United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

AGENDA
ADMINISTRATION COMMITTEE MEETING
Wednesday, October 18, 2017
6:00 p.m.
City Hall Conference Room
800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: September 20, 2017

New Business:

1. ADM 2017-71 Monthly Budget Report for September 2017
2. ADM 2017-72 Monthly Treasurer's Report for September 2017
3. ADM 2017-73 Cash Statement for August 2017
4. ADM 2017-74 Bills for Payment
5. ADM 2017-75 Monthly Website Report for September 2017
6. ADM 2017-76 Meeting Schedule for 2018
7. ADM 2017-77 Annual Treasurer's Report
8. ADM 2017-78 Tax Levy Estimate

Old Business:

1. ADM 2017-70 Building Conditions Survey Results

Additional Business:

2017/2018 City Council Goals - Administration Committee		
Goal	**Priority**	**Staff**
"Staffing"	3	Bart Olson & Rob Fredrickson
"Municipal Building Needs and Planning"	5	Bart Olson & Rob Fredrickson
"Vehicle Replacement"	6	Bart Olson & Rob Fredrickson
"Shared Services"	9	Bart Olson
"Capital Improvement Plan"	11	Bart Olson & Rob Fredrickson
"Employee Salary Survey"	16	Bart Olson
"Modernize City Code"	17	Bart Olson & Lisa Pickering
"Automation and Technology"	18	Bart Olson & Lisa Pickering
"Public Relations and Outreach"	19	Bart Olson
"Strategic Planning"	20	Bart Olson

UNITED CITY OF YORKVILLE
WORKSHEET
ADMINISTRATION COMMITTEE
Wednesday, October 18, 2017
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

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1. September 20, 2017
   - ☐ Approved _____
     - ☐ As presented
     - ☐ With corrections

NEW BUSINESS:

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1. ADM 2017-71 Monthly Budget Report for September 2017
   - ☐ Moved forward to CC _____ consent agenda? Y N
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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2. ADM 2017-72 Monthly Treasurer's Report for September 2017
   - ☐ Moved forward to CC _____ consent agenda? Y N
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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3. ADM 2017-73 Cash Statement for August 2017
   - ☐ Moved forward to CC _____ consent agenda? Y N
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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4. ADM 2017-74 Bills for Payment
   - ☐ Moved forward to CC _____ consent agenda? Y N
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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5. ADM 2017-75 Monthly Website Report for September 2017
   - ☐ Moved forward to CC _____ consent agenda? Y N
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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6. ADM 2017-76 Meeting Schedule for 2018
   - ☐ Moved forward to CC _____ consent agenda? Y N
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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7. ADM 2017-77 Annual Treasurer's Report
   - ☐ Moved forward to CC _____ consent agenda? Y N
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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8. ADM 2017-78 Tax Levy Estimate
   - ☐ Moved forward to CC _____ consent agenda? Y N
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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     _____

OLD BUSINESS:

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1. ADM 2017-70 Building Conditions Survey Results
   - ☐ Moved forward to CC _____ consent agenda? Y N
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

ADDITIONAL BUSINESS:

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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Administration Committee – September 20, 2017

Meeting and Date: Administration Committee – October 18, 2017

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?
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DRAFT

UNITED CITY OF YORKVILLE
ADMINISTRATION COMMITTEE MEETING
Wednesday, September 20, 2017 6:00pm
City Hall Conference Room

Committee Members In Attendance:
Chairman Jackie Milschewski Alderman Joe Plocher
Alderman Chris Funkhouser Alderman Alex Hernandez

Other City Officials In Attendance:
City Administrator Bart Olson Finance Director Rob Fredrickson

Others in Attendance:
Tyler Bachman, WSPY Cort Carlson, AACVB

The meeting was called to order at 6:00pm by Chairman Jackie Milschewski.

Citizen Comments: None

New Business:
9. ADM 2017-69 AACVB Update (out of sequence)
Mr. Olson said the current 5-year agreement expires in December and requires notice by mid-October. The 'municipal marketing partnership program' has been implemented and includes Aurora, Yorkville and Sandwich. Staff has reviewed and approved of the ads. The local hotels and water park approved the changes that have been made and wish to stay in the CVB. The committee and Council must now decide if they wish to continue with membership in the AACVB. Staff recommends continuing for 5 years with an 'out' at the 3rd or 4th year if desired.

Alderman Hernandez questioned how the effectiveness of the campaign is measured. Mr. Olson replied much of it depends on hotel reporting which has proved difficult to obtain. A CVB sports sales manager was hired who also gathered sales leads. Mr. Hernandez also asked if and how the website is being marketed and if it is mobile-optimized. There was further discussion of the website and the number of visitors.

Yorkville is the second highest contributor of funds ($65,000 in 2017) to the CVB. Some committee members suggested a $125,000 cap on the contribution. A 3-year agreement with a 2-year out, was recommended. This will move to the September 26th Council regular agenda.

Citizen Comments: None

Minutes for Correction/Approval: July 19, 2017
The minutes were approved as presented.

1. ADM 2017-61 Monthly Budget Report for July and August 2017
Mr. Olson reported overall strong sales tax numbers due to population growth and increased spending, however, in the last two months, the sales tax estimates were not met. September was lower than expected as well.

Alderman Funkhouser questioned the spike in "vehicle maintenance" and requested info. He also questioned a phone data reimbursement for $45 which is the average data plan. He asked to revisit this.

2. ADM 2017-62 Monthly Treasurer's Report for July and August 2017
Mr. Fredrickson reported the following:

July	**August**	
$13,701,058	$13,642,346	Projected Beginning Fund Balance
$ 8,202,984	$11,205,569	YTD Revenues
$ 7,303,970	$10,332,641	YTD Expenses
$14,610,072	$14,515,273	Projected Ending Fund Balance

3. ADM 2017-63 Cash Statement for June and July 2017
Info only.

4. ADM 2017-64 Bills for Payment
A reimbursement for employee Pete Ratos was questioned. He had been using a personal vehicle without charging reimbursement. A city vehicle became available which is now being used.

5. ADM 2017-65 Monthly Website Report for July and August 2017
Social media data has been added to this revised report. The current analytics tool will be replaced by Google Analytics.

6. ADM 2017-66 Fiscal Year End 2017 Budget Report (Unaudited)
Mr. Fredrickson said the sales tax has been fantastic with a 6% increase year over year and the fund balance finished at about $6.2 million. Audit numbers will be presented at the October 10th Council meeting. Alderman Funkhouser commented on some items that were over budget while others were way under budget.

7. ADM 2017-67 Fiscal Year 2018 – City-Wide Capital Fund Budget Amendment
Mr. Fredrickson drafted a memo for the City's contribution for the turn lane at the Bristol Bay access point by Go For It Sports. This moves to the Council consent agenda.

8. ADM 2017-68 Library Intergovernmental Agreement
Since a new Library Director will soon be in place, staff felt it was a good time to revisit the current agreement and explain the services provided by the City. The new agreement will not be effective until May 2018. Library Liaison Joe Plocher said the Library Board

had suggested a joint meeting with the Council. This moves forward to the October 10th Council regular agenda and a meeting will be arranged with th Library Board.

10. ADM 2017-70 Building Conditions Survey Results

Chairman Milschewski said this topic was discussed at Public Works the previous night and it was suggested to break it down in pieces for ease of discussion. Easy topics will be done first and then discussions will be started "by building". A joint Administration and Public Works or joint meetings for only the more difficult topics were suggested.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 7:04pm.

Respectfully transcribed by
Marlys Young, Minute Taker

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

Agenda Item Number

New Business #1

Tracking Number

ADM 2017-71

Agenda Item Summary Memo

Title: Monthly Budget Reports for September 2017

Meeting and Date: Administration Committee – October 18, 2017

Synopsis: Monthly budget reports and income statements.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

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UNITED CITY OF YORKVILLE
FISCAL YEAR 2018 BUDGET REPORT
For the Month Ending September 30, 2017

ACCOUNT NUMBER	DESCRIPTION	% of Fiscal Year	8% May-17	17% June-17	25% July-17	33% August-17	42% September-17	Year-to-Date Totals	FISCAL YEAR 2018 BUDGET	% of Budget
GENERAL FUND REVENUES										
Taxes										
01-000-40-00-4000	PROPERTY TAXES		174,157	902,031	33,864	78,466	879,223	2,067,740	2,124,299	97.34%
01-000-40-00-4010	PROPERTY TAXES-POLICE PENSION		78,813	408,207	15,325	35,509	397,886	935,740	966,211	96.85%
01-000-40-00-4030	MUNICIPAL SALES TAX		193,303	250,269	239,403	259,529	274,159	1,216,662	3,012,750	40.38%
01-000-40-00-4035	NON-HOME RULE SALES TAX		143,787	191,916	189,083	214,974	212,496	952,256	2,332,950	40.82%
01-000-40-00-4040	ELECTRIC UTILITY TAX		-	156,842	-	-	189,111	345,952	675,000	51.25%
01-000-40-00-4041	NATURAL GAS UTILITY TAX		19,072	16,808	11,495	9,089	11,626	68,090	240,000	28.37%
01-000-40-00-4043	EXCISE TAX		29,334	30,335	27,752	29,239	27,972	144,632	361,000	40.06%
01-000-40-00-4044	TELEPHONE UTILITY TAX		695	695	695	695	695	3,475	8,300	41.87%
01-000-40-00-4045	CABLE FRANCHISE FEES		59,751	-	13,346	60,520	-	133,617	285,000	46.88%
01-000-40-00-4050	HOTEL TAX		5,395	7,802	7,224	7,283	7,192	34,896	85,000	41.05%
01-000-40-00-4055	VIDEO GAMING TAX		10,342	9,830	9,225	9,334	8,487	47,218	90,000	52.46%
01-000-40-00-4060	AMUSEMENT TAX		3,603	4,090	52,543	54,250	2,524	117,009	200,000	58.50%
01-000-40-00-4065	ADMISSIONS TAX		-	-	-	-	-	-	120,000	0.00%
01-000-40-00-4070	BDD TAX - KENDALL MARKETPLACE		22,344	29,811	29,460	35,308	33,994	150,917	372,300	40.54%
01-000-40-00-4071	BDD TAX - DOWNTOWN		1,503	7,919	1,581	-	3,484	14,487	4,000	362.18%
01-000-40-00-4072	BDD TAX - COUNTRYSIDE		715	1,323	732	793	980	4,544	11,000	41.31%
01-000-40-00-4075	AUTO RENTAL TAX		1,000	1,018	1,001	1,237	1,164	5,420	11,250	48.18%
Intergovernmental										
01-000-41-00-4100	STATE INCOME TAX		88,078	169,857	344,080	155,159	161,612	918,786	1,739,021	52.83%
01-000-41-00-4105	LOCAL USE TAX		29,145	37,901	32,547	32,792	34,684	167,069	436,101	38.31%
01-000-41-00-4110	ROAD & BRIDGE TAX		11,074	56,024	2,280	4,398	53,777	127,553	150,000	85.04%
01-000-41-00-4120	PERSONAL PROPERTY TAX		2,744	-	2,806	129	-	5,679	17,000	33.40%
01-000-41-00-4160	FEDERAL GRANTS		331	3,200	2,114	-	-	5,646	15,000	37.64%
01-000-41-00-4168	STATE GRANT - TRF SIGNAL MAINT		-	-	22,201	-	-	22,201	21,000	105.72%
01-000-41-00-4182	MISC INTERGOVERNMENTAL		-	-	-	-	-	-	900	0.00%
Licenses & Permits										
01-000-42-00-4200	LIQUOR LICENSE		1,093	135	700	35	384	2,347	50,000	4.69%
01-000-42-00-4205	OTHER LICENSES & PERMITS		1,089	899	274	-	137	2,399	3,000	79.97%
01-000-42-00-4210	BUILDING PERMITS		26,267	49,332	35,843	66,688	25,432	203,561	200,000	101.78%
Fines & Forfeits										
01-000-43-00-4310	CIRCUIT COURT FINES		3,919	4,731	3,470	2,533	3,855	18,508	45,000	41.13%

UNITED CITY OF YORKVILLE
FISCAL YEAR 2018 BUDGET REPORT
For the Month Ending September 30, 2017

ACCOUNT NUMBER	DESCRIPTION	% of Fiscal Year May-17	8% June-17	17% July-17	25% August-17	33% September-17	42% Year-to-Date Totals	FISCAL YEAR 2018 BUDGET	% of Budget
01-000-43-00-4320	ADMINISTRATIVE ADJUDICATION	2,810	2,289	2,313	2,662	871	10,945	30,000	36.48%
01-000-43-00-4323	OFFENDER REGISTRATION FEES	45	45	-	75	60	225	225	100.00%
01-000-43-00-4325	POLICE TOWS	3,000	4,000	1,500	4,500	5,575	18,575	65,000	28.58%
Charges for Service									
01-000-44-00-4400	GARBAGE SURCHARGE	326	186,050	561	187,734	(277)	374,394	1,000,000	37.44%
01-000-44-00-4405	UB COLLECTION FEES	14,397	-	11,750	27,459	15,304	68,910	154,000	44.75%
01-000-44-00-4407	LATE PENALTIES - GARBAGE	16	3,630	42	3,933	35	7,656	23,000	33.29%
01-000-44-00-4415	ADMINISTRATIVE CHARGEBACK	15,672	15,672	15,672	15,672	15,672	78,360	188,064	41.67%
01-000-44-00-4474	POLICE SPECIAL DETAIL	-	-	-	700	-	700	500	140.00%
Investment Earnings									
01-000-45-00-4500	INVESTMENT EARNINGS	2,487	2,738	3,514	3,016	3,559	15,315	15,000	102.10%
Reimbursements									
01-000-46-00-4604	REIMB - ENGINEERING EXPENSES	449	-	-	-	-	449	25,000	1.80%
01-000-46-00-4680	REIMB - LIABILITY INSURANCE	5,095	-	-	165	6,282	11,542	5,000	230.84%
01-000-46-00-4685	REIMB - CABLE CONSORTIUM	-	-	-	11,341	-	11,341	20,000	56.71%
01-000-46-00-4690	REIMB - MISCELLANEOUS	718	580	291	293	833	2,715	5,000	54.30%
Miscellaneous									
01-000-48-00-4820	RENTAL INCOME	500	440	580	500	510	2,530	6,750	37.48%
01-000-48-00-4845	DONATIONS	-	-	-	-	-	-	2,000	0.00%
01-000-48-00-4850	MISCELLANEOUS INCOME	38	10	3	(28)	2,045	2,068	15,000	13.79%
Other Financing Uses									
01-000-49-00-4916	TRANSFER FROM CW MUNICIPAL BLDG	-	-	-	-	-	-	7,000	0.00%
TOTAL REVENUES: GENERAL FUND		**953,108**	**2,556,429**	**1,115,270**	**1,315,980**	**2,381,342**	**8,322,129**	**15,137,621**	**54.98%**

ADMINISTRATION EXPENDITURES

Salaries & Wages									
01-110-50-00-5001	SALARIES - MAYOR	825	725	825	825	825	4,025	11,000	36.59%
01-110-50-00-5002	SALARIES - LIQUOR COMM	83	83	83	83	83	417	1,000	41.67%
01-110-50-00-5003	SALARIES - CITY CLERK	583	583	583	583	583	2,917	9,000	32.41%
01-110-50-00-5004	SALARIES - CITY TREASURER	83	83	83	83	83	417	1,000	41.67%
01-110-50-00-5005	SALARIES - ALDERMAN	3,500	4,100	3,900	3,700	3,900	19,100	52,000	36.73%
01-110-50-00-5010	SALARIES - ADMINISTRATION	33,165	49,255	33,070	33,070	33,070	181,631	450,978	40.28%
01-110-50-00-5020	OVERTIME	-	-	-	-	-	-	500	0.00%

UNITED CITY OF YORKVILLE
FISCAL YEAR 2018 BUDGET REPORT
For the Month Ending September 30, 2017

ACCOUNT NUMBER	DESCRIPTION	% of Fiscal Year May-17	8% June-17	17% July-17	25% August-17	33% September-17	42% Year-to-Date Totals	FISCAL YEAR 2018 BUDGET	% of Budget
Benefits									
01-110-52-00-5212	RETIREMENT PLAN CONTRIBUTION	3,593	5,328	3,583	3,583	3,583	19,670	49,506	39.73%
01-110-52-00-5214	FICA CONTRIBUTION	2,821	4,072	2,845	2,819	2,825	15,381	36,665	41.95%
01-110-52-00-5216	GROUP HEALTH INSURANCE	17,634	6,313	7,165	12,447	9,687	53,247	111,978	47.55%
01-110-52-00-5222	GROUP LIFE INSURANCE	125	44	54	54	54	330	557	59.20%
01-110-52-00-5223	GROUP DENTAL INSURANCE	361	361	361	544	614	2,240	6,612	33.88%
01-110-52-00-5224	VISION INSURANCE	117	59	71	71	97	416	819	50.80%
01-110-52-00-5236	E/O-GROUP LIFE INSURANCE	9	-	-	-	-	9	-	0.00%
01-110-52-00-5237	E/O - DENTAL INSURANCE	-	-	-	187	-	187	-	0.00%
Contractual Services									
01-110-54-00-5410	TUITION REIMBURSEMENT	-	-	-	-	-	-	12,000	0.00%
01-110-54-00-5412	TRAINING & CONFERENCES	1,105	75	(49)	2,578	10,168	13,878	20,800	66.72%
01-110-54-00-5415	TRAVEL & LODGING	233	24	433	8	711	1,410	9,000	15.66%
01-110-54-00-5426	PUBLISHING & ADVERTISING	-	482	-	-	-	482	5,000	9.64%
01-110-54-00-5430	PRINTING & DUPLICATION	-	-	178	163	-	341	4,000	8.53%
01-110-54-00-5440	TELECOMMUNICATIONS	-	1,329	1,872	1,625	1,536	6,362	16,000	39.76%
01-110-54-00-5448	FILING FEES	-	-	49	-	-	49	500	9.80%
01-110-54-00-5451	CODIFICATION	-	-	-	-	-	-	5,000	0.00%
01-110-54-00-5452	POSTAGE & SHIPPING	74	93	192	74	76	508	3,500	14.53%
01-110-54-00-5460	DUES & SUBSCRIPTIONS	7,174	2,505	354	-	921	10,953	17,000	64.43%
01-110-54-00-5462	PROFESSIONAL SERVICES	2,296	199	824	455	526	4,301	11,000	39.10%
01-110-54-00-5480	UTILITIES	-	1,149	1,127	1,068	1,218	4,562	16,960	26.90%
01-110-54-00-5485	RENTAL & LEASE PURCHASE	175	175	-	175	350	876	2,400	36.50%
01-110-54-00-5488	OFFICE CLEANING	755	189	-	-	2,831	3,774	12,500	30.19%
Supplies									
01-110-56-00-5610	OFFICE SUPPLIES	-	524	494	660	656	2,334	10,000	23.34%
TOTAL EXPENDITURES: ADMINISTRATION		**74,714**	**77,749**	**58,098**	**64,859**	**74,398**	**349,817**	**877,275**	**39.88%**

FINANCE EXPENDITURES

Salaries & Wages									
01-120-50-00-5010	SALARIES & WAGES	18,135	29,663	18,774	18,540	18,540	103,652	252,079	41.12%
Benefits									
01-120-52-00-5212	RETIREMENT PLAN CONTRIBUTION	1,987	3,214	2,040	2,015	2,015	11,271	27,519	40.96%
01-120-52-00-5214	FICA CONTRIBUTION	1,359	2,221	1,396	1,378	1,378	7,732	18,884	40.95%

UNITED CITY OF YORKVILLE
FISCAL YEAR 2018 BUDGET REPORT
For the Month Ending September 30, 2017

ACCOUNT NUMBER	DESCRIPTION	% of Fiscal Year May-17	8% June-17	17% July-17	25% August-17	33% September-17	42% Year-to-Date Totals	FISCAL YEAR 2018 BUDGET	% of Budget
01-120-52-00-5216	GROUP HEALTH INSURANCE	8,950	4,937	4,278	3,773	3,942	25,880	62,533	41.39%
01-120-52-00-5222	GROUP LIFE INSURANCE	56	28	28	28	28	167	334	50.01%
01-120-52-00-5223	DENTAL INSURANCE	443	443	443	443	443	2,216	6,031	36.75%
01-120-52-00-5224	VISION INSURANCE	118	59	59	59	59	354	657	53.84%
Contractual Services									
01-120-54-00-5412	TRAINING & CONFERENCES	547	882	(49)	98	85	1,563	3,500	44.65%
01-120-54-00-5414	AUDITING SERVICES	-	-	-	-	-	-	35,420	0.00%
01-120-54-00-5415	TRAVEL & LODGING	58	58	15	24	-	155	1,500	10.34%
01-120-54-00-5430	PRINTING & DUPLICATING	-	-	59	358	309	727	4,000	18.17%
01-120-54-00-5440	TELECOMMUNICATIONS	-	98	50	93	93	334	1,200	27.80%
01-120-54-00-5452	POSTAGE & SHIPPING	53	59	43	90	96	340	1,300	26.19%
01-120-54-00-5460	DUES & SUBSCRIPTIONS	80	220	-	-	-	300	1,000	30.00%
01-120-54-00-5462	PROFESSIONAL SERVICES	1,207	1,744	2,107	782	5,135	10,974	45,000	24.39%
01-120-54-00-5485	RENTAL & LEASE PURCHASE	214	140	-	214	280	849	2,500	33.96%
Supplies									
01-120-56-00-5610	OFFICE SUPPLIES	-	-	65	255	247	567	2,700	21.00%
TOTAL EXPENDITURES: FINANCE		**33,206**	**43,765**	**29,310**	**28,151**	**32,650**	**167,081**	**466,157**	**35.84%**

POLICE EXPENDITURES

Salaries & Wages									
01-210-50-00-5008	SALARIES - POLICE OFFICERS	119,181	189,525	121,761	118,613	120,636	669,717	1,660,659	40.33%
01-210-50-00-5011	SALARIES - POLICE CHIEF & DEPUTIES	27,006	43,296	27,461	27,461	27,461	152,686	370,238	41.24%
01-210-50-00-5012	SALARIES - SERGEANTS	43,508	66,888	43,948	46,161	43,679	244,184	593,259	41.16%
01-210-50-00-5013	SALARIES - POLICE CLERKS	10,597	16,164	10,776	10,816	10,834	59,187	147,006	40.26%
01-210-50-00-5014	SALARIES - CROSSING GUARD	2,389	1,166	-	317	1,962	5,834	22,000	26.52%
01-210-50-00-5015	PART-TIME SALARIES	3,239	5,193	3,048	3,116	3,494	18,090	70,000	25.84%
01-210-50-00-5020	OVERTIME	3,126	12,374	14,620	3,593	10,359	44,072	111,000	39.70%
Benefits									
01-210-52-00-5212	RETIREMENT PLAN CONTRIBUTION	1,142	1,742	1,162	1,166	1,168	6,380	16,048	39.76%
01-210-52-00-5213	EMPLOYER CONTRI - POL PEN	78,813	408,207	15,325	35,509	397,886	935,740	966,211	96.85%
01-210-52-00-5214	FICA CONTRIBUTION	15,475	25,015	16,440	15,611	16,196	88,736	221,572	40.05%
01-210-52-00-5216	GROUP HEALTH INSURANCE	112,251	54,533	52,949	48,686	51,092	319,512	734,805	43.48%
01-210-52-00-5222	GROUP LIFE INSURANCE	891	312	312	312	312	2,141	3,514	60.92%

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01-210-52-00-5223	DENTAL INSURANCE	3,929	3,929	3,929	3,929	3,929	19,644	53,189	36.93%
01-210-52-00-5224	VISION INSURANCE	1,062	552	538	538	538	3,226	6,319	51.06%
Contractual Services									
01-210-54-00-5410	TUITION REIMBURSEMENT	-	2,010	-	3,216	-	5,226	21,547	24.25%
01-210-54-00-5411	POLICE COMMISSION	-	375	108	-	130	613	15,000	4.09%
01-210-54-00-5412	TRAINING & CONFERENCES	1,700	707	96	30	9,398	11,931	21,000	56.81%
01-210-54-00-5415	TRAVEL & LODGING	588	2,449	311	-	198	3,546	10,000	35.46%
01-210-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	13,967	13,967	13,967	13,967	13,967	69,833	167,600	41.67%
01-210-54-00-5426	PUBLISHING & ADVERTISING	-	-	-	-	-	-	200	0.00%
01-210-54-00-5430	PRINTING & DUPLICATING	-	-	609	325	174	1,108	4,500	24.62%
01-210-54-00-5440	TELECOMMUNICATIONS	-	1,775	2,789	2,793	2,637	9,993	36,500	27.38%
01-210-54-00-5452	POSTAGE & SHIPPING	111	34	86	98	63	392	1,600	24.47%
01-210-54-00-5460	DUES & SUBSCRIPTIONS	-	-	-	3,500	450	3,950	3,750	105.33%
01-210-54-00-5462	PROFESSIONAL SERVICES	11,535	447	54	623	242	12,901	31,000	41.62%
01-210-54-00-5466	LEGAL SERVICES	-	-	-	-	-	-	5,000	0.00%
01-210-54-00-5467	ADJUDICATION SERVICES	-	1,100	601	941	1,800	4,442	20,000	22.21%
01-210-54-00-5469	NEW WORLD LIVE SCAN	-	-	-	-	-	-	19,500	0.00%
01-210-54-00-5472	KENDALL CO. JUVE PROBATION	-	-	-	-	-	-	4,000	0.00%
01-210-54-00-5484	MDT - ALERTS FEE	-	3,330	-	-	-	3,330	7,000	47.57%
01-210-54-00-5485	RENTAL & LEASE PURCHASE	367	447	80	447	814	2,154	7,000	30.77%
01-210-54-00-5488	OFFICE CLEANING		944	-	-	2,831	3,774	12,500	30.19%
01-210-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	-	2,647	6,009	6,679	7,521	22,855	60,000	38.09%
Supplies									
01-210-56-00-5600	WEARING APPAREL	-	624	1,006	1,198	569	3,397	23,000	14.77%
01-210-56-00-5610	OFFICE SUPPLIES	-	175	80	122	39	417	4,500	9.26%
01-210-56-00-5620	OPERATING SUPPLIES	100	10,010	2,476	2,148	79	14,812	10,000	148.12%
01-210-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	3,432	5,000	-	1,220	-	9,652	12,000	80.43%
01-210-56-00-5640	REPAIR & MAINTENANCE	-	-	-	-	40	40	3,000	1.33%
01-210-56-00-5650	COMMUNITY SERVICES	-	-	1,038	-	-	1,038	2,000	51.92%
01-210-56-00-5690	BALISTIC VESTS	-	663	663	-	-	1,326	6,000	22.10%
01-210-56-00-5695	GASOLINE	-	4,120	3,889	2,895	6,207	17,111	64,200	26.65%

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01-210-56-00-5696	AMMUNITION	-	-	-	-	-	-	10,000	0.00%
TOTAL EXPENDITURES: POLICE		**454,409**	**879,722**	**346,130**	**356,028**	**736,701**	**2,772,989**	**5,558,217**	**49.89%**
COMMUNITY DEVELOPMENT EXPENDITURES									
Salaries & Wages									
01-220-50-00-5010	SALARIES & WAGES	28,737	52,562	30,190	30,190	30,190	171,870	409,067	42.02%
01-220-50-00-5015	PART-TIME SALARIES	2,880	3,998	2,285	2,390	1,013	12,565	48,000	26.18%
Benefits									
01-220-52-00-5212	RETIREMENT PLAN CONTRIBUTION	3,098	5,666	3,271	3,271	3,271	18,576	44,657	41.60%
01-220-52-00-5214	FICA CONTRIBUTION	2,351	4,234	2,412	2,420	2,314	13,730	34,320	40.01%
01-220-52-00-5216	GROUP HEALTH INSURANCE	10,156	5,179	4,879	4,845	5,124	30,184	90,525	33.34%
01-220-52-00-5222	GROUP LIFE INSURANCE	69	48	41	41	41	242	557	43.46%
01-220-52-00-5223	DENTAL INSURANCE	381	381	636	466	466	2,329	6,612	35.22%
01-220-52-00-5224	VISION INSURANCE	105	78	65	65	65	379	819	46.33%
Contractual Services									
01-220-54-00-5412	TRAINING & CONFERENCES	1,470	-	474	98	-	2,043	6,800	30.04%
01-220-54-00-5415	TRAVEL & LODGING	378	2,992	317	-	352	4,039	6,500	62.14%
01-220-54-00-5426	PUBLISHING & ADVERTISING	-	330	337	-	137	803	2,500	32.14%
01-220-54-00-5430	PRINTING & DUPLICATING	-	-	106	126	-	232	2,000	11.61%
01-220-54-00-5440	TELECOMMUNICATIONS	-	39	362	347	330	1,078	3,500	30.79%
01-220-54-00-5452	POSTAGE & SHIPPING	22	16	14	20	18	89	2,500	3.58%
01-220-54-00-5459	INSPECTIONS	-	-	70	-	775	845	5,000	16.90%
01-220-54-00-5460	DUES & SUBSCRIPTIONS	944	-	-	100	983	2,027	2,100	96.52%
01-220-54-00-5462	PROFESSIONAL SERVICES	-	4,750	5,571	27	-	10,348	15,000	68.99%
01-220-54-00-5466	LEGAL SERVICES	-	-	-	-	-	-	3,000	0.00%
01-220-54-00-5485	RENTAL & LEASE PURCHASE	261	261	-	261	522	1,305	3,000	43.50%
Supplies									
01-220-56-00-5610	OFFICE SUPPLIES	146	3	-	61	557	767	1,500	51.11%
01-220-56-00-5620	OPERATING SUPPLIES	-	510	43	228	482	1,263	4,200	30.07%
01-220-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	50	50	450	50	600	5,100	11.76%
01-220-56-00-5645	BOOKS & PUBLICATIONS	-	-	-	-	-	-	1,250	0.00%
01-220-56-00-5695	GASOLINE	-	170	137	129	231	667	2,140	31.15%
TOTAL EXPENDITURES: COMMUNITY DEVELP		**50,997**	**81,268**	**51,260**	**45,536**	**46,921**	**275,981**	**700,647**	**39.39%**

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PUBLIC WORKS - STREET OPERATIONS EXPENDITURES									
Salaries & Wages									
01-410-50-00-5010	SALARIES & WAGES	25,958	41,313	26,114	26,129	26,133	145,646	355,725	40.94%
01-410-50-00-5015	PART-TIME SALARIES	-	2,888	2,812	1,891	-	7,591	11,600	65.44%
01-410-50-00-5020	OVERTIME	126	170	-	-	10	307	15,000	2.05%
Benefits									
01-410-52-00-5212	RETIREMENT PLAN CONTRIBUTION	2,812	4,472	2,815	2,817	2,818	15,734	40,471	38.88%
01-410-52-00-5214	FICA CONTRIBUTION	1,915	3,320	2,138	2,069	1,926	11,368	28,250	40.24%
01-410-52-00-5216	GROUP HEALTH INSURANCE	20,866	9,625	9,552	9,451	9,385	58,878	134,171	43.88%
01-410-52-00-5222	GROUP LIFE INSURANCE	185	50	50	50	50	383	594	64.55%
01-410-52-00-5223	DENTAL INSURANCE	711	711	711	711	441	3,286	9,461	34.73%
01-410-52-00-5224	VISION INSURNCE	192	96	96	96	54	533	1,099	48.47%
Contractual Services									
01-410-54-00-5412	TRAINING & CONFERENCES	-	618	-	66	-	683	3,000	22.78%
01-410-54-00-5415	TRAVEL & LODGING	-	-	-	-	706	706	2,000	35.28%
01-410-54-00-5422	VEHICLE & EQUIPMENT CHARGEBACK	6,330	6,330	6,330	6,330	6,330	31,652	75,965	41.67%
01-410-54-00-5435	TRAFFIC SIGNAL MAINTENANCE	-	49	118	169	2,161	2,496	25,000	9.99%
01-410-54-00-5440	TELECOMMUNICATIONS	-	188	259	266	266	980	3,000	32.66%
01-410-54-00-5455	MOSQUITO CONTROL	7,142	-	-	-	-	7,142	7,142	100.00%
01-410-54-00-5458	TREE & STUMP MAINTENANCE	-	-	-	-	-	-	20,000	0.00%
01-410-54-00-5462	PROFESSIONAL SERVICES	103	69	50	187	60	469	3,500	13.40%
01-410-54-00-5482	STREET LIGHTING	-	34	32	22	20	107	750	14.26%
01-410-54-00-5485	RENTAL & LEASE PURCHASE	35	43	-	43	78	199	3,600	5.53%
01-410-54-00-5488	OFFICE CLEANING	-	97	-	-	291	388	4,167	9.31%
01-410-54-00-5490	VEHICLE MAINTENANCE SERVICES	-	1,305	1,123	14,828	15,904	33,159	55,000	60.29%
Supplies									
01-410-56-00-5600	WEARING APPAREL	-	599	305	242	250	1,396	4,863	28.71%
01-410-56-00-5620	OPERATING SUPPLIES	-	13,876	814	176	536	15,402	20,500	75.13%
01-410-56-00-5626	HANGING BASKETS	-	-	-	-	-	-	2,000	0.00%
01-410-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	-	360	559	1,240	603	2,763	34,000	8.13%
01-410-56-00-5630	SMALL TOOLS & EQUIPMENT	-	-	272	495	26	793	5,000	15.87%
01-410-56-00-5640	REPAIR & MAINTENANCE	-	793	5,722	837	2,616	9,968	20,000	49.84%

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01-410-56-00-5695	GASOLINE	-	1,469	1,202	1,318	2,478	6,467	21,400	30.22%
TOTAL EXP: PUBLIC WORKS - STREET OPS		**66,375**	**88,473**	**61,074**	**69,432**	**73,141**	**358,495**	**907,258**	**39.51%**
PW - HEALTH & SANITATION EXPENDITURES									
Contractual Services									
01-540-54-00-5441	GARBAGE SRVCS - SR SUBSIDY	-	-	2,505	2,525	2,549	7,578	33,000	22.97%
01-540-54-00-5442	GARBAGE SERVICES	-	-	106,008	105,988	105,963	317,958	1,000,000	31.80%
01-540-54-00-5443	LEAF PICKUP	-	600	-	-	-	600	6,000	10.00%
TOTAL EXPENDITURES: HEALTH & SANITATION		**-**	**600**	**108,512**	**108,512**	**108,512**	**326,137**	**1,039,000**	**31.39%**
ADMINISTRATIVE SERVICES EXPENDITURES									
Salaries & Wages									
01-640-50-00-5016	SALARIES - SPECIAL CENSUS	-	4,143	11,901	696	-	16,740	26,464	63.26%
01-640-50-00-5092	POLICE SPECIAL DETAIL WAGES	-	-	-	700	-	700	500	140.00%
Benefits									
01-640-52-00-5214	FICA CONTRIBUTION - SPC CENSUS	-	317	910	53	-	1,281	-	0.00%
01-640-52-00-5230	UNEMPLOYMENT INSURANCE	-	-	-	3,674	-	3,674	20,000	18.37%
01-640-52-00-5231	LIABILITY INSURANCE	68,939	26,142	22,961	23,653	22,961	164,656	308,503	53.37%
01-640-52-00-5240	RETIREES - GROUP HEALTH INS	12,713	2,014	3,349	1,518	1,130	20,723	42,101	49.22%
01-640-52-00-5241	RETIREES - DENTAL INSURANCE	30	30	(68)	(68)	(43)	(119)	530	-22.51%
01-640-52-00-5242	RETIREES - VISION INSURANCE	90	19	19	19	(6)	142	77	183.90%
Contractual Services									
01-640-54-00-5418	PURCHASING SERVICES	-	4,068	-	6,578	3,877	14,523	50,000	29.05%
01-640-54-00-5427	GC HOUSING RENTAL ASSISTANCE	-	-	-	-	-	-	12,000	0.00%
01-640-54-00-5428	UTILITY TAX REBATE	-	-	-	-	-	-	14,375	0.00%
01-640-54-00-5432	FACILITY MANAGEMENT SERVICES	-	-	-	-	-	-	35,000	0.00%
01-640-54-00-5439	AMUSEMENT TAX REBATE	-	4,086	-	4,902	4,997	13,985	64,000	21.85%
01-640-54-00-5449	KENCOM	-	-	-	-	-	-	78,584	0.00%
01-640-54-00-5450	INFORMATION TECH SRVCS	-	5,426	29,614	3,132	105,778	143,950	160,280	89.81%
01-640-54-00-5456	CORPORATE COUNSEL	-	9,578	9,460	7,853	10,645	37,537	120,000	31.28%
01-640-54-00-5461	LITIGATION COUNSEL	-	-	9,777	14,903	20,502	45,182	120,000	37.65%
01-640-54-00-5463	SPECIAL COUNSEL	-	-	1,035	765	-	1,800	25,000	7.20%
01-640-54-00-5465	ENGINEERING SERVICES	-	-	16,236	27,361	32,581	76,177	390,000	19.53%
01-640-54-00-5473	KENDALL AREA TRANSIT	-	-	-	-	-	-	25,000	0.00%

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01-640-54-00-5475	CABLE CONSORTIUM FEE	-	-	-	-	24,208	24,208	85,000	28.48%
01-640-54-00-5478	SPECIAL CENSUS	1,200	600	1,020	456	193	3,469	-	0.00%
01-640-54-00-5481	HOTEL TAX REBATES	-	-	7,022	6,502	6,555	20,078	76,500	26.25%
01-640-54-00-5486	ECONOMIC DEVELOPMENT	-	9,425	15,130	8,795	9,425	42,775	114,100	37.49%
01-640-54-00-5491	CITY PROPERTY TAX REBATE	-	-	-	-	1,233	1,233	1,500	82.18%
01-640-54-00-5492	SALES TAX REBATES	-	-	-	-	-	-	941,367	0.00%
01-640-54-00-5493	BUSINESS DISTRICT REBATES	24,563	39,054	31,772	36,100	38,458	169,948	387,300	43.88%
01-640-54-00-5494	ADMISSIONS TAX REBATE	-	-	-	-	-	-	120,000	0.00%
01-640-54-00-5499	BAD DEBT	-	-		-	-	-	2,000	0.00%
Supplies									
01-640-56-00-5625	REIMBURSEABLE REPAIRS	-	-	-	4,794	-	4,794	5,000	95.88%
Other Financing Uses									
01-640-99-00-9916	TRANSFER TO CW BLDG & GROUNDS	13,333	13,333	13,333	13,333	13,333	66,667	160,000	41.67%
01-640-99-00-9942	TRANSFER TO DEBT SERVICE	26,269	26,269	26,269	26,269	26,269	131,344	315,225	41.67%
01-640-99-00-9952	TRANSFER TO SEWER	94,764	94,764	94,764	94,764	94,764	473,819	1,137,166	41.67%
01-640-99-00-9979	TRANSFER TO PARKS & RECREATION	109,049	109,049	109,049	109,049	109,049	545,243	1,308,583	41.67%
01-640-99-00-9982	TRANSFER TO LIBRARY OPS	5,448	1,820	1,820	2,049	1,820	12,957	27,236	47.57%
TOTAL EXPENDITURES: ADMIN SERVICES		**356,397**	**350,137**	**405,374**	**397,849**	**527,729**	**2,037,485**	**6,173,391**	**33.00%**
	TOTAL FUND REVENUES	**953,108**	**2,556,429**	**1,115,270**	**1,315,980**	**2,381,342**	**8,322,129**	**15,137,621**	**54.98%**
	TOTAL FUND EXPENDITURES	**1,036,098**	**1,521,712**	**1,059,758**	**1,070,366**	**1,600,051**	**6,287,985**	**15,721,945**	**39.99%**
	FUND SURPLUS (DEFICIT)	**(82,990)**	**1,034,716**	**55,512**	**245,614**	**781,291**	**2,034,143**	**(584,324)**	

FOX HILL SSA REVENUES

11-000-40-00-4000	PROPERTY TAXES	630	4,138	143	239	4,048	9,198	9,365	98.22%
TOTAL REVENUES: FOX HILL SSA		**630**	**4,138**	**143**	**239**	**4,048**	**9,198**	**9,365**	**98.22%**

FOX HILL SSA EXPENDITURES

11-111-54-00-5462	PROFESSIONAL SERVICES	-	-	-	-	-	-	7,000	0.00%

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11-111-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	-	1,589	1,437	967	1,820	5,813	16,000	36.33%
	TOTAL FUND REVENUES	**630**	**4,138**	**143**	**239**	**4,048**	**9,198**	**9,365**	**98.22%**
	TOTAL FUND EXPENDITURES	**-**	**1,589**	**1,437**	**967**	**1,820**	**5,813**	**23,000**	**25.27%**
	FUND SURPLUS (DEFICIT)	**630**	**2,549**	**(1,293)**	**(728)**	**2,227**	**3,385**	**(13,635)**	

SUNFLOWER SSA REVENUES

12-000-40-00-4000	PROPERTY TAXES	979	5,532	166	5	6,330	13,012	13,480	96.53%
TOTAL REVENUES: SUNFLOWER SSA		**979**	**5,532**	**166**	**5**	**6,330**	**13,012**	**13,480**	**96.53%**

SUNFLOWER SSA EXPENDITURES

12-112-54-00-5416	POND MAINTENANCE	-	-	-	1,986	-	1,986	8,735	22.74%
12-112-54-00-5462	PROFESSIONAL SERVICES	-	-	-	-	-	-	10,000	0.00%
12-112-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	-	1,065	3,955	705	3,912	9,635	11,000	87.59%
	TOTAL FUND REVENUES	**979**	**5,532**	**166**	**5**	**6,330**	**13,012**	**13,480**	**96.53%**
	TOTAL FUND EXPENDITURES	**-**	**1,065**	**3,955**	**2,691**	**3,912**	**11,621**	**29,735**	**39.08%**
	FUND SURPLUS (DEFICIT)	**979**	**4,467**	**(3,789)**	**(2,686)**	**2,419**	**1,391**	**(16,255)**	

MOTOR FUEL TAX REVENUES

15-000-41-00-4112	MOTOR FUEL TAX	37,048	37,563	29,830	39,113	36,944	180,498	450,716	40.05%
15-000-41-00-4113	MFT HIGH GROWTH	-	-	-	-	-	-	41,900	0.00%
15-000-45-00-4500	INVESTMENT EARNINGS	537	584	679	710	566	3,076	1,500	205.05%
TOTAL REVENUES: MOTOR FUEL TAX		**37,585**	**38,147**	**30,509**	**39,823**	**37,510**	**183,574**	**494,116**	**37.15%**

MOTOR FUEL TAX EXPENDITURES

Contractual Services									
15-155-54-00-5438	SALT STORAGE	-	-	-	-	-	-	7,750	0.00%
15-155-54-00-5482	STREET LIGHTING	-	6,876	6,743	6,701	3,436	23,755	116,600	20.37%
Supplies									
15-155-56-00-5618	SALT	-	-	-	-	-	-	140,000	0.00%
15-155-56-00-5619	SIGNS	422	737	-	1,139	964	3,263	15,000	21.75%
15-155-56-00-5633	COLD PATCH	-	2,882	-	803	-	3,685	19,000	19.39%

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15-155-56-00-5634	HOT PATCH	-	-	-	-	-	-	19,000	0.00%
15-155-56-00-5642	STREET LIGHTING SUPPLIES	-	617	53	486	1,084	2,241	15,000	14.94%
Capital Outlay									
15-155-60-00-6004	BASELINE ROAD BRIDGE REPAIRS	-	-	-	-	-	-	50,000	0.00%
15-155-60-00-6025	ROADS TO BETTER ROADS PROGRAM	-	-	-	221,430	-	221,430	300,000	73.81%
15-155-60-00-6079	ROUTE 47 EXPANSION	12,298	6,149	6,149	6,149	6,149	36,893	73,787	50.00%
	TOTAL FUND REVENUES	**37,585**	**38,147**	**30,509**	**39,823**	**37,510**	**183,574**	**494,116**	**37.15%**
	TOTAL FUND EXPENDITURES	**12,720**	**17,260**	**12,945**	**236,708**	**11,634**	**291,268**	**756,137**	**38.52%**
	FUND SURPLUS (DEFICIT)	**24,864**	**20,886**	**17,563**	**(196,885)**	**25,876**	**(107,694)**	**(262,021)**	

CITY-WIDE CAPITAL REVENUES

Intergovernmental									
23-000-41-00-4161	FEDERAL GRANT - ITEP DOWNTOWN	-	23,621	-	6,409	-	30,030	1,600	1876.84%
23-000-41-00-4169	FEDERAL GRANT - MILL STREET LAFO	-	5,811	-	1,184	-	6,995	-	0.00%
23-000-41-00-4178	FEDERAL GRANT - ITEP KENNEDY RD TRAIL	12,150	-	-	-	-	12,150	133,424	9.11%
23-000-41-00-4188	STATE GRANT-EDP WRIGLEY (RTE 47)	19,197	-	-	-	-	19,197	65,200	29.44%
Licenses & Permits									
23-000-42-00-4214	DEVELOPMENT FEES	-	1,370	-	-	285	1,655	6,000	27.58%
23-000-42-00-4216	BUILD PROGRAM PERMIT	8,052	16,858	11,951	8,354	5,768	50,983	-	0.00%
23-000-42-00-4218	DEVELOPMENT FEES - MUNICIPAL BLDG	(1,300)	(91)	300	900	600	409	7,000	5.84%
23-000-42-00-4222	ROAD CONTRIBUTION FEE	20,000	10,000	2,000	30,000	10,000	72,000	60,000	120.00%
23-000-42-00-4224	RENEW PROGRAM PERMITS	-	-	-	-	-	-	-	0.00%
Charges for Service									
23-000-44-00-4440	ROAD INFRASTRUCTURE FEES	551	120,369	418	121,552	75	242,966	700,000	34.71%
Investment Earnings									
23-000-45-00-4500	INVESTMENT EARNINGS	683	721	813	812	818	3,847	1,000	384.74%
Reimbursements									
23-000-46-00-4614	REIMB - BLACKBERRY WOODS	-	-	156	191	-	347	-	0.00%
23-000-46-00-4608	REIMB-KENNEDY ROAD IMPROVEMENTS	-	-	-	-	160,000	160,000	160,000	100.00%
23-000-46-00-4660	REIMB - PUSH FOR THE PATH	-	-	-	-	-	-	312,617	0.00%
Other Financing Sources									
23-000-49-00-4916	TRANSFER FROM GENERAL-CW B&G	13,333	13,333	13,333	13,333	13,333	66,667	160,000	41.67%

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23-000-49-00-4951	TRANSFER FROM WATER	-	-		-	-	-	1,098,924	0.00%
TOTAL REVENUES: CITY-WIDE CAPITAL		**72,666**	**191,992**	**28,972**	**182,736**	**190,880**	**667,245**	**2,705,765**	**24.66%**
CW MUNICIPAL BUILDING EXPENDITURES									
23-216-54-00-5405	BUILD PROGRAM	2,409	4,359	-	-	-	6,768	-	0.00%
23-216-54-00-5446	PROPERTY & BLDG MAINT SERVICES	(5)	3,091	2,033	4,281	29,852	39,252	125,000	31.40%
23-216-56-00-5656	PROPERTY & BLDG MAINT SUPPLIES	-	392	2,754	1,783	2,153	7,081	35,000	20.23%
23-216-99-00-9901	TRANSFER TO GENERAL	-	-	-	-	-	-	7,000	0.00%
CITY-WIDE CAPITAL EXPENDITURES									
Contractual Services									
23-230-54-00-5405	BUILD PROGRAM	5,643	12,499	11,951	8,354	5,768	44,215	-	0.00%
23-230-54-00-5465	ENGINEERING SERVICES	-	-	-	10,280	-	10,280	35,000	29.37%
23-230-54-00-5497	PROPERTY TAX PAYMENT	8,054	-	-	-	-	8,054	-	0.00%
23-230-54-00-5498	PAYING AGENT FEES	-	-	-	475	-	475	475	100.00%
23-230-54-00-5499	BAD DEBT	-	-	-	-	-	-	1,200	0.00%
Capital Outlay									
23-230-60-00-6009	WRIGLEY (RTE 47) EXPANSION	-	-	91,723	664	-	92,386	65,200	141.70%
23-230-60-00-6014	BLACKBERRY WOODS SUBDIVISION	-	-	156	191	-	347	-	0.00%
23-230-60-00-6016	US34 (CENTER/ELDAMAIN RD) PROJECT	-	-	-	-	-	-	151,300	0.00%
23-230-60-00-6018	GREENBRIAR POND NATURALIZATION	-	-	-	935	-	935	4,672	20.01%
23-230-60-00-6019	BRISTOL BAY ACCESS ROAD	-	-	-	-	-	-	50,000	0.00%
23-230-60-00-6025	ROAD TO BETTER ROADS PROGRAM	-	-	7,912	505,091	27,430	540,432	400,000	135.11%
23-230-60-00-6041	SIDEWALK CONSTRUCTION	-	-	381	-	567	948	7,500	12.64%
23-230-60-00-6048	DOWNTOWN STREETSCAPE IMPROVEMENT	-	-	-	-	-	-	2,000	0.00%
23-230-60-00-6059	US RT34(IL47/ORCHARD RD)PROJECT	-	38,951	156	354	3,928	43,388	94,600	45.86%
23-230-60-00-6073	GAME FARM ROAD PROJECT	-	-	339	-	-	339	-	0.00%
23-230-60-00-6082	COUNTRYSIDE PKY IMPROVEMENTS	-	512,738	8,978	70,434	1,030	593,180	645,940	91.83%
23-230-60-00-6084	CENTER & COUNTRYSIDE IMPROVEMENTS	-	-	-	-	-	-	522,000	0.00%
23-230-60-00-6086	KENNEDY ROAD IMPROVEMENTS	-	59,935	3,235	244,248	70,027	377,445	601,500	62.75%
23-230-60-00-6094	ITEP KENNEDY RD BIKE TRAIL	-	-	8,434	17,489	33,812	59,736	446,041	13.39%

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2014A Bond									
23-230-78-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	190,000	0.00%
23-230-78-00-8050	INTEREST PAYMENT	69,294	-	-	-	-	69,294	138,588	50.00%
Kendall County Loan - River Road Bridge									
23-230-97-00-8000	PRINCIPAL PAYMENT	-	-	-	75,000	-	75,000	75,000	100.00%
23-230-99-00-9951	TRANSFER TO WATER	-	-	-	-	-	-	71,510	0.00%
	TOTAL FUND REVENUES	**72,666**	**191,992**	**28,972**	**182,736**	**190,880**	**667,245**	**2,705,765**	**24.66%**
	TOTAL FUND EXPENDITURES	**85,395**	**631,964**	**138,052**	**939,577**	**174,566**	**1,969,553**	**3,669,526**	**53.67%**
	FUND SURPLUS (DEFICIT)	**(12,729)**	**(439,971)**	**(109,081)**	**(756,841)**	**16,314**	**(1,302,308)**	**(963,761)**	

VEHICLE & EQUIPMENT REVENUE

Licenses & Permits									
25-000-42-00-4215	DEVELOPMENT FEES - POLICE CAPITAL	3,000	2,685	1,500	6,600	2,100	15,885	25,000	63.54%
25-000-42-00-4216	BUILD PROGRAM PERMITS	2,900	7,035	6,920	4,390	2,300	23,545	-	0.00%
25-000-42-00-4218	ENGINEERING CAPITAL FEE	1,000	600	400	2,200	600	4,800	6,000	80.00%
25-000-42-00-4219	DEVELOPMENT FEES - PW CAPITAL	7,000	5,230	2,680	15,060	5,100	35,070	40,000	87.68%
25-000-42-00-4220	DEVELOPMENT FEES - PARK CAPITAL	500	500	200	1,100	300	2,600	2,500	104.00%
Fines & Forfeits									
25-000-43-00-4315	DUI FINES	600	735	750	140	50	2,275	7,000	32.50%
25-000-43-00-4316	ELECTRONIC CITATION FEES	62	52	48	46	38	246	700	35.14%
25-000-43-00-4340	SEIZED VEHICLE PROCEEDS	-	-	-	-	-	-	-	0.00%
Charges for Service									
25-000-44-00-4418	MOWING INCOME	-	247	-	419	266	932	3,000	31.07%
25-000-44-00-4420	POLICE CHARGEBACK	13,967	13,967	13,967	13,967	13,967	69,833	167,600	41.67%
25-000-44-00-4421	PUBLIC WORKS CHARGEBACK	6,330	6,330	6,330	6,330	6,330	31,652	75,965	41.67%
Investment Earnings							-		
25-000-45-00-4522	INVESTMENT EARNINGS - PARKS	13	9	12	12	13	58	80	73.05%
Miscellaneous									
25-000-48-00-4854	MISC INCOME - PW CAPITAL	40	1,011	-	-	-	1,051	2,000	52.57%
25-000-49-00-4920	SALE OF CAPITAL ASSETS - POLICE	-	-	-	-	-	-	-	0.00%
TOTAL REVENUES: VEHICLE & EQUIPMENT		**35,412**	**38,401**	**32,807**	**50,265**	**31,063**	**187,948**	**329,845**	**56.98%**

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VEHICLE & EQUIPMENT EXPENDITURES									
POLICE CAPITAL EXPENDITURES									
Contractual Services									
25-205-54-00-5405	BUILD PROGRAM	750	1,515	1,500	1,050	600	5,415	-	0.00%
25-205-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	-	7,695	-	439	-	8,135	8,000	101.68%
Capital Outlay									
25-205-60-00-6060	EQUIPMENT	-	14,898	-	1,846	-	16,744	27,300	61.33%
25-205-60-00-6070	VEHICLES	92,406	-	36,370	492	3,711	132,978	165,000	80.59%
TOTAL EXPENDITURES: POLICE CAPITAL		**93,156**	**24,108**	**37,870**	**3,827**	**4,311**	**163,271**	**200,300**	**81.51%**
PUBLIC WORKS CAPITAL EXPENDITURES									
Contractual Services									
25-215-54-00-5405	BUILD PROGRAM	2,050	5,470	5,320	3,190	1,600	17,630	-	0.00%
25-215-54-00-5448	FILING FEES	98	-	-	-	-	98	1,750	5.60%
Supplies									
25-215-56-00-5620	OPERATING SUPPLIES	-	-	-	-	-	-	2,000	0.00%
Capital Outlay									
25-215-60-00-6060	EQUIPMENT	-	-	-	-	-	-	7,400	0.00%
25-215-60-00-6070	VEHICLES	-	-	-	-	-	-	45,000	0.00%
185 Wolf Street Building									
25-215-92-00-8000	PRINCIPAL PAYMENT	3,536	3,549	3,562	3,575	3,588	17,811	43,303	41.13%
25-215-92-00-8050	INTEREST PAYMENT	2,365	2,352	2,339	2,326	2,313	11,696	27,512	42.51%
TOTAL EXPENDITURES: PW CAPITAL		**8,049**	**11,371**	**11,221**	**9,091**	**7,501**	**47,235**	**126,965**	**37.20%**
PARK & RECREATION CAPITAL EXPENDITURES									
Contractual Services									
25-225-54-00-5405	BUILD PROGRAM	100	50	100	150	100	500	-	0.00%
Capital Outlay									
25-225-60-00-6020	BUILDINGS & STRUCTURES	-	-	-	-	-	-	250,441	0.00%
25-225-60-00-6070	VEHICLES	19,903	-	-	-	-	19,903	20,000	99.52%

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185 Wolf Street Building									
25-225-92-00-8000	PRINCIPAL PAYMENT	111	111	112	112	112	558	1,357	41.12%
25-225-92-00-8050	INTEREST PAYMENT	74	74	73	73	72	366	862	42.51%
TOTAL EXPENDITURES: PARK & REC CAPITAL		**20,188**	**235**	**285**	**335**	**285**	**21,327**	**272,660**	**7.82%**
	TOTAL FUND REVENUES	**35,412**	**38,401**	**32,807**	**50,265**	**31,063**	**187,948**	**329,845**	**56.98%**
	TOTAL FUND EXPENDITURES	**121,393**	**35,714**	**49,376**	**13,253**	**12,097**	**231,833**	**599,925**	**38.64%**
	FUND SURPLUS (DEFICIT)	**(85,981)**	**2,687**	**(16,569)**	**37,012**	**18,966**	**(43,885)**	**(270,080)**	
DEBT SERVICE REVENUES									
42-000-42-00-4208	RECAPTURE FEES-WATER & SEWER	250	1,448	200	550	1,323	3,771	5,000	75.42%
42-000-42-00-4216	BUILD PROGRAM PERMITS	75	50	200	100	50	475	-	0.00%
42-000-49-00-4901	TRANSFER FROM GENERAL	26,269	26,269	26,269	26,269	26,269	131,344	315,225	41.67%
TOTAL REVENUES: DEBT SERVICE		**26,594**	**27,767**	**26,669**	**26,919**	**27,642**	**135,590**	**320,225**	**42.34%**
DEBT SERVICE EXPENDITURES									
42-420-54-00-5405	BUILD PROGRAM	75	50	200	100	50	475	-	0.00%
42-420-54-00-5498	PAYING AGENT FEES	-	-	-	475	-	475	475	100.00%
2014B Refunding Bond									
42-420-79-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	275,000	0.00%
42-420-79-00-8050	INTEREST PAYMENT	-	22,375	-	-	-	22,375	44,750	50.00%
	TOTAL FUND REVENUES	**26,594**	**27,767**	**26,669**	**26,919**	**27,642**	**135,590**	**320,225**	**42.34%**
	TOTAL FUND EXPENDITURES	**75**	**22,425**	**200**	**575**	**50**	**23,325**	**320,225**	**7.28%**
	FUND SURPLUS (DEFICIT)	**26,519**	**5,342**	**26,469**	**26,344**	**27,592**	**112,265**	**-**	
WATER FUND REVENUES									
Licenses & Permits									
51-000-42-00-4216	BUILD PROGRAM PERMITS	4,601	19,771	19,260	12,671	12,589	68,892	-	0.00%
Charges for Service									
51-000-44-00-4424	WATER SALES	4,377	490,772	10,924	598,801	1,834	1,106,708	2,956,000	37.44%
51-000-44-00-4425	BULK WATER SALES	-	-	500	200	-	700	5,000	14.00%
51-000-44-00-4426	LATE PENALTIES - WATER	76	16,148	281	22,242	245	38,992	105,000	37.14%

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51-000-44-00-4430	WATER METER SALES	4,514	13,002	7,110	12,814	4,846	42,286	50,000	84.57%
51-000-44-00-4440	WATER INFRASTRUCTURE FEE	545	123,073	404	124,096	57	248,175	725,000	34.23%
51-000-44-00-4450	WATER CONNECTION FEE	-	13,207	15,620	19,660	6,720	55,207	247,800	22.28%
Investment Earnings									
51-000-45-00-4500	INVESTMENT EARNINGS	788	833	942	948	956	4,467	5,000	89.33%
Miscellaneous									
51-000-46-00-4690	REIMB - MISCELLANEOUS	1,650	-	-	200	-	1,850	-	0.00%
51-000-48-00-4820	RENTAL INCOME	7,805	5,051	7,695	2,408	2,494	25,452	58,582	43.45%
Other Financing Sources									
51-000-49-00-4923	TRANSFER FROM CITY-WIDE CAPITAL	-	-	-	-	-	-	71,510	0.00%
51-000-49-00-4952	TRANSFER FROM SEWER	6,156	6,156	6,156	6,156	6,156	30,781	73,875	41.67%
TOTAL REVENUES: WATER FUND		**30,512**	**688,013**	**68,892**	**800,196**	**35,896**	**1,623,509**	**4,297,767**	**37.78%**

WATER OPERATIONS EXPENSES

Salaries & Wages									
51-510-50-00-5010	SALARIES & WAGES	29,388	45,266	29,070	28,463	28,472	160,659	388,749	41.33%
51-510-50-00-5015	PART-TIME SALARIES	-	1,900	2,263	2,865	728	7,756	29,800	26.03%
51-510-50-00-5020	OVERTIME	187	784	804	160	503	2,440	12,000	20.33%
Benefits									
51-510-52-00-5212	RETIREMENT PLAN CONTRIBUTION	3,188	4,964	3,220	3,086	3,124	17,582	43,749	40.19%
51-510-52-00-5214	FICA CONTRIBUTION	2,149	3,542	2,345	2,295	2,158	12,489	31,730	39.36%
51-510-52-00-5216	GROUP HEALTH INSURANCE	22,426	10,888	10,583	10,441	10,567	64,906	148,964	43.57%
51-510-52-00-5222	GROUP LIFE INSURANCE	138	59	59	59	59	373	705	52.93%
51-510-52-00-5223	DENTAL INSURANCE	734	734	1,087	734	734	4,023	9,605	41.89%
51-510-52-00-5224	VISION INSURANCE	203	101	101	101	101	609	1,165	52.26%
51-510-52-00-5230	UNEMPLOYMENT INSURANCE	145	-	-	362	-	507	2,000	25.36%
51-510-52-00-5231	LIABILITY INSURANCE	6,122	2,121	2,121	2,121	2,121	14,607	29,047	50.29%
Contractual Services									
51-510-54-00-5401	ADMINISTRATIVE CHARGEBACK	9,013	9,013	9,013	9,013	9,013	45,064	108,154	41.67%
51-510-54-00-5405	BUILD PROGRAM	4,601	19,771	19,260	12,671	12,589	68,892	-	0.00%
51-510-54-00-5412	TRAINING & CONFERENCES	-	154	-	106	-	260	6,500	4.00%
51-510-54-00-5415	TRAVEL & LODGING	-	24	-	-	297	321	1,600	20.08%
51-510-54-00-5426	PUBLISHING & ADVERTISING	-	-	-	-	-	-	1,000	0.00%
51-510-54-00-5429	WATER SAMPLES	-	-	906	387	815	2,108	12,000	17.57%

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ACCOUNT NUMBER	DESCRIPTION	% of Fiscal Year May-17	8% June-17	17% July-17	25% August-17	33% September-17	42% Year-to-Date Totals	FISCAL YEAR 2018 BUDGET	% of Budget
51-510-54-00-5430	PRINTING & DUPLICATING	-	-	2	409	414	825	3,000	27.50%
51-510-54-00-5440	TELECOMMUNICATIONS	-	2,055	2,623	2,382	2,382	9,441	30,000	31.47%
51-510-54-00-5445	TREATMENT FACILITY SERVICES	-	9,902	1,697	22,430	1,473	35,502	120,000	29.58%
51-510-54-00-5448	FILING FEES	196	-	147	147	245	735	5,000	14.70%
51-510-54-00-5452	POSTAGE & SHIPPING	88	449	2,356	524	2,375	5,792	19,000	30.48%
51-510-54-00-5460	DUES & SUBSCRIPTIONS	-	451	-	-	-	451	1,600	28.19%
51-510-54-00-5462	PROFESSIONAL SERVICES	2,172	4,781	3,371	4,514	3,619	18,456	45,000	41.01%
51-510-54-00-5465	ENGINEERING SERVICES	-	-	-	1,480	2,067	3,547	200,000	1.77%
51-510-54-00-5466	LEGAL SERVICES	-	-	-	-	-	-	2,000	0.00%
51-510-54-00-5480	UTILITIES	-	4,806	31,144	21,391	27,699	85,039	270,300	31.46%
51-510-54-00-5483	JULIE SERVICES	-	-	190	-	-	190	6,500	2.92%
51-510-54-00-5485	RENTAL & LEASE PURCHASE	35	212	-	35	71	353	750	47.06%
51-510-54-00-5488	OFFICE CLEANING	-	97	-	-	291	388	4,167	9.31%
51-510-54-00-5490	VEHICLE MAINTENANCE SERVICES	-	1,312	-	112	837	2,261	15,000	15.07%
51-510-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	-	-	-	1,440	-	1,440	25,000	5.76%
51-510-54-00-5498	PAYING AGENT FEES	-	589	349	475	-	1,413	2,295	61.56%
51-510-54-00-5499	BAD DEBT	-	-	-	-	-	-	7,500	0.00%
Supplies									
51-510-56-00-5600	WEARING APPAREL	-	434	305	215	277	1,232	4,200	29.33%
51-510-56-00-5620	OPERATING SUPPLIES	-	72	232	3	28	335	15,000	2.23%
51-510-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	-	109	14	115	175	414	5,000	8.28%
51-510-56-00-5630	SMALL TOOLS & EQUIPMENT	-	81	9	50	26	167	2,000	8.33%
51-510-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	-	-	-	-	-	2,000	0.00%
51-510-56-00-5638	TREATMENT FACILITY SUPPLIES	-	18,315	13,965	12,296	21,102	65,678	181,913	36.10%
51-510-56-00-5640	REPAIR & MAINTENANCE	8	1,258	3,375	1,777	976	7,394	20,000	36.97%
51-510-56-00-5664	METERS & PARTS	-	2,479	9,281	9,985	13,039	34,783	70,000	49.69%
51-510-56-00-5665	JULIE SUPPLIES	-	221	54	13	-	288	1,500	19.17%
51-510-56-00-5695	GASOLINE	-	1,469	1,202	1,318	2,478	6,467	21,400	30.22%
Capital Outlay									
51-510-60-00-6022	WELL REHABILITATIONS	-	-	-	-	46,389	46,389	203,000	22.85%
51-510-60-00-6025	ROAD TO BETTER ROADS PROGRAM	-	148,422	14,445	50,957	5,380	219,204	250,000	87.68%
51-510-60-00-6059	US34 (IL RT47/ORCHARD) PROJECT	-	-	-	-	-	-	10,000	0.00%

