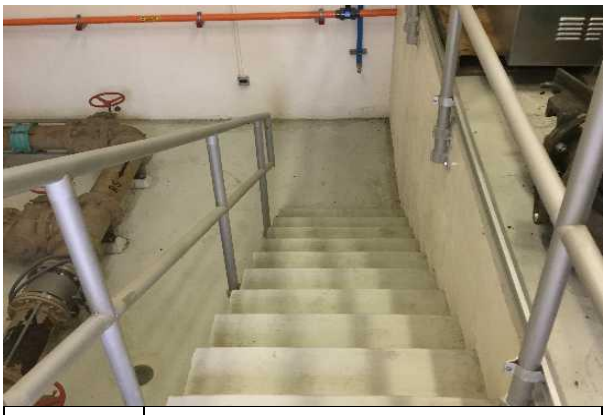
#31:	EXIT LIGHTING FIXTURE

#32:	INTERIOR CEILING FINISH, GYPSUM BOARD/PLASTER

#33:	INTERIOR FLOOR FINISH, CONCRETE



#34:	INTERIOR STAIRS, CONCRETE



#35:	INTERIOR STAIR/RAMP RAILS, METAL

#36:	INTERIOR WALL FINISH, CONCRETE/MASONRY

Appendix B:
Site Plan

Site Plan

emg	**Project Name:** Public Works Lift Station	**Project Number:** 122700.17R000-025.366
	Source: Google Earth	**On-Site Date:** May 23, 2017

Appendix C:
Pre-Survey Questionnaire

Date Completed: June 6, 2017

Property Name: Public Works Lift Station

EMG Project Number: 122700.17R000-025.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			X	
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?			X	
3	Are there audible and visual fire alarm devices in the toilet rooms?			X	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			X	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			X	
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?			X	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			X	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			X	
11	Are exposed pipes under sink sufficiently insulated against contact?			X	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			**X**	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*

Appendix D:
ADA Checklist

THE PRE-SURVEY QUESTIONNARE WAS NOT RETURNED TO EMG

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Treatment Facility Well 3 and 4
610 Tower Lane
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
bchampion@emgcorp.com

EMG Project Number:
122700.17R000-034.366

Date of Report:
June 22, 2017

On Site Date:
May 22, 2017

Draft - For Discussion Purposes Only

Immediate Repairs Report
Treatment Facility Well 3 & 4
6/22/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Treatment Facility Well 3 & 4	7.6	613113	Sprinkler System, Full Retrofit, Office (per SF), Renovate	3900	SF	$8.00	$31,195	**$31,195**
Immediate Repairs Total								**$31,195**

* Location Factor included in totals.

Draft - For Discussion Purposes Only

Replacement Reserves Report

Treatment Facility Well 3 & 4

6/22/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Treatment Facility Well 3 & 4	6.3	612958	Roof, Asphalt Shingle, Replace	20	15	* 5	4680	SF	$3.42	$16,008											$16,008										**$16,008**
Treatment Facility Well 3 & 4	6.6	612941	Window, Aluminum Double-Glazed, Replace	30	15	15	8	EA	$543.75	$4,350																$4,350					**$4,350**
Treatment Facility Well 3 & 4	6.6	612944	Exterior Door, Wood Solid-Core, Replace	25	15	* 10	4	EA	$1,423.11	$5,692													$5,692								**$5,692**
Treatment Facility Well 3 & 4	7.1	612965	Ductless Split System, Single Zone, Replace	15	8	7	1	EA	$4,473.11	$4,473								$4,473													**$4,473**
Treatment Facility Well 3 & 4	7.1	613011	Exhaust Fan, Propeller, Replace	15	8	7	2	EA	$1,383.64	$2,767								$2,767													**$2,767**
Treatment Facility Well 3 & 4	7.1	613108	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	8	7	2	EA	$2,021.87	$4,044								$4,044													**$4,044**
Treatment Facility Well 3 & 4	7.1	613003	Unit Heater, Electric, Replace	20	10	10	6	EA	$1,741.57	$10,449											$10,449										**$10,449**
Treatment Facility Well 3 & 4	7.1	613019	Residential Fixtures, Ceiling Fan, Replace	15	8	7	4	EA	$354.11	$1,416								$1,416													**$1,416**
Treatment Facility Well 3 & 4	7.1	612984	Control Panel, Digital Display, Replace	20	10	10	1	EA	$20,000.00	$20,000											$20,000										**$20,000**
Treatment Facility Well 3 & 4	7.2	612961	Toilet, Flush Tank (Water Closet), Replace	20	10	10	1	EA	$1,055.15	$1,055											$1,055										**$1,055**
Treatment Facility Well 3 & 4	7.2	612964	Lavatory, Vitreous China, Replace	20	10	10	1	EA	$572.66	$573											$573										**$573**
Treatment Facility Well 3 & 4	7.2	612932	Service Sink, Floor, Replace	35	16	19	1	EA	$1,599.51	$1,600																				$1,600	**$1,600**
Treatment Facility Well 3 & 4	7.2	612990	Emergency Eye Wash & Shower Station, Replace	15	8	7	1	EA	$2,114.70	$2,115								$2,115													**$2,115**
Treatment Facility Well 3 & 4	7.2	613018	Backflow Preventer, 2", Replace	15	8	7	1	EA	$2,603.17	$2,603								$2,603													**$2,603**
Treatment Facility Well 3 & 4	7.2	617349	Water Flow Meter, 2", Replace	25	15	10	3	EA	$2,756.30	$8,269											$8,269										**$8,269**
Treatment Facility Well 3 & 4	7.2	613005	Water Heater, Electric, Residential, Replace	15	8	7	1	EA	$1,014.17	$1,014								$1,014													**$1,014**
Treatment Facility Well 3 & 4	7.2	613016	Booster Pump, 1.5 HP, Replace	20	10	10	1	EA	$7,498.29	$7,498											$7,498										**$7,498**
Treatment Facility Well 3 & 4	7.2	613017	Booster Pump, 1.5 HP, Replace	20	10	10	1	EA	$7,498.29	$7,498											$7,498										**$7,498**
Treatment Facility Well 3 & 4	7.2	613106	Booster Pump, 7.5 HP, Replace	20	10	10	1	EA	$11,641.34	$11,641											$11,641										**$11,641**
Treatment Facility Well 3 & 4	7.2	612993	Sink, Epoxy Resin, Laboratory, Replace	15	8	7	1	EA	$649.50	$649								$649													**$649**
Treatment Facility Well 3 & 4	7.4	612986	Motor Control Center w/ Main Breaker, 3-phase, Replace	30	15	15	1	EA	$26,276.97	$26,277																$26,277					**$26,277**
Treatment Facility Well 3 & 4	7.4	612953	High Pressure Sodium Lighting Fixture, 250 W, Replace	20	10	10	5	EA	$287.98	$1,440											$1,440										**$1,440**
Treatment Facility Well 3 & 4	7.4	612956	Compact Fluorescent Lighting Fixture, 80 W, Replace	20	10	10	7	EA	$256.88	$1,798											$1,798										**$1,798**
Treatment Facility Well 3 & 4	7.4	612995	Lighting System, Interior, Office Building, Upgrade	25	13	12	3900	SF	$9.24	$36,044													$36,044								**$36,044**
Treatment Facility Well 3 & 4	7.6	613113	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	3900	SF	$8.00	$31,195	$31,195																				**$31,195**
Treatment Facility Well 3 & 4	7.6	612972	Fire Extinguisher, Replace	15	1	14	4	EA	$356.54	$1,426															$1,426						**$1,426**
Treatment Facility Well 3 & 4	7.6	617331	Fire Alarm System, , Replace	20	15	5	3900	SF	$2.36	$9,202						$9,202															**$9,202**
Treatment Facility Well 3 & 4	7.6	612989	Fire Alarm Control Panel, Addressable, Replace	15	2	13	1	EA	$20,297.59	$20,298														$20,298							**$20,298**
Treatment Facility Well 3 & 4	7.6	612976	Exit Lighting Fixture, LED, Replace	10	5	5	2	EA	$405.01	$810						$810										$810					**$1,620**
Treatment Facility Well 3 & 4	8.1	612938	Interior Door, Steel, Replace	25	13	12	5	EA	$950.12	$4,751													$4,751								**$4,751**
Treatment Facility Well 3 & 4	8.1	612935	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	4	4	7800	SF	$1.45	$11,318					$11,318								$11,318								**$22,636**
Treatment Facility Well 3 & 4	8.1	612933	Interior Floor Finish, Concrete, Prep & Paint	10	5	5	3900	SF	$9.23	$36,014						$36,014										$36,014					**$72,028**
Treatment Facility Well 3 & 4	8.1	612934	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	5	5	3900	SF	$1.94	$7,553						$7,553										$7,553					**$15,105**
Treatment Facility Well 3 & 4	8.1	612992	Cabinet, Base and Wall Section, Replace	20	10	10	20	LF	$467.63	$9,353											$9,353										**$9,353**
Totals, Unescalated											**$31,195**	**$0**	**$0**	**$0**	**$11,318**	**$53,579**	**$0**	**$19,082**	**$0**	**$0**	**$95,583**	**$0**	**$57,805**	**$20,298**	**$1,426**	**$75,004**	**$0**	**$0**	**$0**	**$1,600**	**$366,888**
Totals, Escalated (3.0% inflation, compounded annually)											**$31,195**	**$0**	**$0**	**$0**	**$12,738**	**$62,113**	**$0**	**$23,469**	**$0**	**$0**	**$128,455**	**$0**	**$82,416**	**$29,808**	**$2,157**	**$116,854**	**$0**	**$0**	**$0**	**$2,805**	**$492,009**

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1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	610 Tower Lane, Yorkville, Illinois 60560
Year Constructed/Renovated:	2001
Current Occupants:	City of Yorkville
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Treatment Facility
Site Area:	0.04 acres
Building Area:	3,900 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Included in Public Works Office and Garage report
Building Construction:	Masonry bearing walls and wood-framed roofs
Roof Construction:	Gabled roofs with asphalt shingles
Exterior Finishes:	Brick Veneer
Heating, Ventilation and Air Conditioning:	Ductless split-systems and suspended electric unit heaters
Fire and Life/Safety:	Smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs
Dates of Visit:	May 22, 2017
On-Site Point of Contact (POC):	Eric Dhuse
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	Fair

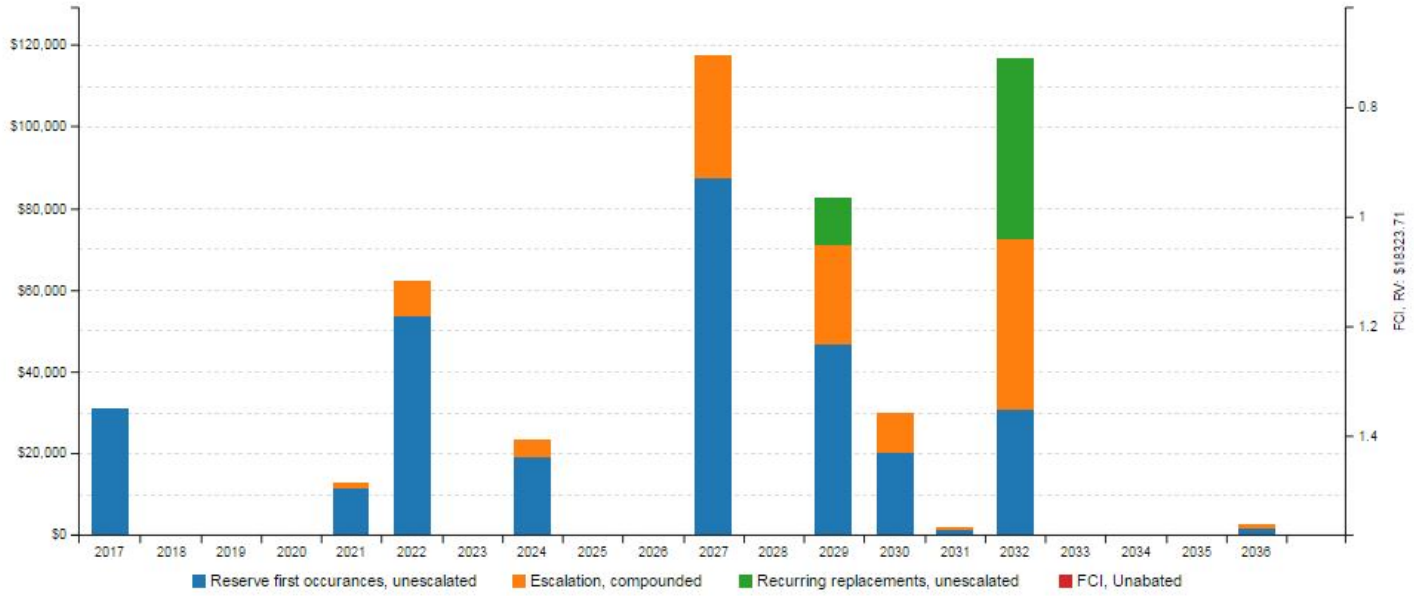
The following bullet points highlight the most significant short term and modernization recommendations:

- Installation of a complete fire suppression system

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

The property has had no major capital improvements. The property is less than 20 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	4.4%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	30.2%	Poor
Current Replacement Value (CRV)	3,900 SF * $183.24 / SF = $714,636.00	

Year **0** (Current Year) - Immediate Repairs (IR)	$31,195.00

Key Finding	Metric
Years **1-10** – Replacement Reserves (RR)	$215,662.00
Total Capital Needs	**$246,857.00**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Installation of a complete fire suppression system

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: ADA Checklist

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	LEFT ELEVATION

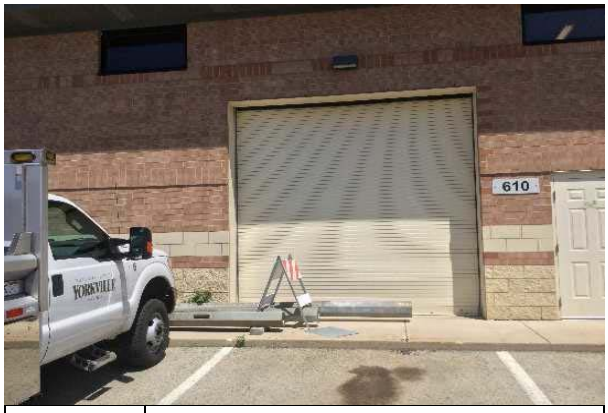
#3:	REAR ELEVATION

#4:	RIGHT ELEVATION

#5:	ROOF, ASPHALT SHINGLE

#6:	EXTERIOR WALL, CONCRETE BLOCK (CMU)

#7:	EXTERIOR WALL, BRICK VENEER



#8:	OVERHEAD DOOR, ALUMINUM ROLL-UP

#9:	WINDOW, ALUMINUM DOUBLE-GLAZED

#10:	EXTERIOR DOOR, WOOD SOLID-CORE

#11:	BOOSTER PUMP

#12:	EXHAUST FAN, CENTRIFUGAL

#13:	CONTROL SYSTEM

#14:	CONTROL SYSTEM

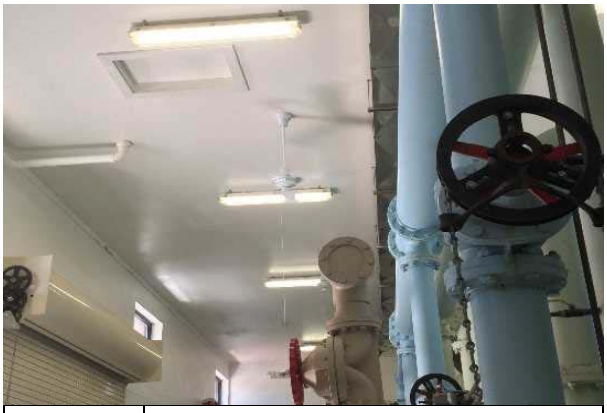
#15:	BOOSTER PUMP

#16:	DUCTLESS SPLIT SYSTEM, SINGLE ZONE

#17:	DUCTLESS SPLIT SYSTEM, SINGLE ZONE

#18:	UNIT HEATER, ELECTRIC

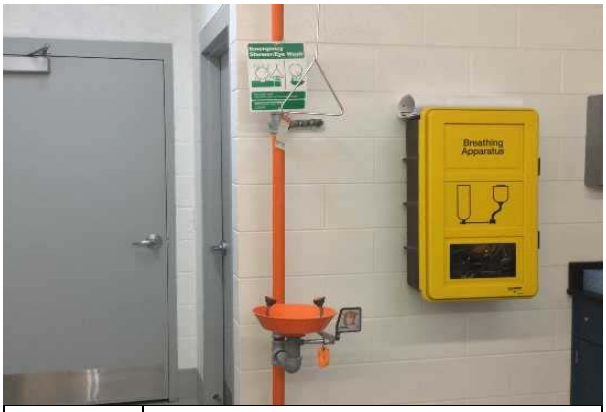
#19:	EXHAUST FAN, PROPELLER



#20:	RESIDENTIAL FIXTURES, CEILING FAN

#21:	SERVICE SINK, FLOOR

#22:	WATER STORAGE TANK

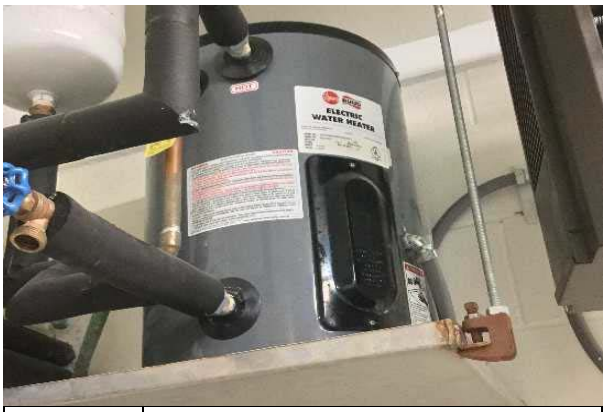


#23:	EMERGENCY EYE WASH AND SHOWER STATION

#24:	BOOSTER PUMP

#25:	WATER STORAGE TANK

#26:	WATER STORAGE TANK



#27:	WATER HEATER, ELECTRIC, RESIDENTIAL

#28:	BACKFLOW PREVENTER

#29:	HIGH PRESSURE SODIUM LIGHTING FIXTURE

#30:	MOTOR CONTROL CENTER W/ MAIN BREAKER

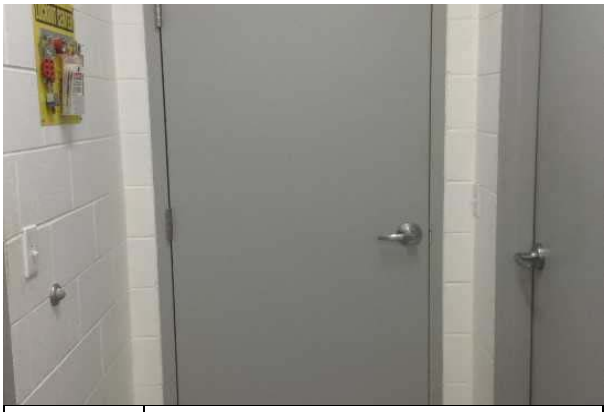
#31:	COMPACT FLUORESCENT LIGHTING FIXTURE

#32:	LIGHTING SYSTEM, INTERIOR, OFFICE BUILDING

#33:	EXIT LIGHTING FIXTURE

#34:	FIRE EXTINGUISHER

#35:	FIRE ALARM CONTROL PANEL, ADDRESSABLE



#36:	INTERIOR DOOR, STEEL

#37:	INTERIOR FLOOR FINISH, CONCRETE

#38:	INTERIOR WALL FINISH, CONCRETE/MASONRY

#39:	INTERIOR CEILING FINISH, GYPSUM BOARD/PLASTER

#40:	KITCHEN CABINET, BASE AND WALL SECTION, WOOD

#41:	SINK, EPOXY RESIN, LABORATORY

#42:	KITCHEN CABINET, BASE AND WALL SECTION, WOOD

Appendix B:
Site Plan

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Site Plan

emg	**Project Name:** Treatment Facility Well 3 and 4	**Project Number:** 122700.17R000-034.366
	Source: Google Earth	**On-Site Date:** May 22, 2017

Appendix C:
ADA Checklist

Date Completed: June 6, 2017

Property Name: Treatment Facilty Well 3 and 4

EMG Project Number: 122700.17R000-034.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	
3	Does the width between railings appear at least 36 inches?			X	

	Ramps (cont.)	Yes	No	NA	Comments
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?		X		
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?		X		
3	Are there audible and visual fire alarm devices in the toilet rooms?		X		
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			X	
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?	X			
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms (cont.)	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			X	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			X	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			X	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			X	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			X	

**Based on visual observation only. The slope was not confirmed through measurements.*

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FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Treatment Facility Well 7
2224 Tremont
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-035.366

Date of Report:
June 23, 2017

On Site Date:
May 24, 2017

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Immediate Repairs Report
Treatment Facility Well 7
6/23/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Treatment Facility Well 7	7.6	617873	Sprinkler System, Full Retrofit, Office (per SF), Renovate	3200	SF	$8.00	$25,596	**$25,596**
Immediate Repairs Total								**$25,596**

* Location Factor included in totals.

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Replacement Reserves Report

Treatment Facility Well 7

6/23/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Treatment Facility Well 7	5.2	614618	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	13500	SF	$0.38	$5,123				$5,123					$5,123					$5,123					$5,123		**$20,493**
Treatment Facility Well 7	5.2	614615	Parking Lots, Asphalt Pavement, Mill & Overlay	25	13	12	13500	SF	$3.28	$44,285													$44,285								**$44,285**
Treatment Facility Well 7	5.2	614619	Pedestrian Pavement, Sidewalk, Concrete, Replace	30	12	18	256	SF	$19.82	$5,074																			$5,074		**$5,074**
Treatment Facility Well 7	5.5	614613	Fences & Gates, Chain Link, 8' High, Replace	30	13	17	1034	LF	$53.90	$55,733																		$55,733			**$55,733**
Treatment Facility Well 7	6.3	614625	Roof, Asphalt Shingle, Replace	20	13	* 7	3840	SF	$3.42	$13,135																		$13,135			**$13,135**
Treatment Facility Well 7	6.6	614633	Window, Aluminum Double-Glazed, Replace	30	13	17	8	EA	$584.21	$4,674																		$4,674			**$4,674**
Treatment Facility Well 7	6.6	614631	Exterior Door, Steel, Replace	25	13	12	4	EA	$950.12	$3,800													$3,800								**$3,800**
Treatment Facility Well 7	7.1	614630	Ductless Split System, Single Zone, Replace	15	12	3	1	EA	$4,473.11	$4,473				$4,473															$4,473		**$8,946**
Treatment Facility Well 7	7.1	614669	Unit Heater, Electric, 3 to 6 kW, Replace	20	13	7	7	EA	$1,741.57	$12,191								$12,191													**$12,191**
Treatment Facility Well 7	7.1	614647	Building Automation System (HVAC Controls), Upgrade	20	13	7	3200	SF	$5.36	$17,160								$17,160													**$17,160**
Treatment Facility Well 7	7.1	614675	Residential Fixtures, Ceiling Fan, Replace	15	12	3	3	EA	$354.11	$1,062				$1,062															$1,062		**$2,125**
Treatment Facility Well 7	7.2	614725	Toilet, Flush Tank (Water Closet), Replace	20	13	7	1	EA	$1,055.15	$1,055								$1,055													**$1,055**
Treatment Facility Well 7	7.2	614726	Lavatory, Vitreous China, Replace	20	13	7	1	EA	$572.66	$573								$573													**$573**
Treatment Facility Well 7	7.2	614672	Emergency Eye Wash & Shower Station, Replace	15	12	3	1	EA	$2,114.70	$2,115				$2,115															$2,115		**$4,229**
Treatment Facility Well 7	7.2	614666	Backflow Preventer, 2", Replace	15	12	3	1	EA	$2,603.17	$2,603				$2,603															$2,603		**$5,206**
Treatment Facility Well 7	7.2	614716	Backflow Preventer, 2", Replace	15	12	3	1	EA	$2,603.17	$2,603				$2,603															$2,603		**$5,206**
Treatment Facility Well 7	7.2	614718	Water Flow Meter, 2", Replace	25	13	12	1	EA	$2,756.30	$2,756													$2,756								**$2,756**
Treatment Facility Well 7	7.2	614719	Water Flow Meter, 2", Replace	25	13	12	1	EA	$2,756.30	$2,756													$2,756								**$2,756**
Treatment Facility Well 7	7.2	614717	Water Flow Meter, 2", Replace	25	13	12	1	EA	$2,756.30	$2,756													$2,756								**$2,756**
Treatment Facility Well 7	7.2	614674	Water Heater, Electric, Residential, 10 GAL, Replace	15	12	3	1	EA	$1,014.17	$1,014				$1,014															$1,014		**$2,028**
Treatment Facility Well 7	7.2	614668	Booster Pump, 1.5 HP, Replace	20	13	7	1	EA	$7,498.29	$7,498								$7,498													**$7,498**
Treatment Facility Well 7	7.2	614720	Booster Pump, 3.0 HP, Replace	20	13	7	1	EA	$7,498.29	$7,498								$7,498													**$7,498**
Treatment Facility Well 7	7.2	614671	Sink, Epoxy Resin, Laboratory, Replace	15	12	3	1	EA	$649.50	$649				$649															$649		**$1,299**
Treatment Facility Well 7	7.2	614670	Cabinet, Base and Wall Section, Wood, Replace	20	13	7	12	LF	$467.63	$5,612								$5,612													**$5,612**
Treatment Facility Well 7	7.4	614614	Transfer Switch, Automatic (ATS), Replace	18	13	5	1	EA	$16,318.29	$16,318						$16,318															**$16,318**
Treatment Facility Well 7	7.4	614642	Motor Control Center w/ Main Breaker, 3-phase, Replace	30	13	17	1	EA	$26,276.97	$26,277																		$26,277			**$26,277**
Treatment Facility Well 7	7.4	614640	Distribution Panel, 208 Y, 120 V, Replace	30	13	17	1	EA	$7,951.00	$7,951																		$7,951			**$7,951**
Treatment Facility Well 7	7.4	614649	Building/Main Switchgear, 208 Y, 120 V, 600 AMP, Replace	30	13	17	1	EA	$179,033.12	$179,033																		$179,033			**$179,033**
Treatment Facility Well 7	7.4	614646	Secondary Transformer, Dry, Replace	30	13	17	1	EA	$11,920.05	$11,920																		$11,920			**$11,920**
Treatment Facility Well 7	7.4	614632	Incandescent Lighting Fixture, Basic, Replace	20	13	7	7	EA	$188.55	$1,320								$1,320													**$1,320**
Treatment Facility Well 7	7.4	614628	High Pressure Sodium Lighting Fixture, 250 W, Replace	20	13	7	7	EA	$287.98	$2,016								$2,016													**$2,016**
Treatment Facility Well 7	7.4	614638	Lighting System, Interior, Office Building, Upgrade	25	13	12	3200	SF	$9.24	$29,574													$29,574								**$29,574**
Treatment Facility Well 7	7.6	617873	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	3200	SF	$8.00	$25,596	$25,596																				**$25,596**
Treatment Facility Well 7	7.6	614650	Fire Extinguisher, Replace	15	1	14	3	EA	$356.54	$1,070										$1,070											**$1,070**
Treatment Facility Well 7	7.6	617869	Fire Alarm Control Panel, Addressable, Replace	15	1	14	1	EA	$20,297.59	$20,298										$20,298											**$20,298**
Treatment Facility Well 7	7.6	614648	Fire Alarm System, , Upgrade	20	1	19	3200	SF	$2.36	$7,550																				$7,550	**$7,550**
Treatment Facility Well 7	7.6	614639	Exit Lighting Fixture, , Replace	10	5	5	3	EA	$405.01	$1,215						$1,215										$1,215					**$2,430**
Treatment Facility Well 7	8.1	614662	Interior Window, 12 SF, Replace	30	13	17	3	EA	$224.01	$672																		$672			**$672**
Treatment Facility Well 7	8.1	614651	Interior Door, Aluminum, Replace	30	13	17	3	EA	$1,368.37	$4,105																		$4,105			**$4,105**
Treatment Facility Well 7	8.1	614637	Interior Floor Finish, Concrete, Prep & Paint	10	5	5	3200	SF	$9.23	$29,550						$29,550										$29,550					**$59,100**
Treatment Facility Well 7	8.1	614635	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	5	5	3200	SF	$1.94	$6,197						$6,197										$6,197					**$12,394**

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Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Totals, Unescalated										$25,596	$0	$0	$19,643	$0	$53,281	$0	$54,923	$5,123	$0	$0	$0	$85,929	$5,123	$21,367	$36,962	$0	$303,499	$24,718	$7,550	$643,715
Totals, Escalated (3.0% inflation, compounded annually)										$25,596	$0	$0	$21,465	$0	$61,767	$0	$67,548	$6,490	$0	$0	$0	$122,514	$7,524	$32,320	$57,586	$0	$501,638	$42,080	$13,240	$959,767

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1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	2224 Tremont, Yorkville, Illinois 60560
Year Constructed/Renovated:	2004
Current Occupants:	City of Yorkville
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Water Treatment Facility
Site Area:	1.4 acres
Building Area:	3,200 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	0 marked spaces in open lots
Building Construction:	Masonry bearing walls and wood-framed roofs
Roof Construction:	Gabled roofs with asphalt shingles
Exterior Finishes:	Brick Veneer
Heating, Ventilation and Air Conditioning:	Ceiling Fans, ductless split-system, suspended electric unit heaters
Fire and Life/Safety:	Smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs
Dates of Visit:	May 24, 2017
On-Site Point of Contact (POC):	Eric Dhuse
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Good	Elevators	--
Interiors	Fair	Fire	Good

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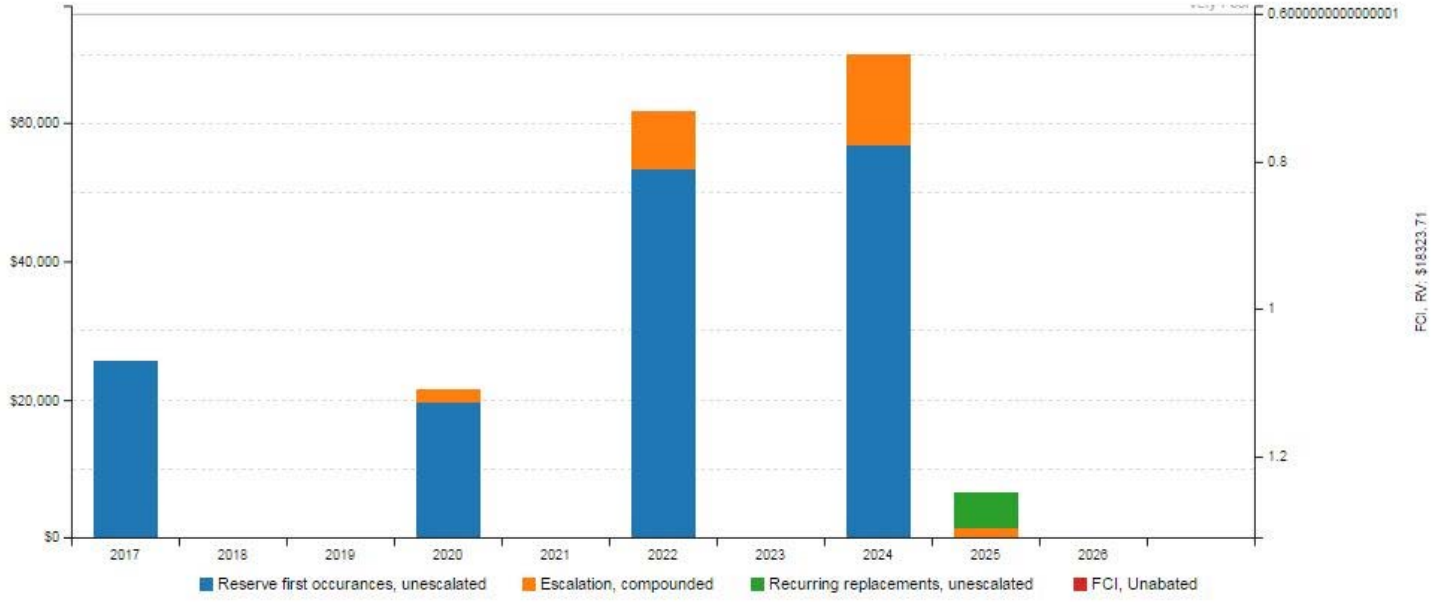
The following bullet points highlight the most significant short term and modernization recommendations:

- Installation of a complete fire suppression system

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

The property has had no major capital improvements. The property is less than 13 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	4.4%	Good

Key Finding	Metric	
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	26.8%	Poor
Current Replacement Value (CRV)	3,200 SF * $183.24 / SF = $586,368.00	
Year **0** (Current Year) - Immediate Repairs (IR)		$25,596.00
Years **1-10** – Replacement Reserves (RR)		$157,269.00
Total Capital Needs		**$182,865.00**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Installation of a complete fire suppression system

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: ADA Checklist

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Appendix A: Photographic Record

TREATMENT FACILITY WELL 7
2224 TREMONT
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-035.366

