

United City of Yorkville

800 Game Farm Road Yorkville, Illinois 60560 Telephone: 630-553-4350

www.yorkville.il.us

AGENDA

PUBLIC WORKS COMMITTEE MEETING

Tuesday, October 17, 2017 6:00 p.m.

City Hall Conference Room 800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: September 19, 2017

New Business:

- 1. PW 2017-65 104 N. Bridge Street Development Agreement
- 2. ADM 2017-70 Building Conditions Survey Results
- 3. PW 2017-66 Capital Improvement Project Update
- 4. PW 2017-67 Quarterly Bond/LOC Reduction Summary
- 5. PW 2017-68 Meeting Schedule for 2018
- 6. PW 2017-69 2018 Road to Better Roads Program Engineering Agreement
- 7. PW 2017-70 Letter of Intent IDOT Improvement of US 30 from IL 47 to IL 31
- 8. PW 2017-71 Traffic Control Signs Sunflower Estates Area
- 9. PW 2017-72 Windett Ridge Acceptance of Improvements
- 10. PW 2017-73 ITEP Project Selection
- 11. PW 2017-74 Verizon Site Access Agreement 610 Tower Lane

Old Business:

- 1. PW 2017-63 Ordinance Amending the Water Use and Service Regulations
- 2. PW 2014-74 Railroad Quiet Zones

Additional Business:

2017/2018 City Council Goals – Public Works Committee			
Goal	Priority	Staff	
"Municipal Building Needs and Planning"	5	Bart Olson & Eric Dhuse	
"Vehicle Replacement"	6	Bart Olson & Eric Dhuse	
"Water Planning"	8	Eric Dhuse & Brad Sanderson	
"Capital Improvement Plan"	11	Bart Olson & Eric Dhuse	
"Water Conservation Plan"	15	Eric Dhuse & Brad Sanderson	

UNITED CITY OF YORKVILLE

WORKSHEET

PUBLIC WORKS COMMITTEE Tuesday, October 17, 2017 6:00 PM

CITY HALL CONFERENCE ROOM

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2. AD	OM 2017-70 Building Conditions Surve Moved forward to CC Approved by Committee Bring back to Committee Informational Item	consent agenda?	Y	N
3. PW	Moved forward to CC Approved by Committee Bring back to Committee Informational Item Notes	consent agenda? Y		
4. PW	Moved forward to CC Approved by Committee Bring back to Committee Informational Item Notes	consent agenda? Y	N	

5. PW 2017-68 Meeting Schedule for 201 Moved forward to CC Approved by Committee Bring back to Committee Informational Item Notes	consent agenda? Y N
6. PW 2017-69 2018 Road to Better Roads Moved forward to CC Approved by Committee Bring back to Committee Informational Item Notes	consent agenda? Y N —
7. PW 2017-70 Letter of Intent – IDOT Im Moved forward to CC Approved by Committee Bring back to Committee Informational Item Notes	consent agenda? Y N

8. PW 2017-71 Traffic Control Signs – S Moved forward to CC Approved by Committee Bring back to Committee Informational Item Notes	consent agenda? Y N
9. PW 2017-72 Windett Ridge – Accepta Moved forward to CC Approved by Committee Bring back to Committee Informational Item Notes	consent agenda? Y N
10. PW 2017-73 ITEP Project Selection	
 ☐ Moved forward to CC ☐ Approved by Committee ☐ Bring back to Committee ☐ Informational Item ☐ Notes 	

11. PW	V 2017-74 Verizon Site Access Agreeme	ent – 610 Tower Lane
	Moved forward to CC	consent agenda? Y N
	Approved by Committee	
	Bring back to Committee	
	Informational Item	
	Notes	
OLD BUS	SINESS:	
1.	PW 2017-63 Ordinance Amending the	
	Moved forward to CC	consent agenda? Y N
	Approved by Committee	
	Bring back to Committee	
	Informational Item	
	Notes	
2.	PW 2014-74 Railroad Quiet Zones	
	Moved forward to CC	consent agenda? Y N
	Approved by Committee	
	Bring back to Committee	
	Informational Item	
	Notes	
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ADDITIONAL BUSINESS:				



Legal	
Finance	
Engineer	
City Administrator	
Human Resources	
Community Development	
Police	
Public Works	
Parks and Recreation	

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Agenda	Item	Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the	Public Works Committee – Sep	tember 19, 2017
Meeting and Date:	Public Works Committee – Oct	ober 17, 2017
synopsis:		
Council Action Prev	iously Taken:	
Date of Action:	Action Taken:	
tem Number:		
 Гуре of Vote Requir	red: Majority	
Council Action Requ	lested: Committee Approval	
	-	
Submitted by:	Minute Taker Name	Department
		-
	Agenda Item N	lotes:

DRAFT

UNITED CITY OF YORKVILLE PUBLIC WORKS COMMITTEE

Tuesday, September 19, 2017, 6:00pm Yorkville City Hall, Conference Room 800 Game Farm Road

IN ATTENDANCE:

Committee Members

Chairman Joel Frieders Alderman Ken Koch Alderman Jackie Milschewski Alderman Seaver Tarulis

Other City Officials

City Administrator Engineer Brad Sanderson, EEI

Interim Assistant City Administrator Erin Willrett

Public Works Director Eric Dhuse Alderman Chris Funkhouser

Other Guests:

Matt Weiss, Terracon

Julie Schlichting, Imperial Investments

The meeting was called to order at 6:00pm by Chairman Joel Frieders.

New Business: (out of sequence)

7. PW 2017-64 Overview of Downtown Brownfields

Matt Weiss from Terracon opened the discussion and said his company is evaluating the Riverfront Park and Grainco sites to determine if they meet the program requirements for remediation. The Brownfield status was initiated in 2005 when a grant became available for environmental assessment. Groundwater was tested and petroleum impacts were found in front of Grainco where there was a previous fueling station. Heavy metals including lead were also found in fill material. A work plan was submitted to EPA and approved by them. The site is now enrolled in a remediation program and the City is waiting on a development plan from Imperial Investments.

Mr. Weiss said there are two types of remediation: industrial and residential and the site was evaluated using the residential standards. It was also noted that the park site is not included in the Brownfield project. Mr. Koch asked if there are grants available for the cleanup if needed, in the second TIF. A revolving loan fund is also available through the EPA.

There is no penalty to keep the Brownfield project open, however, new regulations could be introduced and EPA purges their list of projects after 5 years if there is no action. Mr. Olson recommended staying in a "holding pattern" at this time unless the State moves to purge the list. When the project is

finished, the State issues an "NFR" letter which releases the City from further liability. Mr. Weiss said that the three properties were bundled for remediation because private owners are not eligible for grants. The City can also proceed with just their portion if they wish. Alderman Funkhouser suggested a public/private partnership for the remediation and requested cost estimates. Mr. Olson said the cost in 2012 was \$600,000 to \$700,000.

Citizen Comments: None

Previous Meeting Minutes: July 18, 2017

The minutes were approved on a unanimous voice vote.

New Business:

1. PW 2017-58 Water Department Reports for April, May and June 2017

Mr. Dhuse noted that since this report is for the summer months, the usage is higher. These reports move to the Council consent agenda.

2. PW 2017-59 Autumn Creek Unit 2C Acceptance

Pulte requested acceptance of the unit north of Kennedy Road. All punchlist items are done and Mr. Sanderson recommended acceptance. There is a 1-year maintenance period for any other items that might surface. Lighting issues that Alderman Tarulis had brought forward are being addressed. This moves to the Council consent agenda.

3. PW 2017-60 Kennedy Road Shared Use Path (ITEP) – Authorization Nos. 1 and 2

Two change orders were received with one being for a warning system for pedestrians at the railroad and the other is for unstable materials which required extra excavation. The City's cost is 20% of the \$8,000 overage, but the project is still below the budget and state agreement. Also discussed was the high cost of the vinyl plastic marking material near the tracks. These change orders move to the consent agenda.

4. PW 2017-61 Road to Better Roads Programs for 2018

An outline for next year's program was presented early to take advantage of low bids. Several streets were listed for repair consideration. The Council will need to adopt the suggested roads for repair so bids can be started. Mr. Sanderson also recommended an update of the road study which was last done in 2012. This moves to the Council consent agenda.

5. PW 2017-62 Traffic Control Review

a. Blackberry Woods

Four intersections were studied for possible traffic control devices and Cannonball at John and Independence streets were recommended for stop signs.

b. Autumn Creek area

No changes in signage were recommended.

This report will move forward to the Council consent agenda.

6. PW 2017-63 Water Ordinance

Ms. Willrett said the water ordinance has been thoroughly reviewed by staff and the attorney and some changes have been recommended including: changes in fees based on EEI studies, new multi-tenant buildings will have separate meters with the landlord being ultimately responsible for charges (older units not required to retrofit when there is only one meter) and increase in turn-on fees. She also provided a comparison of all changes. The committee was OK with these and this moves to the regular Council agenda.

7. PW 2017-64 Overview of Downtown Brownfields (discussed earlier)

8. ADM 2017-70 Building Conditions Survey Results

Ms. Willrett reported on the survey and said EMG met with staff regarding all aspects of city structures. The data will be compiled into an on-line portal. Alderman Frieders suggested this survey be kept on the agenda each month and Alderman Milschewski asked for a breakdown by building. Mr. Olson said there are 10 buildings to consider. The committee discussed various methods of reviewing the volume of data, some of which are life-safety issues.

Alderman Funkhouser suggested a joint meeting of Public Works and Administration next month. This topic will also be discussed at the goal-setting meeting. Mr. Olson said they will bring an easy and difficult topic to discuss.

Old Business:

1. PW 2017-49 Selection of YBSD Liaison

Joe Plocher was selected to be the YBSD liaison and Jackie Milschewski will be the liaison for the library.

Additional Business:

Alderman Milschewski asked if the City could install stops signs with blinking lights at Heustis and Van Emmon. Mr. Dhuse said they are solar powered and cost \$1,600 each. It was also noted there is a sight distance issue due to an overgrown evergreen at that location.

Alderman Tarulis noted increased use of the Kennedy Road path and suggested more trees on top of the berms.

It was noted by Alderman Frieders that Autumn Creek Boulevard at Rt. 34 will be shut down to all traffic except emergency vehicles. He also noted the traffic light at Rt. 47 and Galena has been blinking recently causing traffic backups. It is the State's responsibility and they have been notified.

There was no further business and the meeting was adjourned at 7:51pm.

Minutes respectfully transcribed by Marlys Young, Minute Taker



Reviewed By:	
Legal Finance Engineer City Administrator Human Resources Community Development Police Public Works	
Tuble Works	

Agenda Item Summary Memo

Title: 104 N. Bridge	Street Development Agreeme	nt	
Meeting and Date:	Public Works Committee – O	ctober 17, 2017	
Synopsis: See attach	ed memo.		
Council Action Previous	iously Taken:		
Date of Action: N/A	Action Taken:		
Item Number:			
Type of Vote Requir	ed: Majority		
Council Action Requested: Approval			
Submitted by:	Bart Olson	Administration	
	Name	Department	
Agenda Item Notes:			



Memorandum

To: Public Works Committee From: Bart Olson, City Administrator

CC:

Date: October 11, 2017

Subject: 104 N Bridge St development agreement

Summary

Consideration of a public private partnership through a development agreement for the construction and use of various improvements to Clark Park.

Background

This item was last discussed at the October Economic Development Committee meeting. At that meeting, the committee reviewed the rezoning and variance application for the property and a memo on the basics of a public private partnership with the developer (memo attached). Generally, the committee was in favor of the rezoning and variance application. Those applications will be in front of the Planning and Zoning Commission on Wednesday, October 18th and the City Council on Tuesday, October 24th. The committee was open to the basic concept of putting a parking lot in a portion of Clark Park, and was generally ok with the outline of the public private partnership, subject to clarification on the exact commitments being solidified. At that EDC meeting, the City staff and developer were planning on bringing the public private partnership agreement to the November EDC meeting, pending approval of the rezoning and variance application at the October 24th City Council meeting. After the meeting, the developer requested a tighter timeline (concurrent with the rezoning and variance applications) for negotiation of the public private partnership. As a result, City staff have been discussing the terms of the agreement with the developer and have reached a point where we agree upon the majority of the important sections of the development agreement. Because of the requested timeline and the majority of the agreement being related to Public Works and Parks and Recreation issues, we brought this agreement to the Public Works Committee.

The agreement is broken into three main parts: developer commitments, City commitments, and mutual understandings. Given the timeline of the agreement, the developer's expertise in ecological improvement projects, his willingness to dedicate private resources to the improvement of the park for the public at some point in the future, and the complex nature of some of the proposals, the mutual understandings sections contains a couple proposals that really only memorialize a commitment on both parties to discuss and debate the ideas in the future. To the extent that both parties mutually agree to proceed with them, subsequent agreements and authorizations may be needed.

The three main parts of the agreement listed above deal with four main components of the public private partnership: the creation of a parking lot and driveway within a portion of Clark Park; the extension of new water and sewer service lines to the subject property; the use of the park by the developer for weddings and ceremonies; and various improvements to the natural areas of the park that will improve the ecological features of the park and provide new features for the public. The memo put forth at the October EDC meeting was organized in this four-part fashion. However, the development agreement drafted by Attorney Orr is set up by the developer commitments, the City commitments, and the mutual understandings – and this is the order this memo will use to further illustrate the agreement.

Developer Obligations (Section 2)

- 1) Section 2Ai, 2Aii, and 2Aii state that the developer agrees to demolish the existing home at the 104 N Bridge St property, agrees to submit for the necessary approvals for the restaurant use, and to complete construction of the entire project by September 2019.
- 2) Section 2B state the developer agrees to fund 50% of the cost of the parking lot, up to \$75,000. The exact layout and specs will be decided upon by the City at a later date. Currently, the Park Board is set to review a layout which winds amongst the trees vs. a rectangular, condensed layout. I would request feedback on those two layouts at the Public Works Committee and the City Council meeting although the exact layout can be approved by the City at a later date.
- 3) Section 2C commits the developer to 50% funding, up to \$25,000, for improvements to the shelter and adjacent area. The actual improvements and layout will be mutually agreed upon by the City and the developer at a later date. In concept, we would like to clear a larger, flat area north of the shelter, extend the retaining wall south of the shelter near the river bank, and possibly put a split rail fence on the north end of the park to replace the metal pole and string fence. The result of this is that the developer would be able to comfortably accommodate wedding ceremonies with attendance counts similar to the capacity of his banquet hall, and the City would have a larger shelter and surrounding area for the public to use for fishing, picnics, and small gatherings. The developer and the City's Parks and Recreation Director and Superintendent of Parks are meeting to discuss their mutual ideas for improvements on Thursday, October 12th in the morning. We may have more information to present by the time the Public Works Committee meets on Tuesday, October 17th. The details on how each party will contribute (i.e. in house staff, purchase of materials, other costs) will be decided at a later date. The initial thought from the developer was that the City could purchase the materials and the developer would agree to do all of the installation work.
- 4) The latter part of Section 2C also commits the developer to performing annual maintenance of a naturalized area throughout the southern end of the park, at no cost to the City, for a period of five years. This will generally consist of the same maintenance (nuisance weed abatement, two prescribed burns, other improvements) that the City receives on naturalized areas elsewhere in town. This is a commitment worth \$27,000.

City Obligations

5) Section 3A outlines that the City will construct a new parking lot on or adjacent to Clark Park, and will grant the developer use of 48 spaces on Friday between 4pm and midnight, Saturday between 4pm and midnight, and all day Sunday. The park currently has 8 on-street parking spaces, and depending on the layout and amount of parking spaces ultimately decided upon by City Council, the City agrees to the developers use of 48 spaces. If the City adds more spaces in or adjacent to the park, the spaces can be fully available for public use. In the first draft of the winding layout of the parking lot, the outline has 40 spaces total. I have directed staff to come up with options to add more parking spaces through two different layouts. The use of the parking spaces will generally be offset by the developers 50% contribution to the cost of the parking lot. When we've looked at other parking use agreements from public and private entities, we feel the value of the \$75,000 over a 20-year period is reasonable.

- 6) Section 3B outlines that the developer will have the unilateral option to extend the use of the 48 parking spaces for 20 years for an annual fee as listed in Exhibit C. The aggregate value of those fees over 20 years is \$112,000.
- 7) Section 3C obligates the City to access across the parking lot and driveway into 104 N Bridge property. This would take the form of a formal agreement approved by both parties at a later date.
- 8) Section 3D obligates the City to upsize the water and sewer service lines to the 104 N Bridge St property, in an amount not to exceed \$50,000. EEI's quick estimate of these improvements are \$48,000. HR Green's estimate (on behalf of the developer) were closer to the \$30,000 range. Any cost overruns on the water and sewer service line will be covered by the developer. There is a good chance some of this work can be completed in-house by the City. This section also makes it clear that we'll reapprove a utility easement for the service lines (there is currently an easement for service lines across the park). While not specifically addressed in Section 3D, later sections of the development agreement indicate that the City's cost of this component will be recouped through a business district tax.
- 9) Section 3E obligates the City to 40 rentals per year of the shelter area or a portion of the park for weddings or ceremonies. The developer must keep the ceremonies to a defined geographic area (defined in Exhibit D) and must keep the ceremonies to 3 hours. If the ceremonies extend beyond 3 hours, the additional cost to the developer is \$65 for two additional hours (this matches our Park Rental Policy). If the developer needs more than 40 rentals per year of the shelter area or a portion of the park, the cost to the developer is \$65 for five hours (this matches our Park Rental Policy). The developer will have the ability to put in the dates for the 40 rentals on September 1st of each year, for rentals occurring for the following year. After September 1st of each year, the public may book the park according to our park rental policy. All of the developer's 40 park rentals must be after 4pm, which gives unfettered use of the park to the public and groups wishing to use the shelter area during the day.
- 10) Section 3F obligates the City to an easement for a business monument sign, either at the southeast corner of E Main and 47 or near the entrance to the driveway off of E Main St. The developer will be responsible for all costs associated with the installation of the sign.
- 11) All of Section 4 obligates the City to the creation of a business district to assist the developer with costs associated with development of the 104 N Bridge St property. This business district will have a 1% sales tax on top of the normal sales tax rates in the City. The developer has requested this 1% sales tax to be in place for the full 23 years possible of a business district, and has agreed that the City shall be entitled to 50% of the business district taxes to offset the cost of the water and sewer service lines installed by the City. Once the City's costs for those lines are received (expected 4-7 years), the developer has requested the full 1% for the remainder of the business district. This business district sales tax is similar to the 1% imposed on the Imperial Investments west alley propreties. The business district would only be on the 104 N Bridge St property.

Mutual Understandings

12) Section 5A states the City will be responsible for all maintenance within the parking lots on the Clark Park property.

- 13) Section 5B states the developer is responsible for all maintenance on the water and sewer service lines across the Clark Park property. The developer is responsible for all future upsizing or replacement of those service lines.
- 14) Section 5D states the developer would like to voluntarily clean up, landscape, and/or naturalize portions of the river island immediately south of the Clark Park property. To the extent that the City has the authority to permit this, we're agreeing to explore the legal authority and the permission to do so in the future.
- 15) Section 5E states the developer *might* desire to install a cantilevered deck on the east side of the building. This depends on the engineering and site plans for the property which will not be submitted for several months. To the extent that the developer wishes to install a cantilevered deck a few feet above the western edge of the Clark Park property, the City would agree to explore the legal authority to do so. This may take the form of granting air rights to the developer.
- 16) Section 5F states the development of both the 104 N Bridge St property and the Clark Park parking lot will likely require stormwater improvements to both sites. To the extent that is true, there may be efficiencies for both parties to put in one large raingarden or swale on one or both properties and share in the installation and ongoing maintenance of said rain garden. This would require approval by both parties in the future.
- 17) Section 5G allows the developer to reduce the business district tax percentage or eliminate the business district after the City is made whole for the cost of the water and sewer service line costs.
- 18) Section 5H obligates the developer to giving the City an easement along the riverfront on the subject property, in an exact location and width to be determined at a later date. The developer has requested that the easement area remain under private control and access until the City is actually ready to build a sidewalk/trail/riverwalk across the 104 N Bridge property and has a connection point to a sidewalk/trail/riverwalk at both ends of the property.

Sections Still Under Discussion (which may be added at a later date)

19) The developer is open to restricting the future use of the property through granting the City approval for assignment of the agreement (and parking lot access). The City will be presenting the developer with a list of permitted land-uses in the assumed B-2 zoning district for inclusion in an exhibit of the agreement, and the City and the developer will review acceptable language.

Recommendation

Staff recommends approval of the agreement.

REDEVELOPMENT AGREEMENT FOR THE REDEVELOPMENT OF 104 NORTH BRIDGE STREET, UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

THIS REDEVELOPMENT AGREEMENT is entered into this	day of
, 2017, by and between the United City of Yorkville, Kendall Count	y, Illinois, an
Illinois municipal corporation (the "City") and	(the
"Developer").	

PREAMBLES

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City") is a duly organized and validly existing municipal corporation under the laws of the State of Illinois and a non-home rule municipality pursuant to the Constitution of the State of Illinois of 1970; and,

WHEREAS, the City has the authority pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the tax base, to increase job opportunities, and to enter into contractual agreements with third parties for the purpose of achieving these purposes; and,

WHEREAS, pursuant to the Business District Development and Redevelopment Law of the State of Illinois, 65 ILCS 5/11-74.3-1 *et seq.*, as from time to time amended (the "*BDD Act*"), the Mayor and City Council of the United City of Yorkville, Kendall County ("Corporate Authorities") are empowered to undertake the development or redevelopment of business districts within the municipal boundaries of the City which are in need of revitalization and to incur costs and to make and enter into all contracts necessary or incidental the development and redevelopment of a designated business district; and,

Comment [bo1]: Owner / operator language still yet to be defined.

WHEREAS, the Developer has submitted a proposal to the City to redevelop the property commonly known as 104 North Bridge Street (the "Subject Property") to demolish the existing residential structure located thereon and to construct a commercial building with surface parking for use as a restaurant and banquet hall (the "Project"); and,

WHEREAS, the Developer has advised the City that in order to proceed with the Project, the Developer shall require assistance in providing access to additional parking for the peak hours of operation of the restaurant and banquet hall; construction of new sanitary and water service lines to service the Subject Property; and, use of and improvements to the Ron Clark Park shelter and surrounding areas; and,

WHEREAS, the Developer has also informed the City that a considerable investment is required to undertake the redevelopment of the Subject Property and develop the Project and without additional financial assistance from the City, the Project cannot proceed; and,

WHEREAS, the City proposes to implement the BDD Act for an area legally described on *Exhibit A* attached hereto and made a part hereof (the "*BD District*") which includes the Subject Property in order to address the blighting factors which have prevented private development from developing, redeveloping and revitalizing this area; and,

WHEREAS, the establishment of a BD District and the implementation of the BDD Act shall empower the City to impose a retailers' occupation tax and a service occupation tax (the "BD Taxes") in the amount not to exceed of one percent (1%) on all commercial operations within the boundaries of the BD District to be used to pay certain costs incurred in connection with the planning, execution and implementation of a proposed Business District Plan (the "BD Plan") which qualify as Business District Project Costs as defined by the BDD Act; and,

WHEREAS, the Corporate Authorities have determined that the Project would enhance the City's downtown business district, generate substantial commercial activity, provide job opportunities and improve the tax base of the City and all affected taxing districts and therefore are prepared to enter into this public/private partnership pursuant to the terms and conditions hereinafter set forth.

NOW, THEREFORE, the parties, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

Section 1. Incorporation of Preambles.

The Parties agree that the recitals contained in the Preambles to this Agreement are true and correct and are hereby incorporated into this Agreement as though they were fully restated in this Section.

Section 2. Project Components, Developer's Obligations.

- A. The Developer hereby states and affirms that the Project to be developed on the Subject Property shall include the following components:
 - (i) demolition of the existing residential structure on the Subject Property;
 - (ii) submission of a plan for the construction of a commercial building for use as a restaurant and banquet facility and application for all zoning and variance approvals as may be required;
 - (iii) construction of a commercial building in accordance with the approved plan and all applicable City codes and ordinances and completion thereof on or before September 30, 2019.
- B. In order to provide additional parking during peak hours of operation of the restaurant and banquet hall, the Developer agrees to reimburse the City the lesser of: (i) fifty percent (50%) of the costs incurred by the City for the construction of a new parking lot, including but not limited to site preparation, striping, paving, lighting, rain gardens or

stormwater improvements, sidewalks and trail alignment, adjacent to the Subject Property to serve the Ron Clark Park; or, (ii) \$75,000, on the condition that the Developer be granted limited use thereof as provided in Section 3A. and 3C. of this Agreement.

C. In order to permit the Developer the use of the shelter and surrounding areas (the "Park Facilities") located at Ron Clark Park, the Developer agrees to contribute for any improvements mutually determined necessary to this area in an amount equal to the lesser of: (i) fifty percent (50%) of the cost; or, (ii) \$25,000. The terms, conditions and limitations of the Developer's use of the Park Facilities are provided in Section 3E. of this Agreement. The Developer further agrees to maintain, at the Developer's sole cost, such area at the Ron Clark Park which has been ecologically cleared ("Naturalized Area") by the City. The Developer's obligation to maintain the Naturalized Area shall be for a period of five years commencing from the date of such clearing by the City.

Section 3. City Obligations.

- A. In consideration of the payment by the Developer of fifty percent (50%) of the cost of the construction of a new parking lot to serve the Ron Clark Park, the City agrees to commit forty-eight (48) parking spaces (whether in the parking lot or adjacent street area) for the sole use of the Developer's patrons during the term of this Agreement during the following days and hours:
 - (i) 4:00 p.m. to midnight on Fridays and Saturdays; and,
 - (ii) 6:00 a.m. to midnight on Sundays.
- B. Upon termination of this Agreement, so long as such termination is not the result of a default as provided in Section 13 hereof, the Developer shall have the option to continue the

usage of the forty-eight (48) parking spaces for a period of twenty (20) years, for an annual fee as set forth in Exhibit C.

- C. The City commits to grant to the Developer an access easement through the City's parking area to the Subject Property in perpetuity.
- D. The City hereby agrees to the one-time construction of new sanitary and water service lines from the water and sewer main to the edge of the City's property, at a maximum contribution from the City of \$50,000, to serve the Subject Property and grant a permanent service line easement to the Developer.
- E. In consideration of the Developer's contribution to the costs related to the improvements to be made by the City to the Park Facilities as provided in Section 2C. hereof, the City agrees to permit the Developer to use a portion of the Ron Clark Property, outlined in and pursuant to the terms of Exhibit D, up to forty (40) times per year for no more than three (3) hours per usage which must occur at 4:00 p.m. or later, so long as the Developer cleans the site removing any trash and all other debris by the morning following the Developer's usage. In the event usage of the shelter and/or the surrounding areas exceed three (3) hours, a charge of \$65.00 shall be paid for a two (2) hour block for each usage of the shelter. If the Developer uses the site more than forty (40) times annually, the Developer shall pay rent of \$65.00 per usage for a five (5) hour block after the 40th use. The City shall provide the Developer with a map (Exhibit D) of the Ron Clark Park depicting the areas specifically designated for the Developer's use, which use may never limit access to the public to the remaining area of Ron Clark Park. Reservations for usage by the Developer for each calendar year shall be made with the City by September 1st of the prior year, and dates made after the initial reservation shall be subject to availability.

F. The City shall grant to the Developer one entrance/monument business sign easement at the corner of East Main St and Route 47 or at the driveway entrance of East Main.

Section 4. Business District Project Costs.

- A. The City hereby agrees to proceed to include the Subject Property in an area to be designated as a BD District pursuant to the BDD Act; to prepare a BD Plan for the revitalization and redevelopment of the BD District; and, to impose BD Taxes in an amount of 1% on all retail sales within the BD District.
- B. Upon completion of the Project in accordance with the approved site plan and all applicable ordinances, City codes and laws of the State of Illinois, and so long as no event as described in Section 13 hereof shall have occurred and be continuing, the City covenants and agrees to reimburse the Developer an amount equal to fifty percent (50%) of the BD Taxes distributed to the City by the Illinois Department of Revenue ("IDOR") for eligible Business District Project Costs for a period commencing the first day of the month following the operation of a restaurant and banquet hall at the Subject Property. When the amount of the remaining 50% of the BD Taxes results in reimbursement to the City in an amount equal to its obligations in Section 3, Paragraph D, 100% of the BD Taxes distributed to the City by the IDOR shall be distributed to the Developer for additional eligible redevelopment project costs, so long as this agreement is in full force and effect.
- C. Upon receipt by the City of the BD Taxes from IDOR, the City shall deposit the amount received into the 104 North Bridge Street Account (which shall be deemed to be established upon the approval of this Agreement) and reimburse the Developer for eligible Business District Project Costs no less than semi-annually.

D. To establish a right of reimbursement for a specific Business District Project Costs under this Agreement, the Developer shall submit to the City Administrator, a written request in the form attached to this Agreement as *Exhibit B* (a "*Request for Reimbursement*") setting forth specific Business District Project Costs for which reimbursement is sought. Each Request for Reimbursement shall be accompanied by such bills, contracts, invoices, lien waivers or other evidence as the City Administrator or his or her designee shall reasonably require to evidence the right of the Developer to the reimbursement. The City Administrator shall have twenty (20) business days after receipt of any Request for Reimbursement to recommend approval for immediate payment or disapproval of such Request and, if disapproved, to provide the Developer in writing and in detail with an explanation as to why he or she is not prepared to recommend such reimbursement. The only reasons for disapproval of any expenditure for which reimbursement is sought shall be that such expenditure is not an eligible Business District Project Cost under the BDD Act; or, that the construction was not completed in accordance with the approved Legal Requirements and the provisions of this Agreement.

THE CITY'S OBLIGATIONS TO REIMBURSE THE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE FROM BD TAXES DEPOSITED IN THE 104 NORTH BRIDGE STREET ACCOUNT FROM TIME TO TIME FOR BUSINESS DISTRICT PROJECT COSTS AND SHALL NOT BE SECURED BY THE FULL FAITH AND CREDIT OF THE CITY.

Section 5. Mutual Understandings.

A. The City agrees to maintain all parking areas owned by it throughout the term of this Agreement including the areas used by the Developer but excluding any parking area on the Subject Property.

- B. The Developer agrees to maintain the sanitary and water service lines serving the Subject Property from the water main to the end of the City property in perpetuity. If the Subject Property is transferred to a new owner by the Developer, then the new owner shall be obligated to maintain the sanitary and water service lines and the Developer shall be released from any further obligation to the City in connection therewith.
- C. The Developer covenants and agrees that the City's obligations under this Agreement are conditioned upon the payment by the Developer of all amounts due to all governmental units and agencies having jurisdiction over the Subject Property, including, but not limited to, all taxes, fees, license fees, water and sewer bills and any invoice for services provided to the Subject Property by the it or any other unit of government.
- D. The Developer may be permitted access to the islands located in the middle of the Fox River upon receipt of permission from the City, it being understood that the sole purpose for such access would be to install landscaping enhancements to the extent mutually agreed.
- E. The City agrees to consider the developer's use of air rights over a portion of the Ron Clark property for purposes of construction of a cantilevered deck, contingent upon the City's legal ability to so grant.
- F. Upon approval of final plans for the subject property and the Ron Clark Park parking lot, the parties mutually agree to address solutions for stormwater improvements deemed necessary.
- G. The Developer shall have the right to demand a termination of the designation of the BD District, so long as the City has been fully reimbursed in an amount equal to its obligations in Section 3, Paragraph D.

H. The Developer agrees to grant the City an easement along the southern portion of the Subject Property for purposes of a sidewalk and/or trail, provided that such easement is not conveyed to the City unless and until the City builds a sidewalk and/or trail running to each end of the subject property and connecting to existing sidewalks or trails on both eastern and western adjacent properties.

Section 6. Term.

Unless earlier terminated pursuant to Section 13, this Agreement shall commence on the date of execution and end September 30, 2041.

Section 7. Assignment.

This Agreement may not be assigned by the Developer without the prior written consent of the City which consent shall not be unreasonably withheld.

Section 8. Force Majeure.

Time is of the essence of this Agreement; provided, however, a party shall not be deemed in material breach of this Agreement with respect to any obligations arising from this Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, civil disorder, severe weather conditions, wet soil conditions, failure or interruptions of power, riots, insurrections, acts of terrorism, war, fuel shortages, accidents casualties, floods, earthquakes, fires, acts of God, epidemics, quarantine restrictions, freight embargoes, or similar causes beyond the reasonable control of such party ("Force Majeure"). If one of the foregoing events occurs or either party claims that such an event occurred, the party to whom such claim is made shall investigate and consult with the party making such claim, and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall

commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

Section 9. Indemnification.

The Developer shall indemnify and hold harmless the City, its agents, officers and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs, and expenses (including any liabilities, judgments, costs and expenses and reasonable attorney's fees) which may arise directly or indirectly from the failure of the Developer, or any contractor, subcontractor, agent, or employee thereof (so long as such contractor, subcontractor, agent, or employee thereof is hired by the Developer) to timely pay any contractor, subcontractor, laborer, or materialman, from any default or breach of the terms of this Agreement by the Developer; or from any negligence or reckless or willful misconduct of the Developer or any contractor, subcontractor, agent, or employee thereof (so long as such contractor, subcontractor or agent or employee is hired by the Developer). The Developer shall, at its own cost and expense, appear, defend, and pay all charges of attorneys, costs, and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against the City, its agents, officers, officials, or employees in any such action, the Developer shall have no obligation whatsoever, with respect to any acts of negligence or reckless or willful misconduct on the part of the City or any of its officers, agents, employees, or contractors.

Section 10. Waiver.

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right or remedy does so in writing. No such waiver shall obligate such party to waive any right or

remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

Section 11. Severability.

If any section, subsection, term, or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term, or provision of this Agreement, or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

Section 12. Notices.

All notices, demands, requests, consents, approvals, or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party, or an officer, agent, or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Developer:	
•	

With a copy to: Jeffrey L. Lewis 2045 Aberdeen Court

Suite A

Sycamore, Illinois 60178

To the City: Bart Olson, City Administrator

United City of Yorkville 800 Game Farm Road

11

Yorkville, Illinois 60560

Kathleen Field Orr With a copy to:

> Kathleen Field Orr & Associates 53 West Jackson Boulevard

Suite 964

Chicago, Illinois 60604

Section 13. Remedies - Liability.

If, in the City's judgment, the Developer is in material default of this Agreement, the City shall provide the Developer with a written statement indicating any failure on The Developer's part to fulfill its obligations under this Agreement. The City may not exercise any remedies against the Developer in connection with such failure until sixty (60) days after giving such notice. If such default cannot be cured within such sixty (60) day period, such period shall be extended for such time as is reasonably necessary for the curing of the same, so long as the Developer diligently proceeds with such cure; if such default is cured within such extended period, the default shall not be deemed to constitute a breach of this Agreement. A default not cured as provided above shall constitute a breach of this Agreement. Any failure or delay by the City in asserting any of its rights or remedies as to any default or alleged default or breach shall not operate as a waiver of any such default or breach of any rights or remedies it may have as a result of such default or breach.

B. If the Developer materially fails to fulfill its obligations under this Agreement after notice is given by the City and any cure periods described in paragraph (A) above have expired, the City may elect to terminate this Agreement or exercise any right or remedy it may have at law or in equity, including the right to specifically enforce the terms and conditions of this Agreement.

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- C. If prior to completion of the Developer's obligations pursuant to Section 3 hereof, any voluntary or involuntary petition or similar pleading under any section of any bankruptcy or insolvency act shall be filed by or against the Developer; or any voluntary or involuntary proceeding in any court or tribunal shall be instituted to declare the Developer insolvent or unable to pay the Developer's debts; or the Developer makes an assignment for the benefit of its creditors; or a trustee or receiver is appointed for the Developer or for the major part of the Developer's property; the City may elect, but is not required to, terminate this Agreement with or without notice, to the extent permitted by law and enforceable under applicable federal bankruptcy laws.
- D. If, in the Developer's judgment, the City is in material default of this Agreement, the Developer shall provide the City with a written statement indicating in adequate detail any failure on the City's part to fulfill its obligations under this Agreement. The Developer may not exercise any remedies against the City in connection with such failure until sixty (60) days after giving such notice. If such default cannot be cured within such sixty (60) day period, such period shall be extended for such time as is reasonably necessary for the curing of the same, so long as the City diligently proceeds with such cure; if such default is cured within such extended period, the default shall not be deemed to constitute a breach of this Agreement. A default not cured as provided above shall constitute a breach of this Agreement. Any failure or delay by the Developer in asserting any of its rights or remedies as to any default or any alleged default or breach shall not operate as a waiver of any such default or breach of any rights or remedies it may have as a result of such default or breach.
- E. In addition to any other rights or remedies, a party may institute legal action against the other party to cure, correct, or remedy any default, or to obtain any other remedy

consistent with the purpose of this Agreement, either at law or in equity, including, but not limited to, the equitable remedy of an action for specific performance; provided, however, no recourse for any claim under or upon any obligation contained in this Agreement shall be had against the City, its officers, agents, attorneys, representatives, or employees, in any amount or in excess of any specific sum agreed to be paid by the City pursuant to this Agreement; and no liability, right, or claim at law or in equity shall be attached to or incurred by the City, its officers, agents, attorneys, representatives, or employees in any amount in excess of any specific sums agreed by the City to be paid hereunder, and any such claim is hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the City.

F. The rights and remedies of the parties are cumulative and the exercise by a party of one or more such rights or remedies shall not preclude the exercise, at the same time or different times, of any other rights or remedies for the same default or for any other default by the other party.

Section 14. Amendment.

This Agreement, and any exhibits attached to this Agreement, may be amended only in a writing signed by all parties with the adoption of any ordinance or resolution of the City approving the amendment, as provided by law, and by execution of the amendment by the parties or their successors in interest. Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations, and discussions relative to the Project.

Section 15. Counterparts.

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

executed by their duly authorized officers	on the above date at Yorkville, Illinois.
	City of Yorkville, an Illinois municipal corporation
By:	President
Attest:	
City Clerk	
Ву:	Its Owner
Attest:	
Secretary	

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be

Exhibit A Legal Description of the BD District

REQUEST FOR REIMBURSEMENT

[Date]

			[Date]	
800 Gan	Yorkvill ne Farm R e, Illinois	oad		
	Re:	Redevelopment Agreem Yorkville, Kendall Coun	ent dated ty, Illinois and	by and between the United City of (the "Developer")
Dear Si	r:			
\$		re requested to reimburse r the purpose(s) set forth in		veloper described above in the amount or ement.
	1.			is Request for Reimbursement will be used to led in <u>Schedule 1</u> attached to this Request for
	2.	contracts, and bu the amounts paid funds due and pa (iii) the expenditures Project Costs and (iv) the moneys requi payable or to rein (v) the Developer is	cluded were made or inciding permits heretofore in lor to be paid, as set forth it yable for Business District for which amounts are red have not been included in isitioned are not greater than burse the Developer for it is not in default under the	n this Request for Reimbursement, represents
	3.	Attached hereto are copie reimbursement.	es of invoices or bills for	each item of which the Developer is seeking
Date:_		By:	APPROVED:	
Date:			United City of Yorkville,	an Illinois municipal corporation

Exhibit C
Use agreement extension annual fee

Annual fee for usage of 48 parking spaces between April 1 and November 1 of each year listed:

Count	<u>Year</u>	Annual Fee
1	2039	\$5,000
2	2040	\$5,063
3	2041	\$5,126
4	2042	\$5,190
5	2043	\$5,255
6	2044	\$5,320
7	2045	\$5,387
8	2046	\$5,454
9	2047	\$5,522
10	2048	\$5,591
11	2049	\$5,661
12	2050	\$5,732
13	2051	\$5,804
14	2052	\$5,876
15	2053	\$5,950
16	2054	\$6,024
17	2055	\$6,099
18	2056	\$6,176
19	2057	\$6,253
20	2058	\$6,331

Exhibit D

Illustration and narrative of use of Clark Park by the Developer for ceremonies granted

[Map of park with shelter and trail]

[Map should have a drawn outline of footprint reserved]

[Map of areas of the park where group rentals will still be allowed concurrent with wedding ceremonies by Developer]

Per Park Rental and Use Policies, the developer shall have exclusive use of the area generally within the footprint drawn on the map during the times set forth previously in this agreement in Section 3, Paragraph E. This area is understood to be a small clearing and shelter and will be used for wedding ceremonies and other gatherings. Use of the area during the ceremony may include chairs, platforms, decorations, and other related items. Both parties understand that the area outside of the footprint drawn on the map above will still be open to the public, even during times when ceremonies are active.,



Memorandum

To: Park Board

From: Bart Olson, City Administrator

CC:

Date: October 5, 2017

Subject: Clark Park parking lot

Summary

Review of a discussion between the City and the 104 N Bridge St developer for a public private partnership on a parking lot to be constructed in and/or adjacent to Clark Park.

Background

During the discussion of the rezoning and variance application from Mark Southern for the 104 N Bridge St property, it became apparent that the size, location, and use of the property would provide some access and parking challenges. First, the right-in-right-out driveway and the location of the property adjacent to the raised median on Route 47 prevents the property from ever having full access. While the developer would have been ok with right-in-right-out access onto Route 47, the topography of the property would have required a second right-in-right-out access on the north side of the property (one entrance for deliveries, one for the parking lot). IDOT's initial review of this plan was not favorable, which meant that we needed to look at full access to the property somewhere through Clark Park. Second, the size and use of the property posed some challenges to the amount of parking desired for the property. From a land-use perspective, we think the developer would be able to easily meet, but not exceed, the minimum parking requirements for the use of the property within the property boundaries. However, the nature of a restaurant/banquet facility means peak usage above the minimum requirements within our zoning code – so the developer has targeted additional parking spaces as necessary for successful operation of the restaurant. Very early concept plans for the property show that 40 spaces can comfortably fit on north end of the property. The building would likely sit in the middle of the property, and green space on the south end of the property. The building can not be shifted south on the property much further than the initial drawings because of the topography of the south end of the property, which means the developer has limited opportunity to add parking.

Ideally, the developer would like access to an additional 40 parking spaces in the immediate area. While there are eight public parking spaces in the park off of E Main St, and there are a couple dozen spaces around Town Square, we felt that the use of the Clark Park and the problems crossing Route 47, respectively, would pose issues for regular use of the parking spaces by business patrons. All of the above led to a discussion that the City could build a parking lot and access drive across the Clark Park property which would both allow business patrons to access the 104 N Bridge St property and would increase parking for the general public for Clark Park and Town Square uses.

Early proposal

The 104 N Bridge St property is not in a TIF district, and while the staff expressed some willingness to explore whether the property could be added to the second Downtown TIF district (currently under review by the City Council), the property owner plans on developing the property much

sooner than the TIF can be created. This meant that the City needs to look at more traditional incentive arrangements, including sales tax sharing or other methods.

The discussions on property development and incentives led us to a public private partnership. Since Mark Southern is the owner at Encap and an owner of Fishermen's Inn, he brings great expertise and a unique set of skills to environmental development, ecological restoration, and restaurant and banquet facility operations. Encap has been the low bidder on many City naturalization projects in the past. We envision utilizing Encap's expertise and resources to both offset the City's cost of the public private partnership and to improve the facilities within the park.

Exact details of the arrangement are still being discussed between both parties, including commitment amounts and types, but the general concept is as follows:

1) Access drive and signage

a. The City allows an access drive and directional/business signage to be constructed across a portion of the Clark Park so that business patrons can access the 104 N Bridge St parking lot from E Main St.

2) City parking lot

- a. 40 or so parking spaces get added within or adjacent to Clark Park, with a significant contribution coming from the developer for planning and construction of the spaces.
- b. Some form of use agreement with the developer so that business patrons have access to the 40 additional parking spaces in or adjacent to Clark Park during peak business periods.

3) Park use and improvements

- a. The City utilizes Encap's expertise and resources at a discounted rate to improve areas within the park for general public use, including removing invasive species, installing high value plants and trees, and ecologically clearing areas viewpoint vistas within the park.
- b. The City partners with the property developer to improve the area around the existing shelter for better use as a wedding ceremony site.
- c. The property developer would receive be able to utilize the park for wedding ceremonies in consideration for all of the above.

4) Water and sewer service

a. As a general incentive in the absence of a TIF agreement, the City has offered to replace the existing, residentially-sized water and sewer lines across the Clark Park property, with a larger water and sewer service. This offer would involve the City either contracting or performing in-house the excavation of the existing service lines and reinstallation of large service lines between the sewer and water mains near E Main St to the edge of the 104 N Bridge St property. We would expect this cost to be around \$35,000 total, and could likely be funded out of the water and sewer fund.

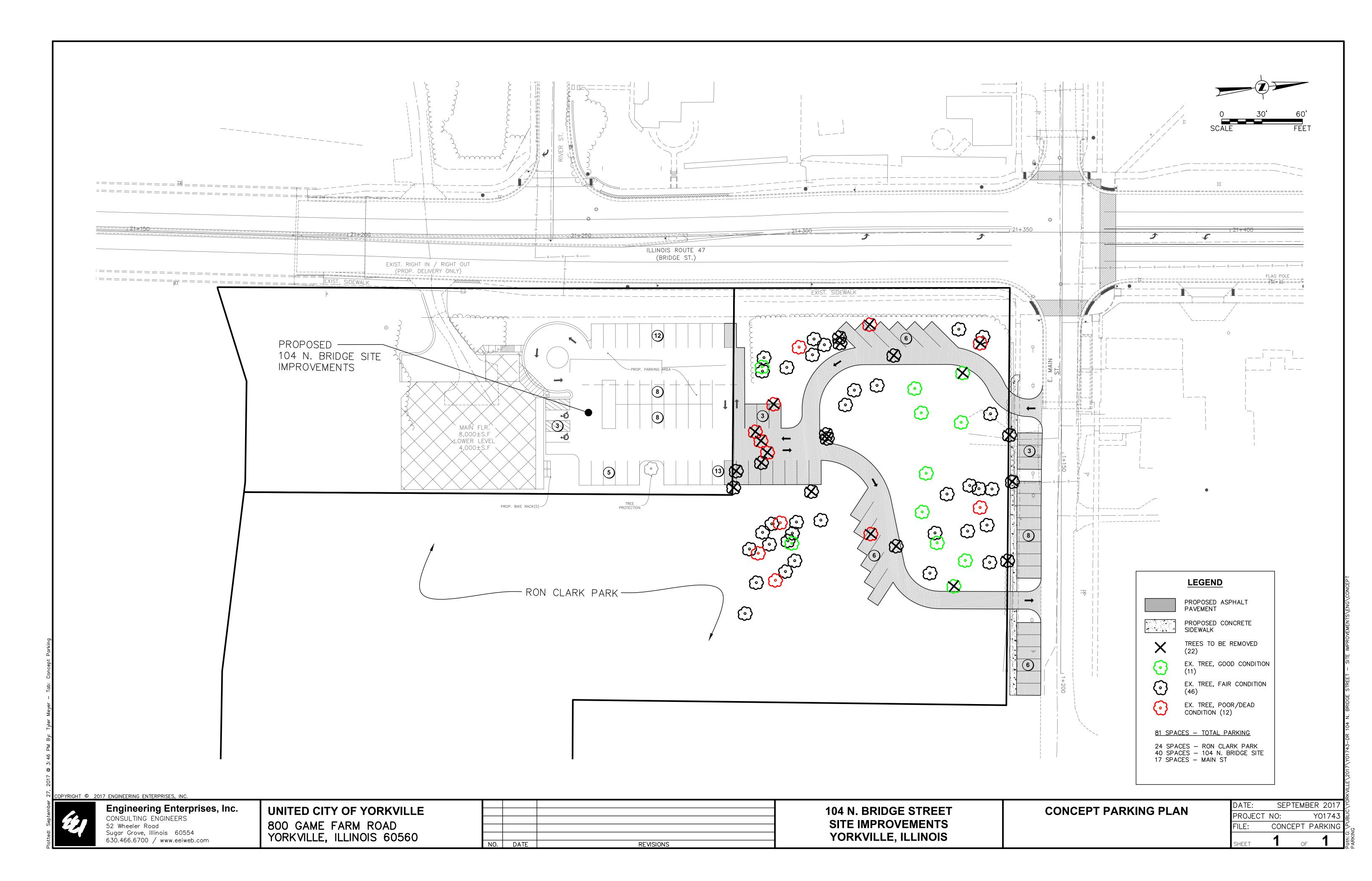
Out of the items listed above, the most important component is the access drive and additional parking. The developer has not closed on the property, but would expect to soon after a vote on the variance and rezoning application. While neither the variance nor the rezoning application require the parking and access issues to be addressed, the developer has let us know that he needs some guidance as to whether the public private partnership above has a reasonable chance of succeeding. In general, staff is

supportive of the outline above. There are many hurdles yet to jump regarding: the contribution amounts for all components; cost, use, and layout of the parking spaces in and near the park; improvements to the park. However, we've found a willing negotiating partner and successful developer in Mark Southern and we are optimistic all of these issues can be ironed out as long as everyone is ok with the concept.