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51-510-60-00-6060	EQUIPMENT	2,325	-	-	-	-	2,325	10,000	23.25%
51-510-60-00-6066	RTE 71 WATERMAIN REPLACEMENT	-	-	6,792	152	-	6,944	14,580	47.63%
51-510-60-00-6079	ROUTE 47 EXPANSION	32,924	16,462	16,462	16,462	16,462	98,772	197,544	50.00%
51-510-60-00-6082	COUNTRYSIDE PKY IMPROVEMENTS	-	21,152	14,648	102,766	1,681	140,246	122,813	114.19%
2015A Bond									
51-510-77-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	113,987	0.00%
51-510-77-00-8050	INTEREST PAYMENT	80,526	-	-	-	-	80,526	161,053	50.00%
2016 Refunding Bond									
51-510-85-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	430,000	0.00%
51-510-85-00-8050	INTEREST PAYMENT	-	141,899	-	-	-	141,899	249,629	56.84%
2003 Debt Certificates									
51-510-86-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	100,000	0.00%
51-510-86-00-8050	INTEREST PAYMENT	-	8,650	-	-	-	8,650	17,300	50.00%
IEPA Loan L17-156300									
51-510-89-00-8000	PRINCIPAL PAYMENT	-	-	-	49,372	-	49,372	99,361	49.69%
51-510-89-00-8050	INTEREST PAYMENT	-	-	-	13,143	-	13,143	25,669	51.20%
2014C Refunding Bond									
51-510-94-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	120,000	0.00%
51-510-94-00-8050	INTEREST PAYMENT	-	13,875	-	-	-	13,875	27,750	50.00%
Other Financing Uses									
51-510-99-00-9923	TRANSFER TO CITY-WIDE CAPITAL	-	-	-	-	-	-	1,098,924	0.00%
	TOTAL FUND REVENUES	**30,512**	**688,013**	**68,892**	**800,196**	**35,896**	**1,623,509**	**4,297,767**	**37.78%**
	TOTAL FUND EXPENSES	**196,570**	**498,873**	**203,496**	**386,827**	**220,765**	**1,506,532**	**5,158,503**	**29.20%**
	FUND SURPLUS (DEFICIT)	**(166,058)**	**189,141**	**(134,604)**	**413,369**	**(184,869)**	**116,978**	**(860,736)**	

SEWER FUND REVENUES

Licenses & Permits									
52-000-42-00-4216	BUILD PROGRAM PERMIT	2,500	14,000	9,000	9,500	7,200	42,200	-	0.00%
Charges for Service									
52-000-44-00-4435	SEWER MAINTENANCE FEES	607	149,508	409	150,701	87	301,312	882,526	34.14%
52-000-44-00-4440	SEWER INFRASTRUCTURE FEE	255	59,327	209	59,985	59	119,836	345,000	34.73%
52-000-44-00-4455	SW CONNECTION FEES - OPS	4,800	12,030	49,075	8,100	2,500	76,505	15,000	510.03%
52-000-44-00-4456	SW CONNECTION FEES - CAPITAL	(300)	96,100	1,200	10,201	3,000	110,201	10,000	1102.01%

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52-000-44-00-4462	LATE PENALTIES - SEWER	10	2,142	36	2,959	30	5,177	13,500	38.35%
52-000-44-00-4465	RIVER CROSSING FEES	-	1,055	-	-	528	1,583	-	0.00%
Investment Earnings									
52-000-45-00-4500	INVESTMENT EARNINGS	1,102	1,192	1,372	1,472	780	5,918	1,250	473.41%
Miscellaneous									
52-000-46-00-4670	REIMB - I & I REDUCTIONS	-	-	-	-	-	-	200,000	0.00%
Other Financing Sources									
52-000-49-00-4901	TRANSFER FROM GENERAL	94,764	94,764	94,764	94,764	94,764	473,819	1,137,166	41.67%
TOTAL REVENUES: SEWER FUND		**103,738**	**430,118**	**156,066**	**337,681**	**108,948**	**1,136,550**	**2,604,442**	**43.64%**

SEWER OPERATIONS EXPENSES

Salaries & Wages									
52-520-50-00-5010	SALARIES & WAGES	16,192	26,016	17,031	16,343	17,593	93,173	221,555	42.05%
52-520-50-00-5020	OVERTIME	-	71	18	-		89	2,000	4.45%
Benefits									
52-520-52-00-5212	RETIREMENT PLAN CONTRIBUTION	1,762	2,828	1,854	1,778	1,913	10,134	24,405	41.53%
52-520-52-00-5214	FICA CONTRIBUTION	1,215	1,971	1,281	1,227	1,322	7,016	16,613	42.23%
52-520-52-00-5216	GROUP HEALTH INSURANCE	8,446	4,638	5,293	3,999	4,049	26,425	54,530	48.46%
52-520-52-00-5222	GROUP LIFE INSURANCE	105	31	31	31	31	229	371	61.67%
52-520-52-00-5223	DENTAL INSURANCE	353	353	-	353	353	1,413	4,585	30.82%
52-520-52-00-5224	VISION INSURANCE	99	49	49	49	49	297	568	52.27%
52-520-52-00-5230	UNEMPLOYMENT INSURANCE	77	-	-	190	-	267	1,000	26.68%
52-520-52-00-5231	LIABILITY INSURANCE	3,090	1,067	1,067	1,067	1,067	7,356	13,775	53.40%
Contractual Services									
52-520-54-00-5401	ADMINISTRATIVE CHARGEBACK	3,244	3,244	3,244	3,244	3,244	16,219	38,925	41.67%
52-520-54-00-5405	BUILD PROGRAM	2,500	14,000	9,000	9,500	7,200	42,200	-	0.00%
52-520-54-00-5412	TRAINING & CONFERENCES	-	-	-	66	-	66	3,300	1.99%
52-520-54-00-5415	TRAVEL & LODGING	-	154	-	-	-	154	2,000	7.72%
52-520-54-00-5430	PRINTING & DUPLICATING	-	-	2	192	274	468	1,500	31.18%
52-520-54-00-5440	TELECOMMUNICATIONS	-	174	225	221	221	841	2,500	33.65%
52-520-54-00-5444	LIFT STATION SERVICES	-	138	259	5,322	880	6,599	30,000	22.00%
52-520-54-00-5462	PROFESSIONAL SERVICES	2,346	1,069	1,325	513	3,078	8,331	16,000	52.07%
52-520-54-00-5480	UTILITIES	-	1,584	1,252	1,216	1,322	5,374	22,260	24.14%
52-520-54-00-5485	RENTAL & LEASE PURCHASE	35	35	-	35	71	176	1,000	17.65%

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52-520-54-00-5488	OFFICE CLEANING	-	61	-	-	182	243	4,167	5.84%
52-520-54-00-5490	VEHICLE MAINTENANCE SERVICES	-	-	30	-	1,493	1,523	10,000	15.23%
52-520-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	-	750	-	-	2,849	3,599	16,000	22.50%
52-520-54-00-5498	PAYING AGENT FEES	-	-	-	-	-	-	2,980	0.00%
52-520-54-00-5499	BAD DEBT	-	-	-	-	-	-	2,250	0.00%
Supplies									
52-520-56-00-5600	WEARING APPAREL	99	453	317	81	165	1,115	3,308	33.72%
52-520-56-00-5610	OFFICE SUPPLIES	-	-	179	-	-	179	1,000	17.94%
52-520-56-00-5613	LIFT STATION MAINTENANCE	-	9	170	524	1,948	2,651	8,000	33.14%
52-520-56-00-5620	OPERATING SUPPLIES	120	459	135	33	321	1,068	5,500	19.42%
52-520-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	-	-	238	58	94	389	2,000	19.46%
52-520-56-00-5630	SMALL TOOLS & EQUIPMENT	-	-	-	40	48	88	2,500	3.52%
52-520-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	-	-	-	-	-	1,200	0.00%
52-520-56-00-5640	REPAIR & MAINTENANCE	-	131	1,488	457	17	2,093	10,000	20.93%
52-520-56-00-5695	GASOLINE	-	1,469	1,202	1,318	2,478	6,467	21,400	30.22%
Capital Outlay									
52-520-60-00-6025	ROAD TO BETTER ROADS PROGRAM	-	-	1,843	861	33	2,737	200,000	1.37%
52-520-60-00-6028	SANITARY SEWER LINING	-	-	-	-	-	-	200,000	0.00%
52-520-60-00-6059	US34 (IL RT47/ORCHARD) PROJECT	-	-	-	-	-	-	10,000	0.00%
52-520-60-00-6066	RTE 71 SEWER MAIN REPLACEMENT	-	-	1,593	36	-	1,629	3,420	47.63%
52-520-60-00-6079	ROUTE 47 EXPANSION	9,836	4,918	4,918	4,918	4,918	29,508	59,015	50.00%
Developer Commitments - Lennar									
52-520-75-00-7500	LENNAR-RAINTREE SW RECAPTURE	-	-	-	-	-	-	34,888	0.00%
2004B Bond									
52-520-84-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	435,000	0.00%
52-520-84-00-8050	INTEREST PAYMENT	-	17,800	-	-	-	17,800	35,600	50.00%
2003 IRBB Debt Certificates									
52-520-90-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	120,000	0.00%
52-520-90-00-8050	INTEREST PAYMENT	-	-	21,146	-	-	21,146	42,293	50.00%
2011 Refunding Bond									
52-520-92-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	780,000	0.00%
52-520-92-00-8050	INTEREST PAYMENT	-	178,583	-	-	-	178,583	357,166	50.00%

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IEPA Loan L17-115300									
52-520-96-00-8000	PRINCIPAL PAYMENT	-	-	-	50,147	-	50,147	100,952	49.67%
52-520-96-00-8050	INTEREST PAYMENT	-	-	-	3,378	-	3,378	6,099	55.39%
Other Financing Uses									
52-520-99-00-9951	TRANSFER TO WATER	6,156	6,156	6,156	6,156	6,156	30,781	73,875	41.67%
	TOTAL FUND REVENUES	**103,738**	**430,118**	**156,066**	**337,681**	**108,948**	**1,136,550**	**2,604,442**	**43.64%**
	TOTAL FUND EXPENSES	**55,675**	**268,210**	**81,345**	**113,353**	**63,369**	**581,952**	**3,005,500**	**19.36%**
	FUND SURPLUS (DEFICIT)	**48,063**	**161,907**	**74,720**	**224,329**	**45,579**	**554,598**	**(401,058)**	

LAND CASH REVENUES

72-000-42-00-4216	BUILD PROGRAM PERMIT	-	1,505	-	-	-	1,505	-	0.00%
72-000-47-00-4703	AUTUMN CREEK	-	-	-	-	-	-	30,000	0.00%
72-000-47-00-4704	BLACKBERRY WOODS	568	1,705	1,705	2,273	568	6,818	6,000	113.64%
72-000-47-00-4706	CALEDONIA	-	2,013	2,013	6,040	2,013	12,080	-	0.00%
72-000-47-00-4707	RIVER'S EDGE	-	671	-	-	-	671	-	0.00%
72-000-47-00-4708	COUNTRY HILLS	-	1,538	-	-	769	2,307	-	0.00%
72-000-47-00-4709	SALEK	1,071	1,071	-	-	-	2,142	-	0.00%
72-000-47-00-4723	WINDETT RIDGE	-	-	-	-	-	-	50,000	0.00%
72-000-47-00-4736	BRIARWOOD	-	700	-	-	2,205	2,905	2,000	145.25%
72-000-49-00-4910	SALE OF CAPITAL ASSETS	2,500	-	-	-		2,500	2,500	100.00%
TOTAL REVENUES: LAND CASH		**4,139**	**9,203**	**3,718**	**8,313**	**5,556**	**30,928**	**90,500**	**34.17%**

LAND CASH EXPENDITURES

72-720-54-00-5405	BUILD PROGRAM	-	1,505	-	-	-	1,505	-	0.00%
72-720-60-00-6043	BRISTOL BAY REGIONAL PARK	-	174	-	12,444	187,706	200,323	183,783	109.00%
72-720-60-00-6045	RIVERFRONT PARK	-	-	6,325	194	19,168	25,687	178,572	14.38%
72-720-60-00-6046	GRANDE RESERVE PARK A	-	-	-	5,520	-	5,520	-	0.00%
	TOTAL FUND REVENUES	**4,139**	**9,203**	**3,718**	**8,313**	**5,556**	**30,928**	**90,500**	**34.17%**
	TOTAL FUND EXPENDITURES	**-**	**1,679**	**6,325**	**18,158**	**206,874**	**233,035**	**362,355**	**64.31%**
	FUND SURPLUS (DEFICIT)	**4,139**	**7,524**	**(2,607)**	**(9,845)**	**(201,318)**	**(202,107)**	**(271,855)**	

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PARK & RECREATION REVENUES									
Charges for Service									
79-000-44-00-4402	SPECIAL EVENTS	24,405	3,945	29,222	1,933	(7)	59,498	85,000	70.00%
79-000-44-00-4403	CHILD DEVELOPMENT	10,160	4,327	3,237	19,256	13,106	50,087	120,000	41.74%
79-000-44-00-4404	ATHLETICS AND FITNESS	38,993	31,042	6,998	11,027	18,286	106,345	160,000	66.47%
79-000-44-00-4441	CONCESSION REVENUE	7,760	13,125	4,354	413	1,162	26,814	30,000	89.38%
Investment Earnings									
79-000-45-00-4500	INVESTMENT EARNINGS	27	28	25	24	24	128	350	36.66%
Reimbursements									
79-000-46-00-4690	REIMB - MISCELLANEOUS	-	-	-	174	-	174	-	0.00%
Miscellaneous									
79-000-48-00-4820	RENTAL INCOME	46,586	1,050	1,050	1,265	650	50,601	50,000	101.20%
79-000-48-00-4825	PARK RENTALS	8,508	2,952	5,949	617	-	18,026	15,000	120.18%
79-000-48-00-4843	HOMETOWN DAYS	-	4,400	2,975	9,575	111,206	128,156	108,000	118.66%
79-000-48-00-4846	SPONSORSHIPS & DONATIONS	9,314	1,950	575	840	650	13,328	20,000	66.64%
79-000-48-00-4850	MISCELLANEOUS INCOME	-	342	360	1,026	36	1,764	3,000	58.80%
Other Financing Sources									
79-000-49-00-4901	TRANSFER FROM GENERAL	109,049	109,049	109,049	109,049	109,049	545,243	1,308,583	41.67%
TOTAL REVENUES: PARK & RECREATION		**254,802**	**172,210**	**163,793**	**155,198**	**254,161**	**1,000,164**	**1,899,933**	**52.64%**
PARKS DEPARTMENT EXPENDITURES									
Salaries & Wages									
79-790-50-00-5010	SALARIES & WAGES	33,001	55,450	34,254	34,283	35,438	192,425	459,839	41.85%
79-790-50-00-5015	PART-TIME SALARIES	2,271	10,297	7,064	5,085	2,713	27,429	45,000	60.95%
79-790-50-00-5020	OVERTIME	170	1,111	325	64	57	1,727	3,000	57.57%
Benefits									
79-790-52-00-5212	RETIREMENT PLAN CONTRIBUTION	3,722	6,330	3,838	3,822	4,009	21,721	52,224	41.59%
79-790-52-00-5214	FICA CONTRIBUTION	2,596	4,999	3,070	2,901	2,808	16,375	37,601	43.55%
79-790-52-00-5216	GROUP HEALTH INSURANCE	24,320	11,564	11,666	12,308	11,108	70,965	163,947	43.29%
79-790-52-00-5222	GROUP LIFE INSURANCE	156	78	78	78	78	469	808	58.05%
79-790-52-00-5223	DENTAL INSURANCE	750	875	812	812	812	4,061	10,883	37.31%
79-790-52-00-5224	VISION INSURANCE	204	141	115	115	115	689	1,250	55.15%
Contractual Services									
79-790-54-00-5412	TRAINING & CONFERENCES	110	-	-	123	-	233	7,000	3.33%
79-790-54-00-5415	TRAVEL & LODGING	-	-	-	-	-	-	3,000	0.00%

UNITED CITY OF YORKVILLE
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ACCOUNT NUMBER	DESCRIPTION	*% of Fiscal Year* May-17 *8%*	June-17 *17%*	July-17 *25%*	August-17 *33%*	September-17 *42%*	Year-to-Date Totals	FISCAL YEAR 2018 BUDGET	% of Budget
79-790-54-00-5440	TELECOMMUNICATIONS	-	496	540	533	533	2,101	6,000	35.02%
79-790-54-00-5462	PROFESSIONAL SERVICES	-	-	91	68	-	158	3,000	5.28%
79-790-54-00-5466	LEGAL SERVICES	-	258	344	215	86	903	6,000	15.05%
79-790-54-00-5485	RENTAL & LEASE PURCHASE	(766)	251	-	130	261	(124)	2,500	-4.96%
79-790-54-00-5488	OFFICE CLEANING	-	227	-	-	680	906	6,250	14.50%
79-790-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	25	45	10,743	321	1,246	12,380	50,000	24.76%
Supplies									
79-790-56-00-5600	WEARING APPAREL	-	292	693	394	225	1,604	5,441	29.47%
79-790-56-00-5610	OFFICE SUPPLIES	-	-	-	-	98	98	300	32.60%
79-790-56-00-5620	OPERATING SUPPLIES	156	1,348	9,368	849	2,107	13,828	25,000	55.31%
79-790-56-00-5630	SMALL TOOLS & EQUIPMENT	30	52	553	79	-	714	4,500	15.88%
79-790-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	-	2,000	-	-	2,000	2,000	100.00%
79-790-56-00-5640	REPAIR & MAINTENANCE	270	7,762	2,021	6,095	880	17,029	56,000	30.41%
79-790-56-00-5695	GASOLINE	-	1,772	1,494	1,114	2,174	6,555	12,840	51.05%
TOTAL EXPENDITURES: PARKS DEPT		**67,014**	**103,348**	**89,067**	**69,389**	**65,427**	**394,246**	**964,383**	**40.88%**

RECREATION DEPARTMENT EXPENDITURES

Salaries & Wages									
79-795-50-00-5010	SALARIES & WAGES	22,123	34,992	24,769	20,003	21,083	122,970	303,179	40.56%
79-795-50-00-5015	PART-TIME SALARIES	882	1,145	1,173	1,918	2,820	7,939	25,000	31.75%
79-795-50-00-5045	CONCESSION WAGES	2,114	3,781	1,174	-	182	7,250	15,000	48.33%
79-795-50-00-5046	PRE-SCHOOL WAGES	3,547	42	106	306	1,987	5,986	37,500	15.96%
79-795-50-00-5052	INSTRUCTORS WAGES	1,394	1,680	1,339	726	1,530	6,669	15,000	44.46%
Benefits									
79-795-52-00-5212	RETIREMENT PLAN CONTRIBUTION	2,385	3,772	2,670	2,156	2,273	13,256	38,272	34.64%
79-795-52-00-5214	FICA CONTRIBUTION	2,224	3,107	2,123	1,694	2,050	11,198	29,305	38.21%
79-795-52-00-5216	GROUP HEALTH INSURANCE	17,318	8,012	5,250	9,847	7,055	47,481	111,170	42.71%
79-795-52-00-5222	GROUP LIFE INSURANCE	107	33	33	33	20	228	529	43.01%
79-795-52-00-5223	DENTAL INSURANCE	540	540	540	540	540	2,698	7,070	38.17%
79-795-52-00-5224	VISION INSURANCE	150	75	75	75	38	414	863	47.93%
Contractual Services									
79-795-54-00-5412	TRAINING & CONFERENCES	-	45	29	123	-	197	5,000	3.93%
79-795-54-00-5415	TRAVEL & LODGING	-	-	-	-	-	-	3,000	0.00%

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ACCOUNT NUMBER	DESCRIPTION	*% of Fiscal Year* May-17 *8%*	June-17 *17%*	July-17 *25%*	August-17 *33%*	September-17 *42%*	Year-to-Date Totals	FISCAL YEAR 2018 BUDGET	% of Budget
79-795-54-00-5426	PUBLISHING & ADVERTISING	-	-	3,800	13,010	982	17,792	50,000	35.58%
79-795-54-00-5440	TELECOMMUNICATIONS	-	559	587	585	582	2,313	8,000	28.91%
79-795-54-00-5447	SCHOLARSHIPS	-	-	-	-	-	-	2,500	0.00%
79-795-54-00-5452	POSTAGE & SHIPPING	253	443	335	137	327	1,495	3,500	42.72%
79-795-54-00-5460	DUES & SUBSCRIPTIONS	-	791	(99)	-	710	1,402	2,500	56.06%
79-795-54-00-5462	PROFESSIONAL SERVICES	2,892	7,675	24,504	6,580	5,036	46,687	90,000	51.87%
79-795-54-00-5480	UTILITIES	-	361	1,012	1,025	815	3,213	12,720	25.26%
79-795-54-00-5485	RENTAL & LEASE PURCHASE	192	130	-	130	261	714	4,000	17.86%
79-795-54-00-5488	OFFICE CLEANING	-	227	-	-	2,155	2,381	6,250	38.10%
79-795-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	-	805	208	-	6	1,019	3,000	33.97%
79-795-54-00-5496	PROGRAM REFUNDS	154	802	101	(1,057)	-	-	-	0.00%
Supplies									
79-795-56-00-5602	HOMETOWN DAYS SUPPLIES	4,197	-	-	49,039	45,824	99,060	100,000	99.06%
79-795-56-00-5606	PROGRAM SUPPLIES	2,619	4,034	31,018	3,692	4,854	46,217	100,000	46.22%
79-795-56-00-5607	CONCESSION SUPPLIES	-	1,543	6,448	631	8	8,629	18,000	47.94%
79-795-56-00-5610	OFFICE SUPPLIES	-	-	615	77	199	890	3,000	29.68%
79-795-56-00-5620	OPERATING SUPPLIES	-	1,868	1,836	1,776	419	5,900	15,000	39.33%
79-795-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	-	-	-	-	-	500	0.00%
79-795-56-00-5640	REPAIR & MAINTENANCE	-	42	625	19	65	752	2,000	37.58%
79-795-56-00-5695	GASOLINE	-	124	27	64	128	344	1,070	32.13%
TOTAL EXPENDITURES: RECREATION DEPT		**63,091**	**76,628**	**110,297**	**113,130**	**101,947**	**465,093**	**1,012,928**	**45.92%**
	TOTAL FUND REVENUES	**254,802**	**172,210**	**163,793**	**155,198**	**254,161**	**1,000,164**	**1,899,933**	**52.64%**
	TOTAL FUND EXPENDITURES	**130,105**	**179,976**	**199,365**	**182,519**	**167,374**	**859,339**	**1,977,311**	**43.46%**
	FUND SURPLUS (DEFICIT)	**124,697**	**(7,766)**	**(35,572)**	**(27,320)**	**86,787**	**140,826**	**(77,378)**	

LIBRARY OPERATIONS REVENUES

Taxes									
82-000-40-00-4000	PROPERTY TAXES	52,665	272,734	10,239	23,713	265,842	625,193	645,867	96.80%
Intergovernmental									
82-000-41-00-4120	PERSONAL PROPERTY TAX	909	-	930	43	-	1,882	5,250	35.84%
82-000-41-00-4170	STATE GRANTS	-	-	-	-	-	-	17,200	0.00%

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ACCOUNT NUMBER	DESCRIPTION	% of Fiscal Year May-17	8% June-17	17% July-17	25% August-17	33% September-17	42% Year-to-Date Totals	FISCAL YEAR 2018 BUDGET	% of Budget
Fines & Forfeits									
82-000-43-00-4330	LIBRARY FINES	1,289	654	1,649	604	294	4,490	8,000	56.12%
Charges for Service									
82-000-44-00-4401	LIBRARY SUBSCRIPTION CARDS	698	1,340	147	531	908	3,625	6,500	55.77%
82-000-44-00-4422	COPY FEES	248	226	401	520	341	1,737	2,500	69.47%
82-000-44-00-4439	PROGRAM FEES	60	108	170	25	65	428	1,000	42.78%
Investment Earnings									
82-000-45-00-4500	INVESTMENT EARNINGS	129	137	161	169	166	761	800	95.18%
Miscellaneous									
82-000-46-00-4690	REIMB-MISCELLANEOUS	-	-	-	691	-	691	-	0.00%
82-000-48-00-4820	RENTAL INCOME	170	150	109	-	200	629	2,000	31.45%
82-000-48-00-4824	DVD RENTAL INCOME	157	221	220	438	170	1,206	2,500	48.24%
82-000-48-00-4850	MISCELLANEOUS INCOME	26	125	68	269	1,041	1,529	1,000	152.90%
Other Financing Sources									
82-000-49-00-4901	TRANSFER FROM GENERAL	5,448	1,820	1,820	2,049	1,820	12,957	26,440	49.01%
TOTAL REVENUES: LIBRARY		**61,799**	**277,516**	**15,914**	**29,050**	**270,847**	**655,127**	**719,057**	**91.11%**

LIBRARY OPERATIONS EXPENDITURES

Salaries & Wages									
82-820-50-00-5010	SALARIES & WAGES	16,338	36,858	12,468	12,468	12,468	90,599	223,828	40.48%
82-820-50-00-5015	PART-TIME SALARIES	15,098	23,061	14,223	14,230	13,721	80,334	232,689	34.52%
Benefits									
82-820-52-00-5212	RETIREMENT PLAN CONTRIBUTION	1,761	3,973	1,344	1,344	1,344	9,767	24,435	39.97%
82-820-52-00-5214	FICA CONTRIBUTION	2,339	4,527	1,989	1,990	1,951	12,797	34,263	37.35%
82-820-52-00-5216	GROUP HEALTH INSURANCE	13,349	4,104	4,808	4,617	4,418	31,296	88,996	35.17%
82-820-52-00-5222	GROUP LIFE INSURANCE	67	22	28	28	28	173	403	42.88%
82-820-52-00-5223	DENTAL INSURANCE	404	443	253	338	338	1,775	5,550	31.99%
82-820-52-00-5224	VISION INSURANCE	117	33	46	46	46	287	670	42.83%
82-820-52-00-5230	UNEMPLOYMENT INSURANCE	92	-	-	229	-	320	1,000	32.05%
82-820-52-00-5231	LIABILITY INSURANCE	5,356	1,820	1,820	1,820	1,820	12,637	25,440	49.67%
Contractual Services									
82-820-54-00-5412	TRAINING & CONFERENCES	-	-	-	-	-	-	500	0.00%
82-820-54-00-5415	TRAVEL & LODGING	-	-	-	42	-	42	600	6.92%
82-820-54-00-5426	PUBLISHING & ADVERTISING	-	-	100	-	-	100	100	100.00%
82-820-54-00-5440	TELECOMMUNICATIONS	-	-	518	-	1,127	1,644	6,000	27.41%

UNITED CITY OF YORKVILLE
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ACCOUNT NUMBER	DESCRIPTION	*% of Fiscal Year* *8%* May-17	*17%* June-17	*25%* July-17	*33%* August-17	*42%* September-17	Year-to-Date Totals	FISCAL YEAR 2018 BUDGET	% of Budget
82-820-54-00-5452	POSTAGE & SHIPPING	-	294	-	7	13	314	500	62.89%
82-820-54-00-5460	DUES & SUBSCRIPTIONS	-	1,717	11	468	11	2,207	12,000	18.39%
82-820-54-00-5462	PROFESSIONAL SERVICES	877	3,691	1,510	5,107	1,483	12,668	40,000	31.67%
82-820-54-00-5466	LEGAL SERVICES	-	-	-	-	-	-	2,000	0.00%
82-820-54-00-5468	AUTOMATION	-	-	-	3,147	373	3,520	20,000	17.60%
82-820-54-00-5480	UTILITIES	-	-	362	384	337	1,084	8,480	12.78%
82-820-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	513	6,560	2,865	-	25,800	35,738	50,000	71.48%
82-820-54-00-5498	PAYING AGENT FEES	-	1,100	-	589	-	1,689	1,700	99.32%
Supplies									
82-820-56-00-5610	OFFICE SUPPLIES	-	302	570	392	13	1,277	8,000	15.96%
82-820-56-00-5620	OPERATING SUPPLIES	-	1,500	96	664	-	2,260	10,000	22.60%
82-820-56-00-5671	LIBRARY PROGRAMMING	-	193	23	-	32	248	1,000	24.78%
82-820-56-00-5685	DVD'S	-	138	49	55	-	242	500	48.36%
82-820-56-00-5686	BOOKS	-	11	-	13	-	24	1,500	1.58%
82-820-99-00-9983	TRANSFER TO LIB DEBT SERVICE	-	-	-	-	-	-	3,000	0.00%
	TOTAL FUND REVENUES	**61,799**	**277,516**	**15,914**	**29,050**	**270,847**	**655,127**	**719,057**	**91.11%**
	TOTAL FUND EXPENDITURES	**56,311**	**90,348**	**43,082**	**47,976**	**65,323**	**303,040**	**803,154**	**37.73%**
	FUND SURPLUS (DEFICIT)	**5,488**	**187,168**	**(27,167)**	**(18,926)**	**205,525**	**352,087**	**(84,097)**	

LIBRARY DEBT SERVICE REVENUES

83-000-40-00-4000	PROPERTY TAXES	62,037	321,269	12,061	27,932	313,150	736,450	757,396	97.23%
83-000-45-00-4500	INVESTMENT EARNINGS	0	0	2	70	227	300	-	0.00%
83-000-49-00-4982	TRANSFER FROM LIB OPS	-	-	-	-	-	-	3,000	0.00%
TOTAL REVENUES: LIBRARY DEBT SERVICE		**62,037**	**321,269**	**12,064**	**28,002**	**313,378**	**736,750**	**760,396**	**96.89%**

LIBRARY DEBT SERVICE EXPENDITURES

2006 Bond									
83-830-84-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	50,000	0.00%
83-830-84-00-8050	INTEREST PAYMENT	-	13,681	-	-	-	13,681	27,363	50.00%

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ACCOUNT NUMBER	DESCRIPTION	*% of Fiscal Year* May-17 *8%*	June-17 *17%*	July-17 *25%*	August-17 *33%*	September-17 *42%*	Year-to-Date Totals	FISCAL YEAR 2018 BUDGET	% of Budget
2013 Refunding Bond									
83-830-99-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	520,000	0.00%
83-830-99-00-8050	INTEREST PAYMENT	-	81,516	-	-	-	81,516	163,033	50.00%
	TOTAL FUND REVENUES	**62,037**	**321,269**	**12,064**	**28,002**	**313,378**	**736,750**	**760,396**	**96.89%**
	TOTAL FUND EXPENDITURES	**-**	**95,198**	**-**	**-**	**-**	**95,198**	**760,396**	**12.52%**
	FUND SURPLUS (DEFICIT)	**62,037**	**226,072**	**12,064**	**28,002**	**313,378**	**641,552**	**-**	

LIBRARY CAPITAL REVENUES

84-000-42-00-4214	DEVELOPMENT FEES	6,150	7,000	4,200	12,650	4,700	34,700	35,000	99.14%
84-000-45-00-4500	INVESTMENT EARNINGS	1	1	1	1	1	5	10	48.50%
TOTAL REVENUES: LIBRARY CAPITAL		**6,151**	**7,001**	**4,201**	**12,651**	**4,701**	**34,705**	**35,010**	**99.13%**

LIBRARY CAPITAL EXPENDITURES

84-840-54-00-5460	E-BOOK SUBSCRIPTIONS	-	-	128	-	-	128	3,500	3.64%
84-840-56-00-5635	COMPUTER EQUIPMENT & SOFTWARE	-	862	3,894	-	-	4,756	15,000	31.71%
84-840-56-00-5683	AUDIO BOOKS	-	1,001	150	-	-	1,151	-	0.00%
84-840-56-00-5684	COMPACT DISCS & OTHER MUSIC	-	-	-	-	-	-	-	0.00%
84-840-56-00-5685	DVD'S	-	18	91	205	69	383	-	0.00%
84-840-56-00-5686	BOOKS	-	2,466	2,717	2,068	2,143	9,394	16,500	56.93%
	TOTAL FUND REVENUES	**6,151**	**7,001**	**4,201**	**12,651**	**4,701**	**34,705**	**35,010**	**99.13%**
	TOTAL FUND EXPENDITURES	**-**	**4,347**	**6,979**	**2,273**	**2,212**	**15,811**	**35,000**	**45.17%**
	FUND SURPLUS (DEFICIT)	**6,151**	**2,654**	**(2,778)**	**10,378**	**2,489**	**18,894**	**10**	

COUNTRYSIDE TIF REVENUES

87-000-40-00-4000	PROPERTY TAXES	-	98,155	962	29	64,385	163,531	225,000	72.68%
TOTAL REVENUES: COUNTRYSIDE TIF		**-**	**98,155**	**962**	**29**	**64,385**	**163,531**	**225,000**	**72.68%**

COUNTRYSIDE TIF EXPENDITURES

Contractual Services									
87-870-54-00-5401	ADMINISTRATIVE CHARGEBACK	892	892	892	892	892	4,459	10,701	41.67%
87-870-54-00-5462	PROFESSIONAL SERVICES	-	484	-	-	290	774	2,000	38.70%

UNITED CITY OF YORKVILLE
FISCAL YEAR 2018 BUDGET REPORT
For the Month Ending September 30, 2017

ACCOUNT NUMBER	DESCRIPTION	*% of Fiscal Year* May-17 *8%*	June-17 *17%*	July-17 *25%*	August-17 *33%*	September-17 *42%*	Year-to-Date Totals	FISCAL YEAR 2018 BUDGET	% of Budget
87-870-54-00-5498	PAYING AGENT FEES	-	-	126	-	-	126	1,140	11.03%
2015A Bond									
87-870-77-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	41,013	0.00%
87-870-77-00-8050	INTEREST PAYMENT	28,974	-	-	-	-	28,974	57,947	50.00%
2014 Refunding Bond									
87-870-93-00-8050	INTEREST PAYMENT	25,358	-	-	-	-	25,358	50,715	50.00%
	TOTAL FUND REVENUES	**-**	**98,155**	**962**	**29**	**64,385**	**163,531**	**225,000**	**72.68%**
	TOTAL FUND EXPENDITURES	**55,223**	**1,376**	**1,017**	**892**	**1,182**	**59,690**	**163,516**	**36.50%**
	FUND SURPLUS (DEFICIT)	**(55,223)**	**96,779**	**(56)**	**(862)**	**63,203**	**103,841**	**61,484**	

DOWNTOWN TIF REVENUES

88-000-40-00-4000	PROPERTY TAXES	3,631	36,113	600	3,341	31,088	74,773	70,000	106.82%
TOTAL REVENUES: DOWNTOWN TIF		**3,631**	**36,113**	**600**	**3,341**	**31,088**	**74,773**	**70,000**	**106.82%**

DOWNTOWN TIF EXPENDITURES

88-880-54-0-5401	ADMINISTRATIVE CHARGEBACK	2,524	2,524	2,524	2,524	2,524	12,618	30,284	41.67%
88-880-54-00-5425	TIF INCENTIVE PAYOUT	-	-	-	-	-	-	20,000	0.00%
88-880-54-00-5462	PROFESSIONAL SERVICES	-	-	-	-	-	-	375	0.00%
88-880-54-00-5466	LEGAL SERVICES	-	2,623	2,858	3,365	2,817	11,662	15,000	77.75%
88-880-60-00-6000	PROJECT COSTS			1,208	172	514	1,893	306,663	0.62%
88-880-60-00-6011	PROPERTY ACQUISITION	362,649	1,800	-	-	-	364,449	363,000	100.40%
88-880-60-00-6045	RIVERFRONT PARK	-	-	-	-	-	-	360,000	0.00%
88-880-60-00-6048	DOWNTOWN STREETSCAPE IMPROV		-	-	-	-	-	30,000	0.00%
88-880-60-00-6079	ROUTE 47 EXPANSION	1,237	618	618	618	618	3,710	7,420	50.00%
	TOTAL FUND REVENUES	**3,631**	**36,113**	**600**	**3,341**	**31,088**	**74,773**	**70,000**	**106.82%**
	TOTAL FUND EXPENDITURES	**366,409**	**7,565**	**7,208**	**6,678**	**6,472**	**394,333**	**1,132,742**	**34.81%**
	FUND SURPLUS (DEFICIT)	**(362,779)**	**28,548**	**(6,608)**	**(3,337)**	**24,616**	**(319,560)**	**(1,062,742)**	

UNITED CITY OF YORKVILLE
STATEMENT OF REVENUES, EXPENDITURES AND TRANSFERS
For the Month Ending September 30, 2017 *

	September Actual	YTD Actual	% of Budget	FY 2018 Budget	Fiscal Year 2017 For the Month Ending September 30, 2016 YTD Actual	% Change
GENERAL FUND (01)						
Revenues						
Local Taxes						
Property Taxes	$ 1,277,108	$ 3,003,480	97.2%	$ 3,090,510	$ 2,940,837	2.13%
Municipal Sales Tax	274,159	1,216,662	40.4%	3,012,750	1,195,870	1.74%
Non-Home Rule Sales Tax	212,496	952,256	40.8%	2,332,950	914,031	4.18%
Electric Utility Tax	189,111	345,952	51.3%	675,000	316,077	9.45%
Natural Gas Tax	11,626	68,090	28.4%	240,000	167,434	-59.33%
Excise Tax	27,972	144,632	40.1%	361,000	154,065	-6.12%
Telephone Utility Tax	695	3,475	41.9%	8,300	3,475	0.00%
Cable Franchise Fees	-	133,617	46.9%	285,000	72,688	83.82%
Hotel Tax	7,192	34,896	41.1%	85,000	36,870	-5.35%
Video Gaming Tax	8,487	47,218	52.5%	90,000	40,049	17.90%
Amusement Tax	2,524	117,009	58.5%	200,000	160,459	-27.08%
Admissions Tax	-	-	0.0%	120,000	-	0.00%
Business District Tax	38,458	169,948	43.9%	387,300	150,375	13.02%
Auto Rental Tax	1,164	5,420	48.2%	11,250	5,380	0.75%
Total Taxes	$ 2,050,992	$ 6,242,654	57.3%	$ 10,899,060	$ 6,157,610	1.38%
Intergovernmental						
State Income Tax	$ 161,612	$ 918,786	52.8%	$ 1,739,021	$ 859,841	6.86%
Local Use Tax	34,684	167,069	38.3%	436,101	165,463	0.97%
Road & Bridge Tax	53,777	127,553	85.0%	150,000	141,346	-9.76%
Personal Property Replacement Tax	-	5,679	33.4%	17,000	5,894	-3.65%
Other Intergovernmental	-	27,848	75.5%	36,900	38,413	-27.50%
Total Intergovernmental	$ 250,073	$ 1,246,934	52.4%	$ 2,379,022	$ 1,210,957	2.97%
Licenses & Permits						
Liquor Licenses	$ 384	$ 2,347	4.7%	$ 50,000	$ 4,206	-44.20%
Building Permits	25,432	203,561	101.8%	200,000	172,413	18.07%
Other Licenses & Permits	137	2,399	80.0%	3,000	1,468	63.42%
Total Licenses & Permits	$ 25,953	$ 208,307	82.3%	$ 253,000	$ 178,087	16.97%
Fines & Forfeits						
Circuit Court Fines	$ 3,855	$ 18,508	41.1%	$ 45,000	$ 18,614	-0.57%
Administrative Adjudication	871	10,945	36.5%	30,000	12,234	-10.53%
Police Tows	5,575	18,575	28.6%	65,000	33,306	-44.23%
Other Fines & Forfeits	60	225	100.0%	225	190	18.42%
Total Fines & Forfeits	$ 10,361	$ 48,254	34.4%	$ 140,225	$ 64,344	-25.01%
Charges for Services						
Garbage Surcharge	$ (277)	$ 374,394	37.4%	$ 1,000,000	$ 425,386	-11.99%
Late PMT Penalties - Garbage	35	7,656	33.3%	23,000	7,738	-1.06%
Collection Fees - YBSD	15,304	68,910	44.7%	154,000	66,965	2.90%
Administrative Chargeback	15,672	78,360	41.7%	188,064	-	0.00%
Other Services	-	700	140.0%	500	800	-12.50%
Total Charges for Services	$ 30,734	$ 530,020	38.8%	$ 1,365,564	$ 500,889	5.82%
Investment Earnings	$ 3,559	$ 15,315	102.1%	$ 15,000	$ 7,555	102.71%

UNITED CITY OF YORKVILLE
STATEMENT OF REVENUES, EXPENDITURES AND TRANSFERS
For the Month Ending September 30, 2017 *

	September Actual	YTD Actual	% of Budget	FY 2018 Budget	Fiscal Year 2017 For the Month Ending September 30, 2016 YTD Actual	% Change
Reimbursements/Miscellaneous/Transfers In						
Reimb - Legal Expenses	$ -	$ -	0.0%	$ -	$ -	0.00%
Reimb - Engineering Expenses	-	614	2.5%	25,000	5,851	-89.50%
Other Reimbursements	7,115	25,433	84.8%	30,000	42,352	-39.95%
Rental Income	510	2,530	37.5%	6,750	3,010	-15.95%
Miscellaneous Income & Transfers In	2,045	2,068	8.6%	24,000	584	254.11%
Total Miscellaneous	$ 9,670	$ 30,646	35.7%	$ 85,750	$ 51,797	-40.84%
Total Revenues and Transfers	**$ 2,381,342**	**$ 8,322,129**	**55.0%**	**$ 15,137,621**	**$ 8,171,239**	**1.85%**
Expenditures						
Administration	$ 74,398	$ 349,817	39.9%	$ 877,275	$ 297,502	17.58%
50 Salaries	38,545	208,507	39.7%	525,478	175,205	19.01%
52 Benefits	16,859	91,481	44.4%	206,137	69,976	30.73%
54 Contractual Services	18,338	47,496	35.0%	135,660	49,951	-4.92%
56 Supplies	656	2,334	23.3%	10,000	2,370	-1.52%
Finance	$ 32,650	$ 167,081	35.8%	$ 466,157	$ 143,966	16.06%
50 Salaries	18,540	103,652	41.1%	252,079	97,089	6.76%
52 Benefits	7,865	47,620	41.1%	115,958	32,461	46.70%
54 Contractual Services	5,997	15,242	16.0%	95,420	13,372	13.99%
56 Supplies	247	567	21.0%	2,700	1,044	-45.70%
Police	$ 736,701	$ 2,772,989	49.9%	$ 5,558,217	$ 2,520,145	10.03%
50 Salaries	208,066	1,149,697	40.2%	2,863,162	1,121,588	2.51%
50 Overtime	10,359	44,072	39.7%	111,000	43,920	0.35%
52 Benefits	471,120	1,375,380	68.7%	2,001,658	1,220,501	12.69%
54 Contractual Services	40,222	156,047	34.9%	447,697	103,739	50.42%
56 Supplies	6,934	47,793	35.5%	134,700	30,397	57.23%
Community Development	$ 46,921	$ 275,981	39.4%	$ 700,647	$ 294,921	-6.42%
50 Salaries	31,203	184,434	40.4%	457,067	154,074	19.71%
52 Benefits	11,282	65,441	36.9%	177,490	57,850	13.12%
54 Contractual Services	3,117	22,810	43.9%	51,900	77,022	-70.39%
56 Supplies	1,320	3,296	23.2%	14,190	5,975	-44.83%
PW - Street Ops & Sanitation	$ 181,654	$ 684,632	35.2%	$ 1,946,258	$ 649,033	5.48%
50 Salaries	26,133	153,237	41.7%	367,325	153,487	-0.16%
50 Overtime	10	307	2.0%	15,000	18	1605.78%
52 Benefits	14,673	90,182	42.1%	214,046	91,957	-1.93%
54 Contractual Services	134,329	404,118	32.5%	1,242,124	379,812	6.40%
56 Supplies	6,509	36,788	34.1%	107,763	23,759	54.84%
Administrative Services	$ 527,729	$ 2,037,485	33.0%	$ 6,173,391	$ 1,715,682	18.76%
50 Salaries	-	17,440	64.7%	26,964	800	2080.00%
52 Benefits	24,042	190,356	51.3%	371,211	177,717	7.11%
54 Contractual Services	258,452	594,865	21.1%	2,822,006	421,187	41.24%
56 Supplies	-	4,794	95.9%	5,000	7,429	-35.47%
99 Transfers Out	245,235	1,230,030	41.7%	2,948,210	1,108,549	10.96%
Total Expenditures and Transfers	**$ 1,600,051**	**$ 6,287,985**	**40.0%**	**$ 15,721,945**	**$ 5,621,249**	**11.86%**
Surplus(Deficit)	*$ 781,291*	*$ 2,034,143*		*$ (584,324)*	*$ 2,549,990*	

* *September represents 42% of fiscal year 2018*

UNITED CITY OF YORKVILLE
STATEMENT OF REVENUES, EXPENSES AND TRANSFERS
For the Month Ending September 30, 2017 *

		September Actual	YTD Actual	% of Budget	FY 2018 Budget	Fiscal Year 2017 For the Month Ending September 30, 2016 YTD Actual	% Change
WATER FUND (51)							
Revenues							
Charges for Services							
	Water Sales	$ 1,834	$ 1,106,708	37.4%	$ 2,956,000	$ 1,061,875	4.22%
	Water Infrastructure Fees	57	248,175	34.2%	725,000	243,573	1.89%
	Late Penalties	245	38,992	37.1%	105,000	33,461	16.53%
	Water Connection Fees	6,720	55,207	22.3%	247,800	19,600	181.67%
	Bulk Water Sales	-	700	14.0%	5,000	1,700	-58.82%
	Water Meter Sales	4,846	42,286	84.6%	50,000	36,240	16.68%
	Total Charges for Services	$ 13,702	$ 1,492,068	36.5%	$ 4,088,800	$ 1,396,449	6.85%
	BUILD Program	$ 12,589	$ 68,892	0.0%	$ -	$ 86,625	-20.47%
	Investment Earnings	$ 956	$ 4,467	89.3%	$ 5,000	$ 5,339	-16.34%
Reimbursements/Miscellaneous/Transfers In							
	Reimbursements	$ -	$ 1,850	0.0%	$ -	$ 25,606	-92.78%
	Rental Income	2,494	25,452	43.4%	58,582	27,094	-6.06%
	Miscellaneous Income & Transfers In	6,156	30,781	21.2%	145,385	31,281	-1.60%
	Total Miscellaneous	$ 8,650	$ 58,083	28.5%	$ 203,967	$ 83,981	-30.84%
Total Revenues and Transfers		**$ 35,896**	**$ 1,623,509**	**37.8%**	**$ 4,297,767**	**$ 1,572,394**	**3.25%**
Expenses							
Water Operations							
50	Salaries	$ 29,200	$ 168,415	40.2%	$ 418,549	$ 163,188	3.20%
	Overtime	503	2,440	20.3%	12,000	4,410	-44.67%
52	Benefits	18,865	115,096	43.1%	266,965	111,337	3.38%
54	Contractual Services	64,186	282,478	31.9%	886,366	294,891	-4.21%
56	Supplies	38,101	116,757	36.1%	323,013	112,369	3.90%
60	Capital Outlay	$ 69,911	$ 513,880		$ 807,937	$ 1,682,837	-69.46%
6082	*Countryside Parkway Improvements*	*1,681*	*140,246*	*114.2%*	*122,813*		
6025	*Road to Better Roads Program*	*5,380*	*219,204*	*87.7%*	*250,000*		
6059	*US 34 Project (IL Rte 47 to Orchard)*	-	-	*0.0%*	*10,000*		
6022	*Well Rehabilitations*	*46,389*	*46,389*	*22.9%*	*203,000*		
6066	*Route 71 Watermain Replacement*	-	*6,944*	*47.6%*	*14,580*		
6079	*Route 47 Expansion*	*16,462*	*98,772*	*50.0%*	*197,544*		
6070	*Vehicles & Equipment*	-	*2,325*	*23.3%*	*10,000*		
	Debt Service	$ -	$ 307,466		$ 1,344,749	$ 426,091	-27.84%
77	*2015A Bond*	-	*80,526*	*29.3%*	*275,040*		
86	*2003 Debt Certificates*	-	*8,650*	*7.4%*	*117,300*		
87	*2016 Refunding Bond*	-	*141,899*	*20.9%*	*679,629*		
89	*IEPA Loan L17-156300*	-	*62,515*	*50.0%*	*125,030*		
94	*2014C Refunding Bond*	-	*13,875*	*9.4%*	*147,750*		
99	Transfers Out	$ -	$ -	0.0%	$ 1,098,924	$ -	0.00%
Total Expenses		**$ 220,765**	**$ 1,506,532**	**29.2%**	**$ 5,158,503**	**$ 2,795,123**	**-46.10%**
Surplus(Deficit)		*$ (184,869)*	*$ 116,978*		*$ (860,736)*	*$ (1,222,729)*	

* *September represents 42% of fiscal year 2018*

UNITED CITY OF YORKVILLE
STATEMENT OF REVENUES, EXPENSES AND TRANSFERS
For the Month Ending September 30, 2017 *

	September Actual	YTD Actual	% of Budget	FY 2018 Budget	Fiscal Year 2017 For the Month Ending September 30, 2016 YTD Actual	% Change
SEWER FUND (52)						
Revenues						
Charges for Services						
Sewer Maintenance Fees	$ 87	$ 301,312	34.1%	$ 882,526	$ 286,864	5.04%
Sewer Infrastructure Fees	59	119,836	34.7%	345,000	117,305	2.16%
Late Penalties	30	5,177	38.4%	13,500	4,579	13.07%
Sewer Connection Fees	5,500	186,706	746.8%	25,000	22,509	729.47%
River Crossing Fees	528	1,583	0.0%	-	950	66.62%
Total Charges for Services	$ 6,204	$ 614,613	48.5%	$ 1,266,026	$ 432,207	42.20%
BUILD & RENEW Programs	$ 7,200	$ 42,200	0.0%	$ -	$ 60,692	-30.47%
Investment Earnings	$ 780	$ 5,918	473.4%	$ 1,250	$ 884	569.42%
Reimbursements/Miscellaneous/Transfers In						
Reimbursements - I&I Reductions	$ -	$ -	0.0%	$ 200,000	$ -	0.00%
Other Reimbursements	-	-	0.0%	-	8,050	-100.00%
Miscellaneous Income & Transfers In	94,764	473,819	41.7%	1,137,166	472,522	0.27%
Total Miscellaneous	$ 94,764	$ 473,819	35.4%	$ 1,337,166	$ 480,572	-1.41%
Total Revenues and Transfers	**$ 108,948**	**$ 1,136,550**	**43.6%**	**$ 2,604,442**	**$ 974,355**	**16.65%**
Expenses						
Sewer Operations						
50 Salaries	$ 17,593	$ 93,173	42.1%	$ 221,555	$ 90,702	2.72%
50 Overtime	-	89	4.5%	2,000	-	0.00%
52 Benefits	8,784	53,137	45.9%	115,847	50,391	5.45%
54 Contractual Services	20,813	85,793	56.1%	152,882	72,503	18.33%
56 Supplies	5,071	14,051	25.6%	54,908	15,188	-7.49%
75 Developer Commitment - Lennar(Raintree)	-	-	0.0%	34,888	-	0.00%
60 Capital Outlay	$ 4,951	$ 33,873		$ 472,435	$ 30,391	11.46%
6025 Road to Better Roads Program	*33*	*2,737*	*1.4%*	*200,000*		
6028 Sanitary Sewer Lining	-	-	*0.0%*	*200,000*		
6059 US 34 Project (IL Rte 47 to Orchard)	-	-	*0.0%*	*10,000*		
6066 *Route 71 Sewer Main Replacement*	-	*1,629*	*47.6%*	*3,420*		
6079 Route 47 Expansion	*4,918*	*29,508*	*50.0%*	*59,015*		
Debt Service	$ -	$ 271,055		$ 1,877,110	$ 244,404	10.90%
84 2004B Bond	-	*17,800*	*3.8%*	*470,600*		
90 2003 IRBB Debt Certificates	-	*21,146*	*13.0%*	*162,293*		
92 2011 Refunding Bond	-	*178,583*	*15.7%*	*1,137,166*		
96 IEPA Loan L17-115300	-	*53,525*	*50.0%*	*107,051*		
99 Transfers Out	$ 6,156	$ 30,781	41.7%	$ 73,875	$ 31,281	-1.60%
Total Expenses and Transfers	**$ 63,369**	**$ 581,952**	**19.4%**	**$ 3,005,500**	**$ 534,860**	**8.80%**
Surplus(Deficit)	*$ 45,579*	*$ 554,598*		*$ (401,058)*	*$ 439,495*	

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UNITED CITY OF YORKVILLE
STATEMENT OF REVENUES, EXPENDITURES AND TRANSFERS
For the Month Ending September 30, 2017 *

	September Actual	YTD Actual	% of Budget	FY 2018 Budget	Fiscal Year 2017 For the Month Ending September 30, 2016 YTD Actual	% Change
PARKS & RECREATION FUND (79)						
Revenues						
Charges for Services						
Special Events	$ (7)	$ 59,498	70.0%	$ 85,000	$ 81,837	-27.30%
Child Development	13,106	50,087	41.7%	120,000	48,667	2.92%
Athletics & Fitness	18,286	106,345	66.5%	160,000	100,841	5.46%
Concession Revenue	1,162	26,814	89.4%	30,000	26,904	-0.34%
Total Taxes	$ 32,547	$ 242,744	61.5%	$ 395,000	$ 258,249	-6.00%
Investment Earnings	$ 24	$ 128	36.7%	$ 350	$ 132	-2.80%
Reimbursements/Miscellaneous/Transfers In						
Reimbursements	$ -	$ 174	0.0%	$ -	$ 2,761	-93.70%
Rental Income	650	50,601	101.2%	50,000	48,445	4.45%
Park Rentals	-	18,026	120.2%	15,000	10,414	73.10%
Hometown Days	111,206	128,156	118.7%	108,000	117,131	9.41%
Sponsorships & Donations	650	13,328	66.6%	20,000	15,572	-14.41%
Miscellaneous Income & Transfers In	109,085	547,007	41.7%	1,311,583	468,028	16.87%
Total Miscellaneous	$ 221,591	$ 757,292	50.3%	$ 1,504,583	$ 662,351	14.33%
Total Revenues and Transfers	**$ 254,161**	**$ 1,000,164**	**52.6%**	**$ 1,899,933**	**$ 920,732**	**8.63%**
Expenditures						
Parks Department	$ 65,427	$ 394,246	40.9%	$ 964,383	$ 362,489	8.76%
50 Salaries	38,151	219,854	43.5%	504,839	201,430	9.15%
50 Overtime	57	1,727	57.6%	3,000	1,581	9.25%
52 Benefits	18,930	114,279	42.8%	266,713	96,135	18.87%
54 Contractual Services	2,805	16,558	19.8%	83,750	22,806	-27.40%
56 Supplies	5,484	41,827	39.4%	106,081	40,537	3.18%
Recreation Department	$ 101,947	$ 465,093	45.9%	$ 1,012,928	$ 446,448	4.18%
50 Salaries	27,602	150,813	38.1%	395,679	139,051	8.46%
52 Benefits	11,975	75,275	40.2%	187,209	72,112	4.39%
54 Contractual Services	10,874	77,213	40.5%	190,470	82,058	-5.90%
56 Hometown Days	45,824	99,060	99.1%	100,000	81,213	21.98%
56 Supplies	5,673	62,731	44.9%	139,570	72,014	-12.89%
Total Expenditures	**$ 167,374**	**$ 859,339**	**43.5%**	**$ 1,977,311**	**$ 808,937**	**6.23%**
Surplus(Deficit)	*$ 86,787*	*$ 140,826*		*$ (77,378)*	*$ 111,795*	

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ACTIVITY THROUGH FISCAL PERIOD 05

PER.	JOURNAL #	ENTRY DATE	ITEM	TRANSACTION DESCRIPTION	VENDOR	CHECK	INVOICE	DEBIT	CREDIT
01-110-54-00-5462	(E) PROFESSIONAL SERVICES								
01		05/01/2017		BEGINNING BALANCE				0.00	
	AP-170523B	05/16/2017	13	MAY 2017 MANAGEMENT INTERN	NORTHERN ILLINOIS UN	524898	527	1,560.00	
	GJ-70509PRE	05/09/2017	07	ADS May-Jun Alarm Monitoring				336.22	
		05/09/2017	30	AT&T Maintenance Billing				736.20	
	GJ-70808RC2	08/08/2017	04	RC ADS May-Jun Alm Monitoring					336.22
					TOTAL PERIOD 01 ACTIVITY			2,632.42	336.22
02	AP-170613B	06/08/2017	22	5/2/17 EDC MEETING MINUTES	MARLYS J. YOUNG	525035	050217	77.50	
	AP-170627	06/20/2017	22	05/10/17 PLANNING & ZONING	MARLYS J. YOUNG	525136	051017	40.50	
		06/20/2017	23	05/16/17 PW MEETING MINUTES	MARLYS J. YOUNG	525136	051617	81.25	
					TOTAL PERIOD 02 ACTIVITY			199.25	0.00
03	AP-170711	07/05/2017	14	BACKGROUND CHECK	ILLINOIS STATE POLIC	525176	052017	27.00	
		07/05/2017	15	BACKGROUND CHECK	ILLINOIS STATE POLIC	525176	052017	189.00	
		07/05/2017	16	06/06/17 EDC MEETING MINUTES	MARLYS J. YOUNG	525232	060617	66.25	
	AP-170725	07/19/2017	19	PUBLIC HEARING TEXT AMENDMENT	CHRISTINE M. VITOSH	525352	CMV 1865	165.84	
		07/19/2017	20	PUBLIC HEARING TEXT AMENDMENT	CHRISTINE M. VITOSH	525352	CMV 1868	173.48	
		07/19/2017	21	06/21/17 ADMIN MEETING MINUTES	MARLYS J. YOUNG	525364	06/21/17	42.00	
		07/19/2017	22	06/14/17 PLANNING AND ZONING	MARLYS J. YOUNG	525364	061417	60.00	
		07/19/2017	23	06/20/17 PW MEETING MINUTES	MARLYS J. YOUNG	525364	062017	60.00	
	AP-17725M	07/28/2017	10	RUSH-EMPLOYEE DRUG TESTING	FIRST NATIONAL BANK	900048	072517-R.WRIGHT	40.00	
					TOTAL PERIOD 03 ACTIVITY			823.57	0.00
04	AP-170808	08/01/2017	17	CLEANING COMPANY BACKGROUND	ILLINOIS STATE POLIC	525402	063017	27.00	
		08/01/2017	18	SOLICITOR BACKGROUND CHECK	ILLINOIS STATE POLIC	525402	063017	27.00	
		08/01/2017	19	07/05/17 EDC MEETING MINUTES	MARLYS J. YOUNG	525452	070517	63.25	
	AP-170822	08/15/2017	18	JUNE 2017 UTILITY BILLING	SEBIS DIRECT	525532	23791	243.28	
		08/15/2017	19	07/12/17 PLANNING & ZONING	MARLYS J. YOUNG	525549	071217	3.62	
		08/15/2017	20	07/18 PUBLIC WORKS MEETING	MARLYS J. YOUNG	525549	071817	42.00	
		08/15/2017	21	07/19 ADMIN MEETING MINUTES	MARLYS J. YOUNG	525549	071917	49.25	
					TOTAL PERIOD 04 ACTIVITY			455.40	0.00
05	AP-170912	09/06/2017	20	LIQ LICENSE BACKGROUND CHECK	ILLINOIS STATE POLIC	525627	07-2017	54.00	
		09/06/2017	21	SOLICITOR BACKGROUND CHECKS	ILLINOIS STATE POLIC	525628	07-2017	216.00	
		09/06/2017	22	08/09/17 PLANNING & ZONING	MARLYS J. YOUNG	525704	080917	36.75	
	AP-170926	09/19/2017	20	AUG 2017 UTILITY BILLING	SEBIS DIRECT	525788	24029	219.53	
					TOTAL PERIOD 05 ACTIVITY			526.28	0.00
		YTD BUDGET		4,583.35	TOTAL ACCOUNT ACTIVITY			4,636.92	336.22
		ANNUAL REVISED BUDGET		11,000.00	ENDING BALANCE			4,300.70	
01-120-54-00-5462	(E) PROFESSIONAL SERVICES								
01		05/01/2017		BEGINNING BALANCE				0.00	
	GJ-170530FE	06/07/2017	01	WSB Service Fee				4.09	
	GJ-170531FE	05/22/2017	01	UB CC Fees - April 2017				3,717.30	
		05/22/2017	07	UB Paymentus Fees - April 2017				883.30	
	GJ-170609CR	06/09/2017	02	CR UB CC Fees - Apr 2017					3,397.68
					TOTAL PERIOD 01 ACTIVITY			4,604.69	3,397.68