#1:	FRONT ELEVATION

#2:	LEFT ELEVATION

#3:	REAR ELEVATION

#4:	RIGHT ELEVATION

#5:	PEDESTRIAN PAVEMENT, SIDEWALK, CONCRETE

#6:	PARKING LOTS, ASPHALT PAVEMENT

TREATMENT FACILITY WELL 7
2224 TREMONT
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-035.366

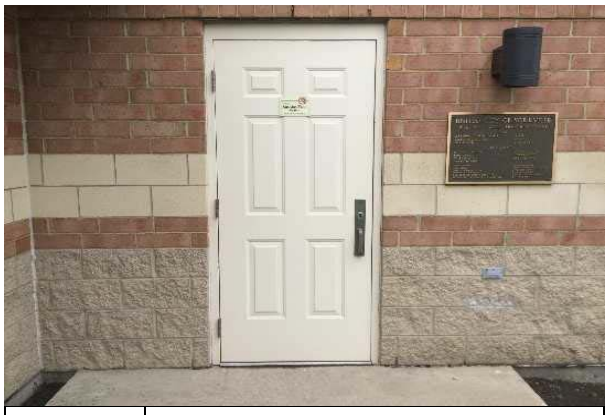
#7:	FENCES & GATES, CHAIN LINK

#8:	ROOF, ASPHALT SHINGLE

#9:	EXTERIOR WALL, CONCRETE BLOCK (CMU)

#10:	EXTERIOR WALL, BRICK VENEER

#11:	WINDOW, ALUMINUM DOUBLE-GLAZED



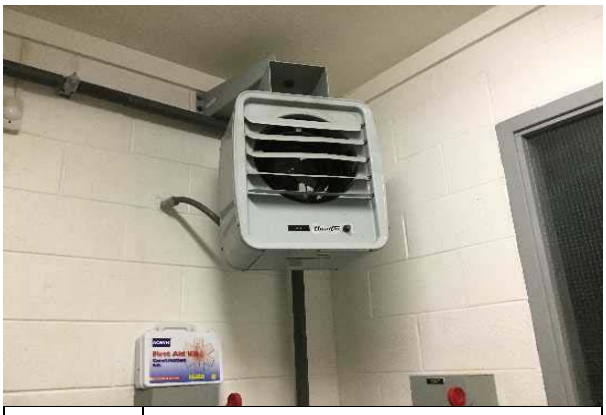
#12:	EXTERIOR DOOR, STEEL

#13:	OVERHEAD DOOR, ALUMINUM ROLL-UP

#14:	DUCTLESS SPLIT SYSTEM, SINGLE ZONE

#15:	DUCTLESS SPLIT SYSTEM, SINGLE ZONE

#16:	RESIDENTIAL FIXTURES, CEILING FAN



#17:	UNIT HEATER, ELECTRIC

#18:	BUILDING AUTOMATION SYSTEM (HVAC CONTROLS)

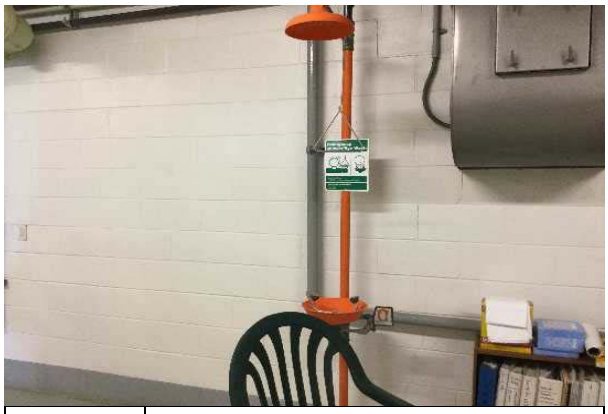
TREATMENT FACILITY WELL 7
2224 TREMONT
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-035.366

#19:	BACKFLOW PREVENTER

#20:	WATER HEATER, ELECTRIC, RESIDENTIAL

#21:	WATER FLOW METER



#22:	EMERGENCY EYE WASH & SHOWER STATION,

#23:	WATER STORAGE TANK, UNIT 1

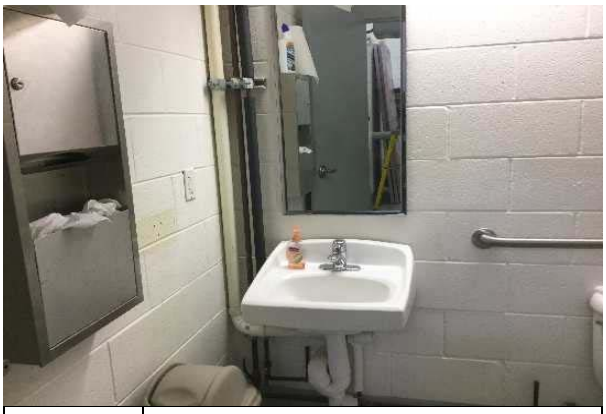
#24:	WATER STORAGE TANK, UNIT 2

TREATMENT FACILITY WELL 7
2224 TREMONT
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-035.366

#25:	WATER STORAGE TANK, UNIT 3

#26:	BOOSTER PUMP



#27:	LAVATORY, VITREOUS CHINA

#28:	TOILET, FLUSH TANK (WATER CLOSET)

#29:	BUILDING/MAIN SWITCHGEAR

#30:	SECONDARY TRANSFORMER, DRY

TREATMENT FACILITY WELL 7
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YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-035.366

#31:	INCANDESCENT LIGHTING FIXTURE, BASIC

#32:	MOTOR CONTROL CENTER W/ MAIN BREAKER, 3-PHASE

#33:	HIGH PRESSURE SODIUM LIGHTING FIXTURE

#34:	DISTRIBUTION PANEL

#35:	LIGHTING SYSTEM, INTERIOR

#36:	TRANSFER SWITCH, AUTOMATIC (ATS)

TREATMENT FACILITY WELL 7
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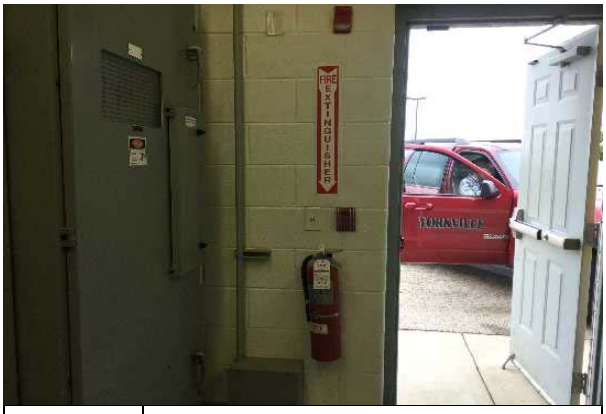
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-035.366

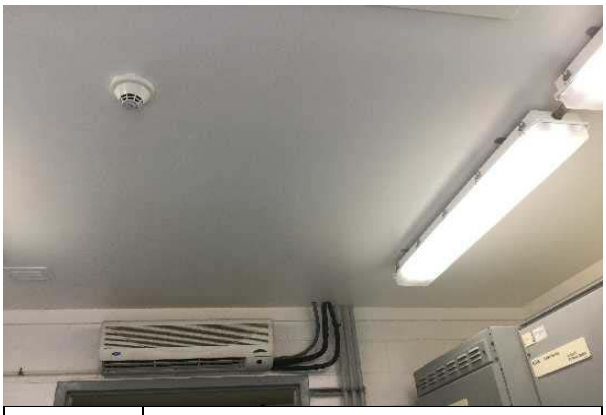


#37:	FIRE EXTINGUISHER

#38:	EXIT LIGHTING FIXTURE

#39:	FIRE ALARM SYSTEM

#40:	INTERIOR WALL FINISH, CONCRETE BLOCK

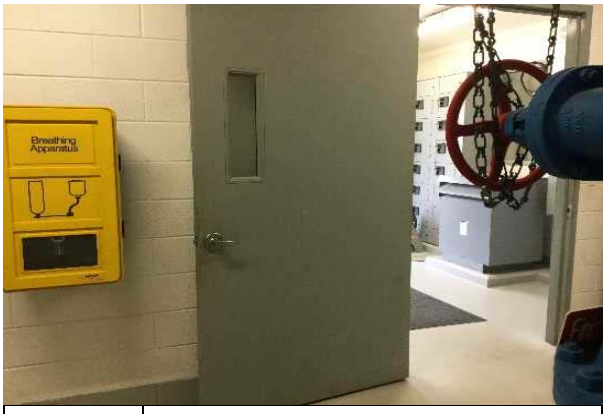


#41:	INTERIOR CEILING FINISH, GYPSUM BOARD

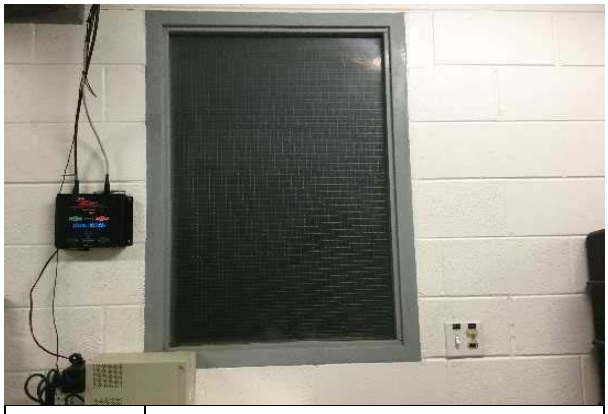
#42:	INTERIOR FLOOR FINISH, CONCRETE

TREATMENT FACILITY WELL 7
2224 TREMONT
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-035.366



#43:	INTERIOR DOOR, ALUMINUM



#44:	INTERIOR WINDOW

#45:	SERVICE SINK, FLOOR

#46:	CABINET, BASE AND WALL SECTION, WOOD

#47:	SINK, EPOXY RESIN, LABORATORY

Appendix B:
Site Plan

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Site Plan

emg	**Project Name:** Treatment Facility Well 7	**Project Number:** 122700.17R000-035.366
	Source: Google Earth	**On-Site Date:** May 24, 2017

Appendix C:
ADA Checklist

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Date Completed: June 7, 2017

Property Name: Treatment Facility Well 7

EMG Project Number: 122700.17R000-035.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?		X		No marked parking spaces.
2	Are there sufficient van-accessible parking spaces available?		X		
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		X		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?		X		
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?		X		
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		X		
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		X		
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?	X			
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			X	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			X	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			X	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			X	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?			X	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Public Works Garage (Frame Building)
185 Wolf Street
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-041.322

Date of Report:
July 18, 2017

On Site Date:
June 26, 2017

Draft - For Discussion Purposes Only

Immediate Repairs Report
Public Works Garage (Frame Building)
7/18/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Public Works Garage (Frame Building)	7.6	618878	Sprinkler System, Full Retrofit, Office (per SF), Renovate	10600	SF	$8.00	$84,786	**$84,786**
Public Works Garage (Frame Building)	7.6	618875	Fire Alarm System, Office Building, Install	10600	SF	$2.36	$25,011	**$25,011**
Immediate Repairs Total								**$109,797**

* Location Factor included in totals.

Replacement Reserves Report

Public Works Garage (Frame Building)

7/18/2017

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Location Name	EMG Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Public Works Garage (Frame Building)	5.2	Site	618834	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	26500	SF	$0.38	$10,057				$10,057					$10,057					$10,057					$10,057		**$40,227**
Public Works Garage (Frame Building)	5.2	Site	618832	Parking Lots, Asphalt Pavement, Mill & Overlay	25	9	16	26500	SF	$3.28	$86,931																	$86,931				**$86,931**
Public Works Garage (Frame Building)	5.5	Exterior walls	618844	High Pressure Sodium Lighting Fixture, 250 W, Replace	20	9	11	7	EA	$719.95	$5,040												$5,040									**$5,040**
Public Works Garage (Frame Building)	6.6	Exterior walls	618853	Exterior Door, Steel, Replace	25	9	16	5	EA	$950.12	$4,751																	$4,751				**$4,751**
Public Works Garage (Frame Building)	6.6	Exterior walls	618840	Exterior Door, Steel w/ Glass, Replace	25	9	16	4	EA	$1,352.72	$5,411																	$5,411				**$5,411**
Public Works Garage (Frame Building)	7.1	Right Elevation of Building	618866	Condensing Unit/Heat Pump, Split System, 5 Ton, Replace	15	4	11	1	EA	$6,439.81	$6,440												$6,440									**$6,440**
Public Works Garage (Frame Building)	7.1	Ceiling	618895	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15	2	13	1	EA	$3,072.78	$3,073														$3,073								**$3,073**
Public Works Garage (Frame Building)	7.1	Ceiling	618897	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15	2	13	1	EA	$3,072.78	$3,073														$3,073								**$3,073**
Public Works Garage (Frame Building)	7.1	Ceiling	618896	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15	2	13	1	EA	$3,072.78	$3,073														$3,073								**$3,073**
Public Works Garage (Frame Building)	7.1	Garage Ceiling	618910	Unit Heater, Natural Gas, 200 MBH, Replace	20	9	11	1	EA	$6,340.60	$6,341												$6,341									**$6,341**
Public Works Garage (Frame Building)	7.1	Garage Ceiling	618909	Unit Heater, Natural Gas, 195 MBH, Replace	20	3	17	1	EA	$6,340.60	$6,341																		$6,341			**$6,341**
Public Works Garage (Frame Building)	7.1	Garage	618898	Furnace, Electric, 151 to 180 MBH, Replace	20	2	18	1	EA	$10,024.52	$10,025																			$10,025		**$10,025**
Public Works Garage (Frame Building)	7.1	Throughout building	618880	Residential Fixtures, Ceiling Fan, Replace	15	9	6	6	EA	$354.11	$2,125							$2,125														**$2,125**
Public Works Garage (Frame Building)	7.2	Bathroom	618904	Toilet, Flush Tank (Water Closet), Replace	20	9	11	2	EA	$1,055.15	$2,110												$2,110									**$2,110**
Public Works Garage (Frame Building)	7.2	Bathroom	618912	Lavatory, Vitreous China, Replace	20	9	11	1	EA	$572.66	$573												$573									**$573**
Public Works Garage (Frame Building)	7.2	Garage	618932	Sink, Plastic, Replace	20	9	11	1	EA	$575.99	$576												$576									**$576**
Public Works Garage (Frame Building)	7.2	Office	618928	Sink, Stainless Steel, Replace	20	9	11	1	EA	$1,054.05	$1,054												$1,054									**$1,054**
Public Works Garage (Frame Building)	7.2	Garage	618899	Backflow Preventer, 1", Replace	15	3	12	1	EA	$1,276.01	$1,276													$1,276								**$1,276**
Public Works Garage (Frame Building)	7.2	Garage	618931	Water Heater, Electric, Residential, 50 GAL, Replace	15	9	6	1	EA	$1,738.90	$1,739							$1,739														**$1,739**
Public Works Garage (Frame Building)	7.2	Bathroom	618901	Bathroom Vanity Cabinet, Wood, with Cultured Marble Sink Top, 24 to 30", Replace	20	9	11	1	EA	$1,082.84	$1,083												$1,083									**$1,083**
Public Works Garage (Frame Building)	7.4	Front Elevation of Building	618850	Incandescent Lighting Fixture, Basic, 100 W, Replace	20	9	11	4	EA	$188.55	$754												$754									**$754**
Public Works Garage (Frame Building)	7.4	Throughout building	618879	Lighting System, Interior, Office Building, Upgrade	25	9	16	10600	SF	$9.24	$97,965																	$97,965				**$97,965**
Public Works Garage (Frame Building)	7.6	Throughout building	618878	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	10600	SF	$8.00	$84,786	$84,786																				**$84,786**
Public Works Garage (Frame Building)	7.6	interior walls	618883	Fire Extinguisher, Replace	15	1	14	5	EA	$356.54	$1,783															$1,783						**$1,783**
Public Works Garage (Frame Building)	7.6	Throughout building	618875	Fire Alarm System, Office Building, Install	20	20	0	10600	SF	$2.36	$25,011	$25,011																				**$25,011**
Public Works Garage (Frame Building)	7.6	interior walls	618882	Exit Lighting Fixture, LED, Replace	10	4	6	6	EA	$405.01	$2,430							$2,430										$2,430				**$4,860**
Public Works Garage (Frame Building)	8.1	Office	618769	Interior Door, Wood Solid-Core w/ Glass, Replace	20	9	11	1	EA	$1,928.03	$1,928												$1,928									**$1,928**
Public Works Garage (Frame Building)	8.1	interior walls	618768	Interior Door, Wood Hollow-Core, Replace	20	9	11	3	EA	$596.52	$1,790												$1,790									**$1,790**
Public Works Garage (Frame Building)	8.1	Office and Bathroom	618758	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	3	5	6360	SF	$1.42	$9,052						$9,052								$9,052							**$18,103**
Public Works Garage (Frame Building)	8.1	Bathrooms and Office	618754	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	4	6	3180	SF	$1.94	$6,158							$6,158										$6,158				**$12,317**
Public Works Garage (Frame Building)	8.2	Garage	618894	Residential Appliances, Clothes Dryer, Replace	15	9	6	1	EA	$1,101.88	$1,102							$1,102														**$1,102**
Public Works Garage (Frame Building)	8.2	Garage	618893	Residential Appliances, Clothes Washer, Replace	15	9	6	1	EA	$1,329.98	$1,330							$1,330														**$1,330**
Public Works Garage (Frame Building)	8.2	Office	618925	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	9	6	1	EA	$956.04	$956							$956														**$956**
Public Works Garage (Frame Building)	8.2	Office	618926	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	9	11	30	LF	$467.63	$14,029												$14,029									**$14,029**
Totals, Unescalated												**$109,797**	**$0**	**$0**	**$10,057**	**$0**	**$9,052**	**$15,840**	**$0**	**$10,057**	**$0**	**$0**	**$41,717**	**$1,276**	**$28,327**	**$1,783**	**$0**	**$203,646**	**$6,341**	**$20,081**	**$0**	**$457,971**
Totals, Escalated (3.0% inflation, compounded annually)												**$109,797**	**$0**	**$0**	**$10,989**	**$0**	**$10,493**	**$18,914**	**$0**	**$12,740**	**$0**	**$0**	**$57,746**	**$1,819**	**$41,599**	**$2,697**	**$0**	**$326,792**	**$10,480**	**$34,187**	**$0**	**$638,251**

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	185 Wolf Street, Yorkville, IL 60560
Year Constructed/Renovated:	2008
Current Occupants:	City of Yorkville
Percent Utilization:	100%
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Office, Garage
Site Area:	2.4 acres
Building Area:	10,600 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	32 spaces in open lots.
Building Construction:	Steel frame with concrete-topped metal decks.
Roof Construction:	Sloped roofing with metal finish.
Exterior Finishes:	Metal Siding
Heating, Ventilation & Air Conditioning:	Condensing unit, Furnace, Ceiling Fans, and Unit Heaters.
Fire and Life/Safety:	Smoke detectors, strobes, extinguishers, exit signs, and carbon monoxide detectors.
Dates of Visit:	June 26, 2017
On-Site Point of Contact (POC):	Tony Hule
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Good

Systemic Condition Summary			
Structure	Good	Plumbing	Fair
Roof	Good	Electrical	Good
Vertical Envelope	Good	Elevators	--
Interiors	Fair	Fire	--

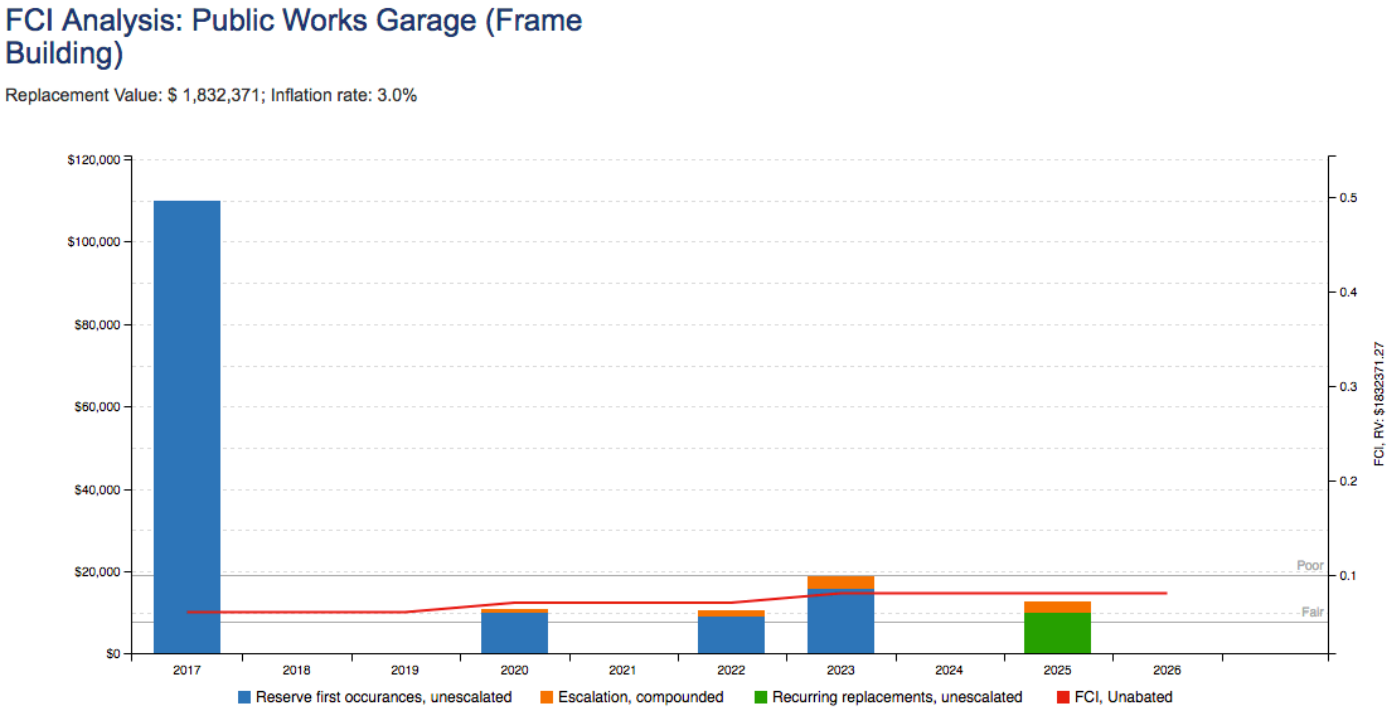
The following bullet points highlight the most significant short term and modernization recommendations:

- Installation of a complete Fire Alarm System
- Installation of a complete Sprinkler System

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

The property has had no major capital improvements. The property is less than 9 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

Fci Condition Rating	Definition	Percentage Value

Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	5.9%	Fair
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	2.8%	Good
Current Replacement Value (CRV)	10,600 SF * 183.24 / SF = $1,832,371	

Year **0** (Current Year) - Immediate Repairs (IR)	$109,797
Years **1-10** – Replacement Reserves (RR)	$53,136
Total Capital Needs	**$162,933**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Installation of a complete Fire Alarm System
- Installation of a complete Sprinkler System

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.

2.3. Personnel Interviewed

The management were interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Tony Hule	City of Yorkville	(630) 885-3569

The FCA was performed with the assistance of Tony Hule, City of Yorkville, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 14 years.

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

Although Appendix E provides a summary of the documents requested or obtained, the following list provides more specific details about some of the documents that were reviewed or obtained during the site visit.

- No documents available.

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit, and was not returned. The questionnaire is included in Appendix E.

2.6. Weather Conditions

June 26, 2017: Clear, with temperatures in the 70s (°F) and light winds.

3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG’s Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

At a Garage/Office property, the areas considered as a public accommodation besides the site itself and parking, are the exterior accessible route, the interior accessible route up to the tenant lease lines and the interior common areas, including the common area restrooms.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Parking

- Adequate number of designated parking stalls and signage for vans are not provided.

Ramps

- Existing exterior ramps and stairs are not equipped with the required handrails (each side).

Restrooms

- Install grab bars in accessible stalls at 36” above the floor.

A full ADA Compliance Survey may reveal some aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is included in the cost tables.

3.2. Municipal Information, Flood Zone and Seismic Zone

Not applicable

4. Existing Building Assessment

4.1. Unit or Space Types

All 10,600 square feet of the building are occupied by a single occupant, City of Yorkville. The spaces are mostly a combination of offices, supporting restrooms, garages.

4.2. Inaccessible Areas or Key Spaces Not Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. All areas of the property were available for observation during the site visit.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Yorkville	Good
Storm sewer	Yorkville Department of Public Works	Good
Domestic water	City of Yorkville	Good
Electric service	ComEd	Good
Natural gas service	Nicor	Good

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	Wolf Street
Access from	North
Additional Entrances	N/A
Additional Access from	N/A

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Asphalt	2008	Fair
Parking Lot	Asphalt	2008	Fair
Drive Aisles	None	--	--
Service Aisles	None	--	--
Sidewalks	Concrete	2008	Good
Curbs	Concrete	2008	Fair
Site Stairs	None	--	--
Pedestrian Ramps	None	--	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
23	--	--	--	-

Total Number of ADA Compliant Spaces	1
Number of ADA Compliant Spaces for Vans	0
Total Parking Spaces	23
Parking Ratio (Spaces/Apartments)	--
Method of Obtaining Parking Count	Physical count

Exterior Stairs			
Location	Material	Handrails	Condition
None	--	--	--

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	☒	Good
Inlets	☐	--
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☐	--
Pits	☐	--
Municipal System	☐	--
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

5.4. Topography and Landscaping

Item	Description						
Site Topography	Generally flat.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☐	☐	☐
Landscaping Condition	Good						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
None	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. General Site Improvements

Property Signage	
Property Signage	Post mounted wood
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☒	☐	☐	☐	☐
	Choose an item.				

Site and Building Lighting			
Building Lighting	None	Wall Mounted	Recessed Soffit
	☐	☒	☐
	Fair		

Site Fencing		
Type	Location	Condition
None	--	--

REFUSE DISPOSAL				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
South part of Front Elevation	Asphalt paving	None	No	Fair

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Exterior lighting

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There are no significant signs of settlement, deflection, or movement.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Steel columns and beams	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	Wood joists	Good
Upper Floor Decking	Plywood or OSB	Fair
Roof Framing	Steel beams or girders	Good
Roof Decking	Metal decking	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. Roofing

Primary Roof			
Type / Geometry	Gable Roof	Finish	Metal
Maintenance	Outside Contractor	Roof Age	9 Yrs

Primary Roof			
Flashing	Sheet Metal	Warranties	None
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	Metal Panel	Insulation	Fiberglass batts
Soffits	None	Skylights	No
Attics	Steel beams	Ponding	No
Ventilation Source-1	Ridge Vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The roof finishes are original. Information regarding roof warranties or bonds was not available. The roofs are maintained by an outside contractor.
- There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Metal siding	Good
Secondary Finish	Painted CMU	Good
Accented with	--	--
Soffits	Not Applicable	--

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The metal siding has isolated areas of damaged siding along the top side of Garage No. 5. The damaged siding must be repaired. The cost for this work is relatively insignificant and the work can be performed as part of the property managements' routine maintenance program.

6.5. Exterior and Interior Stairs

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	None	--	--	--	--
Building Interior Stairs	Wood-framed	Closed	Wood	Wood	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed, operable	Double glaze	Front Elevation of Building	☐	Good

Building Doors		
Main Entrance Doors	Door Type	Condition
	Metal, insulated	Fair
Secondary Entrance Doors	Metal, insulated	Fair
Service Doors	Metal, hollow	Fair
Overhead Doors	Aluminium	Good

Anticipated Lifecycle Replacements:

- Exterior Metal doors

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

6.7. Patio, Terrace, and Balcony

Not applicable. There are no patios, terraces, or balconies.

7. Building Mechanical and Plumbing Systems

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Individual Units	
Primary Components	Split system furnaces and condensing units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	1 unit ranging from 5 tons/BTUH
Total Heating or Cooling Capacity	5 tons/BTUH
Heating Fuel	Electric
Location of Equipment	Interior Garage
Space Served by System	Entire building
Age Ranges	All units dated 2014
Primary Component Condition	Good

Supplemental Components	
Supplemental Component #1	Suspended unit heaters
Location / Space Served by Suspended Unit Heaters	Above Office in Garage
Suspended Unit Heater Condition	Good
Supplemental Component #2	Ceiling Fans
Location / Space Served by Ceiling Fans	Throughout Building
Ceiling Fans Condition	Fair
Supplemental Component #3	Engine Exhaust Removal
Location / Space Served by Engine Exhaust Removal	Ceiling of Garage
Engine Exhaust Removal Condition	Good

Controls and Ventilation	
HVAC Control System	Individual programmable thermostats/controls
HVAC Control System Condition	Good
Building Ventilation	Engine Exhaust Removal
Ventilation System Condition	Good

Anticipated Lifecycle Replacements:

- Engine Exhaust Removal Fans
- Suspended Unit Heaters
- Electric Furnace
- Ceiling Fans
- Condensing Unit

Actions/Comments:

- The HVAC systems are maintained by an outside contractor. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- The HVAC equipment appears to vary in age. The property is relatively new and has not required any major HVAC equipment replacements.
- The HVAC equipment appears to be functioning adequately overall. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement.

7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	Cast iron	Fair
Vent Piping	Cast iron	Fair
Water Meter Location	Right Elevation of Building	

Domestic Water Heaters or Boilers	
Components	Water Heaters
Fuel	Electric
Quantity and Input Capacity	1 unit
Storage Capacity	50 gallons
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Residential grade

Plumbing Fixtures	
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Fair

Anticipated Lifecycle Replacements:

- Water Heater
- Backflow Preventer
- Water Closets
- Sinks
- Lavatory
- Bathroom Vanity

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short-term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.3. Building Gas Distribution

Not applicable. The property is not supplied with natural gas.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	800 Amps	Volts	120/240 Volt, single-phase
Meter & Panel Location	North Elevation of Building	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-12		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Good		
Lighting Condition	Fair		

Anticipated Lifecycle Replacements:

- Distribution Panels
- Interior Lighting System

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels are mostly original 2008 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection and Security Systems

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	☐	Battery-Operated Smoke Detectors	☒	Alarm Horns	☐
	Annunciator Panels	☐	Hard-Wired Smoke Detectors	☐	Strobe Light Alarms	☐
	Pull Stations	☐	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Alarm System Condition	--					
Sprinkler System	None	☐	Standpipes	☐	Backflow Preventer	☒
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	--		--			
Fire Extinguishers	Last Service Date		Servicing Current?			
	2016		No			
Hydrant Location	None					
Siamese Location	--					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The vast majority of the building is not protected by fire suppression. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. As part of the major recommended short-term renovations, a facility-wide fire suppression retrofit is recommended. A budgetary cost is included.
- The fire alarm systems appear somewhat antiquated and not up to current standards. Due to the age of the components and apparent shortcomings, a full modernization project is recommended. As part of the major recommended short-term renovations, a facility-wide fire alarm modernization is recommended. A budgetary cost is included.

7.7. Life Support Systems

Not Applicable

8. Interior Spaces

8.1. Interior Finishes

The facility is used as an Office Building and Garage for the City of Yorkville.

The most significant interior spaces include offices, and garage. Supporting areas include hallways, stairs, administrative offices, restrooms, employee break rooms and garages.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Concrete	Offices, Garage, Restrooms	Good
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Office and Restroom	Fair
Steel	Garage	Good
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Office and Restroom	Fair
Metal	Garage	Good

Interior Doors		
Item	Type	Condition
Interior Doors	Hollow core Wood	Fair
Door Framing	Wood	Fair
Fire Doors	No	--

Anticipated Lifecycle Replacements:

- Wood Hollow-Core
- Wood Hollow-Core Door w/Glass
- Interior paint

Actions/Comments:

- It appears that the interior finishes are original.
- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

8.2. Commercial Kitchen & Laundry Equipment

Not applicable. There are no commercial kitchens or laundry onsite.

The Office kitchen includes the following residential appliances, fixtures, and equipment:

Commercial Kitchen		
Appliance	Comment	Condition
Refrigerators	Up-right	Fair
Freezers	--	--
Ranges	--	--
Ovens	--	--
Griddles / Grills	--	--
Fryers	--	--
Hood	--	--
Dishwasher	--	--
Microwave	☒	Fair
Ice Machines	☐	--
Steam Tables	☐	--
Work Tables	☐	--
Shelving	☐	--

Commercial Laundry		
Equipment	Comment	Condition
Commercial Washing Machines	☐	--
Commercial Dryers	☐	--
Residential Washers	☒	Fair
Residential Dryers	☒	Fair

Anticipated Lifecycle Replacements:

- Refrigerator
- Kitchen Cabinet
- Residential Washer/Dryer

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Public Works Garage (Frame Building), 185 Wolf Street, Yorkville, IL 60560, the "Property". It is our understanding that the primary interest of ClientN is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of City of Yorkville for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than City of Yorkville or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at City of Yorkville and the recipient's sole risk, without liability to EMG.