In general, staff has tried to layout two parking options. One that winds its way through the property in an effort to save trees but with a larger overall footprint. The second is a compact rectangle which generally extends off of the north side of the 104 N Bridge property (drawing not available yet) in an effort to reduce cost and overall footprint, but at the cost of losing more trees than the other option. We've prepared a first draft of the first parking layout option, which winds its way through the trees on the property. This first draft has not been formally reviewed by Mark Southern, but it was passed out at the EDC meeting last week. In general, the EDC was comfortable with a parking lot on the Clark Park property, but wanted input from the Park Board as to whether the layout should wind through the trees or be a compact rectangle. Additionally, the EDC gave some input about making sure the properties to the east were properly buffered or bermed, and that the homes across the street from the exit to the parking lot were given some consideration for light and traffic impacts.

Recommendation

Staff requests feedback on the above proposal and some input on the first draft parking layout vs a compact rectangle layout.







To: **Economic Development Committee**

From: Krysti J. Barksdale-Noble, Community Development Director

CC: Bart Olson, City Administrator Jason Engberg, Senior Planner

Date: September 25, 2017

Subject: PZC 2017-12 – 104 N. Bridge Street – Rezoning and Variance

BACKGROUND & REQUEST:

The petitioner, Mark Southern (contract purchaser), on behalf of Michael and Molly Schomer, property owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-1, Single-Family Suburban Residence District and R-2 Single Family Traditional Residence District to B-2 Retail Commerce Business District. A variance is also sought by the petitioner to reduce the minimum required rear yard setback in the B-2 zoning district from twenty feet (20') to zero feet (0'). The real property,

comprised of two parcels, is approximately 1.05-acres and is located at 104 North Bridge Street, just east of Illinois Route 47, south of E. Main Street, immediately north of the Fox River and west of Ron Clark Park in Yorkville, Illinois.

Currently, a singlefamily home is situated on the property which straddles two (2) parcels. As proposed, the petitioner will demolish the existing home and construct a two-

used as the banquet facility.



story building with surface parking which will contain an approximately 12,000 square foot restaurant and banquet hall. The main floor of the building (~8,000 square feet) will house the food service and restaurant operations while the lower level, about 4,000 square feet, will be

The building is planned to be constructed immediately adjacent to the eastern property line, thereby necessitating the zero foot setback due the unique constraints of the topography in the area. The site topography also dictates stairs be proposed along the western walkway around the building to access the delivery area and trash enclosure. The parking lot will be constructed to the north of the restaurant structure along the eastern and western property lines. The plan illustrates utilizing the existing right-in/right out access drive off of Illinois Route 47 for deliveries. However, the primary access point for this proposed project will be constructed north of the property off of East Main Street through Ron Clark Park via a public/private partnership between the petitioner and the City whereby additional parking for the recreational area will be provided. This public/private partnership will be memorialized under a separate development agreement presented to the EDC and City Council at future meeting. The park will also serve as an intervening land use and densely screened landscape buffer between the proposed commercial use and the nearby existing residential homes.

Finally, the minimum off-street parking requirement for the proposed restaurant has been met on site via 38 parking stalls and bicycle racks. While no monument site signage has been illustrated on the plan, it is anticipated such signage will be incorporated into the final site design and signage details will be reviewed at time of building permit and will be required to adhere to the current sign ordinance regulations.

EXISTING CONDITIONS:

The existing zoning and land use for properties surrounding the subject property are as indicated below:

	Zoning	Land Use
North	OS-1, Open Space (Passive)	Ron Clark Park (City)
East	OS-1, Open Space (Passive)	Ron Clark Park (City)
South	Waterway	Fox River
West	Transportation Corridor	Illinois Route 47 (Bridge Street)

COMPREHENSIVE PLAN COMPLIANCE:

The City's Comprehensive Plan Update 2016 designated this parcel as "Traditional Neighborhood Residential" and "Parks and Open Space". In general, the Traditional Neighborhood Residential designation is intended primarily for single-family detached residences, "preserving and maintaining the...scale and design of the existing housing stock." While the Parks and Open Space land use designation is intended to preserve existing active centers for recreational activity through a well connected system of open spaces, trails and "green" infrastructure.

However, the Comprehensive Plan Update 2016 offered a more detailed analysis of areas within the City that abutted major thoroughfares as part of a corridor study, further defining the relationships and development pattern of future land uses and surrounding neighborhoods. In Section 8 – Corridors of the updated plan, the subject property is identified within Zone F (Walnut Street to Fox River), it is envisioned that the existing residential development pattern be preserved and branding elements, such as streetscape and gateway signage, be installed to promote this areas characteristic as one of the "Old Bristol" neighborhoods.

ZONE F - TRADITIONAL RESIDENTIAL (WALNUT STREET TO FOX RIVER)

This zone is characterized by single-family housing organized along a traditional gridded streat network Neighborhood oriented and small-scale office, retail and institutional uses are scattered throughout this zone, as well as civic spaces. The zone's mature landscape features should also be maintained. Strategies in this zone include:

- Maintain and enhance the traditional residential development pattern.
- Develop gateway signage and other branding elements related to the "Old Bristol" or "Yorkville" neighborhood.



Although the proposed commercial land use is not consistent with the future land use designation as Traditional Neighborhood Residential", the Zone F area identified in the Comprehensive Plan Update 2016 does recognize this location adjacent to a major arterial roadway as having small-scale office, retail and institutional uses scattered throughout. Since it is the intent of the petitioner to enhance the park and open space areas nearby and on their property to take full advantage of the mature landscaping and river front views, it is staff's recommendation that the petitioner maintain the neighborhood scale, and incorporates high quality development design with a "nod" to the surrounding "Old Bristol" residential character.

AMENDMENT CRITERIA:

Section 10-4-10-B-3 of the City's Zoning Ordinance establishes standards for proposed amendment requests. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

- 1. The existing uses and zoning of nearby property.
- 2. The extent to which the property values are diminished by the particular zoning restrictions.
- 3. The extent to which the destruction of property values of plaintiff promotes the health, safety, morals or general welfare of the public.
- 4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
- 5. The suitability of the subject property for the zoned purposes.
- 6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
- 7. The community need for the purposed use.
- 8. The care to which the community has undertaken to plan its land use development.

The Petitioner has provided written responses to these amendment standards as part of their application and requests inclusion of those responses into the public record at the October 11, 2017 Planning and Zoning Commission meeting.

STANDARDS FOR GRANTING A VARIANCE:

The Planning and Zoning Commission must base its decision to vary, or recommend varying, the Petitioner's request for minimum required rear yard setback relief of the Zoning Ordinance regulation upon the following standards (Section 10-4-7-C):

1. Because the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

- 2. The conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification.
- 3. The alleged difficulty or hardship is caused by this Title and has not been created by any person presently having an interest in the property.
- 4. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- 5. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood.

The Petitioner has provided written responses to these variance standards as part of their application and requests inclusion of those responses into the public record at the October 11, 2017 Planning and Zoning Commission meeting.

STAFF COMMENTS:

The City Administrator will be providing additional information regarding the public/private partnership for the additional parking on the Ron Clark Park site as part of this development. A public hearing is scheduled on October 11, 2017 before the Planning and Zoning Commission for the requested rezoning and variance. A recommendation will be forwarded to the City Council for consideration at the October 24, 2017 regularly scheduled meeting.

Staff will be available to answer any question the Economic Development Committee may have at Tuesday night's meeting.

Attachments:

- 1. Copy of Petitioner's Applications for Rezoning and Variance w/exhibits.
- 2. Proposed Conceptual Site Plan prepared by HR Green dared 09/20/17.
- 3. Copy of Public Notice.

LETTER OF TRANSMITTAL



Date: September 8, 2017
Job No. 171231
Subject 104 N. Bridge Street Property

HK	areen		Li	Subject	104 N. Bridge	e Street Property		
651 Prairie Pointe, Suite 201 Yorkville, Illinois 60560 630.553.7560				VIA (as checked below): ☑ Messenger/Delivery ☐ Regular Mail				
				UPS	Ground	UPS Next Da	ау	
To: _M	s. Krysti Barl	ksdale-Noble						
_C	ommunity De	evelopment Director						
_80	00 Game Far	m Road						
_Yc	orkville, Illino	is 60560						
☐ Shop	Drawings	☐ Prints	Plans		Survey	☐ Plat		
☐ Speci	fications	☐ Copy of Letter	Change O	rder	See Beld	DW		
Copies	Date		Des	scription				
2	09/08/17	Rezoning Request	Application					
2	09/08/17	Variance Request	Application					
2	09/08/17	Exhibit A – Legal D	escription					
2	09/08/17	Exhibit B – Surrour	iding Parcels					
1	09/07/17	Application Fee (Ch	neck)					
☐ For A ☑ For R	pproval eview and C	☐ For Yo	our Signature	☐ Fo	or Your Use	☐ As Requeste	∍d	
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Exhibit A

HR Green Job #171231 104 N. Bridge Street (IL Route 47) United City of Yorkville, IL

LEGAL DESCRIPTION

That part of Lots 5 and 6 in Block 21 of the Original Village of Bristol and that part of the Northwest Quarter of Section 33, Township 37 North, Range 7 East of the Third Principal Meridian, all described as follows: Beginning at the Southeasterly comer of Lot 6 in said Block 21; thence North 6 degrees 11 minutes East along the Easterly line of said lot, 115 feet; thence North 83 degrees 00 minutes West, parallel with the Northerly line of said Block 21, 157.62 feet to the Westerly line of said block; thence South 6 degrees 11 minutes West along said Westerly line 115 feet to the Southwesterly comer of said Block, being along the Easterly line of Illinois Route 47; thence South 7 degrees 10 minutes West along said Easterly line to the Northerly bank of the Fox River; thence Easterly along said Northerly bank to a line drawn South 6 degrees 11 minutes West, being the extension Southerly of the Easterly line of Lot 6 in said Block 21, from the point of beginning; thence North 6 degrees 11 minutes East along said extended Easterly line to the point of beginning, in the Village of Yorkville, Kendall County, Illinois.

Excepting therefrom, that portion conveyed to the People of the State of Illinois, Department of Transportation by Warranty Deed, recorded as document 82-1167.

Also excepting therefrom, that portion described as Parcel 3KC0073 in condemnation case no. 2011 ED 3 in the Circuit Court for the 16th Judicial Circuit, Kendall County, Illinois, per Order Vesting Title, recorded as document 201100006923.

Exhibit B

02-32-277-001 UNITED CITY OF YORKVILLE 800 GAME FARM RD YORKVILLE, IL 60560

02-33-106-007 EDDY, GUY W 201 E MAIN ST YORKVILLE, IL 60560

02-32-230-004 ERICKSON, BERT & HOLLY 102 RIVER RD YORKVILLE, IL 60560

02-32-230-003 BERGER, CAROL 202 CHURCH ST YORKVILLE, IL 60560

02-32-231-006 CHICAGO TITLE LAND TRUST COMPANY, % PETER M SAHLAS 106 RIVER ST YORKVILLE, IL 60560

02-33-107-001 COX, MICHAEL P 106 W MAIN ST YORKVILLE, IL 60560

02-33-108-007 SCHOMER, MICHAEL & MOLLY 104 N BRIDGE ST YORKVILLE, IL 60560

02-33-108-006 UNITED CITY OF YORKVILLE 800 GAME FARM RD YORKVILLE, IL 60560

02-33-108-008 SCHOMER, MICHAEL & MOLLY 104 N BRIDGE ST YORKVILLE, IL 60560

02-33-108-005 UNITED CITY OF YORKVILLE 800 GAME FARM RD YORKVILLE, IL 60560 02-33-109-011 ELLINGER, DAMEN 206 E MAIN ST YORKVILLE, IL 60560

02-33-109-001 GAEBLER, GAIL TR 202 E MAIN ST YORKVILLE, IL 60560

02-32-231-007 SAHLAS, PETER N 208 RIVER RD UNIT 8 YORKVILLE, IL 60560

02-33-108-001 UNITED CITY OF YORKVILLE 800 GAME FARM RD YORKVILLE, IL 60560

02-33-104-001 UNITED CITY OF YORKVILLE (YORKVILLE PARK) 800 GAME FARM RD YORKVILLE, IL 60560

02-33-107-003 PLOCHER, RONALD R & KELLY 102 W MAIN ST YORKVILLE, IL 60560

02-33-107-002 GORGES, TIMOTHY A & SARAH M 104 W MAIN ST YORKVILLE, IL 60560

02-32-230-002 TOSCHAK, JOHN E & VICKIE J 108 W MAIN ST YORKVILLE, IL 60560

02-33-105-006
ORSBURN LEROY J & CONNIE R &, ORSBURN
AMANDA L
105 E MAIN ST
YORKVILLE, IL 60560

02-32-230-001 WALKER, WESLEY P 110 W MAIN ST YORKVILLE, IL 60560

Exhibit B

02-33-105-010 OM & CHHAYA INC, 1493 BURBERRY LN SCHAUMBURG, IL 60173

02-33-107-004 COVENY, VICTORIA K 201 N BRIDGE ST YORKVILLE, IL 60560

02-33-105-008 BUSHMAN, LOIS TRUST 353 NELSON DR GENEVA, IL 60134

02-33-105-007 KOTELES, JACK K & KATHLEEN 107 E MAIN ST YORKVILLE, IL 60560

02-33-105-005 OM & CHHAYA INC, 1493 BURBERRY LN SCHAUMBURG, IL 60173

02-33-110-002 ERICKSON, BERT & HOLLY 102 RIVER RD YORKVILLE, IL 60560



United City of Yorkville

800 Game Farm Road Yorkville, Illinois 60560 Telephone: 630-553-4350 Fax: 630-553-3436

APPLICATION FOR REZONING

Purpose of Application

An application for Map Amendment, or commonly referred to as "rezoning", is a request to reclassify a property from one zoning designation to within another zoning district. Requests for rezoning must not be merely arbitrary, but has to have validity as to the appropriate zoning classification for the existing or proposed land use in consideration of certain factors such as: the existing land use and zoning of the surrounding properties; suitability of the land use within the current zoning district; the trend of development in the general area; impact the proposed rezoning would have on traffic; the potential diminishment of property values due to the rezoning; and the promotion of public health, safety, morals or general welfare of the public as a result of the proposed rezoning.

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process and the actual application itself (Pages 6 to 12). Please type the required information in the application on your computer. The application will need to be printed and signed by the applicant. The only item that needs to be submitted to the city from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Rezoning Request process, please refer to "Title 10, Chapter 14, Section 7 Amendments" of the Yorkville, Illinois City Code.

Procedure Flow Chart

Step 1 Submit Application, Fees, and All Pertinent Information to the Community Development Department



Step 2

If Applicable
Plan Council Review
(Meets 2nd and 4th Thursday of the month)



Step 3
Plan Commission Public Hearing
(Meets 2nd Wednesday of the Month)



Step 4
City Council Public Hearing
(Meets 2nd and 4th Wednesday of the Month)

Step 1

Application Submittal

The following must be submitted to the Community Development Department:

- 2 original signed applications with legal description.
- 5 copies each of the application and exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee. (See attached Fee Sheet on page 5)
- 1 CD containing an electronic copy (pdf) of each of the signed application (complete with exhibit), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is required on the CD.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of 45 days prior to the targeted Plan Commission meeting. An incomplete submittal could delay the scheduling of the project.

Applicant will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The applicant will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.

Step 2

Plan Council (*If Applicable*)

Applicant may present the proposed request to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, applicant will move forward to the Plan Commission hearing.

Step 3

Plan Commission

Applicant will attend a public hearing conducted by the Plan Commission. The Plan Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The applicant is responsible for sending certified public hearing notices to adjacent property owners within 500 feet of the subject property no less than 15 days and no more than 30 days prior to the public hearing date. Twenty Four (24) hours prior to the public hearing, a certified affidavit must be filed by the applicant with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Plan Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council.

Step 4

City Council

Applicant will attend the City Council meeting where the recommendation of the rezoning request will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the rezoning request.

Dormant Applications

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial plan commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

United City of Yorkville 800 Game Farm Road Yorkville, Illinois 60560 Telephone: 630-553-4350 630-553-7575 Fax:

INVOICE & WORKSHEET PETITION APPLICATION

Acreage: 1.06 Date: 8/31/17	CONTACT: Mark Southern			DEVELOPMENT/ PROPERTY: 104 N. Bridge Street				
### Engineering Plan Review Deposit of \$500 due Amendment: Yes				Acreage	1.06			
Source S	Concept Plan Engineering Pl	n Review: [] Ye an Review Deposit of \$	s []	No		\$		
\$250.00, plus \$10/acre for each acre over 5. # of acres:				Plat) (PUD)		\$		
\$200.00, plus \$10/acre for each acre over 5. # of acres:	Annexation:	\$250.00, plus \$10/acro	e for each acre	e over 5. _x \$10 =	+ \$250	\$		
\$250.00, plus \$10/acre for each acre over 5. # of acres:	Rezoning:	\$200.00, plus \$10/acre # of acres: If annexing and rezon	e for each acre - 5 = ing, charge on	x \$10 = ly 1 per acre fe	ee.	-		
Zoning Variance: \$85.00	Special Use:	\$250.00, plus \$10/acre	e for each acre	e over 5. _ x \$10 =	+ \$250	\$		
Outside Consultants deposit of \$500.00 due Preliminary Plan Fee: \$500.00 [] Yes [] No \$	Mile and ½ F	Review: \$250.00	[] Yes	[] N o		\$		
P.U.D. Fee: \$500.00				[] No		\$ <u>85.00</u>		
Engineering Plan Review Deposit: [] Yes [] No \$2,500.00 [] Less than 1 acre = \$1,000 due [] Over 1 acre and less than 10 acres = \$2,500 due [] Over 10 acres and less than 40 acres = \$5,000 due [] Over 40 acres and less than 100 acres = \$10,000 due [] Over 100 acres = \$20,000 due [] Over 100 acres = \$20,000 due Outside Consultants Deposit: [] Yes [] No \$1,000.00 Legal, Land Planner, Zoning Coordinator, Environmental Services Annexation. subdivision and Special Use: [] Less than 2 acres = \$1,000 due [] Over 2 acres and less than 10 acres = \$2,500 due [] Over 10 acres = \$5,000 due TOTAL AMOUNT DUE: \$3,785.00	<u>Preliminary</u>	Plan Fee: \$500.00	[] Yes	[] No		\$		
Engineering Plan Review Deposit: [] Yes [] No [] Less than 1 acre = \$1,000 due [] Over 1 acre and less than 10 acres = \$2,500 due [] Over 10 acres and less than 40 acres = \$5,000 due [] Over 40 acres and less than 100 acres = \$10,000 due [] Over 100 acres = \$20,000 due Outside Consultants Deposit: [] Yes [] No Legal, Land Planner, Zoning Coordinator, Environmental Services Annexation, subdivision and Special Use: [] Less than 2 acres = \$1,000 due [] Over 2 acres and less than 10 acres = \$2,500 due [] Over 10 acres = \$5,000 due TOTAL AMOUNT DUE: \$2,500.00 \$1,000.00	P.U.D. Fee:	\$500.00	[] Yes	[] No		\$		
[] Less than 1 acre = \$1,000 due [] Over 1 acres and less than 10 acres = \$2,500 due [] Over 40 acres and less than 100 acres = \$10,000 due [] Over 100 acres = \$20,000 due [] Over 100 acres = \$20,000 due Outside Consultants Deposit: [] Yes [] No \$1,000.00 Legal, Land Planner, Zoning Coordinator, Environmental Services Annexation, subdivision and Special Use: [] Less than 2 acres = \$1,000 due [] Over 2 acres and less than 10 acres = \$2,500 due [] Over 10 acres = \$5,000 due TOTAL AMOUNT DUE: \$3,785.00	<u>Final Plat Fe</u>	e: \$500.00	[] Yes	[] No		\$		
Legal, Land Planner, Zoning Coordinator, Environmental Services Annexation. subdivision and Special Use: [] Less than 2 acres = \$1,000 due [] Over 2 acres and less than 10 acres = \$2,500 due [] Over 10 acres = \$5,000 due TOTAL AMOUNT DUE: \$3,785.00	[] Less than 1 [] Over 1 acre [] Over 10 acre [] Over 40 acre	acre = \$1,000 due and less than 10 acres = es and less than 40 acre es and less than 100 acr	= \$2,500 due s = \$5,000 due	e		_{\$} 2,500.00		
TOTAL AMOUNT BOE:	Legal, Land Pl Annexation, su [] Less than 2 [] Over 2 acres	anner, Zoning Coordina <u>bdivision and Special U</u> acres = \$1,000 due s and less than 10 acres	itor, Environn Ise:		ı			
						\$3,785.00		

	Application For Re-Zoning						
STAFF USE ONL	Y						
Date of Submission 0	9/08/2017		PC#				
Development Name	N Bridge St Redevelop	ment					
Applicant Informati	ion						
Name of Applicant(s)	Mark Southern						
Business Address 49	W 693 Hinckley Road						
City Big Rock		State	IL		ZIP 60511		
Business Phone (815)	739-3552		Business Fax			$\overline{}$	
Business Cell		<u> </u>	Business E-mail	msouthern@	Pencapinc.net	\equiv	
Property Informatio	m	100		- 11	-		
2 6	gal Title Schomer, Mich	ael & N	lolly				
	y a Land Trust, list the na			ny heneficial	interest therein:		
1 20 20 10 10 10 10 10 10 10 10 10 10 10 10 10	7 0 2 11 11 11 11 11 11 11 11 11 11 11 11 1			ary continue	THEOLOGIC MOTORIA.		
Property Street Address	s 104 N. Bridge Street						
Description of Property	y's Physical Location						
Located on the E side of	of N Bridge St, between E	Main (St and the Fox Ri	iver.			
	Zoning and Land	d Use o	of Surrounding	Parcels			
North	OS-1, Passive City Park (R	on Clark	<)				
	OS-1, Passive City Park (Ron	Clark)		_			
	Waterway - Fox River	O\\\					
<u> </u>							
Current Zoning Classification R-1 and R-2 Requested Zoning Classification B-2							
Comprehensive Plan Future Land Use Designation R-1 Total Acreage 1.05							
Kendall County Parcel Number(s) Within Proposed PUD							
02-33-108-007 02-33-108-008							
		-					

Application For Rezoning Property Information List all governmental entities or agencies required to receive notice under Illinois law: United City of Yorkville Illinois Department of Transportation (IDOT) IEPA IHPA IDNR Is the property within City limits? No Yes Does a floodplain exist on the property? Additional Contact Information **Attorney** Jeffrey L. Lewis Name Address | 2045 Aberdeen Court, Suite A State | IL ZIP 60178 City Sycamore (815) 748-4030 Phone (815) 748-0380 Fax E-mail | Jeffrey Lewis < ilewis@kleinstoddard.com> **Engineer** HR Green Inc. - David Schultz Name 651 Prairie Pointe Drive, Suite 201 Address State | IL 60560 ZIP City | Yorkville 630-708-5002 Fax | 630-553-7646 Phone E-mail | dschultz@hrgreen.com Planner Name HR Green Inc. Address | 651 Prairie Pointe Drive, Suite 201 City Yorkville State | IL ZIP 60560 630-553-7560 630-553-7646 Phone Fax E-mail dschultz@hrgreen.com

Rezoning Standards

Please state the existing zoning classification(s) and uses of the property within the general area of the proposed rezoned property:

North: OS-1, Passive City Park (Ron Clark) - Walking Paths, Benches and access to River. East: OS-1, Passive City Park (Ron Clark) - Walking Paths, Benches and access to River. South: Waterway - Fox River and Business District across River and Recreation Activity.

West: Roadway and Residential beyond to the West.

Please state the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification:

The trend of development along the southern bank of the Fox River is business and recreation. The trend of development along the Route 47 corridor is also business and recreation. The property immediately to the north and east of the subject property is open space/passive park.

Please state the extent to which property values are diminished by the particular zoning restrictions:

The existing zoning will not allow for a business to operate on the property. A business is the highest and best use for this subject property following the trend of development since it is located directly on Route 47 and the north bank of the Fox River.

The new zoning will not diminish the values of the surrounding properties.

Please state the extent to which the destruction of property values of plaintiff promotes the health, safety, morals, and general welfare of the public:

There is no Plaintiff and no property values are being destroyed.

The business will provide for local job opportunities, make a significant capitol investment in the community, and will reduce the real estate tax burden off of the residence of the community. Development will also take a vacant property which could be a hazard to the community and make it productive again.

Rezoning Standards

Please state the relative gain to the public as compared to the hardship imposed upon the individual property owner:

The highest and best use of this property is business use open to the public. This complements the development trend in the area and promotes community gathering on the subject property and adjacent public property (Ron Clark Park).

The business use is also in agreement with the City's Comprehensive Plan.

Please state the suitability of the subject property for the zoned purposes:

The property in question is deemed suitable for the construction of a business due to its location adjacent a highly traveled Route 47, which has been recently improved, and along the Fox River.

Please state the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property:

The property has been used as a single family residence and currently has been vacant since the property has been on the market for sale.

Please state the community need for the proposed land use:

The community is seeking businesses to locate within the confines of the City. Businesses create job opportunities, make capitol investments, and lessen the real estate tax burden from the local residents. The additional new business generates visits from individuals who live and work outside of the City, and frequent the business and make purchases in the community.

Rezoning Standards

With respect to the subject property, please state the care with which the community has undertaken to plan its land use development:

The United City of Yorkville has recently completed a revised comprehensive plan. The comprehensive plan process was a lengthy process that allowed for and encouraged input by all area stakeholders. This property was identified as business development property.

Please state the impact that such reclassification will have upon traffic and traffic conditions on said routes; the effect, if any, such reclassification and/or annexation would have upon existing accesses to said routes; and the impact of additional accesses as requested by the petitioner upon traffic and traffic conditions and flow on said routes (Ord. 1976-43, 11-4-1976):

The present use of the property as residential conflicts with the intended traffic flow and pattern along Route 47. Changing the use to business zoning will tend to promote a more fluid traffic flow similar to neighboring business properties.

Traffic and traffic conditions (level of service) has been recently upgraded based on the completion of the Route 47 improvements through the area to safety and effectively move vehicles and pedestrians.

Attachments

Applicant must attach a legal description of the property to this application and title it as "Exhibit A".

Applicant must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature Date 09-08-2017

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE IN THE SPACE BELOW:

OFFICIAL SEAL
GAIL L MALDONADO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/03/20

STATE IL COUNTY Kane

SOMED BELOWE WE

NOTARY PUBLIC



United City of Yorkville
County Seat of Kendall County
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

Petitioner Deposit Account / Acknowledgment of Financial Responsibility

Development/Propert	y Address:	Project No.: FOR CITY	Y USE ONLY	Fund Account No	: FOR CITY USE ONLY
	e: check appropria	te box(es) of approval requ	uested		
☐ Concept Plan Review			☐ Annexation		
☑ Rezoning	☐ Special Use		☐ Mile and ½ Revie	w	
☑ Zoning Variance	☐ Preliminary Pla	an.	☐ Final Plans		
□ P.U.D.	☐ Final Plat				
Petitioner Deposit Accou	ant Fund:		*		,
establish a Petitioner De requests. Typical request review of development at legal fees, engineering a coordination and consult provided in the INVOICE	eposit Account Funsts requiring the esperovals/engineering and other plan reving fees. Each fund EE & WORKSHEE roject or request. Poice reflecting the conginal deposit are red percent (100%) count is not immediate the account is fully and the balance to the city by the 15th of the the checks will be respectively.	account is established we are replicable to the initial deposit if sufficient the replicable to the initial deposit if sufficely replicable. If additionate Financially Responsible the month in order for the	penses occurred as a ner Deposit Account ant funds may also be governmental applyith an initial deposit ATION. This initial he project review/app account. At any time Responsible Party with bacquent reviews/fee by the administrative al funds remain in the Party. A written received refund check to be prefund check to be present and a second a second and a second a second and a second a second and a second	result of processing s Fund include, but are e used to cover costs f ications, recording fee based upon the estim deposit is drawn aga roval process, the Fire e the balance of the fur ill receive an invoice r s related to the project staff, consultants, boa ne deposit account at t quest must be submitt- processed and distribu-	auch applications and a not limited to, plan for services related to see and other outside ated cost for services inst to pay for these ancially Responsible and account fall below requesting additional trace required. In the ards and commissions the completion of the ed by the Financially ted by the 15th of the
	ACKNOW	VLEDGMENT OF FINA	NCIAL RESPONSI	BILITY	
Name/Company Name:		dress:	City:	State:	Zip Code:
Mark Southern Telephone:		W 693 Hinckley Road	Big Rock	IL .	60511
(815) 739-3552	TATO	bile:	Fax:	msouthe	E-mail: rn@encapinc.net
Financially Responsibl	*				
I acknowledge and under when requested by the U the sale or other dispositi positive balance in the fu funds. Should the account	nited City of Yorky on of the property of and account, unless	ville, I will provide additi does not relieve the indivi a the United City of York	ional funds to mainta idual or Company/Co xville approves a Cha	ain the required accou rporation of their obli- ange of Responsible P	nt balance. Further, gation to maintain a arty and transfer of
Print Name: Mark Sou	thern	Tit	_{:le:_} Owner		
Signature*:	Mercan		ate: 09-08-2017		
*The name of the indiv corporate officer must s	idual and the per sign the declaration	rson who signs this de on (President, Vice-Pre	claration must be sident, Chairman,	the same. If a corpo Secretary or Treasur	oration is listed, a rer)
		FOR CITY US	E ONLY	'	
ACCOUNT CLOSURE	AUTHORIZATION	Ň:			
Date Requested:		[Completed 🗖 Ir	nactive	
Print Name:			Withdrawn 📮 C	Collections	
Signature:			Other		
DEPARTMENT ROUNT	ING FOR AUTHO	RIZATION: Comm I	Dev. Building D	Engineering 🖵 Financ	ce 🗖 Admin.



United City of Yorkville

800 Game Farm Road Yorkville, Illinois 60560 Telephone: 630-553-4350 Fax: 630-553-3436

APPLICATION FOR VARIANCE REQUEST

Purpose of Application

The purpose of a variance is to provide relief from certain regulations of the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. A variance is granted when the terms of the zoning ordinance, if literally applied, would create an unreasonable hardship on the landowner, making the property virtually useless.

This packet explains the process to successfully submit and complete an Application for a Variance Request. It includes a detailed description of the process and the actual application itself (Pages 7 to 11). Please type the required information in the application on your computer. The application will need to be printed and be signed by the applicant. The only item that needs to be submitted to the city from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Variance Request process, please refer to "Title 10, Chapter 4, Section 7 Variations" of the Yorkville, Illinois City Code.

Procedure Flow Chart

Step 1
Submit Application, Fees, and All Pertinent Information to
Community Development Department



Step 2
Zoning Board of Appeals Public Hearing
(1st Wednesday of the Month)



Step 3
City Council Meeting
If Applicable
(2nd and 4th Tuesday of the Month)

Step 1

Application Submittal

The following must be submitted to the Community Development Department:

- 2 original signed applications with legal description.
- 5 copies each of the application and exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee. (See attached Fee Sheet on Page 6)
- 1 CD containing an electronic copy (pdf) of each of the signed application (complete with exhibit), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is required on the CD.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of 45 days prior to the targeted Zoning Board of Appeals meeting. An incomplete submittal could delay the scheduling of the project.

The Kendall County Soil and Water Conservation District requires Natural Resource Inventory (NRI) applications from applicants seeking variances. A copy of this application can be found on the District's website (www.KendallSWCD.org).

Applicant will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The applicant will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.

Step 2

Zoning Board of Appeals

Applicant will attend a public hearing conducted by the Zoning Board of Appeals. The Zoning Board of Appeals meets on the 1st Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The applicant is responsible for sending certified public hearing notices to adjacent property owners within 500 feet of the subject property no less than 15 days and no more than 30 days prior to the public hearing date. Twenty Four (24) hours prior to the public hearing, a certified affidavit must be filed by the applicant with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified.

Step 2 (cont.)

If the Zoning Board of Appeals decides that the requested variance adheres to the standards set forth by the Illinois municipal code (pages 9 and 10 of the application), then the variance may be granted under these instances and no others:

- To permit any yard or setback less than the yard or setback required by the applicable regulations, but by no more than twenty-five percent (25%).
- To permit the use of a lot or lots for a use otherwise prohibited solely because of insufficient area or widths of the lot or lots but in no event shall the respective area and width of the lot or lots be less than ninety percent (90%) of the required area and width. The percentage set forth in this subsection is not to be reduced by any other percentage for minimum lot width and area set forth in this title.
- To permit the same off street parking facility to qualify as required facilities for two (2) or more uses provided the substantial use of such facility by each use does not take place at approximately the same hours of the same days of the week.
- To reduce the applicable off street parking or loading facilities required by not more than one parking space or loading space, or twenty percent (20%) of the applicable regulations, whichever number is greater.
- To increase by not more than twenty five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
- To allow for the deferment, or land banking, of required parking facilities for a reasonable period of time, such period of time to be specified in the variance.
- To increase by not more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
- To exceed any of the authorized variations allowed under this subsection when a lot of record or a zoning lot, vacant or legally used on the effective date hereof, is, by reason of the exercise of the right of eminent domain by any authorized governmental domain proceeding, reduced in size so that the remainder of said lot of record or zoning lot or structure on said lot does not conform with one or more of the regulations of the district in which said lot of record or zoning lot or structure is located.

If the Zoning Board of Appeals decides the requested variance follows the Illinois standards but is not included in the list of instances above, then the variance must be approved by City Council.

Step 3

City Council (If Applicable)

If necessary, the applicant will attend a City Council public hearing where the Zoning Board of Appeals decision will be discussed and reviewed. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. Variations other than those listed above may be granted by the City Council, but only after a public hearing for an authorized variation. The concurring vote of two-thirds (2/3) of all members of the City Council shall be necessary to reverse the recommendations of the Zoning Board of Appeals.

Dormant Applications

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial plan commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

Word/ O Drive/ Dev. Dep. ARO/ Fee Sheet Wkst

United City of Yorkville 800 Game Farm Road Yorkville, Illinois 60560 Telephone: 630-553-4350 Fax: 630-553-7575

INVOICE & WORKSHEET **PETITION APPLICATION**

CONTACT: Mark Southern				DEVELOPMENT/PROPERTY: 104 N. Bridge Street			
			Acreage: 1.06	· - "			
			Date: 8/31/17				
	n Review: [] Y an Review Deposit of		No	\$			
	[] Yes [] I ne for each: (Annexation		Plat) (PUD)	\$			
Annexation:	[] Yes [] No. \$250.00, plus \$10/acm # of acres:	re for each acre	e over 5. _x \$10 =+ \$250	\$			
Rezoning:	If annexing and rezon	re for each acre - 5 = ing, charge on	_ x \$10 = + \$200	§ 200.00 ing Fee.			
Special Use:	[] Yes [] No \$250.00, plus \$10/acr # of acres:	e for each acre	c over 5. _x \$10 =+ \$250	\$			
Mile and ½ R	<u>Review:</u> \$250.00	[]Yes	[] No	\$			
	tants deposit of \$500.0		[] No	§ 85.00			
Preliminary 1	Plan Fee: \$500.00	[]Yes	[] No	\$			
P.U.D. Fee:	\$500.00	[]Yes	[] No	\$			
Final Plat Fe	<u>e:</u> \$500.00	[] Yes	[] No	\$			
[] Less than I a [] Over 1 acre [] Over 10 acre [] Over 40 acre	Plan Review Depositance = \$1,000 due and less than 10 acres and less than 40 acres and less than 100 acres = \$20,000 due	= \$2,500 due es = \$5,000 due		<u>\$2,500.00</u>			
Legal, Land Pla Annexation, sur [] Less than 2:	sultants Deposit: anner, Zoning Coordin. bdivision and Special 1 acres = \$1,000 due and less than 10 acres es = \$5,000 due	<u>Jse:</u>	[] No nental Services	<u>\$_1,000.00</u>			
TOTAL AM				_{\$} 3,785.00			

	Application Fo	or Variance Request			
STAFF USE ON	LY		ľ		
Date of Submission	09/08/2017	PC#			
Development Name	N Bridge St Redevelopme	ent]		
Applicant Informa	ition		Ī		
Name of Applicant(s)	Mark Southern]		
Business Address 49	9 W 693 Hinckley Road]		
City Big Rock	Sta	ate IL ZIP 60511]		
Business Phone (818	5) 739-3552	Business Fax	Ī		
Business Cell		Business E-mail msouthern@encapinc.net	1		
Property Informat	ion		i		
		N.II.	7		
	egal Title Schomer, Michael, &		J		
If Legal Title is held	by a Land Trust, list the name	es of all holders of any beneficial interest therein:	٦		
]]		
Property Street Addre	ess 104 N. Bridge Street]		
	ty's Physical Location		7		
Located on the E sid	le of N Bridge St, between E	Main St and the Fox River.			
	Zoning and Land U	se of Surrounding Parcels			
North	OS-1, Passive City Park (Ron C				
East	OS-1, Passive City Park (Ron Cl Waterway - Fox River	ark)			
South West	IL Route 47 (N Bridge St) RC	DW			
Current Zoning Classification R-1 and R-2					
Kendall County Parcel Number(s) of Property					
02-33-108-007 02-33-108-008					
	· · · · · · · · · · · · · · · · · · ·				
					
	· · · · · · · · · · · · · · · · · · ·				

Additional Contact Information

Attorney					
Name Jeffrey L. Lewis					
Address 2045 Aberdeen Court, Suite A					
City Sycamore	State	IL	-	ZIP	60178
Phone (815) 748-0380		Fax	(815) 748-4030		
E-mail jlewis@kleinstoddard.com					
Engineer					
Name HR Green Inc David Schultz					
Address 651 Prairie Pointe Drive, Suite 201					
City Yorkville	State	IL		ZIP	60560
Phone 630-708-5002		Fax	630-553-7646		
E-mail dschultz@hrgreen.com					
Land Planner/Surveyor					
Name HR Green Inc.					
Address 651 Prairie Pointe Drive, Suite 201					
City Yorkville	State	IL		ZIP	60560
Phone 630-553-7560		Fax	630-553-7646		
E-mail dschultz@hrgreen.com					

Attachments

Applicant must attach a legal description of the property to this application and title it as "Exhibit A".

Applicant must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

Variance Standards

Please state the variance requested and the City Ordinance including the section numbers to be varied:

The variance requested is for the Rear Yard setback of the property to be reduced to zero (0) feet for the eastern property line or Rear Yard of the parcel.

Parking/Landscaping setback variance request reduced to no more than five (5') for the Front Yard along Route 47.

Title 10 - Zoning B-2

Chapter 7 Dimensional and Bulk Table

10-7-1 - Rear Yard Setback

(Ord. 2014-73, 11-25-2014; amd. Ord. 2015-55, 10-27-2015)

Please state how the particular surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of regulations was carried out:

The property to the east of the site is City owned and zoned OS-1 to provide a view corridor to the Fox River corridor.

No adjacent landowners will be impacted by this variance being requested.

Existing Topography of the site is very limiting to the placement of a proposed building while also taking into account tree preservation for both the building and parking area.

Please state how the conditions upon which the application for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification:

What makes this property unique and unlike any other property in the City with B-2 zoning is that the subject property is adjacent to property that is owned by the City (Ron Clark Park), and the north bank of the Fox River. The variation requested would take advantage of the unique open space adjacent the subject property and promote community connectivity.

Please state how the alleged difficulty or hardship is caused by this Title and has not been created by any person presently having an interest in the property:

The difficulty is cased by the setback of the rear yard in the B-2 zoning classification of 20 feet, and has not been created by any person with an interest of the subject property. The ordinance allows for a Restaurant, but does not take into consideration the properties unique setting and connectivity to City Park and Fox River corridor to enhance the area.

Variance Standards

Please state how the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located:

The granting of this exception will not negatively effect the public as the adjacent property to the east is public open space. Because of this, there is no practical gain from adhering to the required rear setback requirements and the proposed development would be better able to utilize the parcel if it was not constrained by this setback.

Please state how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood:

The proposed variation will not impair an adequate supply of light or air to the adjacent property since all adjacent properties will remain open space/recreational. Adequate measures will be provide for ingress/egress of access road and parking area will be designed to accommodate traffic and vehicle parking on the site. This business will have a positive impact on the neighborhood and the City for years to come.

Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature	Date
	09/08/2017

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE IN THE SPACE BELOW:

Variance Standards

Please state how the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located:



Please state how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood:

Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature	Date
///www	09/08/2017

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE IN THE SPACE BELOW:

OFFICIAL SEAL
GAIL I. MALDONADO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/03/20

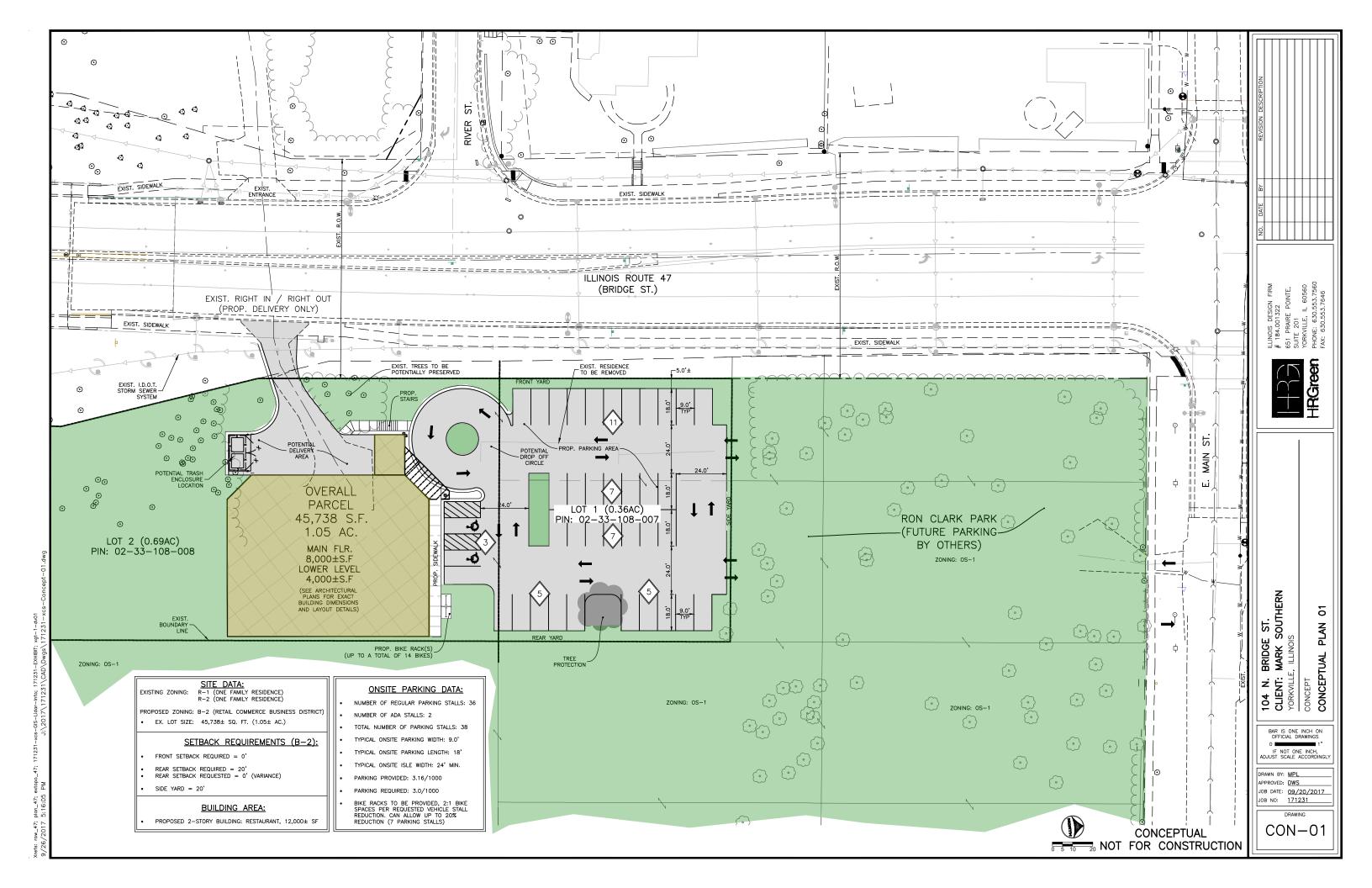
SIGNED BEFORE ME St. DAY Septembr, 20 17
NOTARY PUBLIC TO DAY Septembr, 20 17



United City of Yorkville County Seat of Kendall County 800 Game Farm Road Yorkville, Illinois, 60560 Telephone: 630-553-4350 Fax: 630-553-7575 Website: www.yorkville.il.us

Petitioner Deposit Account / Acknowledgment of Financial Responsibility

Development/Propert 104 N. Bridge Street	y Address:	Project No.: FOR CITY	USE ONLY	Fund Account N	O.: FOR CITY USE ONLY	
	pe: check appropria	te box(es) of approval req	uested			
☐ Concept Plan Review	☐ Amendment (T	ext) (Annexation) (Plat)	☐ Annexation			
☑ Rezoning	☐ Special Use		☐ Mile and ½ Revie	ew.		
☑ Zoning Variance	☐ Preliminary Pla	ın	☐ Final Plans			
□ P.U.D.	☐ Final Plat					
Petitioner Deposit Acco	unt Fund:					
It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Respo						
	ACKNOV	VLEDGMENT OF FINA	NCIAL RESPONS	IBILITY		
Name/Company Name:	Ad	ldress:	City:	State:	Zip Code:	
Mark Southern	49	W 693 Hinckley Road	Big Rock	IL	60511	
Telephone: (815) 739-3552	Mo	bile:	Fax:	msout	E-mail: hem@encapinc.net	
Financially Responsib	le Party:					
I acknowledge and unde when requested by the I the sale or other disposit positive balance in the f funds. Should the accoun	Jnited City of York ion of the property und account, unless	ville, I will provide addit does not relieve the indiv s the United City of Yor	ional funds to maint ridual or Company/Co kville approves a Ch	ain the required acco orporation of their ob sange of Responsible	ount balance. Further, ligation to maintain a Party and transfer of	
Print Name: Mark Sou	uthern	ጥ	_{tle:} Owner			
Signature*:	M/ -		ate: 09-08-2017			
*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)						
FOR CITY USE ONLY						
ACCOUNT CLOSURE	AUTHORIZATIO	N:				
Date Requested			Completed I	nactive		
Print Name			□ Withdrawn □			
Signature			Other			
DEPARTMENT ROUNTING FOR AUTHORIZATION: Comm Dev. Building Engineering Finance Admin.						