ACTIVITY THROUGH FISCAL PERIOD 05

PER.	JOURNAL #	ENTRY DATE	ITEM	TRANSACTION DESCRIPTION	VENDOR	CHECK	INVOICE	DEBIT	CREDIT
01-120-54-00-5462 (E) PROFESSIONAL SERVICES									
02	AP-170625	06/19/2017	18	CC PROCESSING FEE	FIRST NATIONAL BANK	900046	062517-M.EBERHARDT	39.00	
	AP-170627	06/20/2017	41	MAY 2017 MY GOVHUB FEES	HARRIS COMPUTER SYST	525086	XT00006057	145.70	
	GJ-170630FE	07/07/2017	01	UB CC Fees - May 2017				946.59	
		07/07/2017	07	UB Paymentus Fees - May 2017				612.79	
					TOTAL PERIOD 02 ACTIVITY			1,744.08	0.00
03	GJ-170525	08/04/2017	01	Reverse AP-17725M Credit				39.00	
	AP-170725	07/19/2017	43	JUNE 2017 MYGOVHUB FEES	HARRIS COMPUTER SYST	525305	XT00006078	74.54	
	GJ-170730FE	08/07/2017	01	WSB Monthly Service Charge				36.40	
	GJ-170731FE	07/31/2017	01	UB CC Fees - June 2017				993.81	
		07/31/2017	07	UB Paymentus Fees - June 2017				1,001.78	
	AP-17725M	07/28/2017	21	CREDIT FOR MAY PROCESSING FEE	FIRST NATIONAL BANK	900048	072517-M.EBERHARDT		39.00
					TOTAL PERIOD 03 ACTIVITY			2,145.53	39.00
04	AP-170822	08/15/2017	38	JUNE 2017 UTILITY BILLING	SEBIS DIRECT	525532	23791	42.16	
	GJ-170831FE	08/31/2017	01	UB CC Fees - July 2017				115.13	
		08/31/2017	07	UB Paymentus Fees - July 2017				663.22	
	CR-C170810	08/10/2017	06	CR for Process Fee	001		0000000007		39.00
					TOTAL PERIOD 04 ACTIVITY			820.51	39.00
05	AP-170912	09/06/2017	40	AUG 2017 MYGOVHUB FEES	HARRIS COMPUTER SYST	525623	XT00006133	72.49	
		09/06/2017	41	2017 POLICE PENSION ACTUARIAL	TIMOTHY W. SHARPE	525686	083017	2,800.00	
	AP-170925M	09/19/2017	15	CC PROCESSING FEE	FIRST NATIONAL BANK	900050	092517-T.SOELKE	39.00	
	AP-170926	09/19/2017	41	MYGOVHUB FEES - JULY 2017	HARRIS COMPUTER SYST	525753	XT00006116	144.62	
		09/19/2017	42	AUG 2017 UTILITY BILLING	SEBIS DIRECT	525788	24029	84.33	
	GJ-170930FE	10/02/2017	01	UB CC Fees - Aug 2017				972.67	
		10/02/2017	07	UB Paymentus Fees - Aug 2017				1,022.19	
					TOTAL PERIOD 05 ACTIVITY			5,135.30	0.00
		YTD BUDGET		18,750.00	TOTAL ACCOUNT ACTIVITY			14,450.11	3,475.68
		ANNUAL REVISED BUDGET		45,000.00	ENDING BALANCE			10,974.43	
01-210-54-00-5462 (E) PROFESSIONAL SERVICES									
01		05/01/2017		BEGINNING BALANCE				0.00	
	AP-170509B	05/03/2017	10	ANNUAL LAW ENFORCEMENT POLICY	LEXIPOL LLC	524804	20062	11,175.00	
	AP-170523B	05/16/2017	23	2017 PD BASSETT LICENSE	ILLINOIS LIQUOR CONT	524888	050417	350.00	
		05/16/2017	24	NOTARY - NELSON	SECRETARY OF STATE	524905	051117-NELSON	10.00	
					TOTAL PERIOD 01 ACTIVITY			11,535.00	0.00
02	GJ-70619RC1	06/19/2017	01	RC CC Convenience Charge				446.94	
					TOTAL PERIOD 02 ACTIVITY			446.94	0.00
03	AP-17725M	07/28/2017	32	ACCURINT-MAY 2017 SEARCHES	FIRST NATIONAL BANK	900048	072517-N.DECKER	53.50	
					TOTAL PERIOD 03 ACTIVITY			53.50	0.00
04	AP-170808	08/01/2017	39	ENDPOINT PROTECTION LICENSE	RESPONSIVE NETWORKS	525428	18793	147.00	
	AP-170825M	08/17/2017	26	ACCURINT-JUNE 2017 SEARCHES	FIRST NATIONAL BANK	900049	082517-N.DECKER	50.00	
		08/17/2017	27	SHRED-IT MAY ON SITE SHREDDING	FIRST NATIONAL BANK	900049	082517-N.DECKER	142.29	
		08/17/2017	28	SHRED-IT JUNE ON SITE	FIRST NATIONAL BANK	900049	082517-N.DECKER	142.29	

ACTIVITY THROUGH FISCAL PERIOD 05

PER.	JOURNAL #	ENTRY DATE	ITEM	TRANSACTION DESCRIPTION	VENDOR	CHECK	INVOICE	DEBIT	CREDIT
01-210-54-00-5462 (E) PROFESSIONAL SERVICES									
04	AP-170825M	08/17/2017	29	SHRED-IT JULY ON SITE	FIRST NATIONAL BANK	900049	082517-N.DECKER	141.64	
					TOTAL PERIOD 04 ACTIVITY			623.22	0.00
05	AP-170912	09/06/2017	50	NOTARY - ROBBIE HART	SECRETARY OF STATE	525685	082917	10.00	
	AP-170925M	09/19/2017	28	ACCURINT-JULY SEARCHES	FIRST NATIONAL BANK	900050	092517-N.DECKER	90.55	
		09/19/2017	29	SHRED IT-08/02/17 ON SITE	FIRST NATIONAL BANK	900050	092517-N.DECKER	141.64	
					TOTAL PERIOD 05 ACTIVITY			242.19	0.00
		YTD BUDGET		12,916.69	TOTAL ACCOUNT ACTIVITY			12,900.85	0.00
		ANNUAL REVISED BUDGET		31,000.00	ENDING BALANCE			12,900.85	
01-220-54-00-5462 (E) PROFESSIONAL SERVICES									
01		05/01/2017		BEGINNING BALANCE				0.00	
02	AP-170627	06/20/2017	66	COMMUNITY DEVELOPMENT PORTAL	IWORQ SYSTEMS INC	525093	9051	4,750.00	
					TOTAL PERIOD 02 ACTIVITY			4,750.00	0.00
03	AP-170725	07/19/2017	74	SCAN 8 FILE CABINETS FULL OF	ACCURATE REPRO INC.	525262	0000127146	5,531.08	
	AP-17725M	07/28/2017	59	RUSH-EMPLOYEE DRUG TESTING	FIRST NATIONAL BANK	900048	072517-R.WRIGHT	40.00	
					TOTAL PERIOD 03 ACTIVITY			5,571.08	0.00
04	AP-170808	08/01/2017	50	CAR WASH	PARADISE CAR WASH	525420	223477	7.00	
	AP-170809M	08/09/2017	01	TRANSFER OF 2 PLATES OF SQUADS	SECRETARY OF STATE	525456	072717	20.00	
	GJ-170829RV	09/12/2017	02	Reverse GJ-170831				4.00	
	GJ-170831	08/31/2017	02	SOS chk# 525456 adjustment					4.00
					TOTAL PERIOD 04 ACTIVITY			31.00	4.00
		YTD BUDGET		6,250.00	TOTAL ACCOUNT ACTIVITY			10,352.08	4.00
		ANNUAL REVISED BUDGET		15,000.00	ENDING BALANCE			10,348.08	
01-410-54-00-5462 (E) PROFESSIONAL SERVICES									
01		05/01/2017		BEGINNING BALANCE				0.00	
	AP-170510M	05/10/2017	01	TRAILER PLATES & TITLE	SECRETARY OF STATE	523174	PWTRAILER-2	103.00	
					TOTAL PERIOD 01 ACTIVITY			103.00	0.00
02	AP-170627	06/20/2017	74	ATTACHMENT REPAIR WELDING AT	O'MALLEY WELDING & F	525110	17616	69.30	
					TOTAL PERIOD 02 ACTIVITY			69.30	0.00
03	AP-170725	07/19/2017	82	GAS CYLINDER	WELDSTAR	525357	01598625	7.75	
	AP-17725M	07/28/2017	65	KONICA-MAY 2017 COPIER CHARGES	FIRST NATIONAL BANK	900048	072517-A.SIMMONS	2.04	
		07/28/2017	66	RUSH-EMPLOYEE DRUG TESTING	FIRST NATIONAL BANK	900048	072517-R.WRIGHT	40.00	
					TOTAL PERIOD 03 ACTIVITY			49.79	0.00
04	AP-170808	08/01/2017	60	ELECTRIC LOCATOR REPAIR	GREENLEE	525400	94458819	185.00	
	AP-170825M	08/17/2017	78	KONICA-06/09-07/09 COPY CHARGE	FIRST NATIONAL BANK	900049	082517-A.SIMMONS	1.81	
					TOTAL PERIOD 04 ACTIVITY			186.81	0.00
05	AP-170912	09/06/2017	80	CDL LICENSE REIMBURSEMENT	ALBERT COLLINS	525595	082517	60.00	
					TOTAL PERIOD 05 ACTIVITY			60.00	0.00
		YTD BUDGET		1,458.35	TOTAL ACCOUNT ACTIVITY			468.90	0.00
		ANNUAL REVISED BUDGET		3,500.00	ENDING BALANCE			468.90	

ACTIVITY THROUGH FISCAL PERIOD 05

PER.	JOURNAL #	ENTRY	DATE	ITEM	TRANSACTION DESCRIPTION	VENDOR	CHECK	INVOICE	DEBIT	CREDIT
11-111-54-00-5462	(E) PROFESSIONAL SERVICES									
11-111-54-00-5462	(E) PROFESSIONAL SERVICES									
01		05/01/2017			BEGINNING BALANCE				0.00	
02	AP-170613B	06/08/2017	81		FERTILIZING	COX LANDSCAPING LLC	524962	786	966.50	
						TOTAL PERIOD 02 ACTIVITY			966.50	0.00
		YTD BUDGET			2,916.69	TOTAL ACCOUNT ACTIVITY			966.50	0.00
		ANNUAL REVISED BUDGET			7,000.00	ENDING BALANCE			966.50	
12-112-54-00-5462	(E) PROFESSIONAL SERVICES									
01		05/01/2017			BEGINNING BALANCE				0.00	
02	AP-170613B	06/08/2017	83		FERTILIZING	COX LANDSCAPING LLC	524962	785	704.50	
						TOTAL PERIOD 02 ACTIVITY			704.50	0.00
		YTD BUDGET			4,166.69	TOTAL ACCOUNT ACTIVITY			704.50	0.00
		ANNUAL REVISED BUDGET			10,000.00	ENDING BALANCE			704.50	
25-205-54-00-5462	(E) PROFESSIONAL SERVICES									
01		05/01/2017			BEGINNING BALANCE				0.00	
		YTD BUDGET			0.00	TOTAL ACCOUNT ACTIVITY			0.00	0.00
		ANNUAL REVISED BUDGET			0.00	ENDING BALANCE			0.00	
25-225-54-00-5462	(E) PROFESSIONAL SERVICES									
01		05/01/2017			BEGINNING BALANCE				0.00	
		YTD BUDGET			0.00	TOTAL ACCOUNT ACTIVITY			0.00	0.00
		ANNUAL REVISED BUDGET			0.00	ENDING BALANCE			0.00	
51-510-54-00-5462	(E) PROFESSIONAL SERVICES									
01		05/01/2017			BEGINNING BALANCE				0.00	
	AP-170509B	05/03/2017	28		MAY 2017 HOSTING SERVICES	ITRON	524803	446527	555.08	
	GJ-170530FE	06/07/2017	03		WSB Service Fee				5.24	
	GJ-170531FE	05/22/2017	03		UB CC Fees - April 2017				4,980.28	
		05/22/2017	09		UB Paymentus Fees - April 2017				1,183.41	
	GJ-70609CR2	06/09/2017	02		CR UB CC Fees - April 2017					4,552.07
						TOTAL PERIOD 01 ACTIVITY			6,724.01	4,552.07
02	AP-170613B	06/08/2017	109		JUN 2017 HOSTING SERVICES	ITRON	524984	449517	555.08	
		06/08/2017	110		SOFTWARE SUPPORT RENEWAL	SENSUS USA, INC	525024	ZA17019416	1,949.94	
	AP-170627	06/20/2017	132		MAY 2017 MY GOVHUB FEES	HARRIS COMPUTER SYST	525086	XT00006057	186.55	
	GJ-170630FE	07/07/2017	03		UB CC Fees - May 2017				1,268.20	
		07/07/2017	09		UB Paymentus Fees - May 2017				820.99	
						TOTAL PERIOD 02 ACTIVITY			4,780.76	0.00
03	AP-170711	07/05/2017	142		JULY 2017 HOSTING SERVICES	ITRON	525181	452224	555.08	
	AP-170725	07/19/2017	189		JUNE 2017 MYGOVHUB FEES	HARRIS COMPUTER SYST	525305	XT00006078	95.44	
	GJ-170730FE	08/07/2017	03		WSB Monthly Service Charge				46.60	
	GJ-170731FE	07/31/2017	03		UB CC Fees - June 2017				1,331.47	
		07/31/2017	09		UB Paymentus Fees - June 2017				1,342.14	
						TOTAL PERIOD 03 ACTIVITY			3,370.73	0.00

ACTIVITY THROUGH FISCAL PERIOD 05

PER.	JOURNAL #	ENTRY DATE	ITEM	TRANSACTION DESCRIPTION	VENDOR	CHECK	INVOICE	DEBIT	CREDIT
51-510-54-00-5462 (E) PROFESSIONAL SERVICES									
04	AP-170808	08/01/2017	125	AUG 2017 HOSTING SERVICES	ITRON	525406	454983	555.08	
	AP-170822	08/15/2017	160	WELL MAINTENANCE PERFORMED	ADVANCED AUTOMATION	525462	17-2608	2,819.25	
		08/15/2017	161	JUNE 2017 UTILITY BILLING	SEBIS DIRECT	525532	23791	56.49	
	AP-170825M	08/17/2017	115	RUSH #16798-EMPLOYEE TESTING	FIRST NATIONAL BANK	900049	082517-R.WRIGHT	40.00	
	GJ-170831FE	08/31/2017	03	UB CC Fees - July 2017				154.24	
		08/31/2017	09	UB Paymentus Fees - July 2017				888.54	
					TOTAL PERIOD 04 ACTIVITY			4,513.60	0.00
05	AP-170912	09/06/2017	194	AUG 2017 MYGOVHUB FEES	HARRIS COMPUTER SYST	525623	XT00006133	92.81	
		09/06/2017	195	SEPT 2017 HOSTING SERVICES	ITRON	525636	457785	555.08	
	AP-170926	09/19/2017	145	MYGOVHUB FEES - JULY 2017	HARRIS COMPUTER SYST	525753	XT00006116	185.18	
		09/19/2017	146	AUG 2017 UTILITY BILLING	SEBIS DIRECT	525788	24029	112.98	
	GJ-170930FE	10/02/2017	03	UB CC Fees - Aug 2017				1,303.14	
		10/02/2017	09	UB Paymentus Fees - Aug 2017				1,369.48	
					TOTAL PERIOD 05 ACTIVITY			3,618.67	0.00
		YTD BUDGET		18,750.00	TOTAL ACCOUNT ACTIVITY			23,007.77	4,552.07
		ANNUAL REVISED BUDGET		45,000.00	ENDING BALANCE			18,455.70	
52-520-54-00-5462 (E) PROFESSIONAL SERVICES									
01		05/01/2017		BEGINNING BALANCE				0.00	
	AP-170523B	05/16/2017	61	APP FEE FOR SANITARY SEWER	COMED NEW BUSINESS D	524882	051017	1,500.00	
	GJ-170530FE	06/07/2017	05	WSB Service Fee				2.65	
	GJ-170531FE	05/22/2017	05	UB CC Fees - April 2017				2,323.18	
		05/22/2017	11	UB Paymentus Fees - April 2017				552.04	
	GJ-170609CR	06/09/2017	06	CR UB CC Fees - Apr 2017					2,123.43
	GJ-70509PRE	05/09/2017	54	Wire Wiz May-Jun Monitoring				92.00	
					TOTAL PERIOD 01 ACTIVITY			4,469.87	2,123.43
02	AP-170627	06/20/2017	157	MAY 2017 MY GOVHUB FEES	HARRIS COMPUTER SYST	525086	XT00006057	94.15	
		06/20/2017	158	JUL-SEPT ALARM MONITORING	WIRE WIZARD OF ILLIN	525133	27061	138.00	
	GJ-170630FE	07/07/2017	05	UB CC Fees - May 2017				591.58	
		07/07/2017	11	UB Paymentus Fees - May 2017				382.97	
	GJ-70808RC4	08/08/2017	02	RC Wire Wiz Inv#27061					138.00
					TOTAL PERIOD 02 ACTIVITY			1,206.70	138.00
03	AP-170725	07/19/2017	223	JUNE 2017 MYGOVHUB FEES	HARRIS COMPUTER SYST	525305	XT00006078	48.17	
		07/19/2017	224	JUNE LIFT STATION GROUNDS CARE	TRUGREEN COMMERCIAL	525350	68136858	259.00	
	GJ-170730FE	08/07/2017	05	WSB Monthly Service Charge				23.52	
	GJ-170731FE	07/31/2017	05	UB CC Fees - June 2017				621.10	
		07/31/2017	11	UB Paymentus Fees - June 2017				626.08	
	AP-17725M	07/28/2017	103	SECRETARY OF STATE-DL	FIRST NATIONAL BANK	900048	072517-D.BROWN	6.00	
	GJ-70808RC5	08/08/2017	02	RC Trugreen Inv#68136858					259.00
					TOTAL PERIOD 03 ACTIVITY			1,583.87	259.00
04	AP-170822	08/15/2017	200	JUNE 2017 UTILITY BILLING	SEBIS DIRECT	525532	23791	26.35	
	GJ-170831FE	08/31/2017	05	UB CC Fees - July 2017				71.95	
		08/31/2017	11	UB Paymentus Fees - July 2017				414.49	
					TOTAL PERIOD 04 ACTIVITY			512.79	0.00

ACTIVITY THROUGH FISCAL PERIOD 05

PER.	JOURNAL #	ENTRY DATE	ITEM	TRANSACTION DESCRIPTION	VENDOR	CHECK	INVOICE	DEBIT	CREDIT
52-520-54-00-5462 (E) PROFESSIONAL SERVICES									
05	AP-170912	09/06/2017	237	AUG 2017 MYGOVHUB FEES	HARRIS COMPUTER SYST	525623	XT00006133	46.84	
		09/06/2017	238	MANHOLE REHAB	INFRASTRUCTURE SOLUT	525633	YRK-170809	1,500.00	
	AP-170926	09/19/2017	187	MYGOVHUB FEES - JULY 2017	HARRIS COMPUTER SYST	525753	XT00006116	93.45	
		09/19/2017	188	AUG 2017 UTILITY BILLING	SEBIS DIRECT	525788	24029	52.70	
		09/19/2017	189	10/01-12/31 ALARM MONITORING	WIRE WIZARD OF ILLIN	525802	27609	138.00	
	GJ-170930FE	10/02/2017	05	UB CC Fees - Aug 2017				607.88	
		10/02/2017	11	UB Paymentus Fees - Aug 2017				638.83	
					TOTAL PERIOD 05 ACTIVITY			3,077.70	0.00
		YTD BUDGET		6,666.69	TOTAL ACCOUNT ACTIVITY			10,850.93	2,520.43
		ANNUAL REVISED BUDGET		16,000.00	ENDING BALANCE			8,330.50	
79-790-54-00-5462 (E) PROFESSIONAL SERVICES									
01		05/01/2017		BEGINNING BALANCE				0.00	
03	AP-170711	07/05/2017	190	BACKGROUND CHECK	ILLINOIS STATE POLIC	525176	052017	27.00	
	AP-17725M	07/28/2017	117	KONICA-MAY 2017 COPIER CHARGES	FIRST NATIONAL BANK	900048	072517-A.SIMMONS	23.86	
		07/28/2017	118	RUSH-EMPLOYEE DRUG TESTING	FIRST NATIONAL BANK	900048	072517-R.WRIGHT	40.00	
					TOTAL PERIOD 03 ACTIVITY			90.86	0.00
04	AP-170825M	08/17/2017	139	KONICA-06/09-07/09 COPY CHARGE	FIRST NATIONAL BANK	900049	082517-A.SIMMONS	27.60	
		08/17/2017	140	RUSH #16798-EMPLOYEE TESTING	FIRST NATIONAL BANK	900049	082517-R.WRIGHT	40.00	
					TOTAL PERIOD 04 ACTIVITY			67.60	0.00
		YTD BUDGET		1,250.00	TOTAL ACCOUNT ACTIVITY			158.46	0.00
		ANNUAL REVISED BUDGET		3,000.00	ENDING BALANCE			158.46	
79-795-54-00-5462 (E) PROFESSIONAL SERVICES									
01		05/01/2017		BEGINNING BALANCE				0.00	
	AP-170510M	05/10/2017	04	UMPIRE	JOESEPH KWIATKOWSKI	523173	011417	175.00	
		05/10/2017	05	UMPIRE	JOESEPH KWIATKOWSKI	523173	012117	175.00	
	AP-170510VD	05/10/2017	05	REFEREE :VOID 524226	JOESEPH KWIATKOWSKI	523173	011417		175.00
		05/10/2017	06	REFEREE :VOID 524226	JOESEPH KWIATKOWSKI	523173	012117		175.00
	AP-170515M	05/22/2017	01	REFEREE	DAVID WHITTIER JACOB	161023	2017 D-DUST	150.00	
		05/22/2017	02	REFEREE	MARK RUNYON	161024	2017 D-DUST	150.00	
		05/22/2017	03	REFEREE	GAVIN M REDMON	161025	2017 D-DUST	50.00	
		05/22/2017	04	REFEREE	MATTHEW BOLF	161026	2017 D-DUST	150.00	
		05/22/2017	05	REFEREE	THOMAS R SCOTT	161027	2017 D-DUST	50.00	
		05/22/2017	06	REFEREE	CYNTHIA O'LEARY	161028	2017 D-DUST	115.00	
		05/22/2017	07	REFEREE	VANCE SCHMIDT	161029	2017 D-DUST	150.00	
		05/22/2017	08	REFEREE	WILLIAM BLAKE	161030	2017 D-DUST	100.00	
		05/22/2017	09	REFEREE	WILLIAM WEEKS	161031	2017 D-DUST	100.00	
		05/22/2017	10	REFEREE	RAIUMUNDO FONSECA	161032	2017 D-DUST	100.00	
		05/22/2017	11	REFEREE	JAMES A. TIETZ	161033	2017 D-DUST	50.00	
		05/22/2017	12	REFEREE	ROBERT L. RIETZ JR.	161034	2017 D-DUST	100.00	
	AP-170523B	05/16/2017	87	UMPIRE	MATT BENJAMIN	524877	050217	54.00	
		05/16/2017	88	UMPIRE	MATT BENJAMIN	524877	050417	54.00	
		05/16/2017	89	UMPIRE	MATT BENJAMIN	524877	050917	54.00	
		05/16/2017	90	UMPIRE	DWAYNE F BEYER	524878	050217	54.00	
		05/16/2017	91	UMPIRE	DWAYNE F BEYER	524878	050417	54.00	
		05/16/2017	92	UMPIRE	DWAYNE F BEYER	524878	050917	54.00	

ACTIVITY THROUGH FISCAL PERIOD 05

PER.	JOURNAL #	ENTRY DATE	ITEM	TRANSACTION DESCRIPTION	VENDOR	CHECK	INVOICE	DEBIT	CREDIT
79-795-54-00-5462 (E) PROFESSIONAL SERVICES									
01	AP-170523B	05/16/2017	93	UMPIRE	NEVARRO FORT	524885	050417	54.00	
		05/16/2017	94	UMPIRE	SUE PHILLIPS	524899	050417	72.00	
		05/16/2017	95	UMPIRE	ROBERT L. RIETZ JR.	524902	050417	81.00	
		05/16/2017	96	UMPIRE	BRET VANGAMPLER	524910	050417	72.00	
	GJ-170531FE	05/22/2017	13	PR CC Fees - April 2017				1,024.05	
					TOTAL PERIOD 01 ACTIVITY			3,242.05	350.00
02	AP-170610M	06/19/2017	01	REFEREE	JOE LORUSSO	161035	2017 YORK CLASS	100.00	
		06/19/2017	02	REFEREE	RAIUMUNDO FONSECA	161036	2017 YORK CLASS	350.00	
		06/19/2017	03	REFEREE	VANCE SCHMIDT	161037	2017 YORK CLASS	100.00	
		06/19/2017	04	REFEREE	PAUL J. RICHTER	161038	2017 YORK CLASS	150.00	
		06/19/2017	05	REFEREE	MARK RUNYON	161039	2017 YORK CLASS	100.00	
		06/19/2017	06	REFEREE	MIKE KALISH	161040	2017 YORK CLASS	400.00	
		06/19/2017	07	REFEREE	WILLIAM WEEKS	161041	2017 YORK CLASS	250.00	
		06/19/2017	08	REFEREE	BRUCE MORRICK	161042	2017 YORK CLASS	250.00	
		06/19/2017	09	REFEREE	STEVE PEARSON	161043	2017 YORK CLASS	100.00	
		06/19/2017	10	REFEREE	JOSHUA S LINDHOLM	161044	2017 YORK CLASS	200.00	
		06/19/2017	11	UMPIRE	DAVID WHITTIER JACOB	161045	2017 YORK CLASS	100.00	
		06/19/2017	12	REFEREE	GAVIN M REDMON	161046	2017 YORK CLASS	100.00	
		06/19/2017	13	UMPIRE	MATTHEW BOLF	161047	2017 YORK CLASS	150.00	
		06/19/2017	14	REFEREE	BILLY MUELLER	161048	2017 YORK CLASS	250.00	
		06/19/2017	15	REFEREE	MATTHEW J. LAWLESS	161049	2017 YORK CLASS	100.00	
		06/19/2017	16	REFEREE	BRIAN SCHAEFER	161050	2017 YORK CLASS	100.00	
		06/19/2017	17	REFEREE	TIM SIPES	161051	2017 YORK CLASS	100.00	
		06/19/2017	18	REFEREE	JOSEPH MARKS	161052	2017 YORK CLASS	250.00	
		06/19/2017	19	REFEREE	ROBERT L. RIETZ JR.	161053	2017 YORK CLASS	200.00	
		06/19/2017	20	ASSIGNING FEE FOR OFFICIALS	CYNTHIA O'LEARY	161054	2017 YORK CLASS	335.00	
	AP-170613B	06/08/2017	198	REFEREE	MATT BENJAMIN	524953	051117	72.00	
		06/08/2017	199	REFEREE	MATT BENJAMIN	524953	051617	54.00	
		06/08/2017	200	REFEREE	MATT BENJAMIN	524953	051817	81.00	
		06/08/2017	201	REFEREE	DWAYNE F BEYER	524954	051117	72.00	
		06/08/2017	202	REFEREE	DWAYNE F BEYER	524954	051617	54.00	
		06/08/2017	203	REFEREE	DWAYNE F BEYER	524954	051817	72.00	
		06/08/2017	204	UMPIRE	JARED CARLSON	524957	051117	35.00	
		06/08/2017	205	REFEREE	ROOSEVELT K. FLEMING	524970	051117	72.00	
		06/08/2017	206	REFEREE	ROOSEVELT K. FLEMING	524970	051817	72.00	
		06/08/2017	207	REFEREE	GREG FRIEDERS	524972	050617	70.00	
		06/08/2017	208	5/18 PARK BOARD MEETING MINUTE	LISA R. GODWIN	524975	051817	30.80	
		06/08/2017	209	REFEREE	ROBERT HIRST	524979	051117	54.00	
		06/08/2017	210	REFEREE	ROBERT HIRST	524979	051817	72.00	
		06/08/2017	211	REFEREE	MATTHEW J. LAWLESS	524987	052017	35.00	
		06/08/2017	212	REFEREE	ROBERT L. RIETZ JR.	525018	051117	72.00	
		06/08/2017	213	REFEREE	DALE RAGER	525020	051117	54.00	
		06/08/2017	214	REFEREE	DALE RAGER	525020	051817	72.00	
		06/08/2017	215	REFEREE	TOBIN L. ROGGENBUCK	525021	051317	70.00	
		06/08/2017	216	REFEREE	TOBIN L. ROGGENBUCK	525021	052317	70.00	
		06/08/2017	217	BABYSITTING SAFETY CLASS	SECOND CHANCE CARDIA	525023	17-005-182	280.00	
	AP-170627	06/20/2017	186	REFEREE	MATT BENJAMIN	525051	053017	54.00	

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79-795-54-00-5462 (E) PROFESSIONAL SERVICES									
02	AP-170627	06/20/2017	187	REFEREE	MATT BENJAMIN	525051	060117	81.00	
		06/20/2017	188	REFEREE	MATT BENJAMIN	525051	060617	54.00	
		06/20/2017	189	REFEREE	DWAYNE F BEYER	525053	052517	81.00	
		06/20/2017	190	REFEREE	DWAYNE F BEYER	525053	053017	54.00	
		06/20/2017	191	REFEREE	DWAYNE F BEYER	525053	060617	54.00	
		06/20/2017	192	REFEREE	ROOSEVELT K. FLEMING	525082	052517	72.00	
		06/20/2017	193	REFEREE	ROBERT HIRST	525087	060117	72.00	
		06/20/2017	194	SPRING SOCCER ASSIGNING FEE	CYNTHIA O'LEARY	525109	SPRING SOCCER 2017	80.00	
		06/20/2017	195	REFEREE	JARYL POOL	525112	052517	72.00	
		06/20/2017	196	REFEREE	ROBERT L. RIETZ JR.	525120	052517	72.00	
		06/20/2017	197	REFEREE	ROBERT L. RIETZ JR.	525120	060117	108.00	
		06/20/2017	198	REFEREE	DALE RAGER	525121	052517	72.00	
		06/20/2017	199	REFEREE	DALE RAGER	525121	060117	72.00	
	GJ-170630FE	07/07/2017	13	PR CC Fees - May 2017				1,528.17	
					TOTAL PERIOD 02 ACTIVITY			7,674.97	0.00
03	AP-170711	07/05/2017	213	REFEREE	MATT BENJAMIN	525146	060817	81.00	
		07/05/2017	214	REFEREE	MATT BENJAMIN	525146	061317	54.00	
		07/05/2017	215	REFEREE	MATT BENJAMIN	525146	061517	54.00	
		07/05/2017	216	REFEREE	MATT BENJAMIN	525146	062017	54.00	
		07/05/2017	217	REFEREE	MATT BENJAMIN	525146	062217	54.00	
		07/05/2017	218	REFEREE	MATT BENJAMIN	525146	062717	72.00	
		07/05/2017	219	REFEREE	DWAYNE F BEYER	525147	060817	72.00	
		07/05/2017	220	REFEREE	DWAYNE F BEYER	525147	061317	54.00	
		07/05/2017	221	REFEREE	DWAYNE F BEYER	525147	061517	72.00	
		07/05/2017	222	REFEREE	DWAYNE F BEYER	525147	062017	54.00	
		07/05/2017	223	REFEREE	DWAYNE F BEYER	525147	062217	72.00	
		07/05/2017	224	REFEREE	DWAYNE F BEYER	525147	062517	72.00	
		07/05/2017	225	MUSIC TOGETHER CLASS	KIRSTEN L. CARROCCIA	525154	4	105.00	
		07/05/2017	226	REFEREE	DONALD CZEPIEL	525162	061417	75.00	
		07/05/2017	227	REFEREE	DONALD CZEPIEL	525162	062117	75.00	
		07/05/2017	228	REFEREE	DICK DOOLEY	525163	061417	75.00	
		07/05/2017	229	REFEREE	ROOSEVELT K. FLEMING	525169	060817	72.00	
		07/05/2017	230	REFEREE	ROOSEVELT K. FLEMING	525169	061517	72.00	
		07/05/2017	231	REFEREE	ROOSEVELT K. FLEMING	525169	062217	72.00	
		07/05/2017	232	REFEREE	ROBERT HIRST	525175	061517	72.00	
		07/05/2017	233	REFEREE	ROBERT HIRST	525175	062217	72.00	
		07/05/2017	234	BACKGROUND CHECK	ILLINOIS STATE POLIC	525176	052017	162.00	
		07/05/2017	235	REFEREE	MICHAEL IVANAUSKAS	525182	061417	75.00	
		07/05/2017	236	REFEREE	ROBERT MOSER	525192	061417	75.00	
		07/05/2017	237	REFEREE	ROBERT MOSER	525192	062117	75.00	
		07/05/2017	238	REFEREE	DANIEL R. NEWTON	525196	062117	75.00	
		07/05/2017	239	PIANO LESSONS	MICHELE O'HARA	525199	061217	1,456.00	
		07/05/2017	240	UMPIRE ASSIGNING FEE	CYNTHIA O'LEARY	525201	SUMMER YOUTH	300.00	
		07/05/2017	241	GRAPHIC DESIGN CHARGES FOR	PESOLA MEDIA GROUP	525204	12222	337.50	
		07/05/2017	242	REFEREE	JARYL POOL	525205	061517	72.00	
		07/05/2017	243	REFEREE	DALE W. RAGER	525209	061517	54.00	
		07/05/2017	244	REFEREE	DALE W. RAGER	525209	062217	54.00	

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79-795-54-00-5462	(E) PROFESSIONAL SERVICES								
03	AP-170711	07/05/2017	245	REFEREE	ROBERT L. RIETZ JR.	525211	060817	108.00	
		07/05/2017	246	REFEREE	ROBERT L. RIETZ JR.	525211	062117	75.00	
		07/05/2017	247	REFEREE	ROBERT L. RIETZ JR.	525211	062217	72.00	
		07/05/2017	248	REFEREE	TOBIN L. ROGGENBUCK	525212	061417	50.00	
		07/05/2017	249	ANNUAL MAINTENANCE AGRREMENT	VERMONT SYSTEMS	525222	54925	4,482.00	
		07/05/2017	250	REFEREE	WILLIAM WEEKS	525226	062117	50.00	
	AP-170718M	07/21/2017	01	ASSIGNING OFFICIALS FEE	CYNTHIA O'LEARY	161055	2017 SLUGFEST	150.00	
		07/21/2017	02	UMPIRE	ANDREW HETTINGER	161056	2017 SLUGFEST	50.00	
		07/21/2017	03	UMPIRE	PAUL J. RICHTER	161057	2017 SLUGFEST	150.00	
		07/21/2017	04	UMPIRE	JACOB LINDHOLM	161058	2017 SLUGFEST	200.00	
		07/21/2017	05	UMPIRE	JOSHUA S LINDHOLM	161059	2017 SLUGFEST	200.00	
		07/21/2017	06	UMPIRE	MIKE KALISH	161060	2017 SLUGFEST	100.00	
		07/21/2017	07	UMPIRE	MATTHEW BOLF	161061	2017 SLUGFEST	100.00	
		07/21/2017	08	UMPIRE	GEOFFREY MITCHELL	161062	2017 SLUGFEST	150.00	
		07/21/2017	09	UMPIRE	WILLIAM WEEKS	161063	2017 SLUGFEST	100.00	
		07/21/2017	10	UMPIRE	RAIUMUNDO FONSECA	161064	2017 SLUGFEST	100.00	
		07/21/2017	11	UMPIRE	MARK RUNYON	161065	2017 SLUGFEST	200.00	
		07/21/2017	12	UMPIRE	NED KNELLER	161066	2017 SLUGFEST	100.00	
	AP-170725	07/19/2017	316	SOCCER CAMP FEE	5 STAR SOCCER CAMPS	525261	62917	1,188.00	
		07/19/2017	317	SUMMER 2017 CLASS INSTRUCTION	ALL STAR SPORTS INST	525265	174151	9,663.00	
		07/19/2017	318	REFEREE	MATT BENJAMIN	525272	062917	36.00	
		07/19/2017	319	REFEREE	MATT BENJAMIN	525272	070617	72.00	
		07/19/2017	320	REFEREE	DWAYNE F BEYER	525273	062917	36.00	
		07/19/2017	321	REFEREE	DWAYNE F BEYER	525273	070617	72.00	
		07/19/2017	322	REFEREE	DICK DOOLEY	525291	062817	75.00	
		07/19/2017	323	REFEREE	DICK DOOLEY	525291	070517	75.00	
		07/19/2017	324	REFEREE	ROOSEVELT K. FLEMING	525300	062917	36.00	
		07/19/2017	325	REFEREE	ROOSEVELT K. FLEMING	525300	070617	72.00	
		07/19/2017	326	REFEREE	ROBERT HIRST	525309	062917	36.00	
		07/19/2017	327	REFEREE	JOESEPH KWIATKOWSKI	525316	062817	75.00	
		07/19/2017	328	REFEREE	ROBERT MOSER	525330	070517	50.00	
		07/19/2017	329	REFEREE	DALE W. RAGER	525340	062917	36.00	
		07/19/2017	330	REFEREE	DALE W. RAGER	525340	070617	72.00	
		07/19/2017	331	REFEREE	ROBERT L. RIETZ JR.	525343	062817	75.00	
		07/19/2017	332	REFEREE	ROBERT L. RIETZ JR.	525343	062917	36.00	
		07/19/2017	333	REFEREE	ROBERT L. RIETZ JR.	525343	070517	75.00	
		07/19/2017	334	REFEREE	ROBERT L. RIETZ JR.	525343	070617	72.00	
		07/19/2017	335	REFEREE	WALTER SZWEDA	525349	062817	75.00	
		07/19/2017	336	REFEREE	WALTER SZWEDA	525349	070517	75.00	
		07/19/2017	337	REFEREE	WILLIAM WEEKS	525356	062817	50.00	
		07/19/2017	338	REFEREE	HERB WIEGEL	525358	070617	72.00	
		07/19/2017	339	REFEREE	KIRK WINKLER	525359	070517	75.00	
	GJ-170731FE	07/31/2017	13	PR CC Fees - June 2017				1,573.47	
	AP-17725M	07/28/2017	132	KONICA-MAY 2017 COPIER CHARGES	FIRST NATIONAL BANK	900048	072517-A.SIMMONS	23.86	
		07/28/2017	133	RUSH-EMPLOYEE DRUG TESTING	FIRST NATIONAL BANK	900048	072517-R.WRIGHT	80.00	
					TOTAL PERIOD 03 ACTIVITY			24,503.83	0.00
04	AP-170808	08/01/2017	200	UMPIRE	MATT BENJAMIN	525372	071317	90.00	

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79-795-54-00-5462	(E) PROFESSIONAL SERVICES								
04	AP-170808	08/01/2017	201	UMPIRE	DWAYNE F BEYER	525373	071317	72.00	
		08/01/2017	202	07/10-07/14 SOX SUMMER CAMP	ROCLAB ATHLETIC INST	525377	7503	840.00	
		08/01/2017	203	UMPIRE	DONALD CZEPIEL	525383	071217	75.00	
		08/01/2017	204	UMPIRE	ROOSEVELT K. FLEMING	525390	071317	72.00	
		08/01/2017	205	UMPIRE	ROBERT HIRST	525401	071317	72.00	
		08/01/2017	206	BACKGROUND CHECKS	ILLINOIS STATE POLIC	525402	063017	81.00	
		08/01/2017	207	JULY 2017 MAGIC CLASS	GARY KANTOR	525408	07-2017	120.00	
		08/01/2017	208	UMPIRE	DALE W. RAGER	525427	071317	90.00	
		08/01/2017	209	UMPIRE	BRIAN SCHAEFER	525430	071217	75.00	
		08/01/2017	210	UMPIRE	WALTER SZWEDA	525437	071217	75.00	
		08/01/2017	211	UMPIRE	WILLIAM WEEKS	525444	071217	50.00	
		08/01/2017	212	UMPIRE	HERB WIEGEL	525445	071317	72.00	
		08/01/2017	213	UMPIRE	RICHARD WOODHOUSE	525447	071217	75.00	
	AP-170822	08/15/2017	242	SUMMER JUNIOR GOLF CAMP	CHAD JOHANSEN GOLF A	525474	1714	1,425.00	
		08/15/2017	243	7/17-7/21 CHICAGO BULLS SUMMER	ROCLAB ATHLETIC INST	525475	7448	1,245.00	
		08/15/2017	244	PIANO LESSON INSTRUCTION	MICHELE O'HARA	525523	080717	1,176.00	
	AP-170825M	08/17/2017	161	KONICA-06/09-07/09 COPY CHARGE	FIRST NATIONAL BANK	900049	082517-A.SIMMONS	27.60	
		08/17/2017	162	RUSH #16798-EMPLOYEE TESTING	FIRST NATIONAL BANK	900049	082517-R.WRIGHT	200.00	
	GJ-170831FE	08/31/2017	13	PR CC Fees - July 2017				647.44	
					TOTAL PERIOD 04 ACTIVITY			6,580.04	0.00
05	AP-170906P	10/02/2017	01	REFEREE	WILLIAM WEEKS	161067	2017 SLUGFEST 2	50.00	
	AP-170912	09/06/2017	298	SUMMER II 2017 SPORTS CLASS	ALL STAR SPORTS INST	525576	175177	1,244.00	
		09/06/2017	299	REFEREE	MICHAEL ARMATO	525583	081717	72.00	
		09/06/2017	300	DJ SERVICE FOR HOUR OF POWER	JOHN AZARCON	525587	080917	100.00	
		09/06/2017	301	REFEREE	DWAYNE F BEYER	525588	081017	72.00	
		09/06/2017	302	REFEREE	DWAYNE F BEYER	525588	081717	72.00	
		09/06/2017	303	REFEREE	DWAYNE F BEYER	525588	082417	72.00	
		09/06/2017	304	REFEREE	JOHN ELENBAAS	525609	082617	105.00	
		09/06/2017	305	REFEREE	ROOSEVELT K. FLEMING	525615	062417	72.00	
		09/06/2017	306	REFEREE	ROOSEVELT K. FLEMING	525615	081017	72.00	
		09/06/2017	307	REFEREE	ROBERT HIRST	525625	081717	72.00	
		09/06/2017	308	REFEREE	ROBERT HIRST	525625	082417	72.00	
		09/06/2017	309	EMPLOYEE/COACH BACKGROUND	ILLINOIS STATE POLIC	525628	07-2017	324.00	
		09/06/2017	310	REFEREE	MATTHEW J. LAWLESS	525643	082617	105.00	
		09/06/2017	311	REFEREE	MARK PAWLOWSKI	525662	081017	72.00	
		09/06/2017	312	REFEREE	MARK PAWLOWSKI	525662	082417	72.00	
		09/06/2017	313	PEPPERRUN 5K TSHIRT DESIGN	PESOLA MEDIA GROUP	525663	12121	24.75	
		09/06/2017	314	REFEREE	JARYL POOL	525665	081017	72.00	
		09/06/2017	315	REFEREE	DALE W. RAGER	525675	081717	72.00	
		09/06/2017	316	REFEREE	DALE W. RAGER	525675	082417	72.00	
		09/06/2017	317	REFEREE	ROBERT L. RIETZ JR.	525678	081017	108.00	
		09/06/2017	318	REFEREE	ROBERT L. RIETZ JR.	525678	081717	108.00	
		09/06/2017	319	REFEREE	ROBERT L. RIETZ JR.	525678	082417	72.00	
		09/06/2017	320	JUN & JUL 2017 TENNIS CAMP	SKYHAWKS SPORTS ACAD	525688	40115	335.40	
		09/06/2017	321	08/16/17 PEST CONTROL	SMITHEREEN PEST MANA	525689	1583723	65.00	
	AP-170925M	09/19/2017	128	COPLEY-EMPLOYEE DRUG TESTING	FIRST NATIONAL BANK	900050	092517-R.WRIGHT	200.00	
	GJ-170930FE	10/02/2017	13	PR CC Fees - Aug 2017				1,259.06	
					TOTAL PERIOD 05 ACTIVITY			5,036.21	0.00
		YTD BUDGET		37,500.00	TOTAL ACCOUNT ACTIVITY			47,037.10	350.00
		ANNUAL REVISED BUDGET		90,000.00	ENDING BALANCE			46,687.10	

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82-820-54-00-5462 (E) PROFESSIONAL SERVICES									
82-820-54-00-5462 (E) PROFESSIONAL SERVICES									
01		05/01/2017		BEGINNING BALANCE				0.00	
	AP-170508B	05/01/2017	01	5/1/17-7/31/17 MAINTENANCE	SOUND INCORPORATED	104355	R148605	876.90	
					TOTAL PERIOD 01 ACTIVITY			876.90	0.00
02	AP-170612B	06/06/2017	04	MAY 2017 ON-SITE IT SUPPORT	LLOYD WARBER	104365	10417	720.00	
		06/06/2017	05	6/1/17-8/31/17 SILVER SERVICE	SOUND INCORPORATED	104371	R149129	291.00	
		06/06/2017	06	5 YEAR ANNUAL LEASE RENEWAL	TODAY'S BUSINESS SOL	104372	6723	2,603.00	
		06/06/2017	07	05/08/17 MEETING MINUTES	MARLYS J. YOUNG	104375	050817	6.00	
	AP-170627	06/20/2017	214	05/08/17 LIBRARY BOARD MEETING	MARLYS J. YOUNG	525136	050817-B	54.00	
	GJ-170630BC	07/06/2017	01	Bank Deposit Slip Charge				17.00	
					TOTAL PERIOD 02 ACTIVITY			3,691.00	0.00
03	AP-170710	07/05/2017	09	ANNUAL INSPECTION	GREAT LAKES PLUMBING	104381	13858	375.00	
		07/05/2017	10	JUNE 2017 PEST CONTROL	SMITHEREEN PEST MANA	104384	1526154	75.00	
		07/05/2017	11	7/1/17-9/30/17 ELEVATOR	THYSSENKRUPP ELEVATO	104386	3003267380	768.92	
		07/05/2017	12	05/31/17 MEETING MINUTES	MARLYS J. YOUNG	104388	053117	45.50	
		07/05/2017	13	06/12/17 MEETING MINUTES	MARLYS J. YOUNG	104388	061217	76.75	
		07/05/2017	14	06/24/17 MEETING MINUTES	MARLYS J. YOUNG	104388	062417	47.50	
		07/05/2017	15	06/26/17 MEETING MINUTES	MARLYS J. YOUNG	104388	062617	47.50	
	AP-170711	07/05/2017	283	BACKGROUND CHECK	ILLINOIS STATE POLIC	525176	052017	27.00	
	AP-17725M	07/28/2017	168	KONICA-MAY COPIER CHARGES	FIRST NATIONAL BANK	900048	072517-A.SIMMONS	6.84	
		07/28/2017	169	RUSH-EMPLOYEE DRUG TESTING	FIRST NATIONAL BANK	900048	072517-R.WRIGHT	40.00	
					TOTAL PERIOD 03 ACTIVITY			1,510.01	0.00
04	AP-170814	08/09/2017	14	REMOVED AND REPLACED OIL	DAIKIN APPLIED	104392	3142942	1,728.66	
		08/09/2017	15	BOND PREMIUM RENEWAL	INDIANA INSURANCE CO	104394	700003020335-062917	456.00	
		08/09/2017	16	JUNE 2017 ON SITE IT SUPPORT	LLOYD WARBER	104395	10419	1,440.00	
		08/09/2017	17	CCTV AND ACCESS CONTROL	SOUND INCORPORATED	104399	R150186	876.90	
		08/09/2017	18	2ND QTR COST FOR FAXES	TODAY'S BUSINESS SOL	104400	071717-11	22.56	
		08/09/2017	19	07/08/17 MEETING MINUTES	MARLYS J. YOUNG	104402	070817	108.07	
		08/09/2017	20	07/10/17 MEETING MINUTES	MARLYS J. YOUNG	104402	071017	99.00	
	AP-170825M	08/17/2017	184	KONICA-04/04-07/03 COPY CHARGE	FIRST NATIONAL BANK	900049	082517-A.SIMMONS	6.81	
		08/17/2017	185	KONICA-04/05-07/04 COPY CHARGE	FIRST NATIONAL BANK	900049	082517-A.SIMMONS	350.14	
		08/17/2017	186	KONICA-05/19-06/18 COPY CHARGE	FIRST NATIONAL BANK	900049	082517-A.SIMMONS	18.77	
	GJ-170912RC	09/12/2017	02	RC Daikin Inv#3142942					1,728.66
					TOTAL PERIOD 04 ACTIVITY			5,106.91	1,728.66
05	AP-170911	09/06/2017	12	07/01/18-06/30/19 E-RATE	E-RATE FUND SERVICES	104405	168	250.00	
		09/06/2017	13	07/01/14-06/30/17 GENERAL	PEREGRINE, STIME, NE	104409	58335	412.50	
		09/06/2017	14	09/01/17-11/30/17 MAINTENANCE	SOUND INCORPORATED	104411	R150724	291.00	
		09/06/2017	15	07/15/17 MEETING MINUTES	MARLYS J. YOUNG	104412	071517	194.25	
		09/06/2017	16	07/22/17 MEETING MINUTES	MARLYS J. YOUNG	104412	072217	160.75	
		09/06/2017	17	08/14/17 MEETING MINUTES	MARLYS J. YOUNG	104412	081417	83.00	
		09/06/2017	18	08/21/17 MEETING MINUTES	MARLYS J. YOUNG	104412	082117	78.00	
	AP-170925M	09/19/2017	175	KONICA-6/19-7/18 COPIER CHARGE	FIRST NATIONAL BANK	900050	092517-A.SIMMONS	13.97	
					TOTAL PERIOD 05 ACTIVITY			1,483.47	0.00
		YTD BUDGET		16,666.69	TOTAL ACCOUNT ACTIVITY			12,668.29	1,728.66
		ANNUAL REVISED BUDGET		40,000.00	ENDING BALANCE			10,939.63	

ACTIVITY THROUGH FISCAL PERIOD 05

PER.	JOURNAL #	ENTRY	DATE	ITEM	TRANSACTION DESCRIPTION	VENDOR	CHECK	INVOICE	DEBIT	CREDIT
87-870-54-00-5462 (E) PROFESSIONAL SERVICES										
87-870-54-00-5462 (E) PROFESSIONAL SERVICES										
01			05/01/2017		BEGINNING BALANCE				0.00	
02	AP-170627		06/20/2017	216	COUNTRYSIDE TIF MATTERS	KATHLEEN FIELD ORR &	528	15288	483.75	
						TOTAL PERIOD 02 ACTIVITY			483.75	0.00
05	AP-170926		09/19/2017	247	DOWNTOWN TIF LEGAL MATTERS	KATHLEEN FIELD ORR &	631	15371	247.25	
			09/19/2017	248	COUNTRYSIDE TIF LEGAL MATTERS	KATHLEEN FIELD ORR &	631	15371	43.00	
						TOTAL PERIOD 05 ACTIVITY			290.25	0.00
					YTD BUDGET 833.35	TOTAL ACCOUNT ACTIVITY			774.00	0.00
					ANNUAL REVISED BUDGET 2,000.00	ENDING BALANCE			774.00	
88-880-54-00-5462 (E) PROFESSIONAL SERVICES										
01			05/01/2017		BEGINNING BALANCE				0.00	
					YTD BUDGET 156.25	TOTAL ACCOUNT ACTIVITY			0.00	0.00
					ANNUAL REVISED BUDGET 375.00	ENDING BALANCE			0.00	
						GRAND TOTAL			126,009.35	0.00
						TOTAL DIFFERENCE			126,009.35	0.00

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

Agenda Item Number

New Business #2

Tracking Number

ADM 2017-72

Agenda Item Summary Memo

Title: Monthly Treasurer's Report for September 2017

Meeting and Date: Administration Committee – October 18, 2017

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

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UNITED CITY OF YORKVILLE

TREASURER'S REPORT - for the month ending September 30, 2017

Cash Basis

	Beginning Fund Balance	September Revenues	YTD Revenues	Revenue Budget	% of Budget	September Expenses	YTD Expenses	Expense Budget	% of Budget	Projected Ending Fund Balance
General Fund										
01 - General	6,214,089	2,381,342	8,322,129	15,137,621	55%	1,600,051	6,287,985	15,721,945	40%	8,248,232
Special Revenue Funds										
15 - Motor Fuel Tax	792,224	37,510	183,574	494,116	37%	11,634	291,268	756,137	39%	684,530
79 - Parks and Recreation	445,877	254,161	1,000,164	1,899,933	53%	167,374	859,339	1,977,311	43%	586,703
72 - Land Cash	250,316	5,556	30,928	90,500	34%	206,874	233,035	362,355	64%	48,209
87 - Countryside TIF	(495,753)	64,385	163,531	225,000	73%	1,182	59,690	163,516	37%	(391,912)
88 - Downtown TIF	97,556	31,088	74,773	70,000	107%	6,472	394,333	1,132,742	35%	(222,004)
11 - Fox Hill SSA	14,742	4,048	9,198	9,365	98%	1,820	5,813	23,000	25%	18,127
12 - Sunflower SSA	(15,776)	6,330	13,012	13,480	97%	3,912	11,621	29,735	39%	(14,385)
Debt Service Fund										
42 - Debt Service	-	27,642	135,590	320,225	42%	50	23,325	320,225	7%	112,265
Capital Project Funds										
25 - Vehicle & Equipment	270,408	31,063	187,948	329,845	57%	12,097	231,833	599,925	39%	226,523
23 - City-Wide Capital	1,355,529	190,880	667,245	2,705,765	25%	174,566	1,969,553	3,669,526	54%	53,221
Enterprise Funds										
* 51 - Water	2,826,145	35,896	1,623,509	4,297,767	38%	220,765	1,506,532	5,158,503	29%	2,943,123
* 52 - Sewer	1,378,031	108,948	1,136,550	2,604,442	44%	63,369	581,952	3,005,500	19%	1,932,629
Library Funds										
82 - Library Operations	489,054	270,847	655,127	719,057	91%	65,323	303,040	803,154	38%	841,141
83 - Library Debt Service	-	313,378	736,750	760,396	97%	-	95,198	760,396	13%	641,552
84 - Library Capital	19,904	4,701	34,705	35,010	99%	2,212	15,811	35,000	45%	38,798
Total Funds	**13,642,346**	**3,767,775**	**14,974,734**	**29,712,522**	**50%**	**2,537,701**	**12,870,327**	**34,518,970**	**37%**	**15,746,753**

* Fund Balance Equivalency

As Deputy Treasurer of the United City of Yorkville, I hereby attest, to the best of my knowledge, that the information contained in this Treasurer's Report is accurate as of the date detailed herein. Further information is available in the Finance Department.

Rob Fredrickson, Finance Director/Deputy Treasurer

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

Agenda Item Number

New Business #3

Tracking Number

ADM 2017-73

Agenda Item Summary Memo

Title: Cash Statement for August 2017

Meeting and Date: Administration Committee – October 18, 2017

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

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UNITED CITY OF YORKVILLE

CASH AND INVESTMENT SUMMARY - as of August 31, 2017

Cash Summary

	First National	West Suburban	Associated	Illinois Funds	Old Second	Grand Totals	*Restricted at IMET*
General Fund							
01 - General	2,557,254	237,072	1,275,505	737,913	-	4,807,745	*65,525*
Special Revenue Funds							
15 - Motor Fuel Tax	-	-	-	629,605	-	629,605	*25,023*
72 - Land Cash	236,455	-	-	-	-	236,455	-
87 - Countryside TIF	39,878	-	-	-	-	39,878	-
88 - Downtown TIF	(226,062)	-	-	-	-	(226,062)	-
11 - Fox Hill SSA	15,900	-	-	-	-	15,900	-
12 - Sunflower SSA	(1,365)	-	-	-	-	(1,365)	-
Debt Service Fund							
42 - Debt Service	85,023	-	-	-	-	85,023	-
Capital Project Funds							
23 - City-Wide Capital	(2,325,938)	130,412	2,278,393	-	-	82,867	*114,630*
25 - Police Capital	(77,128)	-	-	-	-	(77,128)	-
25 - Public Works Capital	54,472	-	-	-	-	54,472	-
Enterprise Funds							
51 - Water	104,135	695,514	1,518,584	-	-	2,318,233	*15,238*
52 - Sewer	967,916	224,298	510,302	-	-	1,702,517	*71,620*
Agency Funds							
90 - Developer Escrow	147,434	-	-	-	-	147,434	-
95 - Escrow Deposit	(57,071)	571,111	-	-	-	514,040	-
Total City Funds	**1,520,904**	**1,858,407**	**5,582,784**	**1,367,518**	**-**	**10,329,613**	***292,036***
Distribution %	*14.72%*	*17.99%*	*54.05%*	*13.24%*			
Library Funds							
82 - Library Operations	-	-	-	170,967	486,116	657,084	*8,837*
83 - Library Debt Service	(13,628)	-	-	-	(844)	(14,472)	-
84 - Library Capital	12,650	-	-	-	23,660	36,310	-
Library Totals	**(978)**	**-**	**-**	**170,967**	**508,932**	**678,921**	***8,837***
Distribution %	*-0.14%*			*25.18%*	*74.96%*		
Park and Recreation Funds							
79 - Parks and Recreation	528,770	-	-	-	-	528,770	-
25 - Park & Rec Capital	252,660	-	-	-	-	252,660	*2,616*
Park & Rec Totals	**781,430**	**-**	**-**	**-**	**-**	**781,430**	***2,616***
Distribution %	*100.00%*						

UNITED CITY OF YORKVILLE

CASH AND INVESTMENT SUMMARY - as of August 31, 2017

Investments Summary

Type of Investment	*Financial Institution*	*FDIC #*	*Interest Rate*	*Original Cost*	*Maturity Date*	*Accrued Interest to Date*	*Value at Maturity*	*Fund*
Certificate of Deposit (CD)	Bremer Bank	12923	0.80%	$ 248,500	11/28/2017	$ 1,002	$ 249,987	General (01)
Certificate of Deposit (CD)	Flagler Bank	35218	0.85%	$ 248,900	10/31/2017	$ 693	$ 249,948	General (01)
Certificate of Deposit (CD)	One West bank	58978	1.06%	$ 247,300	5/8/2018	$ 822	$ 249,909	General (01)
		Investment Totals		**$ 744,700**		**$ 2,517**	**$ 749,845**	

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

Agenda Item Number

New Business #4

Tracking Number

ADM 2017-74

Agenda Item Summary Memo

Title: Bills for Payment

Meeting and Date: Administration Committee – October 18, 2017

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Amy Simmons (Name) Finance (Department)

Agenda Item Notes:

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DATE: 09/12/17
TIME: 12:38:54
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 09/12/17

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
525707	R0001923	KAREN PATRICK						
	20170205-BUILD		09/11/17	01	2648 MCLELLAN BUILD PROGRAM	23-000-24-00-2445	4,986.40	
				02	2648 MCLELLAN BUILD PROGRAM	25-000-24-20-2445	600.00	
				03	2648 MCLELLAN BUILD PROGRAM	25-000-24-21-2445	1,600.00	
				04	2648 MCLELLAN BUILD PROGRAM	25-000-24-22-2445	100.00	
				05	2648 MCLELLAN BUILD PROGRAM	42-000-24-00-2445	50.00	
				06	2648 MCLELLAN BUILD PROGRAM	51-000-24-00-2445	870.00	
				07	2648 MCLELLAN BUILD PROGRAM	52-000-24-00-2445	1,000.00	
						INVOICE TOTAL:	9,206.40 *	
						CHECK TOTAL:		9,206.40
525708	R0001924	FRANK & JENNIFER MONACHINO						
	20170194-BUILD		08/30/17	01	602 KENTSHIRE BUILD PROGRAM	23-000-24-00-2445	3,151.60	
				02	602 KENTSHIRE BUILD PROGRAM	25-000-24-20-2445	300.00	
				03	602 KENTSHIRE BUILD PROGRAM	25-000-24-21-2445	900.00	
				04	602 KENTSHIRE BUILD PROGRAM	42-000-24-00-2445	50.00	
				05	602 KENTSHIRE BUILD PROGRAM	51-000-24-00-2445	2,470.00	
						INVOICE TOTAL:	6,871.60 *	
						CHECK TOTAL:		6,871.60
						TOTAL AMOUNT PAID:		16,078.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900050	FNBO FIRST NATIONAL BANK OMAHA				09/25/17		
	092517-A.HERNANDEZ	08/31/17	01	HOME DEPO-SOD		79-790-56-00-5620	11.96
						INVOICE TOTAL:	11.96 *
	092517-A.SIMMONS	08/31/17	01	KENDALL PRINTING-AP ENVELOPES		01-120-56-00-5610	227.50
			02	COMCAST-SEPT 2017 INTERNET		82-820-54-00-5440	375.46
			03	COMCAST-06/15-08/14 2017		01-110-54-00-5440	99.90
			04	HYDRAULIC INTERNET		** COMMENT **	
			05	COMCAST-06/15-08/14 2017		01-110-54-00-5440	55.46
			06	HYDRAULIC CABLE		** COMMENT **	
			07	ARAMARK#1591034466-UNIFORMS		01-410-56-00-5600	53.54
			08	ARAMARK#1591034466-UNIFORMS		51-510-56-00-5600	53.54
			09	ARAMARK#1591034466-UNIFORMS		52-520-56-00-5600	26.77
			10	ARAMARK#1591043501-UNIFORMS		51-510-56-00-5600	53.98
			11	ARAMARK#1591043501-UNIFORMS		52-520-56-00-5600	53.98
			12	ARAMARK#1591043501-UNIFORMS		01-410-56-00-5600	27.00
			13	ARAMARK#1591043500-UNIFORMS		79-790-56-00-5600	56.13
			14	ARAMARK#1591025558-UNIFORMS		79-790-56-00-5600	56.13
			15	ARAMARK#1591034470-UNIFORMS		79-790-56-00-5600	56.13
			16	ARAMARK#1591016562-UNIFORMS		79-790-56-00-5600	56.13
			17	KONICA-6/19-7/18 COPIER CHARGE		82-820-54-00-5462	13.97
			18	TRIBUNE-RIVERFEST ADVERTISING		79-795-54-00-5426	720.00
			19	TRIBUNE-RIVERFRONT IMPROVEMENT		72-720-60-00-6045	194.34
			20	BID AD		** COMMENT **	
			21	TRIBUNE-1995 MEADOWLARK REAR		90-106-00-00-0011	180.75
			22	YARD SETBACK VARIANCE		** COMMENT **	
			23	TRIBUNE-CASEY'S PUBLIC HEARING		90-105-00-00-0011	454.83
			24	TRIBUNE-RFQ FOR INSPECTION		01-220-54-00-5426	137.37
			25	COMPANY		** COMMENT **	
			26	TRIBUNE-CASEY'S REZONING,		90-105-00-00-0011	503.70
			27	SPECIAL USE & SIGN VARIANCE		** COMMENT **	
			28	APPLIED CONCEPTS-RADAR FOR 3		25-205-60-00-6070	3,711.00
			29	NEW SQUADS		** COMMENT **	
			30	VERIZON-JUL 2017 MOBILE PHONES		01-220-54-00-5440	257.88
			31	VERIZON-JUL 2017 MOBILE PHONES		01-210-54-00-5440	500.65
			32	VERIZON-JUL 2017 MOBILE PHONES		79-795-54-00-5440	72.98
			33	VERIZON-JUL 2017 MOBILE PHONES		51-510-54-00-5440	333.06
			34	VERIZON-JUL 2017 MOBILE PHONES		01-410-54-00-5440	71.68
			35	VERIZON-JUL 2017 MOBILE PHONES		52-520-54-00-5440	50.18
			36	EJ EQUIP#p06765-RIPSAW REPAIR		52-520-54-00-5495	265.15
			37	EJ EQUIP#P00576-VALVE REPAIR		52-520-54-00-5495	689.31
			38	EJ EQUIP#P06733-SEWER REPAIR		52-520-54-00-5495	395.02
						INVOICE TOTAL:	9,803.52 *
	092517-B.BEHRENS	08/31/17	01	AUGUST 2017 GASOLINE		79-790-56-00-5695	60.17
						INVOICE TOTAL:	60.17 *