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11. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: EMG Accessibility Checklist
Appendix D: Pre-Survey Questionnaire

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	LEFT ELEVATION

#3:	REAR ELEVATION

#4:	RIGHT ELEVATION

#5:	SIDEWALK, CONCRETE

#6:	ASPHALT PAVEMENT

#7:	FOUNDATIONS, CONCRETE SLAB-ON-GRADE

#8:	ROOF, METAL

#9:	EXTERIOR WALL, ALUMINUM SIDING

#10:	INTERIOR STAIR/RAMP RAILS, WOOD

#11:	WINDOW, ALUMINUM DOUBLE-GLAZED

#12:	OVERHEAD DOOR, ALUMINUM ROLL-UP

#13:	EXTERIOR DOOR, STEEL W/ GLASS

#14:	EXTERIOR DOOR, STEEL

#15:	DAMAGE TO OVERHEAD DOOR NO. 5.

#16:	RESIDENTIAL FIXTURES, CEILING FAN

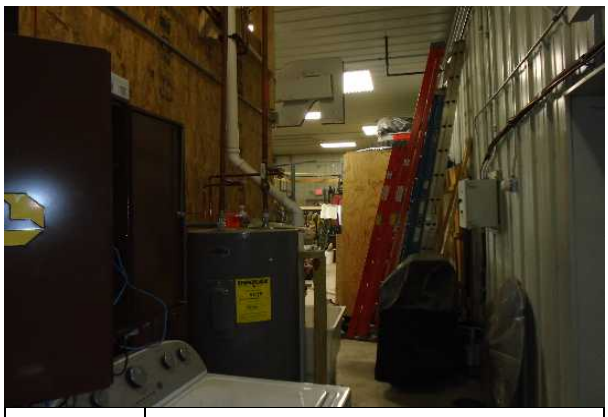
#17:	EXHAUST FAN, CENTRIFUGAL

#18:	UNIT HEATER, NATURAL GAS

#19:	FURNACE, ELECTRIC

#20:	CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEM

#21:	UNIT HEATER, NATURAL GAS



#22:	WATER HEATER, ELECTRIC, RESIDENTIAL

#23:	BACKFLOW PREVENTER

#24:	LAVATORY, VITREOUS CHINA

#25:	TOILET, FLUSH TANK

#26:	SINK, PLASTIC

#27:	RESIDENTIAL APPLIANCES, CLOTHES WASHER

#28:	SINK, STAINLESS STEEL

#29:	BATHROOM VANITY CABINET, WOOD, WITH CULTURED MARBLE SINK TOP

#30:	INCANDESCENT LIGHTING FIXTURE, BASIC

#31:	DISTRIBUTION PANEL #1

#32:	DISTRIBUTION PANEL #2

#33:	DISTRIBUTION PANEL #3

#34:	LIGHTING SYSTEM, INTERIOR, OFFICE BUILDING

#35:	DISTRIBUTION PANEL #4

#36:	DISTRIBUTION PANEL #5

#37:	HIGH PRESSURE SODIUM LIGHTING FIXTURE

#38:	EXIT LIGHTING FIXTURE, LED

#39:	FIRE EXTINGUISHER

#40:	INTERIOR WALL FINISH, GYPSUM BOARD/PLASTER/METAL

#41:	INTERIOR WINDOW

#42:	INTERIOR WALL FINISH, STEEL

#43:	INTERIOR DOOR, WOOD SOLID-CORE W/ GLASS

#44:	INTERIOR DOOR, WOOD HOLLOW-CORE

#45:	INTERIOR CEILING FINISH, METAL

#46:	INTERIOR CEILING FINISH, GYPSUM BOARD/PLASTER

#47:	KITCHEN CABINET, BASE AND WALL SECTION, WOOD

#48:	RESIDENTIAL APPLIANCES, REFRIGERATOR

#49:	RESIDENTIAL APPLIANCES, CLOTHES DRYER

Appendix B:
Site Plan

Draft - For Discussion Purposes Only

Site Plan

emg	**Project Name:** Public Works Garage (Frame Building)	**Project Number:** 122700.17R000-041.322
	Source: Google Earth	**On-Site Date:** June 26, 2017

Appendix C:
EMG Accessibility Checklist

Date Completed: June 26, 2017

Property Name: Public Works Garage (Frame Building)

EMG Project Number: 122700.17R000-041.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?		X		
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		X		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		X		
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	X			
2	Are ramps that appear longer than 6 ft complete with railings on both sides?		X		

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		X		
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?		X		
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?		X		
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?		X		
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?	X			
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			X	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			X	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			X	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			X	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			X	

**Based on visual observation only. The slope was not confirmed through measurements.*

Appendix D:
Pre-Survey Questionnaire

Draft - For Discussion Purposes Only

PRE-SURVEY QUESTIONNAIRE

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. ***The completed form must be presented to EMG's Field Observer on the day of the site visit***. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final Physical Needs Assessment.

Name of person completing questionnaire: _____

Association with property: _____

Length of association with property: _____

Date Completed: _____

Phone Number: _____

Property Name:

Property Address

Year Built	# of Buildings/Stories	# of Units	Acres

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses.

	Inspections	Date of Last Repair/Replacement	List Any Outstanding Repairs Required
1	Elevators		How many? Type of elevator traction or hydraulic How old is the current elevator(s)?
2	HVAC		Describe the existing HVAC system (what type of system). How old is the current system?
3	Mechanical Systems		Describe current mechanical systems Give ages of each component and type
4	Electrical system		How old is the current electrical system?
5	Plumbing System		Describe the existing plumbing system (what type of piping for domestic water distribution system, sewer main, storm water). How old are the current plumbing system components?
6	Life-Safety/Fire Systems		What systems are currently in place? How old are they?

INSPECTIONS		DATE OF LAST REPAIR/REPLACEMENT	LIST ANY OUTSTANDING REPAIRS REQUIRED
7	Roofs		What type of roof is on the building(s), What type of decking? How old is it/are they?
8	Foundation, Structure		What type of foundation? (slab on grade, piers, concrete foundation walls, footings) What type of structure (wood frame, concrete, steel)

QUESTION		RESPONSE
9	List any major capital improvement within the last three years.	
10	List any major capital expenditures planned for the next year.	
11	Are any building systems (HVAC, roof, interior/exterior finishes, paving, etc.) the responsibilities of the tenant to maintain and replace?	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. Note: **NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*

QUESTION		RESPONSE				COMMENTS
		Y	N	NA	Unk	
12	Are there any unresolved building, fire, or zoning code issues?					
13	Are there any "down" or unusable units?					
14	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
15	Is the property served by a private water well?					If so, please give age of current well.
16	Is the property served by a private septic system or other waste treatment systems?					If so, please give age.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. Note: **NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*

QUESTION		RESPONSE				COMMENTS
		Y	N	NA	Unk	
17	Are there any problems with foundations or structures?					
18	Is there any water infiltration in basements or crawl spaces?					
19	Are there any wall, or window leaks?					
20	Are there any roof leaks?					
21	Is the roofing covered by a warranty or bond?					
22	Are there any poorly insulated areas?					
23	Is Fire Retardant Treated (FRT) plywood used?					
24	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
25	Are there any problems with the utilities, such as inadequate capacities?					
26	Are there any problems with the landscape irrigation systems?					
27	Has a termite/wood boring insect inspection been performed within the last year?					
28	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
29	Has any part of the property ever contained visible suspect mold growth?					
30	Is there a mold Operations and Maintenance Plan?					
31	Have there been indoor air quality or mold related complaints from tenants?					
32	Is polybutylene piping used?					
33	Are there any plumbing leaks or water pressure problems?					
34	Are there any leaks or pressure problems with natural gas service?					

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. Note: **NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*

QUESTION		RESPONSE				COMMENTS
		Y	N	NA	Unk	
35	Does any part of the electrical system use aluminum wiring?					
36	Do Residential units have a less than 60-Amp service?					
37	Do Commercial units have less than 200-Amp service?					
38	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
39	Is there any pending litigation concerning the property?					
40	If built before 1978, has there been previous asbestos testing completed					
41	Does the property have an Asbestos Operations & Maintenance Program in place?					
42	If built before 1978, has there been previous comprehensive Lead-Based Paint testing completed?					
43	If built before 1960, has there been a previous Lead Based Paint Risk Assessment completed?					
44	Does the property have a Lead-Based Paint Operations & Maintenance Program in place?					
45	Has the management previously completed an ADA review?					
46	Have any ADA improvements been made to the property?					
47	Does a Barrier Removal Plan exist for the property?					
48	Has the Barrier Removal Plan been approved by an arms-length third party?					
49	Has building ownership or management received any ADA related complaints?					
50	Does elevator equipment require upgrades to meet ADA standards?					
51	Are there any problems with exterior lighting?					

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. Note: **NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*

QUESTION		RESPONSE				COMMENTS
		Y	N	NA	Unk	
52	Are there any other significant issues/hazards with the property?					
53	Are there any unresolved construction defects at the property?					

Please provide EMG with any previous reports completed for the property, including equipment testing, structural assessments, mechanical assessments, plumbing assessments, sewer line scoping, roof scans, electrical testing, etc.

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.

2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.

3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).

4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.

5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.

6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.

7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.

9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.

10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).

11. Any brochures or marketing information.

12. Appraisal, either current or previously prepared.

13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).

14. Previous reports pertaining to the physical condition of property.

15. ADA survey and status of improvements implemented.

16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.

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FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Park & Rec Office
201 West Hydraulic Avenue
Yorkville, Illinois 60560

PREPARED BY:
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EMG Project Number:
122700.17R000-011.322

Date of Report:
June 30, 2017

On Site Date:
May 23, 2017

DUDE SOLUTIONS
PARENT COMPANY OF SchoolDude | FacilityDude | TheWorxHub

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Immediate Repairs Report
Park & Rec Office
6/30/2017

EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	615178	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	EA	$1,391.50	$1,392	**$1,392**
7.2	615202	Backflow Preventer, 0.75", Install	1	EA	$1,010.43	$1,010	**$1,010**
7.4	615180	High Pressure Sodium Lighting Fixture, , Replace	1	EA	$719.95	$720	**$720**
7.6	615111	Sprinkler System, Full Retrofit, Office (per SF), Renovate	4700	SF	$8.00	$37,594	**$37,594**
7.6	615112	Fire Alarm System, Office Building, Install	4700	SF	$2.36	$11,090	**$11,090**
Immediate Repairs Total							**$51,805**

* Location Factor (1.0) included in totals.

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Replacement Reserves Report

Park & Rec Office

6/30/2017

Location	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total Escalated Estimate
Park & Rec Office	$51,805	$32,104	$3,899	$0	$21,888	$47,703	$0	$0	$0	$0	$120,155	$0	$19,546	$12,265	$0	$156,831	$0	$0	$16,027	$0	**$482,223**
GrandTotal	**$51,805**	**$32,104**	**$3,899**	**$0**	**$21,888**	**$47,703**	**$0**	**$0**	**$0**	**$0**	**$120,155**	**$0**	**$19,546**	**$12,265**	**$0**	**$156,831**	**$0**	**$0**	**$16,027**	**$0**	**$482,223**

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
3.1	615178	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	0	0	1	EA	$1,391.50	$1,392	$1,392																				**$1,392**
5.2	615175	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	8255	SF	$3.28	$27,080		$27,080																			**$27,080**
5.2	615177	Parking Lots, Asphalt Pavement, Seal & Stripe	5	0	5	8255	SF	$0.38	$3,133						$3,133					$3,133					$3,133					**$9,398**
5.2	615186	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	20	10	257	SF	$34.11	$8,766											$8,766										**$8,766**
5.2	615188	Pedestrian Pavement, Sidewalk, Concrete, Replace	30	20	10	1055	SF	$19.82	$20,912											$20,912										**$20,912**
5.5	615172	Fences & Gates, Chain Link, 6' High, Replace	30	20	10	145	LF	$37.54	$5,443											$5,443										**$5,443**
5.5	615174	Fences & Gates, Wood Board, Replace	30	20	10	96	SF	$6.11	$587											$587										**$587**
5.5	615151	Play Structure, Pre-School, Replace	20	5	15	1	EA	$7,590.00	$7,590																$7,590					**$7,590**
6.6	615146	Window, Aluminum Double-Glazed, Small, Replace	30	29	1	4	EA	$292.10	$1,168		$1,168																			**$1,168**
6.6	615181	Window, Aluminum Double-Glazed, Replace	30	29	1	5	EA	$584.21	$2,921		$2,921																			**$2,921**
6.6	615182	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	240	SF	$48.00	$11,520											$11,520										**$11,520**
6.6	615183	Exterior Door, Fully-Glazed Aluminum-Framed Swinging Motor-Operated, Replace	30	20	10	1	EA	$10,194.36	$10,194											$10,194										**$10,194**
6.6	615147	Exterior Door, Steel, Replace	25	10	15	4	EA	$950.12	$3,800																$3,800					**$3,800**
7.1	615193	Condensing Unit/Heat Pump, Split System, 5 Ton, Replace	15	10	5	1	EA	$6,439.81	$6,440						$6,440															**$6,440**
7.1	615195	Condensing Unit/Heat Pump, Split System, 5 Ton, Replace	15	2	13	1	EA	$6,439.81	$6,440															$6,440						**$6,440**
7.1	615127	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	20	16	4	1	EA	$9,413.96	$9,414					$9,414																**$9,414**
7.1	615126	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	20	2	18	1	EA	$9,413.96	$9,414																			$9,414		**$9,414**
7.1	615196	Exhaust Fan, Roof Mounted, Replace	15	5	10	2	EA	$1,499.53	$2,999											$2,999										**$2,999**
7.2	615120	Toilet, Tankless (Water Closet), Replace	20	5	15	2	EA	$842.97	$1,686																$1,686					**$1,686**
7.2	615121	Lavatory, Vitreous China, Replace	20	5	15	2	EA	$572.66	$1,145																$1,145					**$1,145**
7.2	615122	Sink, Stainless Steel, Replace	20	5	15	1	EA	$1,054.05	$1,054																$1,054					**$1,054**
7.2	615202	Backflow Preventer, 0.75", Install	15	15	0	1	EA	$1,010.43	$1,010	$1,010															$1,010					**$2,021**
7.2	615131	Water Heater, Gas, Residential, 40 GAL, Replace	10	8	2	1	EA	$2,349.48	$2,349			$2,349											$2,349							**$4,699**
7.4	615116	Distribution Panel, 208 Y, 120 V, 200 Amp, Replace	30	20	10	1	EA	$7,906.20	$7,906											$7,906										**$7,906**
7.4	615180	High Pressure Sodium Lighting Fixture, , Replace	20	20	0	1	EA	$719.95	$720	$720																				**$720**
7.4	615189	Compact Fluorescent Lighting Fixture, 80 W, Replace	20	10	10	2	EA	$256.88	$514											$514										**$514**
7.4	615149	Metal Halide Lighting Fixture, 250 W, Replace	20	10	10	3	EA	$748.18	$2,245											$2,245										**$2,245**
7.4	615109	Lighting System, Interior, Office Building, Upgrade	25	10	15	3985	SF	$9.24	$36,829																$36,829					**$36,829**
7.6	615111	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	4700	SF	$8.00	$37,594	$37,594																				**$37,594**
7.6	615115	Fire Extinguisher, Replace	15	0	15	3	EA	$356.54	$1,070																$1,070					**$1,070**
7.6	615112	Fire Alarm System, Office Building, Install	20	20	0	4700	SF	$2.36	$11,090	$11,090																				**$11,090**
7.6	615110	Emergency/Exit Combo, Replace	10	5	5	4	EA	$687.51	$2,750						$2,750										$2,750					**$5,500**
8.1	615139	Interior Door, Bi-Fold, Replace	15	10	5	1	EA	$762.99	$763						$763															**$763**
8.1	615114	Interior Door, Partially-Glazed Wood-Framed, Replace	15	10	5	1	EA	$1,982.31	$1,982						$1,982															**$1,982**
8.1	615113	Interior Door, Wood Hollow-Core, Replace	20	10	10	4	EA	$596.52	$2,386											$2,386										**$2,386**
8.1	615118	Interior Door, Fire 90-Minutes and Over, Replace	20	10	10	1	EA	$1,649.06	$1,649											$1,649										**$1,649**
8.1	615117	Interior Door, Steel, Replace	25	10	15	5	EA	$950.12	$4,751																$4,751					**$4,751**

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EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Projected Repair Estimate
8.1	615105	Interior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	15	15	2	EA	$2,106.57	$4,213																$4,213					**$4,213**
8.1	615106	Interior Wall Finish, Gypsum Board and CMU, Prep & Paint	8	4	4	7050	SF	$1.42	$10,034					$10,034								$10,034								**$20,067**
8.1	615137	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	80	SF	$4.80	$384						$384															**$384**
8.1	615107	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	5	5	3505	SF	$7.26	$25,433						$25,433										$25,433					**$50,867**
8.1	615143	Interior Ceiling Finish, Structure, Prep & Paint	10	8	2	675	SF	$1.96	$1,326			$1,326										$1,326								**$2,652**
8.1	615108	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	10	10	3585	SF	$3.11	$11,153											$11,153										**$11,153**
8.1	615140	Residential Appliances, Refrigerator, Replace	15	2	13	2	EA	$956.04	$1,912														$1,912							**$1,912**
8.1	615125	Kitchen Counter, Plastic Laminate, Postformed, Replace	10	5	5	6	LF	$43.90	$263						$263										$263					**$527**
8.1	615123	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	5	15	6	LF	$467.63	$2,806																$2,806					**$2,806**
9.0	615145	Prefabricated/Ancillary Building or Structure, All Components, Replace	30	15	15	25	SF	$125.19	$3,130																$3,130					**$3,130**
Totals, Unescalated										**$51,805**	**$31,169**	**$3,675**	**$0**	**$19,448**	**$41,149**	**$0**	**$0**	**$0**	**$0**	**$89,406**	**$0**	**$13,709**	**$8,352**	**$0**	**$100,664**	**$0**	**$0**	**$9,414**	**$0**	**$368,792**
Location Factor (1.00)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0% inflation, compounded annually)										**$51,805**	**$32,104**	**$3,899**	**$0**	**$21,888**	**$47,703**	**$0**	**$0**	**$0**	**$0**	**$120,155**	**$0**	**$19,546**	**$12,265**	**$0**	**$156,831**	**$0**	**$0**	**$16,027**	**$0**	**$482,223**

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	201 West Hydraulic Avenue, Yorkville, Kendall, IL 60560
Year Constructed/Renovated:	1985
Current Occupants:	City of Yorkville – Parks and Recreation
Percent Utilization:	100%
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Office/Day Care
Site Area:	0.37 acres
Building Area:	4,700 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	17 spaces in open lots
Building Construction:	Masonry bearing walls and steel-framed roofs
Roof Construction:	Flat roofs with built-up membrane.
Exterior Finishes:	Brick Veneer
Heating, Ventilation & Air Conditioning:	Individual package split-system units
Fire and Life/Safety:	Hydrants, smoke detectors, carbon monoxide detectors, extinguishers, exit signs, and emergency lights.
Dates of Visit:	May 23, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Fair	Elevators	--
Interiors	Good	Fire	Fair

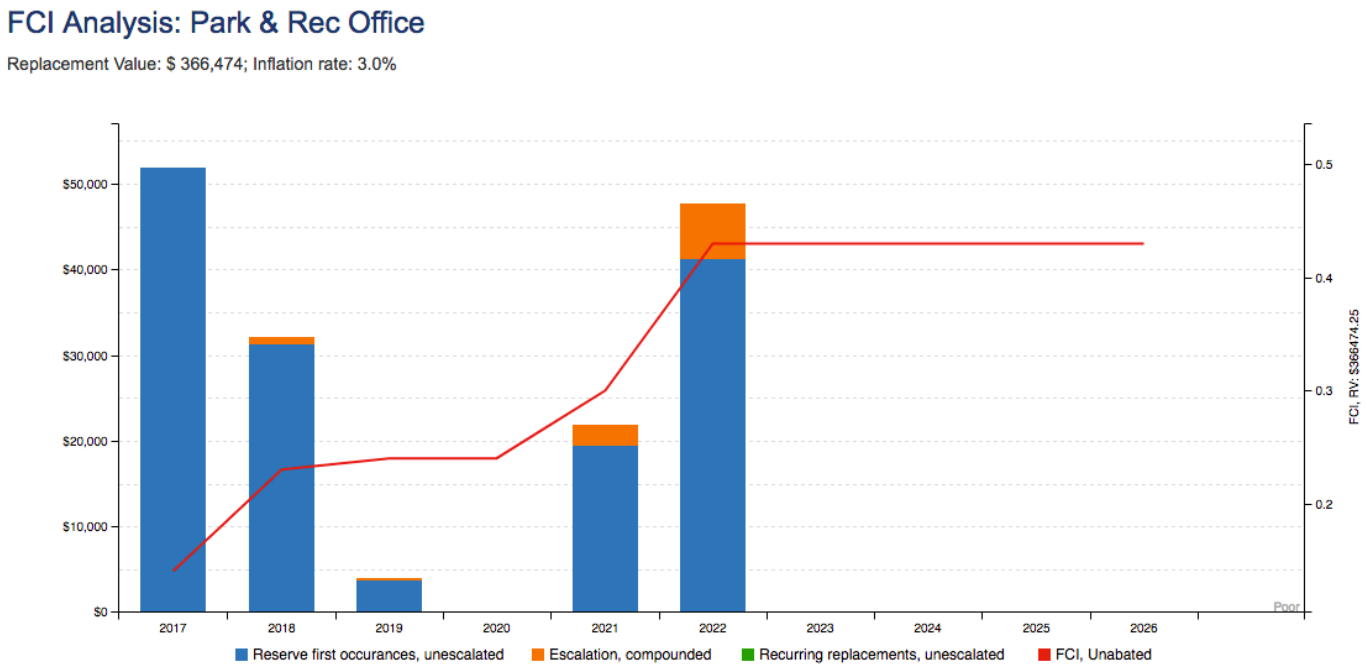
The following bullet points highlight the most significant short term and modernization recommendations:

- Installation of a complete fire suppression system
- Installation of a complete fire alarm system
- Asphalt pavement mill & overlay

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in good overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of new flooring, asphalt pavement seal coating, and interior painting. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

Fci Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	14.1%	Poor
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	61.6%	Very Poor
Current Replacement Value (CRV)	4,700 SF * 183.24 / SF = $366,474	

Year **0** (Current Year) - Immediate Repairs (IR)	$51,805
Years **1-10** – Replacement Reserves (RR)	$228,750
Total Capital Needs	**$277,555**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Installation of a complete fire suppression system
- Installation of a complete fire alarm system

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide an Executive Summary at the beginning of this report.
- Prepare a mechanical equipment inventory list.

2.3. Personnel Interviewed

The building engineer was interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Scott Sleezer	Parks and Recreation	630.878.7291

The FCA was performed without the assistance of an onsite Point of Contact (POC).

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

Although Appendix E provides a summary of the documents requested or obtained, the following list provides more specific details about some of the documents that were reviewed or obtained during the site visit.

- No documents provided.

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaire is included in Appendix E.

2.6. Weather Conditions

May 23, 2017: Raining, with temperatures in the 70s (°F) and winds.

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3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG’s Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

At a office property, the areas considered as a public accommodation besides the site itself and parking, are the exterior accessible route, the interior accessible route up to the tenant lease lines and the interior common areas, including the common area restrooms.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Parking

- Adequate number of designated parking stalls and signage for cars are not provided.
- Adequate number of designated parking stalls and signage for vans are not provided.

Paths of Travel

- Add visual alarm to existing audible fire alarm.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is included in the cost tables.

3.2. Municipal Information, Flood Zone and Seismic Zone

Not applicable.

4. Existing Building Assessment

4.1. Unit or Space Types

All 4,700 square feet of the building are occupied by a single occupant, City of Yorkville – Parks and Recreation. The spaces a combination of offices, classrooms, supporting restrooms, mechanical, and other utility spaces.

4.2. Inaccessible Areas or Key Spaces Not Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. Areas of note that were either inaccessible or not observed for other reasons are listed in the table below:

Key Spaces Not Observed		
Room Number	Area	Access Issues
--	Roof	Requires a ladder but due to rain it was unsafe to climb metal ladder.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Yorkville	Good
Storm sewer	City of Yorkville	Good
Domestic water	City of Yorkville	Good
Electric service	Commonwealth Edison	Good
Natural gas service	Nicor Gas	Good

Actions/Comments:

- According to the occupants, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	Hydraulic Avenue
Access from	South
Additional Entrances	--
Additional Access from	--

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Asphalt	>20	Fair
Parking Lot	Asphalt	>20	Poor
Drive Aisles	Asphalt	>20	Poor
Service Aisles	None	--	--
Sidewalks	Concrete	Approx. 20	Fair
Curbs	None	--	--
Site Stairs	None	--	--
Pedestrian Ramps	Cast-in-place concrete	Approx. 20	Fair

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
17	--	--	--	--

Total Number of ADA Compliant Spaces	0
Number of ADA Compliant Spaces for Vans	0
Total Parking Spaces	17
Parking Ratio (Spaces/Apartments)	--
Method of Obtaining Parking Count	Physical count

Exterior Stairs			
Location	Material	Handrails	Condition
None	--	--	--

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Sidewalks
- Pedestrian ramps

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	☒	Fair
Inlets	☐	--
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☐	--
Pits	☐	--
Municipal System	☐	--
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

5.4. Topography and Landscaping

Item	Description						
Site Topography	Slopes gently down towards the adjacent river.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☒	☐	☐
Landscaping Condition	Good						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
None	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. General Site Improvements

Property Signage	
Property Signage	Building mounted
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☒	☐	☐	☐	☐
	--				
Building Lighting	None		Wall Mounted		Recessed Soffit
	☐		☒		☒
	Fair				

Site Fencing		
Type	Location	Condition
Stained wood board and posts	Rear lot	Fair
Chain link with metal posts	Rear lot	Fair

REFUSE DISPOSAL				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Left side of building	Asphalt paving	Wood board fence	Yes	Fair

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	Plastic and metal	Rear lot	Good
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Exterior lighting
- Site fencing
- Playground equipment
- Playground surfaces

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Masonry foundation walls	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	--	--
Upper Floor Decking	--	--
Roof Framing	Steel beams or girders	Good
Roof Decking	Metal decking	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. Roofing

Primary Roof			
Type / Geometry	Flat	Finish	Built-up membrane

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Primary Roof			
Maintenance	Outside Contractor	Roof Age	Approximately 20 Yrs
Flashing	Built-up base and Edge flashing	Warranties	No
Parapet Copings	Pre-cast Concrete	Roof Drains	Internal drains
Fascia	None	Insulation	Rigid Board
Soffits	Exposed Soffits	Skylights	No
Attics	None	Ponding	Unknown
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

Anticipated Lifecycle Replacements:

- Built-up roof membrane
- Roof flashings (included as part of overall membrane replacement)
- Parapet wall copings (included as part of overall membrane replacement)

Actions/Comments:

- The roof finishes appear to be more than 20 years old. Information regarding roof warranties or bonds was not available.
- According to the POC, there are no active roof leaks. Roof leaks have occurred in the past year. The leaks have since been repaired, and no active roof leaks are evident
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Brick veneer	Good
Secondary Finish	Metal siding	Fair
Accented with	Pre-cast concrete	Good
Soffits	Exposed	Fair

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Metal siding

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.5. Exterior and Interior Stairs

Not applicable. There are no exterior or interior stairs.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed storefront	Double glaze	Front elevation	☐	Fair
Aluminum framed, operable	Single glaze	Exterior walls	☐	Poor

Building Doors		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Fair
Secondary Entrance Doors	Metal, insulated	Fair
Service Doors	Metal, insulated	Fair
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Windows
- Storefront glazing
- Exterior doors

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.7. Patio, Terrace, and Balcony

Not applicable. There are no patios, terraces, or balconies.

7. Building Mechanical and Plumbing Systems

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Individual Units	
Primary Components	Split system furnaces and condensing units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	2 units at 5 tons each
Total Heating or Cooling Capacity	10 tons
Heating Fuel	Natural gas
Location of Equipment	Mechanical rooms
Space Served by System	Entire building
Age Ranges	Vary from 2000 to 2014
Primary Component Condition	Good to Fair

Controls and Ventilation	
HVAC Control System	Individual programmable thermostats/controls
HVAC Control System Condition	Good
Building Ventilation	Roof top exhaust fans
Ventilation System Condition	Good

Anticipated Lifecycle Replacements:

- Split system furnaces and condensing units
- Rooftop exhaust fans

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff.
- The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. However, due to the inevitable failure of parts and components over time, the equipment will require replacement. A budgetary cost for this work is included.

7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	Cast iron	Fair
Vent Piping	PVC	Fair
Water Meter Location	Mechanical room	

Domestic Water Heaters or Boilers	
Components	Water Heater
Fuel	Natural gas
Quantity and Input Capacity	1 unit at 32,000 BTUH
Storage Capacity	40 gallons
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Commercial
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Good

Anticipated Lifecycle Replacements:

- Water heater
- Toilets
- Urinals
- Sink
- Lavatory

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.3. Building Gas Distribution

Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator are located along the exterior wall of the building. The gas distribution piping within the building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meter and regulator appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	200 Amps	Volts	120/208 Volt, three-phase
Meter & Panel Location	Rear elevation	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-8		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	--		
Lighting Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels are original 1985 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection and Security Systems

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	☐	Battery-Operated Smoke Detectors	☒	Alarm Horns	☐
	Annunciator Panels	☐	Hard-Wired Smoke Detectors	☐	Strobe Light Alarms	☐
	Pull Stations	☐	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Alarm System Condition	Fair					
Sprinkler System	None	☒	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	--		--			
Fire Extinguishers	Last Service Date		Servicing Current?			
	May 2017		Yes			
Hydrant Location	Hydraulic Avenue					
Siamese Location	--					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The building is not protected by fire suppression. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. A budgetary cost is included.
- The fire alarm systems appear somewhat antiquated and not up to current standards. There is a lack of strobes, audio alarms, insufficient pull stations, and system not fully addressable. Due to the age of the components and apparent shortcomings, a full modernization project is recommended. A budgetary cost is included.

7.7. Life Support Systems

Not applicable.

8. Interior Spaces

8.1. Interior Finishes

The facility is used as a pre-school and an office building for the Department of Parks and Recreation.

The most significant interior spaces include classrooms and offices. Supporting areas include restrooms, storage rooms, and mechanical rooms.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Carpet	Offices and classrooms	Fair
Vinyl tile	Mechanical room	Fair
Ceramic tile	Lobby and restrooms	Good
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Throughout the building	Fair
Painted CMU	Throughout the building	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-bar (Acoustic)	Throughout the building	Fair
Painted drywall	Restrooms	Fair
Exposed structure	Storage room	Poor

Interior Doors		
Item	Type	Condition
Interior Doors	Hollow core wood & steel	Fair
Door Framing	Metal	Fair
Fire Doors	Yes	Fair

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Ceramic tile
- Interior paint

- Suspended acoustic ceiling tile
- Interior doors
- Kitchenette appliances

Actions/Comments:

- The interior areas were last renovated in past 5 years.
- The ceiling tiles have isolated areas of water-damaged ceilings. The damaged ceiling tiles need to be replaced. The cost to replace the damaged finishes is relatively insignificant and the work can be performed as part of the property management's routine maintenance program.
- Paint on the exposed structure is worn and chipping in the storage room.

8.2. Commercial Kitchen & Laundry Equipment

Not applicable.

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9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Park and Recreation Office, 201 West Hydraulic Avenue, Yorkville, IL, the "Property". It is our understanding that the primary interest of City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of City of Yorkville for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than City of Yorkville or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at City of Yorkville and the recipient's sole risk, without liability to EMG.