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 2017-70

Agenda Item Summary Memo

Synopsis: Discussion of the Preliminary Reports from the Building Condition Survey that								



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 Cityowned 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



FACILITY CONDITION ASSESSMENT

How to Read the Report

Report #39RiverfrontPark Pavilion

Draft · For Discussion Purposes Only

FACILITY CONDITION ASSESSMENT



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

Owings Mills, Maryland 21117 800.733.0660 www.EMGcorp.com

EMG Project Number: 122700.17R000-014.366 EMG CONTACT: Andrew Hupp Senior Engineering Consultant 800.733.0660 x6632

Date of Report:

June 30, 2017

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

engineering | environmental | capital planning | project management

On Site Date:

May 22, 2017

EMG Corporate Mandauarters 10481 Mill Pun Circle Suite 1100 Owings Mills MD 21117 www.EMGsorp.com. p. 900 722 088

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



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 Reserve River Front Park Pavil																								wra	IN - 170	NY 19089	GUSSI	om P	em Em
6/30/2017																													
Location Name	EMG Renamed Item Number)	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	Defi 2036 Es
River Front Park Pavilion	5.2	614941	Pedestrian Pavement, Concrete, Replace	30	17	13	2400	SF	\$19.82	\$47,572													\$47,572						ş.
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							
River Front Park Pavilion	6,5	614939	Pedestrian Pavement, Stairs, Clay Brick/Masonry Pavers, Repair	0	0	0	100	SF	\$0,78	\$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						
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 \$
otals, Escalated (3,0%			4-4									\$1,478	\$0	\$0	\$0	so	so	so	\$0	\$0	\$0	\$1,987	\$0 \$81,132	\$0	\$0	\$0	\$0	so	\$0 \$

Executive Summary Riverfront Park Pavilion

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

RIVER FRONT PARK PAVILION

Diraift - For Discussion Purposes Onl EMG PROJECT NO.: 122700.178000-014.366

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
	City of Yorkville, Mr. Peter Ratos
Management Point of Contact:	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
	Al Diefert
	Technical Report Reviewer For
Reviewed by:	Andrew Hupp
	Program Manager
	arhupp@emqcorp.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

Direit: - Foi Discussion Puiposes Only emg project no.: 12270.17800-014.386

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

· Repair loose and missing stones

DIVED EDONT PARK PAVILIO

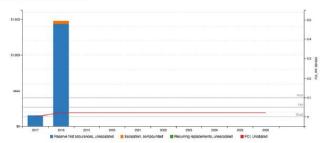
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

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%



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 to the Current Experiment Very Costs of Immediate Repair Costs in the Current Experiment Very Costs of the Current Ve

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



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

Draft - For Discussion Purposes Only RIVER FRONT PARK PAVILION

EMG PROJECT NO.: 122700.17R000-014.368

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	4 / 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:

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.

[·] Repair loose and missing stones.

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





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

FACILITY CONDITION ASSESSMENT

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

PREPARED BY: EMG 10461 Mill Run Circle, Suite 1100 Owings Mills, Maryland 21117 800.733.0660 www.EMGcorp.com EMG CONTACT: Andrew Hupp Senior Engineering Consultant 800.733.0660 x6632 arhupp@emqcorp.com

EMG Project Number: Date of Report: On Site Dat 122700.17R000-001.322 June 13, 2017 May 16, 201

engineering | environmental | capital planning | project management

EMG Comporate Headquarters 10461 Mill Run Circle. Suite 1100. Owings Mills. MD 21117 www.EMGcomp.com. p.800.733.00

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

mediate Repairs Report ew City Hall 13/2017							
MG Renamed Item Numbe	rrID	Cost Description	Quantity	Unit	Unit Cost 5	Subtotal Def	iciency Repair Estimate
3.1	608169	Accessibile Elevator, ElevatorLift, Audible Signals, Cab,	1	EA	\$759.00	\$759	\$75
3.1	608115	Accessible Elevator, Elevator/Lift, Jamb Signage, Lobby (per Stop/Floor),	2	STOP	\$101.20	\$202	\$20
3.1	608163	Accessibility, Miscellaneous, Ramp/Stains, Handralls,	4	EA	\$316.25	\$1,265	\$1,26
3.1	608165	Accessible Parking, Parking, Designated Stall with Pavement Markings & Signage (Van),	1	EA	\$1,391.50	\$1,392	\$1,39
3.1	608100	Accessible Parking, Parking, Designated Stall with Pavement Markings & Signage,	1	EA	\$1,265.00	\$1,265	\$1,26
3.1	608107	Accessible Restroom, Restroom, Lavatory Pipe Wraps,	5	EA	\$75.90	\$380	\$38
3.1	608123	Accessible Site, Site, Walkways, Curb Cut Ramp,	2	EA	\$1,897.50	\$3,795	\$3,79
5.2	608113	Parking Lot, Parking Lot, Repair	27780	SF	\$0.38	\$10,543	\$10,54
5.2	608133	Parking Lot, Parking Lot, Full Depth (including sub-base), Repair	27780	SF	\$5.90	\$163,902	\$163,90
5.2	608135	Exterior Stair/Ramp, No Rails (per LF of Nosing), Replace	40	LF	\$38.43	\$1,537	\$1,53
5.4	608134	Sump Pump, 3 HP, Replace	1	EA	\$50,000.00	\$50,000	\$50,00
5.4	608172	Sump Pump, 3 HP, Replace	1	EA	\$50,000.00	\$50,000	\$50,00
5.4	608140	Rain Water Drainage	800	SF	\$35.92	\$28,736	\$28,73
5.5	608158	Exterior Light Pole, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp), Repair	8	EA	\$2,246.90	\$17,975	\$17,97
6.2	608104	Basement Wall	600	SF	\$8.12	\$4.872	\$4.87
6.2	608150	Structural Flooring/Decking, , Repair	40	SF	\$28.85	\$1,154	\$1,15
6.3		Roof, Replace	1115	SF		\$10,031	\$10.03
8.4	608138	Exterior Wall	125	LE	\$2.82	\$353	\$35
8.4		Brick Veneer Exterior Wall, Exterior, 1-2 Stories, Repair	25	SF	\$41.28	\$1,032	\$1,03
6.4		Exterior Wall Paint, 1-2 Stories, Repair	360	SE	\$2.87	\$1,033	\$1,03
6.6		Storefront System, Gaskets and Seals, Replace	800	LF	\$5.91	\$4,728	\$4,72
7.1		Elevator, Hydraulic, 3000 to 4000 LB, 2 Floors.	1	EA	\$119,090,40		\$119.09
7.1		Gas Distribution System, 0.75 HP, Replace	1	EA	\$4,696,77	\$4.697	\$4.69
7.1		Roller Gas 251 to 300 MRH. Replace	1	EA	\$15,756.70	\$15.757	\$15.75
7.1	608155	Split System, Split System DX, Air-Cooled, 11 to 12.5 Ton, Replace	1	EA	\$19.016.09		\$19.01
7.1		Split System, Split System DX, Air-Cooled, 8 to 10 Ton, Replace	1	EA	\$15,825.28	210,210	\$15.82
7.1		Air Handler, Multizone, 15,001 to 20,000 CFM, Replace	1	FA	\$54,822.31		\$54.82
7.1		Air Handler, Multizone, 6,501 to 8,000 CFM, Replace	1	EA	\$26,016.62	401,066	\$26.01
7.1		Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	1	EA	\$889.90	\$890	\$25,0
7.1			1	EA	\$2,021.87	\$2,022	\$2.02
7.1		Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	1	EA	\$2,021.87	\$2,022	\$2,02
7.1		Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	1	FA	\$889.90	\$890	\$2,02
7.1		Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace HVAC Automation/Safety, Full Upgrade (per SF).	14000	SF.	4000.00	\$890	\$89 \$75.07
7.1			14000	FA	\$179.033.12	4.000.0	\$179.03
7.4		Switchgear, 208 Y, 120 V, 800 Amp, Replace	-	SF.	***********	*	4
7.4		Lighting & Branch Wiring System, Full Upgrade, Office (per SF), Interior Door, Solid Core, Painted/Stained, Interior Door, Replace	14000	SF EA	\$9.24	\$129,388	\$129,38 \$22.77
			- 10	-	417160111	40001.00	
8.1	340121	Interior Walls, Interior Wall, Repair	27300	SF	41116	\$38,853	\$38,85
8.1	608098	Floor Finishings, , Replace	1200	SF	\$8.43	\$10,122	\$10,12
MG Renamed Item Number		Cost Description	Quantit				ficiency Repair Estima
8.1		Floor Finishings, Standard Commercial, Medium Traffic, Replace	450	SF	\$7.26		\$3,
9		Exterior Door, Exterior Door, Replace	2	EA	\$950.12		\$1,5
		Interior Floor Finish, Vinyl Tile (VCT), Replace	7000	SF		\$33,604	\$33,6
	671226	Sprinkler System, Full Retroft, Office (per SF), Renovate	14000	SE.	\$8.00	\$111.982	\$111,0

\$157,220 \$1,569,991

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

EMG Project Number:

122700.17R000-005.322

Date of Report:

On Site Date:

September 13, 2017

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	r 5.4	612426	Retaining Wall, Brick/Stone (per SF Face), Repair	50	SF	\$11.39	\$569	\$569
Beecher Community Center	r 7.2	612452	Backflow Preventer, 2", Replace	1	EA	\$2,603.17	\$2,603	\$2,603
Beecher Community Center	r 7.2	612469	ADA, Restroom, Lavatory Pipe Wraps, Install	6	EA	\$75.90	\$455	\$455
Beecher Community Center	r 7.6	612440	Fire Alarm System, Office Building, Upgrade	9423	SF	\$2.36	\$22,234	\$22,234
Beecher Community Center	r 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.

Beecher Community Center



9/13/2017

ocation Name	Iten	named n	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	/Unit	Unit Cost	Subtotal	2017 20	18 2019 20	20 202	21 2022	2 2023	2024	1 2025	2026	2027 2	2028 2029	2030 203	1 203	2 2033	3 2034	2035 20	Deficier 036 Rep Estim
Beecher Community Ce		mber 5.2	612307 Parking Lots, Asphalt Pavement, Mill & Overlay	25	23	2	43802	SF	\$3.28	\$ \$143,688		\$143,688										T				\$143,6
Beecher Community Ce		5.2	612308 Parking Lots, Asphalt Pavement, Seal & Stripe	5	0	5	11308	SF		\$4,291				\$4,291					\$4,291			\$4,291				\$12,8
Beecher Community Ce		5.2	612309 Pedestrian Pavement, Sidewalk, Concrete, Replace	30	29	1	6052	SF		\$119,962	\$119,96	2		7 .,=-					* 1,211			7 .,= .				\$119,9
Beecher Community Ce			612426 Retaining Wall, Brick/Stone (per SF Face), Repair	0	0	0	50	SF	\$11.39		\$569															\$5
Beecher Community Ce		5.5	612412 High Pressure Sodium Lighting Fixture, 400 W, Replace	20	10	10	1	EA	\$1,033.67		Ψ000								\$1,034			-				\$1,0
Beecher Community Ce		5.5	612305 Signage, Property, Monument/Pylon, Replace	20	10	10	1	EA	\$8,602.00										\$8,602							\$8,6
Beecher Community Ce		5.5	612411 Flagpole, Metal, Replace	20	5	15	1	EA	\$2,530.00										40,002			\$2,530)			\$2,5
Beecher Community Ce			612410 Pole Light, Exterior, 135 to 1000 W HID (Fixture Only), Replace	20	10	10	4	EA	-	\$18,522									\$18,522			1,7				\$18,5
Beecher Community Ce			612306 Roof, Asphalt Shingle, Replace	20	15	5	11308	SF		\$38,679				\$38,679					7.10,000							\$38,6
Beecher Community Ce		6.4	612310 Exterior Wall, Aluminum Siding, Replace	40	34	6	6000	SF		\$52,049				700,000	\$52,049											\$52,0
Beecher Community Ce		6.6	612419 Window, Aluminum, Replace	30	28	2	2	EA		\$1,168		\$1,168			402,0.0											\$1,
Beecher Community Ce		6.6	612418 Window, Aluminum Double-Glazed Large, Replace	30	15	15	6	EA		5 \$5,223		4 1,130										\$5,223	1			\$5,2
Beecher Community Ce		6.6	612420 Window, Aluminum Double-Glazed Small, Replace	30	15	15	29	EA	-	\$16,942												\$16,942				\$16,9
Seecher Community Ce		6.6	612414 Exterior Door, Fully-Glazed Aluminum-Framed Swinging Motor-Operated, Replace		20	10	2	EA	\$10,194.36										\$20,389			ψ. 3,0 TZ				\$20,3
Beecher Community Ce		6.6	612413 Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	20	10	5	EA	-	\$10,533									\$10,533							\$10,
Beecher Community Ce		6.7	612425 Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	20	10	75	SF		\$2,558									\$2,558			-				\$2,5
Beecher Community Ce		7.1	612487 Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	15	12	3	1	EA	\$70,713.29			\$70,71	3						Ψ2,000						\$70,713	\$141,4
Beecher Community Ce		7.1	612483 Air Handler, Exterior, 4,001 to 6,000 CFM, Replace	15	12	3	1	EA	\$27,804.57			\$27,80	_									-			\$27,805	\$55,
seecher Community Ce			612482 Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	15	12	3	1	EA	\$45,895.13			\$45,89										-			\$45,895	\$91,
eecher Community Ce			612490 Exhaust Fan, Centrifugal, 1,500 CFM, Replace	15	12	3	1	EA		\$ \$2,664		\$2,66													\$2,664	\$5,
eecher Community Ce		7.1	612488 Exhaust Fan, Centrifugal, 2,500 CFM, Replace	15	12	3	1	EA		3 \$3,073		\$3,07	_												\$3,073	\$6,
eecher Community Ce		7.1	612489 Exhaust Fan, Centrifugal, 2,000 CFM, Replace	15	12	3	1	EA	\$2,664.18			\$2,66													\$2,664	\$5,
eecher Community Ce		7.2	612475 Toilet, Tankless (Water Closet), Replace	20	10	10	5	EA	\$842.97			ψ2,00	,-						\$4,215			-			Ψ2,004	\$4,
eecher Community Ce			612476 Urinal, Vitreous China, Replace	20	10	10	2	EA	\$1,193.44										\$2,387							\$2,
-					10	10	6	EA														-				\$3,
eecher Community Ce		7.2	612468 Lavatory, Vitreous China, Replace	20			1			\$3,436									\$3,436			-				
seecher Community Ce		7.2	612478 Service Sink, Porcelain Enamel, Cast Iron, Replace 612462 Sink, Stainless Steel, Replace	20	10	10	1	EA	-	\$ \$1,360 \$ \$2,108									\$1,360			-		-		\$1, \$2,
Seecher Community Ce		7.2	· · · · · · · · · · · · · · · · · · ·	20	10		4	EA	\$1,054.05					\$1,258					\$2,108			\$1,258				
Beecher Community Ce			612481 Drinking Fountain, Refrigerated, Replace	10	5	5	1	EA		\$1,258	22.602			\$1,250	'											\$2,
Beecher Community Ce			612452 Backflow Preventer, 2", Replace	15	15	0		EA		\$2,603	52,003				00.040							\$2,603				\$5,
seecher Community Ce			612477 Water Heater, Gas, Residential, 50 GAL, Replace	10	4	6	1	EA		\$ \$2,349	0.455				\$2,349								\$2,349	<u> </u>		\$4,
eecher Community Ce			612469 ADA, Restroom, Lavatory Pipe Wraps, Install	0	0	0	6	EA	\$75.90		\$455								25.000							\$
seecher Community Ce			612448 Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	20	10	1	EA		\$5,080									\$5,080							\$5,
eecher Community Ce			612461 Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	20	10	1	EA	-	\$5,080									\$5,080			-				\$5,
Beecher Community Ce			612441 Main Distribution Panel, 208 Y, 120 V, 800 Amp, Replace	30	20	10	1	EA	\$13,423.81										\$13,424			-				\$13,
Beecher Community Ce			612442 Distribution Panel, 208 Y, 120 V, 225 Amp, Replace	30	20	10	1	EA	\$7,951.00										\$7,951			-				\$7,
eecher Community Ce			612421 Metal Halide Lighting Fixture, 250 W, Replace	20	10	10	3	EA		\$2,245									\$2,245			-				\$2,
eecher Community Ce			612449 Lighting System, Interior, Upgrade	25	15	10	9423	SF		\$87,087									\$87,087			-				\$87,
seecher Community Ce			612450 Backflow Preventer, 6", Replace	15	5	10	1	EA		\$ \$9,345									\$9,345			-	-			\$9,
eecher Community Ce			612433 Sprinkler Heads (per SF), Replace	20	17	3	9423	SF		\$12,531		\$12,53	31									<u> </u>				\$12,
Seecher Community Ce			612480 Fire Extinguisher, Replace	15	0	15	3	EA		\$1,070												\$1,070	-		00.405	\$1,
Beecher Community Ce			612457 Fire Suppression System, Wet Chemical, Replace	15	12	3	1	EA		\$3,489		\$3,48	39									-			\$3,489	\$6,
Beecher Community Ce			612440 Fire Alarm System, Office Building, Upgrade	20	34	0	9423	SF		\$22,234 \$2												<u> </u>				\$22,
eecher Community Ce			612434 Fire Alarm Control Panel, Addressable, Replace	15	34	0	1	EA		\$20,298 \$	20,298											\$20,298				\$40,
Beecher Community Ce	enter	7.6	612430 Emergency/Exit Combo, Replace	10	7	3	2	EA	\$687.51	\$1,375		\$1,37	75								\$1,375					\$2,7
Beecher Community Ce	enter	7.6	612427 Exit Lighting Fixture, Backlit, Replace	10	7	3	6	EA	\$405.01	\$2,430		\$2,43	30								\$2,430					\$4,8

Location Name	EMG Renamed Item Number	ID Cost Description	Lifespar (EUL)	¹ EAge	RUL	Quantit	yUnit	Unit Cost	Subtotal 2	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 Cente	r 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 Cente	r 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 Cente	r 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 Cente	r 8.1	612470 Toilet Partitions, Metal Overhead-Braced, Replace	20	10	10	5	EA	\$850.00	\$4,250			\$4,250			\$4,250
Beecher Community Cente	r 8.1	612311 Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	4	4	4947	SF	\$1.45	\$7,178			\$7,178			\$14,356
Beecher Community Cente	r 8.1	612312 Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	4	4	707	SF	\$1.42	\$1,006			\$1,006			\$2,012
Beecher Community Cente	r 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 Cente	r 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 Cente	r 8.1	612404 Interior Floor Finish, Quarry Tile, Replace	50	34	16	942	SF	\$15.19	\$14,307			\$1	4,307		\$14,307
Beecher Community Cente	r 8.1	612321 Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	5654	SF	\$7.26	\$41,027			\$41,027			\$82,054
Beecher Community Cente	r 8.1	612409 Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	6	4	471	SF	\$1.94	\$912			\$912			\$1,824
Beecher Community Cente	r 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 Cente	r 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 Cente	r 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 Cente	r 8.1	612432 Kitchen Counter, Plastic Laminate, Postformed, Replace	10	5	5	80	LF	\$43.90	\$3,512			\$3,512			\$7,023
Beecher Community Cente	r 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 Cente	r 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 \$14	7,787	\$234,809 \$9,096 \$85,150 \$54,398 \$0 \$0 \$0 \$266,017 \$0 \$8,184 \$44,832 \$912 \$62,178 \$1	6,656 \$0 \$177,446	\$0 \$	\$1,273,587
Totals, Escalated (3.0% in	flation, co	npounded annually)							\$46,	,159 \$123,560 \$15	6,787	\$256,582 \$10,238 \$98,712 \$64,954 \$0 \$0 \$0 \$357,505 \$0 \$11,669 \$65,838 \$1,380 \$96,871 \$2	\$6,728 \$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										
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

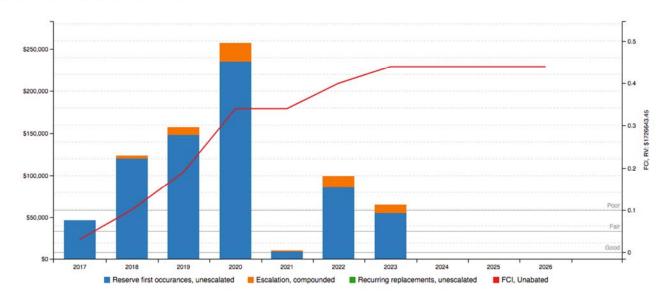
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

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)

FCI Analysis: Beecher Community Center

Replacement Value: \$ 1,726,643; Inflation rate: 3.0%



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 C	ompliant Spaces fo	r Vans	0			
Total Parking Spa	ces			94		
Parking Ratio (Spaces/Apartments)						
Method of Obtaining Parking Count			Phy	sical count		

Exterior Stairs				
Location	Material	Handrails	Condition	
None				

- 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	\boxtimes	Good				
Swales						
Detention pond						
Lagoons						
Ponds						
Underground Piping	\boxtimes	Good				
Pits						
Municipal System	\boxtimes	Good				



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

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	Plante	ers	Drought Tolerant Plants	D	ecorative Stone	None
	\boxtimes	\boxtimes	\boxtimes			\boxtimes		\boxtimes	
Landscaping Condition		Good							
Irrigation	Automatic Underground Drip Hand Watering			No	ne				
ga									
Irrigation Condition				-	-				

Retaining Walls				
Туре	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							
	None	Pole Mou	inted	Bollard Lights		Ground Iounted	Parking Lot Pole Type
Site Lighting		\boxtimes					
Fair							
	None	None Wall Mounted			Rec	essed Soffit	
Building Lighting							
	Fair						

Site Fencing			
Туре	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		1
Tennis Courts	None		1
Basketball Court	None		1
Swimming Pool	None		

- 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	

- 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			
Туре	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	
Wall Elliano Boolo	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			

- 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).



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
Туре	Wet pipe

Item	Description						
Туре	Wet pipe						
	Central Alarm Panel	\boxtimes	Battery-Operation			Alarm Horns	\boxtimes
Fire Alarm System	Annunciator Panels		Hard-Wired Detect		\boxtimes	Strobe Light Alarms	\boxtimes
	Pull Stations	\boxtimes	Emergency Ba Lightir		\boxtimes	Illuminated EXIT Signs	\boxtimes
Alarm System Condition	Poor						
Consintiton Custom	None		Standpi	pes		Backflow Preventer	\boxtimes
Sprinkler System	Hose Cabinets		Fire Pumps			Siamese Connections	\boxtimes
Suppression Condition	Fair						
Central Alarm Panel	Location of Alarm Panel Installation Date of Alarm Panel						
System	Fire Alarm Room 1982						
Fire Extinguishers	Last Service Date Servicing Current?						
File Extiliguishers	02/2017				Yes		
Hydrant Location	Rear of building						
Siamese Location	Rear Elevation						
Special Systems	Kitchen Suppression System			Comp	uter R	oom Suppression System	

- 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	Туре	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 inhouse 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	\boxtimes	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 $\underline{2}$ 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 $\underline{4.2}$ 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



WINDOW, ALUMINUM DOUBLE-GLAZED OPERABLE

#16:



#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

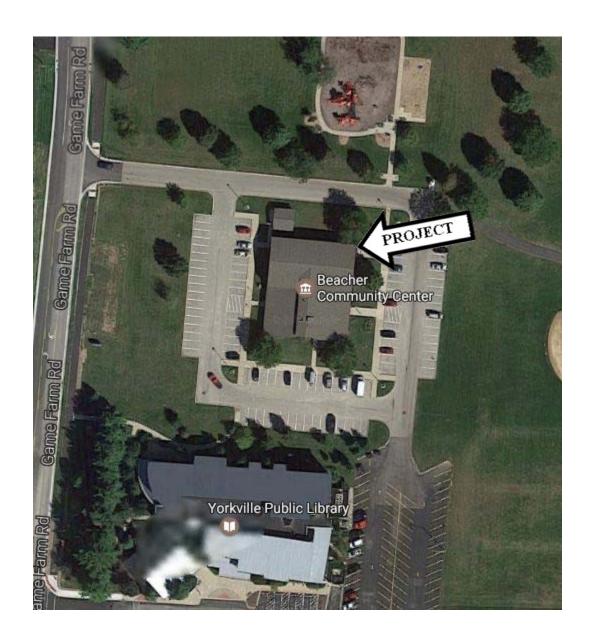


#53: COMM

COMMERCIAL KITCHEN, EXHAUST HOOD

Appendix B: Site Plan

Site Plan



(ama)	Project Name: Beecher Community Center	Project Number: 122700.17R000-005.322
Gilly)	Source: Google Maps	On-Site Date: May 23, 2017

Appendix C: EMG Accessibility Checklist

Date Completed: June 7, 2017

Property Name: <u>Beecher Community Center</u>

EMG Project Number: <u>122700.17R000-005.322</u>

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?		х		
2	Have any ADA improvements been made to the property?		х		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			х	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			х	
5	Is any litigation pending related to ADA issues?			х	
	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?	х			
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?			х	
3	Does the width between railings appear at least 36 inches?			х	

	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?			х	
	Entrances/Exits	Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	х			
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)?	х			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	х			
3	Is there a path of travel that does not require the use of stairs?	х			
	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?			х	
2	Are there visual and audible signals inside cars indicating floor change?			х	
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?			х	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			х	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			х	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	х			
2	Are pull handles push/pull or lever type?	х			
3	Are there audible and visual fire alarm devices in the toilet rooms?		х		
4	Are toilet room access doors wheelchair- accessible (appear to be at least 32 inches wide)?	х			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	х			
6	In unisex toilet rooms, are there safety alarms with pull cords?			х	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	х			
8	Are grab bars provided in toilet stalls?	х			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	х			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	х			
11	Are exposed pipes under sink sufficiently insulated against contact?		х		
	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			х	
	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 rollin 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 questrooms? See attached hot sheet.			х	
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.			х	
	Pools	Yes	No	NA	Comments
1	Are public access pools provided? If the answer is no, please disregard this section.			Х	
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?			х	
	Play Area	Yes	No	NA	Comments
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			х	
	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	List any Outstanding Repairs Required
		Inspected	
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?					
	Are there any problems with erosion,					
11	stormwater drainage or areas of paving that					
	do not drain?					
12	Is the property served by a private water					
12	well?					
13	Is the property served by a private septic					
13	system or other waste treatment systems?					
14	Are there any problems with foundations or					
14	structures?					
15	Is there any water infiltration in basements or					
13	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					
20	used?					

	PROPERTY CONDITION	ASSES	SMENT	: PRE-S	URVEY	QUESTIONNAIRE
	Question	Yes	No	Unk	N/A	Comments
21	Is exterior insulation and finish system (EIFS)					
21	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?					
	Has any part of the property ever contained					
26	visible suspect mold growth?					
07	Is there a mold Operations and Maintenance					
27	Plan?					
28	Have there been indoor air quality or mold					
20	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? Are there any recalled fire sprinkler heads					
35	(Star, GEM, Central, Omega)?					
	Is there any pending litigation concerning the					
36	property?					
	Has the management previously completed					
37	an ADA review?					
	Have any ADA improvements been made to					
38	the property?					
	Does a Barrier Removal Plan exist for the					
39	property?					
40	Has the Barrier Removal Plan been approved					
40	by an arms-length third party?					
41	Has building ownership or management					
71	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												
40	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.
- 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

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

PREPARED BY:

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EMG Project Number: 122700.17R000-011.322

Date of Report: June 30, 2017 On Site Date: May 23, 2017





Immediate Repairs Report Park & Rec Office 6/30/2017

EMG Renamed Item Number	rID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	615178	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1 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.

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

Draft - For Discussion Purposes Only

EMG Renamed Item Number	Cost Description	Lifespai (EUL)	ⁿ EAge	RUL	Quantity	yUnit	Unit Cost Subtotal	201	17 2018 2019	9 2020	2021 2022	2023	2024 2025	5 2026 2	027 20	028 202	29 2030	2031 203	2 2033	2034 2035	Deficiency 2036 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	\$1,39	02												\$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			\$3,13	3		\$9,398
5.2	615186 Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	20	10	257	SF	\$34.11 \$8,766							\$8,7	766						\$8,766
5.2	615188 Pedestrian Pavement, Sidewalk, Concrete, Replace	30	20	10	1055	SF	\$19.82 \$20,912							\$20,9	912						\$20,912
5.5	615172 Fences & Gates, Chain Link, 6' High, Replace	30	20	10	145	LF	\$37 . 54 \$5,443							\$5,4	143						\$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											\$7,59	0		\$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											\$3,80	0		\$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							\$2,9	999						\$2,999
7.2	615120 Toilet, Tankless (Water Closet), Replace	20	5	15	2	EA	\$842.97 \$1,686											\$1,68	6		\$1,686
7.2	615121 Lavatory, Vitreous China, Replace	20	5	15	2	EA	\$572 . 66 \$1,145											\$1,14	5		\$1,145
7.2	615122 Sink, Stainless Steel, Replace	20	5	15	1	EA	\$1,054.05 \$1,054											\$1,05	4		\$1,054
7.2	615202 Backflow Preventer, 0.75", Install	15	15	0	1	EA	\$1,010.43 \$1,010	\$1,01	0									\$1,01	0		\$2,021
7.2	615131 Water Heater, Gas, Residential, 40 GAL, Replace	10	8	2	1	EA	\$2,349.48 \$2,349		\$2,349							\$2,34	.9				\$4,699
7.4	615116 Distribution Panel, 208 Y, 120 V, 200 Amp, Replace	30	20	10	1	EA	\$7,906.20 \$7,906							\$7,9	906						\$7,906
7.4	615180 High Pressure Sodium Lighting Fixture, , Replace	20	20	0	1	EA	\$719.95 \$720	\$72	20												\$720
7.4	615189 Compact Fluorescent Lighting Fixture, 80 W, Replace	20	10	10	2	EA	\$256.88 \$514							\$5	514						\$514
7.4	615149 Metal Halide Lighting Fixture, 250 W, Replace	20	10	10	3	EA	\$748.18 \$2,245							\$2,2	245						\$2,245
7.4	615109 Lighting System, Interior, Office Building, Upgrade	25	10	15	3985	SF	\$9.24 \$36,829											\$36,82	9		\$36,829
7.6	615111 Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	4700	SF	\$8.00 \$37,594	\$37,59)4												\$37,594
7.6	615115 Fire Extinguisher, Replace	15	0	15	3	EA	\$356.54 \$1,070											\$1,07	0		\$1,070
7.6	615112 Fire Alarm System, Office Building, Install	20	20	0	4700	SF	\$2.36 \$11,090	\$11,09	00												\$11,090
7.6	615110 Emergency/Exit Combo, Replace	10	5	5	4	EA	\$687.51 \$2,750				\$2,750							\$2,75	0		\$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							\$2,3	386						\$2,386
8.1	615118 Interior Door, Fire 90-Minutes and Over, Replace	20	10	10	1	EA	\$1,649.06 \$1,649							\$1,6	649						\$1,649
8.1	615117 Interior Door, Steel, Replace	25	10	15	5	EA	\$950.12 \$4,751											\$4,75	1		\$4,751

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	['] EAge	RUL	Quantity	yUnit	Unit Cost	Subtotal	al 2017	7 2018	8 2019	9 2020 2021	21 2022	2023	2024 2	2025	2026 2027 2	2028 2029	9 2030	Draft - For Di 2031 - 2032	18GU(2033	ISSION PUR 2034 2035	2036 Repa Estima	epair 🏱
8.1	61510′	Interior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	15	15	2	EA	\$2,106.57	57 \$4,213	, T											\$4,213			\$4,21	213
8.1	61510′	6 Interior Wall Finish, Gypsum Board and CMU, Prep & Paint	8	4	4	7050) SF	\$1.47	2 \$10,034				\$10,034	4					\$10,034					\$20,06	J67
8.1	61513°	7 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	80	SF	\$4.80	30 \$384				1	\$384										\$?	\$384
8.1	61510°	7 Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	5	5	3505	5 SF	\$7.26	26 \$25,433	,			1	\$25,433							\$25,433			\$50,86	.გ67
8.1	61514′	3 Interior Ceiling Finish, Structure, Prep & Paint	10	8	2	675	SF	\$1.96	6 \$1,326	ار		\$1,326	1						\$1,326					\$2,65	, 652
8.1	61510′	8 Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	10	10	3585	5 SF	\$3.11	11 \$11,153	ا ا								\$11,153						\$11,15	,153
8.1	61514	0 Residential Appliances, Refrigerator, Replace	15	2	13	2	EA	\$956.04	14 \$1,912	2										\$1,912				\$1,91	, 312
8.1	61512′	5 Kitchen Counter, Plastic Laminate, Postformed, Replace	10	5	5	6	LF	\$43.90	00 \$263	ا ا			1	\$263							\$263			\$5	527
8.1	61512	3 Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	5	15	6	LF	\$467.67	3 \$2,806	ز	<u> </u>		1								\$2,806			\$2,80	,806
9.0	61514	5 Prefabricated/Ancillary Building or Structure, All Components, Replace	30	15	15	25	SF	\$125.19	9 \$3,130	<u>ا</u> ر											\$3,130			\$3,13	,130
Totals, U	Jnescalate	ed							 	\$51,805	5 \$31,169	\$3,675	\$0 \$19,448	8 \$41,149	\$0	\$0	\$0	\$0 \$89,406	\$0 \$13,709	\$8,352	\$0 \$100,664	\$0	\$0 \$9,414	\$0 \$368,79	,792
Location	n Factor (1	(.00)								\$0	0 \$0	\$0	\$0 \$0	50 \$0	\$0	\$0	\$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0	\$0 \$0	\$0 \$	\$0
Totals, E	scalated	(3.0% inflation, compounded annually)								\$51,805	5 \$32,104	\$3,899	\$0 \$21,888	8 \$47,703	\$0	\$0	\$0	\$0 \$120,155	\$0 \$19,546	\$12,265	\$0 \$156,831	\$0	\$0 \$16,027	\$0 \$482,22	,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				
	Al Diefert Technical Report Reviewer For				
Reviewed by:	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

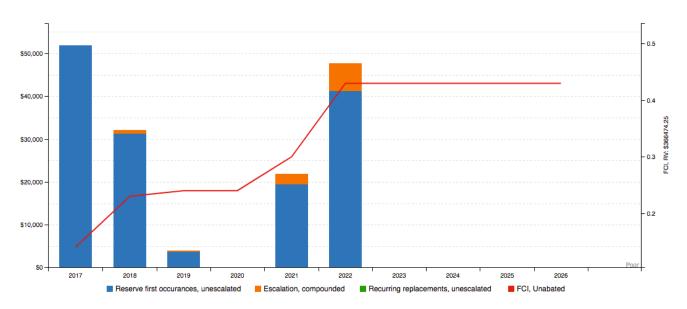
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in good overall condition.

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)

FCI Analysis: Park & Rec Office

Replacement Value: \$ 366,474; Inflation rate: 3.0%



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	4 / SF = \$366,474		

Year 0 (Current Year) - Immediate Repairs (IR)	\$51,805
Years 1-10 – Replacement Reserves (RR)	\$228,750
Total Capital Needs	\$277,555

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

- Installation of a complete fire suppression system
- Installation of a complete fire alarm system

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

1.3. Special Issues and Follow-Up Recommendations

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

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

1.4. Opinions of Probable Cost

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

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



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

1.4.1. Methodology

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

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

1.4.2. Immediate Repairs

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

1.4.3. Replacement Reserves

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

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

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

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



2. Purpose and Scope

2.1. Purpose

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

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

CONDITIONS:

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

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

FORMAT OF THE BODY OF THE REPORT:

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

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

PLAN TYPES:

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



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

2.2. Scope

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

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

2.3. Personnel Interviewed

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

Name and Title	Organization	Phone Number
Scott Sleezer	Parks and Recreation	630.878.7291

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



2.4. Documentation Reviewed

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

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

No documents provided.

2.5. Pre-Survey Questionnaire

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

2.6. Weather Conditions

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



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 Conditio						
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	Freestanding Parking Structure			
17						
Total Number of A	ADA Compliant Spa	ces	0			
Number of ADA C	compliant Spaces fo	or Vans	0			
Total Parking Spaces			17			
Parking Ratio (Spaces/Apartments)						
Method of Obtaining Parking Count			Phy	sical count		

Exterior Stairs							
Location Material Handrails Condition							
None							

- 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	\boxtimes	Fair						
Inlets								
Swales								
Detention pond								
Lagoons								
Ponds								
Underground Piping								
Pits								
Municipal System								
Dry Well								



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 ge	ently down	towards the	adjacer	nt riv	er.			
Landscaping	Trees Grass Flower Beds Planters Drought Tolerant Stone Stone						None		
	\boxtimes	\boxtimes				\boxtimes			
Landscaping Condition				Go	od				
Irrigation	Automatic Underground Drip Hand Watering None					ne			
Irrigation Condition					-				

Retaining Walls								
Туре	Type Location Condition							
None	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							
	None	Pole Mounted		Bollard Lights		Ground Mounted	Parking Lot Pole Type
Site Lighting	\boxtimes						
	None Wall Mounted Recessed Soffit						essed Soffit
Building Lighting				\boxtimes			
	Fair						

Site Fencing							
Type	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						

- Exterior lighting
- Site fencing
- Playground equipment
- Playground surfaces

Actions/Comments:

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



6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item Description Condition		
Foundation	Masonry foundation walls	Good
Basement and Crawl Space	None	

Anticipated Lifecycle Replacements:

No components of significance

Actions/Comments:

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

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing		
Upper Floor Decking		
Roof Framing	Steel beams or girders	Good
Roof Decking	Metal decking	Good

Anticipated Lifecycle Replacements:

No components of significance

Actions/Comments:

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

6.3. Roofing

Primary Roof			
Type / Geometry	Flat	Finish	Built-up membrane



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	

- 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		
	Danaing Exterior Walle	
Туре	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
Main Emilianes Beers	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		
Туре	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							
	Central Alarm Panel		Battery-Operated Smoke Detectors		\boxtimes	Alarm Horns		
Fire Alarm System	Annunciator Panels		Hard-Wired Smoke Detectors			Strobe Light Alarms		
	Pull Stations		Emergency Battery-Pack Lighting			Illuminated EXIT Signs	\boxtimes	
Alarm System Condition	Fair							
Sprinkler System	None		Star	Standpipes			Backflow Preventer	
	Hose Cabinets		Fire Pumps			Siamese Connections		
Suppression Condition								
Central Alarm Panel	Location of Alarm Panel		ı	Installation Date of Alarm Panel				
System								
Fire Extinguishers	Last Service Date				Servicing Current?			
The Extinguishers	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	Туре	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.



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 $\underline{2}$ 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 $\underline{4.2}$ 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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For

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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**



PARKING LOTS, ASPHALT PAVEMENT #5:



SIDEWALK, CLAY BRICK/MASONRY PAVERS #6:



#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



#37: INTERIOR WALL FINISH, GYPSUM BOARD



#38: INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT)



#39: STAINED ACOUSTICAL CEILING TILE

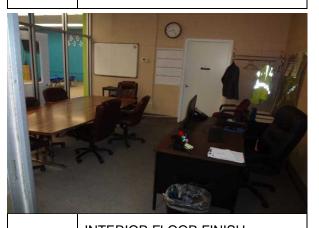


INTERIOR FLOOR FINISH, CERAMIC TILE

#40:



#41: INTERIOR FLOOR FINISH, VINYL TILE (VCT)



#42: INTERIOR FLOOR FINISH,
CARPET STANDARDCOMMERCIAL MEDIUM-TRAFFIC



#43: INTERIOR WINDOW



RESIDENTIAL APPLIANCES, #44: **REFRIGERATOR**



INTERIOR DOOR, FIRE 90-MINUTES AND OVER #45:



INTERIOR DOOR, FULLY-GLAZED WOOD-FRAMED #46:



STORAGE SHED

#47:

Appendix B: Site Plan



Site Plan



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Project Name:	Project Number:
Park & Rec Office	122700.17R000-011.322
Source:	On-Site Date:
Google Maps	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?			х	
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)	х			
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?	х			
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)?	х			
	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?	х			
	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?			х	
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?			х	

	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?			х	
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?	х			

	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 rollin 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.			х	
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.

Nar que	me of pers estionnaire:	son completing	3
Ass	sociation with pro	operty:	
Ler	igth of association	on with property:	
Dat	e Completed:		
Pho	one Number:		
Pro	perty Name:		
EM	G Project Numbe	er:	
			the best of your knowledge and in good faith. Please provide additional details in the on for any Yes responses.
IN	SPECTIONS	DATE LAST INSPECTED	LIST ANY OUTSTANDING REPAIRS REQUIRED
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		
	QUEST	TON	RESPONSE
5	List any major c within the last thre	apital improvement ee years.	
6	List any major capital expenditures planned for the next year.		
7	What is the age of	f the roof(s)?	
8	interior/exterior fin	stems (HVAC, roof, nishes, paving, etc.) polities of the tenant eplace?	