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900050	FNBO FIRST NATIONAL BANK OMAHA				09/25/17		
	092517-B.OLSEM	08/31/17	01	WAREHOUSE DIRECT-PAPER		01-110-56-00-5610	174.60
			02	QUILL-LABLES		01-110-56-00-5610	34.98
			03	WAREHOUSE DIRECT-PAPER, PAPER		01-110-56-00-5610	39.68
			04	CLIPS, ADDING MACHINE ROLLS		** COMMENT **	
						INVOICE TOTAL:	249.26 *
	092517-B.OLSON	08/31/17	01	ICMA CONFERENCE REGISTRATION		01-110-54-00-5412	665.00
						INVOICE TOTAL:	665.00 *
	092517-B.REISINGER	08/31/17	01	AT&T U-VERSE-07/24-08/23 TOWN		79-795-54-00-5440	55.32
			02	SQUARE SIGN		** COMMENT **	
						INVOICE TOTAL:	55.32 *
	092517-D.DEBORD	08/31/17	01	AMAZON-CERTIFICATE HOLDERS		82-820-56-00-5610	12.99
			02	AMAZON PRIME MEMBERSHIP FEE		82-820-54-00-5460	10.99
			03	AMAZON-PHOTO BOOTH PROPS		82-820-56-00-5671	7.90
						INVOICE TOTAL:	31.88 *
	092517-E.DHUSE	08/31/17	01	NAPA#174779-HOSE CLAMP		01-410-56-00-5640	10.99
			02	NAPA#174875-OIL		01-410-56-00-5640	17.97
			03	NAPA#175474-SPLASH GUARDS		01-410-56-00-5628	39.98
			04	NAPA#176227-OIL FILTER		51-510-56-00-5628	5.39
			05	NAPA#176189-GEAR OIL		52-520-56-00-5628	17.98
			06	ROSEN HOTEL-PWX APWA NATIONAL		01-410-54-00-5415	631.76
			07	CONFERENCE LODGIING		** COMMENT **	
			08	ARAMARK#1591079601-UNIFORMS		01-410-56-00-5600	56.75
			09	ARAMARK#1591079601-UNIFORMS		51-510-56-00-5600	56.75
			10	ARAMARK#1591079601-UNIFORMS		52-520-56-00-5600	28.38
			11	ARAMARK#1591070531-UNIFORMS		01-410-56-00-5600	56.29
			12	ARAMARK#1591070531-UNIFORMS		51-510-56-00-5600	56.29
			13	ARAMARK#1591070531-UNIFORMS		52-520-56-00-5600	28.13
			14	ARAMARK#1591061436-UNIFORMS		01-410-56-00-5600	56.29
			15	ARAMARK#1591061436-UNIFORMS		51-510-56-00-5600	56.29
			16	ARAMARK#1591061436-UNIFORMS		52-520-56-00-5600	28.13
			17	NAPA#176748-OIL FILTERS		01-410-56-00-5628	26.95
			18	NAPA#174427-OIL		01-410-56-00-5628	17.37
			19	PWX APWA NATIONAL CONFERENCE		01-410-54-00-5415	73.84
			20	AIRPORT SHUTTLE		** COMMENT **	
						INVOICE TOTAL:	1,265.53 *
	092517-E.WILLRETT	08/31/17	01	2017 ICMA CONFERENCE		01-110-54-00-5412	665.00
			02	REGISTRATION		** COMMENT **	
						INVOICE TOTAL:	665.00 *
	092517-J.DYON	08/31/17	01	SAMS-PAPER TOWEL		01-110-56-00-5610	16.76

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900050	FNBO FIRST NATIONAL BANK OMAHA				09/25/17		
	092517-J.DYON	08/31/17	02	ICE & WATER REFRIGERATOR		01-110-56-00-5610	42.49
			03	FILTER		** COMMENT **	
						INVOICE TOTAL:	59.25 *
	092517-J.SLEEZER	08/31/17	01	PURPLE HEART WELCOME SIGN		01-410-56-00-5620	44.95
						INVOICE TOTAL:	44.95 *
	092517-J.WEISS	08/31/17	01	TARGET-ICE CREAM FOR BOOK-IT		82-820-56-00-5671	24.16
			02	TARGET-PRIZES FOR SUMMER		82-000-24-00-2480	32.87
			03	READING PRIZE BASKET		** COMMENT **	
			04	DOLLAR TREE-PRIZES FOR SUMMER		82-000-24-00-2480	8.00
			05	READING PRIZE BASKET		** COMMENT **	
						INVOICE TOTAL:	65.03 *
	092517-K.BARKSDALE	08/31/17	01	ADOBE CREATIVE CLOUD MONTHLY		01-220-56-00-5635	49.99
			02	LICENSE		** COMMENT **	
			03	LICENSE		** COMMENT **	
			04	APA MEMBERSHIP RENEWAL		01-220-54-00-5460	793.00
						INVOICE TOTAL:	842.99 *
	092517-K.LAWRENTZ	08/31/17	01	LONG SUPPLY-DEHUMIDIFIERS		51-510-56-00-5638	30.67
						INVOICE TOTAL:	30.67 *
	092517-L.HILT	08/31/17	01	DAVE AUTO#25507-BRAKE REPAIR		01-210-54-00-5495	554.00
			02	DAVE AUTO#25510-OIL CHANGE		01-210-54-00-5495	87.00
			03	DAVE AUTO#25512-MOUNT &		01-210-54-00-5495	210.00
			04	BALANCE TIRES		** COMMENT **	
			05	DAVE AUTO#25521-AC REPAIR		01-210-54-00-5495	820.00
			06	DAVE AUTO#25525-OIL CHANGE		01-210-54-00-5495	102.00
			07	DAVE AUTO#25524-REPLACE		01-210-54-00-5495	178.00
			08	STICKING EXPANSION VALVE		** COMMENT **	
			09	DAVE AUTO#25527-REPLACE		01-210-54-00-5495	295.00
			10	EXPANSION VALVE		** COMMENT **	
			11	DAVE AUTO#25528-TIRE REPAIR		01-210-54-00-5495	20.00
			12	DAVE AUTO#25543-REPLACE		01-210-54-00-5495	1,160.00
			13	RADIATOR		** COMMENT **	
			14	VERIZON-07/02-08/02 IN CAR		01-210-54-00-5440	532.36
			15	UNITS		** COMMENT **	
			16	DAVE AUTO#25551-OIL CHANGE		01-210-54-00-5495	112.00
			17	DISCOUNT 2-WAY-HANDHELD RADIO		01-210-56-00-5620	61.02
			18	DAVE AUTO#25576-TIRE REPAIR		01-210-54-00-5495	25.00
			19	DAVE AUTO#25585-SQUAD REPAIR		01-210-54-00-5495	215.00
			20	DAVE AUTO#25590-SQUAD REPAIR		01-210-54-00-5495	128.00
			21	DAVE AUTO#25592-SQUAD REPAIR		01-210-54-00-5495	455.00
			22	DAVE AUTO#25595-OIL CHANGE		01-210-54-00-5495	80.00

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900050	FNBO FIRST NATIONAL BANK OMAHA				09/25/17		
	092517-L.HILT	08/31/17	23	DAVE AUTO#25597-BRAKE REPAIR		01-210-54-00-5495	456.00
						INVOICE TOTAL:	5,490.38 *
	092517-L.PICKERING	08/31/17	01	QUILL-FOLDERS		01-110-56-00-5610	14.99
			02	IIMC ANNUAL MEMBERSHIP DUES		01-110-54-00-5460	160.00
						INVOICE TOTAL:	174.99 *
	092517-N.DECKER	08/31/17	01	ACCURINT-JULY SEARCHES		01-210-54-00-5462	90.55
			02	KENDALL PRINTING-NOTARY STAMP		01-210-54-00-5430	31.90
			03	MINER ELEC#263838-INSTALL		01-210-54-00-5495	525.00
			04	RADAR IN 3 CARS		** COMMENT **	
			05	AMAZON-MEMO BOOKS, PENS,		01-210-56-00-5610	39.44
			06	CLOROX WIPES		** COMMENT **	
			07	SHRED IT-08/02/17 ON SITE		01-210-54-00-5462	141.64
			08	SHREDDING		** COMMENT **	
			09	MINER ELEC#263839-REWIRE		01-210-54-00-5495	190.00
			10	CAMERA		** COMMENT **	
			11	MINER ELEC#263757-REPLACED		01-210-54-00-5495	142.50
			12	TURBO SERVICE KIT		** COMMENT **	
			13	COMCAST-08/08-09/07 CABLE		01-210-54-00-5440	4.23
			14	AT&T-07/25-08/24 SERVICE		01-210-54-00-5430	141.63
						INVOICE TOTAL:	1,306.89 *
	092517-P.RATOS	08/31/17	01	AUTOZONE-STEERING WHEEL COVER		01-220-56-00-5620	6.00
			02	ICC CERTIFICATE RENEWAL		01-220-54-00-5460	190.00
			03	AMAZON-STABILA 36548 IP65		01-220-56-00-5620	438.00
			04	LEVEL WITH CASE		** COMMENT **	
						INVOICE TOTAL:	634.00 *
	092517-R.FREDRICKSON	08/31/17	01	COMCAST-JULY 2017		82-820-54-00-5440	375.46
			02	INTERNET,PHONE & CABLE		** COMMENT **	
			03	COMCAST-AUG 2017 INTERNET,		82-820-54-00-5440	375.62
			04	PHONE & CABLE		** COMMENT **	
			05	COMCAST-7/24-8/23 INTERNET		01-110-54-00-5440	71.75
			06	COMCAST-7/24-8/23 INTERNET		01-220-54-00-5440	71.75
			07	COMCAST-7/24-8/23 INTERNET		01-120-54-00-5440	47.83
			08	COMCAST-7/24-8/23 INTERNET		79-790-54-00-5440	65.78
			09	COMCAST-7/24-8/23 INTERNET		01-210-54-00-5440	310.94
			10	COMCAST-7/24-8/23 INTERNET		79-795-54-00-5440	65.78
			11	COMCAST-7/24-8/23 INTERNET		52-520-54-00-5440	35.88
			12	COMCAST-7/24-8/23 INTERNET		01-410-54-00-5440	59.79
			13	COMCAST-7/24-8/23 INTERNET		51-510-54-00-5440	164.64
			14	COMCAST-7/24-8/23 CABLE&PHONE		79-790-54-00-5440	77.84
			15	NEWTEK-8/11-9/11 WEB UPKEEP		01-640-54-00-5450	15.95
						INVOICE TOTAL:	1,739.01 *

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900050	FNBO FIRST NATIONAL BANK OMAHA				09/25/17		
	092517-R.HARMON	08/31/17	01	CREATIVE TEACHING-CLASSROOM		79-795-56-00-5606	50.38
			02	AIDS		** COMMENT **	
			03	IKEA-STORAGE BOXES, TUMBLERS		79-795-56-00-5606	44.49
			04	MICHAELS-CLASSROOM SUPPLIES		79-795-56-00-5606	10.36
			05	AMAZON-GUARD EXTENSIONS		79-795-56-00-5606	24.99
			06	AMAZON-SCISSORS		79-795-56-00-5606	34.71
			07	AMAZON-RETRACTABLE GATE		79-795-56-00-5606	89.99
			08	WALMART-PRESCHOOL SUPPLIES		79-795-56-00-5606	188.56
			09	HOBBLY LOBBY-PRESCHOOL CRAFT		79-795-56-00-5606	92.26
			10	SUPPLIES		** COMMENT **	
			11	AMAZON-PLAY DOH, PITCHER		79-795-56-00-5606	35.42
			12	FILTERS, STICKY NOTES		** COMMENT **	
			13	LAKESHORE-PRESCHOOL CLASSROOM		79-795-56-00-5606	137.56
			14	AIDS		** COMMENT **	
			15	AMAZON-CLOROX WIPES		79-795-56-00-5606	38.10
			16	DISCOUNT SCHOOL SUPPLY-PAINT,		79-795-56-00-5606	53.90
			17	CONTRUCTION PAPER		** COMMENT **	
			18	AMAZON-WALL DECALS, TREAT BAGS		79-795-56-00-5606	50.51
			19	AMAZON-MASKING TAPE, ICE PACKS		79-795-56-00-5606	42.01
			20	TARGET-NOTEBOOKS, CRAYONS,		79-795-56-00-5606	38.37
			21	GLUE		** COMMENT **	
			22	SCHOLASTIC SUBSCRIPTION		79-795-56-00-5606	39.99
			23	AMAZON-DISPOSAL DIAPER SACKS,		79-795-56-00-5606	32.51
			24	BABY WIPES		** COMMENT **	
			25	MEASURED MOM-HANDWRITING		79-795-56-00-5606	6.00
			26	WORKSHEETS		** COMMENT **	
			27	AMAZON-APRONS		79-795-56-00-5606	10.54
			28	AMAZON-PLAY DOH, ASSORTED		79-795-56-00-5606	43.73
			29	BUTTONS		** COMMENT **	
						INVOICE TOTAL:	1,064.38 *
	092517-R.MIKOLASEK	08/31/17	01	DICKS SPORTING-SHOES		01-210-56-00-5600	99.99
			02	SRT TRAINING REGISTRATION FOR		01-210-54-00-5412	650.00
			03	2 OFFICERS		** COMMENT **	
						INVOICE TOTAL:	749.99 *
	092517-R.WRIGHT	08/31/17	01	COPLEY-EMPLOYEE DRUG TESTING		79-795-54-00-5462	200.00
			02	WAREHOUSE DIRECT-EMPLOYEE		01-110-56-00-5610	38.11
			03	RECORD FOLDERS		** COMMENT **	
			04	WAREHOUSE DIRECT-PENS		01-120-56-00-5610	8.19
			05	WAREHOUSE DIRECT-PENS		51-510-56-00-5620	10.48
			06	WAREHOUSE DIRECT-PENS		52-520-56-00-5620	5.29
						INVOICE TOTAL:	262.07 *
	092517-S.AUGUSTINE	08/31/17	01	TARGET-GIFT CARDS		82-000-24-00-2480	50.00

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900050	FNBO FIRST NATIONAL BANK OMAHA				09/25/17		
	092517-S.AUGUSTINE	08/31/17	02	NCG CINEMA-GIFT CARDS		82-000-24-00-2480	25.00
			03	PANERA-GIFT CARDS		82-000-24-00-2480	25.00
						INVOICE TOTAL:	100.00 *
	092517-S.IWANSKI	08/31/17	01	YORKVILLE POST OFFICE-POSTAGE		82-820-54-00-5452	13.10
						INVOICE TOTAL:	13.10 *
	092517-S.REDMON	08/31/17	01	ALL PRO SOUND-FITNESS HEADSET		79-795-56-00-5606	179.99
			02	MINUTE KEYS-INSTRUCTOR KEYS		79-795-56-00-5606	17.39
			03	4 IMPRINT-HTD 2017 WRISTBANDS		79-795-56-00-5602	447.98
			04	KENDALL PRINTING-ENVELOPES		79-795-56-00-5610	135.50
						INVOICE TOTAL:	780.86 *
	092517-S.REMUS	08/31/17	01	FACEBOOK ADVERTISING POSTS		79-795-54-00-5426	42.55
			02	CPRP CERTIFICATION RENEWAL		79-795-54-00-5460	60.00
			03	HAMPTON INN-HTDF 2017		79-795-56-00-5602	594.05
			04	SHAW TENTS-HTD 2017 TENTS		79-795-56-00-5602	1,400.00
			05	FACEBOOK HTD BOOSTS		79-795-56-00-5602	50.14
						INVOICE TOTAL:	2,146.74 *
	092517-S.SLEEZER	08/31/17	01	HOME DEPO-FALL DECOR		79-790-56-00-5620	25.96
						INVOICE TOTAL:	25.96 *
	092517-T.EVANS	08/31/17	01	NRPA MEMBERSHIP DUE RENEWAL		79-795-54-00-5460	650.00
						INVOICE TOTAL:	650.00 *
	092517-T.KLINGEL	08/31/17	01	UNDER ARMOUR-MENS HIKING		01-210-56-00-5600	148.74
			02	LEATHER BOOTS		** COMMENT **	
			03	2017 FBI STATE TRAINER ACEDEMY		01-210-54-00-5412	617.70
			04	FOR HART & KLINGEL		** COMMENT **	
			05	TRAINING LODGING DEPSOIT FOR		01-210-54-00-5415	197.58
			06	HART & KLINGEL		** COMMENT **	
			07	REGISTRATION FOR SCHOOL OF		01-210-54-00-5412	7,600.00
			08	POLICE & STAFF COMMAND FOR		** COMMENT **	
			09	HUNTER & PFIZENMAIER		** COMMENT **	
						INVOICE TOTAL:	8,564.02 *
	092517-T.KONEN	08/31/17	01	RIVERVIEW-REMOVED AND		51-510-54-00-5490	271.49
			02	REPLACED IDLER PULLEY,		** COMMENT **	
			03	TENSIONER AND BELT		** COMMENT **	
			04	HOME DEPO-QUICK CONNECT UNION		51-510-56-00-5638	15.92
						INVOICE TOTAL:	287.41 *
	092517-T.NELSON	08/31/17	01	FREEMANS SPORTS-BAIT		79-795-56-00-5606	16.50
			02	POLE PADS FOR 102 E VAN EMMOM		79-795-56-00-5606	1,022.00

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
900050	FNBO FIRST NATIONAL BANK OMAHA				09/25/17			
	092517-T.NELSON	08/31/17	03	WALMART-WHISTLES, NEEDLES		79-795-56-00-5606	19.18	
			04	WALMART-WHISTLES, STOPWATCHES		79-795-56-00-5606	29.46	
			05	JEWEL-WATER		79-795-56-00-5607	7.50	
			06	WALMART-BROOMS		79-795-56-00-5606	28.41	
			07	AMERICAN LEGION HALL RENTAL		79-795-56-00-5606	300.00	
			08	SFO-SOCCER REFEREE JERSEYS		79-795-56-00-5606	26.98	
						INVOICE TOTAL:	1,450.03 *	
	092517-T.SOELKE	08/31/17	01	GRAPER-RAINTREE LIFT RADIATOR		52-520-56-00-5613	506.76	
			02	REPAIR		** COMMENT **		
			03	CC PROCESSING FEE		01-120-54-00-5462	39.00	
						INVOICE TOTAL:	545.76 *	
	092517-UCOY	08/31/17	01	ADVANCED DISPOSAL JULY 2017		01-540-54-00-5442	105,963.00	
			02	REFUSE SERVICE		** COMMENT **		
			03	ADVANCED DISPOSAL JULY 2017		01-540-54-00-5441	2,442.00	
			04	SENIOR REFUSE SERVICE		** COMMENT **		
			05	ADVANCED DISPOSAL JULY 2017		01-540-54-00-5441	107.25	
			06	SENIOR CIRCUIT BREAKER REFUSE		** COMMENT **		
			07	SERVICE		** COMMENT **		
						INVOICE TOTAL:	108,512.25 *	
						CHECK TOTAL:		148,348.37
						TOTAL AMOUNT PAID:		148,348.37

INVOICES DUE ON/BEFORE 09/26/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525710	ACTION	ACTION GRAPHIX LTD							
	2693		08/30/17	01	PUMPKIN PULL BANNER	79-795-56-00-5606		60.00	
						INVOICE TOTAL:		60.00	*
						CHECK TOTAL:		60.00	
525711	ADVAAUTO	ADVANCED AUTOMATION & CONTROLS							
	17-2729		09/01/17	01	COUNTRYSIDE LIFT REPAIR	52-520-54-00-5444		880.00	
				02	WELL 9 REPAIR	51-510-54-00-5445		840.00	
						INVOICE TOTAL:		1,720.00	*
						CHECK TOTAL:		1,720.00	
525712	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC							
	0717210-IN		08/14/17	01	ELECTRONIC SIGN BALLAST	23-216-56-00-5656		70.88	
						INVOICE TOTAL:		70.88	*
	0717259-IN		08/24/17	01	BATTERY	52-520-56-00-5613		119.70	
						INVOICE TOTAL:		119.70	*
	0718276-IN		08/18/17	01	BATTERY	23-216-56-00-5656		15.98	
						INVOICE TOTAL:		15.98	*
						CHECK TOTAL:		206.56	
525713	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC							
	0721507-IN		09/01/17	01	PHOTOCONTROLS, LAMPS	15-155-56-00-5642		348.24	
						INVOICE TOTAL:		348.24	*
						CHECK TOTAL:		348.24	
525714	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC							

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
525714	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC					
	0721644-IN	09/05/17	01	BALLAST KITS	15-155-56-00-5642		164.71
					INVOICE TOTAL:		164.71 *
					CHECK TOTAL:		164.71
525715	AREAREST	AREA RESTROOM SOLUTIONS					
	17080	06/27/17	01	BRISTOL BAY SOCCER PORT-O-LETS	79-795-56-00-5620		364.00
					INVOICE TOTAL:		364.00 *
					CHECK TOTAL:		364.00
525716	ARNESON	ARNESON OIL COMPANY					
	196019	08/21/17	01	DIESEL FUEL	01-410-56-00-5695		317.58
			02	DIESEL FUEL	51-510-56-00-5695		317.58
			03	DIESEL FUEL	52-520-56-00-5695		317.57
					INVOICE TOTAL:		952.73 *
	196930	08/31/17	01	BIO-DIESEL FUEL	01-410-56-00-5695		638.85
			02	BIO-DIESEL FUEL	51-510-56-00-5695		638.85
			03	BIO-DIESEL FUEL	52-520-56-00-5695		638.84
					INVOICE TOTAL:		1,916.54 *
					CHECK TOTAL:		2,869.27
525717	ATLAS	ATLAS BOBCAT					
	674551	08/24/17	01	INSTALLED NEW ACTUATOR	01-410-54-00-5490		1,126.95
					INVOICE TOTAL:		1,126.95 *
					CHECK TOTAL:		1,126.95
525718	BARCA	BARCA ENTERPRISES, INC.					

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525718	BARCA	BARCA ENTERPRISES, INC.						
	100167	09/07/17	01	10/01/17-09/31/18 OFFENDER	01-210-54-00-5460		330.00	
			02	REGISTRATION SYSTEM	** COMMENT **			
			03	MAINTENANCE SUPPORT & UPGRADES	** COMMENT **			
					INVOICE TOTAL:		330.00	*
					CHECK TOTAL:		330.00	
525719	BATTERYS	BATTERY SERVICE CORPORATION						
	0028303	09/01/17	01	BATTERY	01-410-56-00-5628		91.29	
					INVOICE TOTAL:		91.29	*
					CHECK TOTAL:		91.29	
525720	BCBS	BLUE CROSS BLUE SHIELD						
	090917	09/09/17	01	OCT 2017 HEALTH INS	01-110-52-00-5216		10,422.08	
			02	OCT 2017 HEALTH INS	01-120-52-00-5216		4,056.62	
			03	OCT 2017 HEALTH INS	01-210-52-00-5216		51,693.63	
			04	OCT 2017 HEALTH INS	01-220-52-00-5216		5,325.68	
			05	OCT 2017 HEALTH INS	01-410-52-00-5216		10,261.20	
			06	OCT 2017 HEALTH INS	01-640-52-00-5240		7,247.15	
			07	OCT 2017 HEALTH INS	79-790-52-00-5216		12,082.44	
			08	OCT 2017 HEALTH INS	79-795-52-00-5216		6,433.61	
			09	OCT 2017 HEALTH INS	51-510-52-00-5216		11,129.29	
			10	OCT 2017 HEALTH INS	52-520-52-00-5216		4,032.08	
			11	OCT 2017 HEALTH INS	82-820-52-00-5216		4,691.15	
					INVOICE TOTAL:		127,374.93	*
					CHECK TOTAL:		127,374.93	
525721	BLACKDOG	BLACK DOG DISTILLERY, LLC						
	1020	09/13/17	01	HOMETOWN DAYS DISTILLERY	79-795-56-00-5602		358.00	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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INVOICES DUE ON/BEFORE 09/26/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
525721	BLACKDOG	BLACK DOG DISTILLERY, LLC						
	1020		09/13/17	02	TASTING REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		358.00 *
						CHECK TOTAL:		358.00
525722	CALLONE	UNITED COMMUNICATION SYSTEMS						
	1010-7980-0000-0917		09/15/17	01	AUG 2017 ADMIN LINES	01-110-54-00-5440		377.32
				02	AUG 2017 CITY HALL NORTEL	01-110-54-00-5440		148.67
				03	AUG 2017 CITY HALL NORTEL	01-210-54-00-5440		148.67
				04	AUG 2017 CITY HALL NORTEL	51-510-54-00-5440		148.67
				05	AUG 2017 POLICE LINES	01-210-54-00-5440		884.66
				06	AUG 2017 CITY HALL FIRE	01-210-54-00-5440		165.08
				07	AUG 2017 CITY HALL FIRE	01-110-54-00-5440		165.08
				08	AUG 2017 PUBLIC WORKS LINES	51-510-54-00-5440		1,735.43
				09	AUG 2017 TRAFFIC SIGNAL	01-410-54-00-5435		48.80
				10	MAINTENANCE	** COMMENT **		
				11	AUG 2017 PARKS LINES	79-790-54-00-5440		51.99
				12	AUG 2017 RECREATION LINES	79-795-54-00-5440		185.45
						INVOICE TOTAL:		4,059.82 *
						CHECK TOTAL:		4,059.82
525723	CENTRALL	CENTRAL LIMESTONE COMPANY, INC						
	10805		09/01/17	01	GRAVEL	72-720-60-00-6043		2,861.93
						INVOICE TOTAL:		2,861.93 *
						CHECK TOTAL:		2,861.93
525724	CHITRIB	CHICAGO TRIBUNE						
	003366039		09/13/17	01	HOMETOWN DAYS ADVERTISING	79-795-56-00-5602		720.00
						INVOICE TOTAL:		720.00 *
						CHECK TOTAL:		720.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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525725	CIVICPLS	ICON ENTERPRISES, INC							
	166674		08/31/17	01	3 DAYS OF ON-SITE TRAINING	01-110-54-00-5412		8,800.00	
						INVOICE TOTAL:		8,800.00	*
						CHECK TOTAL:		8,800.00	
525726	COMCAST	COMCAST CABLE							
	8771200660159803-817		08/05/17	01	08-12-09/11 CABLE	01-110-54-00-5440		31.34	
						INVOICE TOTAL:		31.34	*
						CHECK TOTAL:		31.34	
525727	COMED	COMMONWEALTH EDISON							
	0185079109-0817		08/28/17	01	07/28-08/28 420 FAIRHAVEN	52-520-54-00-5480		130.57	
						INVOICE TOTAL:		130.57	*
						CHECK TOTAL:		130.57	
525728	COMED	COMMONWEALTH EDISON							
	0435113116-0817		08/31/17	01	08/01-08/30 RT23 & BEECHER	15-155-54-00-5482		50.55	
						INVOICE TOTAL:		50.55	*
						CHECK TOTAL:		50.55	
525729	COMED	COMMONWEALTH EDISON							
	0663112230-0817		09/05/17	01	08/01-0829 103 1/2 BEAVER	51-510-54-00-5480		38.86	
						INVOICE TOTAL:		38.86	*
	0908014004-0817		08/30/17	01	08/01-08/30 6780 RT47	51-510-54-00-5480		45.39	
						INVOICE TOTAL:		45.39	*
						CHECK TOTAL:		84.25	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525730	COMED	COMMONWEALTH EDISON							
	0966038077-0817		08/25/17	01	07/27-08/25 456 KENNEDY RD	15-155-54-00-5482		81.24	
				02	07/27-08/25 456 KENNEDY RD	01-410-54-00-5482		3.07	
						INVOICE TOTAL:		84.31	*
						CHECK TOTAL:			84.31
525731	COMED	COMMONWEALTH EDISON							
	1407125045-817		08/30/17	01	08/03-08/30 FOXHILL 7 LIFT	52-520-54-00-5480		73.74	
						INVOICE TOTAL:		73.74	*
						CHECK TOTAL:			73.74
525732	COMED	COMMONWEALTH EDISON							
	1613010022-0717		08/14/17	01	07/14-08/14 BALLFIELDS	79-795-54-00-5480		434.02	
						INVOICE TOTAL:		434.02	*
						CHECK TOTAL:			434.02
525733	COMED	COMMONWEALTH EDISON							
	2019099044-0817		09/02/17	01	07/13-08/11 BRIDGE ST WELL	51-510-54-00-5480		44.56	
						INVOICE TOTAL:		44.56	*
						CHECK TOTAL:			44.56
525734	COMED	COMMONWEALTH EDISON							
	2947052031-0817		08/28/17	01	07/28-08/28 RIVER & RT47	15-155-54-00-5482		269.32	
						INVOICE TOTAL:		269.32	*
						CHECK TOTAL:			269.32
525735	COMED	COMMONWEALTH EDISON							

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525735	COMED COMMONWEALTH EDISON						
	2961017043-0817	08/25/17	01	07/27-08/25 PRESTWICK LIFT	52-520-54-00-5480		95.08
					INVOICE TOTAL:		95.08 *
	3119142025-0817	08/25/17	01	07/27-08/25 VAN EMMON LOT	01-410-54-00-5482		16.76
					INVOICE TOTAL:		16.76 *
	4085080033-0817	08/29/17	01	07/27-08/29 1991 CANNONBALL TR	51-510-54-00-5480		147.88
					INVOICE TOTAL:		147.88 *
	4449087016-0817	09/02/17	01	07/27-08/28 MISC LIFT STATIONS	52-520-54-00-5480		827.58
					INVOICE TOTAL:		827.58 *
	4475093053-0817	08/28/17	01	07/28-08/28 610 TOWER LANE	51-510-54-00-5480		182.36
					INVOICE TOTAL:		182.36 *
					CHECK TOTAL:		1,269.66
525736	COMED COMMONWEALTH EDISON						
	6819027011-0817	09/01/17	01	07/27-08/28 PR BUILDINGS	79-795-54-00-5480		380.53
					INVOICE TOTAL:		380.53 *
					CHECK TOTAL:		380.53
525737	COMED COMMONWEALTH EDISON						
	7110074020-0817	08/29/17	01	07/27-08/29 104 E VAN EMMON	01-110-54-00-5480		409.64
					INVOICE TOTAL:		409.64 *
	7982120022-0817	08/28/17	01	07/28-08/28 609 N BRIDGE	01-110-54-00-5480		17.23
					INVOICE TOTAL:		17.23 *
					CHECK TOTAL:		426.87
525738	COMMTIRE COMMERCIAL TIRE SERVICE						

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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525738	COMMTIRE	COMMERCIAL TIRE SERVICE							
	3330015978		09/07/17	01	12 NEW TIRES	01-210-54-00-5495		1,744.60	
						INVOICE TOTAL:		1,744.60	*
						CHECK TOTAL:		1,744.60	
525739	COREMAIN	CORE & MAIN LP							
	H746807		09/05/17	01	METERS, WIRE	51-510-56-00-5664		337.47	
						INVOICE TOTAL:		337.47	*
						CHECK TOTAL:		337.47	
525740	COXLAND	COX LANDSCAPING LLC							
	1279		09/05/17	01	SUNFLOWER ESTATES AUG 2017	12-112-54-00-5495		450.00	
				02	MOWING	** COMMENT **			
						INVOICE TOTAL:		450.00	*
	1280		09/05/17	01	FOX HILL AUG 2017 MOWING	11-111-54-00-5495		476.10	
						INVOICE TOTAL:		476.10	*
	1327		09/07/17	01	SUNFLOWER ESTATES FERTILIZING	12-112-54-00-5495		704.50	
						INVOICE TOTAL:		704.50	*
	1328		09/07/17	01	FOX HILL SUBDIVISION	11-111-54-00-5495		966.50	
				02	FERTILIZING	** COMMENT **			
						INVOICE TOTAL:		966.50	*
	1335		09/11/17	01	SUNFLOWER ESTATES TREE	12-112-54-00-5495		747.00	
				02	TRIMMING AND WEED PULLING	** COMMENT **			
						INVOICE TOTAL:		747.00	*
						CHECK TOTAL:		3,344.10	
525741	DEARNATI	DEARBORN NATIONAL LIFE							

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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525741	DEARNATI DEARBORN NATIONAL LIFE						
	090817-LIFE	09/08/17	01	OCT 2017 LIFE INS	01-110-52-00-5222		89.60
			02	OCT 2017 LIFE INS	01-110-52-00-5236		9.28
			03	OCT 2017 LIFE INS	01-120-52-00-5222		27.84
			04	OCT 2017 LIFE INS	01-210-52-00-5222		579.00
			05	OCT 2017 LIFE INS	01-220-52-00-5222		41.48
			06	OCT 2017 LIFE INS	01-410-52-00-5222		135.90
			07	OCT 2017 LIFE INS	79-790-52-00-5222		78.17
			08	OCT 2017 LIFE INS	79-795-52-00-5222		60.94
			09	OCT 2017 LIFE INS	51-510-52-00-5222		79.29
			10	OCT 2017 LIFE INS	52-520-52-00-5222		74.13
			11	OCT 2017 LIFE INS	82-820-52-00-5222		27.84
					INVOICE TOTAL:		1,203.47 *
	090817-VISION	09/08/17	01	OCT 2017 VISION INS	01-110-52-00-5224		97.30
			02	OCT 2017 VISION INS	01-120-52-00-5224		58.95
			03	OCT 2017 VISION INS	01-210-52-00-5224		537.74
			04	OCT 2017 VISION INS	01-220-52-00-5224		65.35
			05	OCT 2017 VISION INS	01-410-52-00-5224		53.99
			06	OCT 2017 VISION INS	01-640-52-00-5242		70.13
			07	OCT 2017 VISION INS	79-790-52-00-5224		114.89
			08	OCT 2017 VISION INS	79-795-52-00-5224		37.77
			09	OCT 2017 VISION INS	51-510-52-00-5224		101.48
			10	OCT 2017 VISION INS	52-520-52-00-5224		49.48
			11	OCT 2017 VISION INS	82-820-52-00-5224		45.71
					INVOICE TOTAL:		1,232.79 *
					CHECK TOTAL:		2,436.26
525742	DECKER DECKER SUPPLY CO, INC						
	897722	08/31/17	01	STREET SIGN ANCHORS	15-155-56-00-5619		507.50
					INVOICE TOTAL:		507.50 *
					CHECK TOTAL:		507.50

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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525743	DHUSEE DHUSE, ERIC						
	090117	09/01/17	01	PUBLIC WORKS ASSOCIATION	51-510-54-00-5415		297.33
			02	CONFERENCE MEAL, MILEAGE,	** COMMENT **		
			03	BAGGAGE AND PARKING	** COMMENT **		
			04	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		297.33 *
					CHECK TOTAL:		297.33
525744	DYNEGY DYNEGY ENERGY SERVICES						
	266978917071	08/30/17	01	06/30-07/26 2921 BRISTOL RDG	51-510-54-00-5480		4,453.86
					INVOICE TOTAL:		4,453.86 *
	266979017081	08/30/17	01	07/03-07/31 420 FAIRHAVEN	51-510-54-00-5480		63.59
					INVOICE TOTAL:		63.59 *
	266979017091	09/01/17	01	08/01-08/29 420 FAIRHAVEN	51-510-54-00-5480		69.41
					INVOICE TOTAL:		69.41 *
	266979117081	08/29/17	01	07/31-08/24 2224 TREMONT	51-510-54-00-5480		5,267.94
					INVOICE TOTAL:		5,267.94 *
	266979217091	08/30/17	01	07/28-08/27 610 TOWER WELL	51-510-54-00-5480		6,670.08
					INVOICE TOTAL:		6,670.08 *
					CHECK TOTAL:		16,524.88
525745	ELEVATOR ELEVATOR INSPECTION SERVICE						
	70249	08/07/17	01	ELEVATOR INSPECTION	01-220-54-00-5459		75.00
					INVOICE TOTAL:		75.00 *
					CHECK TOTAL:		75.00
525746	EMG EMG						

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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525746	EMG	EMG							
	VIS08554-001R		06/20/17	01	YORKVILLE FACILITY CONDITION	23-216-54-00-5446		26,207.00	
				02	ASSESSMENT	** COMMENT **			
						INVOICE TOTAL:		26,207.00	*
						CHECK TOTAL:		26,207.00	
525747	FARREN	FARREN HEATING & COOLING							
	10385		09/05/17	01	ADD FREON TO PD UNIT	23-216-54-00-5446		125.00	
						INVOICE TOTAL:		125.00	*
						CHECK TOTAL:		125.00	
525748	FIRST	FIRST PLACE RENTAL							
	286916-1		08/29/17	01	STAKES	01-410-56-00-5620		85.00	
						INVOICE TOTAL:		85.00	*
						CHECK TOTAL:		85.00	
525749	FLATSOS	RAQUEL HERRERA							
	5701		09/12/17	01	4 TIRES	51-510-56-00-5628		170.00	
						INVOICE TOTAL:		170.00	*
						CHECK TOTAL:		170.00	
525750	FLEX	FLEX BENEFIT SERVICE CORP.							
	12412-FSA		09/11/17	01	AUG 2017 FSA ADMIN FEES	01-110-52-00-5216		8.00	
				02	AUG 2017 FSA ADMIN FEES	01-120-52-00-5216		8.00	
				03	AUG 2017 FSA ADMIN FEES	01-210-52-00-5216		36.00	
				04	AUG 2017 FSA ADMIN FEES	01-220-52-00-5216		4.00	
				05	AUG 2017 FSA ADMIN FEES	01-410-52-00-5216		4.00	

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525750	FLEX	FLEX BENEFIT SERVICE CORP.						
	12412-FSA	09/11/17	06	AUG 2017 FSA ADMIN FEES	51-510-52-00-5216		8.00	
			07	AUG 2017 FSA ADMIN FEES	52-520-52-00-5216		4.00	
			08	AUG 2017 FSA ADMIN FEES	01-640-52-00-5240		4.00	
			09	AUG 2017 FSA ADMIN FEES	82-820-52-00-5216		4.00	
					INVOICE TOTAL:		80.00	*
	12412-HRA	09/11/17	01	AUG 2017 HRA ADMIN FEES	01-110-52-00-5216		20.00	
			02	AUG 2017 HRA ADMIN FEES	01-120-52-00-5216		10.00	
			03	AUG 2017 HRA ADMIN FEES	01-210-52-00-5216		100.00	
			04	AUG 2017 HRA ADMIN FEES	01-220-52-00-5216		20.00	
			05	AUG 2017 HRA ADMIN FEES	01-410-52-00-5216		6.67	
			06	AUG 2017 HRA ADMIN FEES	79-790-52-00-5216		27.50	
			07	AUG 2017 HRA ADMIN FEES	79-795-52-00-5216		22.50	
			08	AUG 2017 HRA ADMIN FEES	51-510-52-00-5216		21.67	
			09	AUG 2017 HRA ADMIN FEES	52-520-52-00-5216		6.66	
			10	AUG 2017 HRA ADMIN FEES	01-640-52-00-5240		30.00	
			11	AUG 2017 HRA ADMIN FEES	82-820-52-00-5216		15.00	
					INVOICE TOTAL:		280.00	*
					CHECK TOTAL:			360.00
525751	FOXVALLE	FOX VALLEY TROPHY & AWARDS						
	34489	09/01/17	01	HTD CAR SHOW TROPHIES	79-795-56-00-5602		694.80	
					INVOICE TOTAL:		694.80	*
	34494	09/06/17	01	HTD CAR SHOW TROPHIES	79-795-56-00-5602		27.20	
					INVOICE TOTAL:		27.20	*
					CHECK TOTAL:			722.00
525752	GRAINCO	GRAINCO FS., INC.						
	79002195	07/30/17	01	TIRES	01-410-54-00-5490		238.67	
					INVOICE TOTAL:		238.67	*

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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525752	GRAINCO	GRAINCO FS., INC.							
	79005622		04/17/17	01	TIRES	01-410-54-00-5490		224.00	
						INVOICE TOTAL:		224.00	*
						CHECK TOTAL:		462.67	
525753	HARRIS	HARRIS COMPUTER SYSTEMS							
	XT00006116		07/31/17	01	MYGOVHUB FEES - JULY 2017	01-120-54-00-5462		144.62	
				02	MYGOVHUB FEES - JULY 2017	51-510-54-00-5462		185.18	
				03	MYGOVHUB FEES - JULY 2017	52-520-54-00-5462		93.45	
						INVOICE TOTAL:		423.25	*
						CHECK TOTAL:		423.25	
525754	HAWKINS	HAWKINS INC							
	4131461		08/11/17	01	CHEMICALS	51-510-56-00-5638		1,486.77	
						INVOICE TOTAL:		1,486.77	*
						CHECK TOTAL:		1,486.77	
525755	HENDERSO	HENDERSON PRODUCTS, INC.							
	256289		08/16/17	01	NEW HYDRAULIC TANK, FITTINGS &	01-410-54-00-5490		5,172.69	
				02	VALVE BLOCK	** COMMENT **			
						INVOICE TOTAL:		5,172.69	*
						CHECK TOTAL:		5,172.69	
525756	HIFIEVEN	HI FI EVENTS, INC.							
	YHD090117		09/04/17	01	IN-EAR MONITOR SYSTEM	79-795-56-00-5602		1,700.00	
						INVOICE TOTAL:		1,700.00	*
						CHECK TOTAL:		1,700.00	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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525757	HOMEDEPO	HOME DEPOT							
	1142785		09/25/17	01	COPPER RODS & CLAMPS	88-880-60-00-6000		27.80	
						INVOICE TOTAL:		27.80	*
						CHECK TOTAL:		27.80	
525758	ILTRUCK	ILLINOIS TRUCK MAINTENANCE, IN							
	027971		08/31/17	01	BRAKE REPAIR	01-410-54-00-5490		1,668.92	
						INVOICE TOTAL:		1,668.92	*
						CHECK TOTAL:		1,668.92	
525759	IMAGEPLU	IMAGE PLUS							
	32900		08/16/17	01	HTD STAFF PULL OVERS & SHIRTS	79-795-56-00-5602		226.15	
						INVOICE TOTAL:		226.15	*
						CHECK TOTAL:		226.15	
525760	IMPERINV	IMPERIAL INVESTMENTS							
	JULY 2017 REBATE		09/11/17	01	JULY 2017 BUSINESS DISTRICT	01-000-24-00-2488		3,483.79	
				02	REBATE	** COMMENT **			
						INVOICE TOTAL:		3,483.79	*
						CHECK TOTAL:		3,483.79	
525761	INGEMUNS	INGEMUNSON LAW OFFICES LTD							
	4574		09/01/17	01	07/31, 08/07 & 08/21 ADMIN	01-210-54-00-5467		500.00	
				02	HEARINGS	** COMMENT **			
						INVOICE TOTAL:		500.00	*
						CHECK TOTAL:		500.00	

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525762	INNOVATI	INNOVATIVE UNDERGROUND, LLC							
	081417		08/14/17	01	SANITARY MANHOLE @ ORANGE	52-520-54-00-5495		1,500.00	
				02	AND MAIN	** COMMENT **			
						INVOICE TOTAL:		1,500.00	*
						CHECK TOTAL:			1,500.00
525763	INTERDEV	INTERDEV, LLC							
	MSP-1012605		08/31/17	01	AUGUST 2017 MONTHLY BILLING	01-640-54-00-5450		2,691.00	
						INVOICE TOTAL:		2,691.00	*
						CHECK TOTAL:			2,691.00
525764	JOHNSOIL	JOHNSON OIL COMPANY IL							
	1976365		09/01/17	01	AUG 2017 GASOLINE	01-210-56-00-5695		19.18	
						INVOICE TOTAL:		19.18	*
						CHECK TOTAL:			19.18
525765	JUSTSAFE	JUST SAFETY, LTD							
	28793		08/15/17	01	FIRST AID SUPPLIES	52-520-56-00-5620		31.95	
						INVOICE TOTAL:		31.95	*
						CHECK TOTAL:			31.95
525766	KCRECORD	SHAW SUBURBAN MEDIA GROUP							
	08/2017		08/31/17	01	HOMETOWN DAYS ADVERTISING	79-795-56-00-5602		1,552.00	
						INVOICE TOTAL:		1,552.00	*
						CHECK TOTAL:			1,552.00
525767	KCSHERIF	KENDALL CO. SHERIFF'S OFFICE							

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525767	KCSHERIF KENDALL CO. SHERIFF'S OFFICE							
	AUGUST 2017-GRUNDY	09/11/17	01	GRUNDY COUNTY FTA BOND FEE	01-000-24-00-2412		70.00	
			02	REIMBURSEMENT ** COMMENT **				
					INVOICE TOTAL:		70.00	*
					CHECK TOTAL:			70.00
525768	KENDCROS KENDALL CROSSING, LLC							
	BD REBATE 07/17	09/11/17	01	JULY 2017 BUSINESS DISTRICT	01-000-24-00-2487		980.22	
			02	REBATE ** COMMENT **				
					INVOICE TOTAL:		980.22	*
					CHECK TOTAL:			980.22
525769	KONICA KONICA MINOLTA							
	30805457	09/11/17	01	9/1/17-10/1/17 COPIER LEASE	01-110-54-00-5485		175.19	
			02	9/1/17-10/1/17 COPIER LEASE	01-120-54-00-5485		140.15	
			03	9/1/17-10/1/17 COPIER LEASE	01-220-54-00-5485		260.98	
			04	9/1/17-10/1/17 COPIER LEASE	01-210-54-00-5485		366.84	
			05	9/1/17-10/1/17 COPIER LEASE	01-410-54-00-5485		35.29	
			06	9/1/17-10/1/17 COPIER LEASE	51-510-54-00-5485		35.29	
			07	9/1/17-10/1/17 COPIER LEASE	52-520-54-00-5485		35.29	
			08	9/1/17-10/1/17 COPIER LEASE	79-790-54-00-5485		130.49	
			09	9/1/17-10/1/17 COPIER LEASE	79-795-54-00-5485		130.48	
					INVOICE TOTAL:		1,310.00	*
					CHECK TOTAL:			1,310.00
525770	LAYNE LAYNE CHRISTENSEN COMPANY							
	92080531	08/22/17	01	WELL 9 EMERGENCY REPAIR	51-510-60-00-6022		19,825.00	
					INVOICE TOTAL:		19,825.00	*
	92081068	09/07/17	01	WELL 9 EMERGENCY REPAIR	51-510-60-00-6022		25,863.50	
					INVOICE TOTAL:		25,863.50	*
					CHECK TOTAL:			45,688.50

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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525771	MENLAND	MENARDS - YORKVILLE							
	89809		08/28/17	01	LIGHTBULBS	01-210-56-00-5640		39.88	
						INVOICE TOTAL:		39.88	*
	89905		08/29/17	01	TOP RAIL	51-510-56-00-5638		7.89	
						INVOICE TOTAL:		7.89	*
	89927		08/29/17	01	SCREWDRIVER DRILL TIPS, DUCT	51-510-56-00-5638		4.97	
				02	SEALER	** COMMENT **			
						INVOICE TOTAL:		4.97	*
	89998		08/30/17	01	FLATHOOK PADDED TIEDOWN	52-520-56-00-5630		47.94	
						INVOICE TOTAL:		47.94	*
	90000		08/30/17	01	BUG KILLER	01-410-56-00-5620		4.98	
						INVOICE TOTAL:		4.98	*
						CHECK TOTAL:			105.66
525772	MENLAND	MENARDS - YORKVILLE							
	90032		08/30/17	01	GARBAGE BAGS, TOWELS, BRUSH,	79-795-56-00-5620		55.26	
				02	CLEANING SUPPLIES, DUCK TAPE,	** COMMENT **			
				03	BUNGEE	** COMMENT **			
						INVOICE TOTAL:		55.26	*
						CHECK TOTAL:			55.26
525773	MENLAND	MENARDS - YORKVILLE							
	90043		08/30/17	01	WRENCH SET, ELECTRICAL TAPE,	51-510-56-00-5630		16.92	
				02	UTILITY BLADES, KNIFE, ANCHORS	** COMMENT **			
						INVOICE TOTAL:		16.92	*
	90101		08/31/17	01	PVC PIPE, PVC CEMENT, PRIMER,	01-410-56-00-5620		23.25	

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525773	MENLAND	MENARDS - YORKVILLE							
	90101		08/31/17	02	STENCILS, ELBOW, COUPLING	** COMMENT **			
							INVOICE TOTAL:	23.25	*
	90102		08/31/17	01	PAINT THINNER	52-520-56-00-5620		6.77	
							INVOICE TOTAL:	6.77	*
	90116		08/31/17	01	SOCKET	51-510-56-00-5630		8.99	
							INVOICE TOTAL:	8.99	*
	90138		08/31/17	01	PVC COUPLING	52-520-56-00-5620		0.88	
							INVOICE TOTAL:	0.88	*
	90195		09/01/17	01	PLUGS, BLOW GUN, PAPER TOWELS	52-520-56-00-5620		42.88	
							INVOICE TOTAL:	42.88	*
	90222		09/01/17	01	TIEDOWN	01-210-56-00-5620		17.98	
							INVOICE TOTAL:	17.98	*
	90233		09/01/17	01	CLAMPS, CONNECTORS, CORD	51-510-56-00-5638		10.86	
							INVOICE TOTAL:	10.86	*
	90815		09/07/17	01	CLEANER, HANDLE, BRUSH	51-510-56-00-5638		33.66	
							INVOICE TOTAL:	33.66	*
	90817		09/07/17	01	MORTAR MIX	51-510-56-00-5640		7.94	
							INVOICE TOTAL:	7.94	*
	90904		09/08/17	01	BROOM, FLOOR SQUEEGEES, HOOKS	52-520-54-00-5430		80.74	
							INVOICE TOTAL:	80.74	*
	90929		09/08/17	01	SCOUR PADS	51-510-56-00-5638		7.56	
							INVOICE TOTAL:	7.56	*
	90937		09/08/17	01	COUPLING	51-510-56-00-5638		9.12	
							INVOICE TOTAL:	9.12	*
						CHECK TOTAL:		267.55	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

UNITED CITY OF YORKVILLE
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525774	MIDWSALT	MIDWEST SALT							
	P437457		08/31/17	01	BULK ROCK SALT	51-510-56-00-5638		2,425.35	
						INVOICE TOTAL:		2,425.35	*
	P437472		09/05/17	01	BULK ROCK SALT	51-510-56-00-5638		2,343.70	
						INVOICE TOTAL:		2,343.70	*
						CHECK TOTAL:			4,769.05
525775	NARVICK	NARVICK BROS. LUMBER CO, INC							
	55366		07/14/17	01	MATERIALS FOR CITY PARKING	23-230-60-00-6041		566.50	
				02	LOT REPAIR	** COMMENT **			
						INVOICE TOTAL:		566.50	*
	56007		08/29/17	01	CONCRETE FOR MARKETVIEW DR	01-410-56-00-5640		1,128.80	
				02	STREET REPAIR	** COMMENT **			
						INVOICE TOTAL:		1,128.80	*
						CHECK TOTAL:			1,695.30
525776	NEENAH	NEENAH FOUNDRY CO.							
	228474		07/21/17	01	CURB BOX	01-410-56-00-5640		140.00	
						INVOICE TOTAL:		140.00	*
						CHECK TOTAL:			140.00
525777	NEOPOST	NEOFUNDS BY NEOPOST							
	090817-PR		09/08/17	01	REFILL POSTAGE MACHINE	79-000-14-00-1400		500.00	
						INVOICE TOTAL:		500.00	*
						CHECK TOTAL:			500.00
525778	NICOR	NICOR GAS							

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
525778	NICOR NICOR GAS						
	00-41-22-8748 4-0817	08/31/17	01	08/02-08/31 1107 PRAIRIE LANE	01-110-54-00-5480		35.37
					INVOICE TOTAL:		35.37 *
	12-43-53-5625 3-0817	09/01/17	01	08/03-09/01 609 N BRIDGE	01-110-54-00-5480		22.10
					INVOICE TOTAL:		22.10 *
	15-41-50-1000 6-0817	09/01/17	01	08/02-08/31 804 GAME FARM RD	01-110-54-00-5480		93.95
					INVOICE TOTAL:		93.95 *
	15-64-61-3532 5-0817	08/31/17	01	08/02-08/31 1991 CANNONBALL TR	01-110-54-00-5480		29.19
					INVOICE TOTAL:		29.19 *
	23-45-91-4862 5-0817	09/01/17	01	08/03-09/01 101 BRUELL ST	01-110-54-00-5480		91.30
					INVOICE TOTAL:		91.30 *
	40-52-64-8356 1-0817	09/05/17	01	08/03-09/05 102 E VAN EMMN	01-110-54-00-5480		85.82
					INVOICE TOTAL:		85.82 *
	46-69-47-6727 1-0817	09/07/17	01	08/08-09/07 1975 BRIDGE	01-110-54-00-5480		87.10
					INVOICE TOTAL:		87.10 *
	61-60-41-1000 9-0817	09/05/17	01	08/03-09/01 610 TOWER	01-110-54-00-5480		19.24
					INVOICE TOTAL:		19.24 *
	62-37-86-4779 6-0817	09/07/17	01	08/08-09/07 185 WOLF ST	01-110-54-00-5480		15.21
					INVOICE TOTAL:		15.21 *
	80-56-05-1157 0-0817	09/07/17	01	08/07-09/07 2512 ROSEMONT	01-110-54-00-5480		19.79
					INVOICE TOTAL:		19.79 *
	83-80-00-1000 7-0817	09/05/17	01	08/03-09/01 610 TOWER UNIT B	01-110-54-00-5480		35.82
					INVOICE TOTAL:		35.82 *
					CHECK TOTAL:		534.89

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525779	NICOR	NICOR GAS							
	91-85-68-4012 8-0817		09/01/17	01	08/02-08/31 902 GAME FARM RD	82-820-54-00-5480		337.37	
						INVOICE TOTAL:		337.37	*
						CHECK TOTAL:		337.37	
525780	O'REILLY	O'REILLY AUTO PARTS							
	5613-119216		07/27/17	01	BLADES, FUEL CLEANER	01-410-56-00-5628		57.70	
						INVOICE TOTAL:		57.70	*
	5613-122302		08/31/17	01	VEHICLE CLEANING SUPPLIES	01-410-56-00-5640		63.43	
						INVOICE TOTAL:		63.43	*
	5613-122873		09/07/17	01	OIL FILTER	52-520-56-00-5628		17.99	
						INVOICE TOTAL:		17.99	*
	5613-123366		09/12/17	01	PINTLE PLATE & HOOK, PIN &	01-410-54-00-5490		166.97	
				02	CLIP	** COMMENT **			
						INVOICE TOTAL:		166.97	*
	5613-123480		09/13/17	01	PINTLE PLATE & HOOK, PIN &	01-410-54-00-5490		166.97	
				02	CLIP	** COMMENT **			
						INVOICE TOTAL:		166.97	*
						CHECK TOTAL:		473.06	
D000631	ORRK	KATHLEEN FIELD ORR & ASSOC.							
	15371		09/09/17	01	MISC ADMIN LEGAL MATTERS	01-640-54-00-5456		9,000.12	
				02	MISC LITIGATION MATTERS	01-640-54-00-5461		107.50	
				03	CASEY'S LEGAL MATTERS	90-105-00-00-0011		2,488.63	
				04	CEDARHURST LEGAL MATTERS	90-101-00-00-0011		175.00	
				05	DOWNTOWN TIF LEGAL MATTERS	87-870-54-00-5462		247.25	
				06	DOWNTOWN TIF 2 LEGAL MATTERS	88-880-54-00-5466		2,816.50	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
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UNITED CITY OF YORKVILLE
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D000631	ORRK	KATHLEEN FIELD ORR & ASSOC.							
	15371		09/09/17	07	GRANDE RESERVE LEGAL MATTERS	01-640-54-00-5456		537.50	
				08	KENDALL MARKETPLACE LEGAL	01-640-54-00-5456		107.50	
				09	MATTERS	** COMMENT **			
				10	MEETINGS	01-640-54-00-5456		1,000.00	
				11	PARKS LEGAL MATTERS	79-790-54-00-5466		86.00	
				12	COUNTRYSIDE TIF LEGAL MATTERS	87-870-54-00-5462		43.00	
						INVOICE TOTAL:		16,609.00	*
						DIRECT DEPOSIT TOTAL:			16,609.00
525781	OSWEGO	VILLAGE OF OSWEGO							
	20170178		08/28/17	01	SALARY REIMBURSEMENT FOR	01-640-54-00-5418		3,877.20	
				02	JULY 2017 SHARED SERVICES	** COMMENT **			
				03	OF ANNIE CALLAHAN	** COMMENT **			
						INVOICE TOTAL:		3,877.20	*
						CHECK TOTAL:			3,877.20
525782	PARADISE	PARADISE CAR WASH							
	223527		09/06/17	01	AUG 2017 CAR WASHES	01-210-54-00-5495		22.00	
						INVOICE TOTAL:		22.00	*
						CHECK TOTAL:			22.00
525783	R0000474	NEIL BORNEMAN							
	091117		09/11/17	01	REFUND OF LIBRARY AND CITY	01-640-54-00-5491		1,232.70	
				02	PORTIONOF TAXES PER ORDINANCE	** COMMENT **			
				03	2006-105	** COMMENT **			
						INVOICE TOTAL:		1,232.70	*
						CHECK TOTAL:			1,232.70

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 09/26/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525784	R0001925	ANTHONY ABBATTISTA							
	091217		09/12/17	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		291.04	
				02	UTILITY BILL FOR	** COMMENT **			
				03	ACCT#0301135400-00	** COMMENT **			
						INVOICE TOTAL:		291.04	*
						CHECK TOTAL:			291.04
525785	R0001926	RACHEL SIBLEY							
	160928		09/12/17	01	REFUND DUE TO INSTRUCTOR	79-000-44-00-4403		67.00	
				02	CONFLICT	** COMMENT **			
						INVOICE TOTAL:		67.00	*
						CHECK TOTAL:			67.00
525786	R0001927	MARIA DELAPAZ							
	160927		09/11/17	01	REFUND DUE TO PARTICIPANT	79-000-44-00-4403		65.00	
				02	CONFLICT	** COMMENT **			
						INVOICE TOTAL:		65.00	*
						CHECK TOTAL:			65.00
525787	R0001928	DAVID MORGESON							
	091417		09/14/17	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		438.32	
				02	BILL FOR ACCT#004254500-01	** COMMENT **			
						INVOICE TOTAL:		438.32	*
						CHECK TOTAL:			438.32
525788	SEBIS	SEBIS DIRECT							
	24029		09/07/17	01	AUG 2017 UTILITY BILLING	01-120-54-00-5430		308.87	

INVOICES DUE ON/BEFORE 09/26/2017

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
525788	SEBIS SEBIS DIRECT						
	24029	09/07/17	02	AUG 2017 UTILITY BILLING	01-120-54-00-5462		84.33
			03	AUG 2017 UTILITY BILLING	01-110-54-00-5462		219.53
			04	AUG 2017 UTILITY BILLING	51-510-54-00-5430		413.79
			05	AUG 2017 UTILITY BILLING	51-510-54-00-5462		112.98
			06	AUG 2017 UTILITY BILLING	52-520-54-00-5430		193.03
			07	AUG 2017 UTILITY BILLING	79-795-54-00-5426		219.53
			08	AUG 2017 UTILITY BILLING	52-520-54-00-5462		52.70
					INVOICE TOTAL:		1,604.76 *
					CHECK TOTAL:		1,604.76
525789	SFBCT SWFVCTC						
	YV2Q2017	09/14/17	01	40% OF APR-JUN 2017 CABLE	01-640-54-00-5475		24,207.94
			02	FRANCHISE PAYMENT OF	** COMMENT **		
			03	$60,519.86	** COMMENT **		
					INVOICE TOTAL:		24,207.94 *
					CHECK TOTAL:		24,207.94
525790	SHERWINW THE SHERWIN-WILLIAMS CO.						
	3694-1	09/08/17	01	TRAFFIC PAINT	01-410-56-00-5640		584.70
					INVOICE TOTAL:		584.70 *
	3838-4	09/12/17	01	TRAFFIC PAINT	01-410-56-00-5640		487.25
					INVOICE TOTAL:		487.25 *
					CHECK TOTAL:		1,071.95
525791	SISLERS SISLER'S ICE, INC.						
	2017 HTD	08/31/17	01	ICE FOR HOMETOWN DAYS	79-795-56-00-5602		425.00
					INVOICE TOTAL:		425.00 *
					CHECK TOTAL:		425.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 09/26/2017

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
525792	SPEEDWAY	FLEETCOR SUPERFLEET MASTERCARD					
	FB638-091117	09/11/17	01	07/11-08/11 GASOLINE	01-000-24-00-2440		3,184.97
			02	08/11-09/11 GASOLINE	01-000-24-00-2440		7,745.18
					INVOICE TOTAL:		10,930.15 *
					CHECK TOTAL:		10,930.15
525793	TRCONTPR	TRAFFIC CONTROL & PROTECTION					
	90219	08/25/17	01	NO PARKING SIGNS	15-155-56-00-5619		170.70
					INVOICE TOTAL:		170.70 *
					CHECK TOTAL:		170.70
525794	TRINITYC	UNITED METHODIST MEN					
	2017 HTD	09/08/17	01	HOMETOWN DAYS STAFF MEAL	79-795-56-00-5602		90.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		90.00 *
					CHECK TOTAL:		90.00
525795	UNDERGR	UNDERGROUND PIPE & VALVE CO					
	024152	09/07/17	01	DUAL CHECK VALVES	51-510-56-00-5664		1,925.00
					INVOICE TOTAL:		1,925.00 *
					CHECK TOTAL:		1,925.00
525796	UPS5361	DDEDC #3, INC					
	090717	09/07/17	01	1 PKG TO KFO	01-110-54-00-5452		30.92
					INVOICE TOTAL:		30.92 *
					CHECK TOTAL:		30.92

INVOICES DUE ON/BEFORE 09/26/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525797	VITOSH	CHRISTINE M. VITOSH							
	CMV1882		08/28/17	01	CASEY'S RETAIL ANNEXATION	90-105-00-00-0011		200.22	
				02	PUBLIC HEARING	** COMMENT **			
						INVOICE TOTAL:		200.22	*
						CHECK TOTAL:		200.22	
525798	WAREHOUS	WAREHOUSE DIRECT							
	3586089-1		08/17/17	01	INK CARTRIDGES	01-220-56-00-5610		166.64	
						INVOICE TOTAL:		166.64	*
						CHECK TOTAL:		166.64	
525799	WATERSYS	WATER SOLUTIONS UNLIMITED, INC							
	42325		08/24/17	01	CHEMICALS	51-510-56-00-5638		2,523.00	
						INVOICE TOTAL:		2,523.00	*
						CHECK TOTAL:		2,523.00	
525800	WELDSTAR	WELDSTAR							
	061608910		08/24/17	01	GAS STEEL CYLYINDER	01-410-54-00-5485		7.75	
						INVOICE TOTAL:		7.75	*
						CHECK TOTAL:		7.75	
525801	WERDERW	WALLY WERDERICH							
	083016		08/30/16	01	08/14 & 08/28 ADMIN HEARINGS	01-210-54-00-5467		300.00	
						INVOICE TOTAL:		300.00	*
						CHECK TOTAL:		300.00	
525802	WIREWIZ	WIRE WIZARD OF ILLINOIS, INC							

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 09/26/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525802	WIREWIZ	WIRE WIZARD OF ILLINOIS, INC							
	27609		09/01/17	01	10/01-12/31 ALARM MONITORING	52-520-54-00-5462		138.00	
						INVOICE TOTAL:		138.00	*
						CHECK TOTAL:		138.00	
D000632	YBSD	YORKVILLE BRISTOL							
	817SF		09/08/17	01	AUG 2017 SANITARY FEES	95-000-24-00-2450		296,877.10	
						INVOICE TOTAL:		296,877.10	*
						DIRECT DEPOSIT TOTAL:		296,877.10	
525803	YORKACE	YORKVILLE ACE & RADIO SHACK							
	163875		09/01/17	01	BOLTS	01-410-56-00-5620		10.26	
						INVOICE TOTAL:		10.26	*
	163974		09/13/17	01	CHAIN LOOP	01-410-56-00-5640		31.98	
						INVOICE TOTAL:		31.98	*
						CHECK TOTAL:		42.24	

TOTAL CHECKS PAID: 335,372.12

TOTAL DIRECT DEPOSITS PAID: 313,486.10

TOTAL AMOUNT PAID: 648,858.22

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
131106	KCR	KENDALL COUNTY RECORDER'S			09/12/17			
	201156	09/12/17	01	FILED 2 NEW UTILITY LIENS AND		51-510-54-00-5448	245.00	
			02	RELEASED 3 UTILITY LIENS		** COMMENT **		
						INVOICE TOTAL:	245.00 *	
						CHECK TOTAL:		245.00
						TOTAL AMOUNT PAID:		245.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