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11. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Supporting Documentation
Appendix D: EMG Accessibility Checklist
Appendix E: Pre-Survey Questionnaire

Appendix A:
Photographic Record

Park & Rec Office
201 West Hydraulic Avenue
Yorkville, IL 60560

EMG PROJECT NO: 122700.17R000-011.322

#1:	FRONT ELEVATION

#2:	RIGHT ELEVATION

#3:	LEFT ELEVATION

#4:	REAR ELEVATION

#5:	PARKING LOTS, ASPHALT PAVEMENT

#6:	SIDEWALK, CLAY BRICK/MASONRY PAVERS

#7:	PEDESTRIAN PAVEMENT, SIDEWALK, CONCRETE

#8:	FENCES & GATES, WOOD BOARD

#9:	FENCES & GATES, CHAIN LINK

#10:	PLAY STRUCTURE, PRE-SCHOOL

#11:	EXTERIOR WALL, ALUMINUM SIDING

#12:	EXTERIOR DOOR, FULLY-GLAZED ALUMINUM-FRAMED SWINGING MOTOR-OPERATED

#13:	EXTERIOR DOOR, STEEL

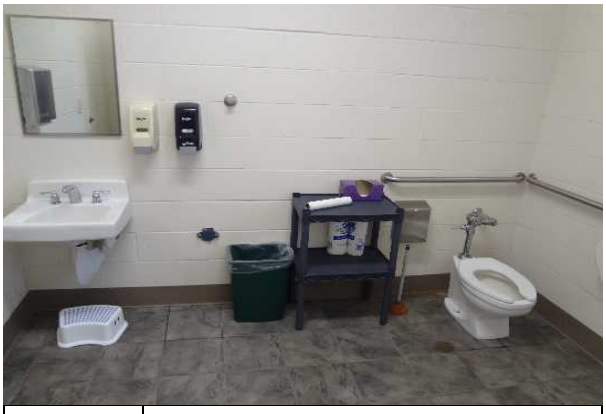
#14:	STOREFRONT, METAL-FRAMED WINDOWS

#15:	WINDOW, ALUMINUM DOUBLE-GLAZED AWNING

#16:	WINDOW, ALUMINUM DOUBLE-GLAZED, SMALL

#17:	CONDENSING UNIT, SPLIT SYSTEM

#18:	AIR HANDLER, INTERIOR



#19:	TOILET, TANKLESS (WATER CLOSET)

#20:	LAVATORY, VITREOUS CHINA

#21:	SINK, STAINLESS STEEL

#22:	WATER HEATER, GAS

#23:	LIGHTING SYSTEM, INTERIOR

#24:	METAL HALIDE LIGHTING FIXTURE

Park & Rec Office
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Yorkville, IL 60560

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#25:	HIGH PRESSURE SODIUM LIGHTING FIXTURE

#26:	COMPACT FLUORESCENT LIGHTING FIXTURE

#27:	MAIN DISTRIBUTION PANEL

#28:	FIRE EXTINGUISHER

#29:	EMERGENCY/EXIT COMBO

#30:	KITCHEN CABINET, BASE AND WALL SECTION, WOOD

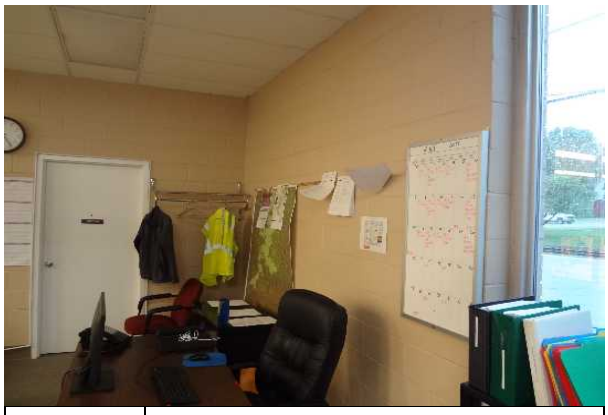
#31:	INTERIOR DOOR, STEEL

#32:	INTERIOR DOOR, WOOD HOLLOW-CORE

#33:	INTERIOR DOOR, BI-FOLD

#34:	INTERIOR DOOR, FULLY-GLAZED ALUMINUM-FRAMED SWINGING

#35:	INTERIOR CEILING FINISH, PAINTED STRUCTURE



#36:	INTERIOR WALL FINISH, CMU

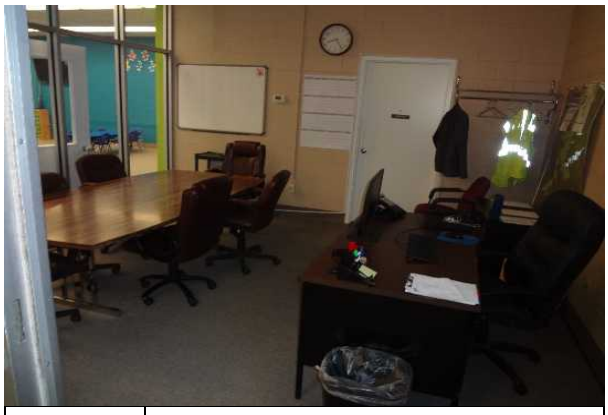
#37:	INTERIOR WALL FINISH, GYPSUM BOARD

#38:	INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT)

#39:	STAINED ACOUSTICAL CEILING TILE

#40:	INTERIOR FLOOR FINISH, CERAMIC TILE

#41:	INTERIOR FLOOR FINISH, VINYL TILE (VCT)



#42:	INTERIOR FLOOR FINISH, CARPET STANDARD-COMMERCIAL MEDIUM-TRAFFIC

Park & Rec Office
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#43:	INTERIOR WINDOW

#44:	RESIDENTIAL APPLIANCES, REFRIGERATOR

#45:	INTERIOR DOOR, FIRE 90-MINUTES AND OVER

#46:	INTERIOR DOOR, FULLY-GLAZED WOOD-FRAMED

#47:	STORAGE SHED

Appendix B:
Site Plan

Draft - For Discussion Purposes Only

Site Plan

emg	**Project Name:** Park & Rec Office	**Project Number:** 122700.17R000-011.322
	Source: Google Maps	**On-Site Date:** May 23, 2017

Appendix C:
Supporting Documentation

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Appendix D:
EMG Accessibility Checklist

Date Completed: June 30, 2017

Property Name: Park & Rec Office

EMG Project Number: 122700.17R000-011.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?	X			
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?		X		
2	Are there sufficient van-accessible parking spaces available?		X		
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		X		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		X		
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	X			
2	Are ramps that appear longer than 6 ft complete with railings on both sides?	X			

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?	X			
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	X			
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		X		
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	

	Elevators (cont.)	Yes	No	NA	Comments
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	
	Toilet Rooms	**Yes**	**No**	**NA**	**Comments**
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
	Toilet Rooms (cont.)	**Yes**	**No**	**NA**	**Comments**
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?	X			

	Guest Rooms	Yes	No	NA	Comments
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			X	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			X	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			X	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.	X			
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?			X	

**Based on visual observation only. The slope was not confirmed through measurements.*

Appendix E:
Pre-Survey Questionnaire

PROPERTY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. ***The completed form must be presented to EMG's Field Observer on the day of the site visit***. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final Property Condition Report.

Name of person completing questionnaire: _____

Association with property: _____

Length of association with property: _____

Date Completed: _____

Phone Number: _____

Property Name: _____

EMG Project Number: _____

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses.

INSPECTIONS		DATE LAST INSPECTED	LIST ANY OUTSTANDING REPAIRS REQUIRED
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		

QUESTION		RESPONSE
5	List any major capital improvement within the last three years.	
6	List any major capital expenditures planned for the next year.	
7	What is the age of the roof(s)?	
8	What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
9	Are there any unresolved building, fire, or zoning code issues?					
10	Are there any "down" or unusable units?					
11	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12	Is the property served by a private water well?					
13	Is the property served by a private septic system or other waste treatment systems?					
14	Are there any problems with foundations or structures?					
15	Is there any water infiltration in basements or crawl spaces?					
16	Are there any wall, or window leaks?					
17	Are there any roof leaks?					
18	Is the roofing covered by a warranty or bond?					
19	Are there any poorly insulated areas?					
20	Is Fire Retardant Treated (FRT) plywood used?					
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect suspect fungal growth growth?					

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
27	Is there a suspect fungal growth Operations and Maintenance Plan?					
28	Have there been indoor air quality or suspect fungal growth related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
45	Are there any unresolved construction defects at the property?					

Signature of person Interviewed or completing form Date

PROPERTY CONDITION ASSESSMENT: DOCUMENT REQUEST

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

Your timely compliance with this request is greatly appreciated.

- All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
- A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.
- For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
- For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
- For hotel or nursing home properties, provide a summary of the room types and room type quantities.
- Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
- The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.
- The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.
- A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.
- Records of system & material ages (roof, MEP, paving, finishes, and furnishings).
- Any brochures or marketing information.
- Appraisal, either current or previously prepared.
- Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).
- Previous reports pertaining to the physical condition of property.
- ADA survey and status of improvements implemented.
- Current / pending litigation related to property condition.

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED	
1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work. 2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features. 3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s). 4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet. 5. For hotel or nursing home properties, provide a summary of the room types and room type quantities. 6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents. 7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.	8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors. 9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements. 10. Records of system & material ages (roof, MEP, paving, finishes, furnishings). 11. Any brochures or marketing information. 12. Appraisal, either current or previously prepared. 13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties). 14. Previous reports pertaining to the physical condition of property. 15. ADA survey and status of improvements implemented. 16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.

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FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Non- Rice Park Shelter
545 Poplar Drive
Yorkville, Illinois 60560

PREPARED BY:
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Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-012.366

Date of Report:
June 29, 2017

On Site Date:
May 22, 2017

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Immediate Repairs Report
Non- Rice Park Shelter
6/29/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total								**$0**

* Location Factor included in totals.

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Replacement Reserves Report

Non- Rice Park Shelter

6/29/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Non- Rice Park Shelter	5.2	614783	Pedestrian Pavement, Sidewalk, Asphalt, Seal	5	4	1	6841	SF	$0.38	$2,596		$2,596					$2,596					$2,596				$2,596				**$10,385**
Non- Rice Park Shelter	5.2	614781	Pedestrian Pavement, Sidewalk, Asphalt, Overlay	25	12	13	6841	SF	$1.36	$9,283														$9,283							**$9,283**
Non- Rice Park Shelter	5.2	614800	Pedestrian Pavement, Concrete, Replace	30	12	18	590	SF	$19.82	$11,695																		$11,695			**$11,695**
Non- Rice Park Shelter	5.5	614780	Site Furnishings, Picnic Table, Wood or Composite, Replace	20	12	8	1	EA	$689.43	$689									$689												**$689**
Non- Rice Park Shelter	5.5	614797	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	12	8	1	EA	$487.03	$487									$487												**$487**
Non- Rice Park Shelter	5.5	614786	Play Surfaces & Sports Courts, Sand, 6" Depth, Replace	20	12	8	856	SF	$1.52	$1,299									$1,299												**$1,299**
Non- Rice Park Shelter	5.5	614789	Play Structure, Swing Set, 6 Seats, Replace	20	12	8	1	EA	$2,210.00	$2,210									$2,210												**$2,210**
Non- Rice Park Shelter	5.5	614788	Play Structure, Large, Replace	20	12	8	1	EA	$53,130.00	$53,130									$53,130												**$53,130**
Non- Rice Park Shelter	5.5	614785	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	12	8	4550	SF	$0.81	$3,671									$3,671												**$3,671**
Non- Rice Park Shelter	5.5	614792	Pole Light, Exterior, Decorative, Replace	20	12	8	1	EA	$4,630.42	$4,630									$4,630												**$4,630**
Non- Rice Park Shelter	5.5	614796	Traffic Light, Exterior, Replace	20	12	8	2	EA	$4,630.42	$9,261									$9,261												**$9,261**
Non- Rice Park Shelter	6.2	614764	Exterior Wall, Painted Surface, Prep & Paint	10	8	2	100	SF	$2.87	$287			$287										$287								**$574**
Totals, Unescalated											**$0**	**$2,596**	**$287**	**$0**	**$0**	**$0**	**$2,596**	**$0**	**$75,378**	**$0**	**$0**	**$2,596**	**$287**	**$9,283**	**$0**	**$0**	**$2,596**	**$0**	**$11,695**	**$0**	**$107,315**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$2,674**	**$305**	**$0**	**$0**	**$0**	**$3,100**	**$0**	**$95,487**	**$0**	**$0**	**$3,594**	**$409**	**$13,633**	**$0**	**$0**	**$4,166**	**$0**	**$19,910**	**$0**	**$143,277**

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1 Executive Summary 1
1.1. Property Information and General Physical Condition 1
1.2. Facility Condition Index (FCI) 2
2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	545 Poplar Drive, Yorkville, Kendall, Illinois 60560
Year Constructed/Renovated:	2004
Current Occupants:	City of Yorkville – Parks and Recreation
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Park
Site Area:	1.05 acres
Building Area:	256 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	No associated parking lots. Street parking only.
Building Construction:	Steel frame with wood sub-roofing
Roof Construction:	Pyramid roof with metal roof finish
Exterior Finishes:	Painted structure
Heating, Ventilation and Air Conditioning:	Not applicable
Fire and Life/Safety:	Hydrants
Dates of Visit:	May 22, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	--
Structure	Good	Plumbing	Fair
Roof	Good	Electrical	Fair
Vertical Envelope	--	Elevators	--
Interiors	--	Fire	--

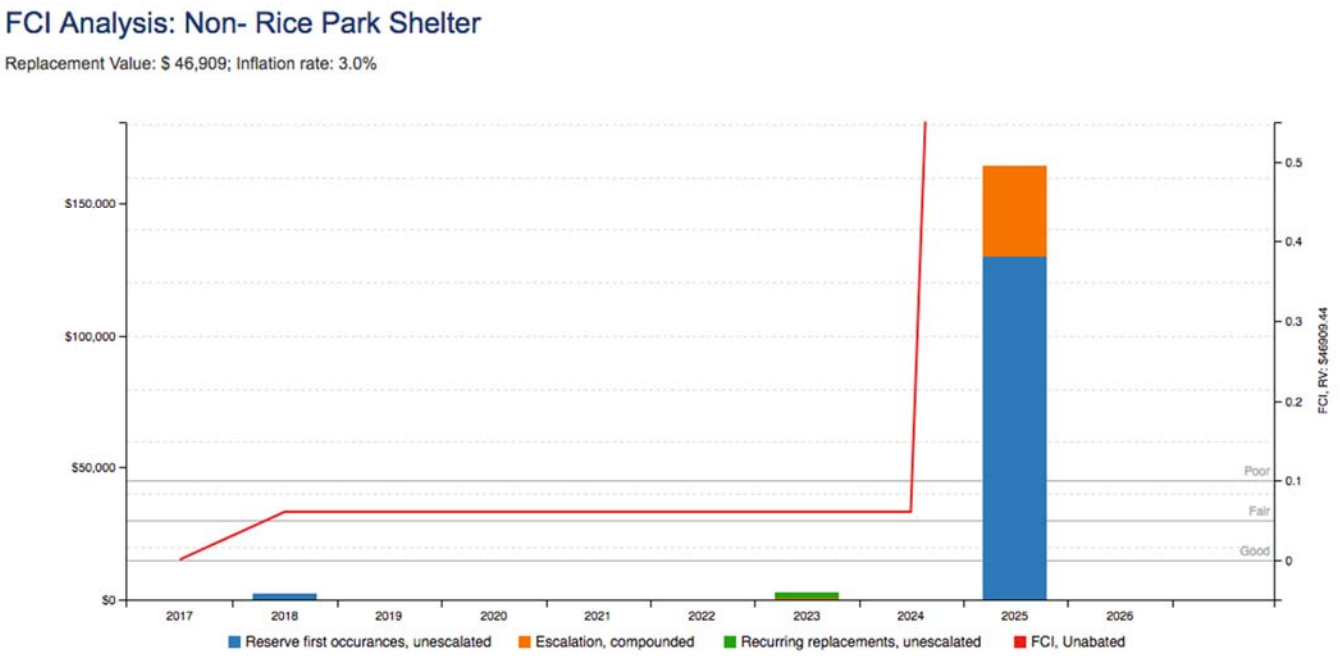
The following bullet points highlight the most significant short term and modernization recommendations:

- No significant short term and modernization recommendations

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first constructed and is in good overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of exterior painting, asphalt pavement seal coating, and playground surface maintenance. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

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Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	216%	--
Current Replacement Value (CRV)	256 SF * 183.24 / SF = $46,909	
Year **0** (Current Year) - Immediate Repairs (IR)	$0.00	
Years **1-10** – Replacement Reserves (RR)	$101,565	
Total Capital Needs	**$101,565**	

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- No immediate repair costs were observed.

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: ADA Checklist

Appendix A:
Photographic Record

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#1:	FRONT ELEVATION

#2:	REAR ELEVATION

#3:	PEDESTRIAN PAVEMENT, SIDEWALK, CONCRETE

#4:	PEDESTRIAN PAVEMENT, SIDEWALK, ASPHALT

#5:	PEDESTRIAN PAVEMENT, MINOR CRACKING

#6:	RETAINING WALL, BRICK/STONE

#7:	POLE LIGHT, EXTERIOR, DECORATIVE

#8:	TRAFFIC LIGHT

#9:	PLAY SURFACES, WOOD CHIPS

#10:	PLAY SURFACES, SAND

#11:	PLAY STRUCTURE, LARGE

#12:	PLAY STRUCTURE, SWING SET

#13:	PICNIC TABLE, COMPOSITE

#14:	PARK BENCH, METAL/WOOD/PLASTIC

#15:	STRUCTURAL FRAME, STEEL COLUMNS & BEAMS

#16:	CHIPPED PAINT AND CORROSION

#17:	ROOF, METAL

Appendix B:
Site Plan

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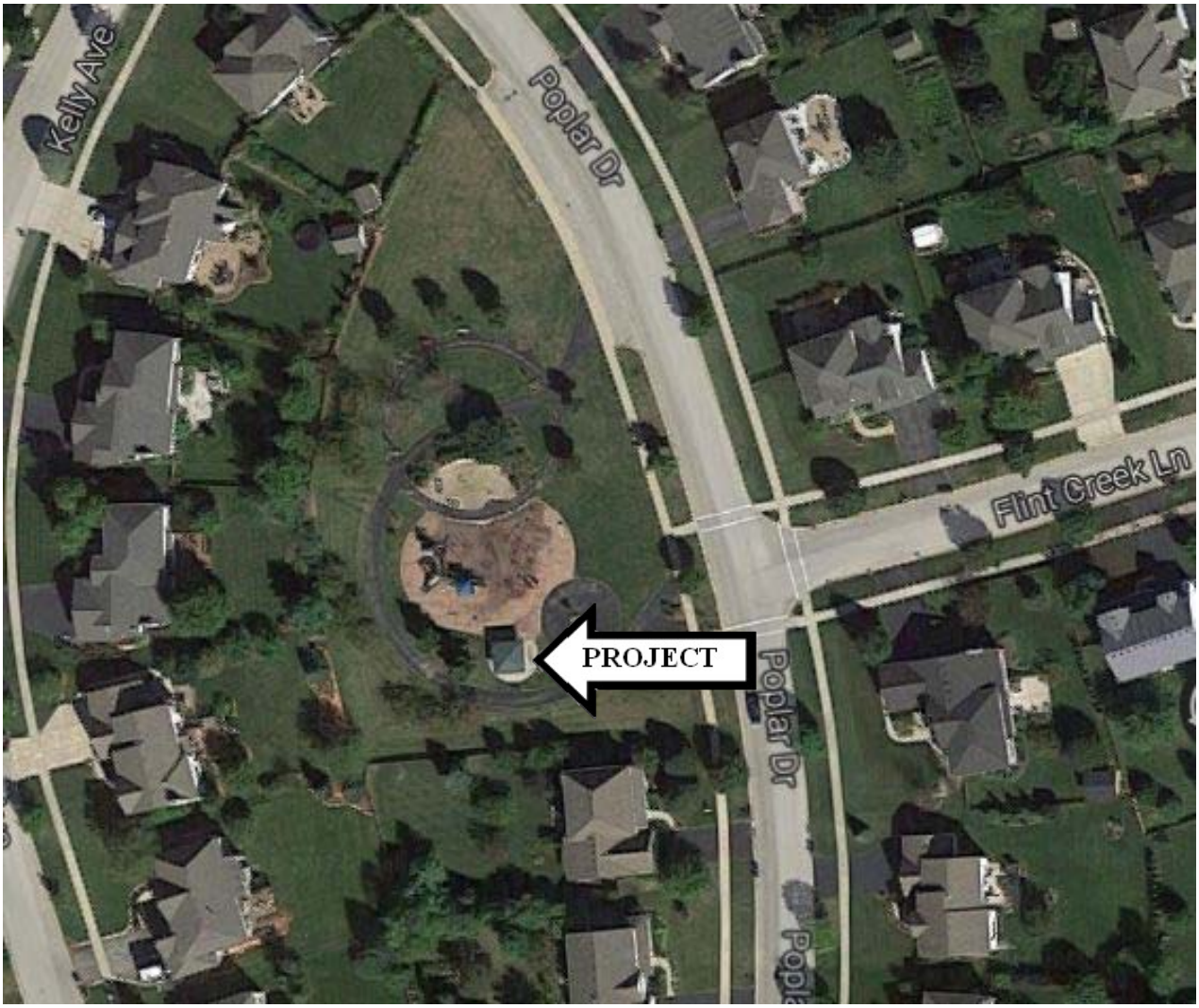
Site Plan



emg	**Project Name:** Non- Rice Park Shelter	**Project Number:** 122700.17R000-012.366
	Source: Google Maps	**On-Site Date:** May 22, 2017

Appendix C:
ADA Checklist

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Date Completed: June 13, 2017

Property Name:Non- Rice Park Shelter

EMG Project Number: 122700.17R000-012.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	X			All parks are CPSC, ADA and ASTM compliant per the POC.
2	Have any ADA improvements been made to the property?	X			
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?			X	
2	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?			X	
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?			X	
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			X	
3	Is there a path of travel that does not require the use of stairs?			X	
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?			X	
3	Are there audible and visual fire alarm devices in the toilet rooms?			X	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			X	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			X	
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?			X	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			X	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			X	
11	Are exposed pipes under sink sufficiently insulated against contact?			X	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.	**X**			
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

River Front Park Pavilion
201 East Hydraulic Street
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-014.366

Date of Report:
June 30, 2017

On Site Date:
May 22, 2017

Draft - For Discussion Purposes Only

Immediate Repairs Report
River Front Park Pavilion
6/30/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
River Front Park Pavilion	6.5	614939	Pedestrian Pavement, Stairs, Clay Brick/Masonry Pavers, Repair	100	SF	$0.78	$78	**$78**
Immediate Repairs Total								**$78**

* Location Factor included in totals.

Draft - For Discussion Purposes Only

Replacement Reserves Report

River Front Park Pavilion

6/30/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
River Front Park Pavilion	5.2	614941	Pedestrian Pavement, Concrete, Replace	30	17	13	2400	SF	$19.82	$47,572														$47,572							**$47,572**
River Front Park Pavilion	6.2	614938	Exterior Wall, Painted Surface, Prep & Paint	10	9	1	500	SF	$2.87	$1,435		$1,435										$1,435									**$2,871**
River Front Park Pavilion	6.5	614939	Pedestrian Pavement, Stairs, Clay Brick/Masonry Pavers, Repair	0	0	0	100	SF	$0.78	$78	$78																					**$78**
River Front Park Pavilion	6.5	614940	Pedestrian Pavement, Stairs, Clay Brick/Masonry Pavers, Replace	30	17	13	225	SF	$34.11	$7,675														$7,675							**$7,675**
Totals, Unescalated											**$78**	**$1,435**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,435**	**$0**	**$55,247**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$58,195**
Totals, Escalated (3.0% inflation, compounded annually)											**$78**	**$1,478**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,987**	**$0**	**$81,132**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$84,675**

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1 Executive Summary 1
1.1. Property Information and General Physical Condition 1
1.2. Facility Condition Index (FCI) 2
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1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	201 East Hydraulic Street, Yorkville, Kendall, IL 60560
Year Constructed/Renovated:	1999
Current Occupants:	City of Yorkville – Parks and Recreation
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Park Pavilion
Site Area:	0.05 acres
Building Area:	2,400 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Parking included in separate report, Riverfront Park.
Building Construction:	Steel frame
Roof Construction:	Gabled roof with metal roof finish
Exterior Finishes:	Painted structure
Heating, Ventilation and Air Conditioning:	Not applicable
Fire and Life/Safety:	Hydrants
Dates of Visit:	May 22, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	--
Structure	Good	Plumbing	--
Roof	Good	Electrical	--
Vertical Envelope	--	Elevators	--
Interiors	--	Fire	--

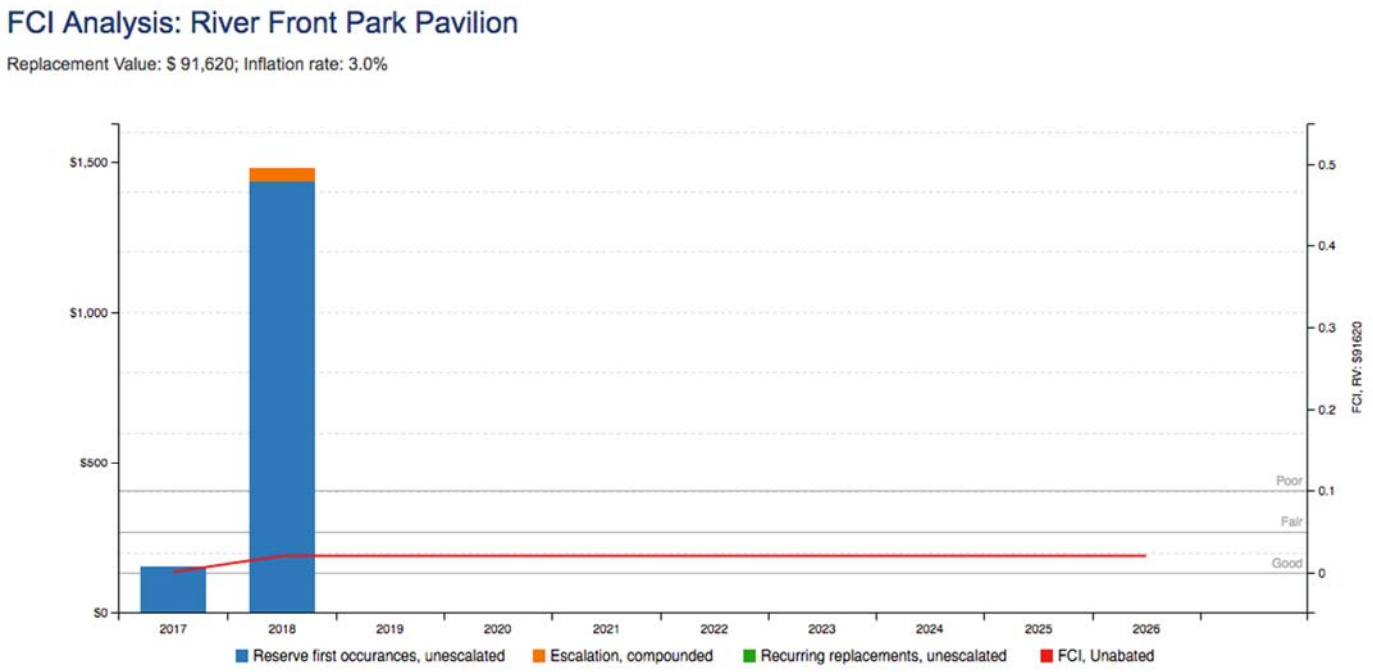
The following bullet points highlight the most significant short term and modernization recommendations:

- Repair loose and missing stones.

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of exterior painting. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	1.6%	Good
Current Replacement Value (CRV)	500 SF * 183.24 / SF = $91,620	

Year **0** (Current Year) - Immediate Repairs (IR)	$78
Years **1-10** – Replacement Reserves (RR)	$1,478
Total Capital Needs	**$1,556**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Repair loose and missing stones.

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: ADA Checklist

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	RIGHT ELEVATION

#3:	LEFT ELEVATION

#4:	REAR ELEVATION

#5:	PEDESTRIAN PAVEMENT, SIDEWALK, CONCRETE

#6:	STRUCTURAL FRAME, STEEL COLUMNS & BEAMS

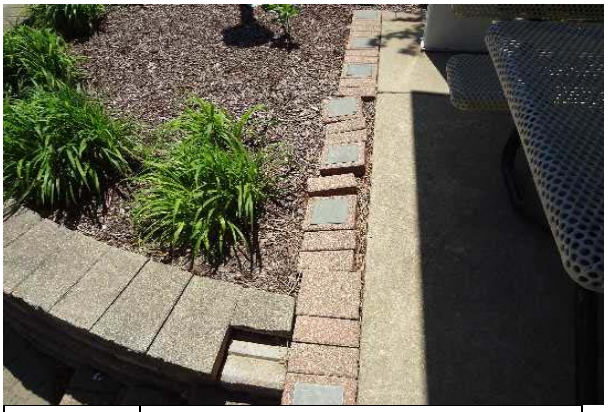
#7:	PAINTED SURFACES

#8:	PAINTED SURFACE, SURFACE CORROSION

#9:	ROOF, METAL

#10:	STAIRS, CLAY BRICK/MASONRY PAVERS

#11:	STAIR, MISSING BRICK



#12:	CLAY BRICK/MASONRY PAVERS, MISSING AND DISLODGED BRICKS

Appendix B:
Site Plan

Site Plan

emg	**Project Name:** River Front Park Pavilion	**Project Number:** 122700.17R000-014.366
	Source: Google Maps	**On-Site Date:** May 22, 2017

Appendix C:
ADA Checklist

Date Completed: June 14, 2017

Property Name: River Front Park Pavilion

EMG Project Number: 122700.17R000-014.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	X			
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

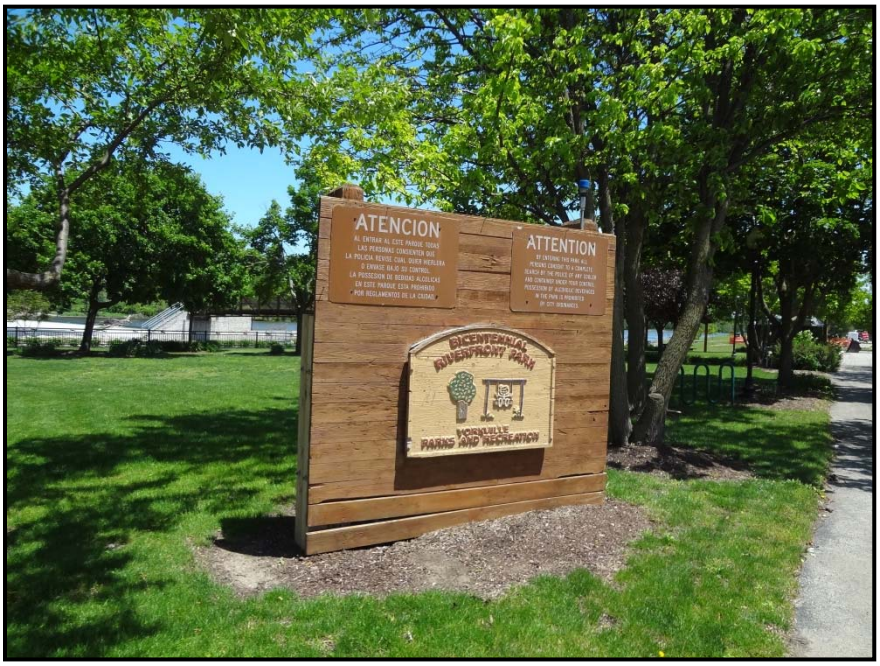
	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?			X	
2	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?			X	
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			X	
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?			X	
3	Are there audible and visual fire alarm devices in the toilet rooms?			X	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			X	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			X	
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?			X	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			X	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			X	
11	Are exposed pipes under sink sufficiently insulated against contact?			X	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			**X**	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT



FACILITY CONDITION ASSESSMENT

River Front Park
201 East Hydraulic Street
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-015.366

Date of Report:
June 30, 2017

On Site Date:
May 23, 2017

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

Draft - For Discussion Purposes Only

Immediate Repairs Report
River Front Park
6/30/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
River Front Park	5.2	614991	Parking Lots, Asphalt Pavement, Seal & Stripe	16490	SF	$0.38	$6,258	**$6,258**
River Front Park	5.2	614999	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Repair	500	SF	$0.78	$389	**$389**
River Front Park	5.2	614993	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	EA	$1,391.50	$1,392	**$1,392**
River Front Park	5.4	615006	Retaining Wall, Cast-in-place Concrete (per SF Face), Repair	2910	SF	$11.39	$33,147	**$33,147**
River Front Park	5.5	615003	Fences & Gates, Wrought Iron, 4' High, Replace	20	LF	$36.07	$721	**$721**
Immediate Repairs Total								**$41,907**

* Location Factor included in totals.