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")

50.01	QUESTION	RESPONSE			COMMENTS	
			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		es. (NA indicates "Not Ap RESPONSE			COMMENTS
	202011011	Y	N	Unk	NA	352
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 " <i>Not Applicable</i> ", Unk indicates " <i>Unknown</i> ")										
	QUE	STION		RES	PONS	E	COMMENTS				
			Y	N	Unk	NA					
45	Are there construction property?										
Sig	gnature of pe	erson Interviewe	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.
- 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:

122700.17R000-030.322

Date of Report: On Site Date: September 13, 2017 May 22, 2017

September 11, 2017

Immediate Repairs Report

9/14/2017



Public Works Office & Garage EMG Renamed Item Number		Quantity	Unit	Unit Cost	Subtotall	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	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 Numbe	rCost 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 Numbe	rCost Description	Quantity	Unit	Unit Cost	Subtotall	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.

emg

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	l ID	(Cost Description	Lifespan (EUL)	EAge	RUL	Quantit	yUnit	Unit Cost Subtotal 201	7 2018	2019	2020	2021 2022	2023	3 2024	1 2025	2026	2027	2028	2029	2030	2031 2	2032	2033	2034	2035	2036	Deficiency Repair Estimate
3.1	61	2370	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Insta	all 0	0	0	1	EA	\$1,391.50 \$1,392 \$1,392	2																		\$1,392
5.2	61	11169	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	71800	SF	\$3.28 \$235,533	\$235,533																		\$235,533
5.2	61	11197	Parking Lots, Asphalt Pavement, Seal & Stripe	5	0	5	71800	SF	\$0.38 \$27,248				\$27,248					\$27,248				\$27,2	248					\$81,744
Totals, U	nescala	ited							\$1,39	2 \$235,533	\$0	\$0	\$0 \$27,248	\$0	\$0	\$0	\$0	\$27,248	\$0	\$0	\$0	\$0 \$27,2	248	\$0	\$0	\$0	\$0	\$318,669
Location	Factor	(1.00)							\$6	0 \$0	\$0	\$0	\$0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals, E	scalated	d (3.0%	% inflation, compounded annually)						\$1,39	2 \$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 Subtota	I 201	7 2018	2019	2020 2021	2022 2	023 2024	2025 2	026 202	7 2028	2029	2030	2031	2032	2033 2	034 203	Deficier 5 2036 Rep Estim
3.1	612372 ADA, Door, Lever Handle Hardware, Install	0	0	0	8	EA	\$202.40 \$1,619	\$1,619	9														\$1,6
3.1	612371 ADA, Lavatory, Faucet Hardware, Modify	0	0	0	1	EA	\$506.00 \$506	\$506	3														\$5
6.3	671406 Roof, Metal, Replace	40	30	10	1498	SF	\$12.45 \$18,649)							\$18,64	9							\$18,6
6.4	611551 Exterior Wall, Steel, Repair	0	0	0	50	SF	\$44.06 \$2,203	\$2,203	3														\$2,2
6.6	612243 Window, Aluminum Double-Glazed 12 SF, Replace	30	29	1	1	EA	\$584.21 \$584	l I	\$584														\$5
6.6	611284 Window, Aluminum Double-Glazed 24 SF, Replace	30	25	5	4	EA	\$574.20 \$2,297	7				\$2,297											\$2,2
6.6	611275 Window, Aluminum Double-Glazed 12 SF, Replace	30	20	10	2	EA	\$584.21 \$1,168	3							\$1,16	3							\$1,1
6.6	611297 Exterior Door, Wood Solid-Core w/ Glass, Replace	25	20	5	1	EA	\$1,928.03 \$1,928	3				\$1,928											\$1,9
6.6	611293 Exterior Door, Steel, Replace	25	20	5	4	EA	\$950.12 \$3,800)				\$3,800											\$3,8
7.1	611558 Condensing Unit/Heat Pump, Split System, Replace	15	12	3	1	EA	\$3,122.18 \$3,122	2		\$	3,122											\$3,12	2 \$6,2
7.1	611556 Condensing Unit/Heat Pump, Split System, Replace	15	12	3	1	EA	\$6,439.81 \$6,440)		\$	6,440											\$6,44	0 \$12,8
7.1	612402 Air Handler, Interior, Replace	20	17	3	1	EA	\$9,413.96 \$9,414	l I		\$	9,414												\$9,4
7.1	612386 Air Handler, Interior, Replace	20	17	3	1	EA	\$3,351.83 \$3,352	2		\$	3,352												\$3,3
7.1	611561 Residential Fixtures, Ceiling Fan, Replace	15	12	3	4	EA	\$354.11 \$1,416	6		\$	1,416											\$1,41	\$2,8
7.2	671387 Toilet, Flush Tank (Water Closet), Replace	20	15	5	1	EA	\$1,055.15 \$1,055	5				\$1,055											\$1,0
7.2	611564 Sink, Stainless Steel, Replace	20	15	5	1	EA	\$1,054.05 \$1,054	L .				\$1,054											\$1,0
7.2	611212 Drinking Fountain, Refrigerated, Replace	10	6	4	1	EA	\$1,257.51 \$1,258	3			\$1,258							\$	51,258				\$2,5
7.2	611567 Bathroom Vanity Cabinet, Wood, with Cultured Marble Sink Top, Replace	e 20	15	5	1	EA	\$1,082.84 \$1,083	3				\$1,083											\$1,0
7.4	611554 High Pressure Sodium Lighting Fixture, 250 W, Replace	20	15	5	1	EA	\$719.95 \$720)				\$720											\$7
7.4	671408 Lighting System, Interior, Office Building, Upgrade	25	20	5	1248	SF	\$9.24 \$11,534	l I				\$11,534											\$11,5
7.6	671413 Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	1248	SF	\$8.00 \$9,982	\$9,982	2														\$9,9
7.6	611400 Fire Extinguisher, , Replace	15	1	14	1	EA	\$356.54 \$357	7											\$357				\$3

EMG Renamed	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantit	yUnit	Unit Cos	t Subtota	2017 2018	2019	2020	2021	2022 2023	2024	2025 202	S 2027	7 2028	2029	2030 20	31 2032	2033 2	034 2035	Deficiency 2036 Repair Estimate
7.6	612330 Fire Alarm System, Office Building, Install	20	20	0	1248	SF	\$2.3	6 \$2,945	\$2,945														\$2,945
7.6	671397 Exit Lighting Fixture, Backlit, Replace	10	7	3	1	EA	\$405.0	1 \$405			\$405								\$405				\$810
8.1	611537 Interior Window, 6 SF, Replace	30	24	6	1	EA	\$462.0	2 \$462					\$462										\$462
8.1	611268 Interior Door, Steel w/ Glass, Replace	20	15	5	2	EA	\$1,352.7	2 \$2,705					\$2,705										\$2,705
8.1	671390 Interior Door, Wood Hollow-Core, Replace	20	15	5	3	EA	\$596.5	2 \$1,790					\$1,790										\$1,790
8.1	611249 Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	7	1	4224	SF	\$1.4	2 \$6,012	\$6,012						\$6,012						\$6,0)12	\$18,035
8.1	611261 Interior Wall Finish, Ceramic Tile, Replace	25	20	5	384	SF	\$16.5	5 \$6,357					\$6,357										\$6,357
8.1	611245 Interior Wall Finish, Gypsum Board/Plaster, Replace	40	35	5	4224	SF	\$3.3	8 \$14,264					\$14,264										\$14,264
8.1	611222 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	1920	SF	\$4.8	0 \$9,217					\$9,217										\$9,217
8.1	611229 Interior Floor Finish, Wood Strip, Replace	30	15	* 15	96	SF	\$13.5	2 \$1,298					\$1,298										\$1,298
8.1	611254 Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	9	1	1920	SF	\$1.9	4 \$3,718	\$3,718								\$3,718						\$7,437
8.1	611563 Residential Appliances, Refrigerator, Replace	15	11	4	1	EA	\$956.0	4 \$956				\$956											\$956 \$1,912
8.1	611566 Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	14	6	12	LF	\$467.6	3 \$5,612					\$5,612										\$5,612
Totals, Unescala	lated								\$17,255 \$10,314	\$0 \$	24,149	\$2,214	\$59,103 \$6,074	\$0	\$0 \$6,012	\$19,817	\$3,718	\$0	\$405 \$1,61	14 \$0	\$0 \$6,0	12 \$10,978	\$956 \$168,621
Location Factor	r (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	ed (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 \$2,44	l1 \$0	\$0 \$9,9	\$18,690	\$1,676 \$205,489

Public Works Office & Garage / Shop (76') **EMG**

EMG Renamed Item Number	ID Cost Description	Lifespa (EUL)	ⁿ EAge	RUL	Quantityl	Jnit	Unit Cost \$	Subtotal	201	7 2018	3 2019 20)20	2021 2022 202	3 2024	2025	2026 2027	2028	2029 203	0 2031 2032	2033 20	34 2035 203	Deficienc 6 Repai Estimat
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			\$1,4	03									\$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			\$5	76										\$576
7.2	611538 Water Heater, Gas, Residential, 30 to 50 GAL, Replace	10	7	3	1	EA	\$2,349.48	\$2,349			\$2,3	49						\$2,349	9			\$4,699
7.4	611501 Load Center, 120 / 240 V, 50 Amp to 100 Amp, Single Phase Residential, Replace	e 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	e 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	\$32,25	1												\$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	\$9,51	4												\$9,514
7.6	671394 Exit Lighting Fixture, Backlit, Replace	10	7	3	2	EA	\$405.01	\$810			\$8	10						\$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			\$1,5	12										\$1,512
8.1	611507 Residential Appliances, Clothes Dryer, Replace	15	11	4	1	EA	\$1,101.88	\$1,102					\$1,102								\$1,10	2 \$2,20 4
8.1	611509 Residential Appliances, Clothes Washer, Replace	15	11	4	1	EA	\$1,329.98	\$1,330					\$1,330								\$1,33	0 \$2,660
Totals, Une	scalated								\$41,76	4 \$0	\$0 \$6,6	51	\$2,432 \$124,394 \$	\$0	\$0	\$0 \$50,194	\$0	\$0 \$3,160	\$357 \$1,998	\$0	\$0 \$1,403 \$2,43	2 \$234,78

EMG Renamed ID Cost Description Item Number	Lifespan EAge RUL QuantityUnit (EUL)	Unit Cost Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036 R	iency Repair imate
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 \$14	4,207	\$0	\$0	\$0	\$0 \$6	7,457	\$0	\$0	\$4,640	\$539	\$3,113	\$0	\$0	\$2,388	\$4,264 \$278	3,377

Public Works Office & Garage / Shop (96')

EMG Renamed Item Number	Cost Description	Lifespar (EUL)	ⁿ EAge	RUL	Quantity	yUnit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiend 2036 Repa Estima
	671407 Roof, Metal, Replace	40	30	10	5184	SF	\$12.45	\$64,536											\$64,536									\$64,53
6.4	611313 Exterior Wall, Aluminum Siding, 1-2 Stories, Replace	40	35	5	7500	SF	\$8.67	\$65,061						\$65,061														\$65,06
6.6	671388 Exterior Door, Steel, Replace	25	20	5	2	EA	\$950.12	\$1,900						\$1,900														\$1,90
6.6	611350 Overhead Door, Automatic Opener, Replace	15	10	5	3	EA	\$5,953.00	\$17,859						\$17,859														\$17,85
6.6	611303 Overhead Door, Aluminum Roll-Up, Replace	35	30	5	3	EA	\$4,025.54	\$12,077						\$12,077														\$12,07
7.1	611359 Unit Heater, Natural Gas, Replace	20	15	5	2	EA	\$4,467.67	\$8,935						\$8,935														\$8,93
7.1	611340 Residential Fixtures, Ceiling Fan, Replace	15	10	5	4	EA	\$354.11	\$1,416						\$1,416														\$1,41
7.4	611414 Load Center, 120 / 240 V, 250 Amp to 400 Amp, Single Phase Residential, Replac	e 30	25	5	1	EA	\$9,487.85	\$9,488						\$9,488														\$9,48
7.4	611325 Halogen Lighting Fixture, 100 W, Replace	20	15	5	1	EA	\$259.09	\$259						\$259														\$25
7.4	611333 Lighting System, Interior, Office Building, Upgrade	25	20	5	4320	SF	\$9.24	\$39,925						\$39,925														\$39,92
7.6	612326 Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	4320	SF	\$8.00	\$34,554 \$	34,554																			\$34,55
7.6	671395 Fire Extinguisher, , Replace	15	1	14	2	EA	\$356.54	\$713															\$713					\$71
7.6	671415 Fire Alarm System, Office Building, Install	20	20	0	4320	SF	\$2.36	\$10,193 \$	10,193																			\$10,19
7.6	611363 Exit Lighting Fixture, Backlit, Replace	10	7	3	2	EA	\$405.01	\$810				\$810										\$810						\$1,62
8.1	611259 Interior Wall Finish, Aluminum, Replace	30	25	5	5391	SF	\$10.50	\$56,580						\$56,580														\$56,58
8.1	667510 Interior Floor Finish, Concrete, Repair	0	0	0	250	SF	\$9.44	\$2,360	\$2,360																			\$2,36
8.1	611232 Interior Ceiling Finish, Metal, Replace	50	40	10	4800	SF	\$36.29	\$174,204										5	\$174,204									\$174,20
Totals, Une	scalated							\$	47,107	\$0	\$0	\$810	\$0	\$213,501	\$0	\$0	\$0	\$0 \$	\$238,740	\$0	\$0	\$810	\$713	\$0	\$0	\$0	\$0	\$0 \$501,68
Location F	actor (1.00)								\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$
Totals, Esc	alated (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 \$618,61

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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
real Constructed/Neriovated.	1996 - Garage
Current Occupants:	City of Yorkville
Percent Utilization:	100%.
	City of Yorkville, Mr. Peter Ratos
Management Point of Contact:	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
	Paul Prusa P.E., LEED AP
	Technical Report Reviewer For
Reviewed by:	Andrew Hupp
	arhupp@emgcorp.com
	800.733.0660 x6632

	Systemic Con	dition Summary	
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Fair	Elevators	



Systemic Condition Summary					
Interiors	Fair	Fire			

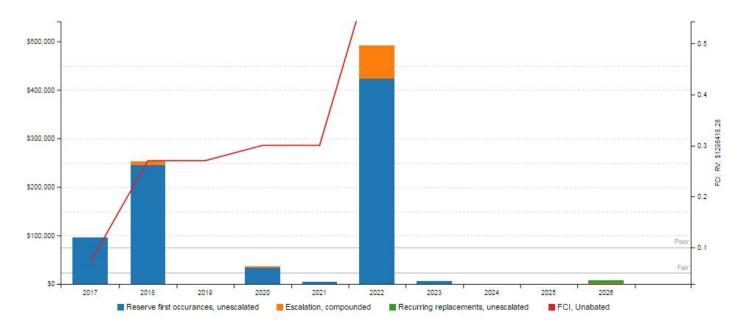
The following bullet points highlight the most significant short term and modernization recommendations:

- 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.



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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



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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 Comp	oliant Spaces for Vans			0		
Total Parking Spaces			9			
Parking Ratio (Spaces	s/Apartments)			-		
Method of Obtaining F	Parking Count		Phy	ysical 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	t.							
Landscaping	Trees	Grass	Flower Beds	Plante	rs	Drought Tolerant Plants	Decorative	Stone	None
									\boxtimes
Landscaping Condition					-				
1	Automatic Underground		Drip		Hand Watering		ı	None	
Irrigation								\boxtimes	
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						
	None	Pole Mou	nted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
Site Lighting	\boxtimes					
						
	None Wall Mounted Recessed Soffit □ □ □ □				cessed Soffit	
Building Lighting						
Fair						



Site Fencing					
Туре	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	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	1	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	\boxtimes	Fair		

Building Doors					
Main Entrance Doors	Door Type	Condition			
Wall Littalice Doors	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						
Туре	None	None					
	Central Alarm Panel		Battery-Operat Detecto		\boxtimes	Alarm Horns	
Fire Alarm System	Annunciator Panels		Hard-Wired Detecto			Strobe Light Alarms	
	Pull Stations		Emergency Ba Lightir		\boxtimes	Illuminated EXIT Signs	\boxtimes
Alarm System Condition	Fair						
Chrinklar Cyatam	None	\boxtimes	Standpi	pes		Backflow Preventer	
Sprinkler System	Hose Cabinets		Fire Pur	mps		Siamese Connections	
Suppression Condition		•			•		
Central Alarm Panel	Location of Alarm Panel			Installation Date of Alarm Panel			
System	None)			None		
Fire Extinguishers	Last Service Date 2016		Servicing Current?				
File Extinguishers			Yes				
Hydrant Location	North elevation of b			of building by	door		
Siamese Location							
Special Systems	Kitchen Suppression System		Comp	outer R	oom 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	Туре	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 $\underline{2}$ 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 $\underline{4.2}$ 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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11. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: EMG Accessibility Checklist

Appendix D: Pre-Survey Questionnaire



EMG PROJECT NO.: 122700.17R000-030.322

Appendix A: Photographic Record





#1: FRONT ELEVATION



#2: FRONT ELEVATION-OFFICE



#3: FRONT ELEVATION-GARAGE



#4: LEFT ELEVATION-GARAGE



LEFT ELEVATION-OFFICE

#5:



REAR ELEVATION #6:



#7: RIGHT ELEVATION-OFFICE



#8: RIGHT ELEVATION-GARAGE



PARKING LOTS, ASPHALT #9: **PAVEMENT**



PARKING LOTS, CRACKING IN #10: **ASPHALT**



STRUCTURAL FRAME, STEEL #11: **COLUMNS & BEAMS**



FOUNDATIONS, CONCRETE #12: SLAB-ON-GRADE



FOUNDATIONS, CONCRETE #13: SLAB-ON-GRADE



#14: ROOF, METAL



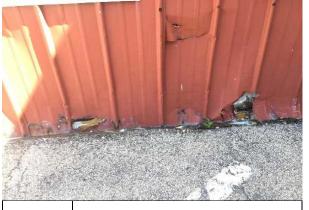
#15: ROOF, METAL



#16: EXTERIOR WALL, STEEL



EXTERIOR WALL, ALUMINUM #17: **SIDING**



PUNCTURE AND CRACKING TO #18: ALUMINUM SIDING ON SOUTH **ELEVATION OF BUILDING**



PUNCTURE TO ALUMINUM #19: SIDING ON NORTH ELEVATION OF BUILDING



#20: INTERIOR STAIRS, WOOD



WINDOW, ALUMINUM DOUBLE-#21: GLAZED



WINDOW, BROKEN PANE OF #22: GLASS



OVERHEAD DOOR, ALUMINUM #23: **ROLL-UP**



#24: EXTERIOR DOOR, STEEL



EXTERIOR DOOR, WOOD SOLID-#25: CORE W/ GLASS



RESIDENTIAL FIXTURES, #26: **CEILING FAN**



CONDENSING UNIT, SPLIT #27: SYSTEM



AIR CONDITIONER, WINDOW/THRU-WALL

#28:



#29: UNIT HEATER, NATURAL GAS



#30: EXHAUST FAN, PROPELLER



TOILET, FLUSH TANK (WATER #31: CLOSET)



BATHROOM VANITY CABINET, #32: WOOD, WITH CULTURED MARBLE SINK TOP



#33: WATER HEATER, GAS



#34: SINK, PLASTIC



DRINKING FOUNTAIN, #35: REFRIGERATED



OVERHEAD DOOR, AUTOMATIC #36: OPENER



#37: MAIN DISTRIBUTION PANEL



HIGH PRESSURE SODIUM #38: LIGHTING FIXTURE



#39: LIGHTING SYSTEM, INTERIOR



#40: HALOGEN LIGHTING FIXTURE



#41: FIRE EXTINGUISHER



#42: **EXIT LIGHTING FIXTURE**



INTERIOR CEILING FINISH, #43: **GYPSUM BOARD**



INTERIOR DOOR, STEEL W/ #44: **GLASS**



INTERIOR WALL FINISH, #45: **CERAMIC TILE**



INTERIOR FLOOR FINISH, VINYL TILE (VCT)

#46:



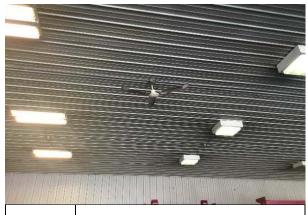
INTERIOR FLOOR FINISH, WOOD #47: **STRIP**



INTERIOR FLOOR FINISH, #48: CERAMIC TILE



RESIDENTIAL APPLIANCES, #49: **CLOTHES DRYER**



INTERIOR CEILING FINISH, #50: METAL



INTERIOR DOOR, HOLLOW CORE #51: WOOD



INTERIOR WALL FINISH, #52: ALUMINUM



#53: **INTERIOR WINDOW**



INTERIOR WALL FINISH, #54: **CERAMIC TILE**



RESIDENTIAL APPLIANCES, #55: **CLOTHES WASHER**



#56: SINK, STAINLESS STEEL



RESIDENTIAL APPLIANCES, #57: REFRIGERATOR



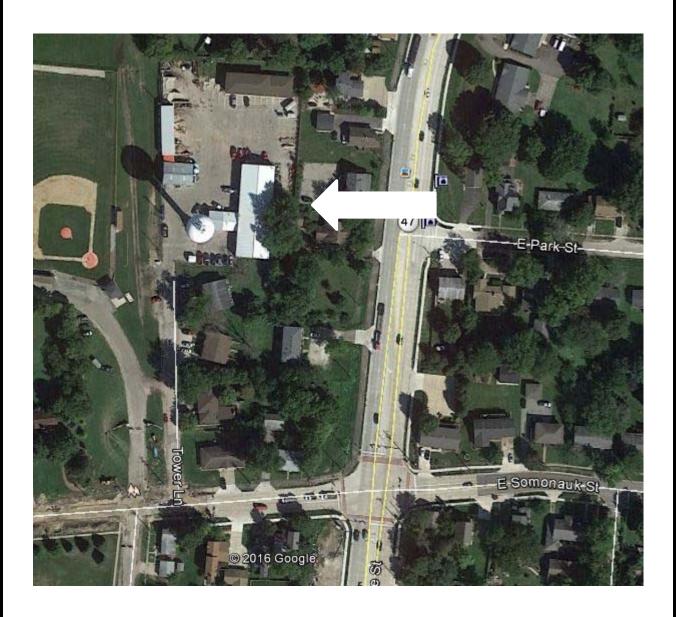
KITCHEN CABINET, BASE AND #58: WALL SECTION, WOOD

EMG PROJECT NO.: 122700.17R000-030.322

Appendix B: Site Plan



Site Plan



(ema)	Project Name: Public Works Office and Garage	Project Number: 122700.17R000-030.322
(Unity)	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?			х	
2	Have any ADA improvements been made to the property?		х		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			Х	
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?			Х	
	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?		х		
	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?	103	No	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?		х		
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?			х	
2	Are there visual and audible signals inside cars indicating floor change?			х	
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?			х	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			х	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			х	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	х			
2	Are pull handles push/pull or lever type?		х		
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)?	х			
6	In unisex toilet rooms, are there safety alarms with pull cords?			х	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?			х	
8	Are grab bars provided in toilet stalls?	х			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?		х		
10	Are sink handles operable with one hand without grasping, pinching or twisting?		х		
11	Are exposed pipes under sink sufficiently insulated against contact?			х	
	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.			х	
	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 rollin 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 questrooms? See attached hot sheet.			х	
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.			х	
	Pools	Yes	No	NA	Comments
1	Are public access pools provided? If the answer is no, please disregard this section.			х	
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.

EMG PROJECT NO.: 122700.17R000-030.322

Appendix D: Pre-Survey Questionnaire





Name of Institution: Name of Building:

Name of person completing 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.

Building #:

Len	gth of Association With the Property:	234	es	Phone Number: 680-553-4370
			Site Information	
Yea	r of Construction?	1976		
_	of Stories?	1	· Floors.	
	al Site Area?	2	Acres	
Tot	al Building Area?	700	Saft -	1996-4320
Ins	pections	Date of	f Last Inspection	List of Any Outstanding Repairs Required
1.	Elevators	AU		
2.	HVAC Mechanical, Electric, Plumbing?		ZOILE	
_	Life-Safety/Fire?		36 (7)	
4.	Roofs?	NOL		
20/0				
	Questions			Response
	or Capital Improvements in Last 3 yrs.		None	
	aned Capital Expenditure For Next Year?		DOUG	
Age	of the Roof?		41,21	
	at bldg. Systems Are Responsibilities of			
Tena	ants? (HVAC/Roof/Interior/Exterior/Paving	propriate re	esponse. Please pr	rovide additional details in the Comments column, or backup Not Applicable", Unk indicates "Unknown")
Tena	ants? (HVAC/Roof/Interior/Exterior/Paving	propriate re	esponse. Please pres. (NA indicates "A	rovide additional details in the Comments column, or backup Not Applicable", Unk indicates "Unknown") COMMENTS
Tena	ants? (HVAC/Roof/Interior/Exterior/Paving ark the column corresponding to the appropriate documentation for any Yes	propriate response:	esponse. Please pres. (NA indicates "A	Not Applicable", Unk indicates "Unknown")
Tena	ants? (HVAC/Roof/Interior/Exterior/Paving ark the column corresponding to the appropriate documentation for any Yes	propriate response:	esponse. Please pres. (NA indicates "A	Not Applicable", Unk indicates "Unknown") COMMENTS
M	ants? (HVAC/Roof/Interior/Exterior/Paving ark the column corresponding to the appropriate documentation for any Yes QUESTION Zon Are there any unresolved building,	propriate response:	esponse. Please pres. (NA indicates "A	Not Applicable", Unk indicates "Unknown") COMMENTS
M 1	ants? (HVAC/Roof/Interior/Exterior/Paving ark the column corresponding to the approach documentation for any Yes QUESTION ZOO Are there any unresolved building, fire, or zoning code issues? Is there any pending litigation	propriate response:	esponse. Please pres. (NA indicates "A	Not Applicable", Unk indicates "Unknown") COMMENTS
M 1	ants? (HVAC/Roof/Interior/Exterior/Paving ark the column corresponding to the approach documentation for any Yes QUESTION ZOO Are there any unresolved building, fire, or zoning code issues? Is there any pending litigation concerning the property? Are there any other significant	propriate response:	esponse. Please pres. (NA indicates "A	Not Applicable", Unkindicates "Unknown") COMMENTS



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



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	Υ	N	Unk	NA	COMMENTS
			BUILD	ING HV	AC ANI	D 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	
				PLU	MBIN	G
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?		\times			
34	Are there any plumbing leaks or water pressure problems?		X			



FCA (Commercial) Pre-Survey Questionnaire

Additional issues or Co	ncerns	That E	MG Shot	ald Know About?
1. SIDIUGIS PUSTING AWAY	. Wo	CD	()UD	BR SIDING IS ROTTING
2.				
3.				
Items Pi	rovided	to EM	G Audito	irs
	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.
- 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



FACILITY CONDITION ASSESSMENT

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

PREPARED BY:

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

EMG Project Number:

122700.17R000-001.322

EMG CONTACT:

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

Date of Report:

June 13, 2017

On Site Date:

May 16, 2017

Prepared for:

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



Renamed Item Nun	nberID	Cost Description	Quantity	Unit	Unit Cost	Subtotal De	ficiency Repair Estimate
3.1	608169	Accessibile Elevator, Elevator/Lift, Audible Signals, Cab,	1	EA	\$759.00	\$759	\$75
3.1	608115	Accessible Elevator, Elevator/Lift, Jamb Signage, Lobby (per Stop/Floor),	2	STOP	\$101.20	\$202	\$20
3.1	608163	Accessibility, Miscellaneous, Ramp/Stairs, Handrails,	4	EA	\$316.25	\$1,265	\$1,26
3.1	608165	Accessible Parking, Parking, Designated Stall with Pavement Markings & Signage (Van),	1	EA	\$1,391.50	\$1,392	\$1,39
3.1	608100	Accessible Parking, Parking, Designated Stall with Pavement Markings & Signage,	1	EA	\$1,265.00	\$1,265	\$1,26
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		Interior Door, Solid Core, Painted/Stained, Interior Door, Replace	16	EA	\$1,423.11		\$22,770
8.1		Interior Walls, Interior Wall, Repair	27300	SF		\$38,853	\$38,853
8.1		Floor Finishings, , Replace	1200	SF		\$10,122	\$10,122

EMG Renamed Item Nu	ımberID	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
nmediate Repairs Tot	tal						\$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																											Deficiency
Renamed Item Number	D Cost Description	Lifespan (EUL)	EAge F	RUL	Quantity	Jnit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 20	028 202	9 2030	2031	2032	2033	2034	2035 2036	-
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	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	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								\$2	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			\$	51,028															\$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	7,975								\$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	Roof, , Replace	20	3	17	6070	SF	\$15.93	\$96,701																\$9	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	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								\$1	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											\$4,7	' 56							\$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	1,378								\$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 ID Item Number	Cost Description	Lifespan (EUL)	EAge I	RUL	Quantity	Unit	Unit Cost Subtotal	2017	2018	2019 202	20 2021	2022	2023 2024	2025	2026 202	7 2028 2029	2030	2031 2032 2	2033 2034 2035	Deficiency 2036 Repair Estimate
	B136 Air Handler, Multizone, 6,501 to 8,000 CFM, Replace	30	41	0	1	EA	\$26,016.62 \$26,017	\$26,017												\$26,017
7.1 608	3160 Air Handler, 3 HP, Open Drip Proof, Premium Efficiency,	18	13	5	1	EA	\$1,763.23 \$1,763					\$1,763								\$1,763
7.1 608	3108 Fan, Axial Flow, 3,801 to 5,000 CFM, Replace	20	13	7	1	EA	\$8,997.33 \$8,997						\$8,997							\$8,997
7.1 608	3106 Air Handler, 3 HP, Open Drip Proof, Premium Efficiency,	18	11	7	1	EA	\$1,763.23 \$1,763						\$1,763							\$1,763
7.1 608	B151 Fan, Axial Flow, 3,801 to 5,000 CFM, Replace	20	13	7	1	EA	\$8,997.33 \$8,997						\$8,997							\$8,997
7.1 608	3125 Air Handler, 7.5 HP, Open Drip Proof, Premium Efficiency,	18	11	7	1	EA	\$2,373.64 \$2,374						\$2,374							\$2,374
7.1 608	3131 Air Handler, 3 HP, Open Drip Proof, Premium Efficiency,	18	7	11	1	EA	\$1,263.23 \$1,263									\$1,263				\$1,263
7.1 608	B126 Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	32	0	1	EA	\$889.90 \$890	\$890										\$890		\$1,780
7.1 608	8111 Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	32	0	1	EA	\$2,021.87 \$2,022	\$2,022										\$2,022		\$4,044
7.1 608	B102 Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	32	0	1	EA	\$2,021.87 \$2,022	\$2,022										\$2,022		\$4,044
7.1 608	B162 Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	32	0	1	EA	\$889.90 \$890	\$890										\$890		\$1,780
7.1 608	B130 Package Unit, Single Zone, 6 to 7.5 Ton, Replace	15	4	11	1	EA	\$14,395.83 \$14,396									\$14,396				\$14,396
7.1 608	B148 HVAC Automation/Safety, Full Upgrade (per SF),	20	41	0	14000	SF	\$5.36 \$75,075	\$75,075												\$75,075
	B112 Generator, Gas or Gasoline, 10 kW to 30 kW, Replace	25	10	15	1	EA	\$30,401.80 \$30,402											\$30,402		\$30,402
	B161 Toilet, One Piece, Replace	20	8	12	6	EA	\$1,055.15 \$6,331									\$6,331				\$6,331
7.2 608	3129 Urinal, Vitreous China, Replace	20	8	12	1	EA	\$1,193.44 \$1,193									\$1,193				\$1,193
	3142 Lavatory, Enameled Steel, Replace	20	8	12	6	EA	\$353.05 \$2,118									\$2,118				\$2,118
	3144 Service Sink, Porcelain Enamel, Cast Iron, Replace	20	17	3	1	EA	\$1,360.33 \$1,360			\$1,36	30					7-,				\$1,360
	B141 Bathtub/Shower, Fiberglass, Replace	20	8	12	6	EA	\$2,599.44 \$15,597			7 1,33						\$15,597				\$15,597
	B170 Water Heater, Gas, Commercial, 60 to 120 GAL, Replace	15	7	8	1	EA	\$10,698.82 \$10,699							\$10,699		4 10,001				\$10,699
	3167 Water Pumps, 1 to 3 HP, Replace	15	7	8	1	EA	\$2,993.56 \$2,994							\$2,994						\$2,994
	8118 Switchgear, 208 Y, 120 V, 800 Amp, Replace	30	41	0	1	EA	\$179,033.12 \$179,033	\$179.033						ΨΣ,001						\$179,033
	B154 Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	25	5	2	EA	\$5,079.93 \$10,160	Ψ170,000				\$10,160								\$10,160
	B153 Lighting & Branch Wiring System, Full Upgrade, Office (per SF),	25	25	0	14000	SF	\$9.24 \$129,388	\$129 388				Ψ10,100								\$129,388
	3156 Fire Extinguisher, , Replace	15	5	10	4	EA	\$356.54 \$1,426	ψ129,500							\$1,426					\$1,426
	3145 Fire Alarm System, Addressable, Replace	15	1	11	1	EA	\$20,297.59 \$20,298								ψ1,420	\$20,298				\$20,298
	3124 Fire Alarm System, Full Upgrade/Install, Office (per SF),	20	7	13	14000	SF	\$2.36 \$33,033									φ20,290	\$33,033			\$33,033
	7 10 7											\$2,095					\$33,033	\$2,095		
	B171 Emergency Exit System, w/ Battery, Replace B149 Emergency Exit System, 2 Light w/ Battery, Replace	10	5	5	5	EA	\$418.95 \$2,095 \$1,227.87 \$11,051													\$4,190
	B110 Interior Door, Solid Core, Painted/Stained, Interior Door, Replace	10	5		9	EA		¢00.770				\$11,051						\$11,051		\$22,102
		20	20	0	16	EA		\$22,770						#20.052				#20	050	\$22,770
	3121 Interior Walls, Interior Wall, Repair	8	20	0	27300	SF		\$38,853						\$38,853				\$38,	853	\$116,560
	8098 Floor Finishings, , Replace	15	48	0	1200	SF		\$10,122									24.000	\$10,122		\$20,244
	8168 Floor Finishings, Vinyl Plank, Replace	15	2	13	600	SF	\$7.01 \$4,206	00.005							Φ0.004		\$4,206			\$4,206
	8159 Floor Finishings, Standard Commercial, Medium Traffic, Replace	10	48	U	450	SF	\$7.26 \$3,265	\$3,265							\$3,265					\$6,531
	B137 Exterior Door, Exterior Door, Replace	25	27	0	2	EA	\$950.12 \$1,900	\$1,900												\$1,900
	1330 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	14	* 1	7000	SF		\$33,604										\$33,604		\$67,208
	1325 Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	49	* 1	14000	SF	\$8.00 \$111,982													\$111,982
	1327 Electrical System, Office Building, Upgrade	40	39	* 1	7000	SF	\$27.25 \$190,777													\$190,777
671	1326 Structure/Building, , Demolition, new partition walls	0	1	0	7000	SF	\$22.46 \$157,220	\$157,220												\$157,220
Totals, Unesca	alated						\$	1,569,991	\$0	\$0 \$2,38	88 \$0	\$37,240	\$0 \$22,132	\$99,131	\$0 \$48,973	\$40,713 \$25,239	\$85,239 \$3	3,250 \$243,581 \$38,	853 \$96,701 \$8,051	\$0 \$2,321,480
Location Facto	or (1.00)							\$0	\$0	\$0 \$	\$0 \$0	\$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0 \$0	\$0 \$0
Totals, Escalat	ted (3.0% inflation, compounded annually)						\$	1,569,991	\$0	\$0 \$2,60	9 \$0	\$43,171	\$0 \$27,219	\$125,576	\$0 \$65,81	\$56,356 \$35,985	\$125,176 \$4	\$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

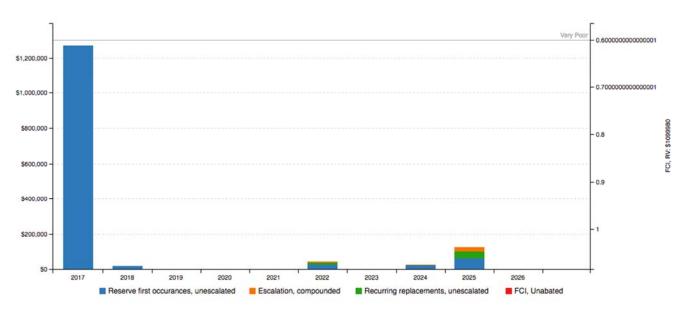
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

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)

FCI Analysis: New City Hall

Replacement Value: \$ 1,099,980; Inflation rate: 3.0%



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:

,,,,	3				
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	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	Item Material Last Work Done					
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 A	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			Phy	sical 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	\boxtimes	Fair					
Swales	\boxtimes	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 st	eeply dowr	from the e	ast side	of th	ne property t	to the	e west prop	erty line.
Landscaping	Trees	Grass	Flower Beds	Planters Interant			D	ecorative Stone	None
	\boxtimes	\boxtimes	\boxtimes						
Landscaping Condition		Fair							
Irrigation	Automatic Underground Drip Hand Watering None				ne				
					\boxtimes	\boxtimes			
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							
							Parking Lot Pole Type
Site Lighting							
				Fair			
	None Wall Mounted Recessed Soffit					essed Soffit	
Building Lighting							\boxtimes
Fair							

REFUSE DISPOSAL						
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	nd-Bearing Walls Masonry walls Fair		
Ground Floor Concrete slab Fair			
Upper Floor Framing Concrete beams Fair		Fair	
Upper Floor Decking	per Floor Decking Concrete, cast-in-place Fair		
Roof Framing	oof Framing Open-web steel joists Fair		
Roof Decking Metal decking Fair to Poor		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	
econdary 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				Condition
Aluminum framed storefront	Double glaze	Building exterior		Fair

Building Doors			
Main Entrance Doors	Door Type Condition		
Main Emilanos Bools	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	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	Dover Machinery Location Ground				
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										
Туре	Wet pipe										
	Central Alarm Panel	\boxtimes		Battery-Operated Smoke Detectors						Alarm Horns	\boxtimes
Fire Alarm System	Annunciator Panels	\boxtimes	Hard-Wired Detect		\boxtimes	Strobe Light Alarms					
	Pull Stations	\boxtimes	Emergency Ba Lightir		\boxtimes	Illuminated EXIT Signs	\boxtimes				
Alarm System Condition		Fair									
Coninkles Custom	None		Standpi	pes	\boxtimes	Backflow Preventer	\boxtimes				
Sprinkler System	Hose Cabinets		Fire Pur	mps		Siamese Connections					
Suppression Condition			F	air							
Central Alarm Panel	Location of Ala	arm Pa	nel		Installa	ation Date of Alarm Panel					
System	Water mete	r room	1		2013						
Fire Extinguishers	Last Service	e Date)			Servicing Current?					
The Extinguishers	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	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	Fair					

Interior Doors						
Item	Туре	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 $\underline{2}$ 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 $\underline{4.2}$ 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



EAST ELEVATION Рното



PHOTO EAST ELEVATION #3:



PHOTO NORTH ELEVATION #5:



SOUTH ELEVATION Рното



PHOTO NORTH ELEVATION



WEST ELEVATION Рното #6:



PHOTO SOUTH ELEVATION



DAMAGED ASPHALT #9:





PARKING AREA Рното #8:



DAAMGED ASPHALT #10:



#12:















PHOTO STORAGE ROOM #19:



#20:



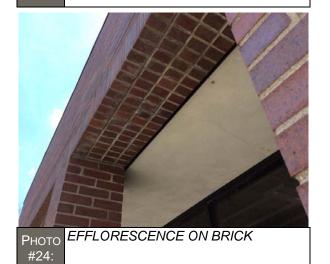
STOREFRONT WINDOWS #21:



Рното #22:

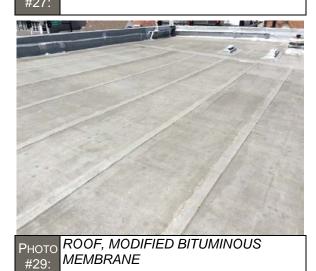


PHOTO DAMAGED WINDOW FRAME #23:











ROOF, WATER STAINING Рното #26:



PHOTO ROOF, TPO MEMBRANE



PACKAGE UNIT Рното #30:



PHOTO EXHAUST FAN



PHOTO MAIN DISTRIBUTION PANEL #33:



PHOTO BOILER #35:



CONDENSING UNIT Рното #32:



BOILER ROOM Рното #34:

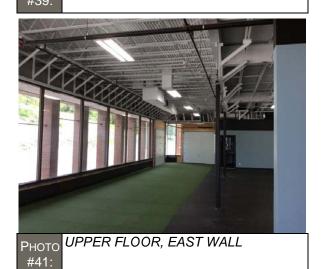


ELECTRICAL/SUMP PUMP ROOM Рното #36:



COLD WATER ENTRY Рното #37:







GENERATOR Рното #38:



UPPER FLOOR, MAIN SPACE Рното #40:



ROOF DECK, CORROSION Рното #42:

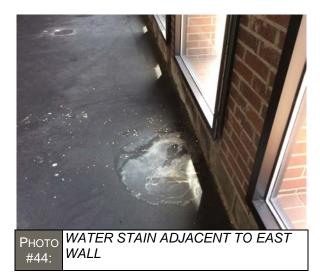


PHOTO OLD BUILDING AREA, UPPER FLOOR #43:

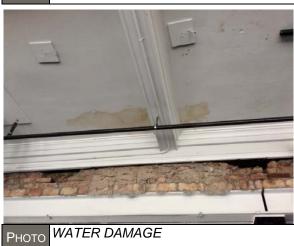


PHOTO CEILING, OLDER AREA #45:









#46:



FIRE ALARM STROBE AND SPRINKLER HEAD



PHOTO ELEVATOR CAB INTERIOR





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



WATER DAMAGED CEILING TILE Рното #52:



WATER DAMAGED CEILING TILE Рното #54:

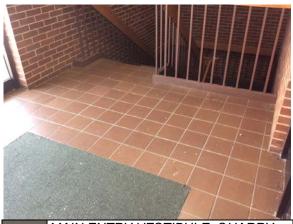


PHOTO MAIN ENTRY VESTIBULE, QUARRY #55:



CENTRAL STAIRWELL Рното #57:



RENOVATED BASEMENT AREA Рното #59:



STAIRWELL Рното #56:



BASEMENT, VACANT AREA Рното #58:



OLD STORAGE ROOM Рното #60:



PHOTO DETERIORATING CONCRETE



DETERIORATING CONCRETE #63:



#65:



DETERIORATING CONCRETE Рното #62:



SHOWERS Рното #64:



SINKS Рното #66:

Appendix B: Site Plan



Appendix C: EMG Accessibility Checklist

Date Completed: <u>May 16, 2017</u>
Property Name: <u>New City Hall</u>

EMG Project Number: <u>122700.17R000-001.322</u>

	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 rollin 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 questrooms? 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



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: Form	ner Old Second Bank	Building #:							
Name of person comple	eting questionnaire: Peter Ratos								
Length of Association V	Vith 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	31000
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			
	Zo	NING	, Buil	DING D	ESIGN &	& LIFE SAFETY ISSUES
1	Are there any unresolved building, fire, or zoning code issues?		х			
2	Is there any pending litigation concerning the property?		х			
3	Are there any other significant issues/hazards with the property?			х		
4	Are there any unresolved construction defects at the property?			х		
5	Has any part of the property ever contained visible suspect mold growth?	x				



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



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	Υ	Ν	Unk	NA	COMMENTS
		E	BUILD	ING HV	AC AND	ELECTRICAL
20	Are there any leaks or pressure problems with natural gas service?			х		
21	Does any part of the electrical system use aluminum wiring?			x		
22	Do Residential units have a less than 60-Amp service?			х		
23	Do Commercial units have less than 200-Amp service?		x			
24	Are there any problems with the utilities, such as inadequate capacities?			x		<u>-</u>
					ADA	
25	Has the management previously completed an ADA review?			х		
26	Have any ADA improvements been made to the property?			х		
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?			х		
29	Has building ownership or management received any ADA related complaints?			х		
30	Does elevator equipment require upgrades to meet ADA standards?			х		
				PLU	JMBING	
31	Is the property served by private water well?			х		
32	Is the property served by a private septic system or other waste treatment systems?			х		
33	Is polybutylene piping used?			х		
34	Are there any plumbing leaks or water pressure problems?			x		



123	Additional Issues or Co	nce	rns	That E	M	Should	d Know About?
1.	HVAC system struggles to keep up during cooli	ng	. Sy	stem	is	poorly	zoned.
2.							
3.							
	Items Pr	rovi	ided	to EN	1G	Auditor	s
		1	Yes	No		N/A	Additional Comments?
Acc	cess to All Mechanical Spaces	х					
Acc	cess to Roof/Attic Space			х□			
Acc	cess to Building As-Built Drawings			х□			
Site plan with bldg., roads, parking and other features							
Co	ntact Details for Mech, Elevator, Roof, Fire Contractors:				х		
List	t of Commercial Tenants in the property				Х		
	evious reports pertaining to the physical condition of operty.						
AD	A survey and status of improvements implemented.				х		
Cu	rrent / pending litigation related to property condition.				х		
An	y brochures or marketing information.				х		
S	ignature of person Interviewed or completing	fo	rm				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:

On Site Date:

June 14, 2017

May 24, 2017

Immediate Repairs Report Public Library 6/13/2017



Location EMG Renamed Item ID Name Number		ID	Cost Description	Quantity	/Unit	Unit Cost	Subtotall	ubtotalDeficiency Repair Estimate *		
Pub l ic 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		ADA, Restroom, Lavatory Pipe Wraps, Install	2	EA	\$75.90	\$152	\$152			
Immediate Re	pairs Total							\$1,543		

^{*} Location Factor included in totals.

Public Library





Location Name	EMG Renamed Item	Cost Description	Lifespan (EUL)	¹ EAge	RUL	Quar	tityUnit	Unit Cost Subtotal	2017 2018	8 2019 2020	2021	2022 20	023 2024 2025	2026	2027 2028	2029 2030	2031 2032 2033	2034 2035	Deficiency 2036 Repair Estimate
Public Library	Number 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	314	60 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	314	60 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	474	5 SF	\$10.52 \$49,917							\$49,917				\$49,917
Public Library	6.4	614552 Exterior Wall, Painted Surface, Prep & Paint	10	5	5	126	75 SF	\$2.87 \$36,386			\$3	6,386					\$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		613265 Variable Air Volume (VAV) Unit, 801 to 1,300 CFM, Replace	15	10	5	32	EA	\$6,038.83 \$193,243			\$19	3,243							\$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		613267 Building Automation System (HVAC Controls), Upgrade	20	10	10	400	00 SF	\$5.36 \$214,500							\$214,500				\$214,500
Public Library		613300 Toilet, Tankless (Water Closet), Replace	20	15	5	3	EA	\$842.97 \$2,529			\$	2,529							\$2,529
Public Library		613219 Toilet, Tankless (Water Closet), Replace	20	10	10	15		\$842.97 \$12,644				·			\$12,644				\$12,644
Public Library		613301 Urinal, Vitreous China, Replace	20	15	5	1	EA	\$1,193.44 \$1,193			\$	1,193							\$1,193
Public Library		613222 Urinal, Vitreous China, Replace	20	10	10	2	EA	\$1,193.44 \$2,387							\$2,387				\$2,387
Public Library		613297 Lavatory, Vitreous China, Replace	20	15	5	2	EA	\$572.66 \$1,145			\$	1,145							\$1,145
Public Library		613218 Lavatory, Vitreous China, Replace	20	10	10	13		\$572.66 \$7,445							\$7,445				\$7,445
Public Library		613224 Sink, Stainless Steel, Replace	20	10	10	4	EA	\$1,054.05 \$4,216							\$4,216				\$4,216
Public Library		613226 Drinking Fountain, Refrigerated, Replace	10	7	3	5	EA	\$1,257.51 \$6,288		\$6,288						\$6,288			\$12,575
Public Library		613296 Drinking Fountain, Refrigerated, Replace	10	7	3	4	EA	\$1,257.51 \$1,258		\$1,258						\$1,258			\$2,515

Location Name	EMG Renamed Item Number	Cost Description	Lifespan (EUL)	^l EAge	RUL	Quantity	/Unit	Unit Cost S	ubtotal 2017	2018	2019 20	20 2021 2022	2 2023	2024 2029	5 2026	2027 20	2029	2030 2031	2032	2 2033	2034 2035	Deficiency 2036 Repair Estimate
Public Library		3252 Backflow Preventer, 2", Replace	15	10	5	1	EA	\$2,603.17	\$2,603			\$2,603										\$2,603
Public Library		3251 Water Heater, Condensing Style, High Efficiency, 60 GAL, Replace	10	5	5	1	EA	\$12,863.78				\$12,864							\$12,864			\$25,728
Public Library		3280 Water Softener, , Replace	15	10	5	2	EA		\$5,655			\$5,655										\$5,655
Public Library		3277 Backflow Preventer, 3", Replace	15	10	5	1	EA	\$4,756.10	\$4,756			\$4,756										\$4,756
Public Library	7.4 61	3275 Variable Frequency Drive (VFD), 15 HP Motor, Replace	20	10	10	1	EA	\$8,043.78	\$8,044						\$8	,044						\$8,044
Public Library		3248 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		3291 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 61	3249 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 61	3292 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		3274 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 61	3172 Metal Halide Lighting Fixture, Wall Mount, 80 W, Replace	20	10	10	8	EA	\$678.47	\$5,428						\$5	,428						\$5,428
Public Library		3169 Metal Halide Lighting Fixture, Canopy, Replace	20	10	10	3	EA	\$678.47	\$2,035						\$2	,035						\$2,035
Public Library		3257 Lighting System, Interior, Upgrade	25	10	15	40000	SF	\$9.24	3369,680										\$369,680			\$369,680
Public Library		3231 Elevator Controls, Automatic, 1 Car, Modernize	20	10	10	1	EA	\$11,547.25	\$11,547						\$11	,547						\$11,547
Public Library	7.6 61	3276 Backflow Preventer, 4", Replace	15	10	5	1	EA	\$6,001.42	\$6,001			\$6,001										\$6,001
Public Library		3233 Fire Extinguisher, Replace	15	0	15	13	EA	\$356.54	\$4,635										\$4,635			\$4,635
Public Library	7.6 61	3184 Fire Alarm Control Panel, Addressable, Replace	15	10	5	1	EA	\$20,297.59	\$20,298			\$20,298										\$20,298
Public Library	7.6 61	3191 Camera, Security System, Replace	10	5	5	4	EA	\$2,158.37	\$8,633			\$8,633							\$8,633	,		\$17,267
Public Library		3236 Exit Lighting Fixture, , Replace	10	5	5	22	EA	\$405.01	\$8,910			\$8,910							\$8,910			\$17,820
Public Library		3235 Interior Window, 18 SF, Replace	30	20	10	6	EA		\$1,344						\$1	,344						\$1,344
Public Library		3213 Interior Door, Fully-Glazed Wood-Framed, Replace	15	10	5	2	EA	\$1,982.31	\$3,965			\$3,965										\$3,965
Public Library		3214 Interior Door, Bi-Fold, Replace	15	10	5	2	EA	\$762.99	\$1,526			\$1,526										\$1,526
Public Library		3209 Interior Door, Fire 90-Minutes and Over, Replace	20	10	10	9	EA	\$1,649.06							\$14	,842						\$14,842
Public Library		3217 Interior Door, Wood Solid-Core, Replace	20	10	10	42	EA	\$1,423.11	\$59,771						\$59	,771						\$59,771
Public Library		3212 Interior Door, Steel, Replace	25	10	15	2	EA	\$950.12	\$1,900										\$1,900	,		\$1,900
Public Library		3299 Toilet Partitions, Metal Overhead-Braced, Replace	20	15	5	3	EA		\$2,550			\$2,550										\$2,550
Public Library		3221 Toilet Partitions, Metal Overhead-Braced, Replace	20	10	10	10	EA		\$8,500						\$8	,500						\$8,500
Public Library		3193 Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	4	4	76000			6108,163			\$108,163				,	\$108,163					\$216,326
Public Library		3190 Interior Wall Finish, Wallpaper, Replace	15	10	5	1600	SF		\$3,227			\$3,227										\$3,227
Public Library		3195 Interior Wall Finish, Wood Paneling, Replace	20	10	10	800	SF	\$23.73				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			\$18	,984						\$18,984
Public Library		3187 Interior Wall Finish, Ceramic Tile, Replace	25	10	15	1600	SF	\$16.55								,			\$26,486	,		\$26,486
Public Library		3196 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	800	SF		\$3,840			\$3,840										\$3,840
Public Library		3197 Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace		5	5	36850			5267,395			\$267,395							\$267,395	,		\$534,789
Public Library		3203 Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	6	4	4000	SF		\$7,746			\$7,746						\$7,746	. ,			\$15,493
Public Library		3201 Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	10	10	28000			\$87,108			., -			\$87	,108		11,71,72				\$87,108
Public Library		3243 Residential Appliances, Refrigerator, Replace	15	10	5	3	EA	\$956.04				\$2,868			70.							\$2,868
Public Library		3242 Cabinet, Base and Wall Section, Wood, Replace	20	10	10	98	LF	\$467.63				+ =,500			\$45	,828						\$45,828
Totals, Unes						- 50		Ţ,0,100	\$1,543	\$0	\$0 \$28 11	6 \$115,910 \$603,693	\$0	\$0 \$11.939	\$6,440 \$861		\$0 \$108.163	\$19,484 \$7,746	\$1,181.843	\$0	\$0 \$18,379	\$0 \$2,965,223
		lation, compounded annually)							\$1,543			3 \$130,457 \$699,845			\$8,402 \$1,158			\$28,613 \$11,717			\$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.