UNITED CITY OF YORKVILLE
PAYROLL SUMMARY
September 22, 2017

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
MAYOR & LIQ. COM.	$ 908.34	$ -	$ 908.34	$ -	$ 69.49	$ 977.83
CLERK	583.34	-	583.34	8.98	44.61	636.93
TREASURER	83.34	-	83.34	8.98	6.36	98.68
ALDERMAN	3,900.00	-	3,900.00	-	287.05	4,187.05
ADMINISTRATION	16,535.22	-	16,535.22	1,782.50	1,208.63	19,526.35
FINANCE	9,270.01	-	9,270.01	999.31	683.41	10,952.73
POLICE	105,256.73	9,030.90	114,287.63	583.94	8,468.93	123,340.50
COMMUNITY DEV.	15,824.07	-	15,824.07	1,627.25	1,168.52	18,619.84
STREETS	13,066.43	10.45	13,076.88	1,409.69	963.21	15,449.78
WATER	14,648.51	180.34	14,828.85	1,554.09	1,077.52	17,460.46
SEWER	9,421.35	-	9,421.35	1,015.61	703.30	11,140.26
PARKS	18,177.00	56.76	18,233.76	1,965.61	1,337.27	21,536.64
RECREATION	14,432.53	-	14,432.53	1,136.38	1,073.15	16,642.06
LIBRARY	12,667.87	-	12,667.87	672.00	942.92	14,282.79
TOTALS	$ 234,774.74	$ 9,278.45	$ 244,053.19	$ 12,764.34	$ 18,034.37	$ 274,851.90

TOTAL PAYROLL **$ 274,851.90**

UNITED CITY OF YORKVILLE
PAYROLL SUMMARY
September 8, 2017

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	$ 16,535.24	$ -	16,535.24	$ 1,782.51	$ 1,208.62	$ 19,526.37
FINANCE	9,270.01	-	9,270.01	1,015.48	694.87	$ 10,980.36
POLICE	102,809.12	1,327.88	104,137.00	583.94	7,726.79	$ 112,447.73
COMMUNITY DEV.	15,378.54	-	15,378.54	1,643.42	1,145.92	$ 18,167.88
STREETS	13,066.45	-	13,066.45	1,408.56	962.40	$ 15,437.41
WATER	14,551.04	323.06	14,874.10	1,569.48	1,080.97	$ 17,524.55
SEWER	8,171.37	-	8,171.37	897.04	619.16	$ 9,687.57
PARKS	19,974.07	-	19,974.07	2,043.63	1,470.39	$ 23,488.09
RECREATION	13,169.16	-	13,169.16	1,136.39	976.56	$ 15,282.11
LIBRARY	13,520.99	-	13,520.99	672.00	1,008.20	$ 15,201.19
TOTALS	$ 226,445.99	$ 1,650.94	$ 228,096.93	$ 12,752.45	$ 16,893.88	$ 257,743.26

TOTAL PAYROLL **$ 257,743.26**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, September 26, 2017

ACCOUNTS PAYABLE		**DATE**	
Manual Check Register *(Page 1)*		09/12/2017	16,078.00
City MasterCard Bill Register *(Pages 2 - 8)*		09/25/2017	148,348.37
City Check Register *(Pages 9 - 35)*		09/26/2017	648,858.22
	SUB-TOTAL:		**$813,284.59**
OTHER PAYABLES			
Clerk's Check #131105- Kendall County Recorder *(Page 36)*		09/12/2017	245.00
	SUB-TOTAL:		**$245.00**
PAYROLL			
Bi - Weekly *(Page 37)*		09/08/2017	257,743.26
Bi - Weekly *(Page 38)*		09/22/2017	274,851.90
	SUB-TOTAL:		**$532,595.16**
	TOTAL DISBURSEMENTS:		**$1,346,124.75**

DATE: 09/25/17
TIME: 07:54:42
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 09/25/17

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
525805	GENEVA	GENEVA CONSTRUCTION						
	57422		09/19/17	01	ENGINEER'S PAYMENT ESTIMATE	23-230-60-00-6086	51,007.04	
				02	#3 - KENNEDY ROAD IMPROVEMENTS	** COMMENT **		
						INVOICE TOTAL:	51,007.04 *	
						CHECK TOTAL:		51,007.04
525806	R0001933	BRANDON & LEAH WEAVER						
	20170316-BUILD		09/20/17	01	302 WESTWIND BUILD PROGRAM	23-000-24-00-2445	3,230.00	
				02	302 WESTWIND BUILD PROGRAM	51-000-24-00-2445	6,370.00	
				03	302 WESTWIND BUILD PROGRAM	52-000-24-00-2445	400.00	
						INVOICE TOTAL:	10,000.00 *	
						CHECK TOTAL:		10,000.00
						TOTAL AMOUNT PAID:		61,007.04

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 10/03/17

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
525809	R0001936	HANNAH FIEBRANDT						
		20170266-BUILD	09/29/17	01	103 N CARLY BUILD PROGRAM	23-000-24-00-2445	680.00	
				02	103 N CARLY BUILD PROGRAM	51-000-24-00-2445	5,320.00	
				03	103 N CARLY BUILD PROGRAM	52-000-24-00-2445	4,000.00	
						INVOICE TOTAL:	10,000.00 *	
						CHECK TOTAL:		10,000.00
525810	R0001937	KENNETH & BETTY VOJTIK						
		20170168-BUILD	09/29/17	01	792 GREENFIELD BUILD PROGRAM	51-000-24-00-2445	6,000.00	
				02	792 GREENFIELD BUILD PROGRAM	52-000-24-00-2445	4,000.00	
						INVOICE TOTAL:	10,000.00 *	
						CHECK TOTAL:		10,000.00
						TOTAL AMOUNT PAID:		20,000.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525811	AACVB	AURORA AREA CONVENTION							
	0817-ALL		09/21/17	01	AUG 2017 ALL SEASON HOTEL TAX	01-640-54-00-5481		48.67	
						INVOICE TOTAL:		48.67	*
	0817-HAMPTON		09/22/17	01	AUG 2017 HAMPTON INN HOTEL TAX	01-640-54-00-5481		4,739.42	
						INVOICE TOTAL:		4,739.42	*
	0817-SUNSET		09/21/17	01	AUG 2017 SUNSET HOTEL TAX	01-640-54-00-5481		33.30	
						INVOICE TOTAL:		33.30	*
	0817-SUPER		09/25/17	01	AUG 2017 SUPER 8 HOTEL TAX	01-640-54-00-5481		1,651.24	
						INVOICE TOTAL:		1,651.24	*
						CHECK TOTAL:			6,472.63
525812	ALPHA	ALPHA SERVICE OF KANE COUNTY							
	20170907-01		09/07/17	01	SEPT 2017 OFFICE CLEANING	01-110-54-00-5488		943.54	
				02	SEPT 2017 OFFICE CLEANING	01-210-54-00-5488		943.55	
				03	SEPT 2017 OFFICE CLEANING	79-795-54-00-5488		226.54	
				04	SEPT 2017 OFFICE CLEANING	79-790-54-00-5488		226.54	
				05	SEPT 2017 OFFICE CLEANING	01-410-54-00-5488		97.02	
				06	SEPT 2017 OFFICE CLEANING	51-510-54-00-5488		97.02	
				07	SEPT 2017 OFFICE CLEANING	52-520-54-00-5488		60.79	
						INVOICE TOTAL:		2,595.00	*
						CHECK TOTAL:			2,595.00
525813	ARNESON	ARNESON OIL COMPANY							
	197482		09/13/17	01	DIESEL FUEL	01-410-56-00-5695		660.69	
				02	DIESEL FUEL	51-510-56-00-5695		660.68	
				03	DIESEL FUEL	52-520-56-00-5695		660.68	
						INVOICE TOTAL:		1,982.05	*
	197786		09/18/17	01	DIESEL FUEL	01-410-56-00-5695		283.04	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525813	ARNESON	ARNESON OIL COMPANY							
	197786		09/18/17	02	DIESEL FUEL	51-510-56-00-5695		283.03	
				03	DIESEL FUEL	52-520-56-00-5695		283.03	
						INVOICE TOTAL:		849.10	*
						CHECK TOTAL:		2,831.15	
525814	ATT	AT&T							
	6305536805-0717		07/25/17	01	07/25-08/24 SERVICE	51-510-54-00-5440		227.91	
						INVOICE TOTAL:		227.91	*
	6305536805-0817		08/25/17	01	08/25-09/24 SERVICE	51-510-54-00-5440		226.97	
						INVOICE TOTAL:		226.97	*
						CHECK TOTAL:		454.88	
525815	ATTINTER	AT&T							
	3308457303		09/10/17	01	09/10-10/09 ROUTER	01-110-54-00-5440		496.60	
						INVOICE TOTAL:		496.60	*
						CHECK TOTAL:		496.60	
D000633	BEHRD	DAVID BEHRENS							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	52-520-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
525816	BEYERD	DWAYNE F BEYER							
	090717		09/07/17	01	REFEREE	79-795-54-00-5462		72.00	
						INVOICE TOTAL:		72.00	*

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836 County Seat of Kendall County

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525816	BEYERD	DWAYNE F BEYER							
	091417		09/14/17	01	REFEREE	79-795-54-00-5462		72.00	
						INVOICE TOTAL:		72.00	*
						CHECK TOTAL:			144.00
525817	BPAMOCO	BP AMOCO OIL COMPANY							
	51401956		09/24/17	01	SEPT 2017 GASOLINE	01-210-56-00-5695		274.21	
						INVOICE TOTAL:		274.21	*
						CHECK TOTAL:			274.21
525818	BRENART	BRENART EYE CLINIC, LLC							
	69892968		09/20/17	01	EYE EXAM	01-210-54-00-5411		40.00	
						INVOICE TOTAL:		40.00	*
						CHECK TOTAL:			40.00
D000634	BROWND	DAVID BROWN							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	52-520-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
525819	CAMBRIA	CAMBRIA SALES COMPANY INC.							
	39095		09/19/17	01	PAPER TOWEL, TOILET TISSUE	52-520-56-00-5620		120.01	
						INVOICE TOTAL:		120.01	*
						CHECK TOTAL:			120.01
525820	CHITRIB	CHICAGO TRIBUNE							

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525820	CHITRIB CHICAGO TRIBUNE							
	003373217	08/14/17	01	WHISPERING MEADOWS COMPLETION	01-110-54-00-5426		218.64	
			02	OF IMPROVEMENTS	** COMMENT **			
					INVOICE TOTAL:		218.64	*
					CHECK TOTAL:			218.64
525821	CIVICPLS ICON ENTERPRISES, INC							
	166972	09/27/17	01	WEBSITE ANNUAL FEE FOR HOSTING	01-640-54-00-5450		3,927.00	
			02	AND SUPPORT	** COMMENT **			
			03	REQUEST TRACKER USER LICENSE	01-640-54-00-5450		600.00	
			04	ANNUAL RENEWAL FEE	** COMMENT **			
					INVOICE TOTAL:		4,527.00	*
					CHECK TOTAL:			4,527.00
525822	COMCAST COMCAST CABLE							
	8771200660159803-917	09/05/17	01	09/12-10/11 CABLE	01-110-54-00-5440		30.63	
					INVOICE TOTAL:		30.63	*
					CHECK TOTAL:			30.63
525823	COMED COMMONWEALTH EDISON							
	6963019021-0917	09/12/17	01	08/11-09/11 RT47 & ROSENWINKLE	15-155-54-00-5482		21.32	
					INVOICE TOTAL:		21.32	*
					CHECK TOTAL:			21.32
525824	COMED COMMONWEALTH EDISON							
	7090039005-0817	09/07/17	01	08/09-09/07 RT34 & CANNONBALL	01-410-54-00-5482		0.90	
			02	08/09-09/07 RT34 & CANNONBALL	15-155-54-00-5482		18.97	
					INVOICE TOTAL:		19.87	*
					CHECK TOTAL:			19.87

EST. 1836 UNITED CITY OF YORKVILLE ILLINOIS County Seat of Kendall County

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525825	COMED	COMMONWEALTH EDISON							
	8344010026-0817		09/19/17	01	07/28-09/19 MISC STREET LIGHTS	15-155-54-00-5482		220.21	
						INVOICE TOTAL:		220.21	*
						CHECK TOTAL:		220.21	
525826	CONSTELL	CONSTELLATION NEW ENERGY							
	0041446977		09/13/17	01	07/28-08/27 1 COUNTRYSIDE PKWY	51-510-54-00-5480		119.24	
						INVOICE TOTAL:		119.24	*
	0041471473		09/14/17	01	06/30-07/27 1 COUNTRYSIDE	51-510-54-00-5480		98.00	
						INVOICE TOTAL:		98.00	*
						CHECK TOTAL:		217.24	
525827	COREMAIN	CORE & MAIN LP							
	H765290		09/11/17	01	24 METERS	51-510-56-00-5664		2,760.00	
						INVOICE TOTAL:		2,760.00	*
						CHECK TOTAL:		2,760.00	
D000635	DLK	DLK, LLC							
	143		09/30/17	01	SEPT 2017 ECONOMIC DEVELOPMENT	01-640-54-00-5486		9,425.00	
				02	HOURS	** COMMENT **			
						INVOICE TOTAL:		9,425.00	*
	163		09/30/17	01	2017 3RD QTR BANKED HOURS	01-640-54-00-5486		9,425.00	
						INVOICE TOTAL:		9,425.00	*
						DIRECT DEPOSIT TOTAL:		18,850.00	
525828	DYNEGY	DYNEGY ENERGY SERVICES							

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836 County Seat of Kendall County

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525828	DYNEGY DYNEGY ENERGY SERVICES							
	266979317091	09/20/17	01	08/18-09/17 2702 MILL RD	51-510-54-00-5480		7,951.06	
					INVOICE TOTAL:		7,951.06	*
	4637141036	09/18/17	01	07/27-08/24 2921 BRISTOL RDG	51-510-54-00-5480		3,525.58	
					INVOICE TOTAL:		3,525.58	*
					CHECK TOTAL:		11,476.64	
525829	EEI ENGINEERING ENTERPRISES, INC.							
	61909	05/22/17	01	GRANDE RESERVE-AVANTI	01-640-54-00-5465		567.75	
					INVOICE TOTAL:		567.75	*
	62091	06/22/17	01	104 BEAVER SITE IMPROVEMENTS	90-097-97-00-0111		1,416.25	
					INVOICE TOTAL:		1,416.25	*
	62111	06/26/17	01	KBL COMMUNITY CENTER	90-104-00-00-0111		2,375.00	
					INVOICE TOTAL:		2,375.00	*
	62127	06/26/17	01	CENTER PARKWAY/COUNTRYSIDE	23-230-60-00-6025		992.25	
			02	PARKWAY RESURFACING	** COMMENT **			
					INVOICE TOTAL:		992.25	*
	62130	06/26/17	01	HSIP APPLICATION	01-640-54-00-5465		1,435.00	
					INVOICE TOTAL:		1,435.00	*
	62131	06/26/17	01	SUB-REGIONAL WATER	51-510-54-00-5465		1,560.25	
			02	COORDINATION	** COMMENT **			
					INVOICE TOTAL:		1,560.25	*
					CHECK TOTAL:		8,346.50	
525830	ELENBAJA JAMIE ELENBAAS							
	090917	09/09/17	01	REFEREE	79-795-54-00-5462		105.00	
					INVOICE TOTAL:		105.00	*
					CHECK TOTAL:		105.00	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525831	ENCAP	ENCAP, INC.							
	3492		08/31/17	01	RAINTREE VILLAGE GROUNDS CARE	01-000-24-00-2440		11,375.00	
						INVOICE TOTAL:		11,375.00	*
	3538		09/25/17	01	ENGINEER'S PAYMENT ESTIMATE	12-112-54-00-5416		1,988.32	
				02	#9 SUNFLOWER ESTATES AND	** COMMENT **			
				03	GREENBRIAR POND IMPROVEMENTS	** COMMENT **			
				04	ENGINEER'S PAYMENT ESTIMATE	23-230-60-00-6018		935.68	
				05	#9 SUNFLOWER ESTATES AND	** COMMENT **			
				06	GREENBRIAR POND IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:		2,924.00	*
						CHECK TOTAL:		14,299.00	
D000636	EVANST	TIM EVANS							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	79-790-54-00-5440		22.50	
				02	REIMBURSEMENT	** COMMENT **			
				03	SEPT 2017 MOBILE EMAIL	79-795-54-00-5440		22.50	
				04	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
525832	FLATSOS	RAQUEL HERRERA							
	5592		08/30/17	01	TUBE REPAIR	79-790-54-00-5495		20.00	
						INVOICE TOTAL:		20.00	*
						CHECK TOTAL:		20.00	
525833	FLEMINGR	ROOSEVELT K. FLEMING							
	090717		09/07/17	01	REFEREE	79-795-54-00-5462		72.00	
						INVOICE TOTAL:		72.00	*

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525833	FLEMINGR	ROOSEVELT K. FLEMING							
	091417		09/14/17	01	REFEREE	79-795-54-00-5462		108.00	
						INVOICE TOTAL:		108.00	*
						CHECK TOTAL:		180.00	
D000637	FREDRICR	ROB FREDRICKSON							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	01-120-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
525834	GALAUNEJ	JAKE GALAUNER							
	090117		09/01/17	01	SEPT 2017 MOBILE EMAIL	79-795-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:		45.00	
525835	GARDKOCH	GARDINER KOCH & WEISBERG							
	H-2364C-128498		09/18/17	01	KIMBALL HILL I MATTERS	01-640-54-00-5461		9,914.81	
						INVOICE TOTAL:		9,914.81	*
	H-3181C-128409		09/05/17	01	MISC GENERAL CITY LEGAL MATTER	01-640-54-00-5461		330.00	
						INVOICE TOTAL:		330.00	*
	H-3525C-128410		09/05/17	01	KIMBALL HILL II UNIT 4 MATTERS	01-640-54-00-5461		1,125.00	
						INVOICE TOTAL:		1,125.00	*
	H-3548C-128499		09/18/17	01	WALKER HOMES MATTERS	01-640-54-00-5461		47,859.93	
						INVOICE TOTAL:		47,859.93	*

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525835	GARDKOCH	GARDINER KOCH & WEISBERG							
	H-3617C-128412		09/05/17	01	ROB ROY RAYMOND MATTERS	01-640-54-00-5461		143.00	
						INVOICE TOTAL:		143.00	*
	H-3995C-128415		09/05/17	01	YMCA MATTERS	01-640-54-00-5461		176.00	
						INVOICE TOTAL:		176.00	*
						CHECK TOTAL:		59,548.74	
D000638	GOLINSKI	GARY GOLINSKI							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	01-110-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
525836	GRAINCO	GRAINCO FS., INC.							
	74005673		08/09/17	01	LP GAS CYLINDER	79-790-56-00-5620		61.94	
						INVOICE TOTAL:		61.94	*
						CHECK TOTAL:		61.94	
525837	GROUND	GROUND EFFECTS INC.							
	361778		05/17/17	01	MULCH FOR TOWN SQUARE	79-790-56-00-5620		141.25	
						INVOICE TOTAL:		141.25	*
	365224		06/14/17	01	80 YARDS OF PLAYMAT	79-790-56-00-5640		1,436.00	
						INVOICE TOTAL:		1,436.00	*
	367920		07/11/17	01	PILLAR CAP LEDGE FOR	72-720-60-00-6045		385.16	
				02	RIVERFRONT	** COMMENT **			
						INVOICE TOTAL:		385.16	*

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836 County Seat of Kendall County

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525837	GROUND	GROUND EFFECTS INC.							
	369017		07/12/17	01	65 YARDS OF MULCH	79-790-56-00-5620		1,462.50	
						INVOICE TOTAL:		1,462.50	*
	369587		07/28/17	01	80 YARDS OF PLAYMAT	79-790-56-00-5640		1,436.00	
						INVOICE TOTAL:		1,436.00	*
	369852		07/31/17	01	80 YARDS OF PLAYMAT	79-790-56-00-5640		1,436.00	
						INVOICE TOTAL:		1,436.00	*
	372976		09/08/17	01	80 YARDS OF PLAYMAT	79-790-56-00-5640		1,436.00	
						INVOICE TOTAL:		1,436.00	*
	372977		09/08/17	01	PLAYMAT FOR RIEMENSCHNEIDER	79-790-56-00-5640		1,436.00	
				02	PARK	** COMMENT **			
						INVOICE TOTAL:		1,436.00	*
						CHECK TOTAL:		9,168.91	
D000639	HARMANR	RHIANNON HARMON							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	79-795-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
525838	HARRIS	HARRIS COMPUTER SYSTEMS							
	XT00006163		09/26/17	01	SEPT 2017 MYGOVHUB FEES	01-120-54-00-5462		146.89	
				02	SEPT 2017 MYGOVHUB FEES	51-510-54-00-5462		221.67	
				03	SEPT 2017 MYGOVHUB FEES	52-520-54-00-5462		63.97	
						INVOICE TOTAL:		432.53	*
						CHECK TOTAL:		432.53	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D000640	HARTRICH	HART, RICHARD							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	01-210-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D000641	HENNED	DURK HENNE							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D000642	HERNANDA	ADAM HERNANDEZ							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
525839	HETTINGA	ANDREW HETTINGER							
	091217		09/12/17	01	REFEREE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:			100.00
D000643	HILTL	HILT, LARRY							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	01-210-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836 County Seat of Kendall County

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
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INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525840	HINCKLEY	G.C. NEHRING							
	18588		08/22/17	01	MANHOLE SPACER RING, MANHOLE	79-790-56-00-5640		237.90	
						INVOICE TOTAL:		237.90	*
						CHECK TOTAL:		237.90	
D000644	HORNERR	RYAN HORNER							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D000645	HOULEA	ANTHONY HOULE							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
525841	ILLCO	ILLCO, INC.							
	1323808		09/11/17	01	PIPE	51-510-56-00-5638		121.50	
						INVOICE TOTAL:		121.50	*
						CHECK TOTAL:		121.50	
525842	ILPD4778	ILLINOIS STATE POLICE							
	08-2017		09/22/17	01	LIQUOR BACKGROUND CHECK	01-110-54-00-5462		54.00	
						INVOICE TOTAL:		54.00	*
						CHECK TOTAL:		54.00	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525843	ILPD4811	ILLINOIS STATE POLICE							
	08-2017		09/22/17	01	BACKGROUND CHECK	82-820-54-00-5462		27.00	
				02	8 BACKGROUND CHECKS	79-795-54-00-5462		216.00	
						INVOICE TOTAL:		243.00	*
						CHECK TOTAL:		243.00	
525844	IMLRM	IL MUNICIPAL LEAGUE							
	0028277-IN		09/26/17	01	30 DAY WEB EMPLOYMENT AD	01-110-54-00-5426		35.00	
						INVOICE TOTAL:		35.00	*
						CHECK TOTAL:		35.00	
525845	IPRF	ILLINOIS PUBLIC RISK FUND							
	38188		09/12/17	01	NOV 2017 WORKER COMP INS	01-640-52-00-5231		10,284.55	
				02	NOV 2017 WORKER COMP INS	01-640-52-00-5231		1,926.17	
				03	NOV 2017 WORKER COMP INS	51-510-52-00-5231		1,128.11	
				04	NOV 2017 WORKER COMP INS	52-520-52-00-5231		567.21	
				05	NOV 2017 WORKER COMP INS	82-820-52-00-5231		967.96	
						INVOICE TOTAL:		14,874.00	*
						CHECK TOTAL:		14,874.00	
525846	ITRON	ITRON							
	460971		09/11/17	01	OCT 2017 HOSTING SERVICES	51-510-54-00-5462		555.08	
						INVOICE TOTAL:		555.08	*
						CHECK TOTAL:		555.08	
525847	JIMSTRCK	JIM'S TRUCK INSPECTION LLC							
	167548		07/20/17	01	TRUCK INSPECTION	79-790-54-00-5495		29.00	
						INVOICE TOTAL:		29.00	*

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836 County Seat of Kendall County

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525847	JIMSTRCK	JIM'S TRUCK INSPECTION LLC							
	167549		07/20/17	01	TRUCK INSPECTION	79-790-54-00-5495		29.00	
						INVOICE TOTAL:		29.00	*
	167551		07/20/17	01	TRUCK INSPECTION	79-790-54-00-5495		30.00	
						INVOICE TOTAL:		30.00	*
	167561		07/20/17	01	TRUCK INSPECTION	79-790-54-00-5495		59.00	
						INVOICE TOTAL:		59.00	*
	167635		07/26/17	01	TRUCK INSPECTION	79-790-54-00-5495		34.00	
						INVOICE TOTAL:		34.00	*
						CHECK TOTAL:			181.00
525848	KCSHERIF	KENDALL CO. SHERIFF'S OFFICE							
	AUGUST 2017-KANE		09/21/17	01	KANE COUNTY FTA BOND FEE	01-000-24-00-2412		70.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		70.00	*
	AUGUST 2017-KENDALL		09/19/17	01	KENDALL COUNTY FTA BOND FEE	01-000-24-00-2412		70.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		70.00	*
						CHECK TOTAL:			140.00
525849	KENDCPA	KENDALL COUNTY CHIEFS OF							
	343A		09/20/17	01	MONTHLY MEETING FEE FOR 6	01-210-54-00-5412		96.00	
				02	PEOPLE	** COMMENT **			
						INVOICE TOTAL:		96.00	*
						CHECK TOTAL:			96.00
525850	KENDCROS	KENDALL CROSSING, LLC							

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525850	KENDCROS	KENDALL CROSSING, LLC							
	AMU REBATE 08/17		09/15/17	01	AUG 2017 AMUSEMENT TAX REBATE	01-640-54-00-5439		2,513.24	
						INVOICE TOTAL:		2,513.24	*
						CHECK TOTAL:		2,513.24	
525851	KENPRINT	ANNETTE M. POWELL							
	2449		09/13/17	01	500 BUSINESS CARDS-CREADEUR	01-220-56-00-5620		42.50	
						INVOICE TOTAL:		42.50	*
						CHECK TOTAL:		42.50	
D000646	KLEEFISG	GLENN KLEEFISCH							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
525852	LANEMUCH	LANER, MUCHIN, DOMBROW, BECKER							
	522813		09/01/17	01	INTERNAL COMPLAINT	01-640-54-00-5463		1,532.50	
				02	INVESTIGATION	** COMMENT **			
						INVOICE TOTAL:		1,532.50	*
						CHECK TOTAL:		1,532.50	
525853	LAWLESSM	MATTHEW J. LAWLESS							
	090917		09/09/17	01	REFEREE	79-795-54-00-5462		105.00	
						INVOICE TOTAL:		105.00	*
						CHECK TOTAL:		105.00	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
525854	LAWSON	LAWSON PRODUCTS					
	9305229591	09/27/17	01	NUTS, COTTER PINS, WASHERS,	01-410-56-00-5620		489.44
			02	HEX CAPS, SCREWS, KEYSTOCK,	** COMMENT **		
			03	BLOW GUN EXTENSION, DRILL	** COMMENT **		
			04	SCREWS	** COMMENT **		
					INVOICE TOTAL:		489.44 *
					CHECK TOTAL:		489.44
525855	LAYNE	LAYNE CHRISTENSEN COMPANY					
	92081279	09/18/17	01	WELL #9 REPAIR	51-510-60-00-6022		14,761.50
					INVOICE TOTAL:		14,761.50 *
					CHECK TOTAL:		14,761.50
525856	MENLAND	MENARDS - YORKVILLE					
	88849	08/18/17	01	EXTENSION CORDS, BULBS,	79-790-56-00-5620		486.35
			02	GARBAGE BAGS, SNOW FENCE	** COMMENT **		
					INVOICE TOTAL:		486.35 *
					CHECK TOTAL:		486.35
525857	MENLAND	MENARDS - YORKVILLE					
	89147	08/21/17	01	AG PINS, CLEVIS PINS	79-790-56-00-5620		27.95
					INVOICE TOTAL:		27.95 *
	89167	08/21/17	01	GREASE, SHARPIES, WASHERS,	79-790-56-00-5620		54.22
			02	DRILLBITS	** COMMENT **		
					INVOICE TOTAL:		54.22 *
	89346	08/23/17	01	HANDLES, WHEEL PARTS BOXES,	79-790-56-00-5630		656.43
			02	PUSH BROOMS, RAKES, MANURE	** COMMENT **		

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
525857	MENLAND MENARDS - YORKVILLE						
	89346	08/23/17	03	FORKS, TARPS, TRAYS	** COMMENT **		
						INVOICE TOTAL:	656.43 *
	89358	08/23/17	01	MORTOR MIX	79-790-56-00-5620		7.94
						INVOICE TOTAL:	7.94 *
	89896-17	08/29/17	01	PLIERS, UTILITY KNIVES, GLOVES	79-790-56-00-5620		128.26
						INVOICE TOTAL:	128.26 *
	89997	08/30/17	01	Y CONNECT TWIN VALVES	79-790-56-00-5620		41.86
						INVOICE TOTAL:	41.86 *
	90135	08/31/17	01	GOMMET TOOL KIT, DUCK TAPE,	79-790-56-00-5620		142.66
			02	HOSE, DRAINAGE KIT, SNOW FENCE	** COMMENT **		
						INVOICE TOTAL:	142.66 *
	90162	08/31/17	01	T-POSTS	79-790-56-00-5620		32.40
						INVOICE TOTAL:	32.40 *
	90221	09/01/17	01	T-POSTS	79-790-56-00-5620		32.40
						INVOICE TOTAL:	32.40 *
	90240	09/01/17	01	T-POSTS, SNOW FENCE	79-790-56-00-5620		69.58
						INVOICE TOTAL:	69.58 *
	91219-17	09/11/17	01	BLADES	01-410-56-00-5620		16.98
						INVOICE TOTAL:	16.98 *
	91237	09/11/17	01	BRAKLEEN, HOSE, NOZZLE	51-510-56-00-5638		77.66
						INVOICE TOTAL:	77.66 *
	91303	09/12/17	01	CHALK, STRAINER	01-410-56-00-5620		20.14
						INVOICE TOTAL:	20.14 *
	91304	09/12/17	01	PAIL	01-410-56-00-5620		2.96
						INVOICE TOTAL:	2.96 *

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836 County Seat of Kendall County

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525857	MENLAND	MENARDS - YORKVILLE							
	91322		09/12/17	01	BUSHING	51-510-56-00-5638		2.79	
						INVOICE TOTAL:		2.79	*
	91941		09/18/17	01	MOTAR MIX, SEWER CAPS, SEWER	01-410-56-00-5640		80.74	
				02	TEE, SEWER PIPE	** COMMENT **			
						INVOICE TOTAL:		80.74	*
	92260		09/21/17	01	STAPLEGUN	01-210-56-00-5620		15.98	
						INVOICE TOTAL:		15.98	*
	92294		09/21/17	01	BATTERIES	51-510-56-00-5665		8.48	
						INVOICE TOTAL:		8.48	*
	92297		09/21/17	01	THERMOMETER	23-216-56-00-5656		7.96	
						INVOICE TOTAL:		7.96	*
						CHECK TOTAL:		1,427.39	
525858	MIDAM	MID AMERICAN WATER							
	140521A		08/29/17	01	EASY SLICK BOX	52-520-56-00-5620		58.00	
						INVOICE TOTAL:		58.00	*
	141095A		09/12/17	01	VALVCO CLEANOUT COVER, LIDS	51-510-56-00-5640		1,185.00	
						INVOICE TOTAL:		1,185.00	*
						CHECK TOTAL:		1,243.00	
525859	MIDWSALT	MIDWEST SALT							
	P437512		09/14/17	01	BULK ROCK SALT	51-510-56-00-5638		2,236.75	
						INVOICE TOTAL:		2,236.75	*
	P437513		09/14/17	01	BULK ROCK SALT	51-510-56-00-5638		2,536.90	
						INVOICE TOTAL:		2,536.90	*
						CHECK TOTAL:		4,773.65	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525860	MIKOLASR	RAY MIKOLASEK							
	091417		09/20/17	01	TRAINING MEAL REIMBURSEMENT	01-210-54-00-5415		10.00	
						INVOICE TOTAL:		10.00	*
						CHECK TOTAL:			10.00
525861	MUNCOLLE	MUNICIPAL COLLECTION SERVICES							
	010767		08/31/17	01	COMMISSION ON COLLECTIONS	01-210-54-00-5467		74.88	
						INVOICE TOTAL:		74.88	*
	010768		08/31/17	01	COMMISSION ON COLLECTIONS	01-210-54-00-5467		17.50	
						INVOICE TOTAL:		17.50	*
						CHECK TOTAL:			92.38
525862	NARVICK	NARVICK BROS. LUMBER CO, INC							
	56142		09/07/17	01	CONCRETE	01-410-56-00-5640		650.00	
						INVOICE TOTAL:		650.00	*
						CHECK TOTAL:			650.00
D000647	NELCONT	TYLER NELSON							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	79-795-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
525863	NICOR	NICOR GAS							
	07-72-09-0117 7-0817		09/12/17	01	08/11-09/12 1301 CAROLYN	01-110-54-00-5480		25.55	
						INVOICE TOTAL:		25.55	*

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525863	NICOR	NICOR GAS							
	31-61-67-2493 1-0817		09/11/17	01	08/10-09/11 276 WINDHAM CR	01-110-54-00-5480		27.74	
						INVOICE TOTAL:		27.74	*
	45-12-25-4081 3-0817		09/12/17	01	08/09-09/11 201 W HYDRSULIC	01-110-54-00-5480		36.91	
						INVOICE TOTAL:		36.91	*
	49-25-61-1000 5-0817		09/12/17	01	08/09-09/11 1 VAN EMMON	01-110-54-00-5480		46.03	
						INVOICE TOTAL:		46.03	*
						CHECK TOTAL:			136.23
525864	PARADISE	PARADISE CAR WASH							
	223516		09/06/17	01	CAR WASH	01-220-56-00-5620		11.00	
						INVOICE TOTAL:		11.00	*
						CHECK TOTAL:			11.00
525865	PAVLIKB	ROBERT J. PAVLIK							
	090917		09/09/17	01	REFEREE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:			100.00
525866	PAWLOWSM	MARK PAWLOWSKI							
	090717		09/07/17	01	REFEREE	79-795-54-00-5462		108.00	
						INVOICE TOTAL:		108.00	*
	091417		09/14/17	01	REFEREE	79-795-54-00-5462		108.00	
						INVOICE TOTAL:		108.00	*
						CHECK TOTAL:			216.00

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836 County Seat of Kendall County

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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INVOICES DUE ON/BEFORE 10/10/2017

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525867	PFPETT	P.F. PETTIBONE & CO.							
	173000		09/15/17	01	1 PHOTO ID CARD	79-795-56-00-5610		12.80	
						INVOICE TOTAL:		12.80	*
						CHECK TOTAL:			12.80
525868	R0000594	BRIAN BETZWISER							
	100117-107		10/01/17	01	185 WOLF ST PYMT #107	25-215-92-00-8000		3,601.68	
				02	185 WOLF ST PYMT #107	25-215-92-00-8050		2,299.62	
				03	185 WOLF ST PYMT #107	25-225-92-00-8000		112.84	
				04	185 WOLF ST PYMT #107	25-225-92-00-8050		72.05	
						INVOICE TOTAL:		6,086.19	*
						CHECK TOTAL:			6,086.19
525869	R0000820	ROBERT CREADEUR							
	35.0		09/18/17	01	IACE DECK INSPECTION SEMINAR	01-220-54-00-5412		35.00	
				02	REGISTRATION	** COMMENT **			
						INVOICE TOTAL:		35.00	*
						CHECK TOTAL:			35.00
525870	R0001929	REBECCA MALAS							
	091417		09/14/17	01	REFUND OF PATIO PERMIT FEE DUE	01-000-42-00-4210		50.00	
				02	TO DUPLICATE PERMITS BEING	** COMMENT **			
				03	CREATED	** COMMENT **			
						INVOICE TOTAL:		50.00	*
						CHECK TOTAL:			50.00
525871	R0001930	FRENZ SCHERER							
	091817		09/18/17	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		180.27	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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525871	R0001930	FRENZ SCHERER						
	091817		09/18/17	02	UTILITY BILL FOR	** COMMENT **		
				03	ACCT#0101305880-00	** COMMENT **		
						INVOICE TOTAL:		180.27 *
						CHECK TOTAL:		180.27
525872	R0001931	DAVID BUR						
	091817		09/18/17	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		260.65
				02	UTILITY BILL FOR	** COMMENT **		
				03	ACCT#0104504820-00	** COMMENT **		
						INVOICE TOTAL:		260.65 *
						CHECK TOTAL:		260.65
525873	R0001932	BRYAN LANDER						
	092117		09/21/17	01	REFUND OVERPAYMENT ON UTILITY	01-000-13-00-1371		153.19
				02	ACCT#0208009420-01	** COMMENT **		
						INVOICE TOTAL:		153.19 *
						CHECK TOTAL:		153.19
525874	RAGERD	DALE W. RAGER						
	090917		09/09/17	01	REFEREE	79-795-54-00-5462		72.00
						INVOICE TOTAL:		72.00 *
						CHECK TOTAL:		72.00
D000648	REDMONST	STEVE REDMON						
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	79-795-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836 County Seat of Kendall County

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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INVOICES DUE ON/BEFORE 10/10/2017

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525875	REIL	TEAM REIL INC.							
	20903		08/21/17	01	BUSHING OIL, CHAIN LINKS,	79-790-56-00-5640		67.45	
				02	SHACKLE	** COMMENT **			
						INVOICE TOTAL:		67.45	*
						CHECK TOTAL:		67.45	
525876	REINDERS	REINDERS, INC.							
	1702273-00		08/17/17	01	BELT	79-790-56-00-5640		147.76	
						INVOICE TOTAL:		147.76	*
	1702881-00		08/22/17	01	O-RINGS, FITTINGS	79-790-56-00-5640		18.14	
						INVOICE TOTAL:		18.14	*
	1702881-01		08/23/17	01	HYDRAULIC HOSES, FITTINGS	79-790-56-00-5640		283.94	
						INVOICE TOTAL:		283.94	*
	1704817-00		09/07/17	01	MOWER REPAIR	01-410-56-00-5628		959.65	
						INVOICE TOTAL:		959.65	*
						CHECK TOTAL:		1,409.49	
525877	RIETZR	ROBERT L. RIETZ JR.							
	090717		09/07/17	01	REFEREE	79-795-54-00-5462		72.00	
						INVOICE TOTAL:		72.00	*
	091417		09/14/17	01	REFEREE	79-795-54-00-5462		72.00	
						INVOICE TOTAL:		72.00	*
						CHECK TOTAL:		144.00	
D000649	ROSBOROS	SHAY REMUS							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	79-795-54-00-5440		45.00	

UNITED CITY OF YORKVILLE ILLINOIS 1836
County Seat of Kendall County

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D000649	ROSBOROS	SHAY REMUS						
	100117		10/01/17	02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00
D000650	SCOTTB	BILL SCOTT						
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	79-790-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00
525878	SIPEST	TIM SIPES						
	090917		09/09/17	01	REFEREE	79-795-54-00-5462		100.00
						INVOICE TOTAL:		100.00 *
						CHECK TOTAL:		100.00
D000651	SLEEZERJ	JOHN SLEEZER						
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	01-410-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00
D000652	SLEEZERS	SLEEZER, SCOTT						
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	79-790-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D000653	SMITHD	DOUG SMITH							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D000654	SOELKET	TOM SOELKE							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	52-520-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
525879	STREICH	STREICHERS							
	I1280304		09/15/17	01	FUSEE W/WIRE STAND	01-210-56-00-5620		255.00	
						INVOICE TOTAL:		255.00	*
						CHECK TOTAL:			255.00
525880	SUNLIFE	SUN LIFE FINANCIAL							
	091917		09/19/17	01	OCT 2017 DENTAL INS	01-110-52-00-5223		613.77	
				02	OCT 2017 DENTAL INS	01-110-52-00-5237		147.75	
				03	OCT 2017 DENTAL INS	01-120-52-00-5223		443.25	
				04	OCT 2017 DENTAL INS	01-210-52-00-5223		3,928.89	
				05	OCT 2017 DENTAL INS	01-220-52-00-5223		465.80	
				06	OCT 2017 DENTAL INS	01-410-52-00-5223		648.77	
				07	OCT 2017 DENTAL INS	01-640-52-00-5241		554.08	
				08	OCT 2017 DENTAL INS	79-790-52-00-5223		812.16	
				09	OCT 2017 DENTAL INS	79-795-52-00-5223		522.46	
				10	OCT 2017 DENTAL INS	51-510-52-00-5223		734.03	
				11	OCT 2017 DENTAL INS	52-520-52-00-5223		353.27	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525880	SUNLIFE	SUN LIFE FINANCIAL							
	091917		09/19/17	12	OCT 2017 DENTAL INS	82-820-52-00-5223		338.01	
						INVOICE TOTAL:		9,562.24	*
						CHECK TOTAL:		9,562.24	
525881	TRAFFIC	TRAFFIC CONTROL CORPORATION							
	101415		09/21/17	01	TRAFFIC SIGNAL BULBS	01-410-54-00-5435		94.00	
						INVOICE TOTAL:		94.00	*
						CHECK TOTAL:		94.00	
525882	UPS5361	DDEDC #3, INC							
	092117		09/21/17	01	1 PKG TO KFO	01-110-54-00-5452		31.51	
						INVOICE TOTAL:		31.51	*
						CHECK TOTAL:		31.51	
525883	WATERSER	WATER SERVICES CO.							
	26989		09/15/17	01	LEAK DETECTION AT 911 S CARLY	51-510-54-00-5462		315.00	
						INVOICE TOTAL:		315.00	*
	26990		09/15/17	01	LEAK DETECTION @ FIRST	51-510-54-00-5462		315.00	
				02	NATIONAL BANK	** COMMENT **			
						INVOICE TOTAL:		315.00	*
						CHECK TOTAL:		630.00	
D000655	WEBERR	ROBERT WEBER							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D000656	WILLRETE	ERIN WILLRETT							
	100117		10/01/17	01	SEPT 2017 MOBILE EMAIL	01-110-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
525884	WTRPRD	WATER PRODUCTS, INC.							
	0275915		09/14/17	01	OPERATING NUT BUSHING	51-510-56-00-5640		300.00	
						INVOICE TOTAL:		300.00	*
						CHECK TOTAL:		300.00	
D000657	YBSD	YORKVILLE BRISTOL							
	0551-013723143		08/31/17	01	AUG 2017 BIOSOLIDS LANDFILL	51-510-54-00-5445		10,441.01	
				02	EXPENSE REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		10,441.01	*
						DIRECT DEPOSIT TOTAL:		10,441.01	
525885	YNB	OLD SECOND BANK - YORKVILLE							
	210002049-092117		09/21/17	01	10/05/17-10/05/18 SAFE DEPOSIT	01-110-54-00-5462		82.50	
				02	BOX RENTAL ** COMMENT **				
						INVOICE TOTAL:		82.50	*
						CHECK TOTAL:		82.50	
525886	YORKSELF	YORKVILLE SELF STORAGE, INC							
	092217-45		09/22/17	01	SEPT 2017 STORAGE RENTAL	01-210-54-00-5485		80.00	
						INVOICE TOTAL:		80.00	*
						CHECK TOTAL:		80.00	

INVOICES DUE ON/BEFORE 10/10/2017

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
525887	YOUNGM	MARLYS J. YOUNG							
	090517		09/25/17	01	09/05/17 EDC MEETING MINUTES	01-110-54-00-5462		63.00	
						INVOICE TOTAL:		63.00	*
	090717		09/25/17	01	09/07/17 PUBLIC SAFETY MEETING	01-110-54-00-5462		47.00	
				02	MINUTES	** COMMENT **			
						INVOICE TOTAL:		47.00	*
						CHECK TOTAL:		110.00	

TOTAL CHECKS PAID:	190,071.60
TOTAL DEPOSITS PAID:	30,326.01
TOTAL AMOUNT PAID:	220,397.61

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

CHECK DATE: 09/27/17

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
525807	EUCLIDBE	EUCLID BEVERAGE						
	W-1959276		09/27/17	01	GREAT PUMPKIN FEST BEVERAGE	79-795-56-00-5606	941.75	
				02	ORDER	** COMMENT **		
						INVOICE TOTAL:	941.75 *	
						CHECK TOTAL:		941.75
						TOTAL AMOUNT PAID:		941.75

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 09/29/17

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
525808	R0001934	LINDA STORTZ						
	20170437-BUILD		09/28/17	01	1262 DEERPATH BUILD PROGRAM	51-000-24-00-2445	6,000.00	
				02	1262 DEERPATH BUILD PROGRAM	52-000-24-00-2445	4,000.00	
						INVOICE TOTAL:	10,000.00 *	
						CHECK TOTAL:		10,000.00
						TOTAL AMOUNT PAID:		10,000.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

UNITED CITY OF YORKVILLE
PAYROLL SUMMARY
October 6, 2017

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	$ 16,535.24	$ -	16,535.24	$ 1,782.51	$ 848.17	$ 19,165.92
FINANCE	10,020.01	-	10,020.01	1,096.33	752.25	$ 11,868.59
POLICE	100,983.44	6,168.84	107,152.28	583.94	7,957.46	$ 115,693.68
COMMUNITY DEV.	15,864.55	-	15,864.55	1,643.42	1,183.10	$ 18,691.07
STREETS	13,066.43	21.30	13,087.73	1,410.86	964.02	$ 15,462.61
WATER	14,543.52	70.24	14,613.76	1,542.22	1,061.06	$ 17,217.04
SEWER	8,171.35	-	8,171.35	897.04	619.16	$ 9,687.55
PARKS	19,335.49	-	19,335.49	2,084.37	1,421.54	$ 22,841.40
RECREATION	15,359.76	-	15,359.76	1,250.82	1,151.73	$ 17,762.31
LIBRARY	14,319.65	-	14,319.65	806.75	1,069.23	$ 16,195.63
TOTALS	$ 228,199.44	$ 6,260.38	$ 234,459.82	$ 13,098.26	$ 17,027.72	$ 264,585.80

TOTAL PAYROLL **$ 264,585.80**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, October 10, 2017

ACCOUNTS PAYABLE		**DATE**	
Manual Check Register *(Page 1)*		09/25/2017	61,007.04
Manual Check Register *(Page 2)*		10/03/2017	20,000.00
City Check Register *(Pages 3 - 30)*		10/10/2017	220,397.61
	SUB-TOTAL:		**$301,404.65**
OTHER PAYABLES			
Maual Check #525807 - Euclid Beverage *(Page 31)*		09/27/2017	941.75
Maual Check #505808 - Stortz BUILD Check *(Page 32)*		09/29/2017	10,000.00
	SUB-TOTAL:		**$10,941.75**
PAYROLL			
Bi - Weekly *(Page 33)*		10/06/2017	264,585.80
	SUB-TOTAL:		**$264,585.80**
	TOTAL DISBURSEMENTS:		**$576,932.20**

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

Agenda Item Number

New Business #5

Tracking Number

ADM 2017-75

Agenda Item Summary Memo

Title: Monthly Website Report for September 2017

Meeting and Date: Administration Committee – October 18, 2017

Synopsis: See attachd memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None.

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: Administration Committee
From: Erin Willrett, Assistant Administrator
CC: Bart Olson, City Administrator
Date: October 18, 2017
Subject: Website Report for September 2017

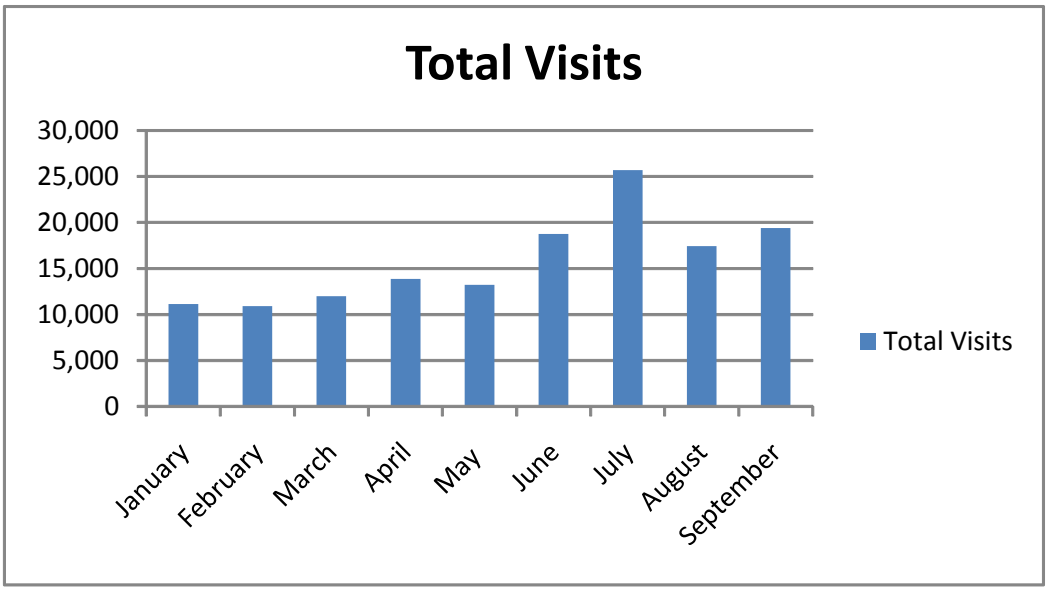
Summary

Yorkville's website and social media analytics report for September 2017.

Background

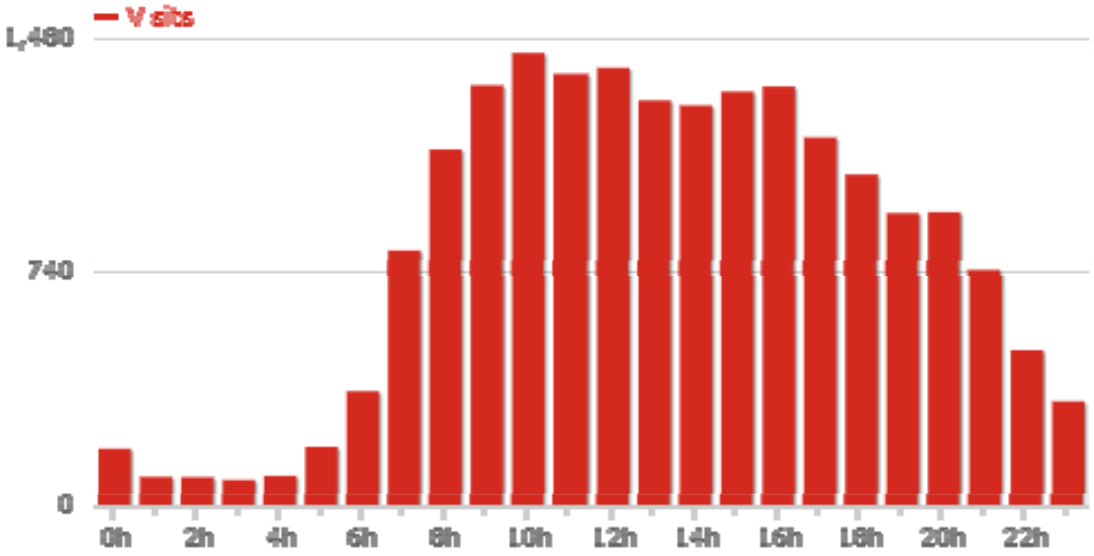
Every month at the Administration Committee meeting, the website data from the previous month will be highlighted. This month's highlight is September 1, 2017 – September 30, 2017

Website Visits:

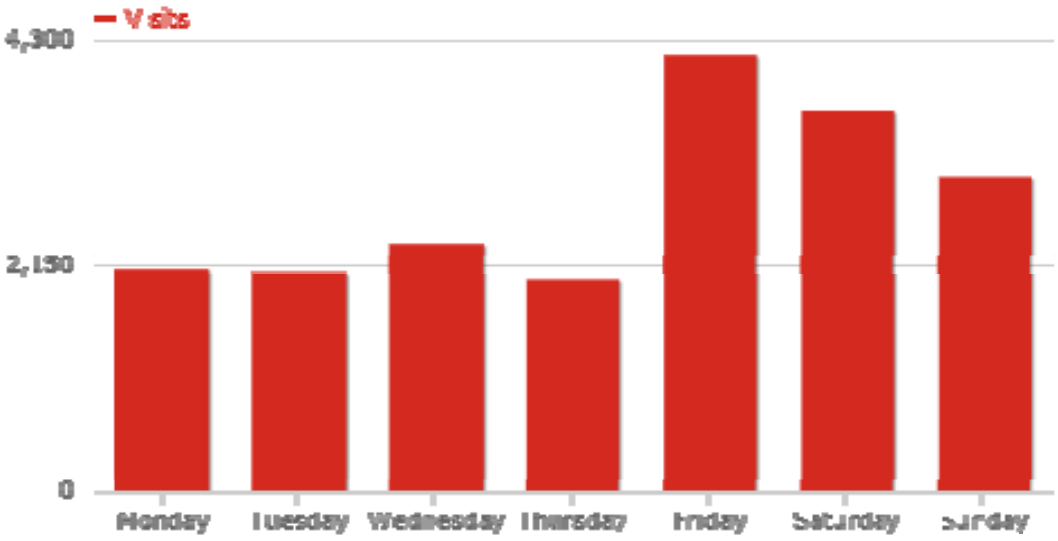


	January	February	March	April	May	June	July	August	September
Unique Visitors	8,955	8,812	9,688	11,372	10,642	14,674	19,798	13,928	15,062
Returning Visits	3,513	3,488	3,647	4,092	4,183	6,244	8,955	8,955	7,323
Total Visits	11,129	10,918	11,986	13,861	13,218	18,731	25,690	17,436	19,397

Visits by time of day:



Visits by day of week:



Website Statistics:

	July 2017	August 2017	September 2017[i]
Top 5 Pages Visited	1. Homepage 2. 4th of July 3. River Fest 4. Facilities Overview 5. Hometown Days	1. Homepage 2. Hometown Days Festival 3. Parks and Recreation Main Page 4. Online Utility Payments 5. Facilities Overview	1.Hometown Days Festival 2. Homepage 3. Jobs Page 4. Parks and Recreation Main Page 5. Agendas, Minutes & Packets

	July 2017	August 2017	September 2017[ii]
Top 5 Downloads	1. 4th of July Parade Route 2. Yak Shack Information 3. Parks and Playground Information 4. Application for Employment 5. River Fest Flyer	1. Hometown Days Information 2. Hometown Days Baby Contest 3. Parks and Playground Information 4. Yak Shack Information 5. 2016 Zoning Map	1. Hometown Days Information 2. Application for Employment 3. Parks and Playground Information 4. 2016 Zoning Map 5. Yak Shack Information

	July 2017	August 2017	September 2017
Top 5 Searches	1. Fireworks (Fireworks 2017 was 2nd) 2. Jobs (Employment was 4th) 3. Memory Care Facility 4. True 5. 4th of July	1. True 2. Jobs (Employment was 3rd) 3. Zoning Map 4. Hometown Days 5. Map	1. Jobs 2. True 3. Hometown Days 4. Bids 5. Garbage

	July 2017	August 2017	September 2017
Top 5 Website Referrers	1. Facebook 2. bing.com 3. eventful.com 4. jobs.ilipra.org 5. enjoyaurora.com	1. Facebook 2. bing.com 3. yahoo.com 4. hiinfidelity.com 5. runningintheusa.com	1. Facebook 2. bing.com 3. yahoo.com 4. runningintheusa.com 5. hiinfidelity.com

City Facebook Data: September, 2017

Total Page Followers: 3,443 (an increase of 112 followers from August)

Total Page Likes: 3,419

Total Average Reach: 1,302

Highest Viewed Post: "We are hiring!"

Highest Viewed Post Reach: 16,196; 864 Clicks; 60 Reactions/Comments/Shares

Parks and Recreation Facebook Data: September, 2017

Total Page Followers: 1,864

Total Page Likes: 1,878

Total Average Reach: 465

Highest Viewed Post: "Yorkville Pumpkin Pull – Just 2 weeks away"

Highest Viewed Post Reach: 2,184; 4 Clicks; 2 Reactions/Comments/Shares

City Twitter Data: September, 2017

Total Followers: 1,399

Total Tweet Impressions: 1,062

Total Profile Visits: 202

Yorkville Twitter Mentions: 2

Recommendation: This is an informational item.

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[i] http://www.yorkville.il.us/459/Hometown-Days-Festival;
http://www.yorkville.il.us;
http://www.yorkville.il.us/jobs.aspx;
http://www.yorkville.il.us/259/Parks-Recreation;
http://www.yorkville.il.us/520/Agendas-Minutes-Packets

[ii] http://www.yorkville.il.us/DocumentCenter/Document/View/3675;
http://www.yorkville.il.us/DocumentCenter/Document/View/244;
http://www.yorkville.il.us/DocumentCenter/Document/View/124;
http://www.yorkville.il.us/DocumentCenter/Document/View/306;
http://www.yorkville.il.us/DocumentCenter/Document/View/2127

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

Agenda Item Number

New Business #6

Tracking Number

ADM 2017-76

Agenda Item Summary Memo

Title: Meeting Schedule for 2018

Meeting and Date: Administration Committee – October 18, 2017

Synopsis: Proposed meeting dates for 2018.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Lisa Pickering (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: Administration Committee
From: Lisa Pickering, Deputy Clerk
CC: Bart Olson, City Administrator
Date: October 11, 2017
Subject: Administration Committee Meeting Schedule for 2018

Summary

Proposed 2018 meeting schedule for the Administration Committee.

Meeting Schedule for 2018

For 2018, if the Administration Committee would like to continue meeting the third Wednesday of the month at 6:00 p.m., the tentative meeting dates would be as follows:

- January 17, 2018
- February 21, 2018
- March 21, 2018
- April 18, 2018
- May 16, 2018
- June 20, 2018
- July 18, 2018
- August 15, 2018
- September 19, 2018
- October 17, 2018
- November 21, 2018
- December 19, 2018

Recommendation

Staff recommends review of the proposed meeting dates and time so that a meeting schedule can be finalized for 2018.

2018

January

Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
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November

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December

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

Agenda Item Number

New Business #7

Tracking Number

ADM 2017-77

Agenda Item Summary Memo

Title: Fiscal Year 2017 Annual Treasurer's Report

Meeting and Date: Administration Committee – October 18, 2017

Synopsis: Please see attached.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: Informational item.

Submitted by: Rob Fredrickson (Name) Finance (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

UNITED CITY OF YORKVILLE
TREASURER'S REPORT
FOR THE FISCAL YEAR ENDING APRIL 30, 2017

I certify that the following is true and correct to the best of my knowledge and belief.

_____
Rob Fredrickson
Deputy City Treasurer

Summary Statement of Operations *

Fund Type	Beginning Fund Balance / Net Position	Revenues	Expenditures	Other Financing Sources/(Uses)	Ending Fund Balance / Net Position *
General Fund	5,691,706	15,001,145	11,839,342	(2,639,420)	6,214,089
Library Fund	514,162	1,473,240	1,502,485	24,044	508,961
Parks & Recreation Fund	500,762	668,975	1,842,500	1,118,638	445,875
Citywide Capital Fund	3,003,908	1,652,784	3,365,019	63,857	1,355,530
Special Revenue Funds	764,343	917,079	1,093,860	55,750	643,312
Debt Service Fund	-	54,084	321,063	266,979	-
Capital Project Funds	1,841	383,225	368,821	254,162	270,407
Enterprise Funds	51,578,888	5,631,855	4,953,578	4,391,239	56,648,404
Fiduciary Fund	6,881,167	1,565,279	481,268	-	7,965,178

* NOTE: Detailed financial information may be found at http://www.yorkville.il.us/ArchiveCenter/ViewFile/Item/2308

United City of Yorkville - FOR THE FISCAL YEAR ENDING APRIL 30, 2017: RECEIPTS –

GENERAL FUND: PROPERTY TAXES 3,024,415; MUNICIPAL SALES TAX 2,940,976; NON-HOME RULE SALES TAX 2,259,787; ELECTRIC UTILITY TAX 710,892; NATURAL GAS UTILITY TAX 241,699; EXCISE TAX 359,947; TELEPHONE UTILITY TAX 8,340; CABLE FRANCHISE FEES 294,275; HOTEL TAX 72,407; VIDEO GAMING TAX 100,457; AMUSEMENT TAX 200,284; ADMISSIONS TAX 122,007; BUSINESS DISTRICT TAX 387,157; AUTO RENTAL TAX 13,822; STATE INCOME TAX 1,602,410; LOCAL USE TAX 417,212; ROAD & BRIDGE TAX 145,522; PERSONAL PROPERTY TAX 17,845; GRANTS 51,416; MISC INTERGOVERNMENTAL 990; LIQUOR LICENSES 52,852; OTHER LICENSES & PERMITS 6,795; BUILDING PERMITS 256,215; CIRCUIT COURT FINES 41,512; ADMINISTRATIVE ADJUDICATION 33,512; OFFENDER REGISTRATION FEES 420; POLICE TOWS 64,806; GARBAGE SURCHARGE 1,284,044; COLLECTION FEE - YBSD 158,062; LATE PENALTIES 22,772; POLICE SPECIAL DETAIL 800; INTEREST 21,197; REIMBURSEMENTS 66,449; RENTAL INCOME 7,285; MISCELLANEOUS INCOME 12,563; TRANSFERS 9,645; TOTAL 15,010,789.

FOX HILL SSA: PROPERTY TAXES 7,263; SALE OF CAPITAL ASSETS 22,000; TOTAL 29,263.

SUNFLOWER SSA: PROPERTY TAXES 20,456; TOTAL 20,456.

MOTOR FUEL TAX: MOTOR FUEL TAX 428,888; MFT HIGH GROWTH 41,928; INTEREST 3,556; TRANSFERS 33,750; TOTAL 508,122.

CITY WIDE CAPITAL: GRANTS 534,354; BUILDING PERMITS 35,365; DEVELOPMENT FEES 10,730; BUILD PROGRAM PERMIT 61,008; ROAD CONTRIBUTION FEES 88,000; RENEW PROGRAM PERMIT 900; ROAD INFRASTRUCTURE FEES 718,872; INTEREST 3,703; REIMBURSEMENTS 199,851; SALE OF CAPITAL ASSETS 1,900; TRANSFERS 71,602; TOTAL 1,726,285.

VEHICLE & EQUIPMENT FUND: DEVELOPMENT FEES 96,750; BUILD PROGRAM PERMIT 28,700; ENGINEERING CAPITAL FEES 8,600; DUI FINES 5,865; ELECTRONIC CITATION FEES 743; MOWING INCOME 1,955; CHARGEBACKS 234,993; INTEREST 86; MISCELLANEOUS INCOME 5,535; SALE OF CAPITAL ASSETS 254,162; TOTAL 637,389.

DEBT SERVICE: PROPERTY TAXES 47,070; RECAPTURE FEES 6,577; BUILD PROGRAM PERMIT 425; RENEW PROGRAM PERMIT 13; TRANSFERS 266,979; TOTAL 321,064.

WATER: BUILD PROGRAM PERMIT 171,840; WATER SALES 2,952,074; BULK WATER SALES 5,250; LATE PENALTIES 104,425; METER SALES 66,280; INFASTRUCTURE FEES 734,552; CONNECTION FEES 93,363; INTEREST 9,729; REIMBURSEMENTS 27,256; RENTAL INCOME 60,495; MISCELLANEOUS INCOME 370; SALE OF CAPITAL ASSETS 1,894; TRANSFERS 75,075; TOTAL 4,302,603.

SEWER: BUILD PROGRAM PERMIT 104,700; RENEW PROGRAM PERMIT 692; MAINTENANCE FEES 868,488; INFRASTRUCTURE FEES 354,171; CONNECTION FEES 49,009; LATE PENALTIES 13,746; RIVER CROSSING FEES 1,477; INTEREST 3,899; REIMBURSEMENTS 8,050; MISCELLANEOUS INCOME 99; TRANSFERS 1,134,052; TOTAL 2,538,383.

LAND CASH: GRANTS 15,711; RENEW PROGRAM PERMIT 1,103; REIMBURSEMENTS 63,796; LAND CASH PROCEEDS 47,753; SALE OF CAPITAL ASSETS 2,500; TOTAL 130,863.