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Replacement Reserves Report

River Front Park

6/30/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
River Front Park	5.2	615018	Pedestrian Pavement, Sidewalk, Concrete, Replace	30	17	13	10385	SF	$19.82	$205,849														$205,849							**$205,849**
River Front Park	5.2	614991	Parking Lots, Asphalt Pavement, Seal & Stripe	5	5	0	16490	SF	$0.38	$6,258	$6,258					$6,258					$6,258					$6,258						**$25,032**
River Front Park	5.2	614992	Parking Lots, Asphalt Pavement, Mill & Overlay	25	17	8	16490	SF	$3.28	$54,094									$54,094												**$54,094**
River Front Park	5.2	614999	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Repair	0	0	0	500	SF	$0.78	$389	$389																					**$389**
River Front Park	5.2	614997	Pedestrian Pavement, Sidewalk, Asphalt, Seal	5	4	1	5388	SF	$0.38	$2,045		$2,045					$2,045					$2,045				$2,045					**$8,179**
River Front Park	5.2	614996	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	17	8	5388	SF	$1.60	$8,642									$8,642												**$8,642**
River Front Park	5.2	614998	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	17	13	8542	SF	$34.11	$291,358														$291,358							**$291,358**
River Front Park	5.2	614993	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	0	0	1	EA	$1,391.50	$1,392	$1,392																				**$1,392**
River Front Park	5.4	615006	Retaining Wall, Cast-in-place Concrete (per SF Face), Repair	0	0	0	2910	SF	$11.39	$33,147	$33,147																				**$33,147**
River Front Park	5.5	615008	Call Station/Defibrillator, , Replace	5	2	3	1	EA	$1,409.50	$1,410				$1,410					$1,410					$1,410					$1,410		**$5,638**
River Front Park	5.5	615003	Fences & Gates, Wrought Iron, 4' High, Replace	30	30	0	20	LF	$36.07	$721	$721																				**$721**
River Front Park	5.5	615002	Fences & Gates, Wrought Iron, 4' High, Replace	30	17	13	465	LF	$36.07	$16,773														$16,773							**$16,773**
River Front Park	5.5	615013	Fences & Gates, Wood Board, Replace	30	17	13	150	SF	$6.11	$917														$917							**$917**
River Front Park	5.5	615012	Signage, Property, Monument/Pylon, Replace	20	10	10	1	EA	$8,602.00	$8,602											$8,602										**$8,602**
River Front Park	5.5	615000	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	10	10	4	EA	$487.03	$1,948											$1,948										**$1,948**
River Front Park	5.5	615011	Flagpole, Metal, Replace	20	10	10	3	EA	$2,530.00	$7,590											$7,590										**$7,590**
River Front Park	5.5	615015	Pole Light, Exterior, Replace	20	10	10	3	EA	$4,630.42	$13,891											$13,891										**$13,891**
River Front Park	7.2	615009	Drinking Fountain, Exterior, Replace	10	5	5	1	EA	$1,257.51	$1,258						$1,258										$1,258					**$2,515**
River Front Park	9.0	615014	Prefabricated/Ancillary Building or Structure, All Components, Replace	30	17	13	150	SF	$125.19	$18,779														$18,779							**$18,779**
Totals, Unescalated											**$41,907**	**$2,045**	**$0**	**$1,410**	**$0**	**$7,515**	**$2,045**	**$0**	**$64,146**	**$0**	**$38,289**	**$2,045**	**$0**	**$535,086**	**$0**	**$7,515**	**$2,045**	**$0**	**$1,410**	**$0**	**$705,457**
Totals, Escalated (3.0% inflation, compounded annually)											**$41,907**	**$2,106**	**$0**	**$1,540**	**$0**	**$8,712**	**$2,442**	**$0**	**$81,258**	**$0**	**$51,458**	**$2,830**	**$0**	**$785,792**	**$0**	**$11,709**	**$3,281**	**$0**	**$2,400**	**$0**	**$995,435**

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2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	201 East Hydraulic Street, Yorkville, Kendall, Illinois 60560
Year Constructed/Renovated:	1999
Current Occupants:	City of Yorkville – Parks and Recreation
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Park
Site Area:	2.04 acres
Building Area:	Not applicable
Number of Buildings:	Not applicable
Number of Stories:	Not applicable
Parking Type and Number of Spaces:	40 spaces in open lots
Building Construction:	Not applicable
Roof Construction:	Not applicable
Exterior Finishes:	Not applicable
Heating, Ventilation and Air Conditioning:	Not applicable
Fire and Life/Safety:	Hydrants
Dates of Visit:	May 23, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Good	HVAC	--
Structure	--	Plumbing	Fair
Roof	--	Electrical	Fair
Vertical Envelope	--	Elevators	--
Interiors	--	Fire	--

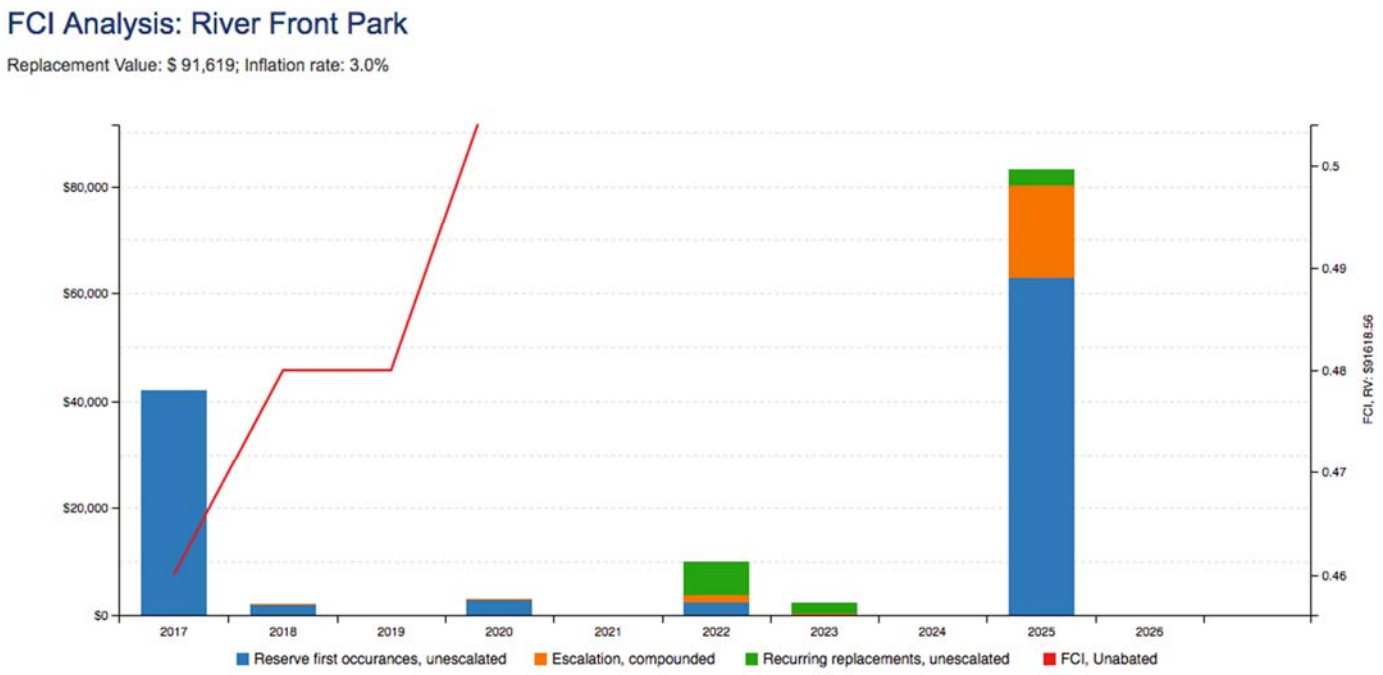
The following bullet points highlight the most significant short term and modernization recommendations:

- Parking lot seal and stripe
- Repair of concrete retaining wall

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of asphalt pavement seal coating. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	45.7%	Poor
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	161%	--
Current Replacement Value (CRV)	500 SF * 183.24 / SF = $91,619	

Year **0** (Current Year) - Immediate Repairs (IR)	$41,907
Years **1-10** – Replacement Reserves (RR)	$147,516
Total Capital Needs	**$189,423**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Parking lot seal and stripe
- Repair of concrete retaining wall

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record
Appendix B: Site Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: ADA Checklist

Appendix A:
Photographic Record

#1:	MAIN PARK ENTRY

#2:	BRIDGE

#3:	PEDESTRIAN PAVEMENT, SIDEWALK, ASPHALT

#4:	SIDEWALK, CLAY BRICK/MASONRY PAVERS

#5:	SIDEWALK, DISPLACED PAVERS

#6:	SIDEWALK, DEPRESSED PAVERS

#7:	PARKING LOTS, ASPHALT PAVEMENT

#8:	RETAINING WALL, CAST-IN-PLACE CONCRETE

#9:	RETAINING WALL, BRICK/STONE

#10:	POLE LIGHT, EXTERIOR, BRIDGE

#11:	FLAGPOLE, METAL

#12:	EMERGENCY CALL STATION/DEFIBRILLATOR

#13:	FENCES, WOOD BOARD

#14:	SIGNAGE, PROPERTY, MONUMENT/PYLON

#15:	FENCES, WROUGHT IRON, 4' HIGH

#16:	FENCES, DAMAGED

#17:	SITE FURNISHINGS, PARK BENCH, METAL/WOOD/PLASTIC

#18:	EXTERIOR STAIRS, CONCRETE

#19:	DRINKING FOUNTAIN, REFRIGERATED

#20:	ANCILLARY BUILDING

#21:	ANCILLARY BUILDING

Appendix B:
Site Plan

Draft - For Discussion Purposes Only

Site Plan

emg	**Project Name:** River Front Park	**Project Number:** 122700.17R000-015.366
	Source: Google Maps	**On-Site Date:** May 23, 2017

Appendix C:
Pre-Survey Questionnaire

PROPERTY CONDITION ASSESSMENT : PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to EMG
Association with Property:	
Length of Assocation with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

	Inspections	Date Last Inspected	List any Outstanding Repairs Required
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		

	Question	Response
5	List any major capital improvement within the last three years.	
6	List any major capital expenditures planned for the next year.	
7	What is the age of the roof(s)?	
8	What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	

	Question	Yes	No	Unk	N/A	Comments
9	Are there any unresolved building, fire, or zoning code issues?					
10	Are there any "down" or unusable units?					
11	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12	Is the property served by a private water well?					
13	Is the property served by a private septic system or other waste treatment systems?					
14	Are there any problems with foundations or structures?					
15	Is there any water infiltration in basements or crawl spaces?					
16	Are there any wall, or window leaks?					
17	Are there any roof leaks?					
18	Is the roofing covered by a warranty or bond?					
19	Are there any poorly insulated areas?					
20	Is Fire Retardant Treated (FRT) plywood used?					

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PROPERTY CONDITION ASSESSMENT : PRE-SURVEY QUESTIONNAIRE						
	Question	**Yes**	**No**	**Unk**	**N/A**	**Comments**
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect mold growth?					
27	Is there a mold Operations and Maintenance Plan?					
28	Have there been indoor air quality or mold related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					

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PROPERTY CONDITION ASSESSMENT : PRE-SURVEY QUESTIONNAIRE						
	Question	Yes	No	Unk	N/A	Comments
45	Are there any unresolved construction defects at the property?					

Comments

Appendix D:
ADA Checklist

Date Completed: June 13, 2017

Property Name: River Front Park

EMG Project Number: 122700.17R000-015.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	X			Per the POC all parks are CPSC, ADA, and ASTM compliant.
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?		X		
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		X		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	
3	Does the width between railings appear at least 36 inches?			X	

	Ramps (cont.)	Yes	No	NA	Comments
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?			X	
2	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?			X	
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			X	
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?			X	
3	Are there audible and visual fire alarm devices in the toilet rooms?			X	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			X	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			X	
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?			X	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			X	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			X	
11	Are exposed pipes under sink sufficiently insulated against contact?			X	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms (cont.)	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			**X**	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Booster PRV Station
1908 Raintree Road
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-021.366

Date of Report:
June 29, 2017

On Site Date:
May 24, 2017

Draft - For Discussion Purposes Only

Immediate Repairs Report
Booster Prv Station
6/29/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total								**$0**

* Location Factor included in totals.

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Replacement Reserves Report

Booster Prv Station

6/29/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Booster Prv Station	5.2	614191	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	1875	SF	$0.38	$712				$712					$712					$712					$712		**$2,846**
Booster Prv Station	5.2	614190	Parking Lots, Asphalt Pavement, Mill & Overlay	25	12	13	1875	SF	$3.28	$6,151														$6,151							**$6,151**
Booster Prv Station	6.3	614184	Roof, Asphalt Shingle, Replace	20	12	8	456	SF	$3.42	$1,560									$1,560												**$1,560**
Booster Prv Station	6.6	614193	Exterior Door, Steel, Replace	25	12	13	2	EA	$950.12	$1,900														$1,900							**$1,900**
Booster Prv Station	7.1	614186	Heat Pump, 2.5 to 3 Ton, Replace	15	12	3	1	EA	$5,770.93	$5,771				$5,771															$5,771		**$11,542**
Booster Prv Station	7.1	614205	Building Automation System (HVAC Controls), Upgrade	20	12	8	380	SF	$5.36	$2,038									$2,038												**$2,038**
Booster Prv Station	7.2	614200	Booster Pump, 60 HP, Replace	20	12	8	1	EA	$35,356.32	$35,356									$35,356												**$35,356**
Booster Prv Station	7.2	614201	Booster Pump, 60 HP, Replace	20	12	8	1	EA	$35,356.32	$35,356									$35,356												**$35,356**
Booster Prv Station	7.2	614199	Booster Pump, 7.5 HP, Replace	20	12	8	1	EA	$11,641.34	$11,641									$11,641												**$11,641**
Booster Prv Station	7.4	614204	Transfer Switch, Automatic (ATS), Replace	18	12	6	1	EA	$7,671.31	$7,671							$7,671														**$7,671**
Booster Prv Station	7.4	614202	Variable Frequency Drive (VFD), 60 HP Motor, Replace	20	12	8	1	EA	$23,277.14	$23,277									$23,277												**$23,277**
Booster Prv Station	7.4	614203	Variable Frequency Drive (VFD), 60 HP Motor, Replace	20	12	8	1	EA	$23,277.14	$23,277									$23,277												**$23,277**
Booster Prv Station	7.4	614206	Secondary Transformer, Dry, Replace	30	12	18	1	EA	$4,022.33	$4,022																			$4,022		**$4,022**
Booster Prv Station	7.4	614189	High Pressure Sodium Lighting Fixture, 250 W, Replace	20	12	8	1	EA	$719.95	$720									$720												**$720**
Booster Prv Station	7.4	614197	Lighting System, Interior, Upgrade	25	12	13	380	SF	$9.24	$3,512														$3,512							**$3,512**
Booster Prv Station	7.4	614188	Generator, Diesel, Replace	25	12	13	1	EA	$113,996.22	$113,996														$113,996							**$113,996**
Booster Prv Station	7.6	614198	Fire Extinguisher, Replace	15	1	14	1	EA	$356.54	$357															$357						**$357**
Booster Prv Station	8.1	614195	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	4	4	760	SF	$1.42	$1,082					$1,082								$1,082								**$2,163**
Booster Prv Station	8.1	614196	Interior Floor Finish, Concrete, Prep & Paint	10	5	5	380	SF	$9.23	$3,509						$3,509										$3,509					**$7,018**
Booster Prv Station	8.1	614194	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	5	5	380	SF	$1.94	$736						$736										$736					**$1,472**
Totals, Unescalated											**$0**	**$0**	**$0**	**$6,482**	**$1,082**	**$4,245**	**$7,671**	**$0**	**$133,937**	**$0**	**$0**	**$0**	**$1,082**	**$126,271**	**$357**	**$4,245**	**$0**	**$0**	**$10,505**	**$0**	**$295,876**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$7,084**	**$1,217**	**$4,921**	**$9,160**	**$0**	**$169,668**	**$0**	**$0**	**$0**	**$1,542**	**$185,433**	**$539**	**$6,614**	**$0**	**$0**	**$17,884**	**$0**	**$404,061**

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1 Executive Summary 1
1.1. Property Information and General Physical Condition 1
1.2. Facility Condition Index (FCI) 2
2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	1908 Raintree Road, Yorkville, Illinois 60560
Year Constructed/Renovated:	2005
Current Occupants:	City of Yorkville
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us
Property Type:	Booster PRV Station
Site Area:	0.1 acres
Building Area:	380 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Driveway
Building Construction:	Masonry bearing walls and wood-framed roofs
Roof Construction:	Gabled roofs with asphalt shingles
Exterior Finishes:	Brick Veneer
Heating, Ventilation and Air Conditioning:	None
Fire and Life/Safety:	Extinguisher
Dates of Visit:	May 24, 2017
On-Site Point of Contact (POC):	Eric Dhuse
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	--
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Good	Elevators	--
Interiors	Fair	Fire	Good

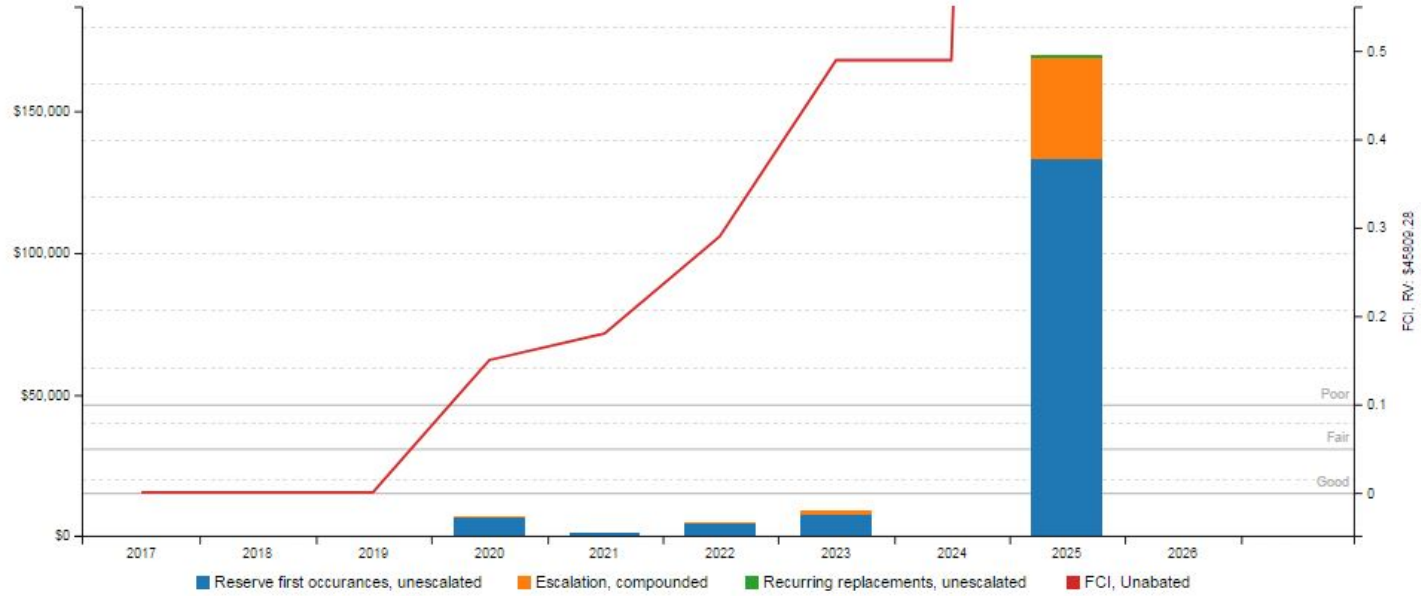
The following bullet points highlight the most significant short term and modernization recommendations:

- There were no short term or modernization recommendations.

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

The property has had no major capital improvements. The property is less than 12 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	84.2%	Poor
Current Replacement Value (CRV)	380 SF * $600.00 / SF = $228,000.00	

Year **0** (Current Year) - Immediate Repairs (IR)	$0.00

Key Finding	Metric
Years **1-10** – Replacement Reserves (RR)	$192,050.00
Total Capital Needs	**$192,050.00**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- There were no immediate repair costs observed.

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: ADA Checklist

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

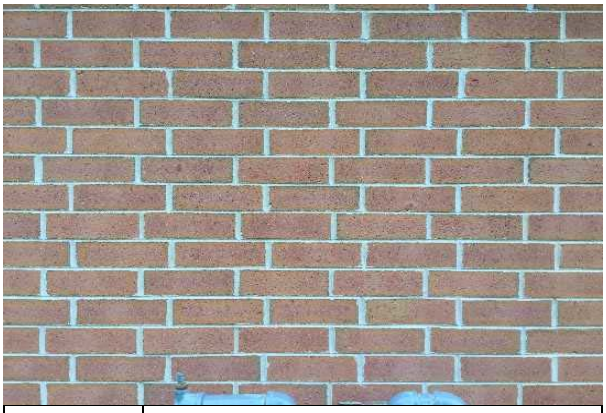
#2:	LEFT ELEVATION

#3:	REAR ELEVATION

#4:	RIGHT ELEVATION

#5:	PARKING LOTS, ASPHALT PAVEMENT

#6:	ROOF, ASPHALT SHINGLE



#7:	EXTERIOR WALL, BRICK VENEER

#8:	EXTERIOR DOOR, STEEL

#9:	HEAT PUMP

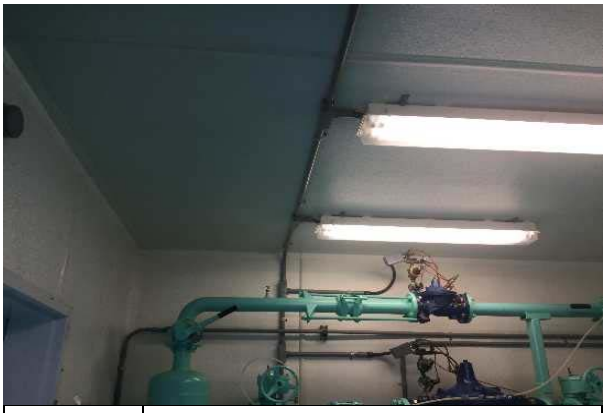
#10:	BOOSTER PUMP

#11:	BUILDING AUTOMATION SYSTEM (HVAC CONTROLS)

#12:	TRANSFER SWITCH, AUTOMATIC (ATS)

#13:	GENERATOR, DIESEL

#14:	VARIABLE FREQUENCY DRIVE (VFD)



#15:	LIGHTING SYSTEM, INTERIOR

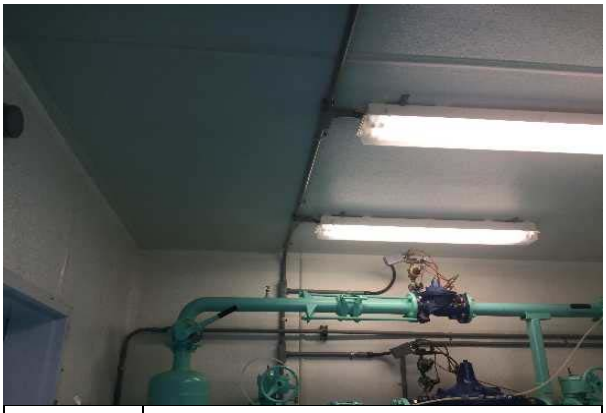
#16:	HIGH PRESSURE SODIUM LIGHTING FIXTURE

#17:	SECONDARY TRANSFORMER, DRY

#18:	FIRE EXTINGUISHER

#19:	INTERIOR FLOOR FINISH, CONCRETE

#20:	INTERIOR WALL FINISH, GYPSUM BOARD



#21:	INTERIOR CEILING FINISH, GYPSUM BOARD

Appendix B:
Site Plan

Draft - For Discussion Purposes Only

Site Plan

	Project Name: Booster PRV Station	**Project Number:** 122700.17R000-021.366
	Source: Google Earth	**On-Site Date:** May 24, 2017

Appendix C:
ADA Checklist

Date Completed: June 7, 2017

Property Name: Booster PRV Station

EMG Project Number: 122700.17R000-021.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	
3	Does the width between railings appear at least 36 inches?			X	

	Ramps (cont.)	Yes	No	NA	Comments
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?		X		
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?		X		
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		X		
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?			X	
3	Are there audible and visual fire alarm devices in the toilet rooms?			X	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			X	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			X	
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?			X	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			X	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			X	
11	Are exposed pipes under sink sufficiently insulated against contact?			X	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms (cont.)	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			**X**	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Non- Central Booster Pump
101 East Beaver Street
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
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EMG Project Number:
122700.17R000-022.366

Date of Report:
June 28, 2017

On Site Date:
May 24, 2017

Draft - For Discussion Purposes Only

Immediate Repairs Report
Non- Central Booster Pump
6/28/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total								**$0**

* Location Factor included in totals.

Replacement Reserves Report

Non- Central Booster Pump

6/28/2017

Draft - For Discussion Purposes Only

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Non- Central Booster Pump	5.2	614523	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	2900	SF	$0.38	$1,101				$1,101					$1,101					$1,101					$1,101		**$4,402**
Non- Central Booster Pump	5.2	614520	Parking Lots, Asphalt Pavement, Mill & Overlay	25	20	5	2900	SF	$3.28	$9,513						$9,513															**$9,513**
Non- Central Booster Pump	7.1	614540	Exhaust Fan, Centrifugal, Replace	15	10	5	2	EA	$889.90	$1,780						$1,780															**$1,780**
Non- Central Booster Pump	7.1	614541	Unit Heater, Electric, Replace	20	15	5	1	EA	$1,095.84	$1,096						$1,096															**$1,096**
Non- Central Booster Pump	7.1	614534	Building Automation System (HVAC Controls), Upgrade	20	15	5	100	SF	$50.00	$5,000						$5,000															**$5,000**
Non- Central Booster Pump	7.2	614537	Booster Pump, 30 HP, Replace	20	15	5	1	EA	$17,678.16	$17,678						$17,678															**$17,678**
Non- Central Booster Pump	7.2	614536	Booster Pump, 30 HP, Replace	20	15	5	1	EA	$17,678.16	$17,678						$17,678															**$17,678**
Non- Central Booster Pump	7.2	614538	Sump Pump, 3 HP, Replace	15	10	5	1	EA	$2,062.81	$2,063						$2,063															**$2,063**
Non- Central Booster Pump	7.2	614539	Sump Pump, 3 HP, Replace	15	10	5	1	EA	$2,062.81	$2,063						$2,063															**$2,063**
Non- Central Booster Pump	7.4	614530	Distribution Panel, 208 Y, 120 V, Replace	30	25	5	1	EA	$5,079.93	$5,080						$5,080															**$5,080**
Non- Central Booster Pump	7.4	614528	Secondary Transformer, Dry, Replace	30	25	5	1	EA	$4,022.33	$4,022						$4,022															**$4,022**
Non- Central Booster Pump	7.4	614535	Lighting System, Interior, Upgrade	25	20	5	100	SF	$9.24	$924						$924															**$924**
Non- Central Booster Pump	8.1	614524	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	4	4	200	SF	$1.45	$290					$290								$290								**$580**
Non- Central Booster Pump	8.1	614525	Interior Floor Finish, Concrete, Prep & Paint	10	5	5	100	SF	$9.23	$923						$923										$923					**$1,847**
Non- Central Booster Pump	8.1	614514	Interior Ceiling Finish, Concrete, Prep & Paint	10	5	5	100	SF	$1.96	$196						$196										$196					**$393**
Totals, Unescalated											**$0**	**$0**	**$0**	**$1,101**	**$290**	**$68,017**	**$0**	**$0**	**$1,101**	**$0**	**$0**	**$0**	**$290**	**$1,101**	**$0**	**$1,120**	**$0**	**$0**	**$1,101**	**$0**	**$74,120**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$1,203**	**$327**	**$78,850**	**$0**	**$0**	**$1,394**	**$0**	**$0**	**$0**	**$414**	**$1,616**	**$0**	**$1,745**	**$0**	**$0**	**$1,874**	**$0**	**$87,422**

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1 Executive Summary 1
1.1. Property Information and General Physical Condition 1
1.2. Facility Condition Index (FCI) 2
2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	101 East Beaver Street, Yorkville, IL 60560
Year Constructed/Renovated:	1986
Current Occupants:	City of Yorkville
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Booster Pump
Site Area:	0.2 acres
Building Area:	100 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Driveway
Building Construction:	Concrete bearing walls and concrete ceiling
Roof Construction:	No roof, underground building consisted of concrete
Exterior Finishes:	No exterior finishes, building was underground
Heating, Ventilation and Air Conditioning:	Wall mounted electric unit heater
Fire and Life/Safety:	N/A
Dates of Visit:	May 24, 2017
On-Site Point of Contact (POC):	Eric Dhuse
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	--	Electrical	Fair
Vertical Envelope	--	Elevators	--
Interiors	Fair	Fire	--

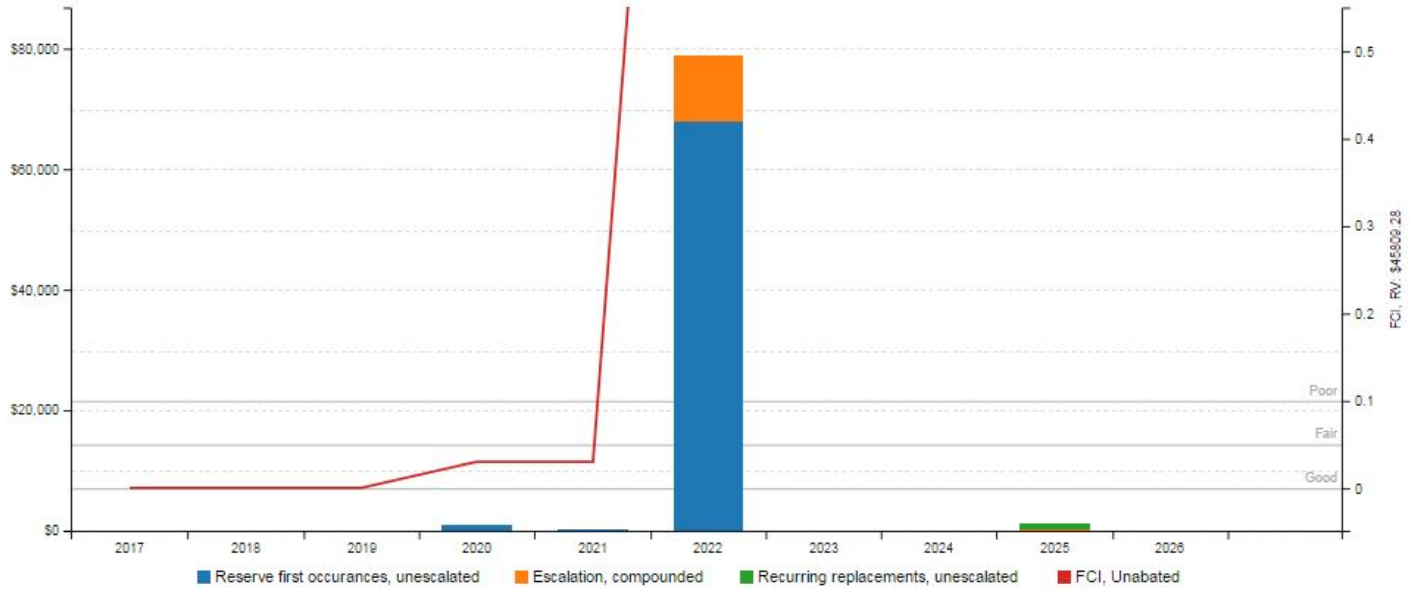
The following bullet points highlight the most significant short term and modernization recommendations:

- Parking lot, seal and stripe

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of painting and asphalt pavement seal coating. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	81.8%	Poor
Current Replacement Value (CRV)	100 SF * $1000 / SF = $100,000.00	

Year **0** (Current Year) - Immediate Repairs (IR)	$0.00
Years **1-10** – Replacement Reserves (RR)	$81,774.00
Total Capital Needs	**$81,774.00**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- There were no immediate repair costs

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: ADA Checklist

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	RIGHT ELEVATION

#3:	INTERIOR LEFT ELEVATION

#4:	INTERIOR REAR ELEVATION

#5:	INTERIOR FRONT ELEVATION

#6:	PARKING LOT, ASPHALT PAVEMENT

#7:	PARKING LOT, ASPHALT PAVEMENT

#8:	UNIT HEATER, ELECTRIC

#9:	BUILDING AUTOMATION SYSTEM (HVAC CONTROLS)

#10:	EXHAUST FAN, CENTRIFUGAL

#11:	BOOSTER PUMP

#12:	SUMP PUMP CONTROLLER

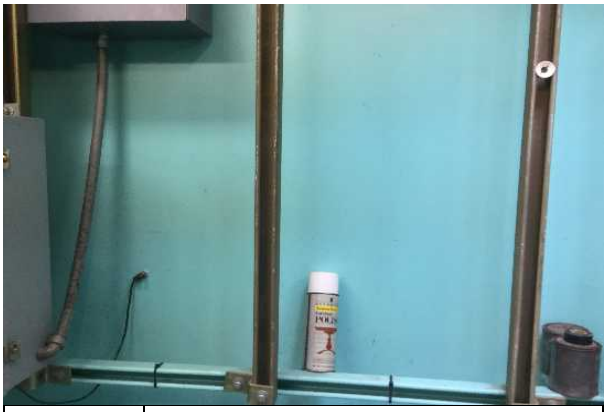
#13:	LIGHTING SYSTEM, INTERIOR

#14:	SECONDARY TRANSFORMER, DRY

#15:	DISTRIBUTION PANEL

#16:	INTERIOR FLOOR FINISH, CONCRETE

#17:	INTERIOR CEILING FINISH, CONCRETE



#18:	INTERIOR WALL FINISH, CONCRETE/MASONRY

Appendix B:
Site Plan

Draft - For Discussion Purposes Only

Site Plan

	Project Name: Non-Central Booster Pump	**Project Number:** 122700.17R000-022.366
	Source: Google Earth	**On-Site Date:** May 24, 2017

Appendix C:
ADA Checklist

Date Completed: June 7, 2017

Property Name: Non- Central Booster Pump

EMG Project Number: 122700.17R000-022.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?		X		
2	If the main entrance is inaccessible, are there alternate accessible entrances?		X		
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?		X		
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?		X		
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		X		
3	Is there a path of travel that does not require the use of stairs?		X		
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?			X	
3	Are there audible and visual fire alarm devices in the toilet rooms?			X	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			X	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			X	
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?			X	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			X	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			X	
11	Are exposed pipes under sink sufficiently insulated against contact?			X	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			X	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			X	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			X	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			X	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			X	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Public Works Office and Garage
610 Tower Lane
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:	Date of Report:	On Site Date:
122700.17R000-030.322	September 13, 2017	May 22, 2017
		September 11, 2017

Immediate Repairs Report

9/14/2017

Public Works Office & Garage / General Site

EMG Renamed Item Number	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	EA	$1,391.50	$1,392	**$1,392**
Immediate Repairs Total						**$1,392**

* Location Factor (1.0) included in totals.