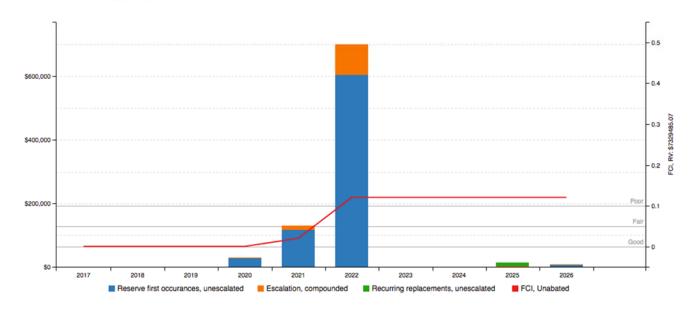
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

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)

FCI Analysis: Public Library

Replacement Value: \$ 7,329,485; Inflation rate: 3.0%



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:

· ·	J	, ·	J	0	•			
Safety	=	An observed or component that				addressed coul	d result in an inju	ury; a system or
Performance/Integrity	=	Component or s and/or poses a	•		• • •	forms unreliably	, does not perfo	rm as intended,
Accessibility	=	Does not meet /	ADA, UFAS	, and/or other	handicap acc	essibility require	ements.	
Environmental	=	Improvements t site.	o air or wa	ter quality, inc	luding remov	val of hazardous	s materials from	the building or
Modernization/Adaptation	n =	Conditions, syst standards, facili				aded in appeara	nce or function	to meet current
Lifecycle/Renewal	=	Any component years and/or is					cipated beyond t	he next several

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:

Ī	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 F

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 A	Total Number of ADA Compliant Spaces			6		
Number of ADA C	Number of ADA Compliant Spaces for Vans			0		
Total Parking Spaces			59			
Parking Ratio (Spaces/Apartments)						
Method of Obtaini	Method of Obtaining Parking Count			sical 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	System Exists At Site Condition				
Surface Flow					
Inlets	\boxtimes	Good			
Swales					
Detention pond					
Lagoons					
Ponds					
Underground Piping	\boxtimes	Good			
Pits					
Municipal System	\boxtimes	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	Trees Grass Flower Beds Planters Drought Tolerant Plants Stone				None		
	\boxtimes	\boxtimes				\boxtimes	\boxtimes	
Landscaping Condition	Good							
Irrigation	Automatic Underground Drip Hand Watering None				ne			
gane								
Irrigation Condition				-	-			

	Retaining Walls	
Туре	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					
	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
Site Lighting		\boxtimes	\boxtimes		\boxtimes
			Fair		



Site and Building Lighting				
	None	Wall Mounted	Recessed Soffit	
Building Lighting		\boxtimes		
		Fair		

	Site Fencing	
Туре	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				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
Wall Entrance Books	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					
Туре	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						
Туре	Wet pipe						
Fire Alarm System	Central Alarm Panel	\boxtimes	Battery-Operation Detection			Alarm Horns	\boxtimes
	Annunciator Panels	\boxtimes	Hard-Wired Smoke Detectors		\boxtimes	Strobe Light Alarms	\boxtimes
	Pull Stations	\boxtimes	Emergency Battery-Pack Lighting		\boxtimes	Illuminated EXIT Signs	\boxtimes
Alarm System Condition	Fair						
Sprinkler System	None		Standpipes		\boxtimes	Backflow Preventer	\boxtimes
	Hose Cabinets		Fire Pumps			Siamese Connections	
Suppression Condition	Fair						
Central Alarm Panel	Location of Alarm Panel		Installation Date of Alarm Panel				
System	Entry vestibule			2006			
Fire Extinguishers	Last Service Date			Servicing Current?			
	April 2017			Yes			
Hydrant Location	Front elevation						
Siamese Location	7						
Special Systems	Kitchen Suppression System			Comp	uter R	oom 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	Туре	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**



ADA, RESTROOM, LAVATORY PIPE WRAPS #5:



#6: **SIDEWALK**



PARKING LOTS, ASPHALT #7: **PAVEMENT**



PARKING LOTS, MINOR #8: **CRACKING**



#9: **BUILDING SIGNAGE**



#10: WALKWAY BOLLARD LIGHTING



POLE LIGHT, EXTERIOR, #11: DECORATIVE



POLE LIGHT, EXTERIOR, #12: **DOUBLE FIXTURE**



POLE LIGHT, EXTERIOR, #13: SINGLE FIXTURE



FENCES & GATES, WROUGHT #14: **IRON**



#15: BENCH



#16: ROOF, METAL



ROOF, SINGLE-PLY EPDM #17: **MEMBRANE**



#18: PONDING AT DRAINS



EXTERIOR WALL, PAINTED #19: SURFACE



EXTERIOR DOOR, FULLY-#20: GLAZED ALUMINUM-FRAMED **SWINGING**



EXTERIOR DOOR, FULLY-#21: GLAZED ALUMINUM-FRAMED SWINGING MOTOR-OPERATED



#22: EXTERIOR DOOR, STEEL



STOREFRONT, METAL-FRAMED #23: **WINDOWS**



CURTAIN WALL, ALUMINUM-#24: FRAMED SYSTEM W/ GLAZING



WINDOW, ALUMINUM DOUBLE-#25: GLAZED



WINDOW, ALUMINUM DOUBLE-#26: GLAZED



#27: AIR HANDLER



#28: RADIANT CEILING PANELS



CONDENSING UNIT/HEAT #29: **PUMP**



#30: CHILLER



#31: AIR HANDLER



#32: **CABINET HEATER**



CIRCULATION PUMP, CHILLER #33: WATER



CIRCULATION PUMP, HEATING #34: WATER, PRIMARY



CIRCULATION PUMP, HEATING #35: WATER, SECONDARY



HUMIDIFIER, STEAM, DUCT W/ #36: **CONTROLS**



BUILDING AUTOMATION #37: SYSTEM (HVAC CONTROLS)



#38: **INTERIOR STAIRS**



#39: **BOILER**



AIR CONDITIONER, COMPUTER #40: ROOM



VARIABLE AIR VOLUME (VAV) #41: UNIT



#42: **GLYCOL FEED SYSTEM**



RADIATOR, HYDRONIC #43: **BASEBOARD**



EXHAUST FAN, ROOF #44: MOUNTED



DRINKING FOUNTAIN, #45: REFRIGERATED



#46: BACKFLOW PREVENTER, 2"



WATER HEATER, CONDENSING #47: STYLE, HIGH EFFICIENCY



#48: SERVICE SINK



#49: **LAVATORY**



#50: WATER SOFTENER



#51: TOILET, TANKLESS



DRINKING FOUNTAIN, #52: REFRIGERATED



#53: LAVATORY



#54: **URINAL**



#55: SINK, STAINLESS STEEL



#56: BACKFLOW PREVENTER, 3"



VARIABLE FREQUENCY DRIVE #57: (VFD)



SECONDARY TRANSFORMER, #58: DRY



#59: LIGHTING SYSTEM



METAL HALIDE LIGHTING #60: 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"



FIRE ALARM CONTROL PANEL, #68: ADDRESSABLE



#69: FIRE EXTINGUISHER



#70: INTERIOR DOOR



RESIDENTIAL APPLIANCES, #71: REFRIGERATOR



INTERIOR WALL FINISH, #72: **CERAMIC TILE**



INTERIOR WALL FINISH, #73: WALLPAPER



#74: **TOILET PARTITIONS**



INTERIOR FLOOR FINISH, #75: VINYL TILE (VCT)



#76: **INTERIOR WINDOW**



INTERIOR FLOOR FINISH, #77: CERAMIC TILE



INTERIOR FLOOR FINISH, #78: **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

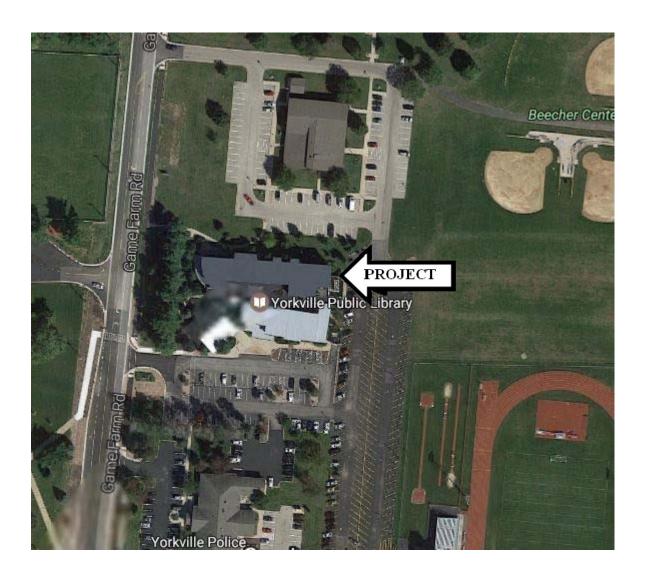


#87:

KITCHEN CABINET, BASE AND WALL SECTION, WOOD

Appendix B: Site Plan

Site Plan



(ema)	Project Name: Public Library	<u>Project Number:</u> 122700.17R000-008.322
	Source:	On-Site Date:
	Google Maps	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?			х	
2	Have any ADA improvements been made to the property?			Х	
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?	Х			
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?			х	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?	163	140	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?			х	
	Entrances/Exits	Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	х			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			х	
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)?	х			
	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?	х			
	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?	х			
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?	Х			
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	Х			
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	Х			

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	х			
2	Are pull handles push/pull or lever type?	х			
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)?	х			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	х			
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)?	х			
8	Are grab bars provided in toilet stalls?	х			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	х			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	х			
11	Are exposed pipes under sink sufficiently insulated against contact?	х			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.			х	
	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 rollin 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.			х	
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.			х	
	Pools	Yes	No	NA	Comments
1	Are public access pools provided? If the answer is no, please disregard this section.			Х	
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)?			х	

^{*}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:

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:

122700.17R000-004.322

Date of Report:

On Site Date:

September 13, 2017

May 18, 2017

Immediate Repairs Report City Hall/Police Department





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	\$2,78
City Hall/Police Department	3.1	610289	Accessible Restroom, Restroom, Lavatory Pipe Wraps,	7	EA	\$75.90	\$531	\$53
City Hall/Police Department	5.2	610309	Parking Lot, Parking Lot, Repair	6275	SF	\$0.38	\$2,381	\$2,38
City Hall/Police Department	5.2	610262	Parking Lot, Parking Lot, Repair	11590	SF	\$0.38	\$4,398	\$4,39
City Hall/Police Department	5.2	610347	Parking Lot, Parking Lot, Repair	8410	SF	\$0.38	\$3,192	\$3,19
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	\$17,97
City Hall/Police Department	6.3	610266	Roof, Premium Grade, Replace	14300	SF	\$5.04	\$72,069	\$72,06
City Hall/Police Department	6.5	610311	Exterior Stair/Ramp, (per LF of Nosing), Replace	80	LF	\$8.54	\$683	\$68
City Hall/Police Department	6.6	610304	Exterior Door, Exterior Door, Repair	7	EA	\$69.94	\$490	\$49
City Hall/Police Department	7.1	610273	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	\$6,439.81	\$6,440	\$6,44
City Hall/Police Department	7.1	610313	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	\$6,439.81	\$6,440	\$6,44
City Hall/Police Department	7.1	610328	Split System, Split System DX, Air-Cooled, 1 Ton, Replace	1	EA	\$2,118.94	\$2,119	\$2,11
City Hall/Police Department	7.1	610297	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	\$6,439.81	\$6,440	\$6,44
City Hall/Police Department	7.1	610337	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	\$6,439.81	\$6,440	\$6,44
City Hall/Police Department	7.1	610308	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	\$6,439.81	\$6,440	\$6,44
City Hall/Police Department	7.1	610336	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	\$6,439.81	\$6,440	\$6,44
City Hall/Police Department	7.1	610283	Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	\$6,439.81	\$6,440	\$6,44
City Hall/Police Department	7.1	610272	HVAC System, Full Upgrade, Office (per SF),	1000	SF	\$37.86	\$37,859	\$37,85
City Hall/Police Department	7.2	610332	Water Pumps, 1 to 3 HP, Replace	1	EA	\$2,993.56	\$2,994	\$2,99
City Hall/Police Department	7.2	610345	Water Pumps, 1 to 3 HP, Replace	1	EA	\$2,993.56	\$2,994	\$2,99
City Hall/Police Department	7.2	610294	Water Pumps, 1 to 3 HP, Replace	1	EA	\$2,993.56	\$2,994	\$2,99
City Hall/Police Department	7.2	610317	Water Pumps, 1 to 3 HP, Replace	1	EA	\$2,993.56	\$2,994	\$2,99
City Hall/Police Department	8.1	610290	Floor Finishings, Standard Commercial, Medium Traffic, Replace	1500	SF	\$7.26	\$10,884	\$10,88
Immediate Repairs Total								\$212,41

^{*} Location Factor included in totals.

City Hall/Police Department



9/13/2017

Location Name	EMG Renamed Item	d ID Cost Description	Lifespai (EUL)	¹ EAge	RUL	QuantityU	nit	Unit Cost Subtot	tal	2017 201	8 201	19 2020	2021 202	2 2023	3 2024 2025	2026 2027	2028	2029	2030	0 2031	2032	2033	2034 203	35 2036	Deficien Repa
City Hall/Police Departme	Number ent 3.1	610281 Accessible Parking, Parking, Designated Stall with Pavement Markings & Signage (Va	n), 0	0	0	2	EA	\$1,391.50 \$2,7	783 \$	\$2,783															\$2,7
City Hall/Police Departme		610289 Accessible Restroom, Restroom, Lavatory Pipe Wraps,	0	0	0	7	EA			\$531															\$5
City Hall/Police Departme		610309 Parking Lot, Parking Lot, Repair	5	17	0	6275	SF	\$0.38 \$2,3		\$2,381			\$2,38	1		\$2,381					\$2,381				\$9,5
City Hall/Police Departme		610262 Parking Lot, Parking Lot, Repair	5	17	0	11590	SF	\$0.38 \$4,3		64,398			\$4,39	_		\$4,398					\$4,398				\$17,5
City Hall/Police Departme		610347 Parking Lot, Parking Lot, Repair	5	17	0	8410	SF	\$0.38 \$3,1	-	3,192			\$3,19			\$3,192					\$3,192				\$12,7
City Hall/Police Departme		610282 Parking Lot, Parking Lot, Repair	25	20	5	8410	SF	\$3.28 \$27,5					\$27,588			73,132					72,122				\$27,5
City Hall/Police Departme		610258 Pedestrian Pavement, , Replace	30	17	13	2825	SF	\$19.82 \$55,9					, , , , , ,						\$55,997	,					\$55,9
City Hall/Police Departme		610287 Lighting Fixture, 80 W, Replace	20	17	3	9	EA	\$256.88 \$2,3				\$2,312							. ,						\$2,3
City Hall/Police Departme		610322 Site Signage, Property, Monument/Pylon, Replace/Install	20	12	8	1	EA	\$8,602.00 \$8,6	602						\$8,602										\$8,6
City Hall/Police Departme	ent 5.5	610260 Exterior Light Pole, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp), Repair	10	17	0	8	EA	\$2,246.90 \$17,9	975 \$1	17,975						\$17,975									\$35,9
City Hall/Police Departme	ent 6.3	610266 Roof, Premium Grade, Replace	30	30	0	14300	SF	\$5.04 \$72,0	069 \$7	72,069															\$72,0
City Hall/Police Departme	ent 6.4	610335 Exterior Wall	10	7	3	200	LF	\$2.82 \$5	564			\$564							\$564	ļ					\$1,1
City Hall/Police Departme	ent 6.4	610286 Vinyl Siding, Exterior, 1-2 Stories, Replace	25	17	8	3850	SF	\$7.81 \$30,0	065						\$30,065										\$30,0
City Hall/Police Departme		610346 Brick Veneer Exterior Wall, Exterior, 1-2 Stories, Repair	25	17	8	40	SF	\$41.28 \$1,6	651						\$1,651										\$1,6
City Hall/Police Departme	ent 6.5	610311 Exterior Stair/Ramp, (per LF of Nosing), Replace	0	17	0	80	LF	\$8.54 \$6	683	\$683															\$6
City Hall/Police Departme	ent 6.6	610321 Window, Double Glazed, 1-2 Stories, 12 SF, Replace	30	17	13	14	EA	\$555.58 \$7,7	778										\$7,778	š					\$7,7
City Hall/Police Departme	ent 6.6	610314 Window, Double Glazed, 1-2 Stories, 24 SF, Replace	30	17	13	39	EA	\$813.20 \$31,7	715										\$31,715	j					\$31,7
City Hall/Police Departme	ent 6.6	610324 Storefront	30	17	13	40	SF	\$48.00 \$1,9	920										\$1,920	J					\$1,9
City Hall/Police Departme	ent 6.6	610304 Exterior Door, Exterior Door, Repair	10	17	0	7	EA	\$69.94 \$4	490	\$490						\$490									\$9
City Hall/Police Departme	ent 6.6	610275 Exterior Door, Exterior Door, Replace	25	17	8	2	EA	\$1,352.72 \$2,7	705						\$2,705										\$2,
City Hall/Police Departme	ent 6.6	610291 Exterior Door, Insulated, Exterior Door, Replace	25	17	8	7	EA	\$1,577.53 \$11,0	043						\$11,043										\$11,0
City Hall/Police Departme	ent 6.6	610327 Overhead Door, 144 SF, Replace	35	17	18	3	EA	\$4,025.54 \$12,0	077														\$12,07	77	\$12,0
City Hall/Police Departme	ent 6.6	610318 Garage Door Opener, Belt Drive, 0.5 HP, Replace	15	7	8	3	EA	\$519.03 \$1,5	557						\$1,557										\$1,5
City Hall/Police Departme	ent 7.1	610334 Elevator, Hydraulic, 1500 to 2500 LB, 2 Floors,	30	17	13	1	EA	\$108,794.40 \$108,7	794										\$108,794	j					\$108,
City Hall/Police Departme	ent 7.1	610325 Water Heater, Gas, Commercial, 60 to 120 GAL, Replace	15	4	11	1	EA	\$10,698.82 \$10,6	699								\$10,699								\$10,
City Hall/Police Departme	ent 7.1	610263 Hydraulic Pump, Submersible, 20 HP, Replace	15	8	7	1	EA	\$5,000.00 \$5,0	000						\$5,000										\$5,0
City Hall/Police Departme	ent 7.1	610273 Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	\$6,439.81 \$6,4	440 \$	6,440											\$6,440				\$12,8
City Hall/Police Departme	ent 7.1	610313 Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	\$6,439.81 \$6,4	440 \$	6,440											\$6,440				\$12,
City Hall/Police Departme	ent 7.1	610328 Split System, Split System DX, Air-Cooled, 1 Ton, Replace	15	17	0	1	EA	\$2,118.94 \$2,1	119 \$	\$2,119											\$2,119				\$4,2
City Hall/Police Departme	ent 7.1	610297 Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	\$6,439.81 \$6,4	440 \$	6,440											\$6,440				\$12,8
City Hall/Police Departme	ent 7.1	610337 Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	\$6,439.81 \$6,4	440 \$	6,440											\$6,440				\$12,
City Hall/Police Departme	ent 7.1	610308 Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	\$6,439.81 \$6,4	440 \$	6,440											\$6,440				\$12,
City Hall/Police Departme	ent 7.1	610336 Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	\$6,439.81 \$6,4	440 \$	6,440											\$6,440				\$12,
City Hall/Police Departme	ent 7.1	610283 Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	17	0	1	EA	\$6,439.81 \$6,4	440 \$	6,440											\$6,440				\$12,8
City Hall/Police Departme	ent 7.1	610259 Split System, Split System DX, Air-Cooled, 5 Ton, Replace	15	8	7	1	EA	\$6,439.81 \$6,4	140						\$6,440										\$6,4
City Hall/Police Departme	ent 7.1	610306 Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	\$2,021.87 \$2,0	022		\$2,02	2											\$2,022		\$4,0
City Hall/Police Departme	ent 7.1	610296 Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	13	2	1	EA	\$2,021.87 \$2,0	022		\$2,02	2											\$2,022		\$4,0
City Hall/Police Departme	ent 7.1	610272 HVAC System, Full Upgrade, Office (per SF),	20	20	0	1000	SF	\$37.86 \$37,8	359 \$3	37,859															\$37,
City Hall/Police Departme	ent 7.1	610331 Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	\$5,644.27 \$5,6	644			\$5,644													\$5,6
City Hall/Police Departme	ent 7.1	610265 Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	\$5,644.27 \$5,6	644			\$5,644													\$5,0
City Hall/Police Departme	ent 7.1	610285 Unit Heater, Natural Gas, 26 to 55 MBH, Replace	20	17	3	1	EA	\$4,281.60 \$4,2	282			\$4,282													\$4,2
City Hall/Police Departme	ent 7.1	610330 Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	\$5,644.27 \$5,6	644			\$5,644													\$5,0
City Hall/Police Departme	ent 7.1	610315 Unit Heater, Natural Gas, 26 to 55 MBH, Replace	20	17	3	1	EA	\$4,281.60 \$4,2	282			\$4,282													\$4,2
City Hall/Police Departme	ent 7.1	610329 Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	\$5,644.27 \$5,6	644			\$5,644													\$5,6
City Hall/Police Departme	ent 7.1	610343 Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	\$5,644.27 \$5,6	644			\$5,644													\$5,6
City Hall/Police Departme	ent 7.1	610307 Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	\$5,644.27 \$5,6	344			\$5,644													\$5,6

ocation Name	EMG Renamed Item Number	D Cost Description	Lifespa (EUL)	ⁿ EAge	RUL	Quantit	yUnit	Unit Co	ost Subtotal	20	2017	2018 2019 2020	2021 2022	2 2023	2024 2025 2	2026 2027	2028 202	29 203	0 2031	2032 20	33 2034	2035 2	Deficiency 2036 Repair Estimate
City Hall/Police Departmer		610316 Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	\$5,6	\$5,64	4		\$5,644											\$5,644
City Hall/Police Departmer	nt 7.1	610270 Unit Heater, Electric, Infrared, 1 to 2 kW, Replace	20	17	3	1	EA	\$1,0	95.84 \$1,09	6		\$1,096											\$1,096
City Hall/Police Departmer	nt 7.1	610292 Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	\$5,6	644.27 \$5,64	4		\$5,644											\$5,644
City Hall/Police Departmer	nt 7.1	610299 Unit Heater, Electric, Infrared, 3 to 6 kW, Replace	20	17	3	1	EA	\$1,7	41.57 \$1,74	2		\$1,742											\$1,742
City Hall/Police Departmer	nt 7.1	610312 Transfer Switch, Auto, 600 V, 40 Amp, Replace	18	13	5	1	EA	\$6,7	704.24 \$6,70	4			\$6,704	4									\$6,704
City Hall/Police Departmer	nt 7.1	610340 Fire Alarm System, Addressable, Replace	15	13	2	1	EA	\$20,2	297.59 \$20,29	8		\$20,298									\$20,298		\$40,595
City Hall/Police Departmer		610269 Toilet Partitions, Metal, Overhead Braced, Replace	20	12	8	2	EA	\$8	350.00 \$1,70	0					\$1,700								\$1,700
City Hall/Police Departmer		610293 Toilet, , Replace	20	12	8	4	EA	\$8	342.97 \$3,37	2					\$3,372								\$3,372
City Hall/Police Departmer		610279 Toilet, One Piece, Replace	20	12	8	2	EA	\$1,0	055.15 \$2,11						\$2,110								\$2,110
City Hall/Police Departmer		610319 Urinal, Vitreous China, Replace	20	12	8	3	EA		93.44 \$3,58						\$3,580								\$3,580
City Hall/Police Departmen		610303 Lavatory, Enameled Steel, Replace	20	12	8	7	EA		353.05 \$2,47						\$2,471								\$2,471
City Hall/Police Departmen		610268 Sink, Plastic, Replace	20	12	8	1	EA		575.99 \$57						\$576								\$576
City Hall/Police Departmer		610264 Bathtub/Shower, Fiberglass, Replace	20	12	8	2	EA		599.44 \$5,19						\$5,199								\$5,199
		610288 Drinking Fountain, Refrigerated, Replace	10	0	2	3	EA		257.51 \$3,77			\$3,773			ψ5,199		\$3,77	2					\$7,545
City Hall/Police Departmen			15	0	6	1	EA		117.04 \$1,41			φ3,773		\$1,417			φ3,77	3					\$1,417
City Hall/Police Departmen		610339 Emergency Eye Wash, , Replace		17	0	1	-				004			φ1,417						\$2,994			
City Hall/Police Departmer		610332 Water Pumps, 1 to 3 HP, Replace	15		0		EA			-													\$5,987
City Hall/Police Departmer		610345 Water Pumps, 1 to 3 HP, Replace	15	17	0	1	EA		993.56 \$2,99	-										\$2,994			\$5,987
City Hall/Police Departmer		610294 Water Pumps, 1 to 3 HP, Replace	15	17	0	1	EA	-	993.56 \$2,99											\$2,994			\$5,987
City Hall/Police Departmer		610317 Water Pumps, 1 to 3 HP, Replace	15	17	0	1	EA	-	993.56 \$2,99		994									\$2,994			\$5,987
City Hall/Police Departmer		610276 Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	17	13	3	EA		79.93 \$15,24									\$15,24					\$15,240
City Hall/Police Departmer	nt 7.4	610320 Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	17	13	5	EA		79.93 \$25,40									\$25,40					\$25,400
City Hall/Police Departmer	nt 7.4	610302 Distribution Panel, 208 Y, 120 V, 800 Amp, Replace	30	17	13	1	EA		23.81 \$13,42	4								\$13,42	4				\$13,424
City Hall/Police Departmer	nt 7.4	610261 Lighting & Branch Wiring System, Full Upgrade, Office (per SF),	25	17	8	18568	SF		\$9.24 \$171,60	5					\$171,605								\$171,605
City Hall/Police Departmer	nt 7.4	610305 Generator, Diesel, 65 to 125 kW, Replace	25	13	12	1	EA	\$113,9	996.22 \$113,99	6							\$113,99	6					\$113,996
City Hall/Police Departmer	nt 7.4	610278 Ceiling Fan, Residential, Replace	15	12	3	10	EA	\$3	354.11 \$3,54	1		\$3,541										\$3,541	\$7,082
City Hall/Police Departmer	nt 7.6	610333 Fire Extinguisher, , Replace	15	8	7	6	EA	\$3	356.54 \$2,13	9					\$2,139								\$2,139
City Hall/Police Departmer	nt 7.6	Emergency Exit System, 2 Light w/ Battery, Replace	10	6	4	2	EA	\$1,2	227.87 \$2,45	6			\$2,456						\$2,456				\$4,911
City Hall/Police Departmer	nt 7.6	Emergency Exit System, w/ Battery, Replace	10	6	4	10	EA	\$4	118.95 \$4,19	0			\$4,190						\$4,190				\$8,379
City Hall/Police Departmer	nt 7.6	Defibrillator, Cabinet Mounted, Replace	5	3	2	1	EA	\$1,4	109.50 \$1,41	0		\$1,410			\$1,410		\$1,41	0			\$1,410		\$5,638
City Hall/Police Departmer	nt 8.1	610295 Interior Door, , Replace	15	12	3	4	EA	\$7	762.99 \$3,05	2		\$3,052										\$3,052	\$6,104
City Hall/Police Departmer	nt 8.1	610338 Interior Door, Painted/Stained, Fully Glazed, Interior Door, Replace	15	12	3	3	EA	\$1,9	982.31 \$5,94	7		\$5,947										\$5,947	\$11,894
City Hall/Police Departmer	nt 8.1	610326 Interior Door, , Replace	20	12	8	11	EA	\$1,6	\$49.06 \$18,14	0					\$18,140								\$18,140
City Hall/Police Departmer	nt 8.1	610342 Interior Door, Solid Core, Painted/Stained, Interior Door, Replace	20	12	8	47	EA	\$1,4	\$66,88	6					\$66,886								\$66,886
City Hall/Police Departmer	nt 8.1	610280 Interior Walls, Interior Wall, Repair	8	1	7	36208	SF		\$1.42 \$51,53	1					\$51,531					\$51,531			\$103,062
City Hall/Police Departmer	nt 8.1	610298 Floor Finishings, , Replace	15	10	5	1856	SF		\$4.80 \$8,91	0			\$8,910	0									\$8,910
City Hall/Police Departmer	nt 8.1	610290 Floor Finishings, Standard Commercial, Medium Traffic, Replace	10	17	0	1500	SF		\$7.26 \$10,88	4 \$10,8	884					\$10,884							\$21,769
City Hall/Police Departmer	nt 8.1	610274 Ceilings, Ceiling, Repair	10	8	2	12070	SF		\$1.94 \$23,37	5		\$23,375					\$23,37	5					\$46,750
City Hall/Police Departmer	nt 8.1	610348 Ceilings, , Replace	20	8	12	12070	SF		\$3.11 \$37,55	0							\$37,55	0					\$37,550
City Hall/Police Departmer		610300 Refrigerator, Residential, 14-18 CF,	15	9	6	2	EA	\$9	956.04 \$1,91	2				\$1,912									\$1,912
City Hall/Police Departmer		610284 Range, Gas, Residential,	15	9	6	1	EA		768.11 \$76	_				\$768									\$768
City Hall/Police Departmer		610277 Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	12	8	16	LF		167.63 \$7,48					<u> </u>	\$7,482								\$7,482
Totals, Unescalated		,	1			1		,	71,10	\$212,4	418	\$0 \$52,898 \$71,971	\$6.645 \$53.174	4 \$4.097		\$0 \$39.321	\$10,699 \$180,10	3 \$260.83	1 \$6.645	\$120.674	0 \$25,751	\$24.617	\$0 \$1,475,110
		npounded annually)								\$212,4		\$0 \$56,120 \$78,644		-		\$0 \$52,844		-					\$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 Con	dition Summary	,
Site	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

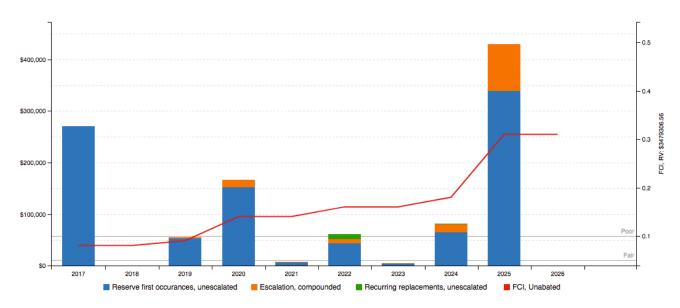
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

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)

FCI Analysis: City Hall/Police Department

Replacement Value: \$ 3,479,307; Inflation rate: 3.0%



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	1 / 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			Phy	sical 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	Condition			
Surface Flow				
Inlets	\boxtimes	Fair		
Swales	\boxtimes	Fair		
Detention pond				
Lagoons				
Ponds				
Underground Piping	\boxtimes	Fair		
Pits				
Municipal System	\boxtimes	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
	\boxtimes	\boxtimes	\boxtimes						
Landscaping Condition	Fair								
Automatic Underground			Drip		Hand Watering		None		
migation									
Irrigation Condition				-	-				

Retaining Walls					
Туре	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							
	None	e Pole Mounted		I Rollard Lights I		Ground Mounted	Parking Lot Pole Type
Site Lighting		\boxtimes					
				Fair			
	None	None Wall Mounted Recessed Soffit					
Building Lighting						\boxtimes	
Fair							

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

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

- 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	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	Framing / Load-Bearing Walls Conventional wood/metal studs				
Ground Floor Concrete slab Good					
Upper Floor Framing	Good				
Upper Floor Decking	Good				
Roof Framing	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	\boxtimes	Fair		

Building Doors					
Main Entrance Doors	Door Type	Condition			
Wall Entrained Boole	Fully glazed, metal framed	Fair			
Secondary Entrance Doors	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						
Туре	Type Description Location Condition					
Ground Floor Patio	Pavers	East elevation	Fair			
Upper Balcony Structure	None					
Balcony Decks	None					
Balcony Deck Toppings	Icony 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			

- 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	

- 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			

- 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 adjacent to				
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						

- 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								
Туре	Wet pipe								
	Central Alarm Panel	\boxtimes	Battery-Operated Smoke Detectors			Alarm Horns	\boxtimes		
Fire Alarm System	Annunciator Panels		Hard-Wired Detect	•	\boxtimes	Strobe Light Alarms	\boxtimes		
Pull Stations 🖂 En		Emergency Battery-Pack Lighting		\boxtimes	Illuminated EXIT Signs	\boxtimes			
Alarm System Condition		Fair							
On simble a Overtone	None		Standpi	Standpipes		Backflow Preventer	\boxtimes		
Sprinkler System	Hose Cabinets		Fire Pur	Fire Pumps		Siamese Connections			
Suppression Condition	Fair								
Central Alarm Panel	Location of Ala	arm Pa	m Panel Installation Date of Alarm Panel						
System	Basement mech	anical	room	2000					



Item	Description						
Туре	Wet pipe	et pipe					
Fire Fytinguishers	Last Service Date	Servicing Current?					
Fire Extinguishers	March, 2017	Yes					
Hydrant Location	Adjacen	Adjacent to building					
Siamese Location	1	None					
Special Systems	Kitchen Suppression System	Computer Room Suppression System					

- 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	Concrete Sally port, storage areas						
	Typical Wall Finishes						
Wall Finish	Locations	General Condition					
Painted drywall	Throughout building	Fair					
Exposed CMU/masonry	Exposed CMU/masonry Basement mechanical room						
	Typical Ceiling Finishes						
Ceiling Finish	Ceiling Finish Locations						
Suspended T-bar (Acoustic)	Office spaces, basement areas	Fair					
Painted drywall	nted drywall Council chambers, entry vestibule, sally port						
Exposed structure	Basement mechanical room	Fair					

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



- 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 $\underline{2}$ 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 $\underline{4.2}$ 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:



PHOTO #3:



PHOTO #2:



PHOTO #4:



PHOTO #6:



PHOTO #7. SITE IDENTIFICATION SIGNAGE



PHOTO SIDEWALK #8:



PHOTO CURB, DAMAGED #9:



PHOTO #10:



PHOTO MAIN ENTRANCE RAMP #11:



PHOTO RAMP WALL #12:



PHOTO #13: STAIR WALL, SPALLING



PHOTO #15: NORTHEAST LOT, CRACKING





PHOTO #14: FRONT LOT, CRACKING AND DETERIORATED



PHOTO DUMPSTER AREA #16:



PHOTO #18:

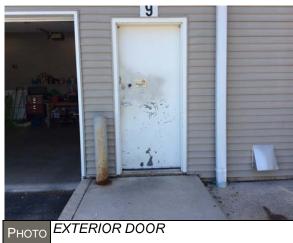


PHOTO EXTERIOR DOOR #19:



PHOTO MAIN ENTRANCE, DOOR OPENER #21:





#20:



SMALL BASEMENT WINDOW Рното #22:



PHOTO PATIO AREA #24:



ROOF Рното #25:



#27:



Рното #29:



Рното #26:



PHOTO VINYL SIDING #28:



STAIRWELL Рното #30:





PHOTO GENERATOR #31:



PHOTO #33: DISTRIBUTION PANEL



PHOTO MAIN MECHANICAL ROOM #35:



PHOTO #32:



PHOTO CIRCUIT BREAKERS #34:



PHOTO FURNACES #36:



PHOTO #37: UNIT HEATER, SALLY PORT



PHOTO #39: WALL MOUNTED ELECTRIC HEATER



PHOTO SMOKE DETECTOR #41:



PHOTO #38:

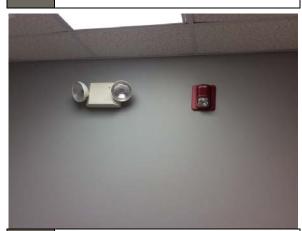


PHOTO BACKUP LIGHT FIXTURE AND STROBE ALARM





PHOTO EXTINGUISHER #43:



PHOTO RESTROOM #44:



PHOTO URINAL #45:_



PHOTO TOILET #46:



PHOTO LAVATORY SINKS #47:





PHOTO STAIRS #49:



PHOTO #51:



PHOTO DRINKING FOUNTAINS #53:



PHOTO FIRE DOOR #50:



PHOTO HALLWAY



PHOTO COUNCIL CHAMBERS #54:





PHOTO LIGHTING FIXTURES #55:



PHOTO #57:



PHOTO SOLID CORE DOOR #59:



PHOTO #56:



PHOTO KITCHENETTE #58:



PHOTO SALLY PORT #60:



PHOTO BATHROOM, POLICE AREA #61:



PHOTO #63: OFFICE, POLICE AREA

#65:





PHOTO EYEWASH #62:



PHOTO #64: OFFICE, POLICE AREA

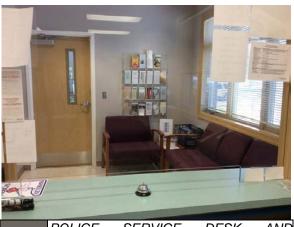
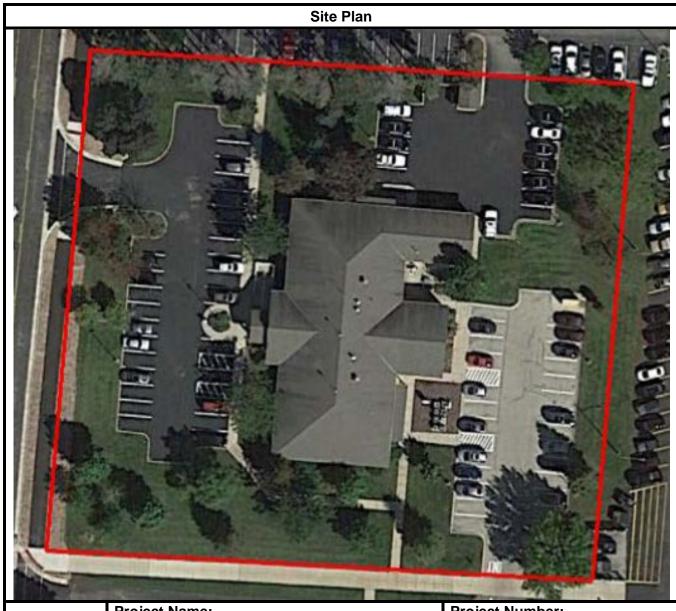


PHOTO #66: POLICE SERVICE DESK AND WAITING ROOM

Appendix B: Site Plan





	Control of the last of the las
Project Name:	Project Number:
City Hall/Police Station	122700.17R000-004.322

Source:On-Site Date:Google Earth Pro5/18/2017

Appendix C: EMG Accessibility Checklist



Date Completed: <u>5/19/17</u>

Property Name: City Hall/Police Station

EMG Project Number: <u>122700.17R000-004.322</u>

	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?	√	110	10/	
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 rollin 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.	100	140	√	Genments
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.

EMG PROJECT NO.: 122700.17R000-004.322

Appendix D: 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:	of Institution: City of Yorkville						
Name of Building:City H	lall	Building #:					
Name of person comple	eting questionnaire: Peter Ratos	'					
Length of Association V	Vith 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
	Zo	NING	, Buil	DING D	ESIGN &	& LIFE SAFETY ISSUES
1	Are there any unresolved building, fire, or zoning code issues?		х			Э.
2	Is there any pending litigation concerning the property?		х			
3	Are there any other significant issues/hazards with the property?		х			
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			



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	Υ	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)?		х			
8	Have there been indoor air quality or mold related complaints from tenants?		х			
				GEN	ERAL S	ITE
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		х			
10	Are there any problems with the landscape irrigation systems?				x	
			E	BUILDING	3 STxR	UCTURE
11	Are there any problems with foundations or structures?		x			
12	Is there any water infiltration in basements or crawl spaces?		х			
13	Has a termite/wood boring insect inspection been performed within the last year?		x			
				BUILDIN	IG EN	/ELOPE
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?		х			
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			



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



	Additional Issues or Co	ncer	ns T	hat E	MG Sho	uld Know About?
1.	HVAC system struggles to keep up during cooli	ing.	Sys	tem	is poor	ly zoned.
2.						
3.						
49/2	Items Pr	rovid	led t	to EM	G Audite	ors
		Ye	es	No	N/A	Additional Comments?
Acc	cess to All Mechanical Spaces	x [
Acc	cess to Roof/Attic Space	х[
Acc	cess to Building As-Built Drawings	х[
Site	e plan with bldg., roads, parking and other features	x [
Co	ntact Details for Mech, Elevator, Roof, Fire Contractors:				x 🗆	
List	t of Commercial Tenants in the property				x 🗆	
	evious reports pertaining to the physical condition of operty.				× 🗆	
AD	A survey and status of improvements implemented.				x 🗆	
Cui	rrent / pending litigation related to property condition.				x 🗆	
An	y brochures or marketing information.				x 🗆	
S	ignature of person Interviewed or completing	for	m			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:

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: 122700.17R000-010.322 Date of Report: On Site Date: June 13, 2017 May 23, 2017

Immediate Repairs Report

6/13/2017



Location Name	EMG Renamed Item Number	1D	Cost Description	Quantity	Unit	Unit Cost	Subtotall	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.