PARKS & RECREATION: SPECIAL EVENTS 109,109; CHILD DEVELOPMENT 135,445; ATHLETICS AND FITNESS 178,613; CONCESSION REVENUE 32,509; INTEREST 328; REIMBURSEMENTS 3,002; RENTAL INCOME 53,345; PARK RENTALS 13,221; HOMETOWN DAYS 117,354; SPONSORSHIPS &DONATIONS 20,547; MISCELLANEOUS INCOME 5,503; TRANSFERS 1,118,638; TOTAL 1,787,614.

LIBRARY: PROPERTY TAXES 1,372,091; PERSONAL PROPERTY TAX 5,914; DEVELOPMENT FEES 53,450; RENEW PROGRAM PERMIT 200; GRANTS 13,044; LIBRARY FINES 7,355; LIBRARY SUBSCRIPTION CARDS 6,576; COPY FEES 2,717; PROGRAM FEES 915; INTEREST 1,605; REIMBURSEMENTS 2,141; RENTAL INCOME 4,644; MISCELLANEOUS INCOME 2,585; TRANSFERS 30,319; TOTAL 1,503,556.

COUNTRYSIDE TIF: PROPERTY TAXES 215,360; TOTAL 215,360.

DOWNTOWN TIF: PROPERTY TAXES 67,307; MISCELLANEOUS INCOME 1,456; TOTAL 68,763.

PAYROLL: 0.01 TO 25,000.00: AGUADO, YARILIZ; ARCARA, NICHOLAS; ARENTSEN, DALE; BAHR, NANCY; BARKER, HOWARD; BATTLE, BETTYE; BAZAN, JEAN; BRADSTREET, PATRICIA; BRETTHAUER, JANET; CALIXTO, RUBEN; CLEVER, DAVID; COLOSIMO, CARLO; CURRY, JETTA; CYKO, ERICA; DAVIS, CHARLES; DEMPSEY, LISA; DILLON, SALLY; DOHONEY, THOMAS; EBERHARDT, MARIANNE; ENGLISH, BREANNA; ERICKSON, MARK; ESSEX, JANET; FAEDTKE, JESSICA; FRIEDERS, JOEL; FUNKHOUSER, CHRIS; GARDINER, DONALD; GILBERTSON, KRISTIN; GODINEZ, KARINA; GOLINSKI, GARY; GOSS, VIRGINIA; GREZLIK, CATHY; GRIMES, TOM; GULBRO, CALEB; GUTZWILER, JOSEPH; HADDOX, ZACHARY; HARMON, AUSTIN; HEINEN, CHRISTOPHER; HEYE, BRENDAN; HILL, NATHAN; HILL, TERRY; HOBBS, COURTNEY; HURT, KAREN; IMBORDINO, LAURENCE; JACKSON, JAMIE; KASPER, STEPHANIE; KATHMAN, NICOLE; KATULA, JOSEPH; KLIMEK, DANIELLE; KNOX, CHERYL; KNOX, MIRANDA; KNUTSON, JOAN; KOCH, KENNETH; KONEN, CHRISTIE; KOT, LARRY; LACOCO, PRISCILLA; LINDLEY-BOHMAN, KYLIE; LIVINGSTON, KAY; LOQUERCIO, NICOLE; MAASKE, LUCAS; MAHR, MADISON; MANNING, BARBARA; MATAISZ, AURELIA; MATLOCK, JOANNE; MCGRAW-CARPENTER, MELINDA;

MICHAELS, DOUGLAS; MILSCHEWSKI, JACQUELYN; MINOR, ALLAN; MISPAGEL, BRIGITTE; MISPAGEL, BROOKELYN; MOBLEY, LAKISIA; NICHOLSON, MICHELLE; NIESEN, CATHERINE; NUZZO, MICHELLE; O'LEARY, MARTIN; OWENS, ROBIN; PALLESON, CAMERON; PHANDANOUVONG, TAZ; RAMESH, POORNIMA; REDMON, ERIC; REICHERT, ROBERT; ROBBINS, MADELYN; SALLEE, REBECCA; SCHMIDT, MARGO; SCHOFIELD, LAUREN; SCOTT, TREVOR; SCOTT, TYLER; SIGMON, JODIE; SLAVIN, JAKOB; SLAVIN, JAREK; SLAVIN, JOSHUA; STAIE, MICHELLE; STEINHOFF, DAVID; TARULIS, SEAVER; TEELING, DIANE; TUDISCO, KATHRYN; VACA, CINDY; VACA, DEREK; VACA, DYLAN; VAN CLEAVE, VIANNE; VELAQUEZ, JUAN; VOGUS, KENNETH; VUCINIC, VANESSA; WACKER, JEWEL; WARREN, BETH; WEATHERLY, HANNAH; WEISS, JENNETTE; WEST, AUSTIN; WILKINSON, PEGGY; WIRTZ, ROBERT.

PAYROLL: 25,000.01 TO 50,000.00: AUGUSTINE, SHELLEY; BALOG, KIRSTEN; BAUER, JONATHAN; BROWN, DAVID; CREADEUR, ROBERT; ENGBERG, JASON; HARMON, RHIANNON; HERNANDEZ, ADAM; IWANSKI, SHARYL; KLEEFISCH, GLENN; LONG, DIANE; NELSON, TYLER; OLSEM, PAMELA; RASMUSSON, AMBER; REDMON, STEVEN; SCOTT, WILLIAM; SMITH, DOUGLAS; WEBER, ROBERT.

PAYROLL: 50,000.01 TO 75,000.00: BEHRENS, BRETT; COLLINS, ALBERT; DAVIS, KYLE; DEBORD, DIXIE; DECKER, NICOLE; DYON, JUDY; HENNE, DURKIN; HORNER, RYAN; HOULE, ANTHONY; KONEN, THOMAS; KUEHLEM, CHRISTOPHER; LAWRENTZ, KEVIN; MEYER, DENNIS; NELSON, MATTHEW; PAPPAS, PETER; PFISTER, MICHAELEEN; PRESNAK, JAMES; REISINGER, BARBARA; REMUS, SHAY; SCODRO, PETER; SENG, MATTHEW; SIMMONS, AMY; SOELKE, THOMAS; WEINERT, ANDREA; WILLRETT, ERIN; WRIGHT, RACHEL.

PAYROLL: 75,000.01 TO 100,000.00: BEHRENS, DAVID; GERLACH, SARA; GOLDSMITH, RYAN; HART, ROBBIE; HAYES, CHRISTOPER; HELLAND, JONATHON; HUNTER, JOHN; JEKA, CHRIS; JELENIEWSKI, ANDREW; JOHNSON, JEFFREY; KETCHMARK, MATTHEW; KLINGEL, SARAH; KOLOWSKI, TIMOTHY; MCMAHON, PATRICK; MOTT, STACEY; PFIZENMAIER, BEHR; PICKERING, LISA; PLECKHAM, DANIEL; RATOS, PETER; SLEEZER, JOHN; SLEEZER, SCOTT; SOEBBING, ROMAN.

PAYROLL: 100,000.01 TO 125,000.00: EVANS, TIMOTHY; FREDRICKSON, DAVID; HILT, LARRY; KLINGEL, TERRY; MIKOLASEK, RAYMOND; STROUP, SAMUEL.

PAYROLL: 125,000.01 AND OVER: BARKSDALE-NOBLE, KRYSTI; DHUSE, ERIC; HART, RICHARD; OLSON, BART; TOTAL 6,599,893.

VENDOR DISBURSEMENTS OVER $2,500: 4 SEASONS LANDSCAPING PLUS 7,052; ACCURATE REPRO 12,317; ACTION GRAPHIX 3,232; ADVANCED AUTOMATION & CONTROLS 22,029; ADVANCED ROOFING 2,817; RUBICALIA ALCARAZ 10,000; ALL STAR SPORTS INSTRUCTION 21,763; DANIEL & JESSICA ALLTOP 10,000; RAMON ALMANZAR 10,000; AMALGAMATED BANK OF CHICAGO 1,214,663; AMERICAN SOCCER COMPANY 3,325; AMPERAGE ELECTRICAL SUPPLY 25,568; ANIRI 4,505; AQUAFIX 2,617; EDRIC ARANA 5,155; ARNESON OIL COMPANY 10,878; AT&T 8,889; ATLAS BOBCAT 2,586; AURORA AREA CONVENTION & VISITORS BUREAU 66,860; AUTOMATIC BUILDING CONTROLS 3,340; AUTOMOTIVE SPECIALTIES 5,422; BAKER & TAYLOR 43,430; DON & MARY BARTALONE 10,000; BATTERY SERVICE CORPORATION 2,537; TANYA BERCU 6,318; BRIAN BETZWISER 73,034; BLUE CROSS BLUE SHIELD 1,441,569; BOOMBAH 10,405; BP AMOCO OIL COMPANY 3,907; CHRISTOPHER BRECK 5,864; BRITTNIE & PAUL BREEN 6,755; BRISTOL KENDALL FIRE DEPARTMENT 89,320; BSN SPORTS 13,715; ASHLI BURGESS 10,000; JASON BURNS 10,000; CAL ATLANTIC HOMES 9,800; UNITED COMMUNICATION SYSTEMS 46,754; CAMBRIA SALES COMPANY 7,069; CAPERS 5,000; CARGILL 122,505; CARSTAR 15,764; JENNIFER CAVALIER 10,000; CENTRAL LIMESTONE COMPANY 4,973; ROCLAB ATHLETIC INSTRUCTION 3,937; CHICAGO TRIBUNE 10,142; CINTAS CORPORATION FIRE 3,802; ICON ENTERPRISES 4,527; CLARK ENVIRONMENTAL 7,142; MICHAEL COIT 10,000; COM2 COMPUTERS & TECHNOLOGIES 4,725; COMMERCIAL AFFILIATED 10,000; COMMONWEALTH EDISON 83,855; COMPASS MINERALS AMERICA 64,396; CONCENTRIC INTEGRATION 80,859; CONSTELLATION NEW ENERGY 244,841; BRIAN & MELISSA CORRADO 10,000; LUTHER & MONICA CUNNINGHAM 10,000; RANDY D'ALESSANDRO 10,000; D CONSTRUCTION 797,532; BETTER BUSINESS PLANNING 2,722; PAUL

DANIELS 10,000; DEARBORN NATIONAL LIFE 15,408; MARC DEGLER 5,720; DANIEL DEL TORO 10,000; DLK 147,030; SEAN & MELANIE DOHERTY 10,000; DORNER COMPANY 6,664; DR HORTON CAMBRIDGE HOMES 6,418; DRS SKINNERS AMUSEMENTS 37,758; DYNEGY ENERGY SERVICES 55,111; EATON CORPORATION 21,570; TRICIA ECTON 10,000; EJ EQUIPMENT 8,869; ENCAP 20,683; ENDRESS & HAUSER 4,180; ENGINEERING ENTERPRISES 1,415,820; ERIC HILL 4,745; ERIC & ROXANNE ESSEX 10,000; EUCLID BEVERAGE 16,629; F & M LANDSCAPE & TREE SERVICE 6,663; MEGAN FANTHORPE 10,000; FARREN HEATING & COOLING 11,678; FEECE OIL COMPANY 16,793; TERRY & SHELLY FENOGLIO 10,000; FIDELITY SECURITY LIFE INSURANCE 13,918; FIRST NATIONAL BANK OF OMAHA 1,802,342; FIRST NONPROFIT UNEMPLOYEMENT 8,767; FIRST PLACE RENTAL 3,773; RAQUEL HERRERA 5,333; FOX VALLEY TROPHY & AWARDS 5,671; JEREMY FRIES 10,000; FUNK TRAILER SALES 4,800; GARDINER KOCH & WEISBERG 96,208; GEN POWER 7,061; GENEVA CONSTRUCTION 3,945,414; GLATFELTER UNDERWRITING SERVICES 158,486; GM NORTHRUP 6,288; GOVERNMENT IT CONSORTIUM 4,000; GRAINCO FS 5,643; TYLER GRANLUND 5,040; GRAY CONSTRUCTION 5,000; ALYSSA GREYER 10,000; GROUND EFFECTS 14,219; GUARDIAN 113,990; BENNETT GULLING 10,000; KYLE HAMMONTREE 10,000; JESSICA HANKINS & ALEX KOLKA 4,988; HARRIS COMPUTER SYSTEMS 22,070; HAWKINS 13,990; HD SUPPLY WATERWORKS 85,709; HENDERSON PRODUCTS 45,838; HI FI EVENTS 13,000; LARRY HILL 10,000; KRISTA & RICHARD HOLMAN 5,696; SHARLENE & DONNA HORTON 10,000; YVONNE HOWARD 4,988; HR GREEN 92,742; PRESILIANO HUITRON 5,040; STATE OF ILLINOIS TREASURER 337,766; ILLINOIS DEPARTMENT OF TRANSPORTATION 130,017; ILLINOIS EPA 232,081; ILLINOIS STATE POLICE 3,911; ILLINOIS PUBLIC SAFETY AGENCY 6,660; ILLINOIS RAILWAY 4,349; ILLINOIS TRUCK MAINTENANCE 8,591; ILLINOIS VALLEY INDUSTRIES 2,847; ILLINOIS PUBLIC RISK FUND 176,479; IMAJE RECORDS, 5,000; IMPERIAL INVESTMENTS 31,549; INFINITY TECHNOLOGIES 2,743; INFRASTRUCTURE SOLUTIONS, 5,200; INGEMUNSON LAW OFFICES 3,900; INLAND CONTINENTAL PROPERTY 120,708; INTERDEV 7,300; ITRON 5,978; CHARLES & LINDA JALOVE 10,000; RAYMOND & MARY JAMES 10,000; JENSEN EXCAVATING 166,468; JERRY'S SEWER CLEANING SERVICE 2,500; JEY'S PAINTING & WINDOW 2,840; STEVEN & BONNIE JOHNSON 10,000; TODD JONES 4,975; JULIE 8,930; KATHLEEN FIELD ORR & ASSOC. 122,056; KENCOM PUBLIC SAFETY DISPATCH 74,842; KENDALL COUNTY HIGHWAY DEPT 82,750; KENDALL COUNTY COURT SERVICES 3,299; KENDALL COUNTY RECORDER 4,491; SHAW SUBURBAN MEDIA GROUP 3,716; KENDALL COUNTY SHERIFF'S OFFICE 3,510; KENDALL COUNTY CHIEFS OF POLICE 4,261; KENDALL CROSSING 75,104; KENDALL COUNTY 33,349; KLINGEL, TERRY 4,019; WILLIAM & VANESSA KLOSKA 10,000; KONICA MINOLTA 14,410; KEVIN & SAMANTHA KOZIOL 10,000; KEITH KRAFT 5,542; LANER, MUCHIN, DOMBROW, BECKER 6,910; EDWARD & ANGELINA LANG 4,988; TOD LANGELAND 5,542; LAUTERBACH & AMEN 37,180; LAYNE CHRISTENSEN COMPANY 146,176; AUSTIN LEHMANN 4,884; LENNAR CHICAGO 33,872; LEXIPOL 13,278; ANDREW & BRITTANY LINDEMAN 10,000; MARGARET LINNANE 10,000; LISA PICKERING 6,432; LLOYD WARBER 11,760; RACHEL LOFTHOUSE 5,324; MAD BOMBER FIREWORK PRODUCTION 20,500; ROCCO & MARCELLE MALASPINA 10,000; MICHAEL & ERIC MALLON 5,409; BOB & SUE MANGERS 10,000; DAVID MANGIONE 4,988; ELIZABETH MARQUARDT 10,000; MARTIN IMPLEMENT SALES 3,000; JOHN MARTINEZ & PAOLA ANDERSON 5,248; JOHN & MELISSA MARTINO 4,988; ANTHONY MASELLIS 10,000; KELLI & SEAN MASTEN 5,256; JOHN MAZZOLA 10,000; MEADE ELECTRIC COMPANY 10,595; MEADOWBROOK BUILDERS 17,217; PAULETTE MEDLIN 5,848; LISA & ALAN MEISTER 5,256; MENARDS 209,235; MENARDS 26,557; MESIROW INSURANCE SERVICES 21,050; METRO WEST COG 14,582; MID AMERICAN WATER 5,015; MIDWEST SALT 4,713; MIDWEST ENVIONMENTAL 5,460; MIDWEST TAPE 5,390; SARA MIKULAN 10,000; MILES CHEVROLET 88,408; JOSHUA & MICHELLE MILLER 10,000; MATTHEW D. MILLER 3,000; DEREK MISURSKI 10,000; JOSHUA & SARAH MITCHELL 10,000; PATRICK MOLKENTINE 4,500; MONROE TRUCK EQUIPMENT 11,372; MORRIS ASPHALT DIVISION 30,091; MORROW BROTHERS FORD 57,378; RONNIE MUHAWA 4,975; NANDAGOPAL MUKKAMALA 10,000; NARVICK BROS LUMBER 3,087; NATIONAL WASH AUTHORITY 5,200; RANDI & MATTHEW NELSON 6,848; NEOFUNDS 6,593; ALEJANDRO NEVAREZ 4,983; GARY NEYER 5,000; TRISHA NGO 10,000; NICOR GAS 27,111; NORTH EAST MULTI-REGIONAL TRAINING 4,195; NORTHERN ILLINOIS UNIVERSITY 16,900; NORTHERN CONTRACTING 6,305; NUTOYS LEISURE PRODUCTS 4,945; MICHELE O'HARA 8,736; CYNTHIA O'LEARY 3,409; OESTREICH SALES & SERVICE 2,740; OLIVEJAR GROUP 4,789; OPENLANDS 5,000; OPERATING ENGINEERS APPRENTICE 7,200; OSWEGOLAND PARK DISTRICT 4,400; OVERDRIVE 3,000; MICHAEL PARCHMAN 5,720; PATTEN INDUSTRIES 14,093; PEPSI-COLA

GENERAL BOTTLERS 4,861; CHRIS PETERSON 10,000; ROBERT & CARRIE PETRANEK 10,000; PLAINFIELD GRADING 24,504; DONALD & NONNY POPERNIK 10,000; PRAIRIECAT 13,506; R. SMITS & SONS 2,880; MICHAEL RADER 10,000; RAGING WAVES 122,007; RATOS, JAMES 26,602; RAY O'HERRON COMPANY 16,571; REINDERS 61,232; RICHARD RENIK 10,000; ROBERT RIETZ JR. 3,011; RIVERVIEW FORD 12,575; KEITH & KIM ROBINSON 10,000; GINGER ROBINSON 10,000; ROGUE BARRISTER RECORDS 9,187; ANJELINA ROJAS 10,000; STACY RUBICAN 5,720; RUSSO HARDWARE 9,816; KEVIN SAVAGE & LISA JANASIK 10,000; JOSE GUSTAVO FRANCISCO CARLOS 4,988; JOHN & MELANIE SCHUSTER 10,000; SPARKLE SCOTT-WILSON 5,610; SEBIS DIRECT 7,971; SEMPER FI YARD SERVICE 46,394; SERVICE PRINTING CORPORATION 45,203; SERVICEMASTER 6,265; EUGENE & MARLENE SMELKO 10,000; SMG TOURISM STRATEGY 4,200; SOUND INCORPORATED 4,853; SOUNDSCAPE ENGINEERING 3,570; SPEER FINANCIAL 24,607; SWFVCTC 91,032; GUY SPAGNOLI 10,000; FLEETCOR SUPERFLEET MASTERCARD 84,660; SPORTSFIELDS 5,713; STAUDACHER FARMS 3,360; DEBRA & CHARLES STEINBACH 10,000; JOHN STEPHEN & AMANDA CALDER 5,363; STERLING CODIFIERS 2,635; STEVEN'S SILKSCREENING 3,711; KIMBERLY WAIGLAND STOLPESTAD 10,000; DOUGLAS STONE 10,000; ROSS & DARLENE STRUEBER 10,000; STRYPES PLUS MORE 2,950; SUBURBAN LABORATORIES 8,365; SUPERIOR EXCAVATING 252,300; TAPCO 28,734; TERRACON CONSULTS 9,975; TERRY VANCURA 4,284; THE BANK OF NEW YORK 2,924,054; THE GALE GROUP 3,810; THE LAKOTA GROUP 13,714; SUPERIOR BEVERAGE CO. 4,408; ROBERT THOMPSON 10,000; THORNE ELECTRIC 4,300; THYSSENKRUPP ELEVATOR CORP 3,024; JESSICA & GUY TIBERIO 10,000; TIM GREYER BUILDERS 2,907; TIMOTHY SHARPE 2,500; TKB ASSOCIATES 2,719; TODAY'S BUSINESS SOLUTIONS 3,492; AURELIO & MARIBEL TORRES 10,000; TRAFFIC CONTROL CORPORATION 5,963; TRI-TECH ELECTRIC 12,775; TRICO MECHANICAL SERVICE GROUP 14,603; TROTTER & ASSOCIATES 55,303; ERICA TURNER 6,318; TYLER TECHNOLOGIES 2,750; US CENSUS BUREAU 108,093; UNDERGROUND PIPE & VALVE CO 11,550; US BANK 162,755; MARK UNDESSER 10,000; JOSEPH DEMARCO 5,100; UPPER ILLINOIS RIVER VALLEY 3,000; LOU OR SANDY URIDIL 10,000; LAURIE VAUGHN 5,931; VISU-SEWER OF ILLINOIS 148,469; CHRISTINE VITOSH 7,726; DENNY & MARIE WALLACE 10,000; WAREHOUSE DIRECT 5,920; WATER PRODUCTS 4,844; WATER SOLUTIONS UNLIMITED 21,854; WAUBONSEE COMMUNITY COLLEGE 2,780; WALLY WERDERICH 3,750; JUSTIN & KRISTINA WERNIG 7,320; MILTON EDWARD WILCOX 5,500; WILLMAN & GROESCH GENERAL 5,374; WINDING CREEK NURSERY 6,852; MATTHEW FRANK WOJCIECHOWSKI 4,988; JARED & LISA WOODARD 10,000; WRIGHT AUTOMOTIVE 24,156; YORKVILLE BRISTOL SANITARY DISTRICT 3,239,446; YORKVILLE AREA CHAMBER OF COMMERCE 2,500; YORKVILLE BIG BAND 2,700; YORKVILLE MOWING & LANDSCAPING 14,164; YORKVILLE SCHOOL DIST #115 120,367; MARLYS YOUNG 3,329; LAURA ANN ZILLGES 6,271; EXPENSE DISBURSEMENTS UNDER 2,500.00 228,015; TOTAL 24,505,351.

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

PW 2017-78

Agenda Item Summary Memo

Title: Tax Levy Estimate

Meeting and Date: Administration Committee – October 18, 2017

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (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: Administration Committee
From: Rob Fredrickson, Finance Director
Bart Olson, City Administrator
Date: October 10, 2017
Subject: 2017 Tax Levy Estimate

Summary

Approval of a 2017 tax levy estimate, for purposes of publishing a public notice for an upcoming public hearing.

Background

Each year, the first step of the tax levy process involves adopting a tax levy estimate for purposes of holding a public hearing (if required). The estimated tax levy for the City and Library operations (capped taxes) is $4,003,284, as shown on Exhibit A. Per past practice and the property tax extension limitation law (PTELL), the City expects the actual tax levy to be lower.

Based on past levy and budget discussions, the City had unofficially adopted a plan to reduce its tax levy for fiscal years 2015 through 2018. This plan was a modified extension of the process began in fiscal year 2012 as a result of non-abated property taxes and the passage of the non-home rule sales tax referendum:

Planned decreases
2% reduction in FY 15
1% reduction in FY 16 (prior fiscal year)
1% reduction in FY 17 (prior fiscal year)
1% reduction in FY 18 (current fiscal year)

The above reduction schedule was reflected between the City property tax line-item (a calculation of the City uncapped taxes and City capped taxes) and the Library property tax-line-item (a calculation of the Library uncapped taxes and Library capped taxes). In reality, property taxes decreased at a rate quicker than we expected:

Actual decreases
3% reduction in FY 15
1.66% reduction in FY 16 (prior fiscal year)
1.68% reduction in FY 17 (prior fiscal year)
0% - no change (current fiscal year)

Now that the City has fulfilled its unofficial plan to reduce the amount of property taxes levied over the last four fiscal years, it is the recommendation of staff that the City begin to ease back into its past practice of marginally increasing its levy each year as allowed under PTELL. Pursuant to PTELL, two factors determine how much the City can increase its levy by each year: the equalized assessed

valuation (EAV) of new construction and the year-over-year change in inflation (as measured by CPI). New construction is currently estimated by the County with an EAV $9.9 million, which would generate additional property tax proceeds of $64,328 for the City. As shown on Exhibit D, after two consecutive years of unusually low inflation, CPI returns to more of a historical norm in 2017 with a 2.1% increase. This inflationary portion of the levy equates to a projected increment of $65,128, for an estimated grand total of $129,456 in additional property taxes.

Based on the information presented above it is the recommendation of staff that the City increase its levy only by the amount of incremental property taxes generated from new construction, currently estimated at $64,329 (as shown on Exhibit C). While this will result in the City not levying approximately $65,128, (CPI portion) under PTELL (which means this amount is lost for subsequent levy years) staff believes that this is a balanced approach; as it allows the City to marginally expand its tax base with minimal impact on homeowners. Depending on how the City Council decides to levy, either including incremental property taxes from both CPI and new construction or new construction only, will result in the City's portion of the levy either increasing by approximately 4.2% (Exhibit B) or 2.1% (Exhibit C).

Another item of note is the police pension levy, which has been determined to be $963,361, as shown on page 6 of the Actuarial Valuation Report (Exhibit E). This represents an actual, albeit nominal, decrease of $2,850 in comparison to the actuarial determined contribution in 2016. Fiscal year 2017 was a good year for the Fund, as the percent funded increased from 39.5% to 42.3% due to several factors including: the City continuing to fully fund its actuarial determined contribution; adjustments to the mortality assumptions used in the funding calculation; and the Funds investment return slightly exceeding its assumed rate (7.00% assumed v. 7.06% actual).

Looking back at the 2016 levy, you may recall that the primary policy question at the time was whether or not the City and Library levies should be combined or levied separately. In an effort to "level the playing field" by applying the same rules of property tax growth (lesser of CPI or 5%, plus new construction) to both entities, it was decided by the City Council to levy the two entities separately. As a result of the separate levy, the Library tax rate was capped at $0.141 per $100 of EAV in 2016, resulting in a property tax extension of $645,554 for library operations. This was an increase of $13,596 (2.2%) over the 2015 extended amount of $631,958. For the 2017 levy staff plans to continue the practice of levying separately for the City and the Library, which is currently estimated to yield property taxes for library operations in the amount of $672,505. Thus, based on current EAV the library tax rate is estimated to be at $0.136 per $100 of EAV (max amount is $0.15/$100 EAV) for the 2017 levy year, which is an increase of 4.2% ($26,951) over the 2016 extension.

The fiscal year 2018 (2016 levy) certification from the County Clerk is attached (Exhibit F) to this memo. The first page contains all City (non-Library) taxes, and the second page contains Library taxes (operations and debt service for the 2006 & 2013 Refunding bonds).

The breakdown of the sublevies is attached for your review. These do not need to be formally decided upon until the City passes its levy ordinance in late November or early December. The County's current EAV estimate is $495,355,475 which is an 8.53% increase from last year. The abatement ordinances for the non-abated (uncapped) City property taxes should be voted on in December; however the County will typically give an extension until late January/early February.

Homeowner Impact

The property tax bill lists the City and the Library as two distinct itemized charges. Assuming the City levies for the new construction increment only (Exhibit C), the City's (capped and uncapped) estimated levy extension is projected to increase by 2.1% for the 2017 levy year (payable in 2018). The Library (capped and uncapped) levy is projected to be 4.2% higher than the 2016 levy year extension (payable in 2017). Based on these two statements, the amount that each property owner pays to the City **should** be approximately $14 higher than the prior year and the amount paid to the Library **should** be approximately $11 higher than the prior year's tax bill, assuming that their individual property's EAV increases by the same percentage as overall EAV in the City (currently projected at 8.53% by Kendall County).

Recommendation

The preliminary staff recommendations for aggregate levy amounts are below.

City Tax Levy

	2016 Levy Extension	2017 Maximum Levy (Estimate)	2017 Levy Recommended Amount
City Levy (Capped)	3,101,322	3,330,779	3,165,651
City Bonds (Uncapped)	N / A	N / A	N / A
Totals	**3,101,322**	**3,330,779**	**3,165,651**

Library Tax Levy

	2016 Levy Extension	2017 Maximum Levy (Estimate)	2017 Levy Recommended Amount
Library Operations (Capped)	645,554	672,505	672,505
Library Bonds (Uncapped)	760,433	792,101	792,101
Totals	**1,405,987**	**1,464,606**	**1,464,606**

In regards to the setting of a tax levy estimate, staff recommends the approval of Exhibit A, which shows levy amounts in excess of what PTELL allows for the purposes of setting a maximum levy amount for the public hearing. Once the public hearing has passed, City Council will have the ability to change (i.e. reduce) the levy in any manner deemed appropriate, as long as the levy amounts presented for the public hearing are not exceeded. Exhibit B is an estimate of how much the City could actually levy under PTELL (includes increases for both new construction & CPI) for a total of $129,456 in additional property tax proceeds. Exhibit C, which is the staff recommended levy, proposes that the only enhancement to the City's levy would be the estimated new construction increment of $64,328; thus foregoing the CPI increment of $65,128 in subsequent tax years. Furthermore, staff recommends that the City instruct the County Clerk to once again levy separately for the City and the Library, so that both entities are held to the same rules when it comes to growth. We would propose to hold the public hearing at the November 14th City Council meeting.

Exhibit A

2017 Tax Levy - Public Hearing

(Limiting Rate Applied to City & Library)

	2015 Rate Setting EAV	% Change over Prior Yr EAV	2016 Rate Setting EAV	% Change over Prior Yr EAV	2017 Estimated EAV	% Change over Prior Yr EAV
Farm	$ 2,861,401	4.31%	$ 2,963,511	3.57%	$ 3,089,268	4.24%
Residential	$ 320,914,471	3.30%	$ 354,408,067	10.44%	$ 389,708,077	9.96%
Commercial	$ 84,529,087	-6.85%	$ 84,099,111	-0.51%	$ 87,190,751	3.68%
Industrial	$ 13,000,039	2.62%	$ 14,944,561	14.96%	$ 15,350,051	2.71%
State Railroad	$ 17,329	0.01%	$ 17,328	-0.01%	$ 17,328	0.00%
Estimated Total	**$ 421,322,327**	**1.08%**	**$ 456,432,578**	8.33%	**$ 495,355,475**	8.53%

	2015 Rate	2015 Levy Request	2015 Levy Extension	2016 Rate	2016 Levy Request	2016 Levy Extension	2017 Rate	2017 Levy Request	% Change over Prior Yr Ext.	$ Ch Prio
Corporate	0.23795	$ 1,043,200	$ 1,002,536	0.21965	$ 1,002,536	$ 1,002,554	0.20239	$ 1,002,536	0.00%	$
Bonds & Interest	0.01128	47,497	47,525	0.00000	-	-	0.00000	-	-	
IMRF Pension	0.00000	-	-	0.00000	-	-	0.00000	-	-	
Police Protection	0.24069	1,088,449	1,014,080	0.19991	912,438	912,454	0.23112	1,144,882	25.47%	
Police Pension	0.19591	825,413	825,413	0.21169	966,211	966,222	0.19448	963,361	-0.30%	
Audit	0.00686	30,000	28,903	0.00658	30,000	30,033	0.00606	30,000	-0.11%	
Liability Insurance	0.00914	40,000	38,509	0.00877	40,000	40,029	0.00808	40,000	-0.07%	
Social Security	0.03423	150,000	144,219	0.03287	150,000	150,029	0.03028	150,000	-0.02%	
School Crossing Guard	0.00000	-	-	0.00000	-	-	0.00000	-	-	
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	-	
Subtotal City	**0.73606**	**$ 3,224,559**	**$ 3,101,185**	**0.67947**	**$ 3,101,185**	**$ 3,101,322**	**0.67240**	**$ 3,330,779**	**7.40%**	
Library Operations	0.15000	$ 692,000	$ 631,958	0.14144	$ 692,000	$ 645,554	0.13576	$ 672,505	4.17%	$
Library Bonds & Interest	0.17868	752,770	752,788	0.16661	760,395	760,433	0.15991	792,101	4.16%	
Subtotal Library	**0.32868**	**$ 1,444,770**	**$ 1,384,745**	**0.30805**	**$ 1,452,395**	**$ 1,405,987**	**0.29567**	**$ 1,464,606**	**4.17%**	
Total City (PTELL & Non-PTELL)	**1.06474**	**$ 4,669,329**	**$ 4,485,930**	**0.98752**	**$ 4,553,580**	**$ 4,507,310**	**0.96807**	**$ 4,795,385**	**6.39%**	**$**
less Bonds & Interest	0.18996	800,267	800,313	0.16661	760,395	760,433	0.15991	792,101	4.16%	
P-TELL Totals	**0.87478**	**$ 3,869,062**	**$ 3,685,617**	**0.82091**	**$ 3,793,185**	**$ 3,746,876**	**0.80816**	**$ 4,003,284**	**6.84%**	**$**

Summary 2017 Tax Levy - Public Hearing

(Limiting Rate Applied to City & Library)

	2015 Requested	2015 Extended		2016 Requested	2016 Extended		2017 Requested	% Inc(Dec) Over Prior Yr Extended	$ Inc(Prior Y
City	2,351,649	2,228,247	City	2,134,974	2,135,100	City	2,367,418	10.88%	
Library	692,000	631,958	Library	692,000	645,554	Library	672,505	4.17%	
Police Pension	825,413	825,413	Police Pension	966,211	966,222	Police Pension	963,361	-0.30%	
City Debt Service	47,497	47,525	City Debt Service	-	-	City Debt Service	-	-	
Library Debt Service	752,770	752,788	Library Debt Service	760,395	760,433	Library Debt Service	792,101	4.16%	
Total	**4,669,329**	**4,485,930**	**Total**	**4,553,580**	**4,507,310**	**Total**	**4,795,385**	**6.39%**	
less Bonds & Interest	800,267	800,313	less Bonds & Interest	760,395	760,433	less Bonds & Interest	792,101	4.16%	
PTELL Subtotal	**3,869,062**	**3,685,617**	**PTELL Subtotal**	**3,793,185**	**3,746,876**	**PTELL Subtotal**	**4,003,284**	**6.84%**	
City (excluding Debt Service)	*3,177,062*	*3,053,660*	*City (excluding Debt Service)*	*3,101,185*	*3,101,322*	*City (excluding Debt Service)*	*3,330,779*	***7.40%***	
Lib (excluding Debt Service)	*692,000*	*631,958*	*Lib (excluding Debt Service)*	*692,000*	*645,554*	*Lib (excluding Debt Service)*	*672,505*	***4.17%***	

City Debt Service Levy Breakout

Series 2014B - Debt Service Fund	$ 47,525
Total	**$ 47,525**

Exhibit B

2017 Tax Levy - Estimated - Full Increment (CPI + New Construction)

(Limiting Rate Applied to City & Library)

	2015 Rate Setting EAV	% Change over Prior Yr EAV	2016 Rate Setting EAV	% Change over Prior Yr EAV	2017 Estimated EAV	% Change over Prior Yr EAV
Farm	$ 2,861,401	4.31%	$ 2,963,511	3.57%	$ 3,089,268	4.24%
Residential	$ 320,914,471	3.30%	$ 354,408,067	10.44%	$ 389,708,077	9.96%
Commercial	$ 84,529,087	-6.85%	$ 84,099,111	-0.51%	$ 87,190,751	3.68%
Industrial	$ 13,000,039	2.62%	$ 14,944,561	14.96%	$ 15,350,051	2.71%
State Railroad	$ 17,329	0.01%	$ 17,328	-0.01%	$ 17,328	0.00%
Estimated Total	**$ 421,322,327**	**1.08%**	**$ 456,432,578**	8.33%	**$ 495,355,475**	8.53%

	2015 Rate	2015 Levy Request	2015 Levy Extension	2016 Rate	2016 Levy Request	2016 Levy Extension	2017 Rate	2017 Levy Request	% Change over Prior Yr Ext.	$ Ch Prio
Corporate	0.23795	$ 1,043,200	$ 1,002,536	0.21965	$ 1,002,536	$ 1,002,554	0.20239	$ 1,002,536	0.00%	$
Bonds & Interest	0.01128	47,497	47,525	0.00000	-	-	0.00000	-	-	
IMRF Pension	0.00000	-	-	0.00000	-	-	0.00000	-	-	
Police Protection	0.24069	1,088,449	1,014,080	0.19991	912,438	912,454	0.21094	1,044,882	14.51%	
Police Pension	0.19591	825,413	825,413	0.21169	966,211	966,222	0.19448	963,361	-0.30%	
Audit	0.00686	30,000	28,903	0.00658	30,000	30,033	0.00606	30,000	-0.11%	
Liability Insurance	0.00914	40,000	38,509	0.00877	40,000	40,029	0.00808	40,000	-0.07%	
Social Security	0.03423	150,000	144,219	0.03287	150,000	150,029	0.03028	150,000	-0.02%	
School Crossing Guard	0.00000	-	-	0.00000	-	-	0.00000	-	-	
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	-	
Subtotal City	**0.73606**	**$ 3,224,559**	**$ 3,101,185**	**0.67947**	**$ 3,101,185**	**$ 3,101,322**	**0.65221**	**$ 3,230,779**	**4.17%**	
Library Operations	0.15000	$ 692,000	$ 631,958	0.14144	$ 692,000	$ 645,554	0.13576	$ 672,505	4.17%	$
Library Bonds & Interest	0.17868	752,770	752,788	0.16661	760,395	760,433	0.15991	792,101	4.16%	
Subtotal Library	**0.32868**	**$ 1,444,770**	**$ 1,384,745**	**0.30805**	**$ 1,452,395**	**$ 1,405,987**	**0.29567**	**$ 1,464,606**	**4.17%**	
Total City (PTELL & Non-PTELL)	**1.06474**	**$ 4,669,329**	**$ 4,485,930**	**0.98752**	**$ 4,553,580**	**$ 4,507,310**	**0.94788**	**$ 4,695,385**	**4.17%**	**$**
less Bonds & Interest	0.18996	800,267	800,313	0.16661	760,395	760,433	0.15991	792,101	4.16%	
P-TELL Totals	**0.87478**	**$ 3,869,062**	**$ 3,685,617**	**0.82091**	**$ 3,793,185**	**$ 3,746,876**	**0.78798**	**$ 3,903,284**	**4.17%**	**$**

Summary 2017 Tax Levy - Estimated - Full Increment (CPI + New Construction)

(Limiting Rate Applied to City & Library)

	2015 Requested	2015 Extended		2016 Requested	2016 Extended		2017 Requested	% Inc(Dec) Over Prior Yr Extended	$ Inc(Prior Y
City	2,351,649	2,228,247	City	2,134,974	2,135,100	City	2,267,418	6.20%	
Library	692,000	631,958	Library	692,000	645,554	Library	672,505	4.17%	
Police Pension	825,413	825,413	Police Pension	966,211	966,222	Police Pension	963,361	-0.30%	
City Debt Service	47,497	47,525	City Debt Service	-	-	City Debt Service	-	-	
Library Debt Service	752,770	752,788	Library Debt Service	760,395	760,433	Library Debt Service	792,101	4.16%	
Total	**4,669,329**	**4,485,930**	**Total**	**4,553,580**	**4,507,310**	**Total**	**4,695,385**	**4.17%**	
less Bonds & Interest	800,267	800,313	less Bonds & Interest	760,395	760,433	less Bonds & Interest	792,101	4.16%	
PTELL Subtotal	**3,869,062**	**3,685,617**	**PTELL Subtotal**	**3,793,185**	**3,746,876**	**PTELL Subtotal**	**3,903,284**	**4.17%**	
City (excluding Debt Service)	*3,177,062*	*3,053,660*	*City (excluding Debt Service)*	*3,101,185*	*3,101,322*	*City (excluding Debt Service)*	*3,230,779*	***4.17%***	
Lib (excluding Debt Service)	*692,000*	*631,958*	*Lib (excluding Debt Service)*	*692,000*	*645,554*	*Lib (excluding Debt Service)*	*672,505*	***4.17%***	

City Debt Service Levy Breakout

Series 2014B - Debt Service Fund	$ 47,525
Total	**$ 47,525**

Exhibit C

2017 Tax Levy - Estimated - Partial Increment (New Construction Only)

(Limiting Rate Applied to City & Library)

	2015 Rate Setting EAV	% Change over Prior Yr EAV		2016 Rate Setting EAV	% Change over Prior Yr EAV		2017 Estimated EAV	% Change over Prior Yr EAV
Farm	$ 2,861,401	4.31%	Farm	$ 2,963,511	3.57%	Farm	$ 3,089,268	4.24%
Residential	$ 320,914,471	3.30%	Residential	$ 354,408,067	10.44%	Residential	$ 389,708,077	9.96%
Commercial	$ 84,529,087	-6.85%	Commercial	$ 84,099,111	-0.51%	Commercial	$ 87,190,751	3.68%
Industrial	$ 13,000,039	2.62%	Industrial	$ 14,944,561	14.96%	Industrial	$ 15,350,051	2.71%
State Railroad	$ 17,329	0.01%	State Railroad	$ 17,328	-0.01%	State Railroad	$ 17,328	0.00%
Estimated Total	**$ 421,322,327**	**1.08%**	**Estimated Total**	**$ 456,432,578**	8.33%	**Estimated Total**	**$ 495,355,475**	8.53%

	2015 Rate	2015 Levy Request	2015 Levy Extension	2016 Rate	2016 Levy Request	2016 Levy Extension	2017 Rate	2017 Levy Request	% Change over Prior Yr Ext.	$ Ch Prio
Corporate	0.23795	$ 1,043,200	$ 1,002,536	0.21965	$ 1,002,536	$ 1,002,554	0.20239	$ 1,002,536	0.00%	$
Bonds & Interest	0.01128	47,497	47,525	0.00000	-	-	0.00000	-	-	
IMRF Pension	0.00000	-	-	0.00000	-	-	0.00000	-	-	
Police Protection	0.24069	1,088,449	1,014,080	0.19991	912,438	912,454	0.19779	979,754	7.38%	
Police Pension	0.19591	825,413	825,413	0.21169	966,211	966,222	0.19448	963,361	-0.30%	
Audit	0.00686	30,000	28,903	0.00658	30,000	30,033	0.00606	30,000	-0.11%	
Liability Insurance	0.00914	40,000	38,509	0.00877	40,000	40,029	0.00808	40,000	-0.07%	
Social Security	0.03423	150,000	144,219	0.03287	150,000	150,029	0.03028	150,000	-0.02%	
School Crossing Guard	0.00000	-	-	0.00000	-	-	0.00000	-	-	
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	-	
Subtotal City	**0.73606**	**$ 3,224,559**	**$ 3,101,185**	**0.67947**	**$ 3,101,185**	**$ 3,101,322**	**0.63907**	**$ 3,165,651**	**2.07%**	
Library Operations	0.15000	$ 692,000	$ 631,958	0.14144	$ 692,000	$ 645,554	0.13576	$ 672,505	4.17%	$
Library Bonds & Interest	0.17868	752,770	752,788	0.16661	760,395	760,433	0.15991	792,101	4.16%	
Subtotal Library	**0.32868**	**$ 1,444,770**	**$ 1,384,745**	**0.30805**	**$ 1,452,395**	**$ 1,405,987**	**0.29567**	**$ 1,464,606**	**4.17%**	
Total City (PTELL & Non-PTELL)	**1.06474**	**$ 4,669,329**	**$ 4,485,930**	**0.98752**	**$ 4,553,580**	**$ 4,507,310**	**0.93473**	**$ 4,630,257**	**2.73%**	**$**
less Bonds & Interest	0.18996	800,267	800,313	0.16661	760,395	760,433	0.15991	792,101	4.16%	
P-TELL Totals	**0.87478**	**$ 3,869,062**	**$ 3,685,617**	**0.82091**	**$ 3,793,185**	**$ 3,746,876**	**0.77483**	**$ 3,838,156**	**2.44%**	**$**

Summary 2017 Tax Levy - Estimated - Partial Increment (New Construction Only)

(Limiting Rate Applied to City & Library)

	2015 Requested	2015 Extended		2016 Requested	2016 Extended		2017 Requested	% Inc(Dec) Over Prior Yr Extended	$ Inc(Prior Y
City	2,351,649	2,228,247	City	2,134,974	2,135,100	City	2,202,290	3.15%	
Library	692,000	631,958	Library	692,000	645,554	Library	672,505	4.17%	
Police Pension	825,413	825,413	Police Pension	966,211	966,222	Police Pension	963,361	-0.30%	
City Debt Service	47,497	47,525	City Debt Service	-	-	City Debt Service	-	-	
Library Debt Service	752,770	752,788	Library Debt Service	760,395	760,433	Library Debt Service	792,101	4.16%	
Total	**4,669,329**	**4,485,930**	**Total**	**4,553,580**	**4,507,310**	**Total**	**4,630,257**	**2.73%**	
less Bonds & Interest	800,267	800,313	less Bonds & Interest	760,395	760,433	less Bonds & Interest	792,101	4.16%	
PTELL Subtotal	**3,869,062**	**3,685,617**	**PTELL Subtotal**	**3,793,185**	**3,746,876**	**PTELL Subtotal**	**3,838,156**	**2.44%**	
City (excluding Debt Service)	*3,177,062*	*3,053,660*	*City (excluding Debt Service)*	*3,101,185*	*3,101,322*	*City (excluding Debt Service)*	*3,165,651*	***2.07%***	
Lib (excluding Debt Service)	*692,000*	*631,958*	*Lib (excluding Debt Service)*	*692,000*	*645,554*	*Lib (excluding Debt Service)*	*672,505*	***4.17%***	

City Debt Service Levy Breakout

Series 2014B - Debt Service Fund	$ 47,525
Total	**$ 47,525**

Illinois Dept. of Revenue
History of CPI's Used for the PTELL
1/18/2017

Exhibit D

Year	December CPI-U	% Change From Previous December	% Use for PTELL	Comments	Levy Year	Years Taxes Paid
1991	137.900	--				
1992	141.900	2.9%	2.9%		1993	1994
1993	145.800	2.7%	2.7%	(5 % for Cook)	1994	1995
1994	149.700	2.7%	2.7%		1995	1996
1995	153.500	2.5%	2.5%		1996	1997
1996	158.960	3.6%	3.6%		1997	1998
1997	161.300	1.5%	1.5%		1998	1999
1998	163.900	1.6%	1.6%		1999	2000
1999	168.300	2.7%	2.7%		2000	2001
2000	174.000	3.4%	3.4%		2001	2002
2001	176.700	1.6%	1.6%		2002	2003
2002	180.900	2.4%	2.4%		2003	2004
2003	184.300	1.9%	1.9%		2004	2005
2004	190.300	3.3%	3.3%		2005	2006
2005	196.800	3.4%	3.4%		2006	2007
2006	201.800	2.5%	2.5%		2007	2008
2007	210.036	4.08%	4.1%		2008	2009
2008	210.228	0.1%	0.1%		2009	2010
2009	215.949	2.7%	2.7%		2010	2011
2010	219.179	1.5%	1.5%		2011	2012
2011	225.672	3.0%	3.0%		2012	2013
2012	229.601	1.7%	1.7%		2013	2014
2013	233.049	1.5%	1.5%		2014	2015
2014	234.812	0.8%	0.8%		2015	2016
2015	236.525	0.7%	0.7%		2016	2017
2016	241.432	2.1%	2.1%		2017	2018

Exhibit E

Actuary

CITY OF YORKVILLE

YORKVILLE POLICE PENSION FUND

Actuarial Valuation Report

For the Year

Beginning May 1, 2017

And Ending April 30, 2018

Timothy W. Sharpe, Actuary, Geneva, IL (630) 262-0600

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INTRODUCTION

Police-sworn personnel of the City of Yorkville are covered by the Police Pension Plan that is a defined-benefit, single-employer pension plan. The purpose of this report is to provide to the Intended Users of this report, specifically the Intended Users are the City Officials, the Pension Board and the City and Pension Board auditors, the reporting requirements of the Illinois Pension Code, the GASB Statements No. 67 & 68 financial information and related actuarial information for the year stated in this report. This report is not intended for distribution or usage to or by anyone who is not an Intended User and should not be used for any other purpose.

The valuation results reported herein are based on the employee data, plan provisions and the financial data provided by the City. The actuary has relied on this information and does not assume responsibility for the accuracy or completeness of this information. I hereby certify that to the best of my knowledge this report is complete and accurate and fairly presents the actuarial position of the Fund in accordance with generally accepted actuarial principles and procedures. In my opinion, the assumptions used are reasonably related to the experience of the Plan and to reasonable expectations. A reasonable request for supplementary information not included in this report should be directed to the undersigned actuary.

The actuary cautions the Intended Users of the possibility of uncertainty or risks in any of the results in this report.

I, Timothy W. Sharpe, am an Enrolled Actuary and a member of the American Academy of Actuaries, and I meet the Qualifications Standards of the American Academy of Actuaries to render the actuarial opinion contained herein.

Respectfully submitted,

Timothy W. Sharpe, EA, MAAA
Enrolled Actuary No. 17-4384

8/30/2017
Date

SUMMARY OF RESULTS

There was a change with respect to Actuarial Assumptions from the prior year to reflect revised expectations with respect to mortality rates. The mortality rates have been changed to the RP 2014 Mortality Table (BCHA) projected to 2017 using improvement scale MP-2016 (previously improvement scale MP-2015).

As announced in the Mortality Improvement Scale MP-2015 Report, the Retirement Plans Experience Committee of the Society of Actuaries (RPEC) intends to publish annual updates to the RPEC_2014 model and corresponding mortality improvement scales. The resulting 2016 version of the model presented in this report reflects three additional years of historical U.S. Population mortality data (for 2012, 2013 and 2014) and modification of two input values designed to improve the model's year-over-year stability. Scale MP-2016 is based on this 2016 version of the RPEC_2014 model along with the committee-selected assumption set for 2016. For the ten years ending in 2009 the average annual age-adjusted mortality improvement rates in the United States for those between ages 50 and 95 were 1.93% for males and 1.46% for females. The corresponding averages for the five-year period ended in 2014 were 0.60% and 0.42%, respectively. As a result of this pattern, the Scale MP-2016 rates presented in this report are generally lower than Scale MP-2015 rates, which were lower than Scale MP-2014 rates.

There were no changes with respect to Plan Provisions or Actuarial Methods from the prior year.

Based on the plan sponsor's funding policy and future expected plan contributions and funded status, the plan is to be expected to produce adequate assets to make benefit payments when they are due.

The benefit payment default risk or the financial health of the plan sponsor was not deemed to be material.

Future actuarial measurements may differ significantly from the current measurements presented in this report due to such factors as the following: plan experience differing from that anticipated by the economic or demographic assumptions; changes in economic or demographic assumptions; increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period or additional cost or contribution requirements based on the plan's funded status); and changes in plan provisions or applicable law.

Due to the limited scope of the actuary's assignment, the actuary did not perform an analysis of the potential range of such future measurements.

SUMMARY OF RESULTS (Continued)

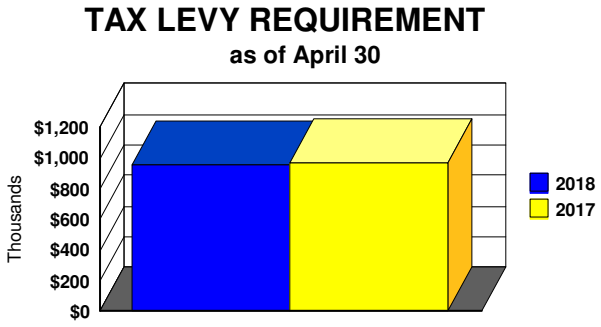
There were no unexpected changes with respect to the participants included in this actuarial valuation (0 new members, 0 terminations, 2 retirements (1 deferred), 0 incidents of disability, annual payroll increase 1.1%, average salary increase 8.7%).

There were no unexpected changes with respect to the Fund's investments from the prior year (annual investment return 7.06%).

The City's Tax Levy Requirement has decreased slightly from $966,211 last year to $963,361 this year (0.3%). The slight decrease in the Tax Levy is due to the new deferred retirement and the changes to the assumptions, and was offset due to the increase in salaries. The Percent Funded has increased from 39.5% last year to 42.3% this year.

SUMMARY OF RESULTS (Continued)

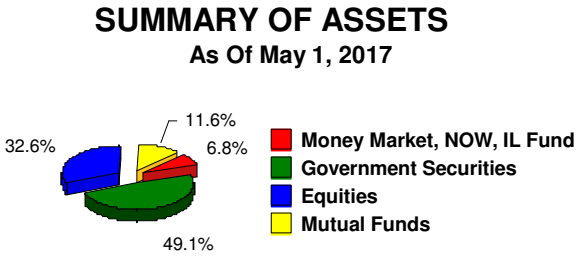
	For Year Ending April 30	
	2018	2017
Tax Levy Requirement	$ 963,361	$ 966,211
	as of May 1	
	2017	2016
City Normal Cost	321,722	344,400
Anticipated Employee Contributions	229,976	227,429
Accrued Liability	19,549,317	18,565,358
Actuarial Value of Assets	8,275,725	7,326,544
Unfunded Accrued Liability/(Surplus)	11,273,592	11,238,814
Amortization of Unfunded Accrued Liability/(Surplus)	578,615	558,601
Percent Funded	42.3%	39.5%
Annual Payroll	$ 2,320,642	$ 2,294,948



ACTUARIAL VALUATION OF ASSETS

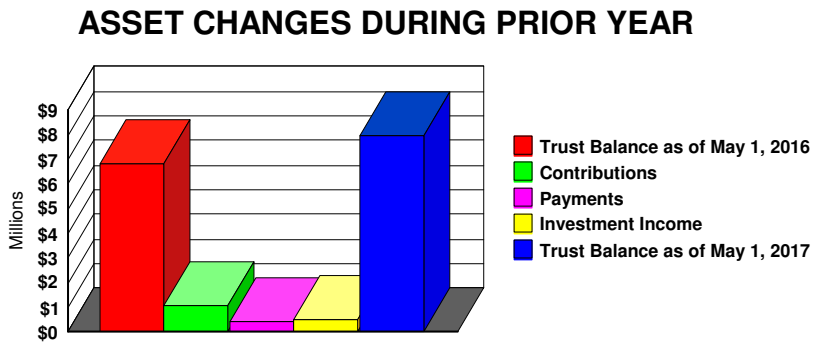
	as of May 1 2017	as of May 1 2016
Money Market, NOW, IL Fund	$ 538,571	$ 213,240
Government Securities	3,898,237	3,616,708
Equities	2,584,856	2,045,645
Mutual Funds	917,884	980,038
Interest Receivable	27,277	27,184
Miscellaneous Receivable/(Payable)	(1,648)	(1,648)
Market Value of Assets	7,965,177	6,881,167
Actuarial Value of Assets	$ 8,275,725	$ 7,326,544

FYE 2014-2017 (Gain)/Loss: $137,607; ($29,983); $497,196; ($4,122)



ASSET CHANGES DURING PRIOR YEAR

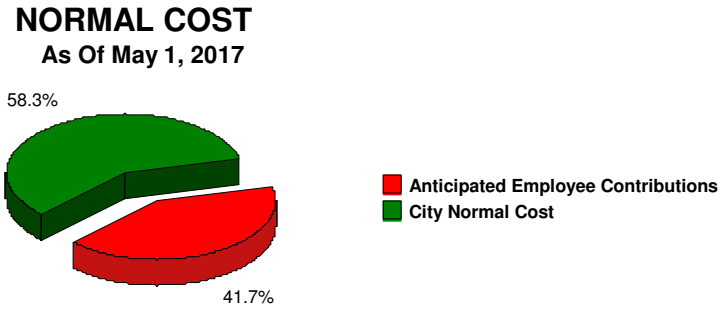
Trust Balance as of May 1, 2016		$	6,881,167
Contributions			
City	825,413		
Employee	234,058		
Total			1,059,471
Payments			
Benefit Payments	469,494		
Expenses	11,999		
Total			481,493
Investment Income			506,033
Trust Balance as of May 1, 2017		$	7,965,177
Approximate Annual Rate of Return			7.06%



NORMAL COST

The Normal Cost is the actuarial present value of the portion of the projected benefits that are expected to accrue during the year based upon the actuarial valuation method and actuarial assumptions employed in the valuation.

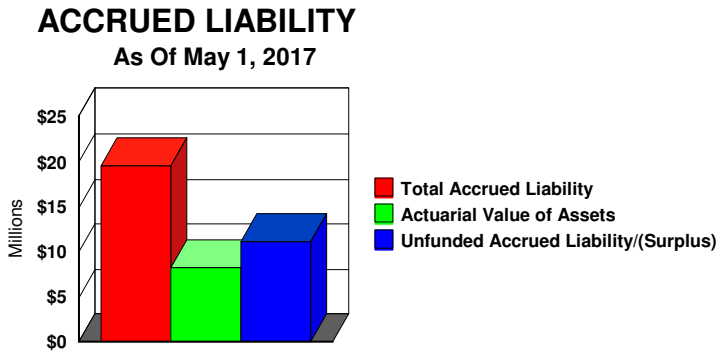
	as of May 1 2017	as of May 1 2016
Total Normal Cost	$ 551,698	$ 571,829
Anticipated Employee Contributions	229,976	227,429
City Normal Cost	321,722	344,400
Normal Cost Payroll	$ 2,320,642	$ 2,294,948
City Normal Cost Rate	13.86%	15.01%
Total Normal Cost Rate	23.77%	24.92%



ACCRUED LIABILITY

The Accrued Liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and actuarial assumptions employed in the valuation. The Unfunded Accrued Liability is the excess of the Accrued Liability over the Actuarial Value of Assets.

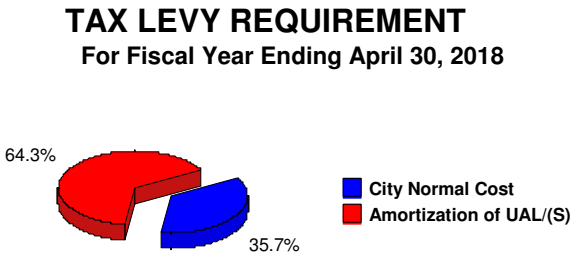
	as of May 1	
Accrued Liability	2017	2016
Active Employees	$ 11,648,350	$ 10,970,585
Children Annuities	0	0
Disability Annuities	0	0
Retirement Annuities	7,730,838	7,477,707
Surviving Spouse Annuities	0	0
Terminated Vested Annuities	170,129	117,066
Total Annuities	7,900,967	7,594,773
Total Accrued Liability	19,549,317	18,565,358
Actuarial Value of Assets	8,275,725	7,326,544
Unfunded Accrued Liability/(Surplus)	$ 11,273,592	$ 11,238,814
Percent Funded	42.3%	39.5%



TAX LEVY REQUIREMENT

The Public Act 096-1495 Tax Levy Requirement is determined as the annual contribution necessary to fund the normal cost, plus the amount to amortize the excess (if any) of ninety percent (90%) of the accrued liability over the actuarial value of assets as a level percentage of payroll over a thirty (30) year period which commenced in 2011, plus an adjustment for interest. The 100% amortization amount is equal to the amount to amortize the unfunded accrued liability as a level percentage of payroll over a thirty (30) year period which commenced in 2011.

	For Year Ending April 30			
		2018		2017
City Normal Cost as of Beginning of Year	$	321,722	$	344,400
Amortization of Unfunded Accrued Liability/(Surplus)		578,615		558,601
Interest for One Year		63,024		63,210
Tax Levy Requirement as of End of Year	$	963,361	$	966,211
Public Act 096-1495 Tax Levy Requirement				
1) Normal Cost (PUC)		403,867		402,647
2) Accrued Liability (PUC)		18,652,468		17,726,967
3) Amortization Payment		436,851		428,822
4) Interest for One Year		58,850		58,203
5) PA 096-1495 Tax Levy Requirement (1 + 3 + 4)	$	899,568		889,672



SUMMARY OF PLAN PARTICIPANTS

The actuarial valuation of the Plan is based upon the employee data furnished by the City. The information provided for Active participants included:

Name
Sex
Date of Birth
Date of Hire
Compensation
Employee Contributions

The information provided for Inactive participants included:

Name
Sex
Date of Birth
Date of Pension Commencement
Monthly Pension Benefit
Form of Payment

Membership	2017	2017	2016	2016
Current Employees				
Vested	20		21	
Nonvested	8		9	
Total	28		30	
Inactive Participants		Annual Benefits		Annual Benefits
Children	0	$ 0	0	$ 0
Disabled Employees	0	0	0	0
Retired Employees	7	496,668	6	452,093
Surviving Spouses	0	0	0	0
Terminated Vesteds	2	41,588	1	25,834
Total	9	538,256	7	477,927
Annual Payroll		$ 2,320,642		$ 2,294,948

SUMMARY OF PLAN PARTICIPANTS (Continued)

Age and Service Distribution

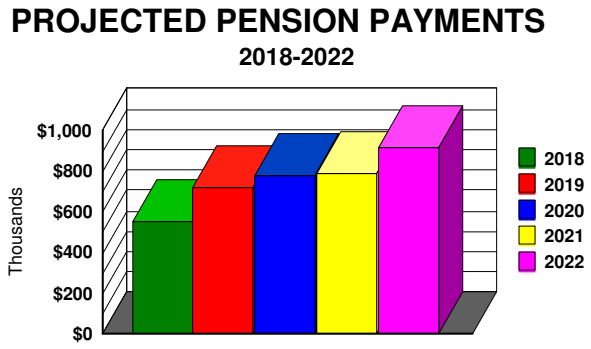
Service Age	0-4	5-9	10-14	15-19	20-24	25-29	30+	Total	Salary
20-24									
25-29	5							5	66,867
30-34		3	2					5	80,714
35-39	1	1	5	1				8	80,599
40-44		2	1	1				4	83,695
45-49					4			4	101,186
50-54				1	1			2	99,210
55-59									
60+									
Total	6	6	8	3	5	0	0	28	82,880
Salary	67,166	82,317	81,576	86,531	102,309				

Average Age: 37.7 Average Service: 11.2 Average Future Service: 11.3

DURATION (years) Active Members: 20.6 Retired Members: 11.8 All Members: 17.1

PROJECTED PENSION PAYMENTS

2018	2019	2020	2021	2022
$555,407	$719,591	$778,505	$788,133	$914,306



SUMMARY OF PLAN PROVISIONS

The Plan Provisions have not been changed from the prior year.

The City of Yorkville Police Pension Fund was created and is administered as prescribed by "Article 3. Police Pension Fund - Municipalities 500,000 and Under" of the Illinois Pension Code (Illinois Compiled Statutes, 1992, Chapter 40). A brief summary of the plan provisions is provided below.

Employees attaining the age of (50) or more with (20) or more years of creditable service are entitled to receive an annual retirement benefit of (2.5%) of final salary for each year of service up to (30) years, to a maximum of (75%) of such salary.

Employees with at least (8) years but less than (20) years of credited service may retire at or after age (60) and receive a reduced benefit of (2.5%) of final salary for each year of service.

Surviving spouses receive the greater of (50%) of final salary or the employee's retirement benefit.

Employees disabled in the line of duty receive (65%) of final salary.

The monthly pension of a covered employee who retired with (20) or more years of service after January 1, 1977, shall be increased annually, following the first anniversary date of retirement and be paid upon reaching the age of at least (55) years, by (3%) of the originally granted pension. Beginning with increases granted on or after July 1, 1993, the second and subsequent automatic annual increases shall be calculated as (3%) of the amount of the pension payable at the time of the increase.

Employees are required to contribute (9.91%) of their base salary to the Police Pension Plan. If an employee leaves covered employment with less than (20) years of service, accumulated employee contributions may be refunded without accumulated interest.