Public Works Office & Garage / Office (74')

EMG Renamed Item Number	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	ADA, Door, Lever Handle Hardware, Install	8	EA	$202.40	$1,619	**$1,619**
3.1	ADA, Lavatory, Faucet Hardware, Modify	1	EA	$506.00	$506	**$506**
6.4	Exterior Wall, Steel, Repair	50	SF	$44.06	$2,203	**$2,203**
7.6	Sprinkler System, Full Retrofit, Office (per SF), Renovate	1248	SF	$8.00	$9,982	**$9,982**
7.6	Fire Alarm System, Office Building, Install	1248	SF	$2.36	$2,945	**$2,945**
Immediate Repairs Total						**$17,255**

* Location Factor (1.0) included in totals.

Public Works Office & Garage / Shop (76')

EMG Renamed Item Number	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
7.6	Sprinkler System, Full Retrofit, Office (per SF), Renovate	4032	SF	$8.00	$32,251	**$32,251**
7.6	Fire Alarm System, Office Building, Install	4032	SF	$2.36	$9,514	**$9,514**
Immediate Repairs Total						**$41,764**

* Location Factor (1.0) included in totals.

Public Works Office & Garage / Shop (96')

EMG Renamed Item Number	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
7.6	Sprinkler System, Full Retrofit, Office (per SF), Renovate	4320	SF	$8.00	$34,554	**$34,554**
7.6	Fire Alarm System, Office Building, Install	4320	SF	$2.36	$10,193	**$10,193**
8.1	Interior Floor Finish, Concrete, Repair	250	SF	$9.44	$2,360	**$2,360**
Immediate Repairs Total						**$47,107**

* Location Factor (1.0) included in totals.

Replacement Reserves Report

9/14/2017

Location	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total Escalated Estimate
Public Works Office & Garage / General Site	$1,392	$242,599	$0	$0	$0	$31,588	$0	$0	$0	$0	$36,619	$0	$0	$0	$0	$42,452	$0	$0	$0	$0	**$354,649**
Public Works Office & Garage / Office (74')	$17,255	$10,623	$0	$26,389	$2,491	$68,517	$7,252	$0	$0	$7,844	$26,632	$5,147	$0	$595	$2,441	$0	$0	$9,936	$18,690	$1,676	**$205,489**
Public Works Office & Garage / Shop (76')	$41,764	$0	$0	$7,267	$2,737	$144,207	$0	$0	$0	$0	$67,457	$0	$0	$4,640	$539	$3,113	$0	$0	$2,388	$4,264	**$278,377**
Public Works Office & Garage / Shop (96')	$47,107	$0	$0	$885	$0	$247,506	$0	$0	$0	$0	$320,846	$0	$0	$1,190	$1,079	$0	$0	$0	$0	$0	**$618,612**
GrandTotal	**$107,518**	**$253,222**	**$0**	**$34,541**	**$5,228**	**$491,817**	**$7,252**	**$0**	**$0**	**$7,844**	**$451,555**	**$5,147**	**$0**	**$6,424**	**$4,059**	**$45,564**	**$0**	**$9,936**	**$21,078**	**$5,941**	**$1,457,127**

Public Works Office & Garage / General Site

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
3.1	612370	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	0	0	1	EA	$1,391.50	$1,392	$1,392																				**$1,392**
5.2	611169	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	71800	SF	$3.28	$235,533		$235,533																			**$235,533**
5.2	611197	Parking Lots, Asphalt Pavement, Seal & Stripe	5	0	5	71800	SF	$0.38	$27,248						$27,248					$27,248					$27,248					**$81,744**
Totals, Unescalated										**$1,392**	**$235,533**	**$0**	**$0**	**$0**	**$27,248**	**$0**	**$0**	**$0**	**$0**	**$27,248**	**$0**	**$0**	**$0**	**$0**	**$27,248**	**$0**	**$0**	**$0**	**$0**	**$318,669**
Location Factor (1.00)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0% inflation, compounded annually)										**$1,392**	**$242,599**	**$0**	**$0**	**$0**	**$31,588**	**$0**	**$0**	**$0**	**$0**	**$36,619**	**$0**	**$0**	**$0**	**$0**	**$42,452**	**$0**	**$0**	**$0**	**$0**	**$354,649**

Public Works Office & Garage / Office (74')

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
3.1	612372	ADA, Door, Lever Handle Hardware, Install	0	0	0	8	EA	$202.40	$1,619	$1,619																				**$1,619**
3.1	612371	ADA, Lavatory, Faucet Hardware, Modify	0	0	0	1	EA	$506.00	$506	$506																				**$506**
6.3	671406	Roof, Metal, Replace	40	30	10	1498	SF	$12.45	$18,649											$18,649										**$18,649**
6.4	611551	Exterior Wall, Steel, Repair	0	0	0	50	SF	$44.06	$2,203	$2,203																				**$2,203**
6.6	612243	Window, Aluminum Double-Glazed 12 SF, Replace	30	29	1	1	EA	$584.21	$584		$584																			**$584**
6.6	611284	Window, Aluminum Double-Glazed 24 SF, Replace	30	25	5	4	EA	$574.20	$2,297						$2,297															**$2,297**
6.6	611275	Window, Aluminum Double-Glazed 12 SF, Replace	30	20	10	2	EA	$584.21	$1,168											$1,168										**$1,168**
6.6	611297	Exterior Door, Wood Solid-Core w/ Glass, Replace	25	20	5	1	EA	$1,928.03	$1,928						$1,928															**$1,928**
6.6	611293	Exterior Door, Steel, Replace	25	20	5	4	EA	$950.12	$3,800						$3,800															**$3,800**
7.1	611558	Condensing Unit/Heat Pump, Split System, Replace	15	12	3	1	EA	$3,122.18	$3,122				$3,122															$3,122		**$6,244**
7.1	611556	Condensing Unit/Heat Pump, Split System, Replace	15	12	3	1	EA	$6,439.81	$6,440				$6,440															$6,440		**$12,880**
7.1	612402	Air Handler, Interior, Replace	20	17	3	1	EA	$9,413.96	$9,414				$9,414																	**$9,414**
7.1	612386	Air Handler, Interior, Replace	20	17	3	1	EA	$3,351.83	$3,352				$3,352																	**$3,352**
7.1	611561	Residential Fixtures, Ceiling Fan, Replace	15	12	3	4	EA	$354.11	$1,416				$1,416															$1,416		**$2,833**
7.2	671387	Toilet, Flush Tank (Water Closet), Replace	20	15	5	1	EA	$1,055.15	$1,055						$1,055															**$1,055**
7.2	611564	Sink, Stainless Steel, Replace	20	15	5	1	EA	$1,054.05	$1,054						$1,054															**$1,054**
7.2	611212	Drinking Fountain, Refrigerated, Replace	10	6	4	1	EA	$1,257.51	$1,258					$1,258										$1,258						**$2,515**
7.2	611567	Bathroom Vanity Cabinet, Wood, with Cultured Marble Sink Top, Replace	20	15	5	1	EA	$1,082.84	$1,083						$1,083															**$1,083**
7.4	611554	High Pressure Sodium Lighting Fixture, 250 W, Replace	20	15	5	1	EA	$719.95	$720						$720															**$720**
7.4	671408	Lighting System, Interior, Office Building, Upgrade	25	20	5	1248	SF	$9.24	$11,534						$11,534															**$11,534**
7.6	671413	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	1248	SF	$8.00	$9,982	$9,982																				**$9,982**
7.6	611400	Fire Extinguisher, , Replace	15	1	14	1	EA	$356.54	$357															$357						**$357**

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
7.6	612330	Fire Alarm System, Office Building, Install	20	20	0	1248	SF	$2.36	$2,945	$2,945																				**$2,945**
7.6	671397	Exit Lighting Fixture, Backlit, Replace	10	7	3	1	EA	$405.01	$405				$405										$405							**$810**
8.1	611537	Interior Window, 6 SF, Replace	30	24	6	1	EA	$462.02	$462							$462														**$462**
8.1	611268	Interior Door, Steel w/ Glass, Replace	20	15	5	2	EA	$1,352.72	$2,705						$2,705															**$2,705**
8.1	671390	Interior Door, Wood Hollow-Core, Replace	20	15	5	3	EA	$596.52	$1,790						$1,790															**$1,790**
8.1	611249	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	7	1	4224	SF	$1.42	$6,012		$6,012								$6,012								$6,012			**$18,035**
8.1	611261	Interior Wall Finish, Ceramic Tile, Replace	25	20	5	384	SF	$16.55	$6,357						$6,357															**$6,357**
8.1	611245	Interior Wall Finish, Gypsum Board/Plaster, Replace	40	35	5	4224	SF	$3.38	$14,264						$14,264															**$14,264**
8.1	611222	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	1920	SF	$4.80	$9,217						$9,217															**$9,217**
8.1	611229	Interior Floor Finish, Wood Strip, Replace	30	15	* 15	96	SF	$13.52	$1,298						$1,298															**$1,298**
8.1	611254	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	9	1	1920	SF	$1.94	$3,718		$3,718										$3,718									**$7,437**
8.1	611563	Residential Appliances, Refrigerator, Replace	15	11	4	1	EA	$956.04	$956					$956															$956	**$1,912**
8.1	611566	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	14	6	12	LF	$467.63	$5,612							$5,612														**$5,612**
Totals, Unescalated										**$17,255**	**$10,314**	**$0**	**$24,149**	**$2,214**	**$59,103**	**$6,074**	**$0**	**$0**	**$6,012**	**$19,817**	**$3,718**	**$0**	**$405**	**$1,614**	**$0**	**$0**	**$6,012**	**$10,978**	**$956**	**$168,621**
Location Factor (1.00)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0% inflation, compounded annually)										**$17,255**	**$10,623**	**$0**	**$26,389**	**$2,491**	**$68,517**	**$7,252**	**$0**	**$0**	**$7,844**	**$26,632**	**$5,147**	**$0**	**$595**	**$2,441**	**$0**	**$0**	**$9,936**	**$18,690**	**$1,676**	**$205,489**

Public Works Office & Garage / Shop (76')

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
6.3	611308	Roof, Metal, Replace	40	30	10	4032	SF	$12.45	$50,194											$50,194										**$50,194**
6.6	671389	Exterior Door, Steel, Replace	25	20	5	1	EA	$950.12	$950						$950															**$950**
6.6	671361	Overhead Door, Automatic Opener, Replace	15	10	5	1	EA	$5,953.00	$5,953						$5,953															**$5,953**
6.6	671382	Overhead Door, Aluminum Roll-Up, Replace	35	30	5	1	EA	$4,025.54	$4,026						$4,026															**$4,026**
7.1	611472	Exhaust Fan, Propeller, Replace	15	12	3	1	EA	$1,402.69	$1,403				$1,403															$1,403		**$2,805**
7.1	611317	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$1,997.82	$1,998						$1,998										$1,998					**$3,996**
7.1	671386	Unit Heater, Natural Gas, Replace	20	15	5	3	EA	$4,467.67	$13,403						$13,403															**$13,403**
7.2	611201	Toilet, Flush Tank (Water Closet), Replace	20	15	5	1	EA	$1,055.15	$1,055						$1,055															**$1,055**
7.2	611505	Sink, Plastic, Replace	20	17	3	1	EA	$575.99	$576				$576																	**$576**
7.2	611538	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	10	7	3	1	EA	$2,349.48	$2,349				$2,349										$2,349							**$4,699**
7.4	611501	Load Center, 120 / 240 V, 50 Amp to 100 Amp, Single Phase Residential, Replace	30	25	5	1	EA	$5,079.93	$5,080						$5,080															**$5,080**
7.4	611503	Load Center, 120 / 240 V, 50 Amp to 100 Amp, Single Phase Residential, Replace	30	25	5	1	EA	$5,079.93	$5,080						$5,080															**$5,080**
7.4	611328	Incandescent Lighting Fixture, Basic, Replace	20	15	5	1	EA	$188.55	$189						$189															**$189**
7.4	671409	Lighting System, Interior, Office Building, Upgrade	25	20	5	4032	SF	$9.24	$37,264						$37,264															**$37,264**
7.6	671414	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	4032	SF	$8.00	$32,251	$32,251																				**$32,251**
7.6	671396	Fire Extinguisher, , Replace	15	1	14	1	EA	$356.54	$357															$357						**$357**
7.6	671416	Fire Alarm System, Office Building, Install	20	20	0	4032	SF	$2.36	$9,514	$9,514																				**$9,514**
7.6	671394	Exit Lighting Fixture, Backlit, Replace	10	7	3	2	EA	$405.01	$810				$810										$810							**$1,620**
8.1	611264	Interior Door, Wood Hollow-Core, Replace	20	15	5	2	EA	$596.52	$1,193						$1,193															**$1,193**
8.1	671405	Interior Wall Finish, Aluminum, Replace	30	25	5	4593	SF	$10.50	$48,204						$48,204															**$48,204**
8.1	611216	Interior Floor Finish, Ceramic Tile, Replace	50	47	3	96	SF	$15.76	$1,512				$1,512																	**$1,512**
8.1	611507	Residential Appliances, Clothes Dryer, Replace	15	11	4	1	EA	$1,101.88	$1,102					$1,102															$1,102	**$2,204**
8.1	611509	Residential Appliances, Clothes Washer, Replace	15	11	4	1	EA	$1,329.98	$1,330					$1,330															$1,330	**$2,660**
Totals, Unescalated										**$41,764**	**$0**	**$0**	**$6,651**	**$2,432**	**$124,394**	**$0**	**$0**	**$0**	**$0**	**$50,194**	**$0**	**$0**	**$3,160**	**$357**	**$1,998**	**$0**	**$0**	**$1,403**	**$2,432**	**$234,784**

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Location Factor (1.00)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0% inflation, compounded annually)										**$41,764**	**$0**	**$0**	**$7,267**	**$2,737**	**$144,207**	**$0**	**$0**	**$0**	**$0**	**$67,457**	**$0**	**$0**	**$4,640**	**$539**	**$3,113**	**$0**	**$0**	**$2,388**	**$4,264**	**$278,377**

Public Works Office & Garage / Shop (96')

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
6.3	671407	Roof, Metal, Replace	40	30	10	5184	SF	$12.45	$64,536											$64,536										**$64,536**
6.4	611313	Exterior Wall, Aluminum Siding, 1-2 Stories, Replace	40	35	5	7500	SF	$8.67	$65,061						$65,061															**$65,061**
6.6	671388	Exterior Door, Steel, Replace	25	20	5	2	EA	$950.12	$1,900						$1,900															**$1,900**
6.6	611350	Overhead Door, Automatic Opener, Replace	15	10	5	3	EA	$5,953.00	$17,859						$17,859															**$17,859**
6.6	611303	Overhead Door, Aluminum Roll-Up, Replace	35	30	5	3	EA	$4,025.54	$12,077						$12,077															**$12,077**
7.1	611359	Unit Heater, Natural Gas, Replace	20	15	5	2	EA	$4,467.67	$8,935						$8,935															**$8,935**
7.1	611340	Residential Fixtures, Ceiling Fan, Replace	15	10	5	4	EA	$354.11	$1,416						$1,416															**$1,416**
7.4	611414	Load Center, 120 / 240 V, 250 Amp to 400 Amp, Single Phase Residential, Replace	30	25	5	1	EA	$9,487.85	$9,488						$9,488															**$9,488**
7.4	611325	Halogen Lighting Fixture, 100 W, Replace	20	15	5	1	EA	$259.09	$259						$259															**$259**
7.4	611333	Lighting System, Interior, Office Building, Upgrade	25	20	5	4320	SF	$9.24	$39,925						$39,925															**$39,925**
7.6	612326	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	4320	SF	$8.00	$34,554	$34,554																				**$34,554**
7.6	671395	Fire Extinguisher, , Replace	15	1	14	2	EA	$356.54	$713															$713						**$713**
7.6	671415	Fire Alarm System, Office Building, Install	20	20	0	4320	SF	$2.36	$10,193	$10,193																				**$10,193**
7.6	611363	Exit Lighting Fixture, Backlit, Replace	10	7	3	2	EA	$405.01	$810				$810										$810							**$1,620**
8.1	611259	Interior Wall Finish, Aluminum, Replace	30	25	5	5391	SF	$10.50	$56,580						$56,580															**$56,580**
8.1	667510	Interior Floor Finish, Concrete, Repair	0	0	0	250	SF	$9.44	$2,360	$2,360																				**$2,360**
8.1	611232	Interior Ceiling Finish, Metal, Replace	50	40	10	4800	SF	$36.29	$174,204											$174,204										**$174,204**
Totals, Unescalated										**$47,107**	**$0**	**$0**	**$810**	**$0**	**$213,501**	**$0**	**$0**	**$0**	**$0**	**$238,740**	**$0**	**$0**	**$810**	**$713**	**$0**	**$0**	**$0**	**$0**	**$0**	**$501,680**
Location Factor (1.00)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0% inflation, compounded annually)										**$47,107**	**$0**	**$0**	**$885**	**$0**	**$247,506**	**$0**	**$0**	**$0**	**$0**	**$320,846**	**$0**	**$0**	**$1,190**	**$1,079**	**$0**	**$0**	**$0**	**$0**	**$0**	**$618,612**

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	610 Tower Lane, Yorkville, IL 60560
Year Constructed/Renovated:	1976 – Office 1996 - Garage
Current Occupants:	City of Yorkville
Percent Utilization:	100%.
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Office, Garage
Site Area:	2.0 acres
Building Area:	8,820 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	9 spaces in open lots
Building Construction:	Steel frame with concrete-topped metal decks
Roof Construction:	Sloped roofing with metal finish
Exterior Finishes:	Metal Siding
Heating, Ventilation & Air Conditioning:	Individual package split-system units. Supplemental components: suspended gas unit heaters and window air conditioning unit.
Fire and Life/Safety:	Smoke detectors, strobes, extinguishers, and exit signs.
Dates of Visit:	May 22, 2017
On-Site Point of Contact (POC):	Eric Dhuse
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Fair	Elevators	--

Systemic Condition Summary			
Interiors	Fair	Fire	--

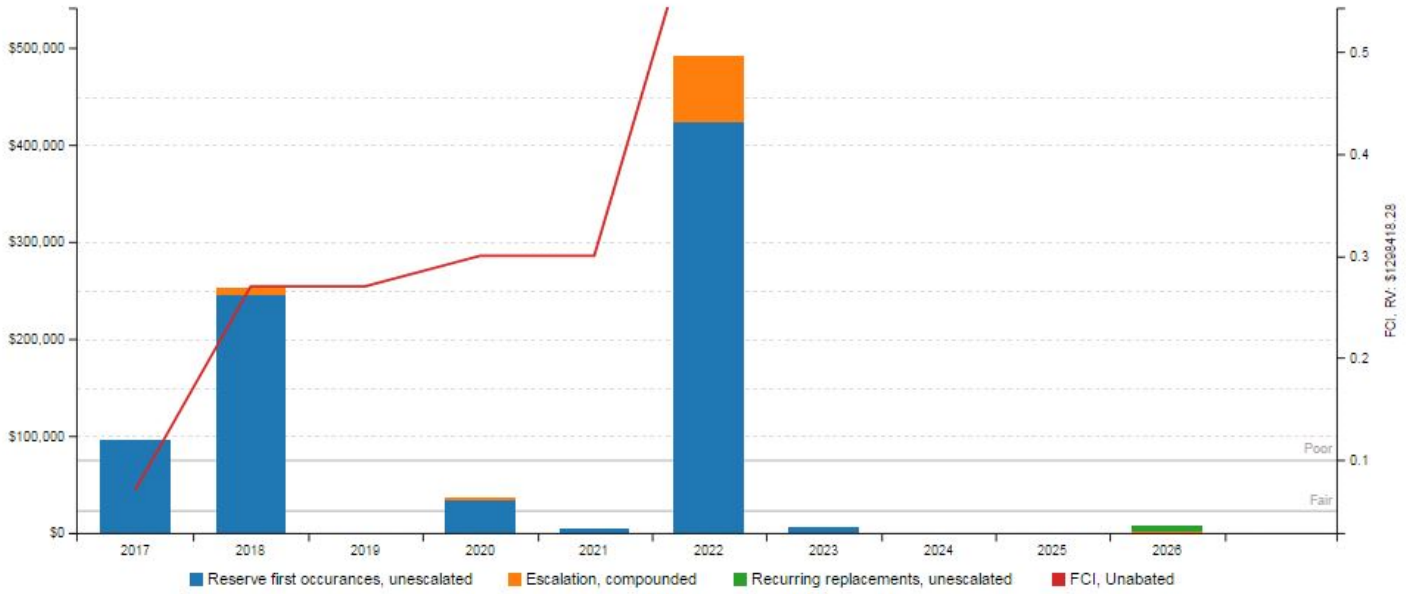
The following bullet points highlight the most significant short term and modernization recommendations:

- Repair damage to right elevation exterior wall
- Installation of a complete fire alarm system
- Mill and overlay asphalt parking lot
- Installation of a complete fire suppression system

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

The property has had no major capital improvements. The property is less than 32 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	6.0%	Fair
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	78.4%	Poor
Current Replacement Value (CRV)	8,820 SF * $183.24 / SF = $1,616,176.80	

Year **0** (Current Year) - Immediate Repairs (IR)	$97,079.00
Years **1-10** – Replacement Reserves (RR)	$1,267,069.00
Total Capital Needs	**$1,364,148.00**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Repair damage to right elevation exterior wall
- Installation of a complete fire alarm system
- Installation of a complete fire suppression system
- Add signage and marking for ADA Van accessible parking stall

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide an Executive Summary at the beginning of this report.
- Prepare a mechanical equipment inventory list.

2.3. Personnel Interviewed

The management was interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Eric Dhuse	City of Yorkville	630.878.7102

The FCA was performed with the assistance of Eric Dhuse, City of Yorkville, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 23 years.

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

Although Appendix E provides a summary of the documents requested or obtained, the following list provides more specific details about some of the documents that were reviewed or obtained during the site visit.

- No documents available.

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaire is included in Appendix E. Information obtained from the questionnaire has been used in preparation of this report.

2.6. Weather Conditions

May 22, 2017: Clear, with temperatures in the 70's (°F) and light winds.

3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG’s Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

At an office/garage property, the areas considered as a public accommodation besides the site itself and parking, are the exterior accessible route, the interior accessible route up to the tenant lease lines and the interior common areas, including the common area restrooms.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Parking

- Signage indicating accessible parking spaces for cars and vans are not provided.

Entrances/Exits

- Lever action hardware is not provided at all accessible locations.

Restrooms

- Lever action hardware is not provided at all accessible locations.
- Modify existing lavatory faucets to paddle type faucets.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is included in the cost tables.

3.2. Municipal Information, Flood Zone and Seismic Zone

Not Applicable

4. Existing Building Assessment

4.1. Unit or Space Types

All 8,820 square feet of the building are occupied by a single occupant, City of Yorkville. The spaces are mostly a combination of offices, garages, and supporting restrooms.

4.2. Inaccessible Areas or Key Spaces Not Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. Areas of note that were either inaccessible or not observed for other reasons are listed in the table below:

Key Spaces Not Observed		
Room Number	Area	Access Issues
	Above bathroom in garage	Lack of ladder

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Yorkville	Good
Storm sewer	City of Yorkville	Good
Domestic water	City of Yorkville	Good
Electric service	Commonwealth Edison	Good
Natural gas service	Nicor Gas	Good

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	Tower Lane
Access from	West
Additional Entrances	N/A
Additional Access from	N/A

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Asphalt	-	Fair
Parking Lot	Asphalt	-	Fair
Drive Aisles	None	-	--
Service Aisles	None	-	--
Sidewalks	None	-	--
Curbs	None	-	--
Site Stairs	None	-	--
Pedestrian Ramps	None	-	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
9	-	-	-	-

Total Number of ADA Compliant Spaces	0
Number of ADA Compliant Spaces for Vans	0
Total Parking Spaces	9
Parking Ratio (Spaces/Apartments)	-
Method of Obtaining Parking Count	Physical count

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement mill and overlay
- Signage and marking for ADA Van accessible parking stall

Actions/Comments:

- The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking and localized depressions. The most severely damaged areas of paving must be cut and patched in order to maintain the integrity of the overall pavement system. Complete milling and overlay of the entire lot is also recommended.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	☒	Good
Inlets	☐	--
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☐	--
Pits	☐	--
Municipal System	☐	--
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

5.4. Topography and Landscaping

Item	Description						
Site Topography	Generally flat.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☐	☐	☐	☐	☐	☐	☒
Landscaping Condition	--						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
None	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. General Site Improvements

Property Signage	
Property Signage	Post mounted wood
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☒	☐	☐	☐	☐
	--				
Building Lighting	None	Wall Mounted	Recessed Soffit		
	☐	☒	☐		
	Fair				

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Perimeter	Fair

Refuse Disposal				
Refuse Disposal	Means of disposal not apparent			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
None	None	None	No	--

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Signage
- Exterior lighting
- Site fencing

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There are no significant signs of settlement, deflection, or movement.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Steel columns and beams	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	Wood joists	Good
Upper Floor Decking	Plywood or OSB	Fair
Roof Framing	Steel beams or girders	Good
Roof Decking	Metal decking	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. Roofing

Primary Roof			
Type / Geometry	Gable Roof	Finish	Metal
Maintenance	Outside Contractor	Roof Age	21 Yrs

Primary Roof			
Flashing	Sheet metal	Warranties	None
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	Metal Panel	Insulation	Fiberglass batts
Soffits	None	Skylights	No
Attics	Steel beams	Ponding	No
Ventilation Source-1	Ridge Vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

Anticipated Lifecycle Replacements:

- Metal roof

Actions/Comments:

- The roof finishes are original. Information regarding roof warranties or bonds was not available. The roofs are maintained by an outside contractor.
- There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Metal siding	Fair
Secondary Finish	--	--
Accented with	--	--
Soffits	Not Applicable	--

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Metal siding

Actions/Comments:

- The metal siding has isolated areas of damaged siding along the north and south elevation of the building. The damaged siding must be repaired.

6.5. Exterior and Interior Stairs

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	None	--	--	--	--
Building Interior Stairs	Wood-framed	Closed	Wood	Wood	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed, operable	Double glaze	Exterior Walls	☒	Fair

Building Doors		
Main Entrance Doors	Door Type	Condition
	Metal, hollow	Fair
Secondary Entrance Doors	Solid core wood	Fair
Service Doors	Metal, hollow	Fair
Overhead Doors	Aluminium	Fair

Anticipated Lifecycle Replacements:

- Windows
- Exterior metal doors

Actions/Comments:

- Damage to double-glazed window on west elevation of building. Outer pane of glass needs to be replaced.

6.7. Patio, Terrace, and Balcony

Not applicable. There are no patios, terraces, or balconies.

7. Building Mechanical and Plumbing Systems

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Individual Units	
Primary Components	Split system furnaces and condensing units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	2 units ranging from 2 tons/BTUH to 5 tons/BTUH
Total Heating or Cooling Capacity	7 tons/BTUH
Heating Fuel	Natural gas
Location of Equipment	Building exterior
Space Served by System	Entire building
Age Ranges	All units dated 2000
Primary Component Condition	Fair

Supplemental Components	
Supplemental Component #1	Suspended unit heaters
Location / Space Served by Suspended Unit Heaters	Garage
Suspended Unit Heater Condition	Fair
Supplemental Component #2	Window Air Conditioning Unit
Location / Space Served by Window Air Conditioning Unit	Small Upper Office Area
Window Air Conditioning Unit Condition	Fair

Controls and Ventilation	
HVAC Control System	Individual programmable thermostats/controls
HVAC Control System Condition	Fair
Building Ventilation	Roof top exhaust fans
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Split system furnaces and condensing units
- Suspended gas unit heaters
- Through-wall air conditioners
- Rooftop exhaust fans

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- The HVAC equipment appears to have been installed in 2000. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement.

7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	Cast iron	Fair
Vent Piping	Cast iron	Fair
Water Meter Location	Bathroom closet in office	

Domestic Water Heaters or Boilers	
Components	Water Heaters
Fuel	Natural gas
Quantity and Input Capacity	2 units at approximately 40,000 BTUH each
Storage Capacity	40 gallons
Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	--
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Residential grade
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Fair

Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Sinks
- Vanities

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short-term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.3. Building Gas Distribution

Gas service is supplied from the gas main on the adjacent public street. The gas meters and regulators are located along the exterior walls of the buildings. The gas distribution piping within the building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	400 Amps	Volts	120/240 Volt, single-phase
Meter & Panel Location	North elevation of building	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-12		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels are mostly original 1976 and 1996 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

- The light fixtures throughout most of the facility utilize older, inefficient T-12 lamps. Replacement with newer fixtures with electronic ballasts and T-8 lamps is highly recommended to save substantial amounts of energy.

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection and Security Systems

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	☐	Battery-Operated Smoke Detectors	☒	Alarm Horns	☐
	Annunciator Panels	☐	Hard-Wired Smoke Detectors	☐	Strobe Light Alarms	☐
	Pull Stations	☐	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Alarm System Condition	Fair					
Sprinkler System	None	☒	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	None		None			
Fire Extinguishers	Last Service Date		Servicing Current?			
	2016		Yes			
Hydrant Location	North elevation of building by door					
Siamese Location	--					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Installation of a complete fire alarm system
- Installation of a complete fire suppression system
- Exit signs
- Fire extinguishers

Actions/Comments:

- The vast majority of the building is not protected by fire suppression and alarm system. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers and alarm system was not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression and alarm system is required by the governing municipality, EMG recommends a retrofit be performed. A budgetary cost is included.

7.7. Life Support Systems

Not Applicable

8. Interior Spaces

8.1. Interior Finishes

The facility is used as an office building and garage for the City of Yorkville. The most significant interior spaces include offices and garages. Supporting areas include hallways, stairs, administrative offices, restrooms, employee break rooms, and utility closets.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Ceramic tile	Restrooms	Fair
Vinyl tile	Office, restrooms, break area	Fair
Hardwood	Office	Fair
Concrete	Garage	Fair
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Offices, restrooms, break area	Fair
Metal	Garages	Fair
Ceramic tile	Restrooms	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Offices, restrooms, break area	Fair
Exposed structure	Garages	Good
Metal	Garages	Fair

Interior Doors		
Item	Type	Condition
Interior Doors	Steel w/ Glass, Wood Hollow-Core	Fair
Door Framing	Wood	Fair
Fire Doors	No	--

Anticipated Lifecycle Replacements:

- Vinyl tile
- Ceramic tile
- Metal wall panel
- Metal ceiling panel

- Wood floor
- Interior paint
- Interior doors
- Kitchenette appliances
- Laundry room washers
- Laundry room dryers

Actions/Comments:

- It appears that the interior finishes are original.
- The ceilings have isolated areas of water-damaged ceilings in the break area. The damaged ceiling areas need to be repaired. The cost to replace the damaged finishes is relatively insignificant and the work can be performed as part of the property management's routine maintenance program.

8.2. Commercial Kitchen & Laundry Equipment

Not applicable.