Draft - For Discussion Purposes Only

6/13/2017

ocation Name	EMG Renamed Item	Cost Description	Lifespar (EUL)	¹ EAge	RUL	Quantit	yUnit	Unit	Cost Su	ubtotal 2017	2018	2019	2020	2021 202	22 202	3 2024	2025 20	2027	2028	2029	2030 2	2031 203	32 20	33 2034 2035	Deficie 5 2036 Re Estin
Riverfront Rental Building / Foxy's Ice Cream	Number 6.4	612776 Exterior Wall, Painted Surface, Prep & Paint	10	7	3	880	SF	F :	\$2.87	\$2,526		\$	52,526								\$2,526				\$5,
Riverfront Rental Building / Foxy's Ice Cream	6.6	612786 Window, Vinyl-Clad Double-Glazed 6 SF, Replace	30	15	15	2	EA	A \$4	44.47	\$889												\$88	9		\$
Riverfront Rental Building / Foxy's Ice Cream	6.6	612784 Window, Vinyl-Clad Double-Glazed 12 SF, Replace	30	15	15	2	EA	A \$5	55.58	\$1,111												\$1,11	1		\$1
tiverfront Rental Building / Foxy's Ice Cream	6.6	612783 Exterior Door, Steel w/ Safety Glass, Replace	25	15	10	1	EA	A \$1,3	52.72	\$1,353								\$1,353							\$1,
tiverfront Rental Building / Foxy's Ice Cream	6.7	612777 Pedestrian Pavement, Sidewalk, Asphalt, Seal	5	0	5	420	SF	F S	\$0.38	\$159				\$15	59			\$159				\$15	9		\$
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	4 \$3,36	66.36	\$3,366												\$3,36	6		\$3,
Riverfront Rental Building / Foxy's Ice Cream	7.1	612797 Air Curtain, 1,000 CFM, Replace	20	5	15	1	EA	A \$1,59	97.24	\$1,597												\$1,59	7		\$1,
Riverfront Rental Building / Foxy's Ice Cream	7.2	612801 Sink, Stainless Steel, Replace	20	10	10	1	EA	A \$1,0	54.05	\$1,054								\$1,054							\$1,
Riverfront Rental Building / Foxy's Ice Cream	7.4	612800 Distribution Panel, 240 Y, 120 V, 200 Amp, Replace	30	20	10	1	EA	A \$7,90	06.20	\$7,906								\$7,906							\$7,
Riverfront Rental Building / Foxy's Ice Cream	7.4	612787 LED Lighting Fixture, Basic, 11 W, Replace	20	18	2	4	EA	A \$18	80.19	\$721		\$721													\$
Riverfront Rental Building / Foxy's Ice Cream	7.4	612793 Lighting System, Interior, Upgrade	25	10	15	625	SF	F :	\$9.24	\$5,776												\$5,77	6		\$5,
Riverfront Rental Building / Foxy's Ice Cream	7.6	612888 Sprinkler System, Full Retrofit (per SF), Renovate	50	50	0	625	SF	F !	\$8.00	\$4,999 \$4,999															\$4,
Riverfront Rental Building / Foxy's Ice Cream	7.6	612887 Fire Alarm System, , Install	20	20	0	625	SF	F !	\$2.36	\$1,475 \$1,475															\$1,
Riverfront Rental Building / Foxy's Ice Cream	7.6	612788 Camera, Security System, Replace	10	8	2	4	EA	\$2,1	58.37	\$8,633		\$8,633							9	8,633					\$17,
Riverfront Rental Building / Foxy's Ice Cream	7.6	612795 Emergency/Exit Combo LED, Replace	10	8	2	2	EA	A \$68	87.51	\$1,375		\$1,375							9	1,375					\$2,
Riverfront Rental Building / Foxy's Ice Cream	8.1	612804 Interior Door, Wood Hollow-Core, Replace	20	10	10	1	EA	A \$59	96.52	\$597								\$597							\$
Riverfront Rental Building / Foxy's Ice Cream	8.1	612806 Interior Door, Steel, Replace	25	10	15	1	EA	A \$9	50.12	\$950												\$95	0		\$
Riverfront Rental Building / Foxy's Ice Cream	8.1	612778 Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	4	4	938	SF	F :	\$1.45	\$1,361			9	\$1,361					9	1,361					\$2,
Riverfront Rental Building / Foxy's Ice Cream	8.1	612779 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	438	SF	F :	\$4.80	\$2,103						\$2,103									\$2,
Riverfront Rental Building / Foxy's Ice Cream	8.1	612782 Interior Ceiling Finish, Structure, Prep & Paint	10	5	5	156	SF	F S	\$1.96	\$306				\$30	06							\$30	6		\$
Riverfront Rental Building / Foxy's Ice Cream	8.1	612781 Interior Ceiling Finish, Acoustical Tile (ACT) Dropped Fiberglass, Replace	20	10	10	313	SF	F :	\$5.05	\$1,580								\$1,580							\$1
tiverfront Rental Building / Ginger + Soul	3.1	612870 ADA, Restroom, Lavatory Pipe Wraps, Install	0	0	0	2	EA	A \$	75.90	\$152 \$152															\$
tiverfront Rental Building / Ginger + Soul	6.3	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	10	0	10	LF	=	\$8.37	\$84 \$84								\$84							\$
tiverfront Rental Building / Ginger + Soul	6.4	612848 Exterior Wall, Vinyl Siding, Replace	25	10	15	1330	SF	F S	\$7.81 \$	10,386												\$10,38	6		\$10,
Riverfront Rental Building / Ginger + Soul	6.6	612815 Exterior Door, Steel w/ Safety Glass, Replace	25	10	15	2	EA	A \$1,3	52.72	\$2,705												\$2,70	5		\$2,
Riverfront Rental Building / Ginger + Soul	6.7	612812 Pedestrian Pavement, Sidewalk, Asphalt, Seal	5	4	1	275	SF	F S	\$0.38	\$104	\$104				\$10	4			\$104				\$10)4	\$
Riverfront Rental Building / Ginger + Soul	7.1	612851 Condensing Unit/Heat Pump, Split System, 2.5 Ton, Replace	15	10	5	1	EA	\$3,36	66.36	\$3,366				\$3,36	66										\$3,
Riverfront Rental Building / Ginger + Soul	7.2	612867 Toilet, Flush Tank (Water Closet), Replace	20	5	15	2	EA	A \$1,0	55.15	\$2,110												\$2,11	0		\$2,
Riverfront Rental Building / Ginger + Soul	7.2	612869 Lavatory, Vitreous China, Replace	20	5	15	2	EA	A \$5	72.66	\$1,145												\$1,14	5		\$1,
Riverfront Rental Building / Ginger + Soul	7.2	612880 Sink, Stainless Steel, Replace	20	10	10	1	EA	A \$1,0	54.05	\$1,054								\$1,054							\$1,
Riverfront Rental Building / Ginger + Soul	7.2	612883 Water Heater, Electric, Commercial, 50 GAL, Replace	15	0	15	1	EA	\$6,96	63.24	\$6,963												\$6,96	3		\$6,
Riverfront Rental Building / Ginger + Soul	7.4	612850 Flood Light, Exterior, 100 W, Replace	20	10	10	1	EA	A \$99	95.47	\$995								\$995							\$
Riverfront Rental Building / Ginger + Soul	7.4	612816 Incandescent Lighting Fixture, Basic, 100 W, Replace	20	10	10	3	EA	A \$18	88.55	\$566								\$566							\$
Riverfront Rental Building / Ginger + Soul	7.4	612817 Lighting System, Interior, Upgrade	25	10	15	1440	SF	F :	\$9.24 \$	13,308												\$13,30	8		\$13,
Riverfront Rental Building / Ginger + Soul	7.6	612885 Sprinkler System, Full Retrofit (per SF), Renovate	50	50	0	1440	SF	F :	\$8.00 \$	11,518 \$11,518															\$11,
Riverfront Rental Building / Ginger + Soul	7.6	612876 Fire Extinguisher, Replace	15	1	14	2	EA	4 \$3	56.54	\$713											\$	713			\$
Riverfront Rental Building / Ginger + Soul	7.6	612886 Fire Alarm System, , Install	20	20	0	1440	SF	F S	\$2.36	\$3,398 \$3,398															\$3,
Riverfront Rental Building / Ginger + Soul	7.6	612879 Emergency/Exit Combo, Replace	10	5	5	1	EA	A \$68	87.51	\$688				\$68	38							\$68	8		\$1,
tiverfront Rental Building / Ginger + Soul	7.6	612875 Exit Lighting Fixture, Backlit, Replace	10	5	5	2	EA	\$40	05.01	\$810				\$81	0							\$81	0		\$1,
tiverfront Rental Building / Ginger + Soul	8.1	612866 Interior Door, Wood Hollow-Core, Replace	20	10	10	3	EA	A \$59	96.52	\$1,790								\$1,790							\$1,
tiverfront Rental Building / Ginger + Soul	8.1	612878 Interior Door, Fully-Glazed Wood-Framed, Replace	15	10	* 5	1	EA	\$1,98	82.31	\$1,982												\$1,98	2		\$1,
tiverfront Rental Building / Ginger + Soul	8.1	612853 Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	4	4	2160	SF	F :	\$1.42	\$3,074			9	3,074					5	3,074					\$6,
tiverfront Rental Building / Ginger + Soul	8.1	612860 Interior Floor Finish, Concrete, Prep & Paint	10	5	5	720	SF	F :	\$9.23	\$6,649				\$6,64	19							\$6,64	9		\$13
tiverfront Rental Building / Ginger + Soul	8.1	612862 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	216	SF	F S	\$4.80	\$1,037				\$1,03	37										\$1,
Riverfront Rental Building / Ginger + Soul	8.1	612854 Interior Floor Finish, Ceramic Tile, Replace	50	40	10	144	SF	F \$	15.76	\$2,269								\$2,269							\$2,
Riverfront Rental Building / Ginger + Soul	8.1	612863 Interior Ceiling Finish, Acoustical Tile (ACT) Dropped Fiberglass, Replace	20	10	10	216	SF	F s	\$5.05	\$1,090								\$1,090							\$1,
Riverfront Rental Building / Ginger + Soul	8.1	612865 Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	10	10	1224	SF	F :	\$3.11	\$3,808								\$3,808							\$3,

Location Name	EMG Renamed Item Number	D Cost Description	Lifespan (EUL)	EAge	RUL	Quanti	ityUnit	Unit Cos	: Subtotal	2017	2018	2019	2020	2021 20)22 20	23 20	24 20	125 202	<u>26</u> 2027	' 2028	2029		aft - F 2031	or Dis(2032 20:	GUSS[]0 33 2034	OM PU 4 2035	2036 Repa Estimat
Riverfront Rental Building / Mechanical Room / Common Space	7.1	612809 Furnace, Gas, 51 to 100 MBH, Replace	20	19	1	1	E#	EA \$3,801.4	\$3,801		\$3,801																\$3,80
Riverfront Rental Building / Mechanical Room / Common Space	7.1	612807 Furnace, Gas, 100 MBH, Replace	20	6	14	1	E/	EA \$3,801.4	\$3,801														\$3,801				\$3,80
Riverfront Rental Building / Mechanical Room / Common Space	7.2	612810 Sink, Plastic, Replace	20	10	10	1	EA	A \$575.9	9 \$576										\$576								\$57
Riverfront Rental Building / Mechanical Room / Common Space	7.2	612808 Water Heater, Electric, Commercial, 30 to 80 GAL, Replace	15	14	1	1	E/	£A \$6,963.2	\$6,963	!	\$6,963													\$6,96	3		\$13,92
Totals, Unescalated									\$	21,625 \$	10,869 \$1	10,729	\$2,526	\$4,435 \$13,0	15 \$10	04 \$2,10)3	\$0 \$0	\$24,880	\$104	\$14,444	\$2,526	\$4,515 \$60	,903 \$7,06	8 \$0	\$0	\$0 \$179,84
Totals, Escalated (3.0% inflation, compounded annually)									\$	21,625 \$	11,195 \$ ²	11,383	\$2,760	\$4,992 \$15,0	88 \$12	25 \$2,58	36	\$0 \$0	\$33,437	\$144	\$20,593	\$3,710	\$6,829 \$94	,885 \$11,34	1 \$0	\$0	\$0 \$240,69

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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

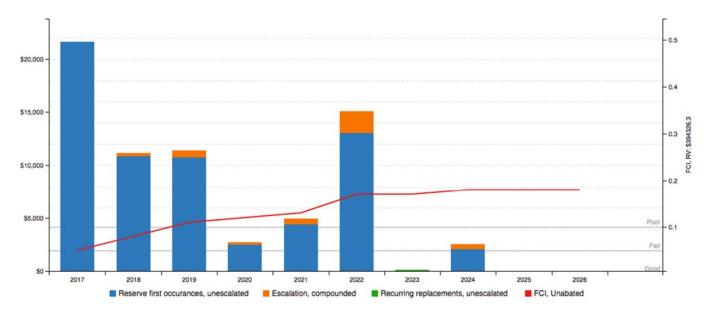
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

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)

FCI Analysis: Riverfront Rental Building

Replacement Value: \$ 394,326; Inflation rate: 3.0%



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 F	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

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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	t							
Landscaping	Trees	Grass	Flower Beds	Plante	ers	Drought Tolerant Plants	Dec	corative Stone	None
									\boxtimes
Landscaping Condition				-	-				
	Automatic U	nderground	Drip			Hand Watering	3	Non	е
Irrigation							\boxtimes		
Irrigation Condition				-	-				

Retaining Walls				
Туре	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						
	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type	
Site Lighting	\boxtimes					

Site and Building Lighting						
Building Lighting	None	None Wall Mounted				
	Good – Foxy's Ice Cream Fair – Ginger + Soul					

Site Fencing					
Туре	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		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			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				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		
Wall Entrance Bools	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						
Туре	None						
	Central Alarm Panel		Battery-Operat Detecto		\boxtimes	Alarm Horns	
Fire Alarm System	Annunciator Panels		Hard-Wired Detecto			Strobe Light Alarms	
	Pull Stations		Emergency Battery-Pack Lighting		\boxtimes	Illuminated EXIT Signs	\boxtimes
Alarm System Condition							
Chainlian Cuatana	None	\boxtimes	Standpipes			Backflow Preventer	
Sprinkler System	Hose Cabinets		Fire Pur	nps		Siamese Connections	
Suppression Condition	ression Condition						
Central Alarm Panel	Location of Alarm Panel			Installation Date of Alarm Panel			
System							
Fire Extinguishers	Last Service Date				Servicing Current?		
File Extiliguishers	08/2015 & 03/2017				No		
Hydrant Location	Hydraulic Avenue						
Siamese Location							
Special Systems	Kitchen Suppression System Comp			outer R	oom 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	Туре	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.

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9. Other Structures

Not applicable. There are no major accessory structures.

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10. Certification

City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Riverfront 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

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11. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: EMG Accessibility Checklist

Appendix A: Photographic Record



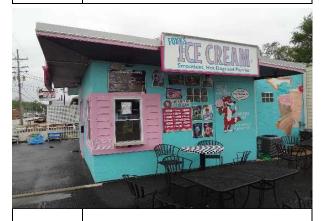
REAR ELEVATION - GINGER + #1: SOUL



FRONT ELEVATION - FOXY'S ICE #2: CREAM



LEFT ELEVATION - FOXY'S ICE #3: **CREAM**



RIGHT ELEVATION - FOXY'S ICE CREAM

#4:



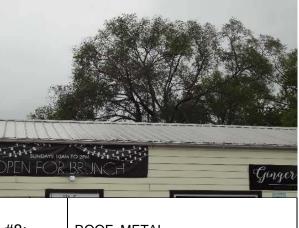
RIGHT ELEVATION - GINGER + #5: SOUL



FRONT ELEVATION - GINGER + #6: SOUL



ADA, RESTROOM, LAVATORY #7: PIPE WRAPS



#8: ROOF, METAL



#9: ROOF, MODIFIED BITUMINOUS



#10: DAMAGED DOWNSPOUT



EXTERIOR WALL, PAINTED #11: **SURFACE**



#12: EXTERIOR WALL, VINYL SIDING



WINDOW, VINYL-CLAD DOUBLE-#13: **GLAZED 12 SF**



WINDOW, VINYL-CLAD DOUBLE-#14: GLAZED 6 SF



WINDOW, ALUMINUM DOUBLE-#15: **GLAZED**



EXTERIOR DOOR, STEEL W/ GLASS - GINGER + SOUL #16:



EXTERIOR DOOR, STEEL W/ #17: GLASS - FOXY'S ICE CREAM



PEDESTRIAN PAVEMENT, #18: ASPHALT - GINGER + SOUL



PEDESTRIAN PAVEMENT, #19: ASPHALT - FOXY'S ICE CREAM



#20: AIR CURTAIN

#22:



CONDENSING UNIT - GINGER + #21: SOUL



CONDENSING UNIT - FOXY'S ICE CREAM



FURNACE, GAS - GINGER + #23: SOUL



FURNACE, GAS - FOXY'S ICE #24: **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)



SINK, POT, MULTI-#31: COMPARTMENT - GINGER +

SOUL



#32: SINK, PLASTIC



LIGHTING SYSTEM, INTERIOR - GINGER + SOUL #33:



LIGHTING SYSTEM, INTERIOR -#34: FOXY'S ICE CREAM



MAIN DISTRIBUTION PANEL -#35: FOXY'S ICE CREAM



MAIN DISTRIBUTION PANEL -#36: GINGER + SOUL



INCANDESCENT LIGHTING #37: FIXTURE, BASIC



#38: LED LIGHTING FIXTURE, BASIC



#39: FLOOD LIGHT, EXTERIOR

#41:



EMERGENCY/EXIT COMBO

FIRE EXTINGUISHER





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



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



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



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



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



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



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



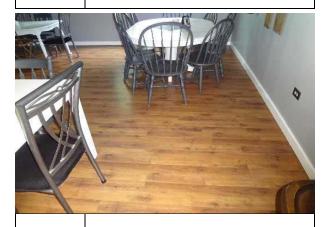
#50: INTERIOR FLOOR FINISH, CERAMIC TILE - GINGER + SOUL



#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



INTERIOR DOOR, WOOD #55: HOLLOW-CORE - GINGER +



INTERIOR DOOR, STEEL -#57: FOXY'S ICE CREAM



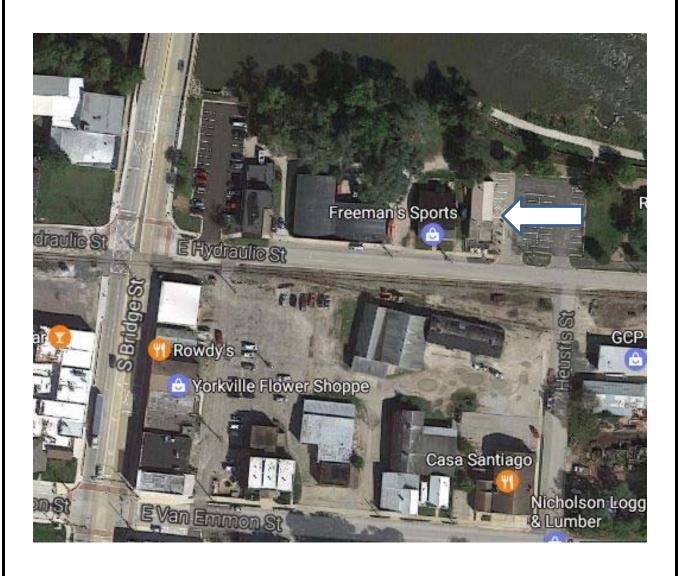
INTERIOR DOOR, GLAZED WOOD #56: - GINGER + SOUL



INTERIOR DOOR, WOOD HOLLOW-CORE - FOXY'S ICE #58: **CREAM**

Appendix B: Site Plan

Site Plan



	Project Name:	Project Number:					
emn	Riverfront Rental Building	122700.17R000-010.322					
	Source:	On-Site Date:					
	Google Maps	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?			х	
2	Have any ADA improvements been made to the property?	х			
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			х	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			х	
5	Is any litigation pending related to ADA issues?			х	
	Parking	Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			х	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?			х	
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)			х	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			х	
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?	х			
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)?	х			
	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)?	х			
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?	х			
	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?			х	
2	Are there visual and audible signals inside cars indicating floor change?			х	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			х	
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?			х	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			х	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			х	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	х			
2	Are pull handles push/pull or lever type?	х			
3	Are there audible and visual fire alarm devices in the toilet rooms?	х			
4	Are toilet room access doors wheelchair- accessible (appear to be at least 32 inches wide)?	х			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	х			
6	In unisex toilet rooms, are there safety alarms with pull cords?			х	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	х			
8	Are grab bars provided in toilet stalls?	х			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	х			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	х			
11	Are exposed pipes under sink sufficiently insulated against contact?		х		
	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.			х	
	Pools	Yes	No	NA	Comments
1	Are public access pools provided? If the answer is no, please disregard this section.			Х	
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			х	
	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.			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:

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:

122700.17R000-002.322

Date of Report:

On Site Date:

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	QuantityUnit	Unit Cost Sub	btotal Deficiency Repair Estimate *
Immediate Repairs Total				\$449,683

* Location Factor included in totals.

New Public Works



9/13/2017

Location Name	EMG Renamed tem lumber	ID Cost Description	Lifespa (EUL)	n EAge	RUL	QuantityU	nit	Unit Cost Subtotal	2017	2018	3 2019 2	020 20	21	2022 2	2023 2	2024	2025	2026	2027	2028	2029 20	30 20 3	1 20	32 2033	2034	2035	2036	eficiency Repair Estimate
New Public Works	5.2	612613 Parking Lot, Parking Lot, Repair	5	17	0	2100	SF	\$0.38 \$797	\$797				(\$797					\$797				\$7	97				\$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													\$1,1	89						\$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	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														\$2,5	35				\$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									3	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													\$3,5	79						\$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															\$1,0	54				\$1,054
New Public Works	7.2	612636 Sink, Concrete, Replace	20	5	15	1	EA	\$575.99 \$576															\$5	76				\$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	e 20	12	8	19	EA	\$1,423.11 \$27,039								\$2	7,039											\$27,039
New Public Works	8.1	612620 Interior Walls, Interior Wall, Repair	8	37	0	8190	SF	\$1.42 \$11,656	\$11,656							\$1	1,656							\$11,656				\$34,968
New Public Works	8.1	612635 Floor Finishings, , Replace	15	37	0	275	SF	\$4.80 \$1,320	\$1,320														\$1,3	20				\$2,640
New Public Works	8.1	612621 Floor Finishings, , Repair	10	37	0	3725	SF	\$3.68 \$13,699	\$13,699									\$^	3,699									\$27,398
New Public Works	8.1	612631 Floor Finishings, Standard Commercial, Medium Traffic, Replace	e 10	37	0	200	SF	\$7.26 \$1,451	\$1,451									9	1,451									\$2,903
New Public Works	8.1	612629 Ceilings, Ceiling, Repair	10	37	0	4200	SF	\$1.94 \$8,134	\$8,134									9	8,134									\$16,267
New Public Works	8.1	612619 Fire Extinguisher, , Replace	15	15	0	3	EA	\$356.54 \$1,070	\$1,070														\$1,0	70				\$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	d								\$449,683	\$0	\$11,088 \$	950	\$0 \$5	,066	\$0	\$0 \$3	3,695	\$0 \$3	7,763	\$0	\$0 \$4,7	68 \$	\$7,4	\$11,656	\$0	\$3,801	\$0 \$	\$570,873
Totals, Escalated (3	3.0% infl	ation, compounded annually)							\$449,683	\$0	\$11,763 \$1,	038	\$0 \$5	5,873	\$0	\$0 \$4	9,018	\$0 \$5	0,750	\$0	\$0 \$7,0	02 \$	\$11,5	32 \$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

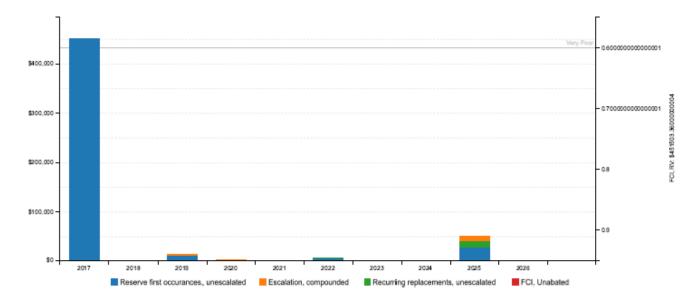
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

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)

FCI Analysis: New Public Works

Replacement Value: \$ 451,503; Inflation rate: 3.0%





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.



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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			Phy	sical 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	\boxtimes	Fair		
Inlets	\boxtimes			
Swales				
Detention pond				
Lagoons				
Ponds				
Underground Piping				
Pits				
Municipal System	\boxtimes			
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
	\boxtimes	\boxtimes							
Landscaping Condition	Fair								
Automatic Underground			Drip		Hand Watering		ng	None	
ga.ua.i								\boxtimes	
Irrigation Condition				-	-				

Retaining Walls					
Туре	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							
					Parking Lot Pole Type		
Site Lighting	\boxtimes						
	None	None Wall Mounted Recessed Soffit			essed Soffit		
Building Lighting			\boxtimes				
	Fair						

REFUSE DISPOSAL				
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

	Primar	y 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					
Туре	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				Condition	
Wood framed, operable	Single glaze	Throughout building		Poor	

Building Doors				
Main Entrance Doors	Door Type	Condition		
Wall Elliano Boolo	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



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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				
Туре	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 o	r 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						
Туре	None						
	Central Alarm Panel		Battery-Operation Detection		\boxtimes	Alarm Horns	\boxtimes
Fire Alarm System	Annunciator Panels		Hard-Wired Detect			Strobe Light Alarms	
	Pull Stations	\boxtimes	Emergency Ba Lightin			Illuminated EXIT Signs	\boxtimes
Alarm System Condition	Poor						
Carialdar Cuatam	None		Standpi	pes		Backflow Preventer	
Sprinkler System	Hose Cabinets		Fire Pumps			Siamese Connections	
Suppression Condition	Fair						
Central Alarm Panel	Location of Alarm Panel Installation Date of Alarm Panel						
System	None NA						
Fire Extinguishers	Last Service Date Servicing Current?						
The Extinguishers	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	Concrete Basement			
Typical Wall Finishes				
Wall Finish	Locations	General Condition		
Painted plaster	Throughout building	Fair		
Painted CMU	Painted CMU Basement			
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 $\underline{2}$ 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 $\underline{4.2}$ 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 FRONT ENTRANCE













PHOTO SITE



PHOTO SIDEWALK



PHOTO GARAGE #11:



PHOTO #8:



PHOTO #12:



PHOTO #13:













PHOTO NORTH STAIRS #19:



INSULATION Рното #21:



LOAD CENTER Рното #23:



ROOF DECKING Рното #20:



PHOTO WOOD WINDOW #22:



#24:



CONDENSING UNIT Рното #25:



WATER HEATER Рното #27:





#26:



GALVANIZED WATER PIPE Рното #28:



#30:



PHOTO PULL STATION #31:



PHOTO EXIT SIGN





PHOTO #32:



PHOTO SMOKE DETECTOR #34:





WOOD FLOORING Рното #37:



BUILT-IN CABINETRY Рното #39:



#41:



WINDOWS Рното #40:



#42:



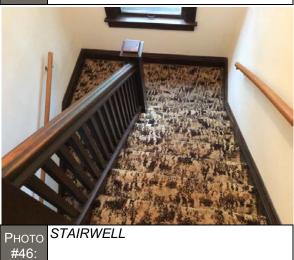
PHOTO SINK #43:



SINK Рното #45:











LIGHT FIXTURE Рното #49:



WOOD FLOOR Рното #51:



LIGHT FIXTURE Рното #50:



BATHROOM, SECOND FLOOR Рното #52:



#54:



PHOTO #55:



PHOTO #57:





PHOTO CONCRETE SLAB



PHOTO #60:

Appendix B: Site Plan



Appendix C: EMG Accessibility Checklist



Date Completed: 5/19/17

Property Name: New Public Works

EMG Project Number: <u>122700.17R000-002.322</u>

	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?		1		
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
	Does the width between railings appear at	103	110	IIA	
3	least 36 inches?			√	
	Is there a level landing for approximately				
4	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
	Are all paths of travel free of obstruction				
1	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 rollin 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.

2
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n, or backup



FCA (Commercial) Pre-Survey Questionnaire

M	ark the column corresponding to the ap documentation for any Ye	propri s resp	ate res onses.	ponse. I (NA inc	Please pl	rovide additional details in the Comments column, or backup Not Applicable", Unk indicates "Unknown")
	QUESTION	Y	N	Unk	NA	COMMENTS
6	Is there a mold Operations and Maintenance Plan?		8			
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		
				GEN	ERAL SI	TE COMPANY TO THE STATE OF THE
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?		Y			
				BUILDIN	G STRU	CTURE
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		
				BUILDIN	G ENVE	ELOPE
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") N QUESTION Unk NA COMMENTS BUILDING HVAC AND ELECTRICAL Are there any leaks or pressure 20 problems with natural gas service? Does any part of the electrical X 21 system use aluminum wiring? Do Residential units have a less 22 X than 60-Amp service? Do Commercial units have less than 23 200-Amp service? Are there any problems with the 24 X utilities, such as inadequate capacities? ADA Has the management previously 25 completed an ADA review? Have any ADA improvements been 26 made to the property? Does a Barrier Removal Plan exist 27 for the property? Has the Barrier Removal Plan been 28 approved by an arms-length third party? Has building ownership or 29 management received any ADA related complaints? Does elevator equipment require 30 upgrades to meet ADA standards? **PLUMBING** is the property served by private 31 water well? is the property served by a private 32 septic system or other waste treatment systems? Is polybutylene piping used? 33 Are there any plumbing leaks or 34 water pressure problems?



FCA (Commercial) Pre-Survey Questionnaire

		Season Control Control		
Items Pr		-	G Auditors	
Account All Marchantal C	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.			T	

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.
- 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:

122700.17R000-003.322

Date of Report:

On Site Date:

September 13, 2017

May 17, 2017

Immediate Repairs Report

Historic Jail

9/13/2017



Location NameEM0	Renamed Item Nu	mberID	Cost Description	Quantity	Unit	Unit Cost	Subtotall	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	QuantityU	nit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 202	28	2029 20	030	2031	032 2	33 20	34 20	35 2036	Deficienc Repai Estimate
Historic Jail	1.3	609536 Engineer, Environmental, Mold Remediation, Evaluate/Repo	ort 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	3 \$380			\$380					\$380					\$380				\$3	30		\$1,518
Historic Jail	5.2	609236 Parking Lot, Parking Lot, Repair	25	7	18	1000	SF	\$3.28	3 \$3,280																		\$3,2	80	\$3,280
Historic Jail	5.5	609221 Lighting Fixture, 80 W, Replace	20	27	0	2	EA	\$256.88	3 \$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	2 \$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	2 \$226	\$226										\$226									\$451
Historic Jail	6.4	609232 Field Stone, Exterior, 1-2 Stories, Repair	0	121	0	150	SF	\$49.82	2 \$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	3 \$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, Repla	ace 25	41	0	2	EA	\$1,982.31	1 \$3,965	\$3,965																			\$3,965
Historic Jail	6.6	609193 Exterior Door, Solid Core, Painted, Exterior Door, Replace	25	41	0	2	EA	\$1,423.1	1 \$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	7 \$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	2 \$6,221	\$6,221																			\$6,221
Totals, Unes	calated									\$131,093	\$0	\$1,729	\$0	\$0	\$0	\$0	\$380	\$0	\$0	\$1,453	0	\$380	\$0	\$0 \$1	783	\$0 \$3	30 \$3,2	80 \$0	\$140,477
Totals, Escal	ated (3.0% inflation, com	pounded annually)								\$131,093	\$0	\$1,834	\$0	\$0	\$0	\$0	\$467	\$0	\$0	\$1,953 \$6	0	\$541	\$0	\$0 \$2	777	\$0 \$6	27 \$5,5	85 \$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					
real Constitucted/Neriovated.	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					
	<u>arhupp@emgcorp.com</u> 800.733.0660 x6632					

	Systemic Con	dition Summary	1
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

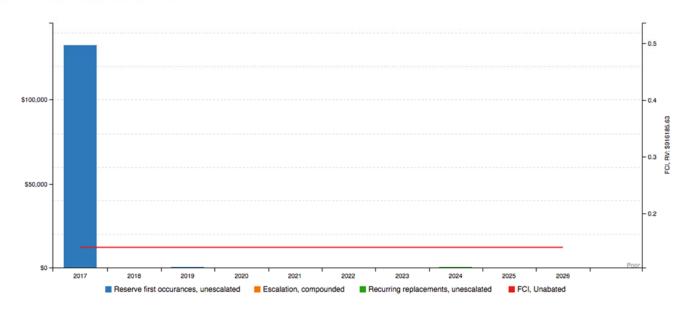
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been poorly maintained in recent years and is in poor overall condition.

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)

FCI Analysis: Historic Jail

Replacement Value: \$ 916,186; Inflation rate: 3.0%



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	4 / 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:

,,,,	,	g annual and an are perfectly and remaining
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 Condit						
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		Phy	rsical count			

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

- 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	Condition							
Surface Flow								
Inlets	\boxtimes	Fair						
Swales	\boxtimes	Fair						
Detention pond								
Lagoons								
Ponds								
Underground Piping	\boxtimes	Fair						
Pits								
Municipal System	\boxtimes	Fair						
Dry Well								

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 management of the state	,	down from th	ne south	sid	e of the prop	erty	to the nortl	า
Landscaping	Trees	Grass	Flower Beds Planters Drought Tolerant Plants Stone No.					None	
	\boxtimes	\boxtimes							
Landscaping Condition				Fa	air				
Irrigation		Automatic Drip Hand Watering None					ne		
3 *** •									
Irrigation Condition				-	-				

Retaining Walls					
Туре	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								
	None	None Pole Mounted Bollard Lights Ground Parking Lot Mounted Pole Type						
Site Lighting	\boxtimes							
	None	None Wall Mounted Recessed Soffit						
Building Lighting								
	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			

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		Fair
Basement and Crawl Space Concrete slab and concrete walls Fair		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		Condition
Framing / Load-Bearing Walls	Conventional wood/metal studs	Fair
Ground Floor Raised wood or concrete slab Fair		Fair
Upper Floor Framing	Wood joists	Fair to Poor
Upper Floor Decking Wood or concrete, cast-in-place Fair to Poor		Fair to Poor
Roof Framing Wood trusses Fair to Poor		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		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	
Wall Elliano Boolo	Wood, partially or fully glazed	Poor	
Secondary Entrance Doors Solid core wood Poor		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	

Distrib	oution 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				

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			

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				

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
Туре	None

Item	Description						
Туре	None						
	Central Alarm Panel		Battery-Operation			Alarm Horns	
Fire Alarm System	Annunciator Panels		Hard-Wired Detect			Strobe Light Alarms	
	Pull Stations		Emergency Ba Lightir		\boxtimes	Illuminated EXIT Signs	
Alarm System Condition	Failed						
Cariaklar Cuatam	None		Standpipes			Backflow Preventer	
Sprinkler System	Hose Cabinets		Fire Pumps			Siamese Connections	
Suppression Condition		Fair					
Central Alarm Panel	Location of Ala	Location of Alarm Panel Installation Date of Alarm Panel					
System	None)				NA	
Fire Extinguishers	Last Service Date Servicing Current?						
The Extinguishers	October, 2010 No						
Hydrant Location	Adjacent streets						
Siamese Location	None						
Special Systems	Kitchen Suppression System Computer Room Supp			oom Suppression System			

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		

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 $\underline{2}$ 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 $\underline{4.2}$ 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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Reviewed by:

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Technical Report Reviewer

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 #2:



PHOTO #3:



PHOTO WEST ELEVATION
#4:

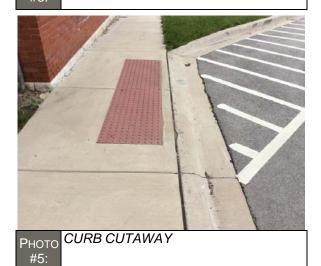








PHOTO ASPHALT SHINGLE ROOF, **DETERIORATING**



#11:



#8:



EFFLORESCENCE AND Рното DETERIORATED MORTAR #10:



PHOTO MISSING MORTAR #12:



WINDOW, WOOD FRAME, SINGLE Рното PANE #13:



#14:



FOUNDATION WALL, MISSING MORTAR, LOOSE STONES



EFFLORESCENCE AND MISSING Рното **MORTAR** #16:





Рното #18:



PHOTO RADIATOR #19:



PHOTO #20:



PHOTO EXTINGUISHER #21:



PHOTO LOAD CENTER #22:







PHOTO DOMESTIC WATER HEATER #24:



PHOTO FURNACE #25:



PHOTO WATER SOFTENER #27:



PHOTO EXPANSION TANK #29:



PHOTO #26:



PHOTO BOILER



PHOTO *OLD KITCHEN AREA* #30:



PHOTO METAL STAIRS, JAIL



PHOTO CELL TOILET #33:



PHOTO CENTRAL HALLWAY #35:



PHOTO CELLS #32:



PHOTO CELL INTERIOR #34:



PHOTO WATER DAMAGE, CENTRAL #36: HALLWAY





PHOTO WATER DAMAGE





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



PHOTO FUNGAL GROWTH #40:



PHOTO #42: GARAGE DOOR



PHOTO GARAGE DOOR OPENER #43:



PHOTO GARAGE UTILITY AND STORAGE
#44: AREA



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



PHOTO #46: SECOND FLOOR CENTRAL HALLWAY, CEILING



PHOTO SECOND FLOOR, NEW WING, DAMAGED CEILING



PHOTO #48: SECOND FLOOR RESTROOM, NEW WING



PHOTO #49: SECOND FLOOR OFFICE AREA, CARPET



PHOTO LIVING QUARTERS, RESTROOM #51:



PHOTO #53: LIVING QUARTERS



PHOTO #50: WATER DAMAGED CEILING



PHOTO #52:



PHOTO FUNGAL GROWTH #54:



PHOTO LIVING QUARTERS, THIRD FLOOR #55:



PHOTO #56: LIVING QUARTERS, THIRD FLOOR



PHOTO #57:



PHOTO #58:





PHOTO #60: CORRUGATED STEEL ARCH FIRST FLOOR FRAMING

Appendix B: Site Plan





Project Name:	Project Number:
Historic Jail	122700.17R000-003.322

Source:On-Site Date:Google Earth ProMay 17, 2017

Appendix C: EMG Accessibility Checklist

Date Completed: <u>May 17, 2017</u>
Property Name: <u>Historic Jail</u>

EMG Project Number: <u>122700.17R000-003.322</u>

	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 rollin 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 questrooms? 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



Name of Institution: City of Yorkville

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.

Nam						ng #:								
\dill	e of person completing questionnaire: Pe	eter Ra	tos											
Leng	th of Association With the Property: 6 ye	ars					Phone Number:630 688-9737							
desi			745)553	Site Info	rmati	on								
Year	of Construction? 2000 1910	T	40,00	Site iiii	illiati	011								
	of Stories?	1		2.										
	l Site Area?		1 acre											
Tota	l Building Area?		5000											
Insp	ections	Dat	e of La	st Inspec	ction	Lis	t of Any Outstanding Repairs Required							
1.	Elevators	N/A												
2.	HVAC Mechanical, Electric, Plumbing?	N/A												
_	Life-Safety/Fire?	Jan 2	2017			Building is	in poor condition							
3750	Roofs?	N/A				Danaing is	m poor corraction							
	Questions						Response							
	or Capital Improvements in Last 3 yrs.		None											
	ned Capital Expenditure For Next Year?		No											
	of the Roof?		50 years											
Wha	t bldg. Systems Are Responsibilities of		No working systems											
Tena	nts? (HVAC/Roof/Interior/Exterior/Pavir			100000000000000000000000000000000000000	**************************************									
Tena	ark the column corresponding to the app documentation for any Ye.	propria s respo	nte responses.	oonse. F	Please	provide add	itional details in the Comments column, able", Unk indicates "Unknown")	or backup						
Tena	ints? (HVAC/Roof/Interior/Exterior/Pavir ark the column corresponding to the ap	propria	nte resp	oonse. F	Please	provide add		or backup						
Tena	ark the column corresponding to the approximation for any Yes	propria s respo	nte responses.	oonse. F (NA ind Unk	Please icates NA	provide add	COMMENTS	or backup						
Tena	ark the column corresponding to the approximation for any Yes	propria s respo	nte responses.	oonse. F (NA ind Unk	Please icates NA	provide add "Not Applie & LIFE SAF	COMMENTS	or backup						
M	ark the column corresponding to the appropriate documentation for any Year QUESTION Are there any unresolved building,	propria s respo	nte responses.	oonse. F (NA ind Unk	Please icates NA	provide add "Not Applie & LIFE SAF	COMMENTS ETY ISSUES	or backup						
M 1	ark the column corresponding to the approximate documentation for any Yes. QUESTION Zo Are there any unresolved building, fire, or zoning code issues? Is there any pending litigation	propria s respo	nte responses.	oonse. F (NA ind Unk	Please icates NA	*Not Application *Application *	COMMENTS ETY ISSUES	or backup						
M 1 2	Are there any pending litigation concerning the property? Are there any other significant	y y y	nte responses.	oonse. F (NA ind	Please icates NA	*Not Application *Application *	COMMENTS ETY ISSUES e is not in use due to age amage and structural concerns	or backup						



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?		х			
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?	х				
15	Are there any roof leaks?	х				
16	Is the roofing covered by a warranty or bond?		x			
17	Are there any poorly insulated areas?	х				
18	Is Fire Retardant Treated (FRT) plywood used?		×			
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		х			



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



FCA (Commercial) Pre-Survey Questionnaire

	Additional Issues or Co	nc	ern	s Th	at E	MG	Should	d Know About?
1.	Building has not been in use for the past 20 ye	ar	s o	r m	ore	ar	nd is in	poor condition.
2.								
3.								
	Items Pr	rov	ride	d to	EM	G A	Auditors	s
		T	Yes		No		N/A	Additional Comments?
Acc	cess to All Mechanical Spaces	х						
Acc	cess to Roof/Attic Space	х						
Acc	cess to Building As-Built Drawings			x				
Site	e plan with bldg., roads, parking and other features	х						
Co	ntact Details for Mech, Elevator, Roof, Fire Contractors:					х		
List	t of Commercial Tenants in the property					X		
	evious reports pertaining to the physical condition of operty.					x		
AD	A survey and status of improvements implemented.					х		
Cu	rrent / pending litigation related to property condition.	T				х		
An	y brochures or marketing information.	T				x		
10	AD PO							5-12-17
An		fc	orm	1		x		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.
- 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 Works Garage (Frame Building) 185 Wolf Street Yorkville, Illinois 60560

PREPARED BY:

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

EMG CONTACT:

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

EMG Project Number: 122700.17R000-041.322 Date of Report: July 18, 2017

On Site Date:

June 26, 2017

Draft - For Discussion Purposes Only

Immediate Repairs Report Public Works Garage (Frame Building) 7/18/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotall	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.

Public Works Garage (Frame Building)

Draft - For Discussion Purposes Only

7/18/2017

Location Name	EMG Renamed Item	d Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Jnit	Unit Cost Subtotal 201	7 2018	2019	2020	2021 20	22 2023	2024 2	025 20	26 2027	7 2028	2029	2030 2031	2032	2033 2034	4 2035	•
	Number				(202)																				Estimat
Public Works Garage (Frame Building) 5.2	Site	618834	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	26500	SF	\$0.38 \$10,057		5	\$10,057			\$10,0)57				\$10,057			\$10,057	\$40,22
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		\$86,93
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						\$5,04
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 Buildin	g 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						\$570
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", Repla	ce 20	9	11	1	EA	\$1,082.84 \$1,083									\$1,083						\$1,083
Public Works Garage (Frame Building	7.4	Front Elevation of Buildin	g 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	6														\$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 \$25,01	1														\$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				\$9,0	52						\$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		\$12,31
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		Residential Appliances, Clothes Washer, Replace	15	9	6	1		\$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	_	Kitchen Cabinet, Base and Wall Section, Wood, Replace		9	11	30	LF	\$467.63 \$14,029									\$14,029						\$14,029
Totals, Unescalated			1	· ·						\$109,79	7 \$0	\$0 \$	\$10,057	\$0 \$9.0	52 \$15,840	\$0 \$10,0)57	50 \$0		\$1,276	\$28,327 \$1,783	\$0 \$2	03,646 \$6,341	\$20,081	\$0 \$457,971
Totals, Escalated (3.0% inflation, co										,					1 1	,			- 1		1 1 1 1 1			\$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								
	000.733.0000 X0032								

Systemic Condition Summary				
Site	Fair	HVAC	Good	



Systemic Condition Summary				
Structure	Good	Plumbing	Fair	
Roof	Good	Electrical	Good	
Vertical Envelope	Good	Elevators	ŀ	
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

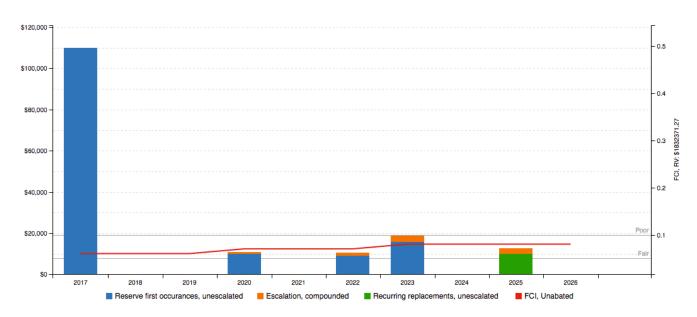
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

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)

FCI Analysis: Public Works Garage (Frame Building)

Replacement Value: \$1,832,371; Inflation rate: 3.0%



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	Definition	Percentage
Rating	Delinition	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	1 / 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 F.

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			Phy	sical 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	System Exists At Site Condition					
Surface Flow	\boxtimes	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	Trees Grass Flower Beds Planters Drought Tolerant Plants Stone					None	
	\boxtimes	\boxtimes						
Landscaping Condition		Good						
Irrigation		Automatic Underground Drip Hand Watering None						
gano								
Irrigation Condition				-	-			

Retaining Walls				
Туре	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					
	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
Site Lighting	\boxtimes				
			Choose an item.		



Site and Building Lighting				
	None	Wall Mounted	Recessed Soffit	
Building Lighting		\boxtimes		
		Fair		

Site Fencing				
Туре	Location	Condition		
None				

REFUSE DISPOSAL				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting Enclosure Contracted? Condition			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		Fair	
Roof Framing Steel beams or girders Good		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	
Wall Emiliance Books	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	/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 Fixture	s
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						
Туре	None						
	Central Alarm Panel		Battery-Operation Detection		\boxtimes	Alarm Horns	
Fire Alarm System	Annunciator Panels		Hard-Wired Detect			Strobe Light Alarms	
	Pull Stations		Emergency Ba Lightir		\boxtimes	Illuminated EXIT Signs	\boxtimes
Alarm System Condition							
Oneighbor Overtons	None		Standpi	pes		Backflow Preventer	\boxtimes
Sprinkler System	Hose Cabinets		Fire Pur	mps		Siamese Connections	
Suppression Condition							
Central Alarm Panel	Location of Ala	arm Pa	anel		Installa	ation Date of Alarm Panel	
System							
Fire Extinguishers	Last Service Date		Servicing Current?				
The Extinguishers	2016		No				
Hydrant Location	None						
Siamese Location							
Special Systems	Kitchen Suppression System			Comp	uter R	oom 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	1			
Hood				
Dishwasher				
Microwave	\boxtimes	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 $\underline{2}$ 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 $\underline{4.2}$ 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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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





#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



BATHROOM VANITY CABINET, WOOD, WITH CULTURED MARBLE SINK TOP

#29:



#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



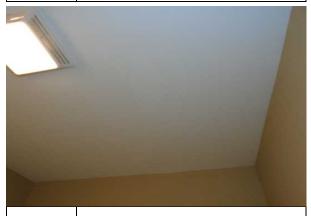
#44:

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



Site Plan



	Project Name:	Project Number:
(emn)	Public Works Garage (Frame Building)	122700.17R000-041.322
	Source:	On-Site Date:
	Google Earth	June 26, 2017

Appendix C: EMG Accessibility Checklist



Date Completed: June 26, 2017

Property Name: Public Works Garage (Frame Building)

EMG Project Number: <u>122700.17R000-041.322</u>

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			х	
2	Have any ADA improvements been made to the property?			х	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			х	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			Х	
5	Is any litigation pending related to ADA issues?			Х	
	Parking	Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	х			
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?		х		
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?	Х			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		х		
	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
	Does the width between railings appear at	169	140	IVA	Commond
3	least 36 inches?			Х	
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?			х	
2	Are there visual and audible signals inside cars indicating floor change?			х	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			х	
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?			х	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			х	
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?	х			
2	Are pull handles push/pull or lever type?	х			
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)?	х			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	х			
6	In unisex toilet rooms, are there safety alarms with pull cords?		х		
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?			х	
8	Are grab bars provided in toilet stalls?		х		
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	х			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	х			
11	Are exposed pipes under sink sufficiently insulated against contact?	х			
	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.			х	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have rollin 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 questrooms? See attached hot sheet.			х	
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.			х	
	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?			х	
	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)?			х	

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

Appendix D: Pre-Survey Questionnaire



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 c	ompleting questionnaire:			
Association with p	property:			
Length of associa	tion 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.

Ins	PECTIONS	DATE OF LAST	LIST ANY OUTSTANDING REPAIRS REQUIRED							
	Elevators		How many?							
1			Type of elevator traction or hydraulic							
			How old is the current elevator(s)?							
2	HVAC		Describe the existing HVAC system (what type of system).							
2										
			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?							

INSF	PECTIONS	DATE OF LAST	LIST ANY OUTSTANDING REPAIRS REQUIRED
		REPAIR/REPLACEMENT	
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)
QUE	STION		RESPONSE
9	List any major olast three years.	capital improvement within the	
10	List any major c the next year.	apital expenditures planned for	
11	interior/exterior	ling systems (HVAC, roof, finishes, paving, etc.) the of the tenant to maintain and	

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*"

QUE	ESTION	RES	SPO	NSE		COMMENTS
		Υ	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*"

QUE	STION	RES	SPON	NSE		COMMENTS
		Υ	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"

Our	Unk indicates "Unknown"	RE	SPON	JSF		COMMENTS					
QUE	- TION	Y	N	NA	Unk	COMMENTS					
35	Does any part of the electrical system use aluminum wiring?				Jiik						
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 " <i>Not Applicable</i> ", Unk indicates " <i>Unknown</i> "												
QUE	STION	RES	SPON	ISE		COMMENTS							
		Υ	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:

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:

On Site Date:

June 30, 2017

May 22, 2017

Draft - For Discussion Purposes Only

Immediate Repairs Report River Front Park Pavilion

6/30/2017



Location Name EMG Renamed Item NumberID			Cost Description	Quantity	Unit	Unit CostSubtotal 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 Tota	ıl							\$78			

^{*} Location Factor included in totals.

Replacement Reserves Report

River Front Park Pavilion



Location Name	EMG Renamed Item Number	D Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	/Unit	Unit Cost	Subtotal	2017 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028 2	029 203	2031	2032	2033	2034	2035	2036	iciency Repair stimate
River Front Park Pavilio	n 5.2	Pedestrian Pavement, Concrete, Replace	30	17	13	2400	SF	\$19.	.82 \$47,572												\$47,572						\$	647,572
River Front Park Pavilio	n 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 Pavilio	n 6.5	614939 Pedestrian Pavement, Stairs, Clay Brick/Masonry Pavers, Repair	0	0	0	100	SF	\$0.	.78 \$78	\$78																		\$78
River Front Park Pavilio	n 6.5	614940 Pedestrian Pavement, Stairs, Clay Brick/Masonry Pavers, Replacement	e 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 \$	558,195
Totals, Escalated (3.09	ն inflation, c	ompounded 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

Draft - For Discussion Purposes Only

TABLE OF CONTENTS

1	Exec	utive Summary
		Property Information and General Physical Condition
		Facility Condition Index (FCI)
		endices

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								
	City of Yorkville, Mr. Peter Ratos								
Management Point of Contact:	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								
	Al Diefert								
	Technical Report Reviewer For								
Reviewed by:	Andrew Hupp								
Troviolica by.	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.