For Employees hired after January 1, 2011, the Normal Retirement age is attainment of age 55 and completion of 10 years of service; Early Retirement age is attainment of age 50, completion of 10 years of service and the Early Retirement Factor is 6% per year; the Employee’s Accrued Benefit is based on the Employee’s final 8-year average salary not to exceed $106,800 (as indexed); Cost-of-living adjustments are simple increases (not compounded) of the lesser of 3% or 50% of CPI beginning the later of the anniversary date and age 60; Surviving Spouse’s Benefits are 66 2/3% of the Employee’s benefit at the time of death.

ACTUARIAL METHODS

The Actuarial Methods employed for this valuation are as follows:

Projected Unit Credit Cost Method (for years beginning on or after 2011 for PA 096-1495)

Under the Projected Unit Credit Cost Method, the Normal Cost is the present value of the projected benefit (including projected salary increases) earned during the year.

The Accrued Liability is the present value of the projected benefit (including projected salary increases) earned as of the actuarial valuation date. The Unfunded Accrued Liability is the excess of the Accrued Liability over the plan's assets. Experience gains or losses adjust the Unfunded Accrued Liability.

Entry Age Normal Cost Method

Under the Entry Age Normal Cost Method the Normal Cost for each participant is computed as the level percentage of pay which, if paid from the earliest age the participant is eligible to enter the plan until retirement or termination, will accumulate with interest to sufficiently fund all benefits under the plan. The Normal Cost for the plan is determined as the sum of the Normal Costs for all active participants.

The Accrued Liability is the theoretical amount that would have accumulated had annual contributions equal to the Normal Cost been paid. The Unfunded Accrued Liability is the excess of the Accrued Liability over the plan's assets. Experience gains or losses adjust the Unfunded Accrued Liability.

ACTUARIAL ASSUMPTIONS

The Actuarial Assumptions used for determining the Tax Levy Requirement and GASB Statements No. 67 & 68 Disclosure Information are the same (except where noted) and have been changed from the prior year (discussion on page 4). The methods and assumptions disclosed in this report may reflect statutory requirements and may reflect the responsibility of the Principal and its advisors. Unless specifically noted otherwise, each economic and demographic assumption was selected in accordance with Actuarial Standards of Practice 27 and 35 and may reflect the views and advice of advisors to the Principal. In the event a method or assumption conflicts with the actuary's professional judgment, the method or assumption is identified in this report. The Actuarial Assumptions employed for this valuation are as follows:

Valuation Date	May 1, 2017
Asset Valuation Method	5-year Average Market Value (PA 096-1495)
Investment Return	7.00% net of investment expenses.
Salary Scale	5.00%
Mortality	RP 2014 Mortality Table (BCHA) projected to 2017 using improvement scale MP-2016.
Withdrawal	Based on studies of the Fund and the Department of Insurance, Sample Rates below
Disability	Based on studies of the Fund and the Department of Insurance, Sample Rates below
Retirement	Based on studies of the Fund and the Department of Insurance, Sample Rates below (100% by age 70)
Marital Status	80% Married, Female spouses 3 years younger

ACTUARIAL ASSUMPTIONS *(Continued)*

Sample Annual Rates Per 100 Participants

Age	Withdrawal	Disability	Retirement
20	10.00	0.05	
25	7.50	0.05	
30	5.00	0.22	
35	3.00	0.26	
40	2.00	0.40	
45	2.00	0.65	
50	3.50	0.95	20.00
55	3.50	1.30	25.00
60	3.50	1.65	33.00
65	3.50	2.00	50.00
70			100.00

GASB STATEMENTS NO. 67 & 68 DISCLOSURE INFORMATION

Plan Membership	April 30, 2017
Inactive plan members or beneficiaries currently receiving benefits	7
Inactive plan members entitled to but not yet receiving benefits	2
Active plan members	28
Total	37

Net Pension Liability of the City	
Total pension liability	19,549,317
Plan fiduciary net position	7,965,177
City's net pension liability	11,584,140
Plan fiduciary net position as a percentage of the total pension liability	40.74%

Actuarial Assumptions	
Inflation	2.50%
Salary increases	5.00%
Investment rate of return	7.00% net of expenses

The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

	1% Decrease 6.00%	Current Discount Rate 7.00%	1% Increase 8.00%
Net Pension Liability	14,700,655	11,584,140	9,064,306

GASB STATEMENTS NO. 67 & 68 DISCLOSURE INFORMATION (continued)

Schedule of Changes in the City's Net Pension Liability and Related Ratios

Total Pension Liability	April 30, 2017
Service cost	611,857
Interest	1,283,143
Changes of benefit terms	0
Differences between expected and actual experience	123,907
Changes of assumptions	(565,454)
Benefit payments, including refunds of member contributions	469,494
Net change in total pension liability	983,959
Total pension liability - beginning	18,565,358
Total pension liability - ending	19,549,317
Plan Fiduciary Net Position	
Contributions - employer	825,413
Contributions - member	234,058
Net investment income	506,033
Benefit payments, including refunds of member contributions	469,494
Administrative expense	11,999
Other	0
Net change in plan fiduciary net position	1,084,011
Plan fiduciary net position - beginning	6,881,167
Plan fiduciary net position - ending	7,965,177
City's net pension liability	11,584,140
Plan fiduciary net position as a percentage of the total pension liability	40.74%
Covered-employee payroll	2,320,642
City's net pension liability as a percentage of covered-employee payroll	499.18%

GASB STATEMENTS NO. 67 & 68 DISCLOSURE INFORMATION (continued)

Schedule of City Contributions

	April 30, 2017
Actuarially determined contribution	825,413
Contributions in relation to the actuarially determined contribution	825,413
Contribution deficiency (Excess)	0
Covered-employee payroll	2,320,642
Contributions as a percentage of covered-employee payroll	35.57%
Notes to schedule	
Valuation date	April 30, 2017
Methods and assumptions used to determine contribution rates:	
Actuarial cost method	Entry Age Normal
Amortization method	Level Percentage of Pay
Remaining amortization period	24 years
Asset valuation method	Market Value
Inflation	3.00%
Salary increases	5.00%
Investment rate of return	7.00%
Retirement age	50-70
Mortality	RP 2014 projected to 2017
Other	

Mortality rates were based on the RP 2014 Mortality Table (BCHA) projected to 2017 using improvement scale MP-2016. The other non-economic actuarial assumptions used in the April 30, 2017 valuation were based on the results of an actuarial experience study conducted by the Illinois Department of Insurance dated September 26, 2012.

Tax Computation Report
Kendall County

Exhibit F

04/21/2017 09:09:56 AM

Taxing District VCYV - CITY OF YORKVILLE

Equalization Factor 1.000000

Property Type	Total EAV	Rate Setting EAV
Farm	2,964,023	2,963,511
Residential	354,548,236	354,408,067
Commercial	86,450,441	84,099,111
Industrial	14,944,561	14,944,561
Mineral	0	0
State Railroad	17,328	17,328
Local Railroad	0	0
County Total	**458,924,589**	**456,432,578**
Total + Overlap	**458,924,589**	**456,432,578**

PTELL Values	
Annexation EAV	0
Disconnection EAV	0
Recovered TIF EAV	0
Agg. Ext. Base (2015)	3,053,660
Limiting Rate	0.68344
% of Burden	0.00%
TIF Increment	2,492,011
New Property	6,498,634
New Property (Overlap)	0
Total New Property	**6,498,634**

Road and Bridge Transfer

Road District	Fund	Amount Extended
TTBRRD - BRISTOL ROAD DISTRI	999	$86,386.88
TTKERD - KENDALL ROAD DISTR	999	$45,440.64
Total		**$131,827.52**

Fund/Name	Levy Request	Max. Rate	Calc. Rate	Actual Rate	Non-PTELL Extension	PTELL Factor	Limited Rate	% Burden Rate	Kendall County Total Extension	Percent
** 001 CORPORATE	1,002,536	0.43750	0.219646	0.21965	$1,002,554.16	1.00000	0.21965	0.00000	$1,002,554.16	32.3266
003 BONDS & INTEREST	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
** 005 I.M.R.F	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
** 014 POLICE PROTECTION	912,438	0.60000	0.199906	0.19991	$912,454.37	1.00000	0.19991	0.00000	$912,454.37	29.4215
** 015 POLICE PENSION	966,211	0.00000	0.211688	0.21169	$966,222.12	1.00000	0.21169	0.00000	$966,222.12	31.1552
** 025 GARBAGE	0	0.20000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
** 027 AUDIT	30,000	0.00000	0.006573	0.00658	$30,033.26	1.00000	0.00658	0.00000	$30,033.26	0.9684
** 035 LIABILITY INSURANCE	40,000	0.00000	0.008764	0.00877	$40,029.14	1.00000	0.00877	0.00000	$40,029.14	1.2907
** 047 SOC SEC	150,000	0.00000	0.032864	0.03287	$150,029.39	1.00000	0.03287	0.00000	$150,029.39	4.8376
** 048 SCHOOL CROSS GUARD	0	0.02000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
** 060 UNEMPLOYMENT INS	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
** 999 ROAD & BRIDGE TRANSFE	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
Totals (Capped)	**3,101,185**		**0.679441**	**0.67947**	**$3,101,322.44**		**0.67947**	**0.00000**	**$3,101,322.44**	**100.0000**
Totals (Not Capped)	**0**		**0.000000**	**0.00000**	**$0.00**		**0.00000**	**0.00000**	**$0.00**	**0.0000**
Totals (All)	**3,101,185**		**0.679441**	**0.67947**	**$3,101,322.44**		**0.67947**	**0.00000**	**$3,101,322.44**	**100.0000**

*** Subject to PTELL*

CITY OF YORKVILLE, FAX: (630) 553-7575
ATTN: TAX EXTENSION DEPARTMENT
800 GAME FARM RD, YORKVILLE, IL 60560

Please reply to this Tax Computation Report with your confirmation or notice of change on or before Mon, April 24, 2017. Debbie Gillette, Kendall County Clerk

Questions regarding your extension? Contact Rennetta Mickelson, Chief Deputy.
Main P - (630) 553-4104 F - (630) 553-4119

I agree with the above figures

Signature

Taxing District VCYV - CITY OF YORKVILLE

Taxing Body

Title: Finance Director
E-Mail Address: cfinance@yorkville.il.us
Phone Number: 630-553-4534
Fax Number: 630-553-7575

From:Kendall Co. Clerk 630 553 4119 04/21/2017 08:58 #705 P.001/007

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04/21/2017 09:04 #715 P.001/002

630 553 4119

From:Kendall Co. Clerk

Taxing District LYYV - YORKVILLE LIBRARY

Equalization Factor 1.000000

Property Type	Total EAV	Rate Setting EAV
Farm	2,964,023	2,963,511
Residential	354,548,236	354,408,067
Commercial	86,450,441	84,099,111
Industrial	14,944,561	14,944,561
Mineral	0	0
State Railroad	0	0
Local Railroad	0	0
County Total	**458,907,261**	**456,415,250**
Total + Overlap	**458,907,261**	**456,415,250**

PTELL Values	
Annexation EAV	0
Disconnection EAV	0
Recovered TIF EAV	0
Agg. Ext. Base (2015)	631,958
Limiting Rate	0.14144
% of Burden	0.00%
TIF Increment	2,492,011
New Property	6,498,634
New Property (Overlap)	0
Total New Property	**6,498,634**

Fund/Name	Levy Request	Max. Rate	Calc. Rate	Actual Rate	Non-PTELL Extension	PTELL Factor	Limited Rate	% Burden Rate	Kendall County Total Extension	Percent
003 BONDS & INTEREST	760,395	0.00000	0.166602	0.16661	$760,433.45	1.00000	0.16661	0.00000	$760,433.45	54.0854
** 016 LIBRARY	692,000	0.15000	0.151616	0.15000	$684,622.88	0.94294	0.14144	0.00000	$645,553.73	45.9146
Totals (Capped)	**692,000**		**0.151616**	**0.15000**	**$684,622.88**		0.14144	**0.00000**	**$645,553.73**	**45.9146**
Totals (Not Capped)	**760,395**		**0.166602**	**0.16661**	**$760,433.45**		0.16661	**0.00000**	**$760,433.45**	**54.0854**
Totals (All)	**1,452,395**		**0.318218**	**0.31661**	**$1,445,056.33**		**0.30805**	**0.00000**	**$1,405,987.18**	**100.0000**

*** Subject to PTELL*

I agree with the above figures

Signature

Taxing District LYYV - YORKVILLE LIBRARY

Taxing Body

Title: Finance Director

E-Mail Address: rfrost@yorkville.il.us

Phone Number: 630-553-4534

Fax Number: 630-553-7575

YORKVILLE CITY LIBRARY, FAX: (630) 553-7575
ATTN: TAX EXTENSION DEPARTMENT
800 GAME FARM RD, YORKVILLE, IL 60560

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

Agenda Item Number

Old Business #1

Tracking Number

ADM 2017-70

Agenda Item Summary Memo

Title: Building Condition Reports 2017

Meeting and Date: Administration Committee – October 18, 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: October 17, 2017
Subject: EMG Building Condition Reports 2017

Summary

Review of certain Reports from the Building Condition Survey that EMG performed on City-owned structures and facilities and a preliminary discussion on staff recommendations for long-term use of certain facilities.

Background

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).

Attached is a brief presentation outlining how to read the report to pull out information from the Immediate Repair Report, the Replacement Reserve Report (20 years) and the calculation of the Facility Condition Index (FCI) to explain the rating of the Facility. The presentation walks a reader through Report #39 "Riverfront Park Pavilion" and Report #1 "102 E. Van Emmon".

One component of the report is to calculate the immediate repair cost. This was calculated by EMG and represents items that were in disrepair as of the date of the site visit. The description and cost are provided in the Immediate Repairs Report at the beginning of each document.

Another important report is the Replacement Reserve Report which spans a 20 year period. This outlines the description, cost and estimates the year that the item will need to be replaced/repaired/maintained. In time, this report will be uploaded to a database for staff to maintain and keep updated when items are programmed and/or completed.

Other items to note within the report is the Executive Summary where the general property information is located as well as the site visit date, point of contact and the general systematic condition summary is located.

Another major goal of the reports was to calculate the Facility Condition Index (FCI), which gives an indication of a building's overall condition. The FCI ranking is calculated by dividing the cost of the Immediate Repair cost by the cost of the Current Replacement Value. That number is represented by a percentage and that equates to a condition rating from "Good" to "Very Poor". This FCI was calculated for the current state of the facility and also the 10-year FCI. This rating can be used as a guide for each facility when determining to maintain facilities or to replace facilities.

Within the FCI findings page also included is the Current Replacement Value (CRV) and the calculation of the Total Capital Needs. The Total Capital needs is calculated by the cost of the

immediate repairs added to the Replacement Reserves. This represents a cost that it will take to maintain the facility over the next 10 years.

Other items included in the report are photographs of the facility and certain equipment, a site plan of the facility, an aerial photograph of the facility, ADA checklist, and a pre-visit questionnaire. This is all information relevant to the facility and was used in the creation of the overall report.

Recommendation

Staff has made several recommendations for key City facilities based on the Building Condition Reports. There are 3 facilities that will require additional feedback from the Council and will be discussed in detail in the future. They are as follows:

- Beecher Center, 908 Game Farm Road – Continue to Maintain
- ARC Building, 201 W Hydraulic – Continue to Maintain
- Public Works Facility, 610 Tower Lane – Do Not Maintain
- 102 E. Van Emmon – Do Not Maintain
- Library, 902 Game Farm Road – Continue to Maintain
- City Hall and Police Station, 800 Game Farm Road – Requesting Further Direction
- Ice Cream/Ginger & Soul, 131 E. Hydraulic – Requesting Further Direction
- 609 N. Bridge Street – Do Not Maintain
- Historic Jail, 111 W. Madison – Requesting Further Direction
- Parks Facility, 185 Wolf Street – Continue to Maintain

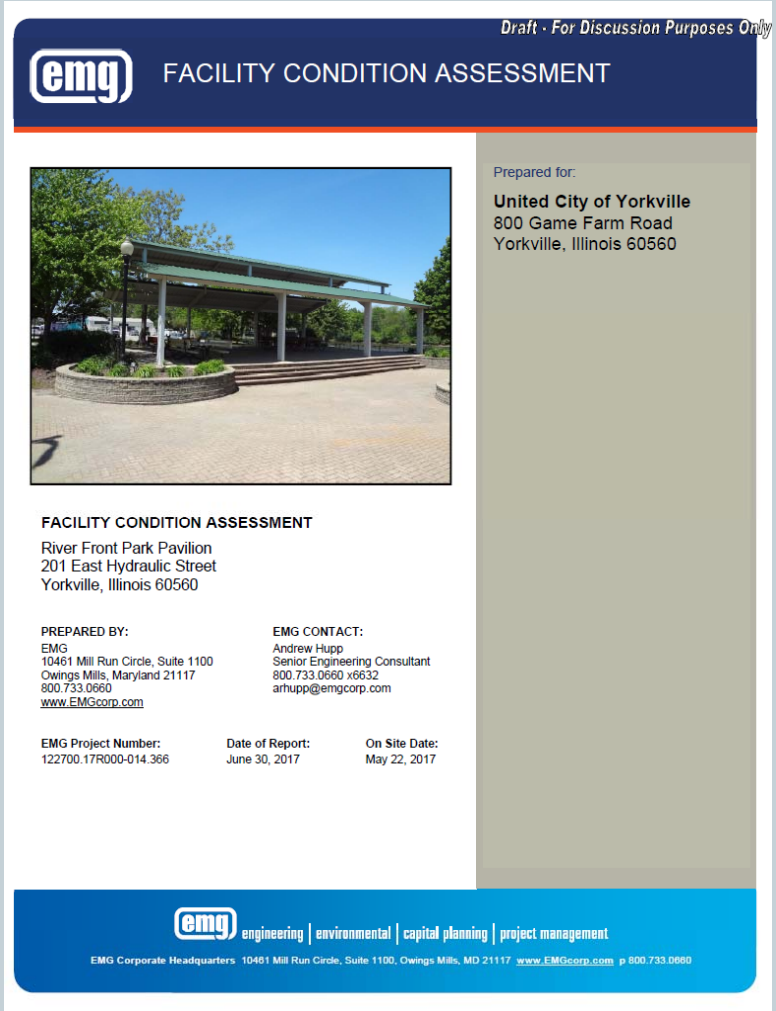
Yorkville Municipal Facility Condition Assessment Review

How to Read the Report

- Report #39

Riverfront

Park Pavilion



Draft - For Discussion Purposes Only

emg 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

emg engineering | environmental | capital planning | project management

EMG Corporate Headquarters 10461 Mill Run Circle, Suite 1100, Owings Mills, MD 21117 www.EMGcorp.com p 800.733.0660

Immediate Repairs Report
Riverfront Park Pavilion

- EMG outlined items that were in disrepair as of the date of the site visit
- Stairs/Pavement Repair - $78 cost estimate (repair of loose and missing stones)
- Outlines Item Number ID for more detail in report
- Page 3 of the report gives description of the immediate repair
- Appendix A outlines the pictures of the areas reviewed

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.

Replacement Reserve Report – 20 years
Riverfront Park Pavilion

- Chart shows planned repairs/replacements over a 20 year time-frame (Page 3 of the Report)
- This data will be uploaded to a database
- Create report and update when items are programmed and/or completed
- This facility shows concrete/paver replacement as well as paint over the next 20 years.

Replacement Reserves Report

River Front Park Pavilion

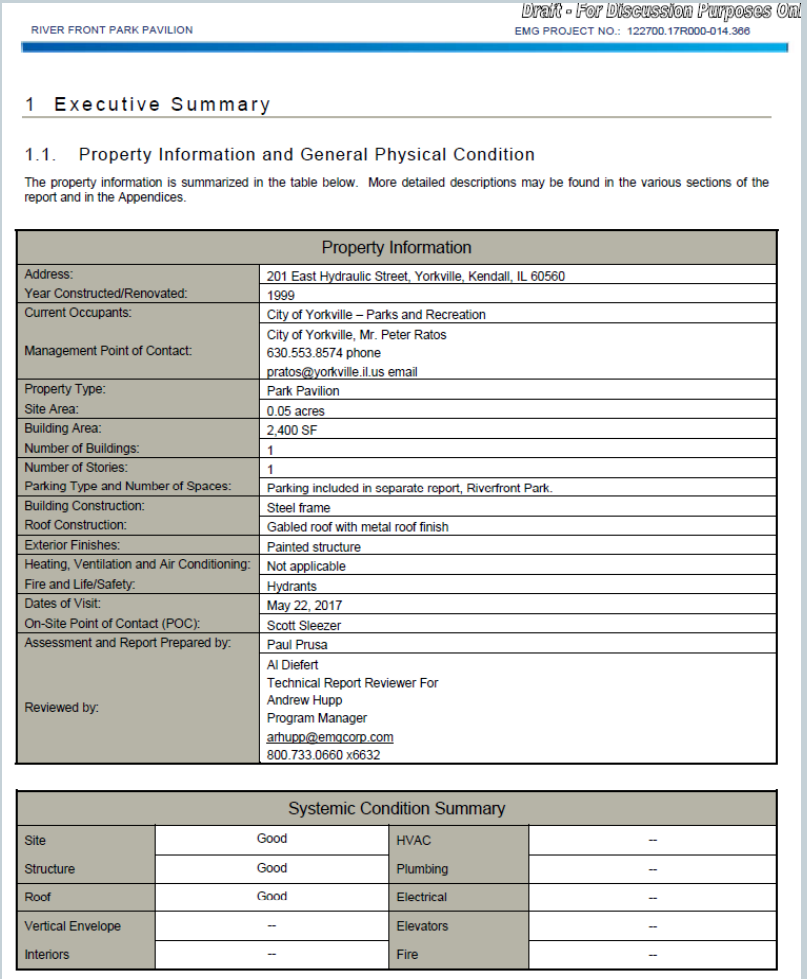
Draft - For Discussion Purposes Only

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

Executive Summary
Riverfront Park Pavilion

- General Property Information
- Site Visit Date/Point of Contact
- Building Condition Summary (Good)



Draft - For Discussion Purposes Onl

RIVER FRONT PARK PAVILION EMG PROJECT NO.: 122700.17R000-014.366

1 Executive Summary

1.1. Property Information and General Physical Condition

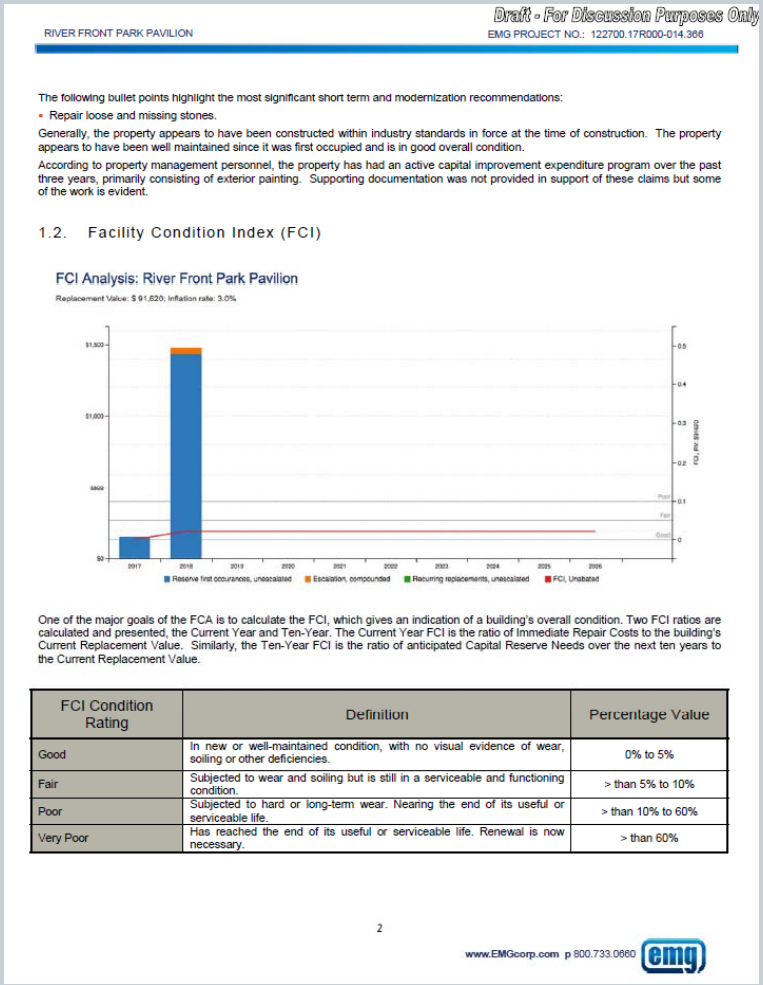
The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

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	--

Facility Condition Index (FCI)
Riverfront Park Pavilion

- Indication of Building's Overall Condition
- Measured for Current Year and +10 Years
- Current =Ratio of Immediate Repair Costs to Current Replacement Value
- 10 Year = Ratio of Anticipated Capital Reserve Needs to the 10 Year Replacement Value
- Rating from Very Poor to Good



Draft - For Discussion Purposes Only

RIVER FRONT PARK PAVILION EMG PROJECT NO.: 122700.17R000-014.366

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)

FCI Analysis: River Front Park Pavilion

Replacement Value: $ 91,620; Inflation rate: 3.0%

Reserve first occurances, unescalated | Escalation, compounded | Recurring replacements, unescalated | FCI, Unabated

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%

2

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FCI Rating Cont'd
Riverfront Park Pavilion

- Metric for Current Year FCI = Good
- FCI = Immediate Repair ($78) / Current Replacement Value ($91,620) = 0% =Good
- Metric for 10-Year FCI = Good
- 10-Year FCI = Replacement Reserves ($1,478) / Current Replacement Value ($91,620) = 1.6% = Good
- Total Capital Needs through 2027 (IR + RR) = $1,556
- Current Replacement Value (CRV) = $91,620

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.

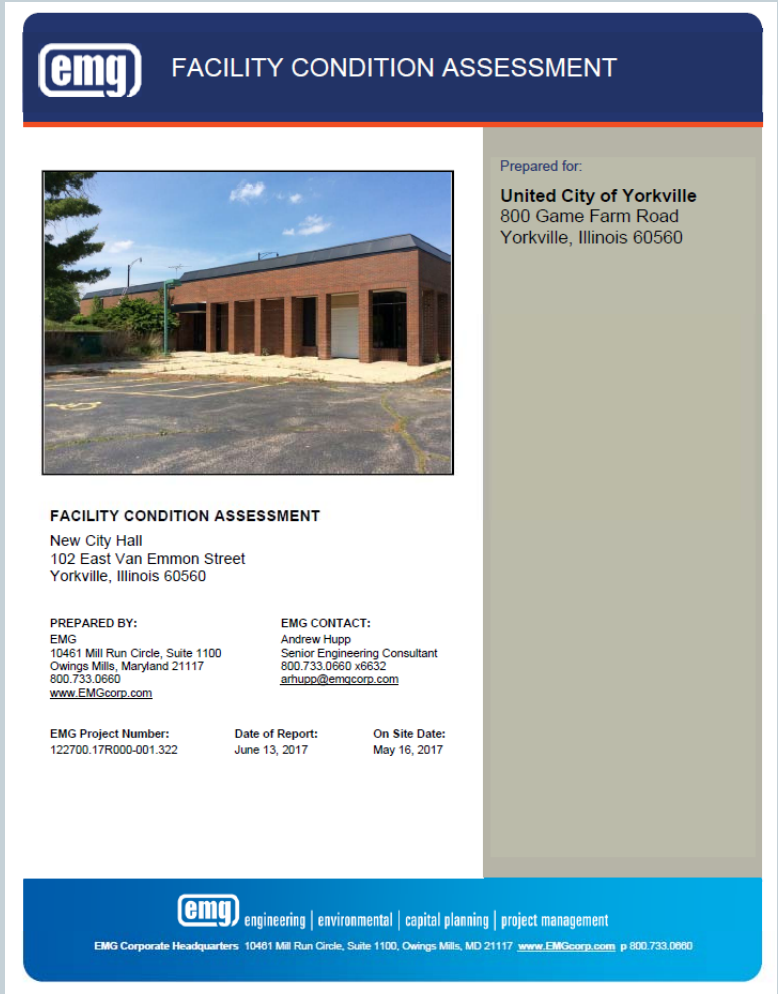
Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

Also Included Within the Report

- Photographs
- Site Plan (if Available)
- Aerial of Site
- ADA Checklist
- Overall Report #39 Riverfront Park Pavilion has a FCI of “Good”
- Minor repairs will be done within the next 20 years

FCA Report #1

- 102 E. Van Emmon
- Van Emmon Activity Center



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

emg engineering | environmental | capital planning | project management
EMG Corporate Headquarters 10461 Mill Run Circle, Suite 1100, Owings Mills, MD 21117 www.EMGcorp.com p 800.733.0660

Immediate Repairs Report
102 E. Van Emmon

- Total Immediate Repair Cost $1,569,991
- Page 2 & 3 of the Report
- Costs Include:
  - Parking Lot Repairs (including sub-base) RECENTLY REPAIRED -$163,902
  - Elevator Repair $119,000
  - Electric Work and Lighting (merged total) $499,198
  - Sprinkler System $111,982
  - Structure Work $157,220

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	Accessible 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	126	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**
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 Reserve Report
102 E. Van Emmon

- Total Deficiency Repair Estimate through 2037 = $2,672,191
- Page 4 & 5 of the report
- Costly Items:
  - Sump Pump Repair
  - Parking Lot Repair
  - Elevator Repair
  - Electrical Repair/Upgrades
  - Sprinkler System Upgrade
  - Structural Repair

FCI
102 E. Van Emmon

- PDF Page 9 of the report, page number 3
- Current Year Metric for FCI = Very Poor
- Current Year FCI = Immediate Repair ($1,268,442) / Current Replacement Value ($1,100,000) = 115% = Very Poor
- Metric for 10-Year FCI = Poor
- 10-Year FCI = Replacement Reserves ($540,971) / Current Replacement Value ($1,100,000) = 49.1% = Poor
- Total Capital Needs through 2027 (IR + RR) = $1,809,413
- Current Replacement Value (CRV) = $1,100,000

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.

Staff Recommendations
Beecher Center – 908 Game Farm Road

- Immediate Repairs = $48,168
- Replacement Reserves Report (20 year) = $1,818,074
- Current Year FCI = 2.6% = Good
- 10-Year FCI = 61.8% = Very Poor
- Current Replacement Value (CRV) = $1,726,643
- Total Capital Needs = $1,114,498
- Recommendation = Continue to Maintain
- Largest Expenses = Parking Lot, HVAC, Electrical

Staff Recommendations
ARC Building – 201 W Hydraulic

- Immediate Repairs = $51,805
- Replacement Reserves Report (20 year) = $482,223
- Current Year FCI = 14.1% = Poor
- 10-Year FCI = 61.6% = Very Poor
- Current Replacement Value (CRV) = $366,474
- Total Capital Needs = $277,555
- Recommendation = Continue to Maintain
- Within TIF District
  - Can use TIF funds for improvements

Staff Recommendations
Public Works Facility – 610 Tower Lane

- Immediate Repairs = $107,488
- Replacement Reserves Report (20 year) = $2,914,254
- Current Year FCI = 6.0% = Fair
- 10-Year FCI = 78.4% = Poor
- Current Replacement Value (CRV) = $1,616,177
- Total Capital Needs = $1,364,148
- Recommendation = Do Not Maintain
- Large expenses are needed within next 4 – 5 years

Staff Recommendations
102 E. Van Emmon

- Immediate Repairs = $1,569,991
- Replacement Reserves Report (20 year) = $2,672,191
- Current Year FCI = 115% = Very Poor
- 10-Year FCI = 49.1% = Poor
- Current Replacement Value (CRV) = $1,100,000
- Total Capital Needs = $1,809,413
- Recommendation = Do Not Maintain
- Building can be used on an interim basis by Parks and Recreation
- Repairs are TIF eligible
- Construction of a new building is NOT TIF eligible

Staff Recommendations
Library – 902 Game Farm Road

- Immediate Repairs = $1,543
- Replacement Reserves Report (20 year) = $4,111,614
- Current Year FCI = 0% = Good
- 10-Year FCI = 27.8% = Poor
- Current Replacement Value (CRV) = $7,329,485
- Total Capital Needs = $2,044,508
- Recommendation = Continue to Maintain
- 10-Year is high expense
- Building is in good condition

Staff Recommendations
City Hall and Police Station – 800 Game Farm

- Immediate Repairs = $212,418
- Replacement Reserves Report (20 year) = $1,822,128
- Current Year FCI = 7.7% = Fair
- 10-Year FCI = 24.7% = Poor
- Current Replacement Value (CRV) = $3,479,307
- Total Capital Needs = $1,131,900
- Recommendation = Requesting Further Direction from City Council
- Ultimately this building will NOT be a City Hall OR a Police Station
- See if other entity is interested in location

Staff Recommendations
131 E Hydraulic (Ice Cream/Ginger & Soul)

- Immediate Repairs = $21,625
- Replacement Reserves Report (20 year) = $240,694
- Current Year FCI = 5.4% = Fair
- 10-Year FCI = 20.6% = Poor
- Current Replacement Value (CRV) = $394,326
- Total Capital Needs = $103,191
- Recommendation = Requesting Further Direction from City Council
- Repairs are TIF eligible
- New construction is NOT TIF eligible

Staff Recommendations
609 N. Bridge Street

- Immediate Repairs = $449,683
- Replacement Reserves Report (20 year) = $611,835
- Current Year FCI = 49% = Poor
- 10-Year FCI = 12.9% = Poor
- Current Replacement Value (CRV) = $451,503
- Total Capital Needs = $568,126
- Recommendation = Do Not Maintain
- No current or long-term use of facility
- FCI is high both current and 10-year

Staff Recommendations
Historic Jail – 111 W Madison

- Immediate Repairs = $131,093
- Replacement Reserves Report (20 year) = $144,877
- Current Year FCI = 14.4% = Poor
- 10-Year FCI = .3% = Good
- Current Replacement Value (CRV) = $916,186
- Total Capital Needs = $135,266
- Recommendation =Requesting Further Direction from City Council
- Repairs are TIF eligible
- No immediate planned use
- Potential Partnership Opportunity

Staff Recommendations
Parks Facility – 185 Wolf Street

- Immediate Repairs = $109,797
- Replacement Reserves Report (20 year) = $638,251
- Current Year FCI = 5.9% = Fair
- 10-Year FCI = 2.8% = Good
- Current Replacement Value (CRV) = $1,832,371
- Total Capital Needs = $162,933
- Recommendation = Continue to Maintain

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:
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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

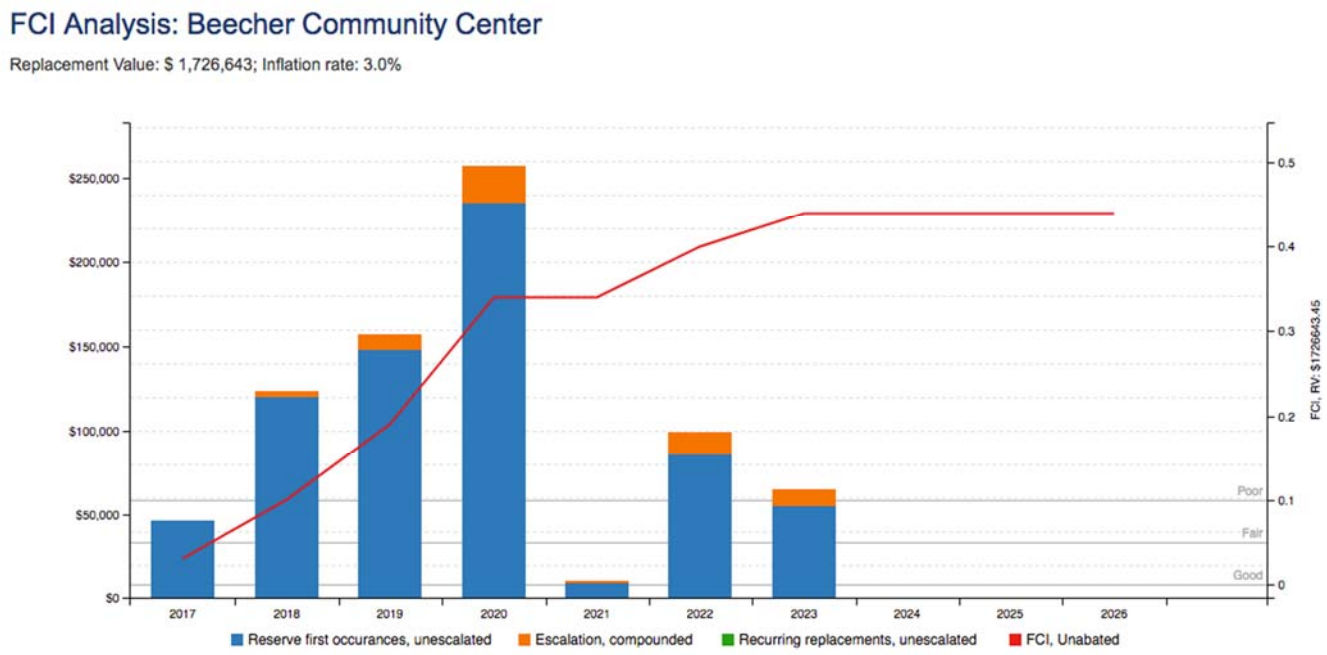
The following bullet points highlight the most significant short term and modernization recommendations:

- 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)

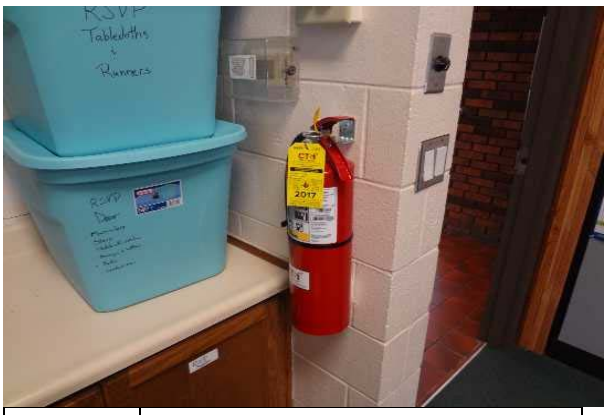
#27:	SERVICE SINK

#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

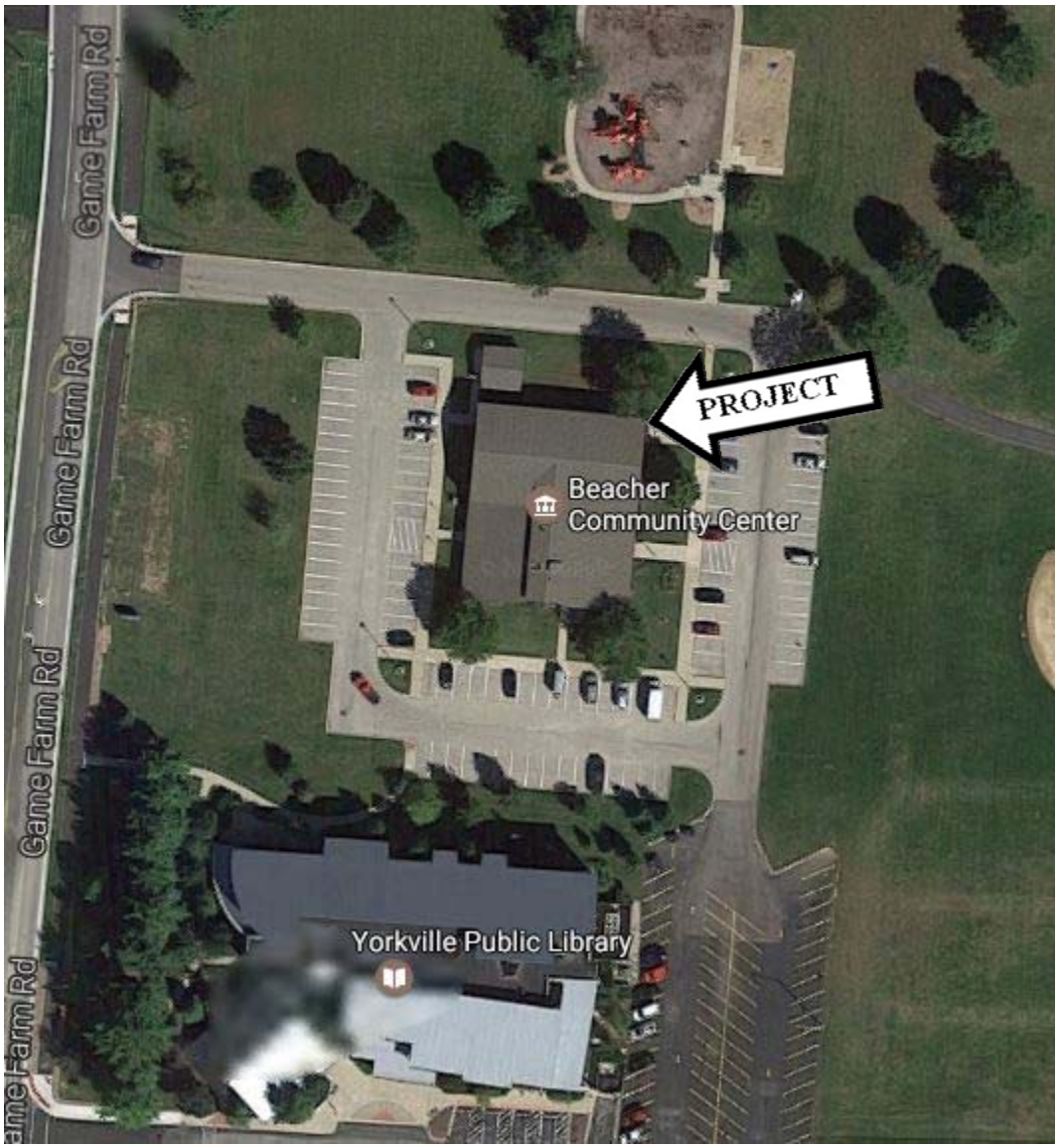
#51:	KITCHEN CABINET

#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.

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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:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
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arhupp@emgcorp.com

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

Draft - For Discussion Purposes Only

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

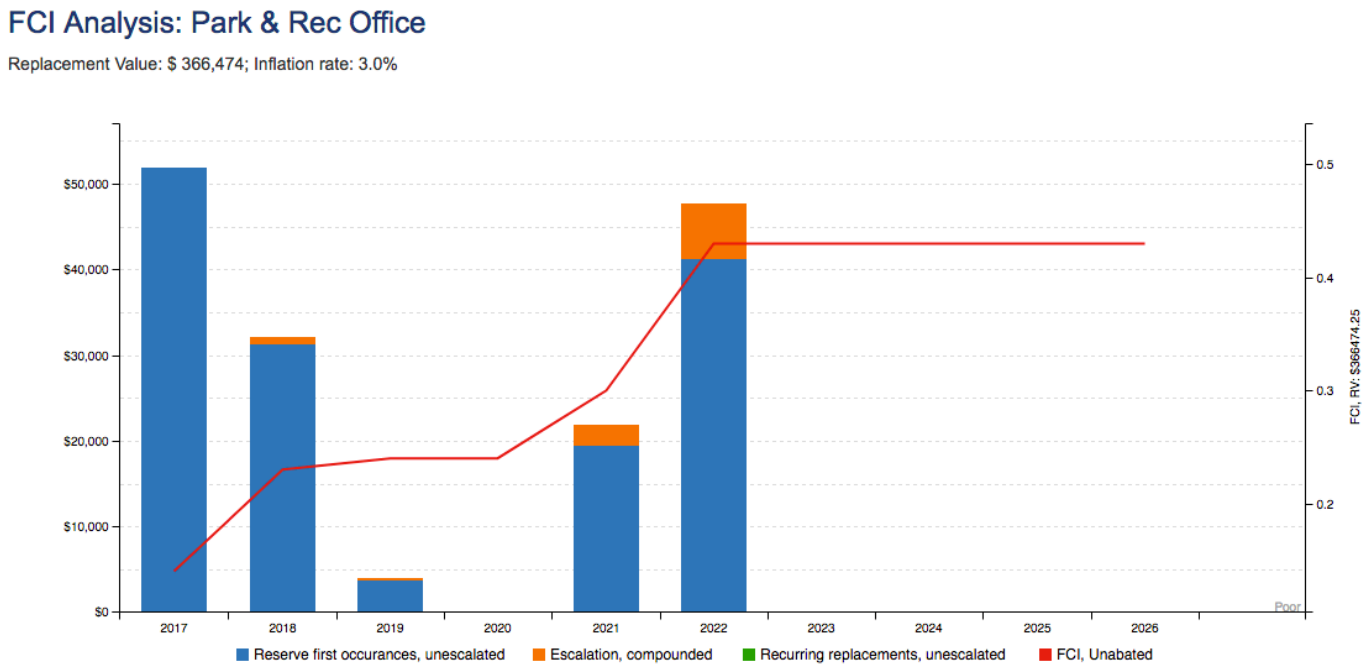
The following bullet points highlight the most significant short term and modernization recommendations:

- 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.

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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.

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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.

emg | DUDE SOLUTIONS
PARENT COMPANY OF SchoolDude | FacilityDude | TheWorxHub

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.

Prepared by: Paul Prusa P.E., LEED AP
Project Manager

Reviewed by:

Al Diefert
Technical Report Reviewer
For
Andrew Hupp
Program Manager
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800.733.0660 x6632

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

Park & Rec Office
201 West Hydraulic Avenue
Yorkville, IL 60560

#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

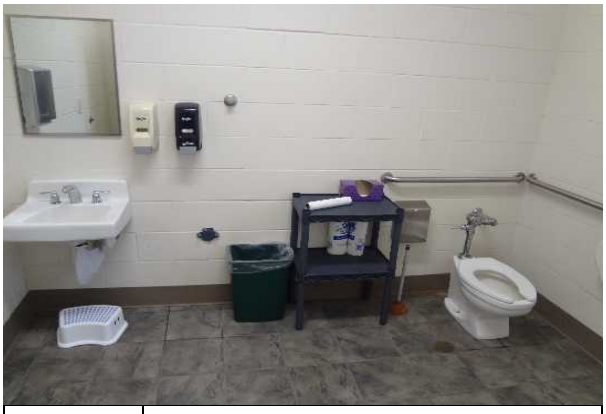
#14:	STOREFRONT, METAL-FRAMED WINDOWS

#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

#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

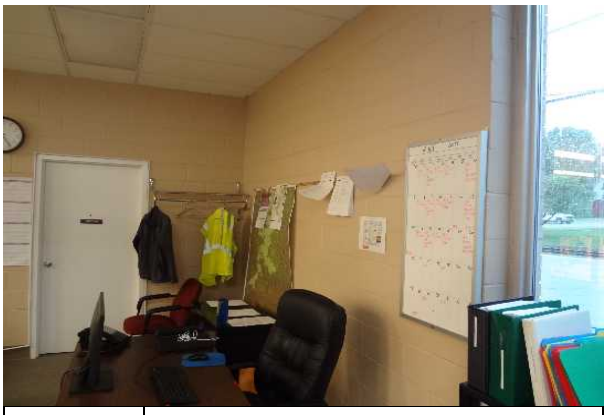
#31:	INTERIOR DOOR, STEEL

#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

Park & Rec Office
201 West Hydraulic Avenue
Yorkville, IL 60560

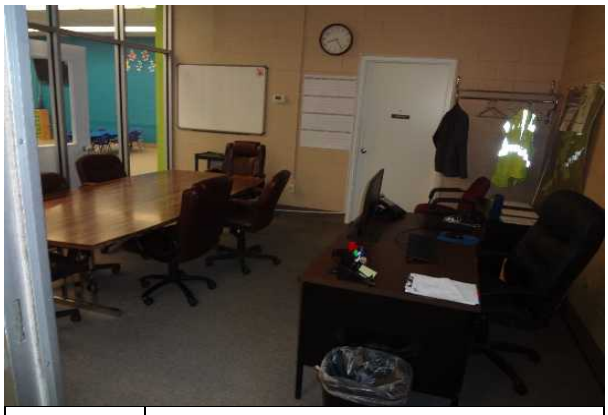
#37:	INTERIOR WALL FINISH, GYPSUM BOARD

#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
201 West Hydraulic Avenue
Yorkville, IL 60560

EMG PROJECT NO: 122700.17R000-011.322

#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.

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	--

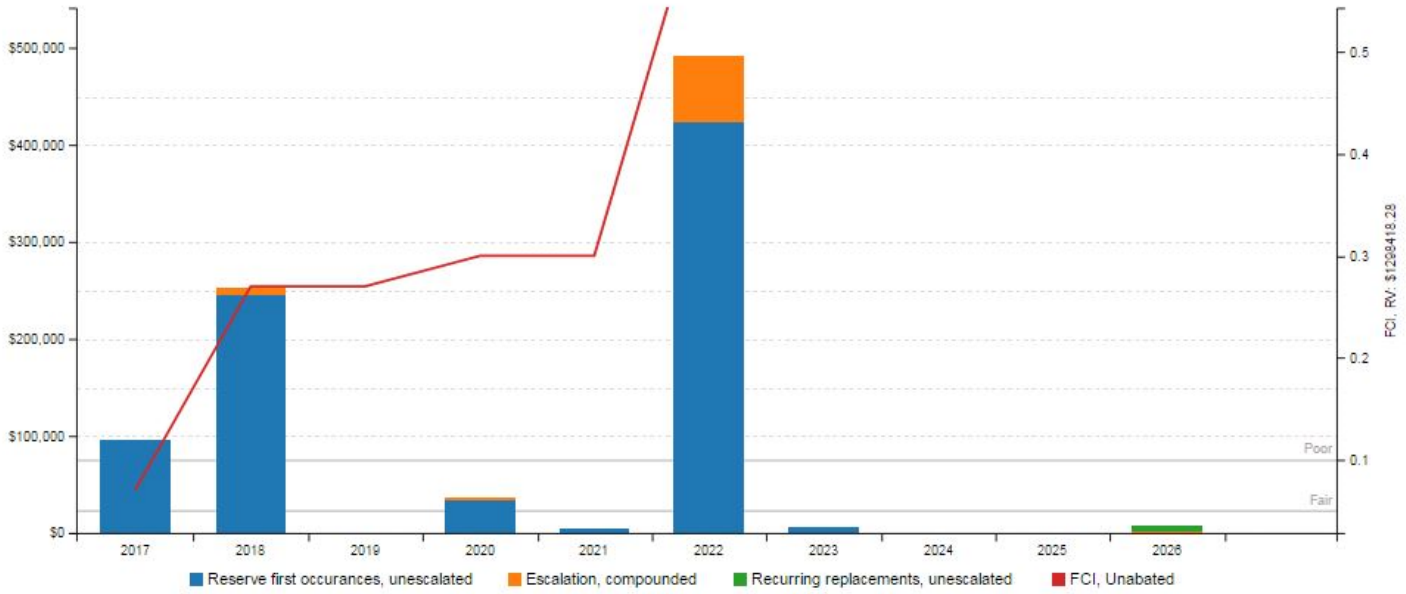
The following bullet points highlight the most significant short term and modernization recommendations:

- 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.

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Project Manager

Reviewed by:

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Technical Report Reviewer For
Andrew Hupp
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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:	FRONT ELEVATION-OFFICE

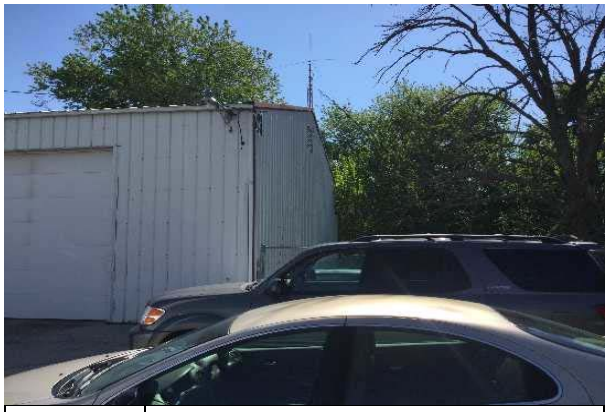
#3:	FRONT ELEVATION-GARAGE

#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

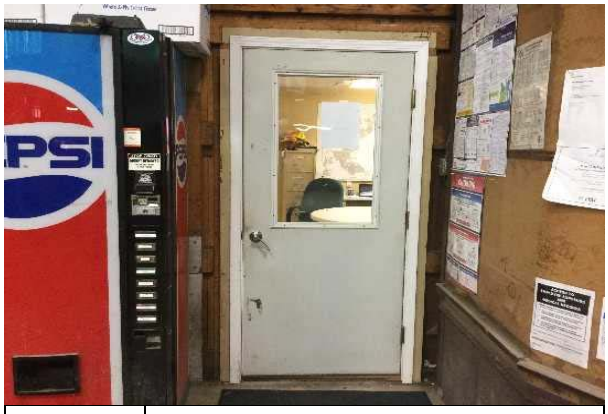
#39:	LIGHTING SYSTEM, INTERIOR

#40:	HALOGEN LIGHTING FIXTURE

#41:	FIRE EXTINGUISHER

#42:	EXIT LIGHTING FIXTURE

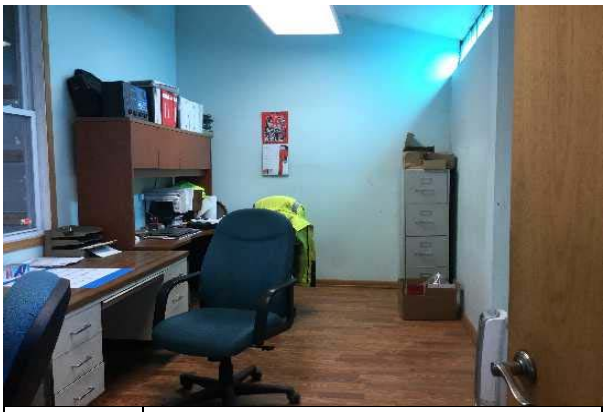
#43:	INTERIOR CEILING FINISH, GYPSUM BOARD



#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

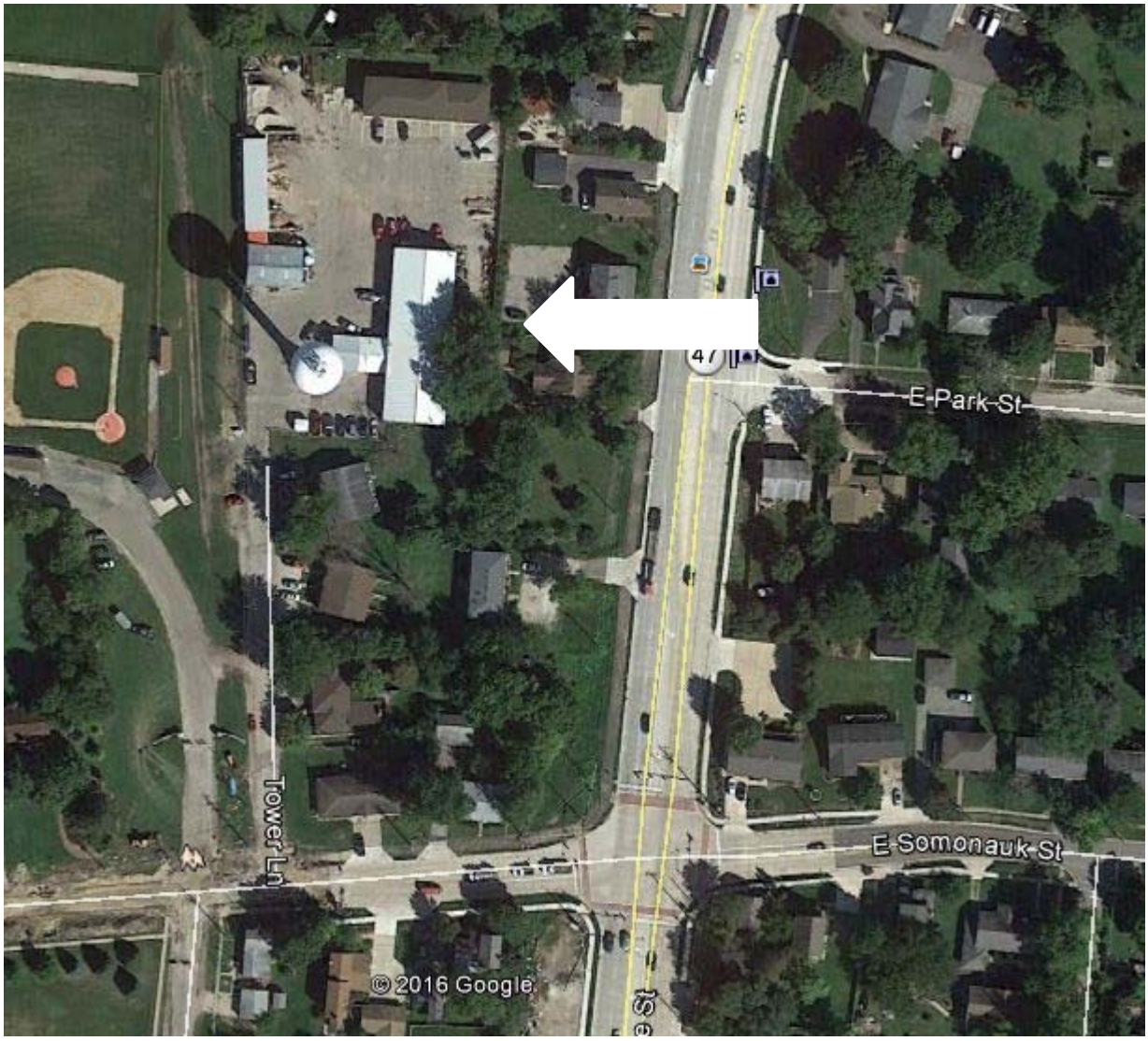
#56:	SINK, STAINLESS STEEL

#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 ~~USE~~ 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

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
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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

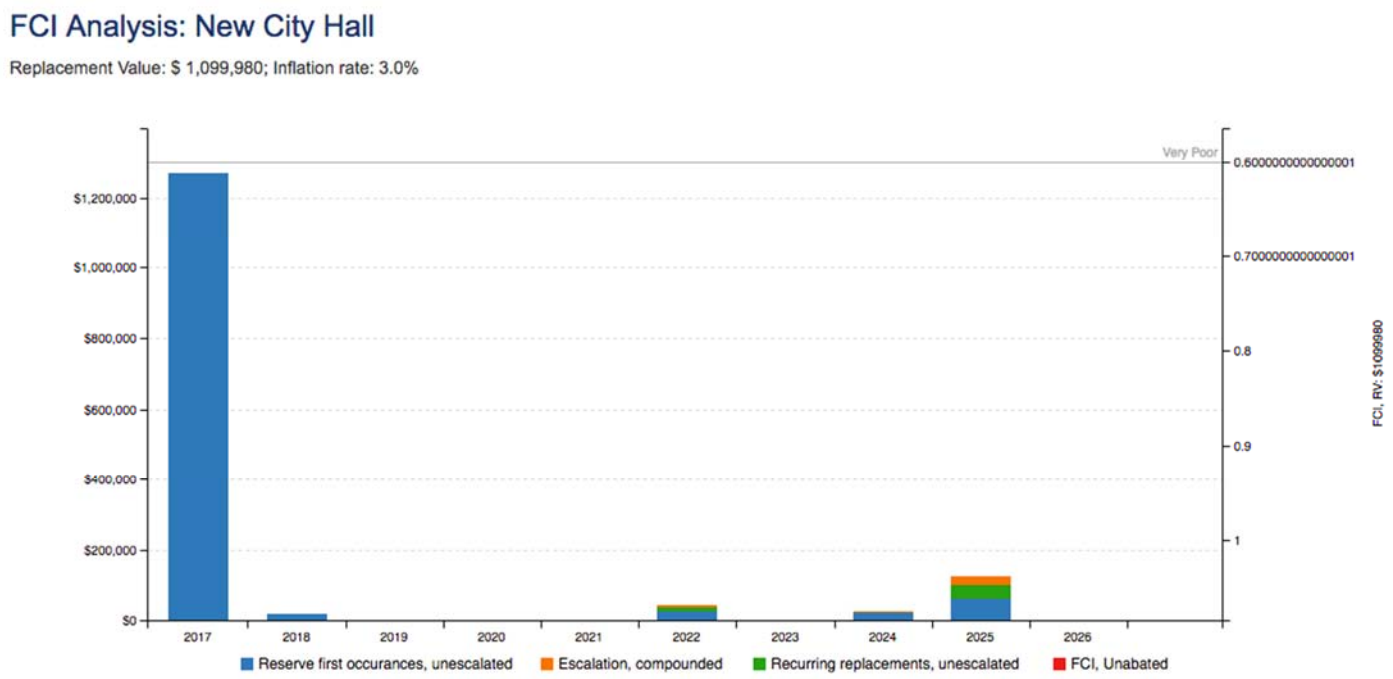
The following bullet points highlight the most significant short term and modernization recommendations:

- 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*

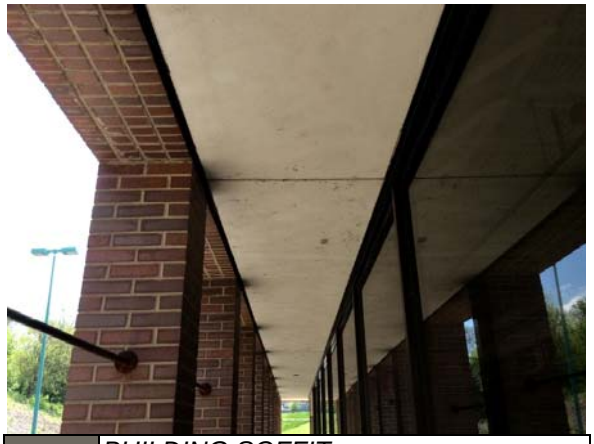

PHOTO #20: *BUILDING SOFFIT*

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*

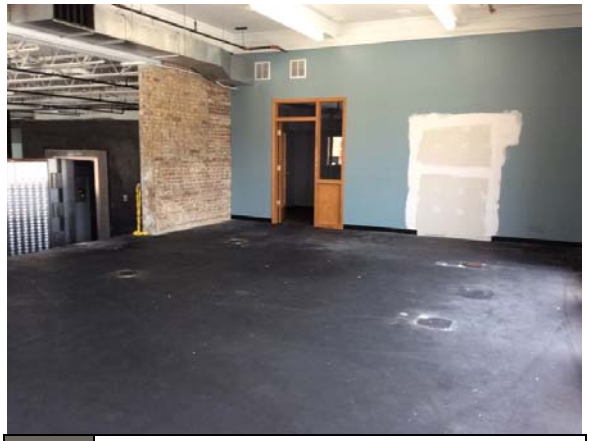

PHOTO #43: *OLD BUILDING AREA, UPPER FLOOR*

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

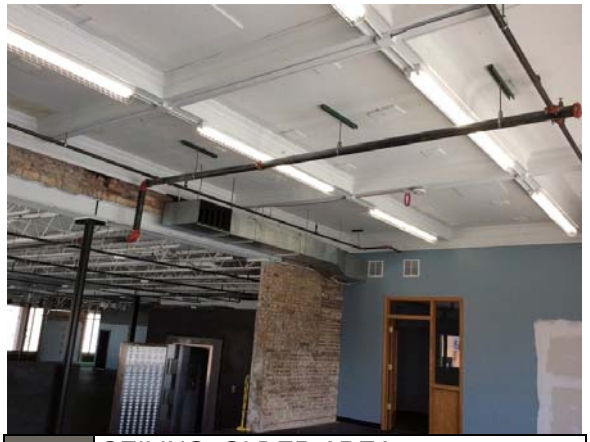

PHOTO #45: *CEILING, OLDER AREA*

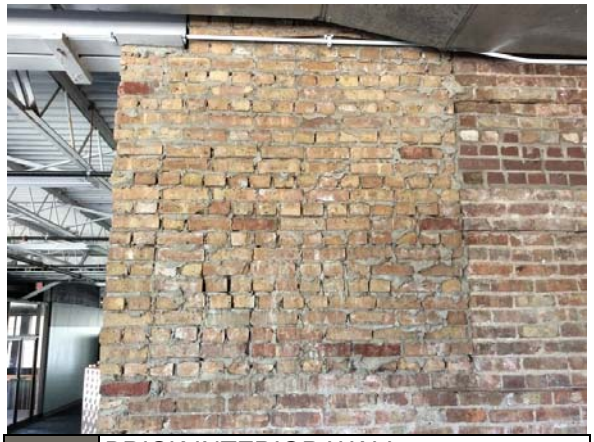

PHOTO #46: *BRICK INTERIOR WALL*

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*

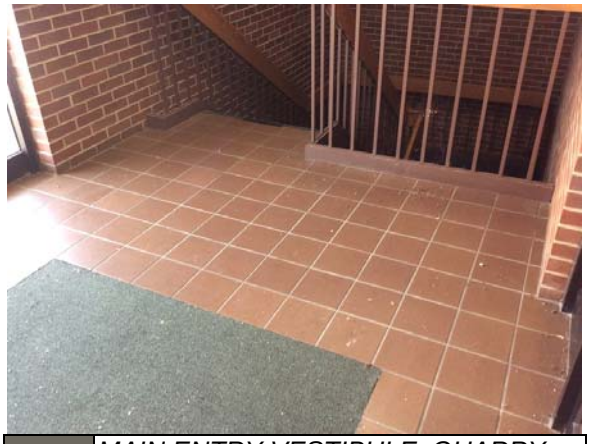

PHOTO #55: *MAIN ENTRY VESTIBULE, QUARRY TILE*

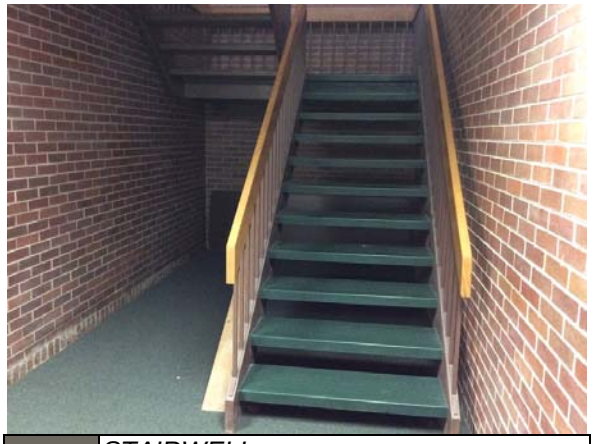

PHOTO #56: *STAIRWELL*

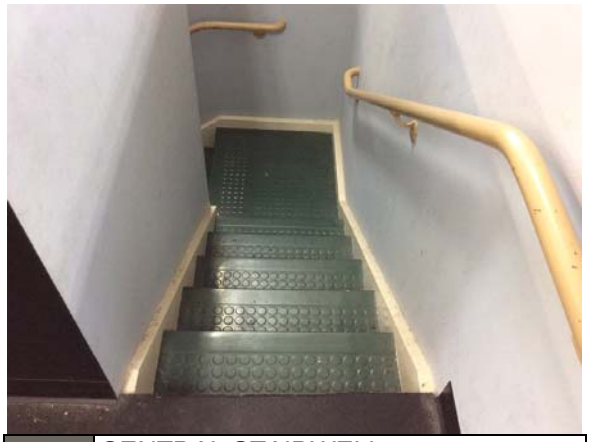

PHOTO #57: *CENTRAL STAIRWELL*

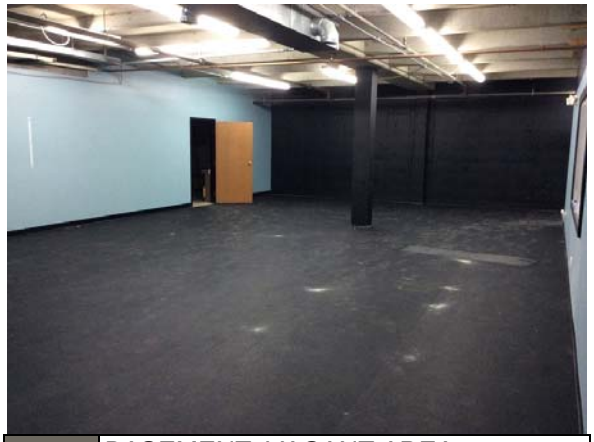

PHOTO #58: *BASEMENT, VACANT AREA*

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*

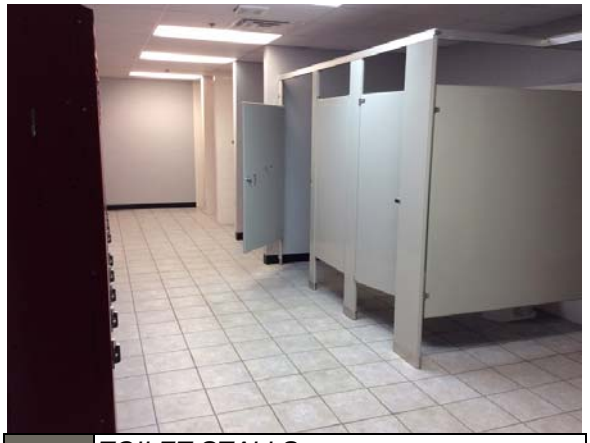

PHOTO #65: *TOILET STALLS*

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.