9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Public Works Office and Garage, 610 Tower Lane Yorkville, Illinois, the "Property". It is our understanding that the primary interest of City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of City of Yorkville for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than City of Yorkville or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

Prepared by: Tammy Prusa,
Project Manager

Reviewed by:

Paul Prusa P.E., LEED AP,
Technical Report Reviewer For
Andrew Hupp
arhupp@emgcorp.com
800.733.0660 x6632

11. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: EMG Accessibility Checklist
Appendix D: Pre-Survey Questionnaire

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	FRONT ELEVATION-OFFICE

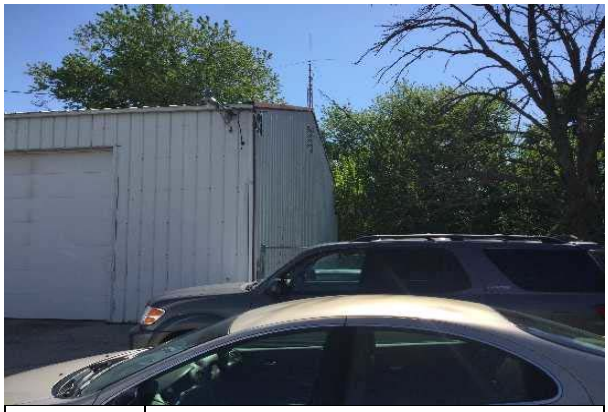
#3:	FRONT ELEVATION-GARAGE

#4:	LEFT ELEVATION-GARAGE

#5:	LEFT ELEVATION-OFFICE

#6:	REAR ELEVATION

#7:	RIGHT ELEVATION-OFFICE



#8:	RIGHT ELEVATION-GARAGE

#9:	PARKING LOTS, ASPHALT PAVEMENT

#10:	PARKING LOTS, CRACKING IN ASPHALT

#11:	STRUCTURAL FRAME, STEEL COLUMNS & BEAMS

#12:	FOUNDATIONS, CONCRETE SLAB-ON-GRADE

#13:	FOUNDATIONS, CONCRETE SLAB-ON-GRADE

#14:	ROOF, METAL

#15:	ROOF, METAL

#16:	EXTERIOR WALL, STEEL

#17:	EXTERIOR WALL, ALUMINUM SIDING

#18:	PUNCTURE AND CRACKING TO ALUMINUM SIDING ON SOUTH ELEVATION OF BUILDING

#19:	PUNCTURE TO ALUMINUM SIDING ON NORTH ELEVATION OF BUILDING

#20:	INTERIOR STAIRS, WOOD

#21:	WINDOW, ALUMINUM DOUBLE-GLAZED

#22:	WINDOW, BROKEN PANE OF GLASS

#23:	OVERHEAD DOOR, ALUMINUM ROLL-UP

#24:	EXTERIOR DOOR, STEEL

#25:	EXTERIOR DOOR, WOOD SOLID-CORE W/ GLASS

#26:	RESIDENTIAL FIXTURES, CEILING FAN

#27:	CONDENSING UNIT, SPLIT SYSTEM

#28:	AIR CONDITIONER, WINDOW/THRU-WALL

#29:	UNIT HEATER, NATURAL GAS

#30:	EXHAUST FAN, PROPELLER

#31:	TOILET, FLUSH TANK (WATER CLOSET)

#32:	BATHROOM VANITY CABINET, WOOD, WITH CULTURED MARBLE SINK TOP

#33:	WATER HEATER, GAS

#34:	SINK, PLASTIC

#35:	DRINKING FOUNTAIN, REFRIGERATED

#36:	OVERHEAD DOOR, AUTOMATIC OPENER

#37:	MAIN DISTRIBUTION PANEL

#38:	HIGH PRESSURE SODIUM LIGHTING FIXTURE

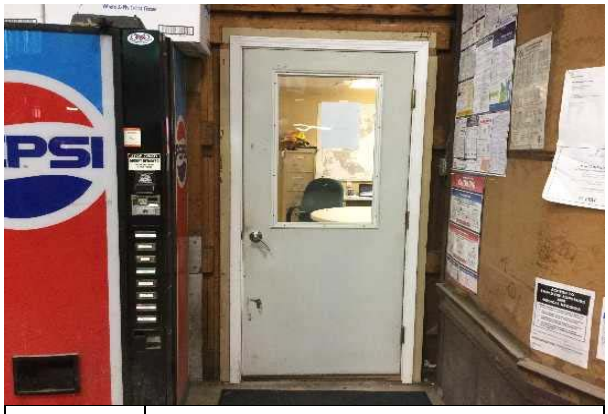
#39:	LIGHTING SYSTEM, INTERIOR

#40:	HALOGEN LIGHTING FIXTURE

#41:	FIRE EXTINGUISHER

#42:	EXIT LIGHTING FIXTURE

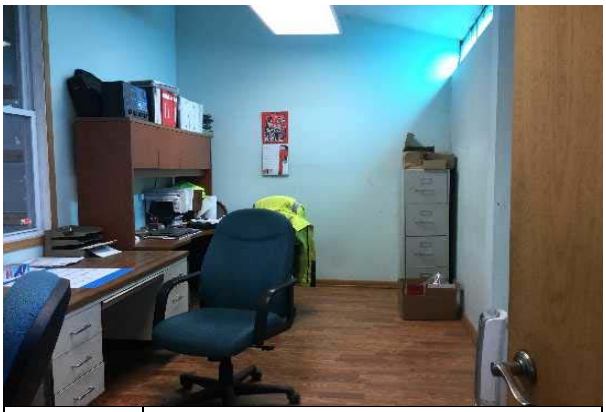
#43:	INTERIOR CEILING FINISH, GYPSUM BOARD



#44:	INTERIOR DOOR, STEEL W/ GLASS

#45:	INTERIOR WALL FINISH, CERAMIC TILE

#46:	INTERIOR FLOOR FINISH, VINYL TILE (VCT)



#47:	INTERIOR FLOOR FINISH, WOOD STRIP

#48:	INTERIOR FLOOR FINISH, CERAMIC TILE

#49:	RESIDENTIAL APPLIANCES, CLOTHES DRYER

#50:	INTERIOR CEILING FINISH, METAL

#51:	INTERIOR DOOR, HOLLOW CORE WOOD

#52:	INTERIOR WALL FINISH, ALUMINUM

#53:	INTERIOR WINDOW

#54:	INTERIOR WALL FINISH, CERAMIC TILE

#55:	RESIDENTIAL APPLIANCES, CLOTHES WASHER

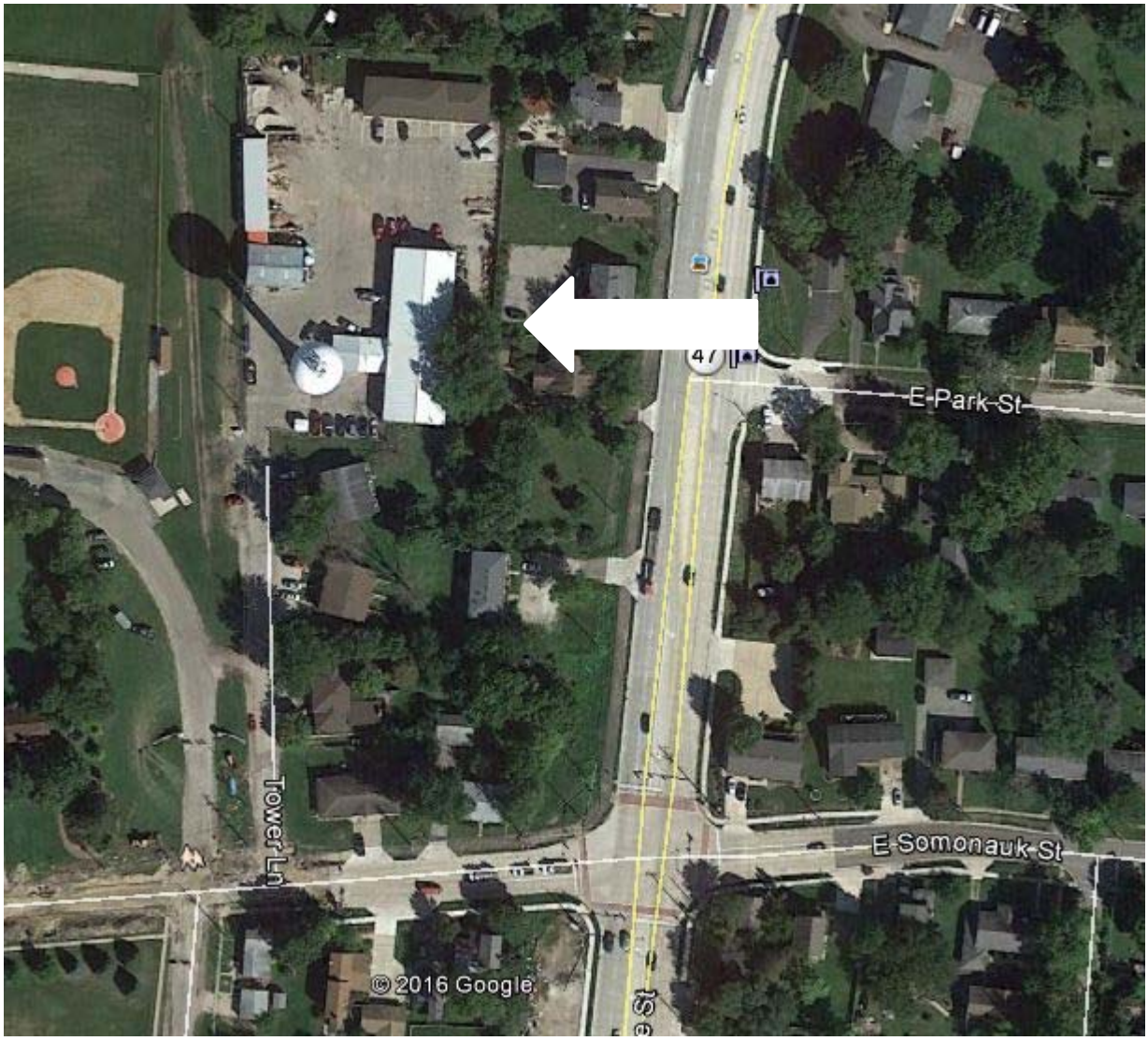
#56:	SINK, STAINLESS STEEL

#57:	RESIDENTIAL APPLIANCES, REFRIGERATOR

#58:	KITCHEN CABINET, BASE AND WALL SECTION, WOOD

Appendix B:
Site Plan

Site Plan



emg	**Project Name:** Public Works Office and Garage	**Project Number:** 122700.17R000-030.322
	Source: Google Earth	**On-Site Date:** May 22, 2017

Appendix C:
EMG Accessibility Checklist

Date Completed: June 6, 2017

Property Name: Public Works Office and Garage

EMG Project Number: 122700.17R000-030.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?		X		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?		X		
2	Are there sufficient van-accessible parking spaces available?		X		
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		X		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		X		
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?		X		
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		X		
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?		X		
3	Are there audible and visual fire alarm devices in the toilet rooms?		X		
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?		X		
10	Are sink handles operable with one hand without grasping, pinching or twisting?		X		
11	Are exposed pipes under sink sufficiently insulated against contact?			X	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			X	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			X	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			X	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			X	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?			X	

**Based on visual observation only. The slope was not confirmed through measurements.*

Appendix D:
Pre-Survey Questionnaire

FCA (Commercial)
Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	City of Yorkville		
Name of Building:	PW Offices/Garages	Building #:	
Name of person completing questionnaire:	Eric Dhuse		
Length of Association With the Property:	23 yes	Phone Number:	630-553-4390

Site Information		
Year of Construction?	1976, 1996	
No. of Stories?	1	Floors.
Total Site Area?	2	Acres
Total Building Area? 4500	~~4000~~	Saft - 1996 - 4320

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	NA	
2. HVAC Mechanical, Electric, Plumbing?	Fall 2016	
3. Life-Safety/Fire?	Spring (?)	
4. Roofs?	None	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	None
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	41, 21
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	All

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
	Zoning, Building Design & Life Safety Issues					
1	Are there any unresolved building, fire, or zoning code issues?		X			
2	Is there any pending litigation concerning the property?		X			
3	Are there any other significant issues/hazards with the property?		X			
4	Are there any unresolved construction defects at the property?	X				
5	Has any part of the property ever contained visible suspect mold growth?		X			

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
6	Is there a mold Operations and Maintenance Plan?		X			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?				X	
8	Have there been indoor air quality or mold related complaints from tenants?	X	X			NEED ~~THE~~ EXHAUST VENTING SYSTEM
	General Site					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	X				
10	Are there any problems with the landscape irrigation systems?				X	
	Building Structure					
11	Are there any problems with foundations or structures?	X				
12	Is there any water infiltration in basements or crawl spaces?				X	
13	Has a termite/wood boring insect inspection been performed within the last year?		X			
	Building Envelope					
14	Are there any wall, or window leaks?	X				
15	Are there any roof leaks?	X				
16	Is the roofing covered by a warranty or bond?		X			
17	Are there any poorly insulated areas?	X				
18	Is Fire Retardant Treated (FRT) plywood used?		X			
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		X			

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?		X			
21	Does any part of the electrical system use aluminum wiring?			X		
22	Do Residential units have a less than 60-Amp service?		X		X	
23	Do Commercial units have less than 200-Amp service?		X			
24	Are there any problems with the utilities, such as inadequate capacities?		X			
	ADA					
25	Has the management previously completed an ADA review?		X			
26	Have any ADA improvements been made to the property?		X			
27	Does a Barrier Removal Plan exist for the property?		X			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		X			
29	Has building ownership or management received any ADA related complaints?		X			
30	Does elevator equipment require upgrades to meet ADA standards?				X	
	PLUMBING					
31	Is the property served by private water well?		X			
32	Is the property served by a private septic system or other waste treatment systems?		X			
33	Is polybutylene piping used?		X			
34	Are there any plumbing leaks or water pressure problems?		X			

FCA (Commercial)
Pre-Survey Questionnaire

Additional Issues or Concerns That EMG Should Know About?	
1.	SIDING IS RUSTING AWAY. WOOD UNDER SIDING IS ROTTING
2.	
3.	

Items Provided to EMG Auditors	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	☐	☐	☐	
Access to Roof/Attic Space	☐	☐	☐	
Access to Building As-Built Drawings	☐	☐	☐	
Site plan with bldg., roads, parking and other features	☐	☐	☐	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	☐	
List of Commercial Tenants in the property	☐	☐	☐	
Previous reports pertaining to the physical condition of property.	☐	☐	☐	
ADA survey and status of improvements implemented.	☐	☐	☐	
Current / pending litigation related to property condition.	☐	☐	☐	
Any brochures or marketing information.	☐	☐	☐	

Signature of person Interviewed or completing form

Date

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.

2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.

3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).

4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.

5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.

6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.

7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.

9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.

10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).

11. Any brochures or marketing information.

12. Appraisal, either current or previously prepared.

13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).

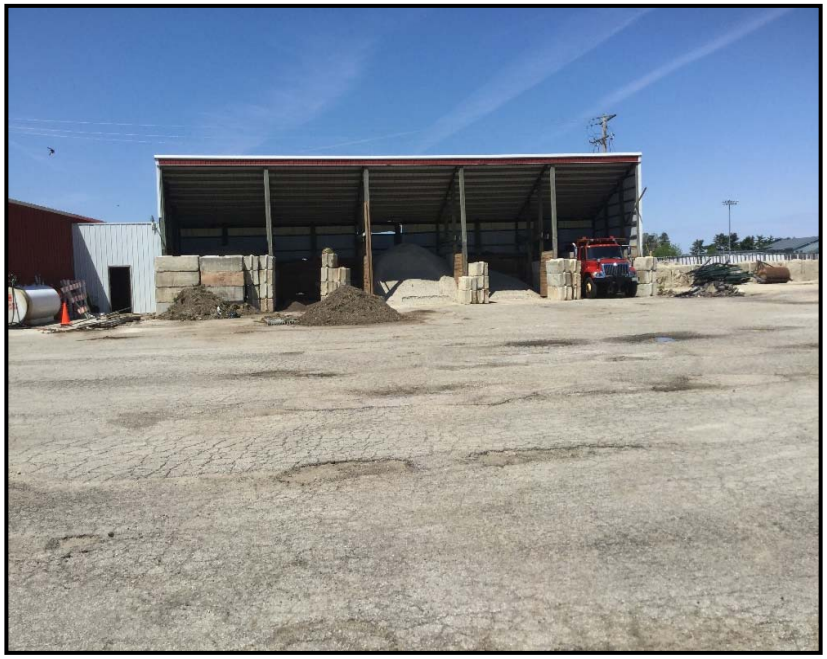
14. Previous reports pertaining to the physical condition of property.

15. ADA survey and status of improvements implemented.

16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.

FACILITY CONDITION ASSESSMENT



Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Salt Storage Building
610 Tower Lane
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:	Date of Report:	On Site Date:
122700.17R000-033.366	September 13, 2017	May 22, 2017

Immediate Repairs Report
Salt Storage Building
9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Salt Storage Building	6.4	612898	Exterior Wall, Aluminum Siding, Repair	2500	SF	$8.67	$21,687	**$21,687**
Salt Storage Building		670822	Foundation, , Repair/Replace	100	LF	$105.56	$10,556	**$10,556**
Immediate Repairs Total								**$32,243**

* Location Factor included in totals.

Replacement Reserves Report

Salt Storage Building

9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Salt Storage Building	6.3	612900	Roof, Metal, Replace	40	35	5	1920	SF	$12.45	$23,902						$23,902															**$23,902**
Salt Storage Building	6.4	612898	Exterior Wall, Aluminum Siding, Repair	40	40	0	2500	SF	$8.67	$21,687	$21,687																				**$21,687**
Salt Storage Building	8.1	612903	Interior Wall Finish, Plywood, Replace	20	17	3	2500	SF	$11.72	$29,296				$29,296																	**$29,296**
Salt Storage Building		670822	Foundation, , Repair/Replace	40	40	0	100	LF	$105.56	$10,556	$10,556																				**$10,556**
Totals, Unescalated											**$32,243**	**$0**	**$0**	**$29,296**	**$0**	**$23,902**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$85,441**
Totals, Escalated (3.0% inflation, compounded annually)											**$32,243**	**$0**	**$0**	**$32,013**	**$0**	**$27,709**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$91,965**

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2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	610 Tower Lane, Yorkville, IL 60560
Year Constructed/Renovated:	1996
Current Occupants:	City Of Yorkville
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Storage
Site Area:	0.1 acres
Building Area:	1,600 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Parking lot has been included in the Public Works Office & Garage Report.
Building Construction:	Conventional wood frame structure on concrete slab.
Roof Construction:	Gabled roofs with metal siding
Exterior Finishes:	Metal Siding
Heating, Ventilation and Air Conditioning:	N/A
Fire and Life/Safety:	N/A
Dates of Visit:	May 22, 2017
On-Site Point of Contact (POC):	Eric Dhuse
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	--
Structure	Good	Plumbing	--
Roof	Fair	Electrical	--
Vertical Envelope	Poor	Elevators	--
Interiors	Fair	Fire	--

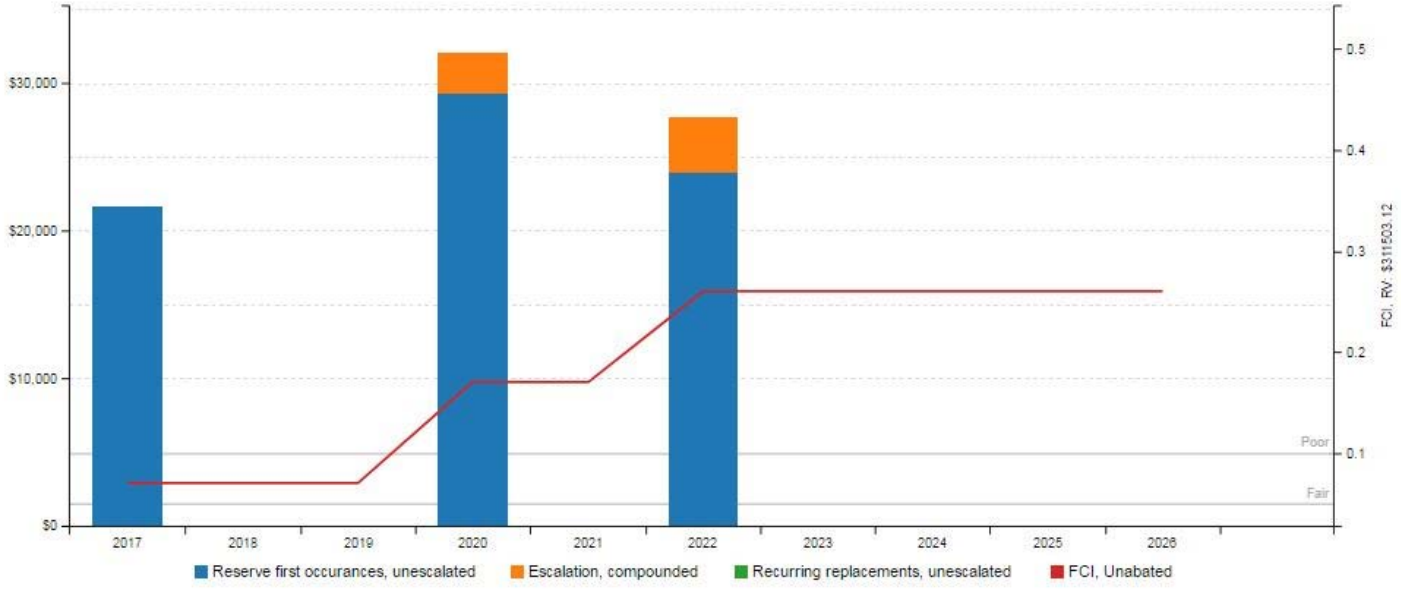
The following bullet points highlight the most significant short term and modernization recommendations:

- Full replacement of exterior metal siding

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have not been maintained since it was first occupied and is in fair to poor overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	7.4%	Fair
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	20.3%	Poor
Current Replacement Value (CRV)	1,600 SF * $183.24 / SF = $293,184.00	

Year **0** (Current Year) - Immediate Repairs (IR)	$21,687.00
Years **1-10** – Replacement Reserves (RR)	$59,722.00
Total Capital Needs	**$81,409.00**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Replace exterior metal siding

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: ADA Checklist

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	LEFT ELEVATION

#3:	REAR ELEVATION

#4:	RIGHT ELEVATION

#5:	FOUNDATIONS, CONCRETE SLAB-ON-GRADE

#6:	ROOF, METAL

#7:	MISSING PIECES OF EXTERIOR SIDING

#8:	DETERIORATED AND RUSTED SIDING

#9:	EXTERIOR WALL, ALUMINUM SIDING

#10:	INTERIOR WALL FINISH, PLYWOOD

Appendix B:
Site Plan

Site Plan

emg	**Project Name:** Salt Storage Building	**Project Number:** 122700.17R000-033.366
	Source: Google Earth	**On-Site Date:** May 22, 2017

Appendix C:
Pre-Survey Questionnaire

FCA (Commercial)
Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	City of Yorkville		
Name of Building	Salt Storage Bldg.	**Building #:**	
Name of person completing questionnaire:	Eric Dhuse		
Length of Association With the Property:	23yrs	**Phone Number:**	630-553-4370

Site Information		
Year of Construction?	1981	
No. of Stories?	1	Floors.
Total Site Area?	2	Acres
Total Building Area?	1700	Sqft

Inspections	**Date of Last Inspection**	**List of Any Outstanding Repairs Required**
1. Elevators	NA	
2. HVAC Mechanical, Electric, Plumbing?	NONE	
3. Life-Safety/Fire?	NONE	
4. Roofs?	Visual From Ground Daily	

Key Questions	**Response**
Major Capital Improvements in Last 3 yrs.	NONE
Planned Capital Expenditure For Next Year?	NONE
Age of the Roof?	36
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	NA

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	**Y**	**N**	**Unk**	**NA**	**Comments**
	Zoning, Building Design & Life Safety Issues					
1	Are there any unresolved building, fire, or zoning code issues?		X			
2	Is there any pending litigation concerning the property?		X			
3	Are there any other significant issues/hazards with the property?		X			
4	Are there any unresolved construction defects at the property?		X			
5	Has any part of the property ever contained visible suspect mold growth?		X			

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
6	Is there a mold Operations and Maintenance Plan?		X			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		X			
8	Have there been indoor air quality or mold related complaints from tenants?		X			
	General Site					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		X			
10	Are there any problems with the landscape irrigation systems?		X			
	Building Structure					
11	Are there any problems with foundations or structures?		X			
12	Is there any water infiltration in basements or crawl spaces?				X	
13	Has a termite/wood boring insect inspection been performed within the last year?		X			
	Building Envelope					
14	Are there any wall, or window leaks?	X				
15	Are there any roof leaks?	X				
16	Is the roofing covered by a warranty or bond?		X			
17	Are there any poorly insulated areas?	X				
18	Is Fire Retardant Treated (FRT) plywood used?		X			
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		X			

FCA (Commercial)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Y	N	Unk	NA	Comments
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?		X			
21	Does any part of the electrical system use aluminum wiring?		X			
22	Do Residential units have a less than 60-Amp service?				X	
23	Do Commercial units have less than 200-Amp service?	X				600A
24	Are there any problems with the utilities, such as inadequate capacities?		X			
	ADA					
25	Has the management previously completed an ADA review?		X			
26	Have any ADA improvements been made to the property?		X			
27	Does a Barrier Removal Plan exist for the property?		X			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		X			
29	Has building ownership or management received any ADA related complaints?		X			
30	Does elevator equipment require upgrades to meet ADA standards?		X			
	Plumbing					
31	Is the property served by private water well?		X			
32	Is the property served by a private septic system or other waste treatment systems?		X			
33	Is polybutylene piping used?		X			
34	Are there any plumbing leaks or water pressure problems?		X			

FCA (Commercial)
Pre-Survey Questionnaire

Additional Issues or Concerns That EMG Should Know About?	
1.	POLE BARN CONSTRUCTION
2.	
3.	

Items Provided to EMG Auditors	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	☐	☐	☐	
Access to Roof/Attic Space	☐	☐	☐	
Access to Building As-Built Drawings	☐	☐	☐	
Site plan with bldg., roads, parking and other features	☐	☐	☐	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	☐	
List of Commercial Tenants in the property	☐	☐	☐	
Previous reports pertaining to the physical condition of property.	☐	☐	☐	
ADA survey and status of improvements implemented.	☐	☐	☐	
Current / pending litigation related to property condition.	☐	☐	☐	
Any brochures or marketing information.	☐	☐	☐	

Signature of person Interviewed or completing form

Date

Appendix D:
ADA Checklist

Date Completed: June 8, 2017

Property Name: Salt Storage Building

EMG Project Number: 122700.17R000-033.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?		X		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	Included in separate report.
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?			X	
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?			X	
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			X	
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?			X	
3	Are there audible and visual fire alarm devices in the toilet rooms?			X	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			X	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			X	
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?			X	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			X	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			X	
11	Are exposed pipes under sink sufficiently insulated against contact?			X	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			**X**	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Treatment Facility Well 8 and 9
3299 Lehman Crossing
Yorkville, Illinois 60560

PREPARED BY:
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800.733.0660
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Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
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EMG Project Number:
122700.17R000-036.366

Date of Report:
June 29, 2017

On Site Date:
May 24, 2017

Draft - For Discussion Purposes Only

Immediate Repairs Report
Treatment Facility Well 8 & 9
6/29/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Treatment Facility Well 8 & 9	7.6	617941	Sprinkler System, Full Retrofit, Office (per SF), Renovate	3200	SF	$8.00	$25,596	**$25,596**
Immediate Repairs Total								**$25,596**

* Location Factor included in totals.

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Replacement Reserves Report

Treatment Facility Well 8 & 9

6/29/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Treatment Facility Well 8 & 9	5.2	614743	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	23000	SF	$0.38	$8,729			$8,729					$8,729					$8,729					$8,729			**$34,914**
Treatment Facility Well 8 & 9	5.2	614742	Parking Lots, Asphalt Pavement, Mill & Overlay	25	12	13	23000	SF	$3.28	$75,449														$75,449								**$75,449**
Treatment Facility Well 8 & 9	5.2	614746	Pedestrian Pavement, Sidewalk, Concrete, Replace	30	12	18	400	SF	$19.82	$7,929																			$7,929			**$7,929**
Treatment Facility Well 8 & 9	5.5	614741	Fences & Gates, Chain Link, 8' High, Replace	30	12	18	1319	LF	$53.90	$71,094																			$71,094			**$71,094**
Treatment Facility Well 8 & 9	6.3	614744	Roof, Asphalt Shingle, Replace	20	12	8	3840	SF	$3.42	$13,135									$13,135													**$13,135**
Treatment Facility Well 8 & 9	6.6	614769	Window, Aluminum Double-Glazed 12 SF, Replace	30	12	18	10	EA	$584.21	$5,842																			$5,842			**$5,842**
Treatment Facility Well 8 & 9	6.6	614778	Exterior Door, Steel, Replace	25	12	13	4	EA	$950.12	$3,800														$3,800								**$3,800**
Treatment Facility Well 8 & 9	7.1	614782	Ductless Split System, Single Zone, 1 Ton, Replace	15	2	13	1	EA	$3,221.22	$3,221														$3,221								**$3,221**
Treatment Facility Well 8 & 9	7.1	614829	Unit Heater, Electric, 10 kW, Replace	20	12	8	6	EA	$1,974.37	$11,846									$11,846													**$11,846**
Treatment Facility Well 8 & 9	7.1	614827	Unit Heater, Electric, 5 kW, Replace	20	12	8	3	EA	$1,741.57	$5,225									$5,225													**$5,225**
Treatment Facility Well 8 & 9	7.1	614809	Building Automation System (HVAC Controls), Upgrade	20	12	8	3200	SF	$5.36	$17,160									$17,160													**$17,160**
Treatment Facility Well 8 & 9	7.1	614840	Residential Fixtures, Ceiling Fan, Replace	15	12	3	3	EA	$354.11	$1,062				$1,062															$1,062			**$2,125**
Treatment Facility Well 8 & 9	7.2	614858	Toilet, Flush Tank (Water Closet), Replace	20	12	8	1	EA	$1,055.15	$1,055									$1,055													**$1,055**
Treatment Facility Well 8 & 9	7.2	614859	Lavatory, Vitreous China, Replace	20	12	8	1	EA	$572.66	$573									$573													**$573**
Treatment Facility Well 8 & 9	7.2	614834	Emergency Shower Station, Replace	15	12	3	1	EA	$1,405.96	$1,406				$1,406															$1,406			**$2,812**
Treatment Facility Well 8 & 9	7.2	614818	Emergency Eye Wash, Replace	15	12	3	1	EA	$1,417.04	$1,417				$1,417															$1,417			**$2,834**
Treatment Facility Well 8 & 9	7.2	614847	Backflow Preventer, 2", Replace	15	12	3	1	EA	$2,603.17	$2,603				$2,603															$2,603			**$5,206**
Treatment Facility Well 8 & 9	7.2	614835	Backflow Preventer, 2", Replace	15	12	3	1	EA	$2,603.17	$2,603				$2,603															$2,603			**$5,206**
Treatment Facility Well 8 & 9	7.2	614843	Water Flow Meter, 2", Replace	25	12	13	1	EA	$2,756.30	$2,756														$2,756								**$2,756**
Treatment Facility Well 8 & 9	7.2	614844	Water Flow Meter, 2", Replace	25	12	13	1	EA	$2,756.30	$2,756														$2,756								**$2,756**
Treatment Facility Well 8 & 9	7.2	614846	Water Flow Meter, 2", Replace	25	12	13	1	EA	$2,756.30	$2,756														$2,756								**$2,756**
Treatment Facility Well 8 & 9	7.2	614838	Water Heater, Electric, Residential, 10 GAL, Replace	15	12	3	1	EA	$1,014.17	$1,014				$1,014															$1,014			**$2,028**
Treatment Facility Well 8 & 9	7.2	614826	Booster Pump, 1.5 HP, Replace	20	12	8	1	EA	$7,498.29	$7,498									$7,498													**$7,498**
Treatment Facility Well 8 & 9	7.2	614842	Booster Pump, 5 HP, Replace	20	12	8	1	EA	$7,498.29	$7,498									$7,498													**$7,498**
Treatment Facility Well 8 & 9	7.2	614825	Booster Pump, 1.5 HP, Replace	20	12	8	1	EA	$7,498.29	$7,498									$7,498													**$7,498**
Treatment Facility Well 8 & 9	7.4	614762	Transfer Switch, Automatic (ATS), 2000 Amp, Replace	18	13	5	1	EA	$52,637.03	$52,637						$52,637																**$52,637**
Treatment Facility Well 8 & 9	7.4	614806	Building/Main Switchgear, 208 Y, 120 V, 400 Amp, Replace	30	13	17	1	EA	$145,800.87	$145,801																	$145,801				**$145,801**
Treatment Facility Well 8 & 9	7.4	614801	Motor Control Center w/ Main Breaker, 3-phase, up to 1,600 Amp, Replace	30	13	17	1	EA	$26,276.97	$26,277																	$26,277				**$26,277**
Treatment Facility Well 8 & 9	7.4	614813	Distribution Panel, 208 Y, 120 V, 225 Amp, Replace	30	13	17	1	EA	$7,951.00	$7,951																	$7,951				**$7,951**
Treatment Facility Well 8 & 9	7.4	614810	Secondary Transformer, Dry, 112.5 kVA, Replace	30	12	18	1	EA	$11,920.05	$11,920																		$11,920			**$11,920**
Treatment Facility Well 8 & 9	7.4	614811	Distribution Panel, 208 Y, 120 V, 400 Amp, Replace	30	12	18	1	EA	$9,487.85	$9,488																		$9,488			**$9,488**
Treatment Facility Well 8 & 9	7.4	614779	Incandescent Lighting Fixture, Basic, 100 W, Replace	20	12	8	7	EA	$188.55	$1,320									$1,320													**$1,320**
Treatment Facility Well 8 & 9	7.4	614775	High Pressure Sodium Lighting Fixture, 100 W, Replace	20	12	8	7	EA	$287.98	$2,016									$2,016													**$2,016**
Treatment Facility Well 8 & 9	7.4	614794	Lighting System, Interior, Office Building, Upgrade	25	12	13	3200	SF	$9.24	$29,574														$29,574								**$29,574**
Treatment Facility Well 8 & 9	7.4	614753	Generator, Diesel, 1350 kW, Replace	25	13	12	1	EA	$418,347.33	$418,347													$418,347									**$418,347**
Treatment Facility Well 8 & 9	7.6	617941	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	3200	SF	$8.00	$25,596	$25,596																					**$25,596**
Treatment Facility Well 8 & 9	7.6	614815	Fire Extinguisher, Replace	15	1	14	5	EA	$356.54	$1,783															$1,783							**$1,783**
Treatment Facility Well 8 & 9	7.6	614807	Fire Alarm Control Panel, Addressable, Replace	15	1	14	1	EA	$20,297.59	$20,298															$20,298							**$20,298**
Treatment Facility Well 8 & 9	7.6	617938	Fire Alarm System, , Replace	20	1	19	3200	SF	$2.36	$7,550																					$7,550	**$7,550**
Treatment Facility Well 8 & 9	7.6	614799	Exit Lighting Fixture, , Replace	10	5	5	3	EA	$405.01	$1,215						$1,215										$1,215						**$2,430**
Treatment Facility Well 8 & 9	8.1	614819	Interior Window, 10 SF, Replace	30	12	18	2	EA	$739.23	$1,478																			$1,478			**$1,478**
Treatment Facility Well 8 & 9	8.1	614816	Interior Door, Steel w/Glass, Replace	20	12	8	2	EA	$1,352.72	$2,705									$2,705													**$2,705**
Treatment Facility Well 8 & 9	8.1	614857	Interior Door, Steel, Replace	25	12	13	1	EA	$950.12	$950														$950								**$950**
Treatment Facility Well 8 & 9	8.1	614790	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	4	4	6400	SF	$1.45	$9,286					$9,286								$9,286									**$18,573**
Treatment Facility Well 8 & 9	8.1	614793	Interior Floor Finish, Concrete, Prep & Paint	10	5	5	3200	SF	$9.23	$29,550						$29,550										$29,550						**$59,100**