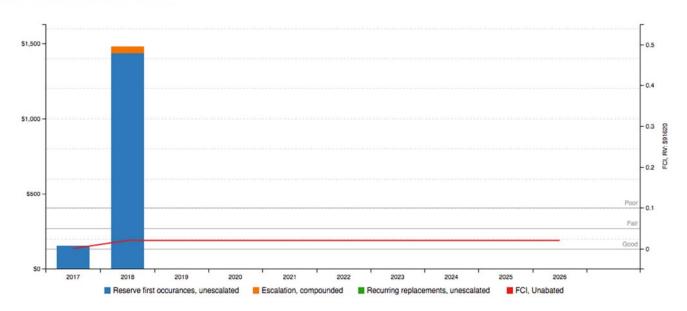
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

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)

FCI Analysis: River Front Park Pavilion

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



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

Key Finding	Me	tric
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	1 / 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:

capital improvement funding strategy. Key findings from the assessment include:

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.

EMG PROJECT NO.: 122700.17R000-014.366

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**



PEDESTRIAN PAVEMENT, SIDEWALK, CONCRETE #5:



STRUCTURAL FRAME, STEEL COLUMNS & BEAMS #6:



#7: PAINTED SURFACES



PAINTED SURFACE, SURFACE #8: CORROSION



#9: ROOF, METAL



STAIRS, CLAY BRICK/MASONRY PAVERS #10:



#11: STAIR, MISSING BRICK



CLAY BRICK/MASONRY PAVERS, MISSING AND #12: **DISLODGED BRICKS**

Appendix B: Site Plan

Site Plan



IP	m	M I	
٣	щ	3)	

Project Name:	Project Number:
River Front Park Pavilion	122700.17R000-014.366
Source:	On-Site Date:
Google Maps	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?			Х	
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?			Х	
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?			х	
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
	- , ,	103	110	IVA	
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?			х	
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?	х			
	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?			х	
2	Are there visual and audible signals inside cars indicating floor change?			х	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			х	
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?			х	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			х	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			х	

	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?			х	
3	Are there audible and visual fire alarm devices in the toilet rooms?			х	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			х	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?			х	
6	In unisex toilet rooms, are there safety alarms with pull cords?			х	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?			х	
8	Are grab bars provided in toilet stalls?			х	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?			х	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			x	
11	Are exposed pipes under sink sufficiently insulated against contact?			х	
	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.			х	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have rollin 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 questrooms? See attached hot sheet.			х	
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.			Χ	
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.



Legal		Reviewed By:
Finance Engineer City Administrator		Finance Engineer

Human Resources Community Development

Agenda Item Number
New Business #3
Tracking Number
PW 2017-66

Agenda Item Summary Memo

Police Public Works

Title: Capital Project	et Update		_
Meeting and Date:	Public Works Committee – October	17, 2017	_
Synopsis: Status Up	odate		_
			_
Council Action Prev	viously Taken:		
Date of Action:	Action Taken:		_
Item Number:			
Type of Vote Requi	red:		
Council Action Req	uested: None	_	
Submitted by:		Engineering	
	Name	Department	
	Agenda Item Notes	:	



Memorandum

To: Bart Olson, City Administrator

From: Brad Sanderson, EEI

CC: Eric Dhuse, Director of Public Works

Krysti Barksdale-Noble, Community Dev. Dir.

Lisa Pickering, Deputy City Clerk

Date: October 4, 2017

Subject: Capital Improvement Projects Update

The purpose of this memo is to update the Public Works Committee as to the status of the several projects. A brief summary on the status of the projects is provided below:

Construction Projects

2017 RTBR

• The project is substantially complete.

Center Parkway and Countryside Parkway Resurfacing

• The project is substantially complete.

Kennedy Road Resurfacing

• The project is substantially complete.

Kennedy Shared Use Path - ITEP

• The project is substantially complete. The major remaining work items are pavement striping and street light re-installation.

West Washington Street Water Main Improvements

• The project is substantially complete.

2017 Sanitary Sewer Lining

• Work has not yet initiated. Work is anticipated to begin around November 1st. The contract completion date is November 30th.

Planning/Design Projects

Rt 71 Water main and Sanitary Sewer Relocation

• Final plans will be submitted to IDOT and to IEPA for permitting within the next week or two.

Pavillion Road Streambank Stabilization

Design engineering is underway.



Reviewed By:	
Legal	
Finance	
Engineer	
City Administrator	
Human Resources	

Community Development

Agenda Item Number	
New Business #4	
Tracking Number	
PW 2017-67	

Agenda Item Summary Memo

Police Public Works

Title: Quarterly Bond/	LOC Reduction Summary – 9/30/1	17
Meeting and Date: \underline{P}	ublic Works Committee – October	17, 2017
Synopsis: Information	al	
Council Action Previo	usly Taken:	
Date of Action:	Action Taken:	
Item Number:		
Type of Vote Required		
Council Action Reque	sted: Informational	
Submitted by:	Brad Sanderson	Engineering
	Name	Department
	Agenda Item Notes	s:
	-	-
	_	_

2017 Bond and Letter of Credit Reduction Report

		Engineer	City Administrator	Mayor				
Date	Development/Project	Concurrence	Concurrence	Concurrence	Reduction	Final Release	Reduction Value	Remaining Balance
1/10/2017	Hamman Water main	X	X			X	\$3,774.09	\$0.00
1/24/2017	Bristol Bay Unit 3	X	X		Х		\$112,267.81	\$172,371.00
2/28/2017	Caledonia	Х	Х		Х		\$416,010.52	\$557,615.58
3/17/2017	Ashley Pointe	Х	Х		Х		\$58,781.25	\$119,989.25
9/7/2017	Lot 19 - Yorkville Business Park	X	X			Х	\$5,371.20	\$0.00
- 1 1							4	4
9/26/2017	Autumn Creek - Unit 2C	X	X		Х		\$458,854.83	\$240,015.05



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
PW 2017-68

Agenda Item Summary Memo

Title: Meeting Sche	dule for 2018								
Meeting and Date:	Public Works Committee – Oct	ober 17, 2017							
Synopsis: Proposed	Synopsis: Proposed meeting dates for 2018.								
Council Action Prev	viously Taken:								
Date of Action:	Action Taken:								
Item Number:									
Type of Vote Requir	red:								
Council Action Req	uested:								
Submitted by:		Administration							
	Name	Department							
	Agenda Item N	Notes:							



Memorandum

To: Public Works Committee
From: Lisa Pickering, Deputy Clerk
CC: Bart Olson, City Administrator

Date: October 11, 2017

Subject: Public Works Committee Meeting Schedule for 2018

Summary

Proposed 2018 meeting schedule for the Public Works Committee.

Meeting Schedule for 2018

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

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

March								
Su	M Tu W Th F							
			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		

April								
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							

May								
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				

			June	е		
Su	М	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

		,	July	/		
Su	М	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				

		A	ugu	st		
Su	М	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	

	;	Sep	tem	nber	•	
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						

		O	ctok	er		
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

		Νον	/em	ber		
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	

		Dec	em	ber		
Su	М	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					



Reviewed By:	
Legal Finance Engineer City Administrator Human Resources Community Development Police Public Works	

Agenda Item Summary Memo

Title: 2018 Road to E	Better Roads Program – Er	ngineering Agreement
Meeting and Date:	Public Works Committee	– October 17, 2017
Synopsis: See attache	ed.	
Council Action Previ	ously Taken:	
Date of Action: N/A	Action Tal	ken:
Item Number:		
Type of Vote Require	ed: Majority	
Council Action Requ	ested: Approval	
Submitted by:	Bart Olson	Adiministration
	Name	Department
	Agenda I	tem Notes:

2018 Road Program United City of Yorkville, Kendall County, IL Professional Services Agreement - Design and Construction Engineering

THIS AGREEMENT, by and between the United City of Yorkville, hereinafter referred to as the "City" or "OWNER" and Engineering Enterprises, Inc. hereinafter referred to as the "Contractor" or "ENGINEER" agrees as follows:

A. Services:

ENGINEER agrees to furnish to the City the following services: The ENGINEER shall provide any and all necessary engineering services to the City as indicated on the included Attachment A. Design engineering for all roadways indicated on Attachment D will be provided; additionally construction engineering will be provided for all roadways on Attachment D that can be included without exceeding the approved 2018 Roadway Program budget. All Engineering will be in accordance with all City and Illinois Department of Transportation requirements.

B. Term:

Services will be provided beginning on the date of execution of this agreement and continuing, until terminated by either party upon 7 days written notice to the non-terminating party or upon completion of the Services. Upon termination the ENGINEER shall be compensated for all work performed for the City prior to termination.

C. Compensation and maximum amounts due to ENGINEER:

ENGINEER shall receive as compensation for all work and services to be performed herein, an amount based on the Estimate of Level of Effort and Associated Cost included in Attachment B. Design Engineering will be paid for as a Lump Sum in the amount of \$27,264.00 and Construction Engineering will be paid for hourly at the actual rates for services to be performed, currently estimated at \$39,832.00. The hourly rates for this project are shown in the attached 2017 Standard Schedule of Charges. All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

For outside services provided by other firms or subconsultants, the City shall pay the ENGINEER the invoiced fee to the ENGINEER, plus 10%. Such outside services include, but are not limited to services to be provided by Huff and Huff, Inc. and Rubino Engineering, Inc.

D. Changes in Rates of Compensation:

In the event that this contract is designated in Section B hereof as an Ongoing Contract, ENGINEER, on or before February 1st of any given year, shall provide written notice of

2018 Road Program
United City of Yorkville
Professional Services Agreement
Design and Construction Engineering

any change in the rates specified in Section C hereof (or on any attachments hereto) and said changes shall only be effective on and after May 1st of that same year.

E. Ownership of Records and Documents:

ENGINEER agrees that all books and records and other recorded information developed specifically in connection with this agreement shall remain the property of the City. ENGINEER agrees to keep such information confidential and not to disclose or disseminate the information to third parties without the consent of the City. This confidentiality shall not apply to material or information, which would otherwise be subject to public disclosure through the freedom of information act or if already previously disclosed by a third party. Upon termination of this agreement, ENGINEER agrees to return all such materials to the City. The City agrees not to modify any original documents produced by ENGINEER without contractors consent. Modifications of any signed duplicate original document not authorized by ENGINEER will be at OWNER's sole risk and without legal liability to the ENGINEER. Use of any incomplete, unsigned document will, likewise, be at the OWNER's sole risk and without legal liability to the ENGINEER.

F. Governing Law:

This contract shall be governed and construed in accordance with the laws of the State of Illinois. Venue shall be in Kendall County, Illinois.

G. Independent Contractor:

ENGINEER shall have sole control over the manner and means of providing the work and services performed under this agreement. The City's relationship to the ENGINEER under this agreement shall be that of an independent contractor. ENGINEER will not be considered an employee to the City for any purpose.

H. Certifications:

Employment Status: The Contractor certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

Anti-Bribery: The Contractor certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

Loan Default: If the Contractor is an individual, the Contractor certifies that he/she is not in default for a period of six months or more in an amount of \$600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship

2018 Road Program
United City of Yorkville
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Design and Construction Engineering

Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

Felony Certification: The Contractor certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

Barred from Contracting: The Contractor certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 Illinois Compiled Statutes 5/33E or similar law of another state.

Drug Free Workplace: The Contractor certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Contractors, with 25 or more employees certify and agree to take steps to ensure a drug free workplace by informing employees of the dangers of drug abuse, of the availability of any treatment or assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract.

Non-Discrimination, Certification, and Equal Employment Opportunity: The Contractor agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Contractor shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Contractor agrees to incorporate this clause into all subcontracts under this Contract.

International Boycott: The Contractor certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

Record Retention and Audits: If 30 Illinois Compiled Statutes 500/20-65 requires the Contractor (and any subcontractors) to maintain, for a period of 3 years after the later of the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the City under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the City and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the

2018 Road Program
United City of Yorkville
Professional Services Agreement
Design and Construction Engineering

U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal sponsoring agency. The Contractor agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Contractor certifies that he/she is a: <u>x</u> United States Citizen Resident Alien ____ Non-Resident Alien The Internal Revenue Service requires that taxes be withheld on payments made to non resident aliens for the performance of personal services at the rate of 30%.

Tax Payer Certification: Under penalties of perjury, the Contractor certifies that its
Federal Tax Payer Identification Number or Social Security Number is (provided
separately) and is doing business as a (check one): Individual Real Estate
Agent Sole Proprietorship Government Entity Partnership Tax
Exempt Organization (IRC 501(a) only) x Corporation Not for Profit Corporation
Trust or Estate Medical and Health Care Services Provider Corp.

I. Indemnification:

ENGINEER shall indemnify and hold harmless the City and City's agents, servants, and employees against all loss, damage, and expense which it may sustain or for which it will become liable on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the performance of work under this agreement by ENGINEER or its Subcontractors, or due to or arising in any manner from the wrongful act or negligence of ENGINEER or its Subcontractors of any employee of any of them. In the event that the either party shall bring any suit, cause of action or counterclaim against the other party, the non-prevailing party shall pay to the prevailing party the cost and expenses incurred to answer and/or defend such action, including reasonable attorney fees and court costs. In no event shall the either party indemnify any other party for the consequences of that party's negligence, including failure to follow the ENGINEER's recommendations.

J. Insurance:

The ENGINEER agrees that it has either attached a copy of all required insurance certificates or that said insurance is not required due to the nature and extent of the types of services rendered hereunder. (Not applicable as having been previously supplied)

K. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attachments. Except for those terms included on the attachments, no additional terms are included as a

2018 Road Program
United City of Yorkville
Professional Services Agreement
Design and Construction Engineering

part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties. The list of attachments are as follows:

Attachment A: Scope of Services

Attachment B: Estimated Level of Effort and Associated Cost

Attachment C: Anticipated Project Schedule

Attachment D: Location Map

Attachment E: 2017 Standard Schedule of Charges

L. Notices:

All notices required to be given under the terms of this agreement shall be given mail, addressed to the parties as follows:

For the City: For the ENGINEER:

City Administrator and City Clerk United City of Yorkville 800 Game Farm Road Yorkville, IL 60560 Engineering Enterprises, Inc. 52 Wheeler Road

Sugar Grove Illinois 60554

Either of the parties may designate in writing from time to time substitute addresses or persons in connection with required notices.

Agreed to thisday of	, 2017.
United City of Yorkville:	Engineering Enterprises, Inc.:
Gary Golinski Mayor	Brad Sanderson, P.E. Vice President
Beth Warren City Clerk	Angie Smith Executive Assistant

2018 RTBR Program United City of Yorkville Kendall County, IL

Professional Services Agreement - Design and Construction Engineering

Attachment A – Scope of Services

Design Engineering:

- Process required documents with the Illinois Department of Transportation for Motor Fuel Tax Projects including:
 - o BLR14230 Resolution
 - o BLR14231 Municipal Estimate of Maintenance Costs
 - o BLR11510 Preliminary Estimate of Cost
- Conduct site visit(s) to assess condition of existing pavement, curb and gutter, sidewalk, drainage, structures and identify non-compliant sidewalk curb ramps.
- Obtain, review and inventory existing utility, roadway, right-of-way, ownership, soil data, etc.
- Obtain utility information to identify potential conflicts, as necessary.
- Obtain geotechnical site data, consisting of pavement cores taken every 300-500 feet, as necessary.
- Coordinate documentation for CCDD Management of soils, as necessary.
- Coordinate and develop with City Staff the final scope of improvements
- Confirm pavement design and rehabilitation methodology.
- Prepare MFT General Maintenance Section bid package, and ancillary documents, including:
 - o BLR12200 Local Public Agency Formal Contract Proposal
 - o BLR12200 A Schedule of Prices
 - o BLR12230 Bid Bond Form
 - o BLR12325 Apprenticeship Certification
 - o BC57 Affidavit of Availability
 - o BLR11310 Special Provisions
 - o BLR12326 Affidavit of Illinois Business Office
 - o Index for Supplemental Specifications and Recurring Special Provisions
 - Check Sheet for Recurring Special Provisions
 - Special Provisions
 - o Bureau of Design and Environment Special Provisions/Check sheets
 - Local Roads Special Provisions
 - o District Special Provisions
 - Location Map
 - o City Provisions & Details
 - o Existing/Proposed Typical Sections
 - o Highway Standards
 - o Prevailing Wage
 - o BLR14232 Municipal Maintenance Operations
 - Spring Street (IL Route 47 to McHugh Road)
 - Teri Lane (Spring Street to Cul Du Sac)
 - Walsh Drive (North of East / West Barberry to Dead End)
 - Pavillion Road (IL Route 71 to City Limit)
- Coordinate IDOT and City review, including revisions and approval
- Prepare preliminary and final cost estimates

2018 RTBR Program
United City of Yorkville
Professional Services Agreement
Design and Construction Engineering
Attachment A - Scope of Services

- Assist in bidding, contractor/bid evaluations, contract preparation and additional contract administration as required; facilitate IDOT approval of Contract
- Attend public meetings with Staff to review design progress
- Provide all bid packages in 8 ½" x 11½" format
- Provide planning/design/construction schedule and frequent updates regarding any potential items affecting the schedule

Construction Engineering:

- Attend the Pre-Construction Conference with the Contractor
- Provide resident engineering for on-site observation
- Daily documentation of work tasks and calculation of installed pay items
- Monitor adherence to specifications
- Gather material inspection and coordinate any required testing on behalf of the City
- Provide guidance to the contractor when questions arise during construction
- Prepare/verify payment estimates
- Gather certified payrolls and waivers of lien
- Provide information to residents as required
- Perform punch list inspections, provide follow up inspections and recommend acceptance when appropriate
- Communicate activities with City weekly, or as required based on onsite activities
- Prepare necessary IDOT closeout paperwork
 - o BLR13231 Engineer's Final Payment Estimate
 - o BLR13210 Request for Approval of Change in Plans



ATTACHMENT B - ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST PROFESSIONAL ENGINEERING SERVICES

2018 RTBR PROGRAM United City of Yorkville, IL

		ENTITY:		ENGIN	ERING			SURVEYING		DRA	AFTING	ADMIN.	WORK	
WORK ITEM		PROJECT ROLE:	PRINCIPAL IN CHARGE	SENIOR PROJECT MANAGER	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	PROJECT MANAGER	SENIOR PROJECT SURVEYOR I	PROJECT TECHNICIAN	CAD MANAGER	SENIOR PROJECT TECHNICIAN	ADMIN.	ITEM HOUR SUMM.	COST PER ITEM
NO.	WORK ITEM	HOURLY RATE:	\$191	\$185	\$145	\$133	\$185	\$145	\$133	\$168	\$133	\$80		
FINAL EN	IGINEERING													
2.1	Project Management and Administration		6	12									18	\$ 3,366
2.2	Project Meetings		6	6	6								18	\$ 3,126
2.3	Geotechnical Investigation (Coordination, Field Work, Re	eview Report)		2	4								6	\$ 950
2.4	Analyze/Finalize Roadway Rehabilitation Methods			2	4								6	\$ 950
2.5	Site Review, Identification of Required Improvements				16							2	18	\$ 2,480
2.6	Prepare Pre-Final Bid Package/Exhibits- 50%		2	2	16						8		28	\$ 4,136
2.7	Prepare Pre-Final Bid Package/Exhibits - 90%			4	20						8		32	\$ 4,704
2.8	Prepare Engineer's Opinion of Probable Construction Co	st - 90%		2	8								10	\$ 1,530
2.9	Submit Bid Package for IDOT Review			2	4								6	\$ 950
2.10	Revise and Resubmit Bid Package for IDOT Approval/Ac	dvertisement		2	16						4		22	\$ 3,222
2.11	Bidding and Contracting			2	8							4	14	\$ 1,850
	Fin	al Engineering Subtotal:	14	36	102	-	-	-	-	-	20	6	178	\$ 27,264
CONSTR	UCTION ENGINEERING													
3.1	Contract Administration		4	8	_	16	_						28	\$ 4,372
3.2	Construction Layout					24							24	\$ 3,192
3.3	Observation and Documentation		8	8		220							236	
	Construction	on Engineering Subtotal:	12	16	-	260	-	-	-	-	-	-	288	\$ 39,832
		PROJECT TOTAL:	26	52	102	260	-	-			20	6	466	67,096

DIRECT EXPENS	ES	
Printing =	ı	
CCDD (Huff and Huff) =	\$	5,000
Geotechnical (Rubino) =	\$	2,500
Material Testing (Rubino) =	\$	5,000
DIRECT EXPENSES =	\$	12,500

LABOR SUMMARY	
Engineering Expenses =	\$ 63,956
Surveying Expenses =	\$ -
Drafting Expenses =	\$ 2,660
Administrative Expenses =	\$ 480
TOTAL LABOR EXPENSES =	\$ 67,096

TOTAL EXPENSES = \$

\\Milkyway\EEI_Storage\Docs\Public\Yorkville\2017\YO1745-C 2018 Road Program\PSA\[Attachment B - Fee Estimate.xisx\]Fee Summa



Legend

Preliminary

Design Work Item Construction

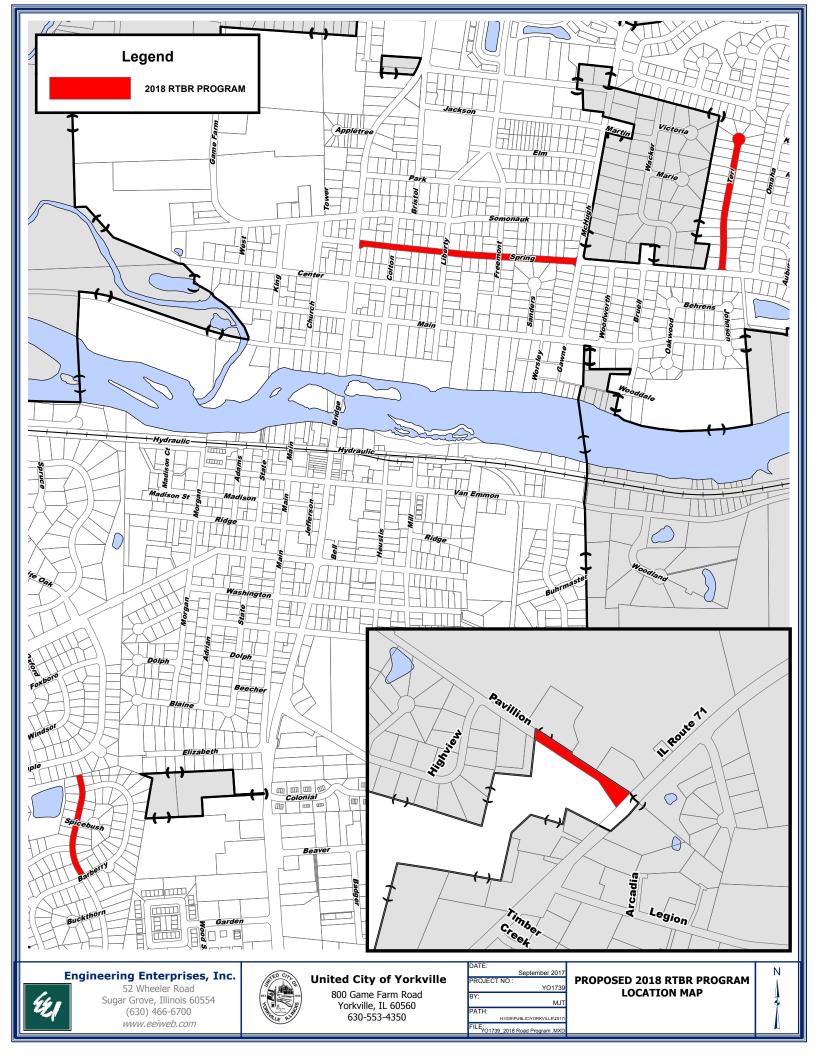
Project Management & QC/QA

Meeting(s)
Bidding and Contracting

ATTACHMENT C: ANTICIPATED PROJECT SCHEDULE

2018 RTBR PROGRAM UNITED CITY OF YORKVILLE, IL

WORK		Year:			2017																20	18													
ITEM		Month:	Nove	ember		Decem	ber	J	anuai	ry	Fe	brua	у		Marc	h		Apr	ril		M	ay		Ju	ine			July			Augus	t	Se	eptemb	er
NO.	WORK ITEM	Week Starting:	1 2	3	4 1	2	3 4	1	2 3	4	1	2 3	4	1	2	3 4	1	2	3 4	1	2	3	4 1	2	3	4	1 2	2 3	4	1	2 3	4	1	2 3	4
FINAL D	ESIGN ENGINEERING																																		
2.1	Project Management and Administration																																		
2.2	Project Meetings																																		
2.3	Geotechnical Investigation (Coordination, Field Work, Rev	view Report)																																	
2.4	Analyze/Finalize Roadway Rehabilitation Methods																																		
2.5	Site Review, Identification of Required Improvements																																		
2.6	Prepare Pre-Final Bid Package/Exhibits- 50%																																		
2.7	Prepare Pre-Final Bid Package/Exhibits- 90%																																		
2.8	Prepare Engineer's Opinion of Probable Construction Cos	st - 90%																																	
2.9	Submit Bid Package for IDOT Review; IDOT Review																																		
2.10	Revise and Resubmit Bid Package for IDOT Approval/Ad	vertisement																																	
2.11	Bidding and Contracting																																		
CONSTR	RUCTION ENGINEERING																																		
3.1	Contract Administration																																		
3.2	Constructing Layout																																		
3.3	Observation and Documentation																																		



Standard Schedule of Charges



January 1, 2017

EMPLOYEE DESIGNATION	CLASSIFICATION	HOURLY RATE
Senior Principal	E-4	\$196.00
Principal	E-3	\$191.00
Senior Project Manager	E-2	\$185.00
Project Manager	E-1	\$168.00
Senior Project Engineer/Planner/Surveyor II	P-6	\$155.00
Senior Project Engineer/Planner/Surveyor I	P-5	\$145.00
Project Engineer/Planner/Surveyor	P-4	\$133.00
Senior Engineer/Planner/Surveyor	P-3	\$121.00
Engineer/Planner/Surveyor	P-2	\$111.00
Associate Engineer/Planner/Surveyor	P-1	\$100.00
Senior Project Technician II	T-6	\$145.00
Senior Project Technician I	T-5	\$133.00
Project Technician	T-4	\$121.00
Senior Technician	T-3	\$111.00
Technician	T-2	\$100.00
Associate Technician	T-1	\$ 87.00
Engineering/Land Surveying Intern	I-1	\$ 82.00
GIS Technician	G-1	\$ 67.00
Administrative Assistant	A-3	\$ 80.00
CREW RATES, VEHICLES AND REPROGRAPHICS		
1 Man Field Crew with Standard Survey Equipment 2 Man Field Crew with Standard Survey Equipment 1 Man Field Crew with RTS or GPS * 2 Man Field Crew with RTS or GPS * Vehicle for Construction Observation In-House Scanning and Reproduction	\$0.25/Sq. Ft. (Black & White) \$1.00/Sq. Ft. (Color)	\$158.00 \$247.00 \$196.00 \$284.00 \$15.00
Reimbursable Direct Costs & Services by Others	Cost + 10%	

^{*}RTS = Robotic Total Station / GPS = Global Positioning System



Reviewed By:	
Legal	
Finance Engineer	
City Administrator	

City Administrator **Human Resources** Community Development Police **Public Works** Parks and Recreation

Agenda Item Number	
New Business #7	
Tracking Number	
PW 2017-70	
·	

Agenda Item Summary Memo

Title: US Rt 30 Im	provements (Rt 47 – Rt 31)	
Meeting and Date:	Public Works Committee – Oct	ober 17, 2017
Synopsis: Review of	of LOU	
Council Action Pre	viously Taken:	
Date of Action:	Action Taken:	_
Item Number:		
Type of Vote Requi	ired:	
Council Action Rec	quested: Consideration of Approx	
Submitted by:	Brad Sanderson	Engineering
	Name	Department
	Agenda Item N	otes:



Memorandum

To: Bart Olson, City Administrator

From: Brad Sanderson, EEI

CC: Eric Dhuse, Director of Public Works

Krysti Barksdale-Noble, Community Dev. Dir.

Lisa Pickering, Deputy City Clerk

Date: October 2, 2017

Subject: US Rt 30 Improvements (Rt 47 to Rt 31)

Attached is a letter from IDOT regarding the above referenced project. The intent of the letter is to confirm concurrence with the proposed improvement plan and the cost participation responsibilities for the project. Currently, the work <u>is not</u> included in IDOT's FY 2019-2023 Proposed Highway Improvement Program. IDOT is in the process of concluding the Phase I study of this project.

The general scope of the work for this improvement consists of roadway widening and reconstruction to provide two lanes in each direction separated by a raised median, pedestrian and bicycle accommodations, and drainage improvements. A location map and set of preliminary plans are attached. The area within the City's jurisdiction is the southeast corner of Rt 47 and US Rt 30. Currently, the shared use path is planned on the south and the sidewalk on the north side of the road.

The total local share is anticipated to be \$28,980 as noted below.

Cost Share Item	Est. Local Share of Const. Cost	Est. Local Share of Eng. Cost	Total Est. Local Cost Share
Sidewalk	\$12,600	\$1,890	\$14,490
Shared Use Path	\$12,600	\$1,890	\$14,490
Total:			\$28,980

After construction, the Cities maintenance responsibilities will be 100% of the shared-use path and sidewalk. The responsibilities noted above are consistent with IDOT policy and recent City/IDOT agreements.

Note that the City may choose not to participate in the pedestrian or bicycle accommodations. We have attached the plan from the ITP Study that does indicate an east/west trail to the east of Rt 47 and south of US Rt 30. The proposed trail along US Rt 30 would replace that trail.

The City also has an option to upgrade the landscape medians. Any upgrade would require a commitment to maintain.

Action Required:

IDOT is seeking the following decisions at this time:

- 1. Concurrence with project scope.
- 2. Concurrence with shared-use path scope, costs and long-term maintenance.
- 3. Concurrence with sidewalk scope, costs and long-term maintenance.
- 4. Concurrence with landscaped median long-term maintenance.

If you have any questions or require additional information, please let us know.

September 11, 2017

The Honorable Gary J. Golinski Mayor City of Yorkville 800 Game Farm Road Yorkville, IL 60560

Dear Mayor Golinski:

The Illinois Department of Transportation (Department) is in the process of finalizing preliminary engineering and environmental studies (Phase I) for the improvement of US 30 from IL 47 to IL 31 in the City of Yorkville and the Village of Montgomery in Kane and Kendall Counties. This improvement is not currently included in the Department's FY 2018-2023 Proposed Highway Improvement Program. However, this project will be included in our priorities for future funding consideration among similar improvement needs throughout the region. This will serve as a Letter of Intent between the City of Yorkville (City) and the Department confirming your concurrence with the proposed improvement plan and the cost participation responsibilities for the subject project.

The general scope of work for this improvement consists of roadway widening and reconstruction to provide two lanes in each direction separated by a raised median, pedestrian and bicyclist accommodations, and drainage improvements. A CD of the proposed roadway geometry is enclosed for your information. This scope of work was discussed in greater detail during coordination with the City. A public hearing for the project was held on June 29, 2016.

Based on previous coordination with the City, specific items identified by the Department requiring cost participation and/or maintenance by the City include bicyclist and pedestrian accommodations. Additional discussion regarding landscaped medians and utility relocation is included for your information.

Bicyclist and Pedestrian Accommodations

According to Department policy, separate shared-use path and sidewalk are required to accommodate bicyclists and pedestrians along, or short distances outside of, the project limits if the local agency is willing to participate in cost sharing and take maintenance responsibilities of this shared-use path and sidewalk. The local cost share for new pedestrian and bicyclist facilities is 20% of the construction cost, plus a 15% engineering fee.

The Honorable Gary J. Golinski September 11, 2017 Page 2

The proposed improvement includes approximately 1,800 feet of additional ten-foot wide shared-use path and 1,800 feet of additional five-foot sidewalk along US 30 from IL 47 to west of Bertram Road. The estimated cost of the shared-use path and sidewalk is \$126,000. The City's portion would be approximately \$28,980, including a 15% engineering fee. If the City is willing to include these bicyclist and pedestrian accommodations as part of this improvement, in addition to their share of the costs associated with construction, the City must agree to accept long term responsibility for the administration, control, reconstruction, and maintenance of the shared-use path and sidewalk.

If the City chooses not to participate in the bicyclist or pedestrian accommodations, the Department requests that a local resolution indicating their non-participation be sent to the Department (see enclosed example). Without local agency cost participation, the Department will consider a means to accommodate bicyclist and pedestrian facilities in the future. At this time this consists of the proposed installation of a 15-foot shelf on the south side and a 10-foot shelf on the north side of US 30 from IL 47 to west of Bertram Road. In the future, a path or sidewalk could be installed on the shelf via permit at 100% local cost.

Landscaped Medians

If the City chooses to upgrade the proposed grass medians to include additional landscape items, such as trees, the City would need to agree to accept responsibility for the long-term maintenance of the landscaping in the medians, all within the municipal boundaries of the City. The inclusion of trees on the landscaped median would not typically require local cost participation. Additional shrubs and perennials as well as other ornamental median or roadside features can be included with the project but may require some City cost participation. The Department would work with the City on the development of an enhanced landscape plan, noting the City will be responsible for the future maintenance of all median and roadside landscaping within the City limits. All proposed landscaping elements must be contained within the highway right-of-way.

Utility Relocation

Public utilities, installed in the highway right-of-way via permit and requiring relocation, will be relocated at no expense to the Department. The City will be responsible for relocation of its facilities in conflict with the US 30 from IL 47 to IL 31 improvements. Facilities subject to the previously stated condition may include, but may not be limited to, watermain and fire hydrants as well as storm, sanitary, and/or combined sewers. A more detailed study of conflicts will be initiated during Phase II, contract plan preparation.

The Honorable Gary J. Golinski September 11, 2017 Page 3

Summary of Estimated Costs

The estimated total cost responsibility for the City, based on the available information collected during the Phase I process is approximately \$28,980 as outlined in the following table. However, this does not include the cost of utilities, which should be pursued independently by the City.

Improvement	Village Cost	Engineering Fee (15%)	Total Village Cost
Sidewalk	\$12,600	\$1,890	\$14,490
Shared-use Path	\$12,600	\$1,890	\$14,490
Total Village Costs			\$28,980

At the end of this Letter of Intent, there is an area where you can state your concurrence to the cost participation items outlined above. This Letter of Intent will be used as a basis during Phase II, contract plan preparation, to develop a project agreement between the City and the Department. Please return an original signed copy of this letter at your earliest convenience.

If you have any questions or need additional information, please contact me or Kimberly Murphy, Consultant Studies Unit Head, at (847) 705-4791.

Very truly yours,

Anthony J. Quigley, P.E. Region One Engineer

Attachments

CC:

Bart Olson, City Administrator Eric Dhuse, Public Works Director Project and Environmental Studies US 30 from IL 47 to IL 31 Kane and Kendall Counties

Concur with project scope: YesNo	Concur with sidewalk path scope, costs, and long-term maintenance:YesNo
Concur with shared-use path scope, costs, and long-term maintenance:YesNo	Concur with landscaped median long- term maintenance:YesNo
Name:	
Signature:	· · · · · · · · · · · · · · · · · · ·
Title:	
Date:	
Comments:	

SUGGESTED RESOLUTION LANGUAGE FOR NON-PARTICIPATING LOCAL AGENCIES

WHEREAS, The Illinois Department of Transportation (Department) has the power to approve and determine the final plans, specifications and estimates for all State highways; and

WHEREAS, the Department's projects must adequately meet the State's transportation needs, exist in harmony with their surroundings, and add lasting value to the communities they serve; and

WHEREAS, the Department must embrace principles of context sensitive design and context sensitive solutions in its policies and procedures for the planning, design, construction, and operation of its projects for new construction, reconstruction, or major expansion of existing transportation facilities by engaging in early and ongoing collaboration with affected citizens, elected officials, interest groups, and other stakeholders to ensure that the values and needs of the affected communities are identified and carefully considered in the development of transportation projects; and

WHEREAS, Bicyclist and pedestrian ways must be given full consideration in the planning and development of transportation facilities, including the incorporation of such ways into State plans and programs; and

WHEREAS, The State's complete streets law requires bicyclist and pedestrian ways to be established in or within one mile of an urban area in conjunction with the construction, reconstruction, or other change of any State transportation facility, except in pavement resurfacing projects that do not widen the existing traveled way or do not provide stabilized shoulders, or where approved by the Secretary of Transportation based upon documented safety issues, excessive cost or absence of need; and

WHEREAS, During the development of highway projects throughout the State, the Department gives consideration to accommodating bicyclists and pedestrians on a need-basis; and

WHEREAS, The Department has presented the City of Yorkville, for its consideration, a bicyclist and/or pedestrian improvement with funding to be split 80% State, 20% local with maintenance to be provided by the City of Yorkville; therefore, be it

RESOLVED, That the City of Yorkville hereby rejects the Department's proposed bicyclist and/or pedestrian improvement and acknowledges that such rejection will result in a cancellation of the proposed improvement; and be it further

RESOLVED, That a suitable copy of this resolution be presented to the Project Engineer associated with the proposal, or his or her equivalent, within the Department.

Exhibit "A"

TRAFFIC SIGNAL PARTICIPATION

The cost participation associated with traffic signal installation, modernization, or relocation will be in accordance with 92 III. Adm. Code 544 "Financing of Traffic Control Signal Installations, Modernization, Maintenance, and Operation on Streets and Highway under State Jurisdiction."

Traffic signals may be installed only where conditions meet warrants established in the current Illinois Manual on Uniform Traffic Control Devices. If a new signal installation is warranted, it may be included within the roadway improvement.

Current IDOT policy requires that IDOT and Local Agency (ies) share the responsibility for installation, modernization, and relocation of traffic signals. The installation, modernization, and relocation of pedestrian signals associated with traffic signal improvements will also require the Department and Local Agency (ies) to share financial responsibility. The eligible share of the cost to each agency will be in proportion to the number of intersection approaches that the agency maintains. Generally, traffic signal costs are 80% Federal and 20% non-Federal based on established cost participation policy (90% Federal and 10% non-Federal for safety projects). IDOT will participate in the non-Federal portion for the State-owned legs of an intersection. At locations where all legs of an intersection are State-owned, IDOT will participate in 100% of the cost of the traffic signal installation, modernization, or relocation. Closely spaced new or modernized traffic signals within the improvement limits generally require signal coordination or hardware interconnection for the purpose of providing vehicle progression. IDOT will be financially responsible for 100% of coordination or interconnection costs.

IDOT will be financially responsible for 100% of the installation and modernization of traffic signals at ramp terminals of ramps connecting to or from a State highway.

The entire cost of installing push button ("Fire pre-emption") and emergency vehicle pre-emption equipment is the responsibility of the requesting local fire district or municipality.

The entire cost of installing, modernizing, relocating, maintaining and energizing private benefit signals is the responsibility of the private benefit agency being served by the traffic signals. However, IDOT will enter into a formal agreement for a private benefit signal installation only with the local jurisdictional or governmental agency.

It should be noted that an agency involved might voluntarily assume responsibility for another agency's share of the cost in order to expedite the installation or modernization.

When warrants are met for school crossing signals at public road intersections, the eligible share to each agency for the installation and modernization cost shall be split on a 50/50 basis or in proportion to the number of intersection approaches that each agency maintains.

TRAFFIC SIGNAL MAINTENANCE

At intersections lying wholly outside the Corporate Limits of any municipality, IDOT will be responsible for the maintenance of the signals.

At intersections lying wholly or partially within the Corporate Limits of one or more municipalities, IDOT will assume the following costs for the maintenance of traffic signals on State highways within municipalities:

- (A) The total costs for all signals at the intersections of two or more State highways.
- (B) The total costs for all signals at the intersections along State highways that have an average daily traffic in excess of 35,000 vehicles per day as shown on the latest published edition of the traffic volume (AADT) map. The District Engineer will determine the limits of this section within the municipality.
- (C) The total costs for all signals located at the terminals of ramps connecting to or from a State highway.
- (D) At all other intersections IDOT and the municipalities will share in the cost of signal maintenance. The cost to the municipalities will be in proportion to the number of approaches that they maintain.

ENERGY CHARGES

The division of financial responsibility for the energy charges will be as follows:

- (A) At intersections lying wholly outside the Corporate Limits of any municipality, IDOT will pay the energy charges for the operation of the signals.
- (B) At intersections lying wholly within the Corporate Limits of a municipality, IDOT and the municipality will share the energy charges according to the proportionate number of intersection approaches maintained by each agency.
- (C) At intersections lying partially within the Corporate Limits of one or more municipalities, the municipalities will be responsible for the energy charges.

Traffic Signal Master Agreements, consummated by IDOT, give municipality defined maintenance and energy responsibilities required for the operation of traffic signals. New traffic signal improvements shall contain maintenance and energy provisions in the improvement agreement adding the new traffic signals to said Master Agreement. Existing traffic signals to be modernized or relocated, shall contain maintenance and energy provisions in the improvement agreement indicating traffic signal maintenance and energy responsibilities for given traffic signal(s) shall continue to be as outlined in the Master Agreement. Certain circumstances, such as jurisdictional transfers of roadway segments affecting signalized intersections with the improvement limits, could result in a revision to maintenance and energy responsibilities contained in the Master Agreement for a given traffic signal(s). An amendment to the Master Agreement would be required.

IDOT does not share in maintenance costs for school crossing signals unless specified otherwise in the Master Agreement or if the school crossing signals are installed at public road intersections for which the maintenance costs shall be shared in proportion to the number of intersection approaches that each agency maintains.

PARKING LANES

If a <u>new</u> parking lane is added, IDOT will participate in 50% of the cost if the ADT is greater than 5,000 vehicles per day and if the pavement composition and lane width meets the IDOT criteria. The municipality would assume the total cost (100%) of the parking lane if the pavement composition or lane width does not meet IDOT criteria or if the ADT is less than 5,000 vehicles per day.

If an exclusive existing parking lane requires resurfacing, IDOT will participate in 50% of the milling and resurfacing costs for parking with lane widths equal to or less than the adjacent travel lanes. The municipality will assume the total cost (100%) of the milling and resurfacing costs for that portion of the parking that is greater than the width of the adjacent travel lane. The municipality will also assume 100% of any base repair cost for the entire width of the existing parking as well as any patching and curb and gutter repairs. If the municipality declines to participate, a very minimal amount of resurfacing would be done IDOT expense. (Minimal amount of resurfacing is defined as a taper across the parking lane ranging from approximately 1½ inch thick adjacent to the through lane to 1 inch or less adjacent to gutter line).

IDOT will assume the total cost (100%) associated with the milling and resurfacing of parking lanes when parking is eliminated during one or more peak hours.

The municipality is responsible for the total cost (100%) of reconstructing existing parking and any adjacent curb and gutter.

The State will not consider an improvement of a State-maintained highway unless the proposed parking or existing parking adjacent to the traffic lanes is parallel parking except as provided under Chapter 95 1/2 Art. 11-1304(c) (Illinois Revised Statutes).

Parking prohibition ordinances will be required through areas where there are no parking lanes.

ROADWAY MAINTENANCE

The State will assume the maintenance cost associated with the through traffic lanes, turning lanes, and the curb and gutter adjacent to these traffic lanes. The municipality will assume the maintenance cost associated with all other facilities including but not limited to items such as storm sewers, parkways, exclusive parking lanes, curb and gutter adjacent to the parking lanes, sidewalks, landscape features, appurtenances, etc.

UTILITY RELOCATION

Municipal utilities, installed by permit and requiring relocation, will be relocated at <u>no expense</u> to the Department.

Municipal utilities installed prior to the Department's assuming maintenance of the roadway will be relocated, if required, at IDOT expense.

The cost of any improvement to, or betterment of municipal utilities, would be the entire financial responsibility (100%) of the local agency.

ROADWAY LIGHTING

Existing highway lighting that is owned and maintained by the municipality, will be relocated and upgraded to current standards. New lighting, proposed by the municipality, may be incorporated into the total improvement plans.

The cost of the above work would be the entire financial responsibility of the local agency.

PEDESTRIAN AND BICYCLE FACILITIES

Sections 17 <u>Bicycle and Pedestrian Accommodations</u> and 48-2.04 <u>Sidewalks</u> of the IDOT Bureau of Design and Environment Manual establish the criteria to determine pedestrian and bicycle needs. Maintenance responsibilities as well as State and local agency participation toward the cost of these facilities included as part of a roadway construction contract on a State route shall be in accordance with Sections 5-03 and 5-05 of the Bureau of Design and Environment Manual as follows.

<u>Maintenance Responsibilities</u> – The Municipality will maintain any new or replacement sidewalks the Department provides in conjunction with the highway improvement project, excluding those constructed on structures. The Municipality will also maintain any bicycle paths associated with the State highway project other than that portion of the bicycle path carried on state structures. The State will assume the maintenance responsibilities for On-Road Bicycle Lanes or Wide Outside Lane and Widened Shoulders constructed as bicycle accommodations.