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:
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:
122700.17R000-008.322

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

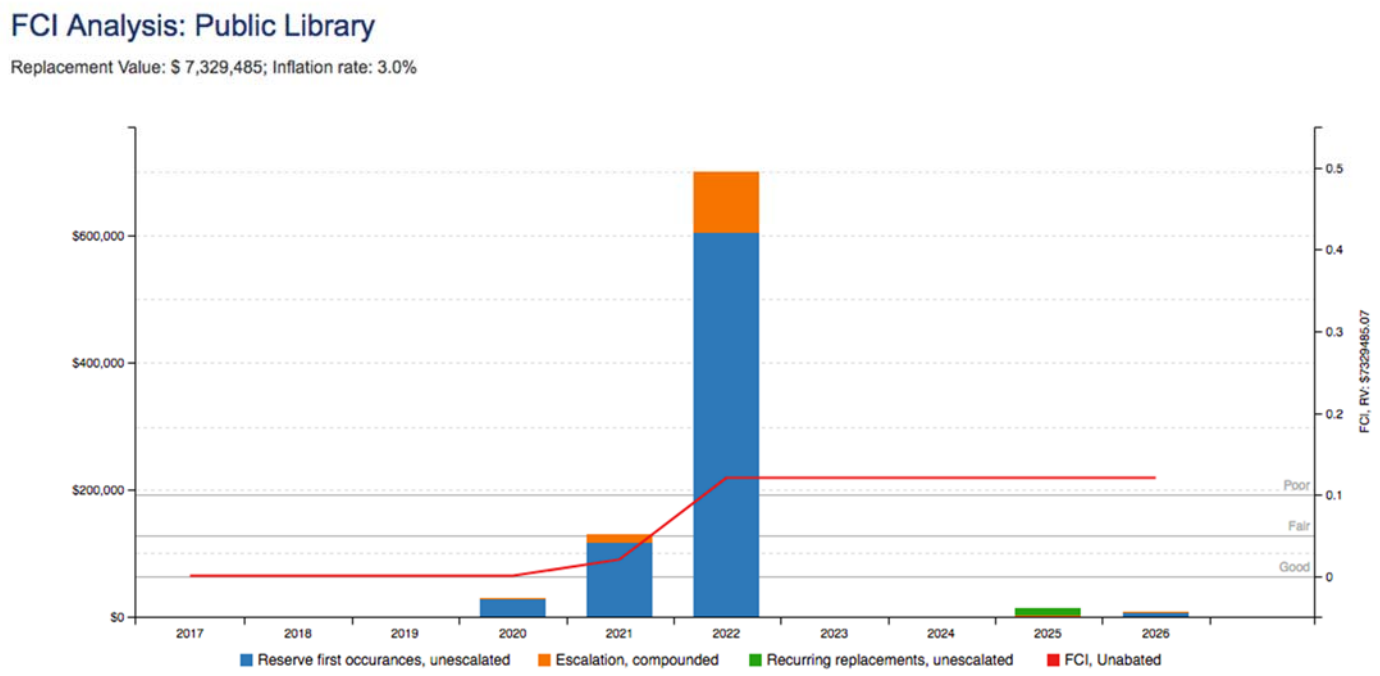
The following bullet points highlight the most significant short term and modernization recommendations:

- 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

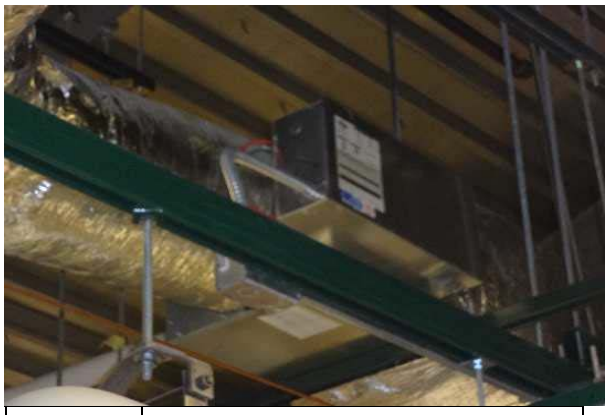
#36:	HUMIDIFIER, STEAM, DUCT W/ CONTROLS

#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

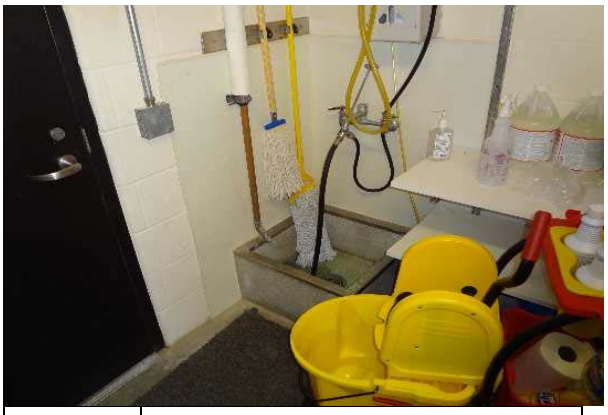
#43:	RADIATOR, HYDRONIC BASEBOARD

#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)

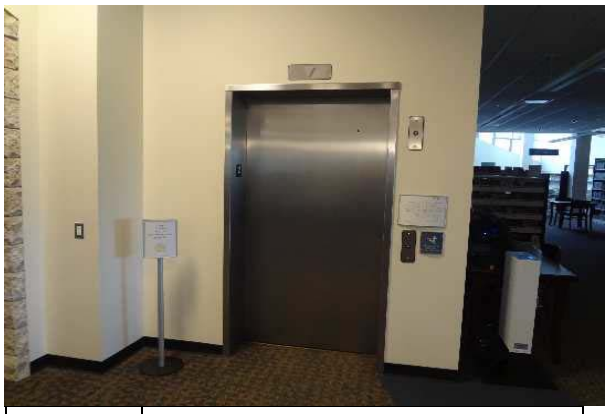
#58:	SECONDARY TRANSFORMER, DRY

#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

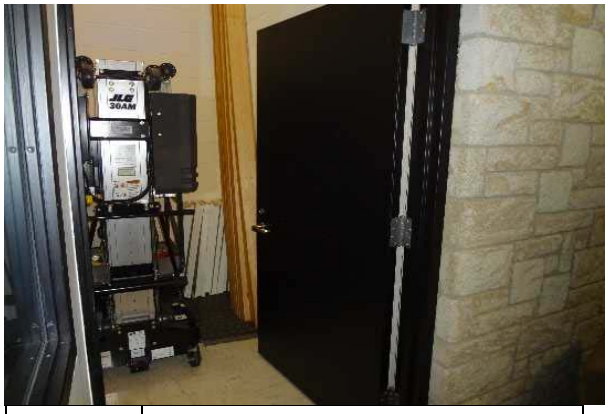
#80:	INTERIOR WALL FINISH, GYPSUM BOARD

#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)



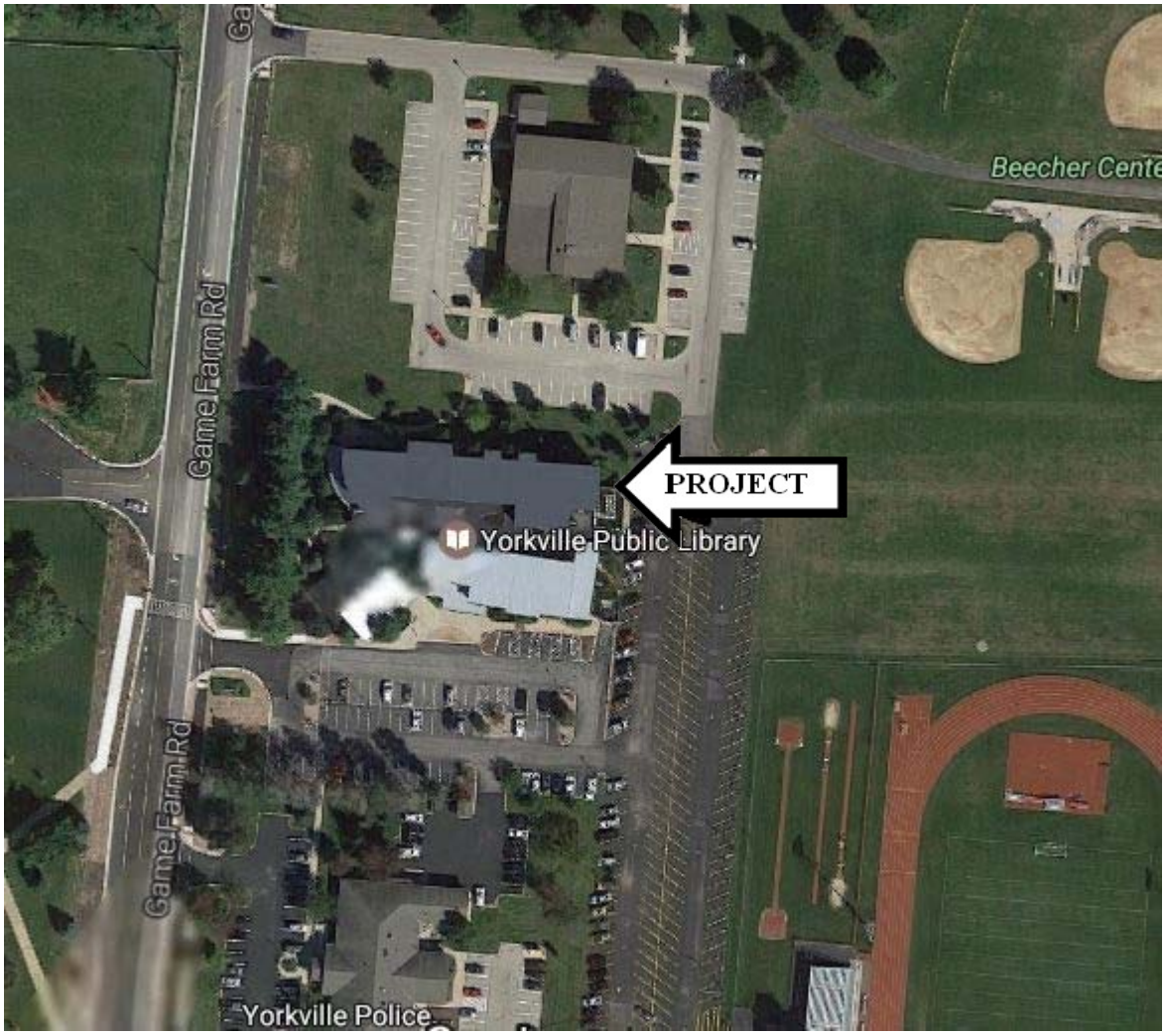
#85:	INTERIOR DOOR, FIRE 90-MINUTES AND OVER

#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

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

PREPARED BY:
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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

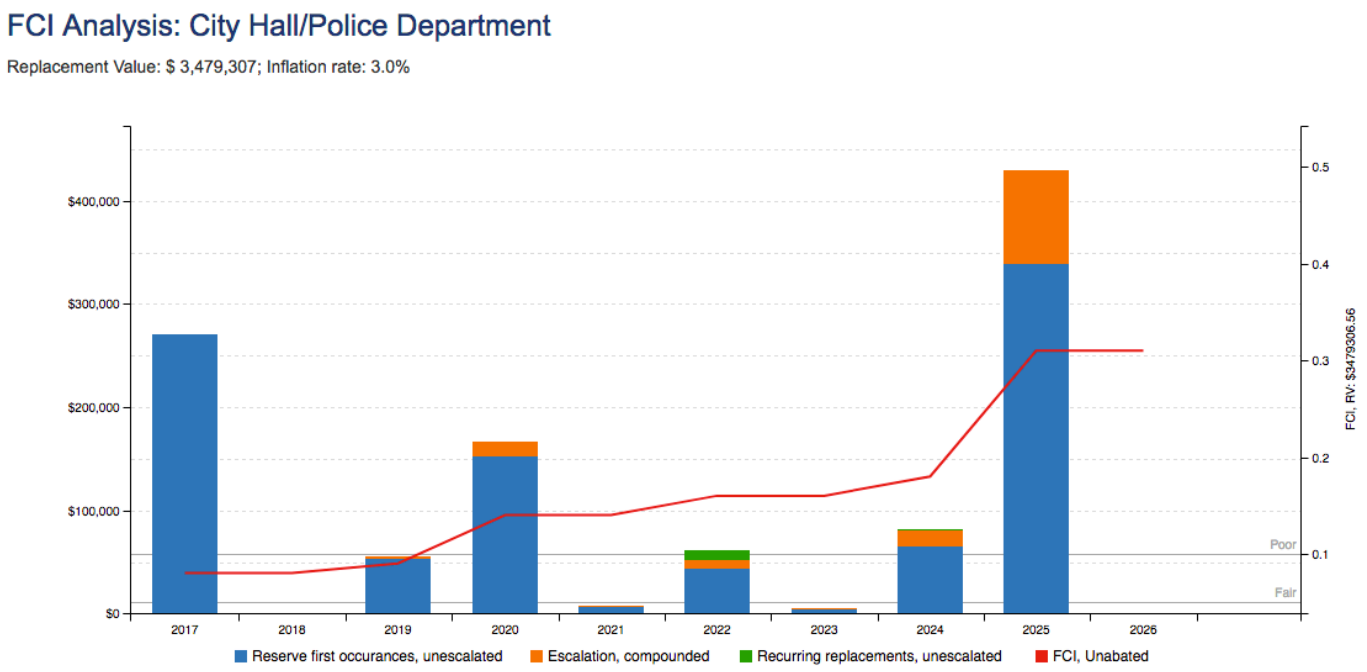
The following bullet points highlight the most significant short term and modernization recommendations:

- 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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For
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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*

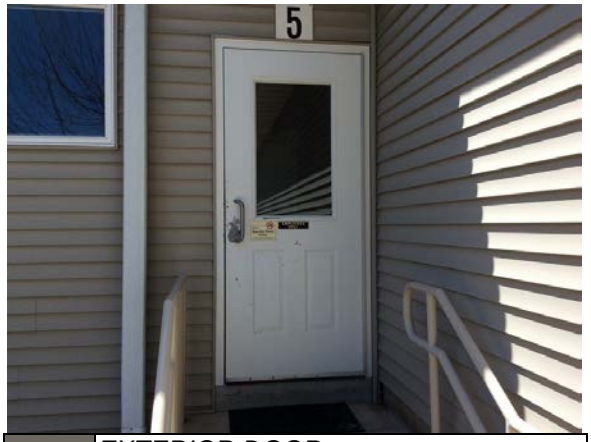

PHOTO #19: *EXTERIOR DOOR*

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*

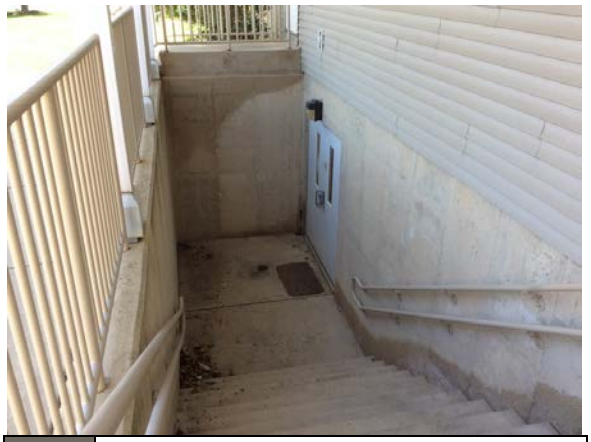

PHOTO #29: *STAIRWELL*

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*

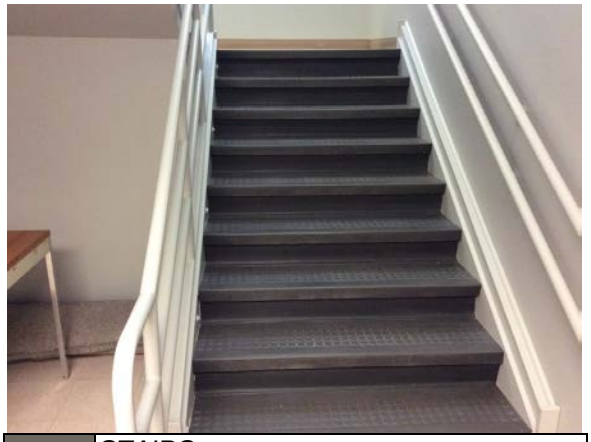

PHOTO #49: *STAIRS*

PHOTO #50: *FIRE DOOR*

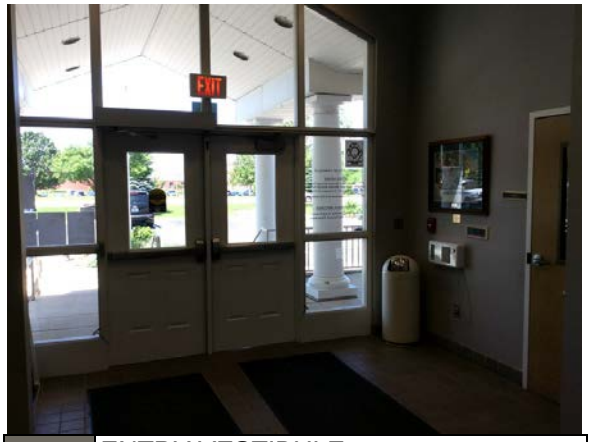

PHOTO #51: *ENTRY VESTIBULE*

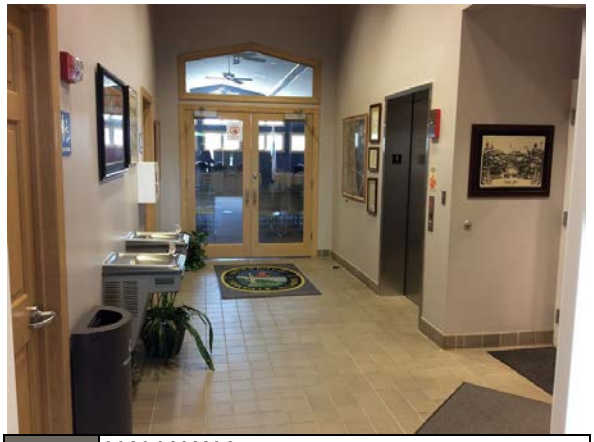

PHOTO #52: *HALLWAY*

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*

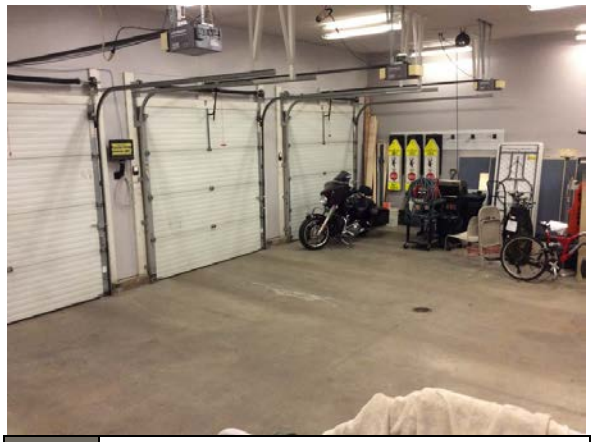

PHOTO #60:	*SALLY PORT*

PHOTO #61: *BATHROOM, POLICE AREA*

PHOTO #62: *EYEWASH*

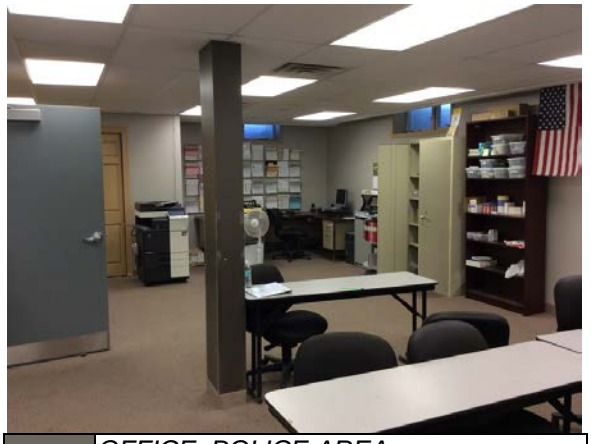

PHOTO #63: *OFFICE, POLICE AREA*

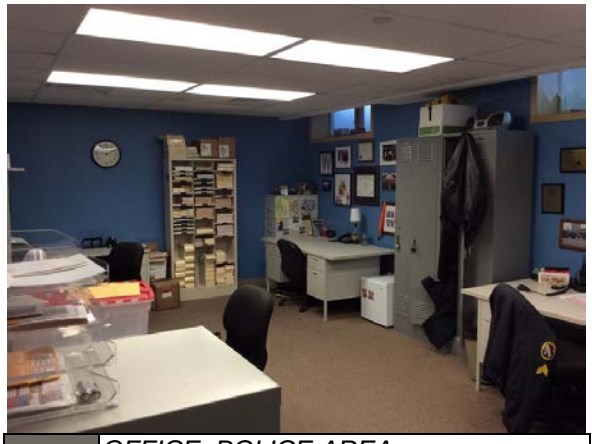

PHOTO #64: *OFFICE, POLICE AREA*

PHOTO #65: *KITCHENETTE*

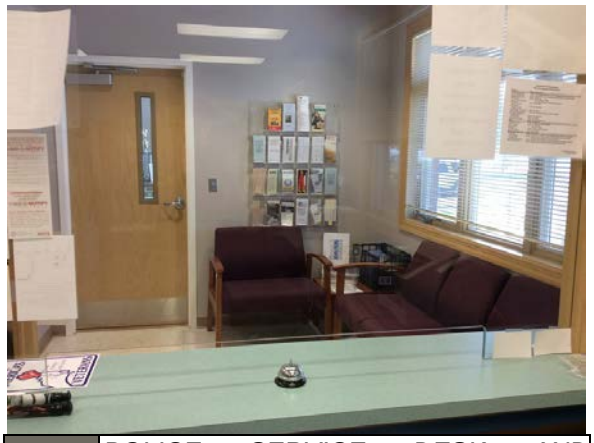

PHOTO #66: *POLICE SERVICE DESK AND WAITING ROOM*

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 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				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

Riverfront Rental Building
131 East Hydraulic Avenue Units A, B, C
Yorkville, Illinois 60560

PREPARED BY:
EMG
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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	Deficiency 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	--

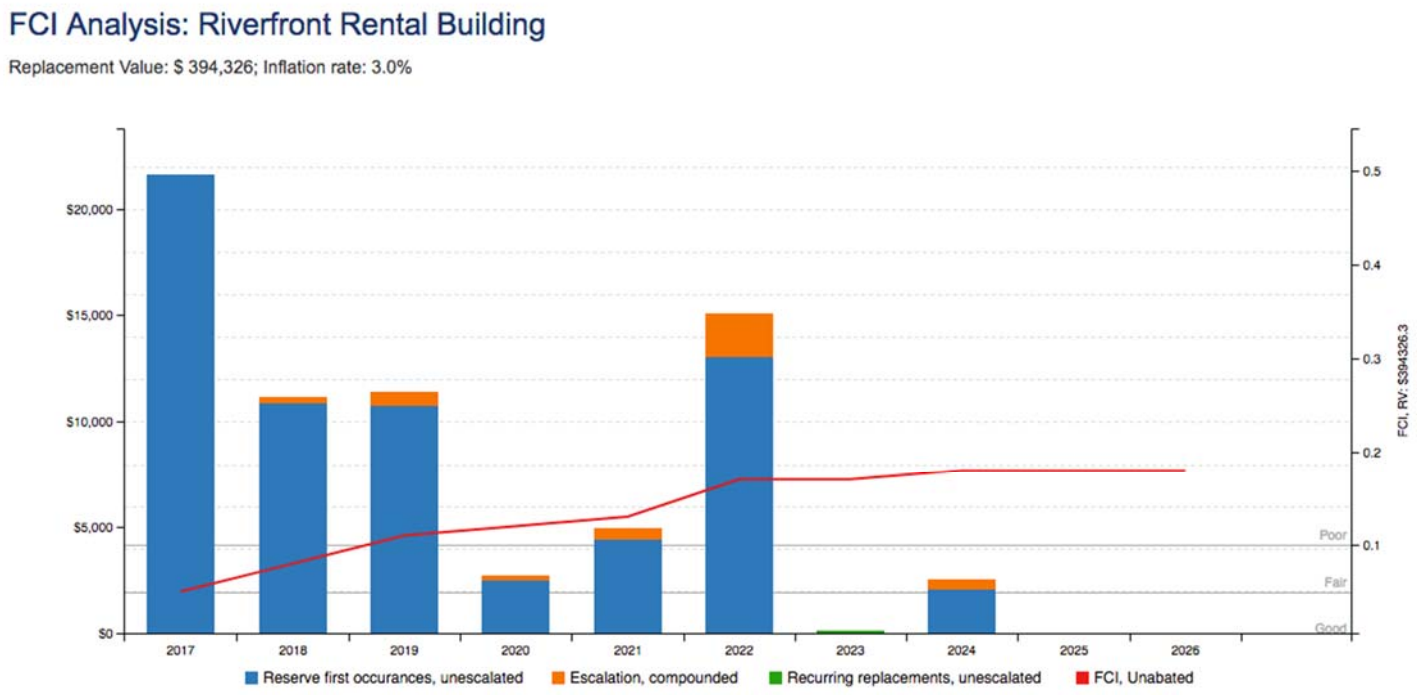
The following bullet points highlight the most significant short term and modernization recommendations:

- 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.

Prepared by: Paul Prusa P.E., LEED AP,
Project Manager

Reviewed by:

Al Diefert
Technical report Reviewer For
Andrew Hupp
Program Manager
arhupp@emgcorp.com
800.733.0660 x6632

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)

#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

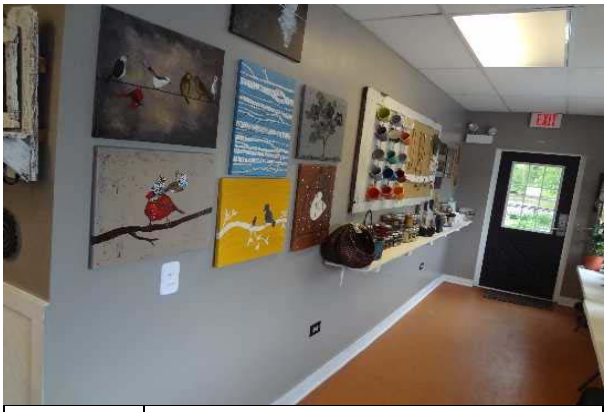
#39:	FLOOD LIGHT, EXTERIOR

#40:	EMERGENCY/EXIT COMBO

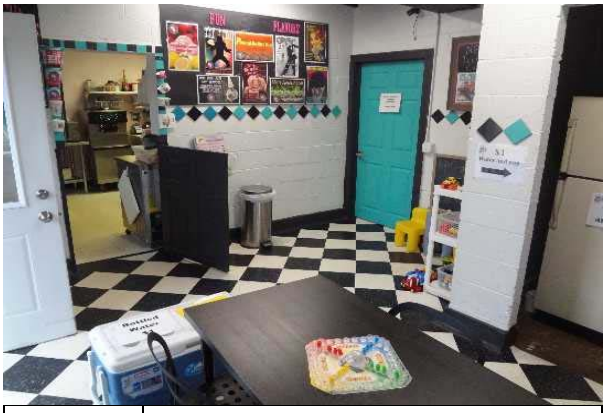
#41:	FIRE EXTINGUISHER

#42:	EXIT LIGHTING FIXTURE

#43:	CAMERA, SECURITY SYSTEM - FOXY'S ICE CREAM



#44:	INTERIOR WALL FINISH, GYPSUM BOARD - GINGER + SOUL



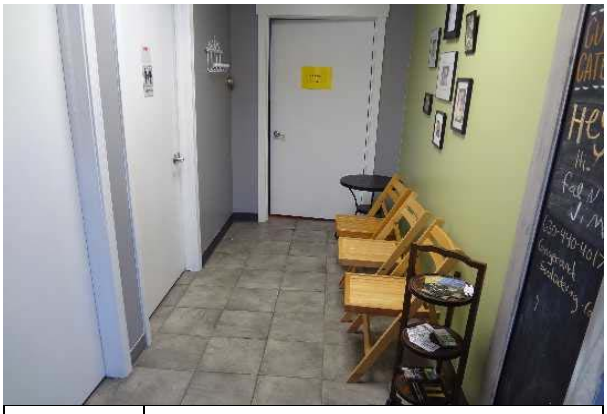
#45:	INTERIOR WALL FINISH, CONCRETE/MASONRY - FOXY'S ICE CREAM

#46:	INTERIOR CEILING FINISH, PAINTED STRUCTURE - FOXY'S ICE CREAM

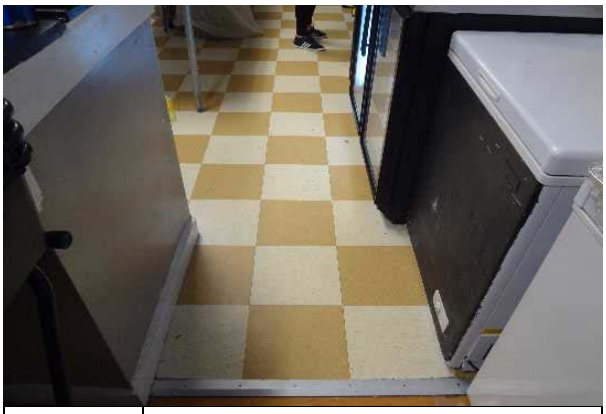
#47:	INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT) - GINGER + SOUL

#48:	INTERIOR CEILING FINISH, (ACT) DROPPED FIBERGLASS - GINGER + SOUL

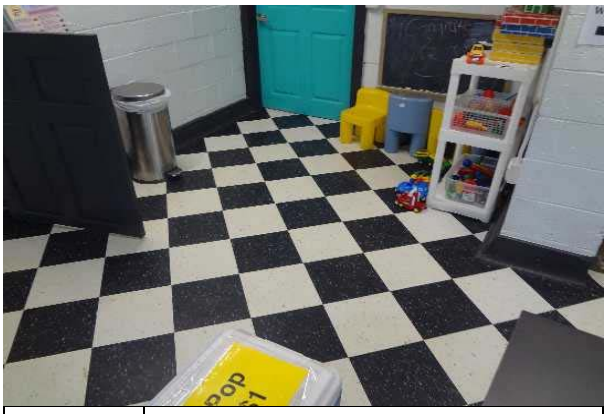
#49:	INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT) - FOXY'S ICE CREAM



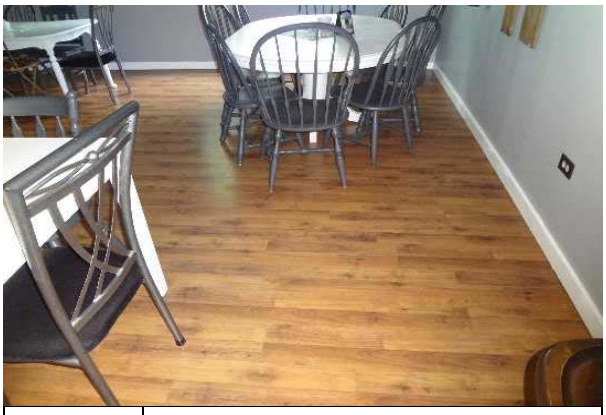
#50:	INTERIOR FLOOR FINISH, CERAMIC TILE - GINGER + SOUL



#51:	INTERIOR FLOOR FINISH, VINYL TILE (VCT) - GINGER + SOUL

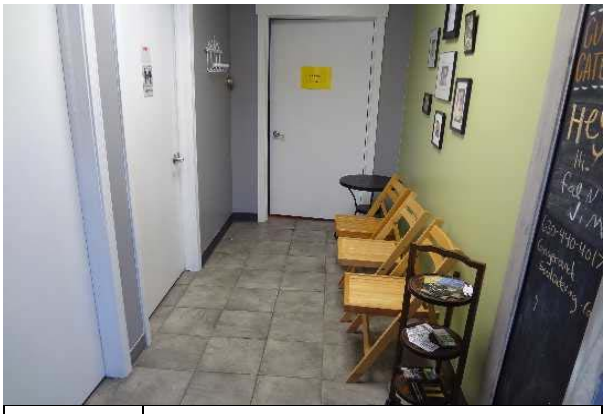


#52:	INTERIOR FLOOR FINISH, VINYL TILE (VCT) - FOXY'S ICE CREAM



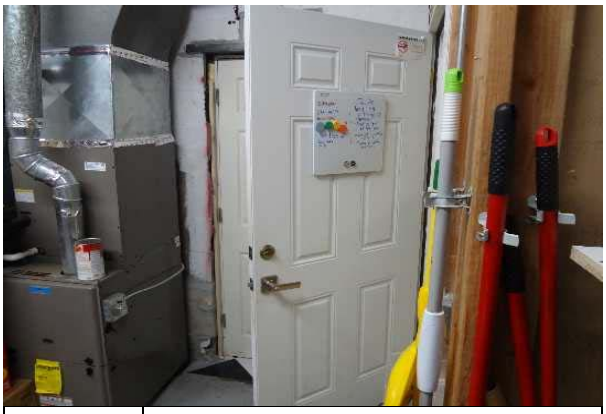
#53:	INTERIOR FLOOR FINISH, WOOD STRIP - GINGER + SOUL

#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.*

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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Andrew Hupp
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800.733.0660 x6632
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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

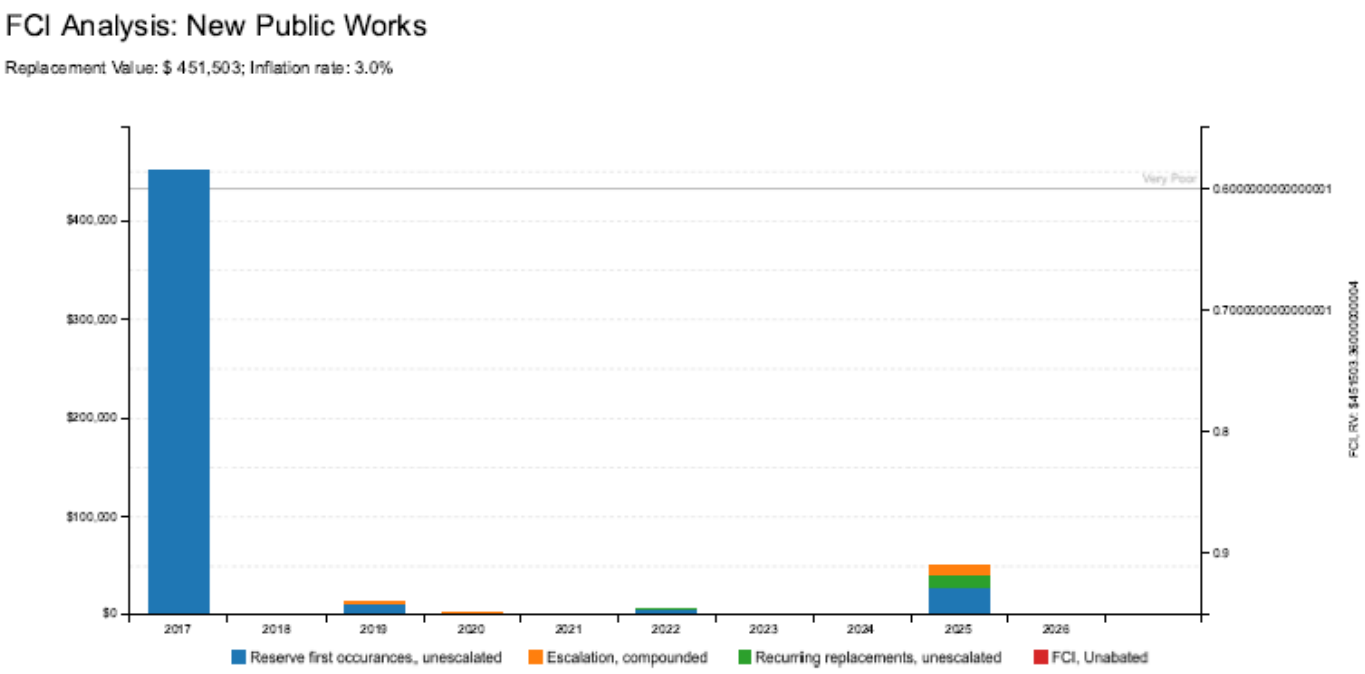
The following bullet points highlight the most significant short term and modernization recommendations:

- 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*

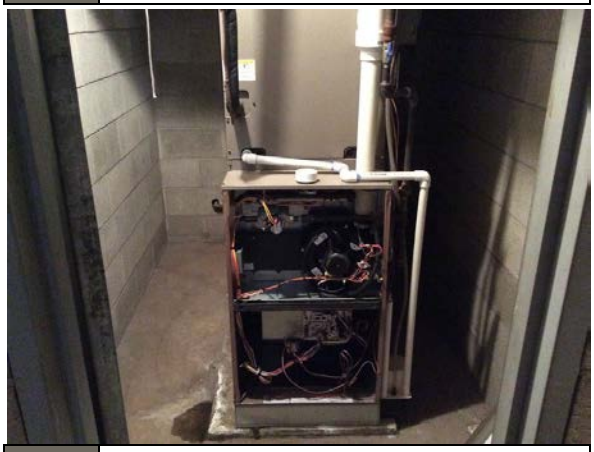

PHOTO #24: *FURNACE*

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*

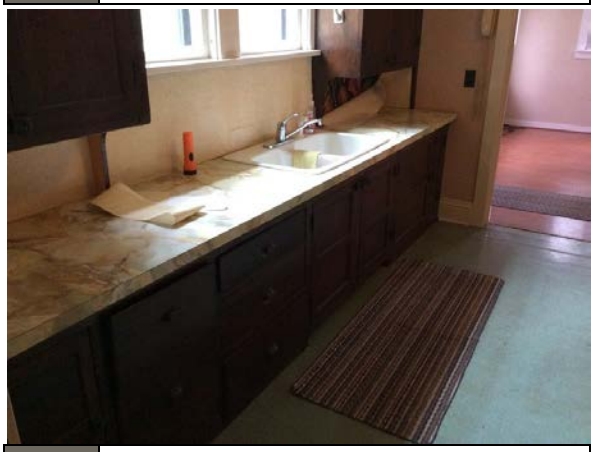

PHOTO #36:	*KITCHEN CABINETS*

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*

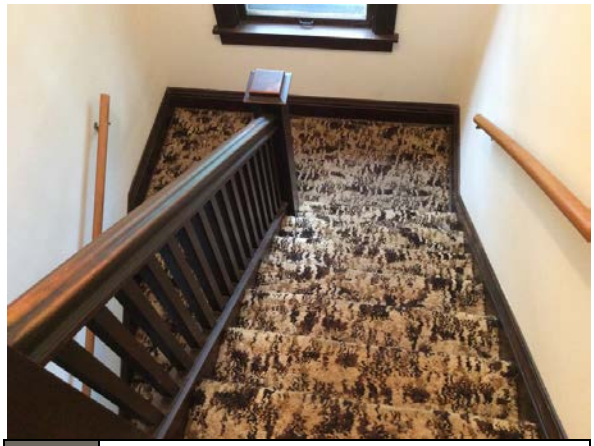

PHOTO #46: *STAIRWELL*

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

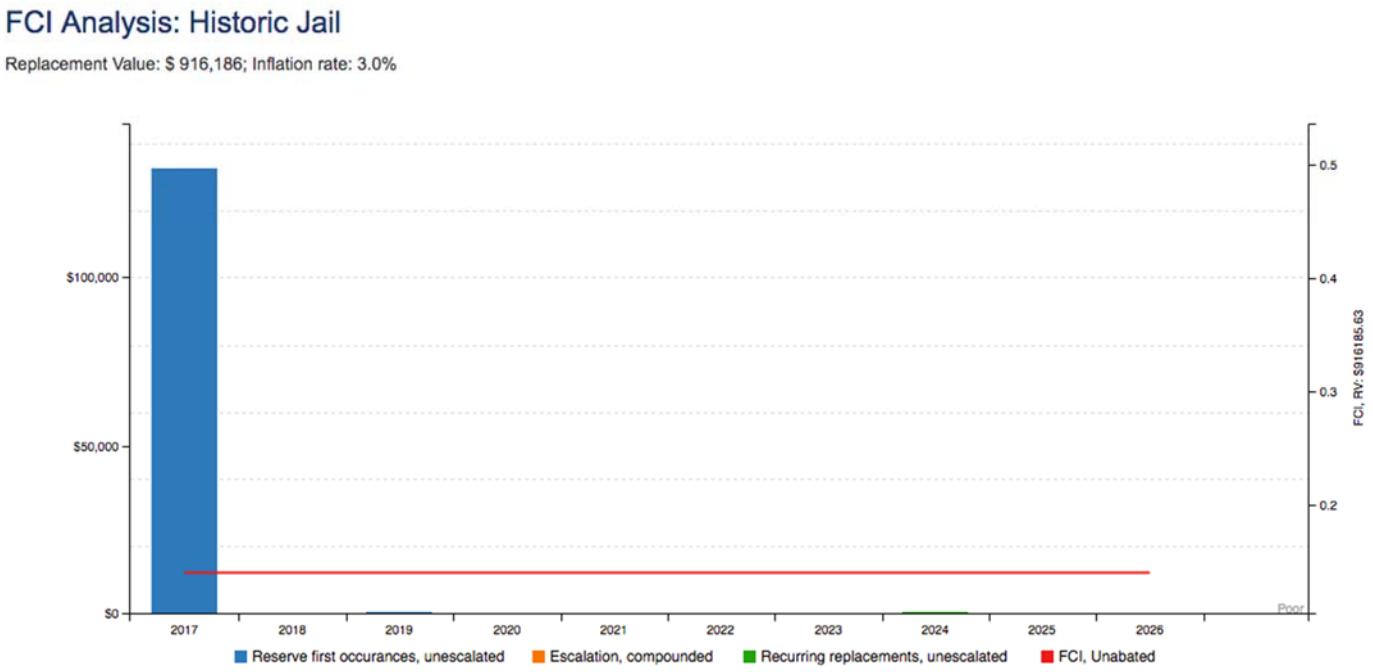
The following bullet points highlight the most significant short term and modernization recommendations:

- 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.

Prepared by: Kevin Koranda,
Project Manager

Reviewed by:

Al Diefert
Technical Report Reviewer
For
Andrew Hupp
Program Manager
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

PHOTO #1:	*FRONT ELEVATION*

PHOTO #2:	*EAST ELEVATION*

PHOTO #3:	*NORTH ELEVATION*

PHOTO #4:	*WEST ELEVATION*

PHOTO #5:	*CURB CUTAWAY*

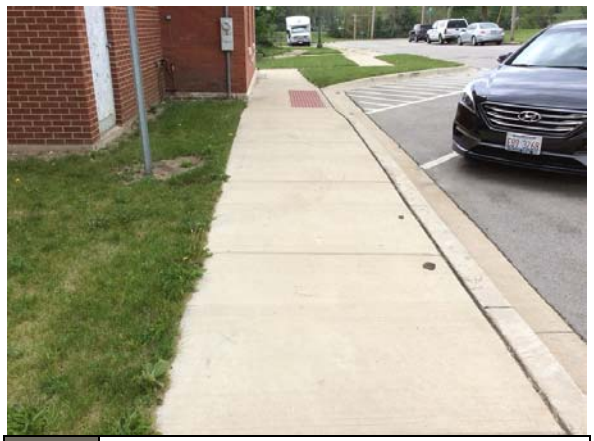


PHOTO #6:	*SIDEWALK*

PHOTO #7:	*ACCESSIBLE PARKING SPACE*

PHOTO #8:	*CORNICE AND SHINGLES*

PHOTO #9:	*ASPHALT SHINGLE ROOF, DETERIORATING*

PHOTO #10:	*EFFLORESCENCE AND DETERIORATED MORTAR*

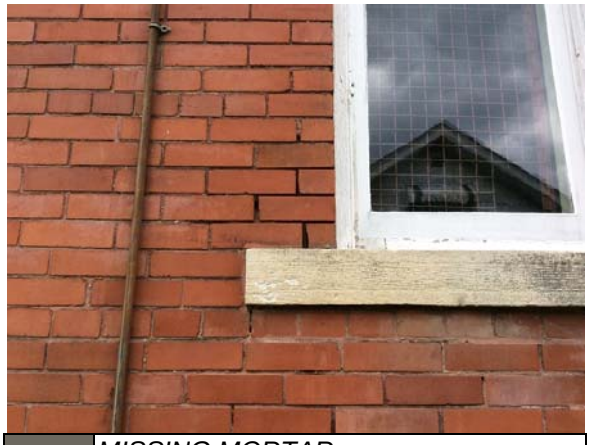


PHOTO #11:	*MISSING MORTAR*

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*

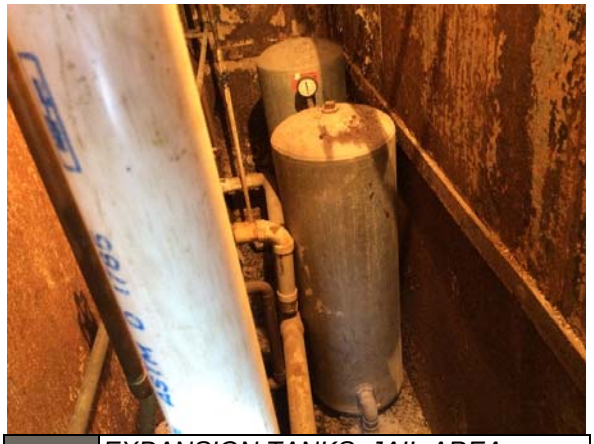


PHOTO #20: *EXPANSION TANKS, JAIL AREA*

PHOTO #21: *EXTINGUISHER*

PHOTO #22: *LOAD CENTER*

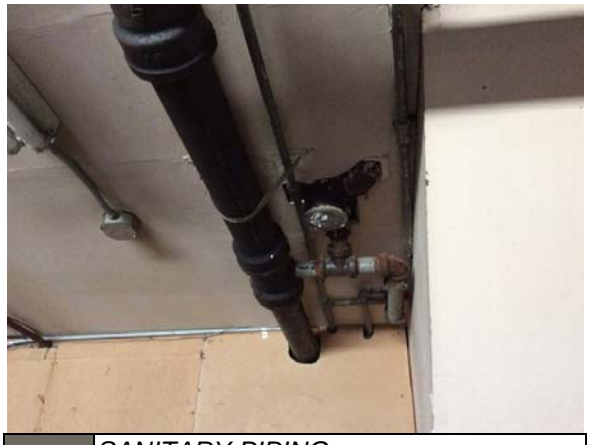


PHOTO #23: *SANITARY PIPING*

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*

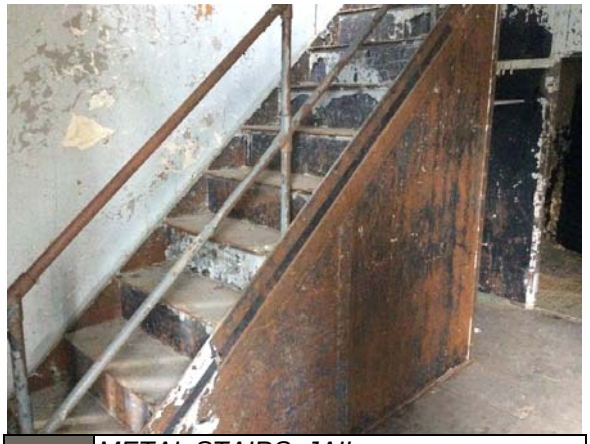


PHOTO #31:	*METAL STAIRS, JAIL*

PHOTO #32:	*CELLS*

PHOTO #33:	*CELL TOILET*

PHOTO #34:	*CELL INTERIOR*

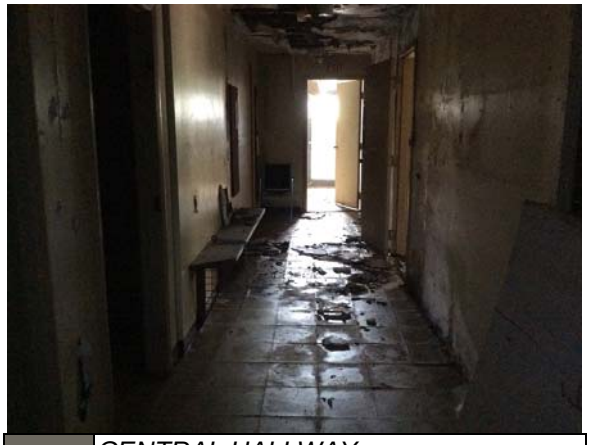


PHOTO #35:	*CENTRAL HALLWAY*

PHOTO #36:	*WATER DAMAGE, CENTRAL HALLWAY*

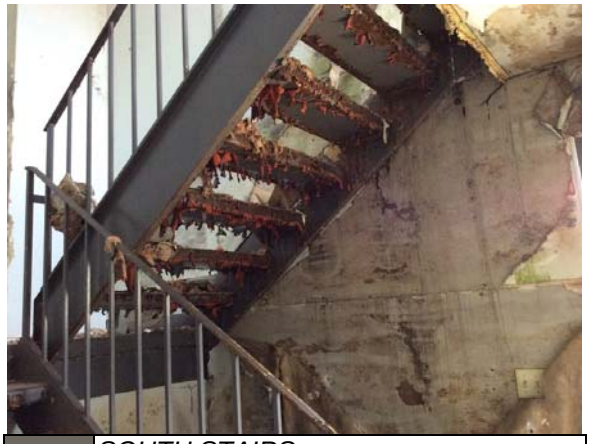


PHOTO #37: *SOUTH STAIRS*

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*

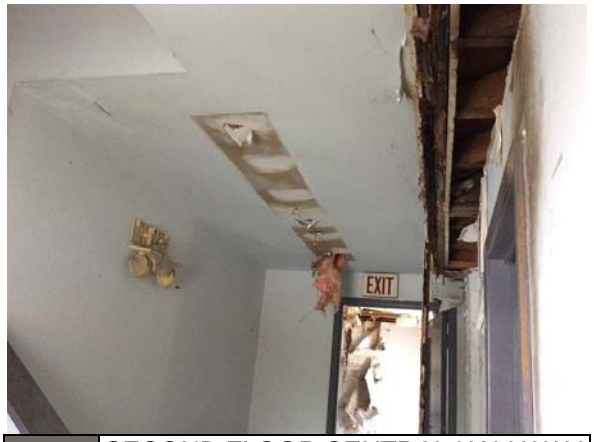


PHOTO #46: *SECOND FLOOR CENTRAL HALLWAY, CEILING*

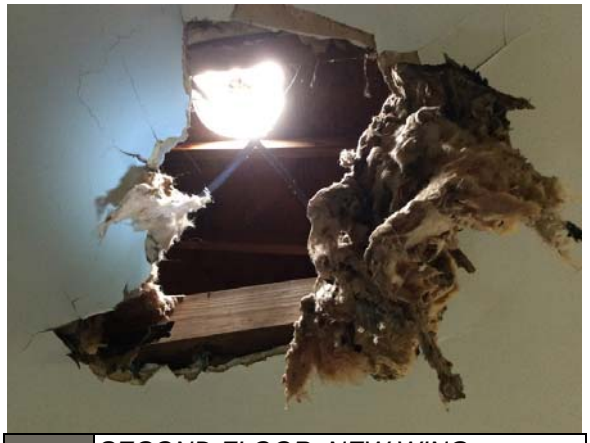


PHOTO #47: *SECOND FLOOR, NEW WING, DAMAGED CEILING*

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.

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 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:	Date of Report:	On Site Date:
122700.17R000-041.322	July 18, 2017	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

Draft - For Discussion Purposes Only

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	--

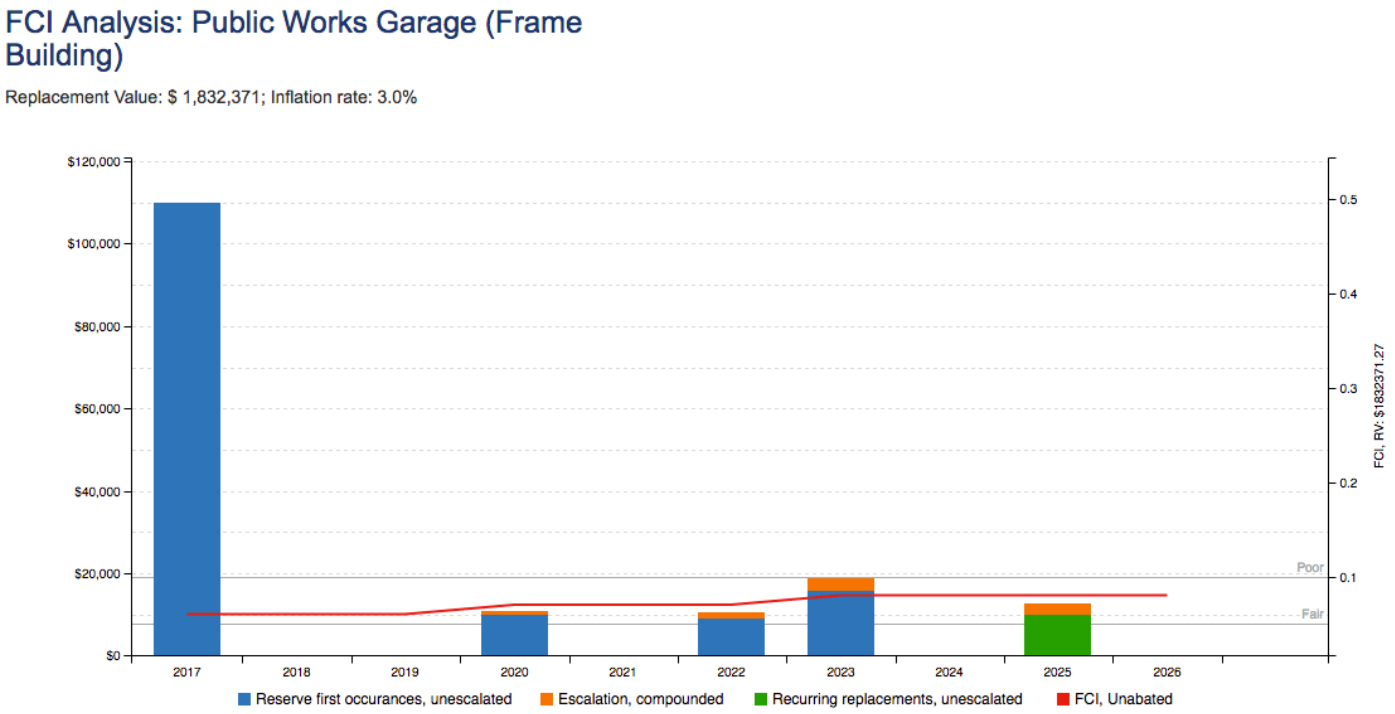
The following bullet points highlight the most significant short term and modernization recommendations:

- 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.

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:
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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. 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	--

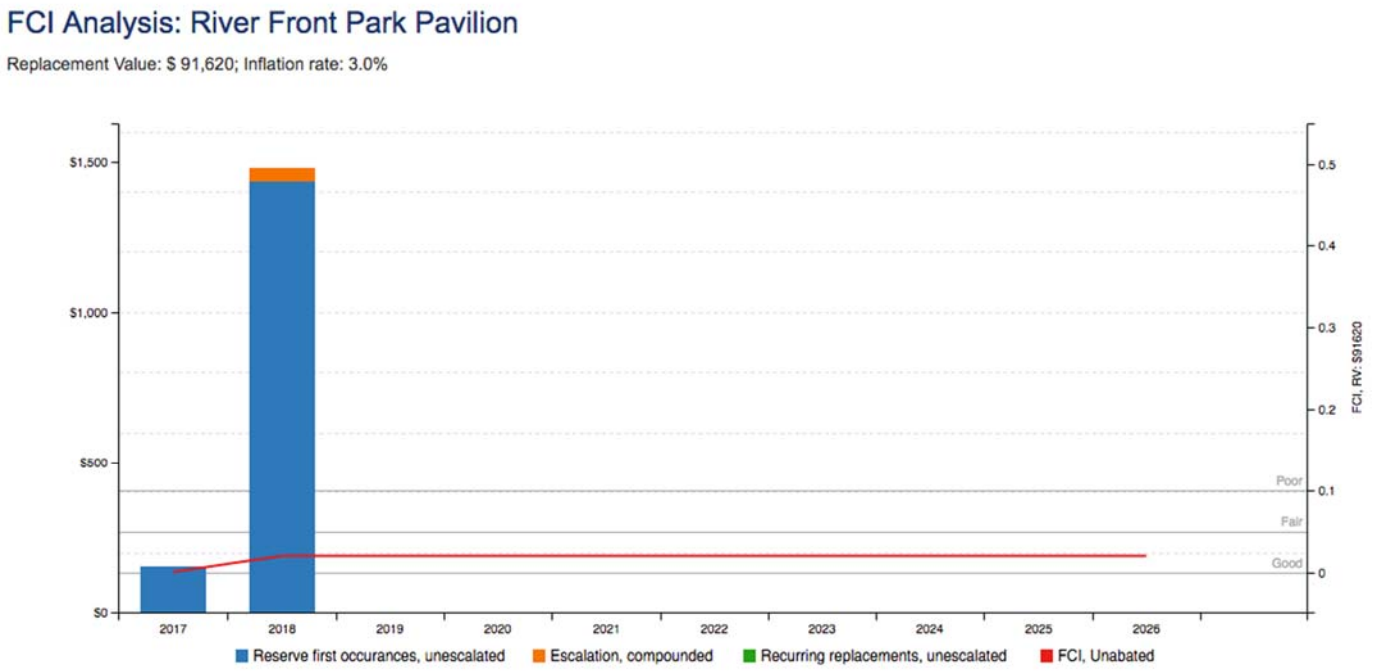
The following bullet points highlight the most significant short term and modernization recommendations:

- 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

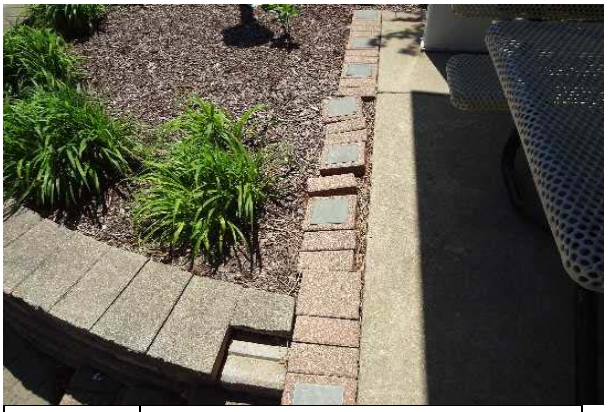
#7:	PAINTED SURFACES

#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.*