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Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Treatment Facility Well 8 & 9	8.1	614787	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	5	5	3200	SF	$1.94	$6,197						$6,197										$6,197					**$12,394**
Treatment Facility Well 8 & 9	8.2	614833	Sink, Epoxy Resin, Laboratory, Replace	15	12	3	1	EA	$649.50	$649				$649															$649		**$1,299**
Treatment Facility Well 8 & 9	8.2	614831	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	12	8	16	LF	$467.63	$7,482									$7,482												**$7,482**
Totals, Unescalated											**$25,596**	**$0**	**$8,729**	**$10,755**	**$9,286**	**$89,599**	**$0**	**$8,729**	**$85,012**	**$0**	**$0**	**$0**	**$436,362**	**$121,264**	**$22,080**	**$36,962**	**$0**	**$188,757**	**$118,507**	**$7,550**	**$1,169,189**
Totals, Escalated (3.0% inflation, compounded annually)											**$25,596**	**$0**	**$9,260**	**$11,753**	**$10,452**	**$103,870**	**$0**	**$10,735**	**$107,690**	**$0**	**$0**	**$0**	**$622,148**	**$178,081**	**$33,398**	**$57,586**	**$0**	**$311,987**	**$201,750**	**$13,240**	**$1,697,545**

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1.1. Property Information and General Physical Condition 1
1.2. Facility Condition Index (FCI) 2
2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	3299 Lehman Crossing, Yorkville, IL 60560
Year Constructed/Renovated:	2005
Current Occupants:	City of Yorkville
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Water Treatment Facility
Site Area:	2.5 acres
Building Area:	3,200 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	0 marked spaces in open lots
Building Construction:	Masonry bearing walls and wood-framed roofs
Roof Construction:	Gabled roofs with asphalt shingles
Exterior Finishes:	Brick Veneer
Heating, Ventilation and Air Conditioning:	Ductless split-systems, suspended electric unit heaters, and ceiling fans
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs
Dates of Visit:	May 24, 2017
On-Site Point of Contact (POC):	Eric Dhuse
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Good	Elevators	--
Interiors	Fair	Fire	Good

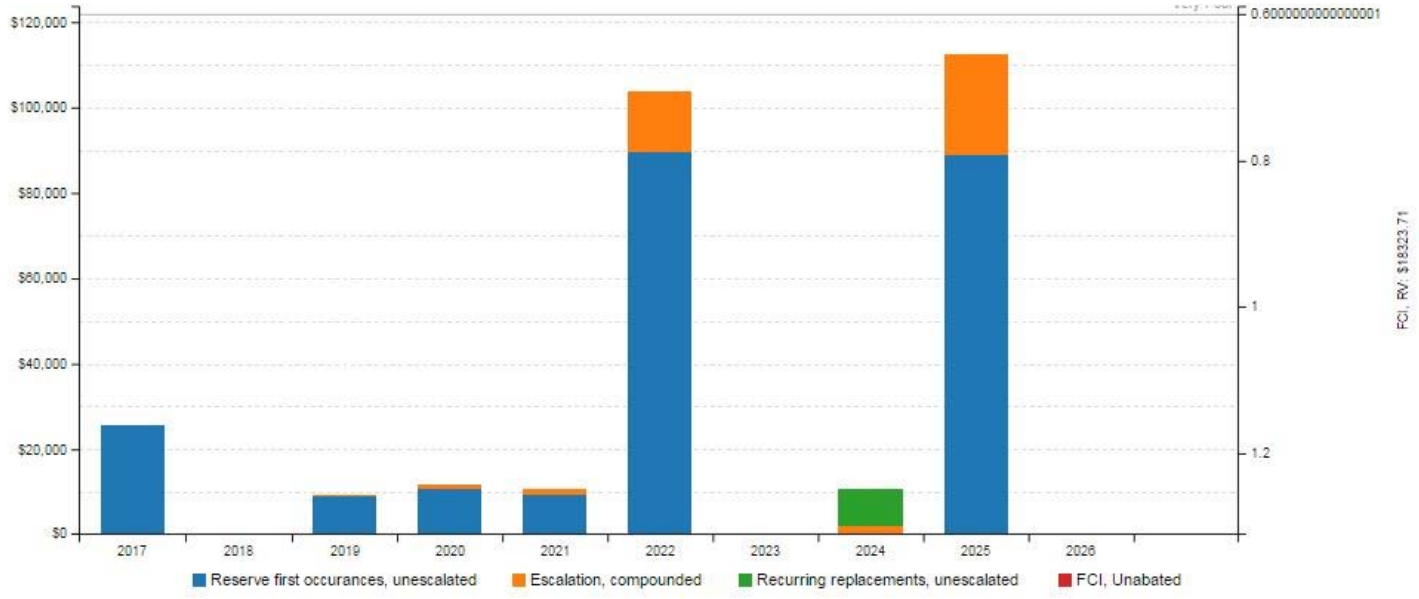
The following bullet points highlight the most significant short term and modernization recommendations:

- Installation of a complete fire suppression system.

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

The property has had no major capital improvements. The property is less than 12 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	4.4%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	43.3%	Poor

Key Finding	Metric
Current Replacement Value (CRV)	3,200 SF * $183.24 / SF = $586,368.00
Year **0** (Current Year) - Immediate Repairs (IR)	$25,596.00
Years **1-10** – Replacement Reserves (RR)	$253,760.00
Total Capital Needs	**$279,356.00**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Installation of a complete fire suppression system.

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: ADA Checklist

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	LEFT ELEVATION

#3:	REAR ELEVATION

#4:	RIGHT ELEVATION

#5:	PARKING LOTS, ASPHALT PAVEMENT

#6:	PEDESTRIAN PAVEMENT, SIDEWALK, CONCRETE

#7:	FENCES & GATES, CHAIN LINK

#8:	ROOF, ASPHALT SHINGLE

#9:	EXTERIOR WALL, CONCRETE BLOCK (CMU)

#10:	EXTERIOR WALL, BRICK VENEER

#11:	OVERHEAD DOOR, ALUMINUM ROLL-UP

#12:	WINDOW, ALUMINUM DOUBLE-GLAZED

#13:	EXTERIOR DOOR, STEEL

#14:	DUCTLESS SPLIT SYSTEM, SINGLE ZONE

#15:	DUCTLESS SPLIT SYSTEM, SINGLE ZONE

#16:	UNIT HEATER, ELECTRIC

#17:	RESIDENTIAL FIXTURES, CEILING FAN

#18:	WATER FLOW METER

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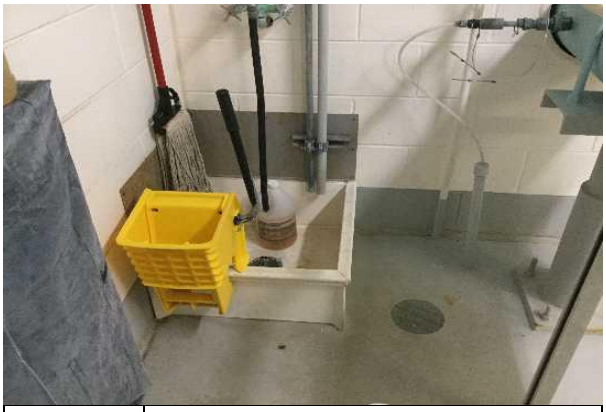
#19:	EMERGENCY EYE WASH

#20:	WATER STORAGE TANK

#21:	LAVATORY, VITREOUS CHINA

#22:	TOILET, FLUSH TANK (WATER CLOSET)



#23:	SERVICE SINK, FLOOR

#24:	WATER FLOW METER

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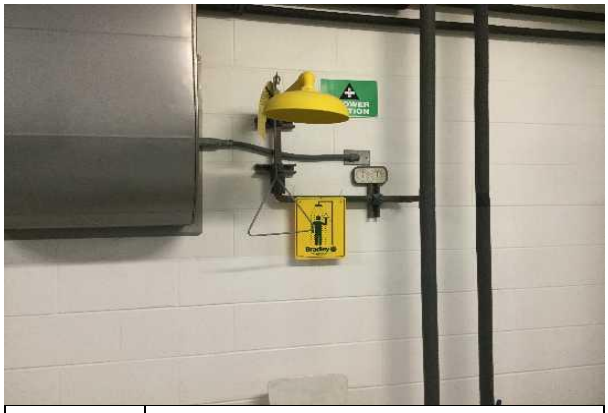
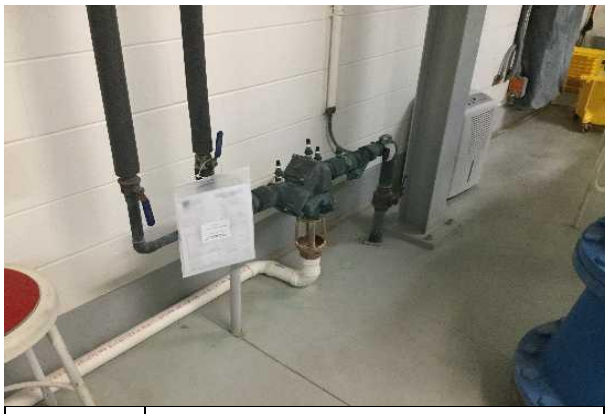
#25:	WATER HEATER, ELECTRIC, RESIDENTIAL



#26:	EMERGENCY SHOWER STATION

#27:	BOOSTER PUMP



#28:	BACKFLOW PREVENTER

#29:	HIGH PRESSURE SODIUM LIGHTING FIXTURE

#30:	TRANSFER SWITCH, AUTOMATIC (ATS)

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#31:	BUILDING/MAIN SWITCHGEAR

#32:	INCANDESCENT LIGHTING FIXTURE, BASIC

#33:	DISTRIBUTION PANEL

#34:	SECONDARY TRANSFORMER, DRY

#35:	BUILDING AUTOMATION SYSTEM (HVAC CONTROLS)

#36:	GENERATOR, DIESEL

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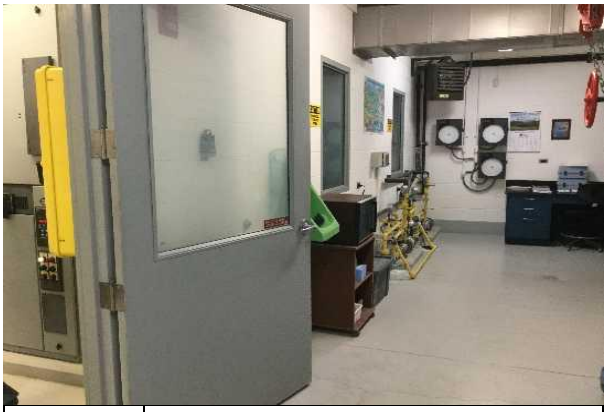
#37:	MOTOR CONTROL CENTER W/ MAIN BREAKER

#38:	LIGHTING SYSTEM, INTERIOR

#39:	EXIT LIGHTING FIXTURE

#40:	FIRE ALARM CONTROL PANEL, ADDRESSABLE

#41:	FIRE EXTINGUISHER



#42:	INTERIOR DOOR, STEEL W/ SAFETY GLASS

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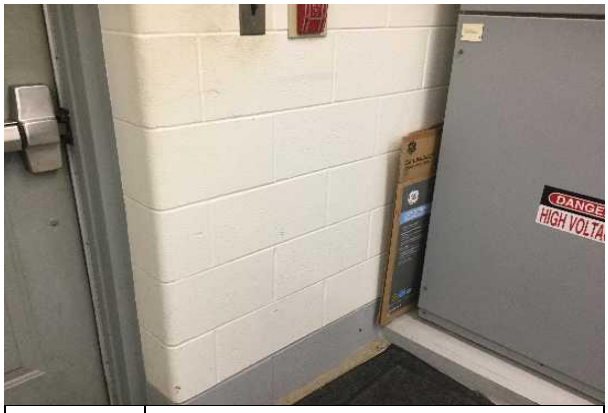
#43:	INTERIOR CEILING FINISH, GYPSUM BOARD/PLASTER



#44:	INTERIOR WALL FINISH, CONCRETE/MASONRY

#45:	INTERIOR FLOOR FINISH, CONCRETE

#46:	INTERIOR WINDOW

#47:	INTERIOR DOOR, STEEL

#48:	SINK, EPOXY RESIN, LABORATORY

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#49:	KITCHEN CABINET, BASE AND WALL SECTION, WOOD

Appendix B:
Site Plan

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Site Plan

emg	**Project Name:** Treatment Facility Well 8 and 9	**Project Number:** 122700.17R000-036.366
	Source: Google Earth	**On-Site Date:** May 24, 2017

Appendix C:
ADA Checklist

Date Completed: June 7, 2017

Property Name: Treatment Facility Well 8 and 9

EMG Project Number: 122700.17R000-036.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?		X		No marked parking spaces.
2	Are there sufficient van-accessible parking spaces available?		X		
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?		X		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?		X		
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?		X		
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		X		
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			X	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		X		
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?	X			
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?	X			
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			X	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			X	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			X	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			X	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			X	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

FACILITY CONDITION ASSESSMENT

Well 3 – Not Assessed
Alley near Hydraulic Street
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:	Date of Report:	On Site Date:
122700.17R000-037.366	June 28, 2017	May 25, 2017

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

Draft - For Discussion Purposes Only

Immediate Repairs Report
Well 3
6/28/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Well 3	5.5	610541	Soil Sample - Post Demolition, Environmental, Sample Soils, Evaluate/Report	1	EA	$6,578.00	$6,578	**$6,578**
Well 3	6.0	617139	Building Demolition, Allowance, Demolition and Removal	1	EA	$10,000.00	$10,000	**$10,000**
Immediate Repairs Total								**$16,578**

* Location Factor included in totals.

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Replacement Reserves Report

Well 3

6/28/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Well 3	5.5	610541	Soil Sample - Post Demolition, Environmental, Sample Soils, Evaluate/Report	0	66	0	1	EA	$6,578.00	$6,578	$6,578																				**$6,578**
Well 3	6.0	617139	Building Demolition, Allowance, Demolition and Removal	0	0	0	1	EA	$10,000.00	$10,000	$10,000																				**$10,000**
Totals, Unescalated											**$16,578**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$16,578**
Totals, Escalated (3.0% inflation, compounded annually)											**$16,578**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$16,578**

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2 Appendices 4

1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	In alley, near Hydraulic Street, Yorkville, Kendall, Illinois 60560
Year Constructed/Renovated:	1950
Current Occupants:	City of Yorkville Water Department
Management Point of Contact:	City of Yorkville/Facilities, Erin Willrett, Manager 630.553.8574 phone ewillrett@Yorkville.il.us e-mail
Property Type:	City Building , Pump Building
Site Area:	0.2 acres
Building Area:	600 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	0 spaces in open lots, street parking only
Building Construction:	Painted CMU
Roof Construction:	Flat layered asphalt - tar
Exterior Finishes:	Painted CMU
Heating, Ventilation and Air Conditioning:	Ceiling mounted unit heaters
Fire and Life/Safety:	Hydrants
Dates of Visit:	May 26, 2017
On-Site Point of Contact (POC):	Tony Houle
Assessment and Report Prepared by:	George Wozniczka
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Poor
Structure	Fair	Plumbing	Poor
Roof	Fair	Electrical	Fair
Vertical Envelope	Fair	Elevators	--
Interiors	Failed	Fire	--

The following bullet points highlight the most significant short term and modernization recommendations:

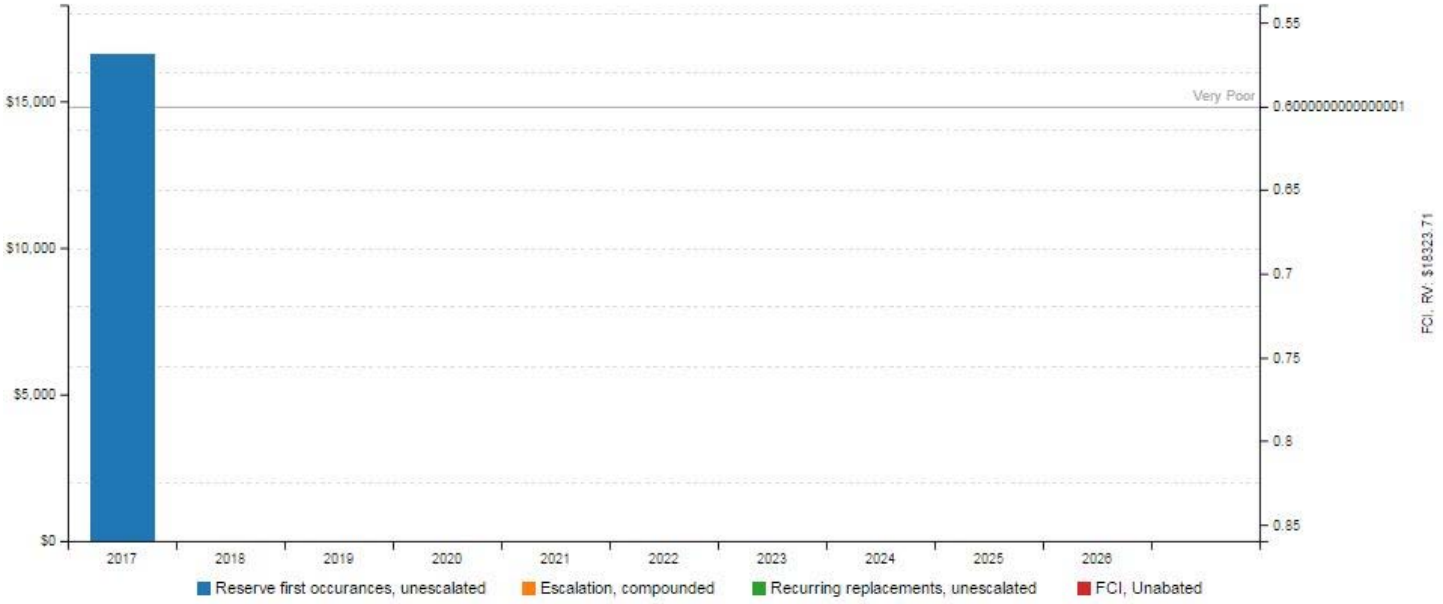
- Soil sampling – post demolition

- Building demolition

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied in 1950 and is in fair overall condition. The POC did not request a detailed assessment for this building.

According to property management personnel, the property has not had an active capital improvement expenditure program over the past three years. The building is scheduled for demolition in the summer of 2017.

1.2. Facility Condition Index (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	90.5%	Poor
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	NA	--
Current Replacement Value (CRV)	600 SF * $183.24 / SF = $18,323.71	

Year **0** (Current Year) - Immediate Repairs (IR)	$16,578
Years **1-10** – Replacement Reserves (RR)	$0.00
Total Capital Needs	**$16,578**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- None. Building is to be demolished in the summer of 2017
- Environmental assessment of site after demolition

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: ADA Checklist

Appendix A:
Photographic Record

PHOTO #1:	*FRONT ELEVATION*

PHOTO #2:	*SOUTHERN ELEVATION*

PHOTO #3:	*WESTERN ELEVATION*

PHOTO #4:	*REAR ELEVATION AND ROOF*

PHOTO #5:	*LANDSCAPING*

PHOTO #6:	*FENCING*

PHOTO #7: *MASONRY AND SIDEWALK*

PHOTO #8: *EXTERIOR ENTRANCE DOOR*

PHOTO #9: *INTERIOR SPACE, PAINTED CMU*

PHOTO #10: *PREVIOUS PUMP AREA INTERIOR*

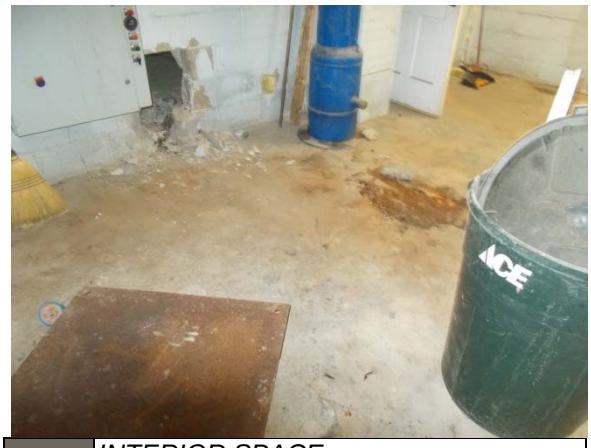


PHOTO #11: *INTERIOR SPACE*

PHOTO #12: *INTERIOR SPACE*

PHOTO #13:	*UNIT HEATER 1*

PHOTO #14:	*UNIT HEATER 2*

PHOTO #15:	*PLUMBING*

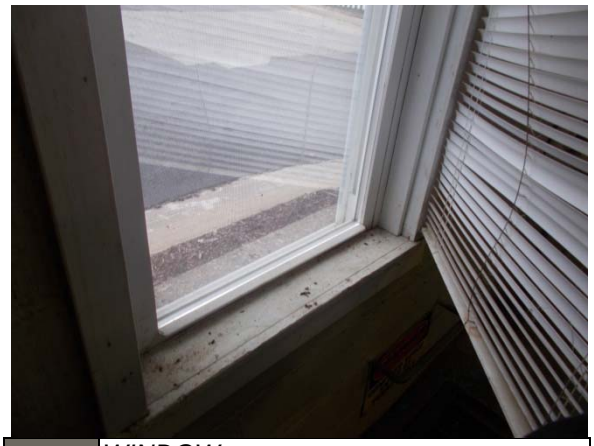


PHOTO #16:	*WINDOW*

PHOTO #17:	*INTERIOR DOOR*

PHOTO #18:	*ELECTRICAL SERVICE - TRANSFORMER*

PHOTO #19:	*ELECTRICAL SERVICE*

PHOTO #20:	*LIGHT FIXTURE*

PHOTO #21:	*OCCUPANCY SENSOR*

PHOTO #22:	*ELECTRICAL PANEL*

PHOTO #23:	*FLOOR FINISH*

PHOTO #24:	*WALL AND CEILING FINISH*

Appendix B:
Site Plan

Site Plan

emg	**Project Name** Well 3 – Not Assessed	**Project Number:** 122700.17R000-037.366
	Source: Google Map	**On-Site Date:** May 25, 2017

Appendix C:
Pre-Survey Questionnaire

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	Well 3 Building – Not Assessed – To be demolished in 2017	
Name of Building: Well 3 Building	Building #: Pump Building 3	
Name of person completing questionnaire: Tony Houle, G Wozniczka		
Length of Association With the Property: 10 years,		Phone Number: 630-885-3569

Site Information	
Year of Construction?	1950
No. of Stories?	1
Total Site Area?	0.15 acre
Total Building Area?	600 Sq ft

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	**N/A**	
2. HVAC Mechanical, Electric, Plumbing?	**2016**	
3. Life-Safety/Fire?	**N/A**	
4. Roofs?	**Annually**	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	None
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	1990
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	All are city owned

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
Zoning, Building Design & Life Safety Issues						
1	Are there any unresolved building, fire, or zoning code issues?		x			
2	Is there any pending litigation concerning the property?		x			
3	Are there any other significant issues/hazards with the property?		x			
4	Are there any unresolved construction defects at the property?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Zoning, Building Design & Life Safety Issues					
5	Has any part of the property ever contained visible suspect mold growth?		x			
6	Is there a mold Operations and Maintenance Plan?		x			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		x			
8	Have there been indoor air quality or mold related complaints from tenants?		x			
	General Site					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		x			
10	Are there any problems with the landscape irrigation systems?		x			
	Building Structure					
11	Are there any problems with foundations or structures?		x			
12	Is there any water infiltration in basements or crawl spaces?		x			
13	Has a termite/wood boring insect inspection been performed within the last year?		x			
	Building Envelope					
14	Are there any wall, or window leaks?		x			
15	Are there any roof leaks?		x			
16	Is the roofing covered by a warranty or bond?		x			
17	Are there any poorly insulated areas?		x			
18	Is Fire Retardant Treated (FRT) plywood used?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Y	N	Unk	NA	Comments
	Building Envelope					
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		x			
	Building HVAC and Electrical					
20	Are there any leaks or pressure problems with natural gas service?		x			
21	Does any part of the electrical system use aluminum wiring?		x			
22	Do Residential units have a less than 60-Amp service?		x			
23	Do Commercial units have less than 200-Amp service?		x			
24	Are there any problems with the utilities, such as inadequate capacities?		x			
	ADA					
25	Has the management previously completed an ADA review?		x			
26	Have any ADA improvements been made to the property?		x			
27	Does a Barrier Removal Plan exist for the property?		x			
28	Has the Barrier Removal Plan been approved by an arms-length third party?				x	
29	Has building ownership or management received any ADA related complaints?		x			
30	Does elevator equipment require upgrades to meet ADA standards?				x	
	PLUMBING					
31	Is the property served by private water well?		x			
32	Is the property served by a private septic system or other waste treatment systems?		x			
33	Is polybutylene piping used?		x			

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FCA (EMG-FacilityDude)
Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
	QUESTION	Y	N	Unk	NA	**COMMENTS**
34	Are there any plumbing leaks or water pressure problems?		x			

Additional Issues or Concerns That EMG Should Know About?	
1.	The property is in poor condition
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	☒	☐	☐	
Access to Roof/Attic Space	☐	☒	☐	
Access to Building As-Built Drawings	☒	☐	☐	**Available**
Site plan with bldg., roads, parking and other features	☐	☐	☒	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	☒	
List of Commercial Tenants in the property	☐	☐	☒	
Previous reports pertaining to the physical condition of property.	☐	☐	☒	
ADA survey and status of improvements implemented.	☐	☐	☒	
Current / pending litigation related to property condition.	☐	☐	☒	
Any brochures or marketing information.	☐	☐	☒	

_____ _____

Signature of person Interviewed or completing form Date

Appendix D:
ADA Checklist

Date Completed: May 25, 2017

Property Name: Well 3 – Not assessed

EMG Project Number: 122700.17R000-037.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?		✓		
2	Have any ADA improvements been made to the property?		✓		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
5	Is any litigation pending related to ADA issues?		✓		
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			✓	No parking at the well, street parking only
2	Are there sufficient van-accessible parking spaces available?			✓	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			✓	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			✓	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			✓	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			✓	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			✓	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			✓	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?			✓	
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?		✓		Door knob
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?		✓		Entrance at door is not ADA accessible
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			✓	No restroom
3	Is there a path of travel that does not require the use of stairs?	✓			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2	Are there visual and audible signals inside cars indicating floor change?			✓	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			✓	No toilet
2	Are pull handles push/pull or lever type?			✓	
3	Are there audible and visual fire alarm devices in the toilet rooms?			✓	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			✓	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			✓	No toilet
6	In unisex toilet rooms, are there safety alarms with pull cords?			✓	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			✓	
8	Are grab bars provided in toilet stalls?			✓	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			✓	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			✓	
11	Are exposed pipes under sink sufficiently insulated against contact?			✓	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			✓	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			✓	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			✓	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			✓	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			✓	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			✓	

**Based on visual observation only. The slope was not confirmed through measurements.*

FACILITY CONDITION ASSESSMENT

Prepared for:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

FACILITY CONDITION ASSESSMENT

Well 4
610 Tower Lane
Yorkville, Illinois 60560

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Andrew Hupp
Senior Engineering Consultant
800.733.0660 x6632
arhupp@emgcorp.com

EMG Project Number:
122700.17R000-038.366

Date of Report:
June 26, 2017

On Site Date:
May 22, 2017

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Immediate Repairs Report
Well 4
6/26/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total								**$0**

* Location Factor included in totals.

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Replacement Reserves Report

Well 4

6/26/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Well 4	6.6	612531	Window, Aluminum Double-Glazed, Replace	30	20	* 10	1	EA	$584.21	$584																$584					**$584**
Well 4	6.6	612534	Exterior Door, Wood Solid-Core, Replace	25	15	10	1	EA	$1,423.11	$1,423											$1,423										**$1,423**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,423**	**$0**	**$0**	**$0**	**$0**	**$584**	**$0**	**$0**	**$0**	**$0**	**$2,007**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,913**	**$0**	**$0**	**$0**	**$0**	**$910**	**$0**	**$0**	**$0**	**$0**	**$2,823**

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1 Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	610 Tower Lane, Yorkville, Illinois 60560
Year Constructed/Renovated:	1996
Current Occupants:	City of Yorkville
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Shed
Site Area:	0.1 acres
Building Area:	115 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Parking lot was included in the Public Works Office and Garage Report.
Building Construction:	Conventional wood frame structure on concrete slab.
Roof Construction:	Gabled roofs with Metal Roof.
Exterior Finishes:	Metal Siding
Heating, Ventilation and Air Conditioning:	N/A
Fire and Life/Safety:	N/A
Dates of Visit:	May 22, 2017
On-Site Point of Contact (POC):	Eric Dhuse
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	--
Structure	Good	Plumbing	--
Roof	Fair	Electrical	--
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	--

The following bullet points highlight the most significant short term and modernization recommendations:

- There were no short term or modernization recommendations.

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition. The building interiors were inaccessible due to lack of keys.

The property has had no major capital improvements. The property is less than 25 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	9.1%	Fair
Current Replacement Value (CRV)	115 SF * $183.24 / SF = $21,072.60	

Key Finding	Metric
Year **0** (Current Year) - Immediate Repairs (IR)	$0.00
Years **1-10** – Replacement Reserves (RR)	$1,913.00
Total Capital Needs	**$1,193.00**

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- There were no short term or modernization recommendations

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

2 Appendices

Appendix A: Photographic Record

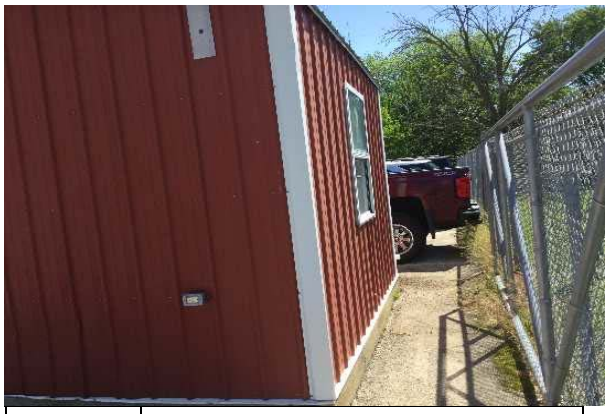
Appendix B: Site Plan

Appendix C: ADA Checklist

Appendix A:
Photographic Record

#1:	FRONT ELEVATION

#2:	LEFT ELEVATION



#3:	REAR ELEVATION

#4:	RIGHT ELEVATION

#5:	ROOF, METAL

#6:	EXTERIOR WALL, ALUMINUM SIDING

#7:	EXTERIOR DOOR, WOOD SOLID-CORE

#8:	WINDOW, ALUMINUM DOUBLE-GLAZED

Appendix B:
Site Plan

Site Plan

emg	**Project Name:** Well 4	**Project Number:** 122700.17R000-038.366
	Source: Google Earth	**On-Site Date:** May 22, 2017

Appendix C:
ADA Checklist

Date Completed: June 6, 2017

Property Name: Well 4

EMG Project Number: 122700.17R000-038.366

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?			X	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
	Parking	**Yes**	**No**	**NA**	**Comments**
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
	Ramps	**Yes**	**No**	**NA**	**Comments**
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	
3	Does the width between railings appear at least 36 inches?			X	

	Ramps (cont.)	Yes	No	NA	Comments
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**NA**	**Comments**
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?		X		
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?		X		
	Paths of Travel	**Yes**	**No**	**NA**	**Comments**
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?		X		
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			X	
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	**Yes**	**No**	**NA**	**Comments**
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?			X	
3	Are there audible and visual fire alarm devices in the toilet rooms?			X	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			X	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?			X	
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?			X	
8	Are grab bars provided in toilet stalls?			X	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29” clearance)?			X	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			X	
11	Are exposed pipes under sink sufficiently insulated against contact?			X	
	Guest Rooms	**Yes**	**No**	**NA**	**Comments**
1	How many total accessible sleeping rooms does the property management report to have? **Provide specific number in comment field.** Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	

	Guest Rooms (cont.)	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? **Provide specific number in comment field.** Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			**X**	
3	How many assistive listening kits and/or rooms with communication features are available per property management? **Provide specific number in comment field.** Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			**X**	
	Pools	**Yes**	**No**	**NA**	**Comments**
1	Are public access pools provided? If the answer is no, please disregard this section.			X	
2	How many accessible access points are provided to each pool/spa? **Provide number in comment field.** Is at least one fixed lift or sloped entry to the pool provided?			**X**	
	Play Area	**Yes**	**No**	**NA**	**Comments**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			**X**	
	Exercise Equipment	**Yes**	**No**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the machines/equipment (30” by 48” minimum)?			**X**	

**Based on visual observation only. The slope was not confirmed through measurements.*