Cost Participation

- New and Deteriorated Sidewalks Use the criteria in Chapters 17 and 48 to determine the warrants for sidewalks. If these criteria are met and the Local Agency agrees to maintain the sidewalks, proportion the improvement costs associated with new or deteriorated sidewalks as follows:
 - a. New Sidewalks Proportion the cost between the State and Local Agency at 80/20 for new sidewalks within the project termini or for short distances outside the project termini as may be required to connect sidewalks to significant pedestrian generators (e.g., schools, transit facilities). The Phase I Study Report will document the need for sidewalk construction.
 - b. Deteriorated Sidewalks The Local Agency will pay 100% of the cost to remove existing deteriorated sidewalks. Proportion the cost 80/20 between the State and Local Agency for deteriorated sidewalk replacement when associated with a highway project. Local Agency will pay 100% of the cost of decorative sidewalks.
 - c. Sidewalk Removal and Replacement The State is 100% financially responsible for removing and replacing existing sidewalks if such a need is caused by the construction of an IDOT highway improvement.
- 2. Bicycle Accommodations Use the criteria in Chapter 17 to determine the warrants for bicycle accommodations. If these criteria are met and the Local Agency agrees to maintain the bicycle accommodation as appropriate, proportion the improvement costs associated with the bicycle accommodations as follows:

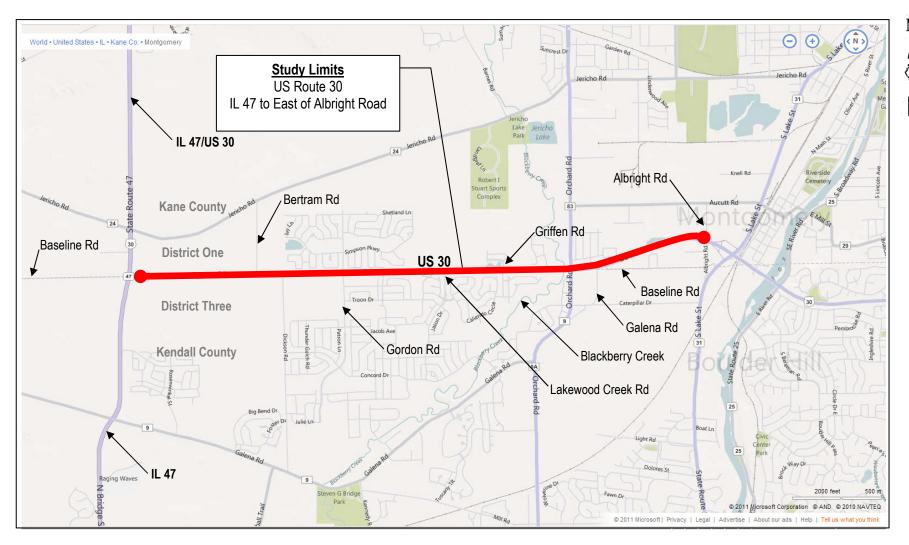
- a. On-Road Bicycle Lanes Proportion the cost 80/20 between the State and Local Agency for the construction of new on-road bicycle lanes as indicated by the facility selection criteria contained in Chapter 17.
- Wide Outside Lanes and Widened Shoulders The State will pay 100% of all costs for wide outside lanes or widened shoulders indicated for bicycle accommodation.
- c. New Paths Proportion the cost 80/20 between the State and Local Agency for construction of new paths within the project termini or for short distances outside the project termini as may be required to connect paths to significant bicycle traffic generators (e.g., schools, transit facilities). The Phase I Study Report will document the need for path construction.
- d. Path Removal and Replacement The State is 100% financially responsible for removing and replacing existing paths if such a need is caused by the construction of an IDOT highway improvement.
- e. Adjustment of Existing Paths If an existing path requires adjustment due to an IDOT improvement, the State will pay 100% of the adjustment cost. The Department will construct the replacement in accordance with IDOT path criteria. The Local Agency is 100% financially responsible for path adjustments that are caused or initiated by a work request from the Local Agency.
- f. Paths Above and Beyond Selection Criteria If facility selection criteria for side paths are not met and the Local Agency still requests side path installation, the Local Agency is 100% financially responsible for all costs for installation of the path above those costs for the improvement identified in the selection criteria, including any necessary right-of-way and construction.
- g. Paths on Structures The State will pay 100% of all costs for bicycle and pedestrian accommodations on structures and approaches. The Local Agency will pay 100% of the cost difference of a separate bicycle and pedestrian structure if bicyclists and pedestrians could have been safely accommodated on the roadway structure, or request grade separation when at-grade crossings are considered safe.
- 3. Utility Adjustments and Other Items Proportion the cost 80/20 between the State and Local Agency for reimbursable utility adjustments as defined in Chapter 6, Section 6-1.03 of the BDE Manual, as well as pedestrian barriers, retaining walls, and other collateral items that are required solely for pedestrian and bicycle accommodations not necessitated by the IDOT project. The Local Agency is responsible for 100% of the costs for right-of-way, utility adjustments, barriers, retaining walls, and other collateral items that are not required solely for the pedestrian and bicycle accommodations.
- 4. Right-of-Way Proportion the cost 80/20 between the State and Local Agency for right-of-way if acquired solely for sidewalk construction. Also, the Local Agency will pay 100% of the construction costs for sidewalks associated with the construction of on-system parking not necessitated by the IDOT project. The State will pay 100% for right-of-way if additional right-of-way is required to construct an IDOT-proposed highway cross section.
- 5. Local Agency Does Not Accept Maintenance Responsibilities If the Local Agency does not agree to maintain the sidewalk, the State will not construct it, even if it is

- warranted. However, the State will take reasonable actions to not preclude future additions of sidewalk at such locations.
- 6. Local Agency Does Not Choose To Participate If the local agency chooses not to participate financially in the bicycle or pedestrian accommodation, the Department will request that that local agency pass a local resolution indicating their non-participation and have this noted in the Phase I Project Report.

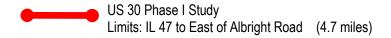
ADDITIONAL WORK

IDOT would be receptive to considering additional highway related work items suggested and paid for by the local agency for incorporation within the improvement, providing that the additional work items would not delay the implementation of the project. Such items could include lighting, over-size storm sewer, utilities, emergency vehicle pre-emption equipment etc.

The local agency may be expected to provide plans, specifications, and estimates for such additional work that is requested to be incorporated into the contract plans for the State-owned portion of the project. Said plans and specifications shall be of such quality to facilitate inclusion in the contract package and shall be available in a timeframe consistent with anticipated contract processing schedules and deadlines.

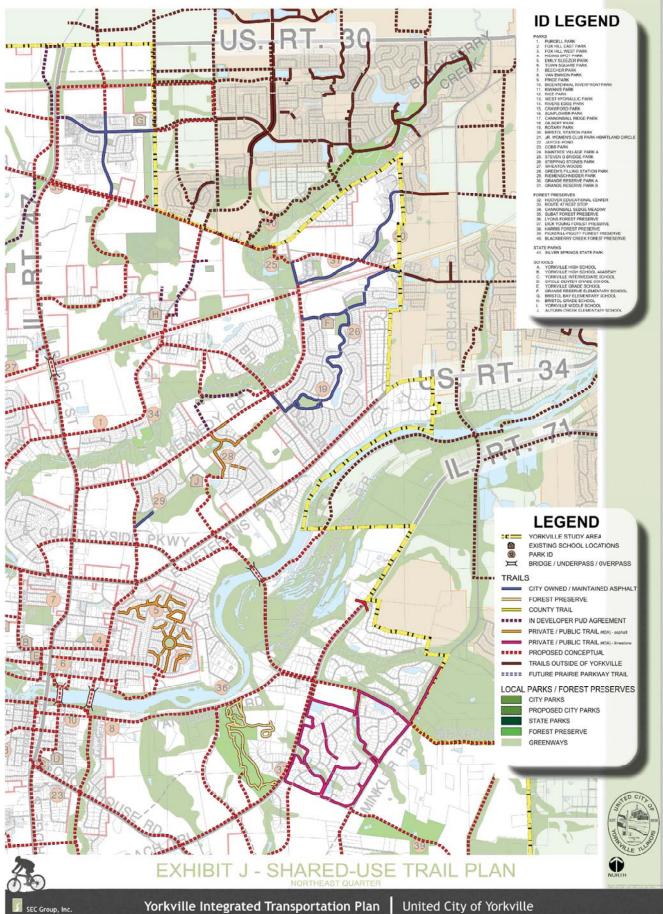


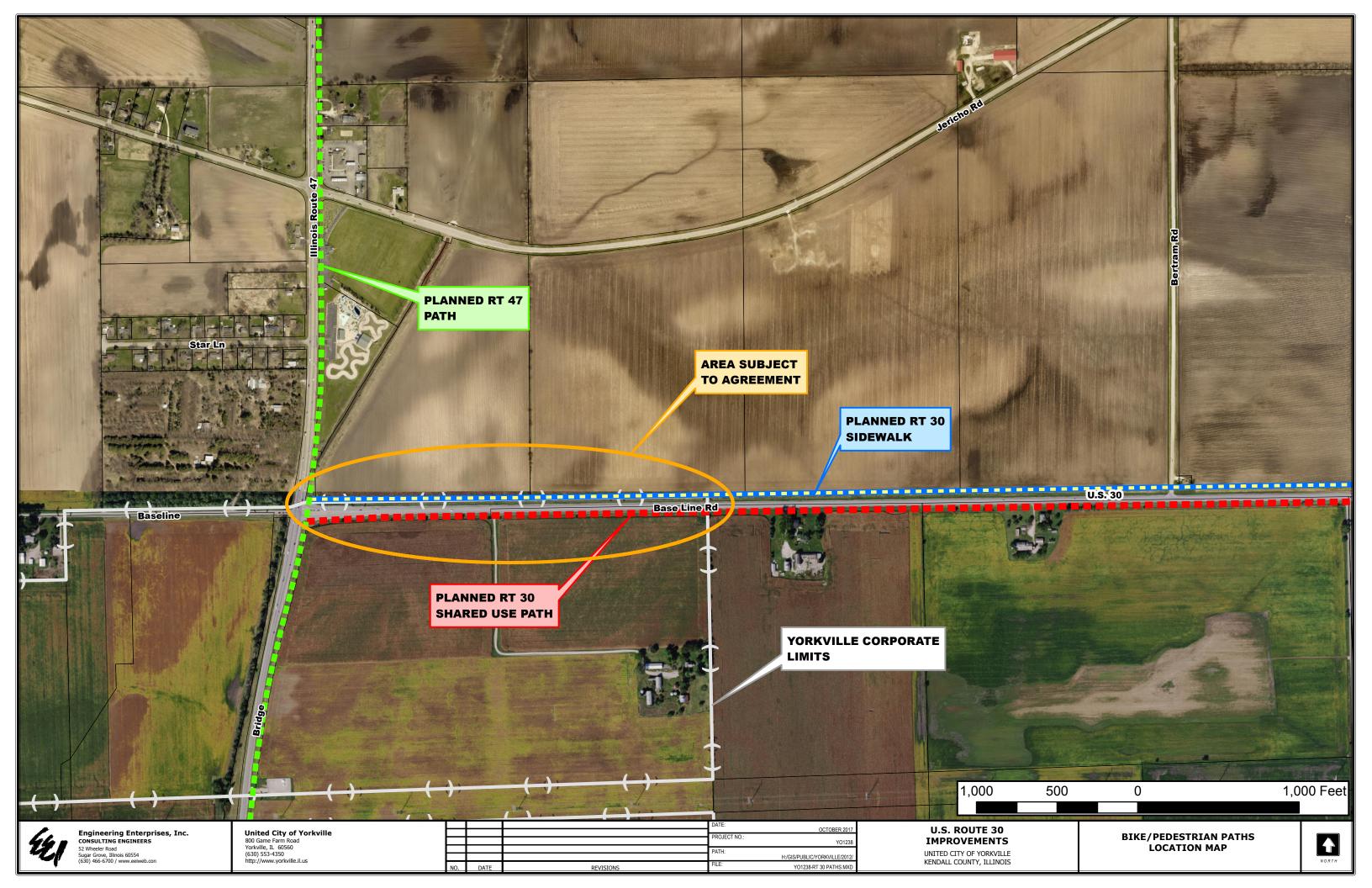
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PROJECT LOCATION MAP

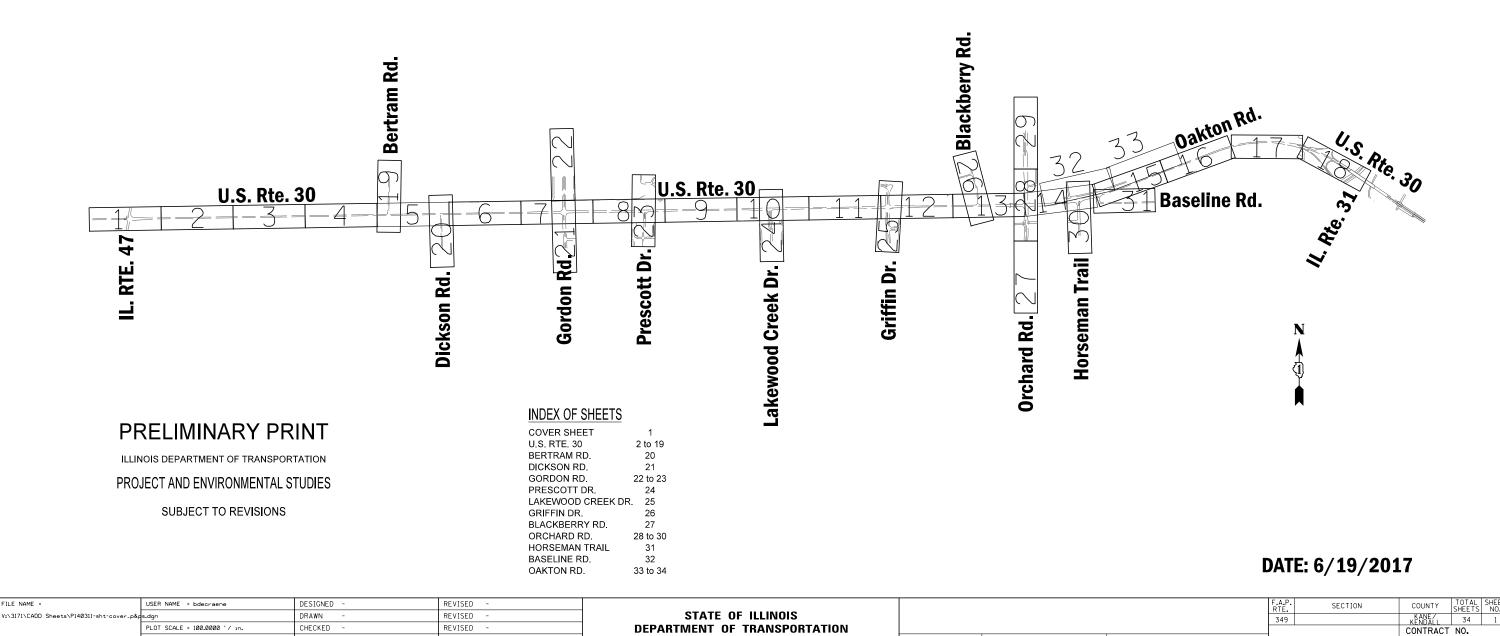
US Route 30
Illinois Route 47 to Illinois Route 31
Kendall and Kane Counties
P-91-403-11





U.S. RTE. 30 PHASE I STUDY IL. RTE. 47 TO IL. RTE. 31 KENDALL & KANE COUNTIES P-91-403-11

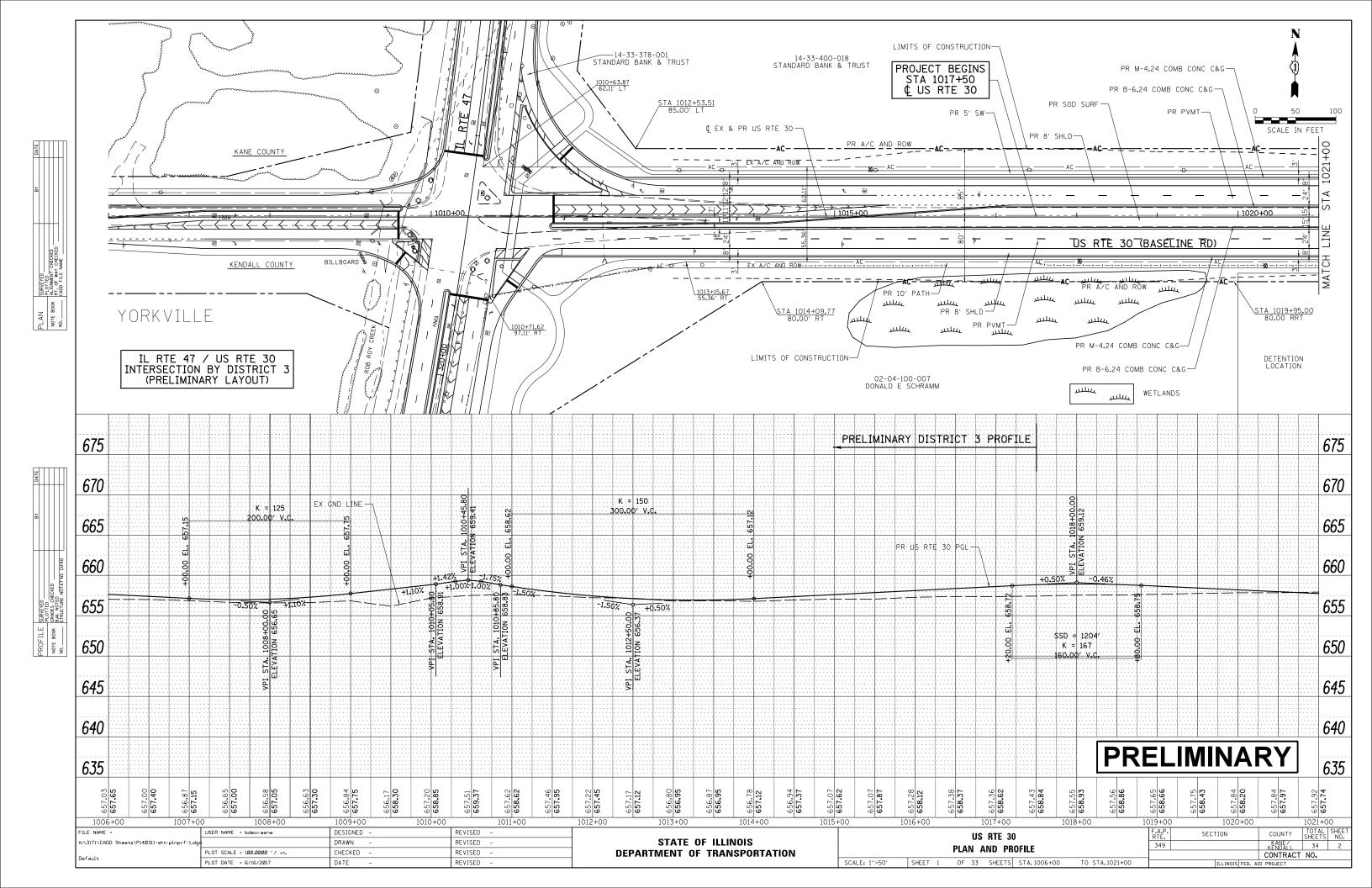
PLAN AND PROFILES

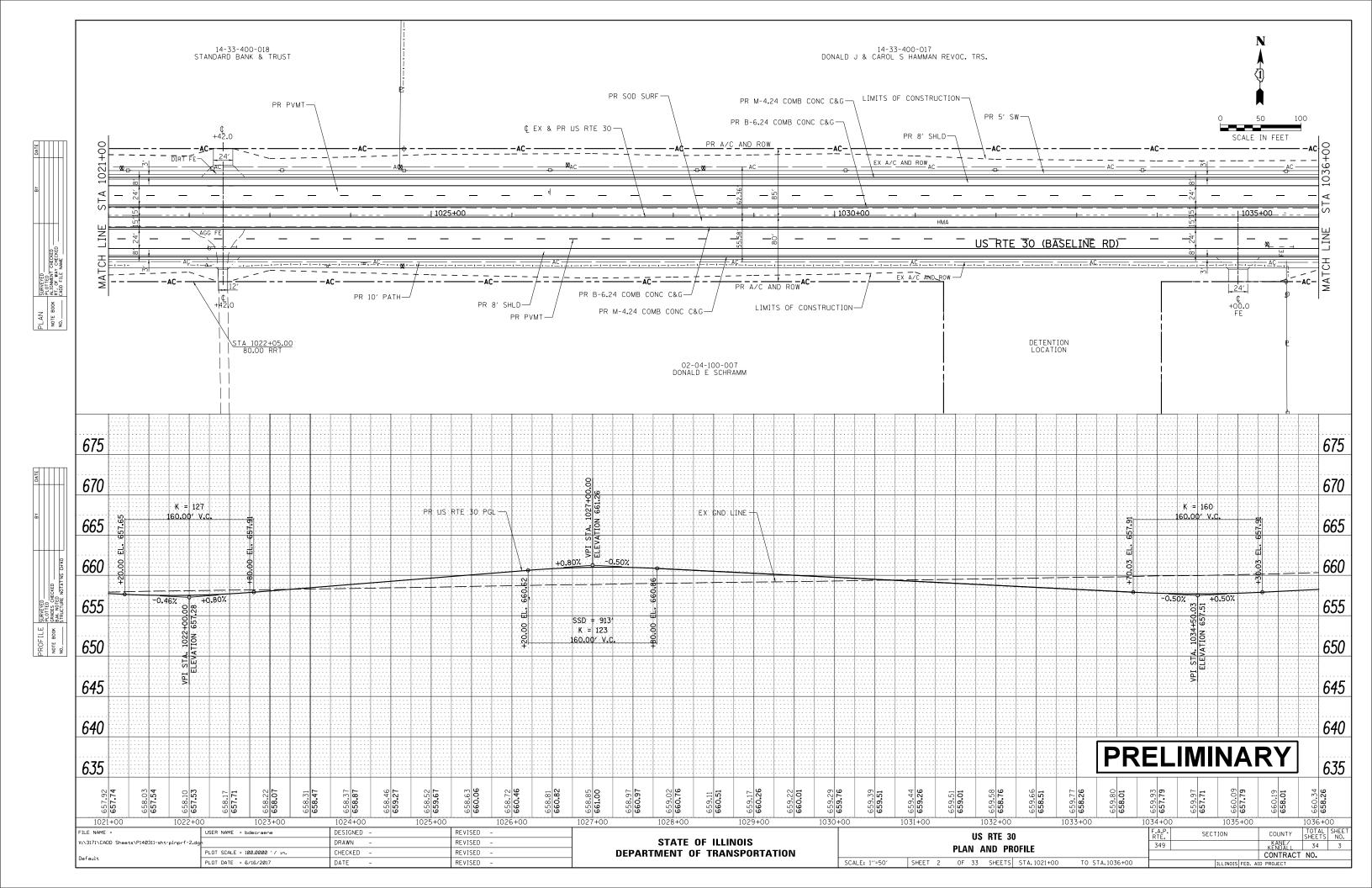


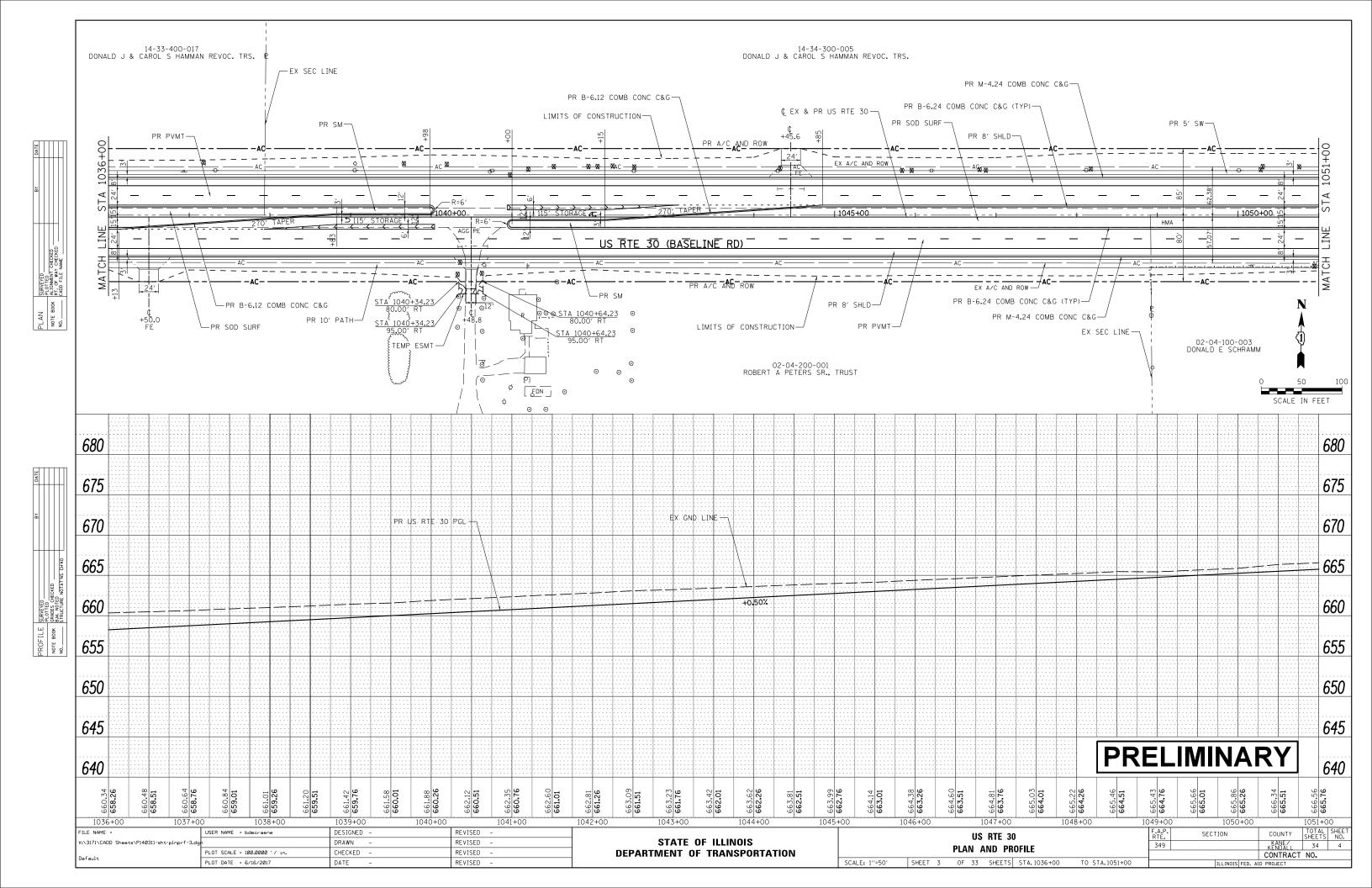
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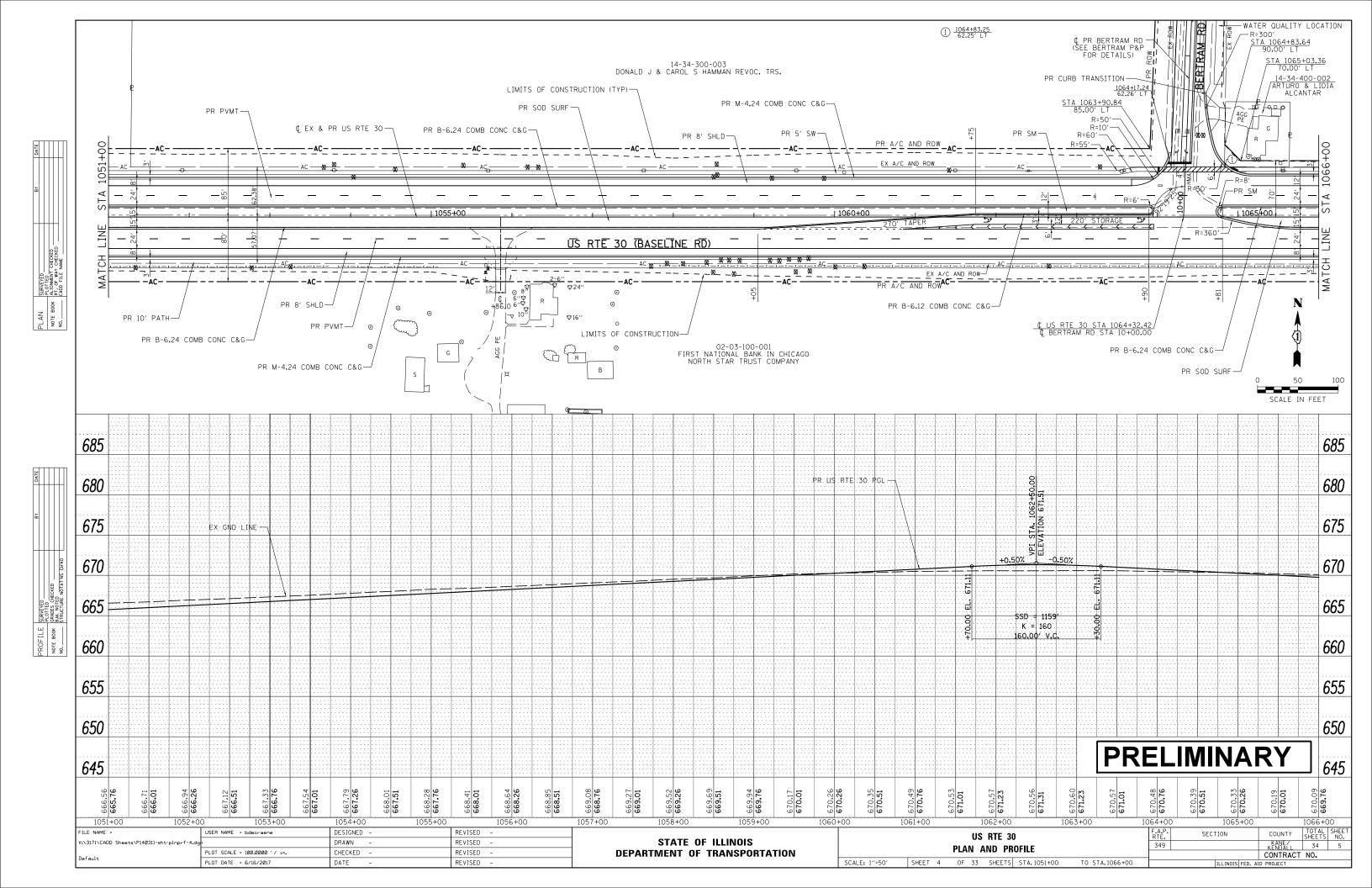
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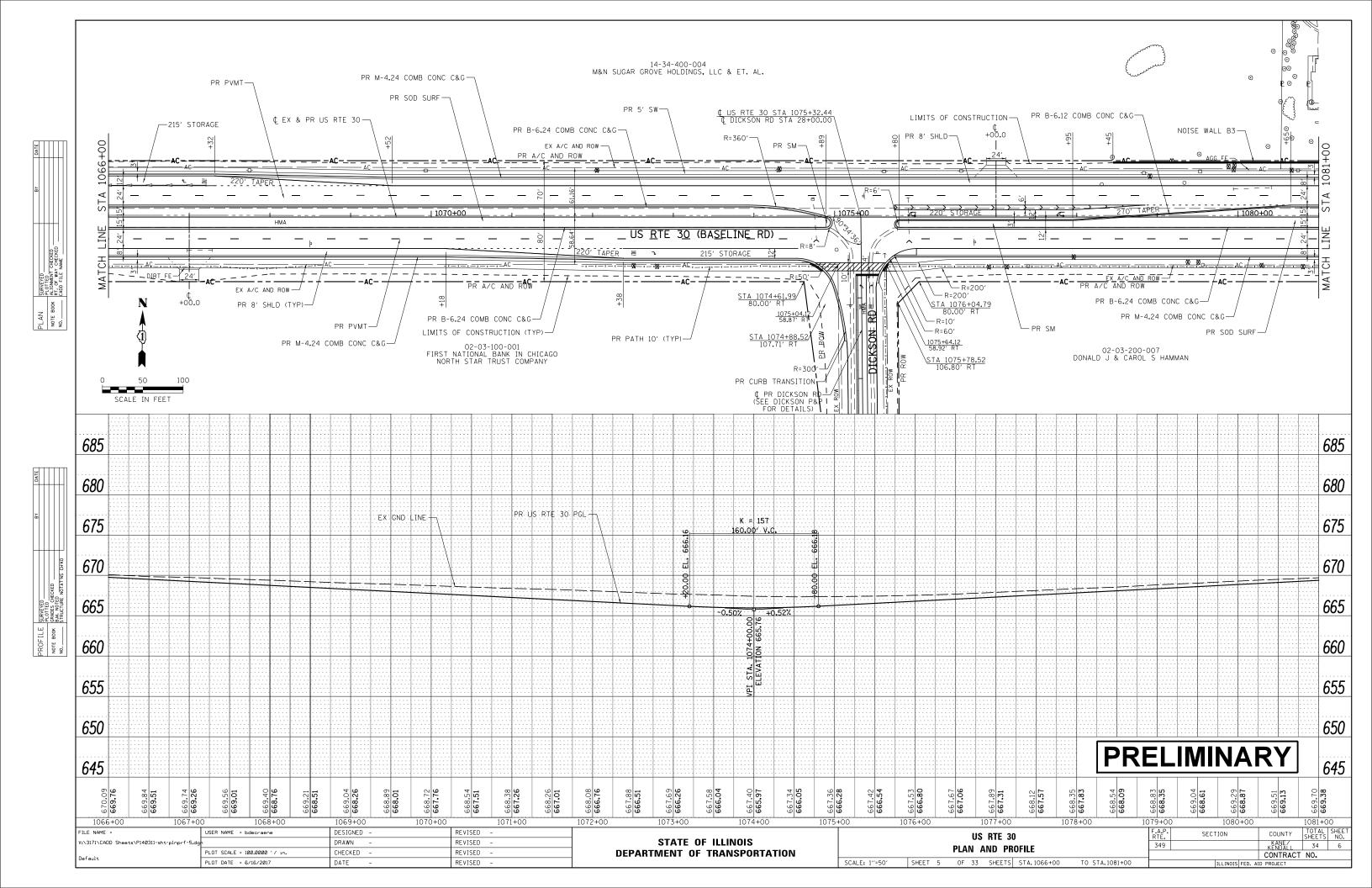
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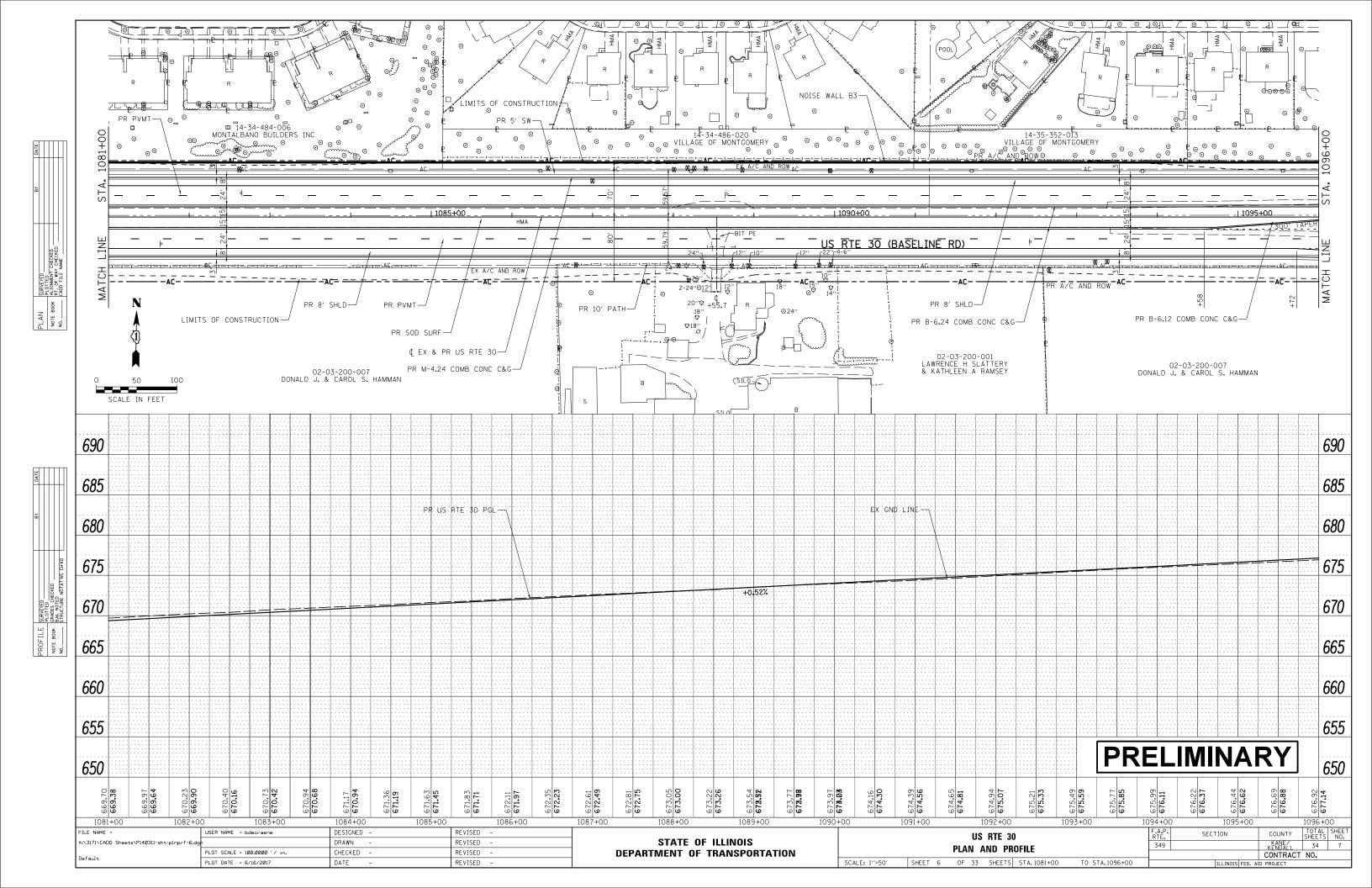


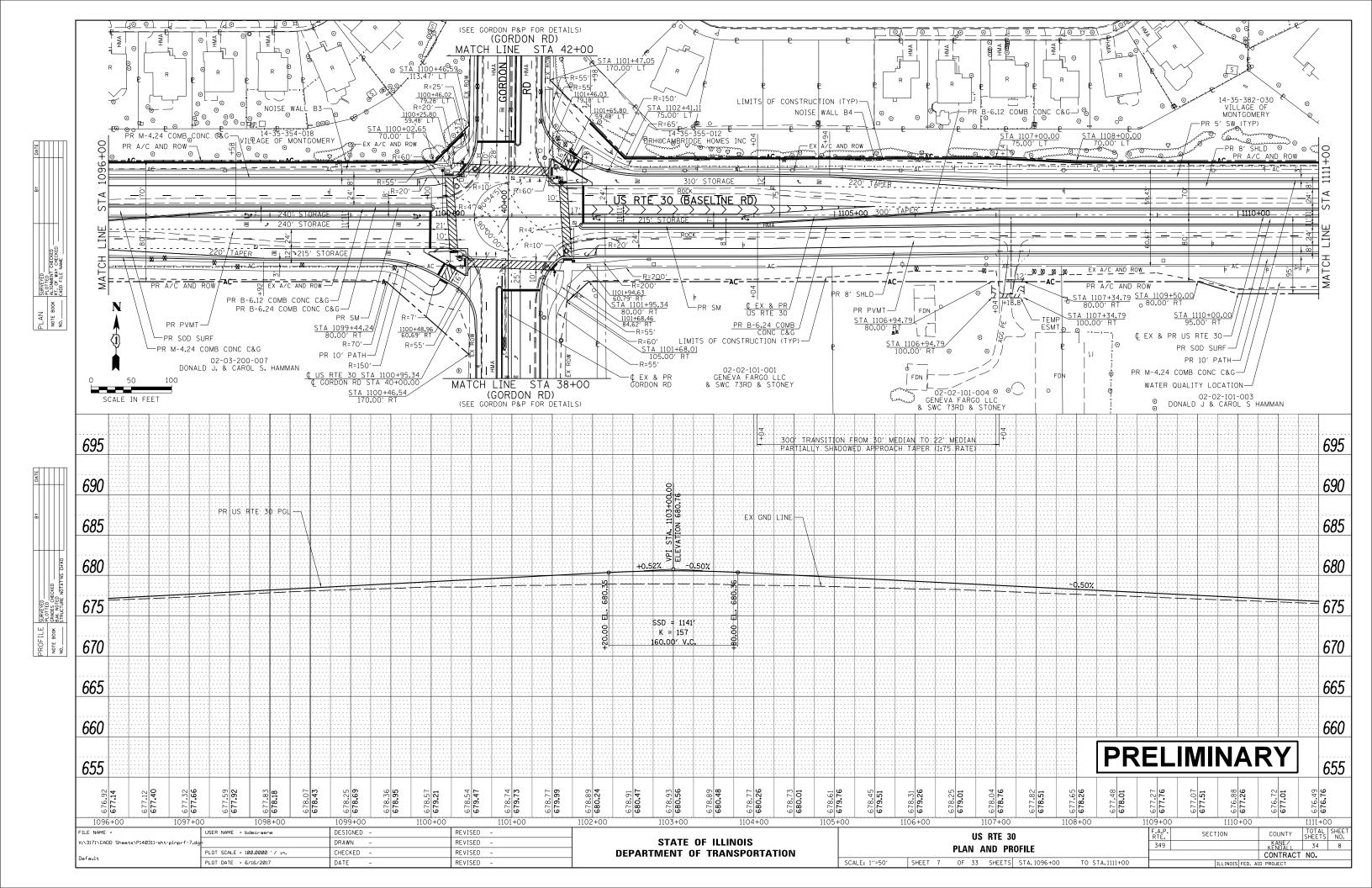


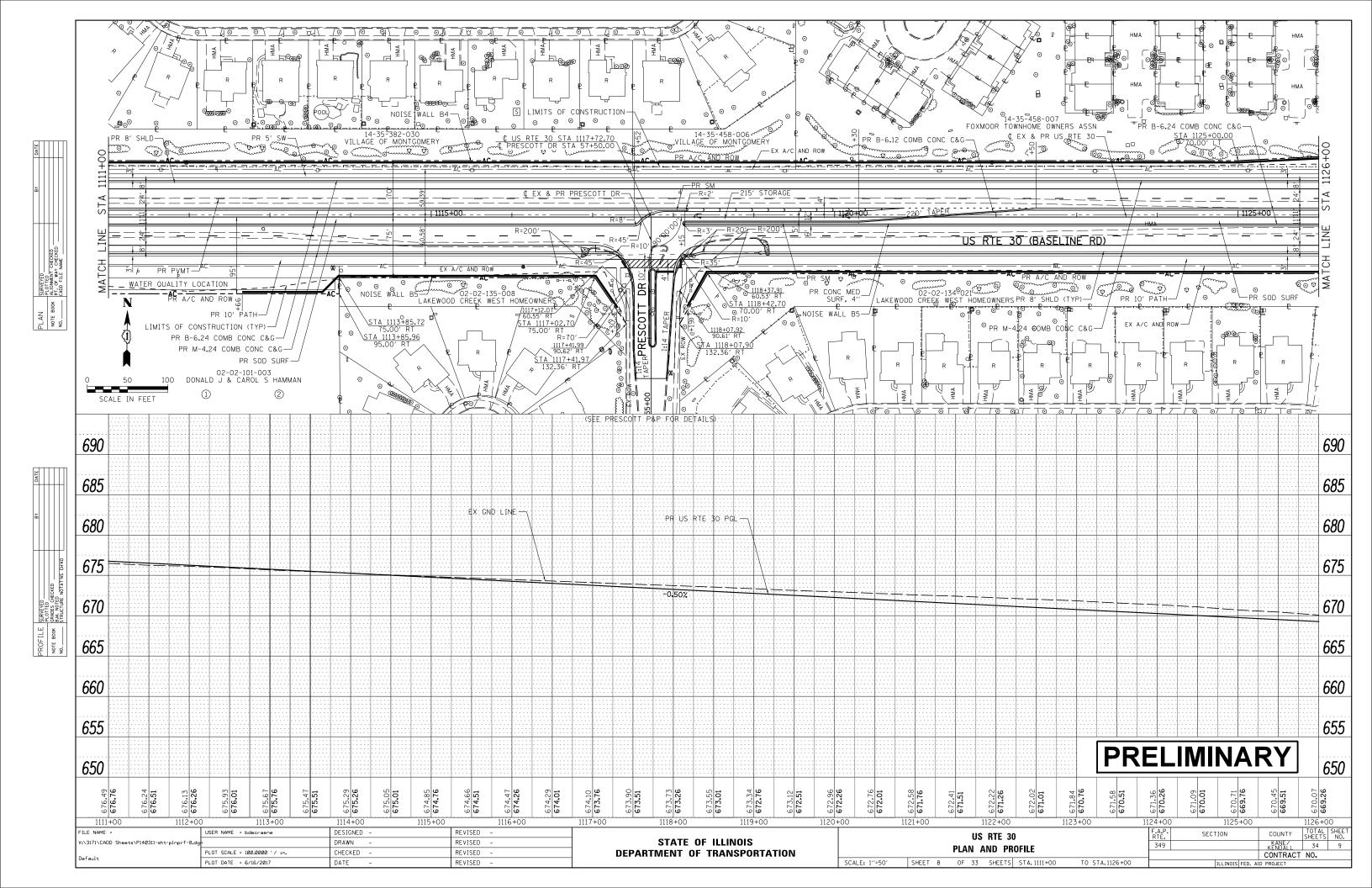


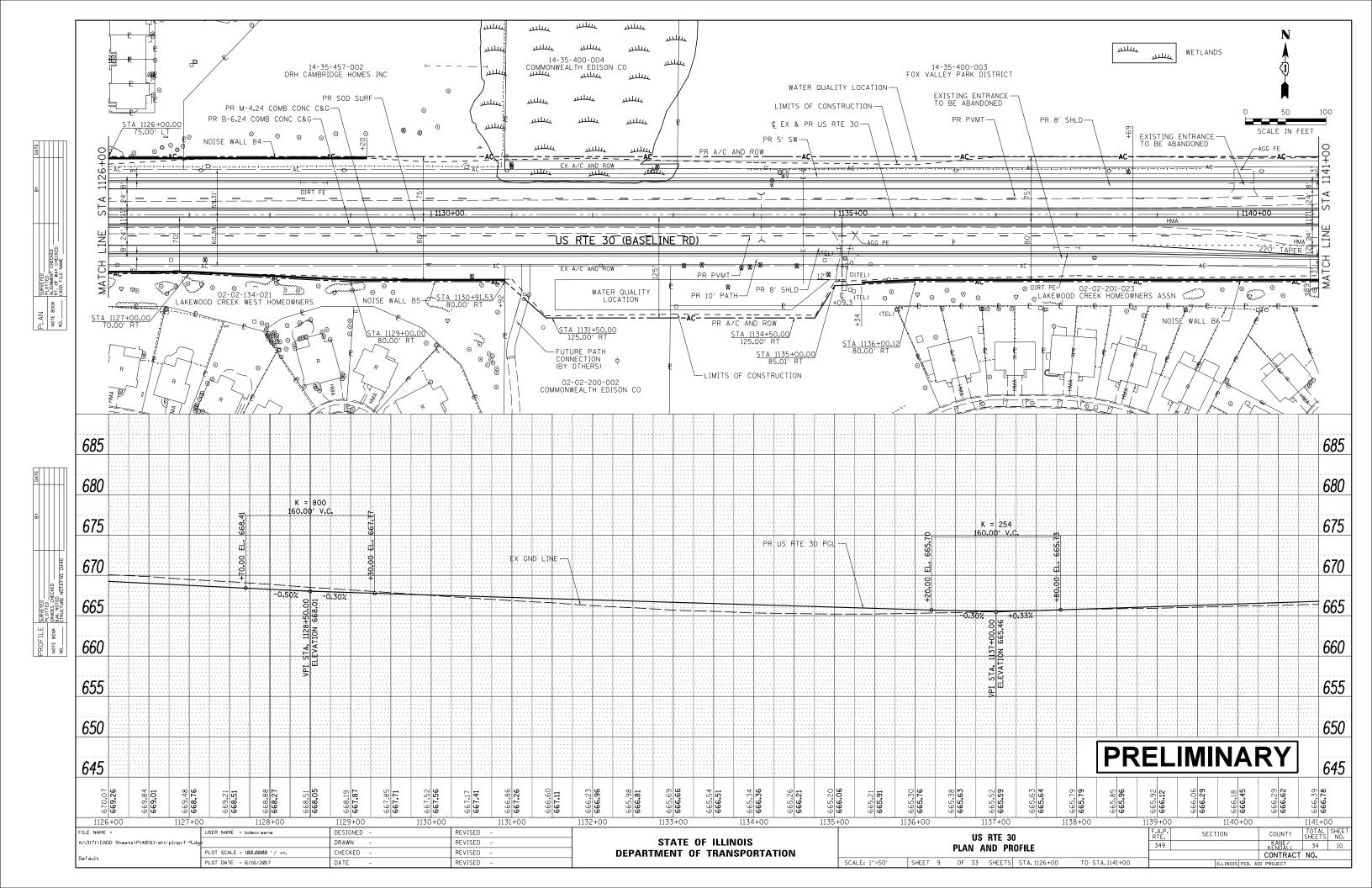


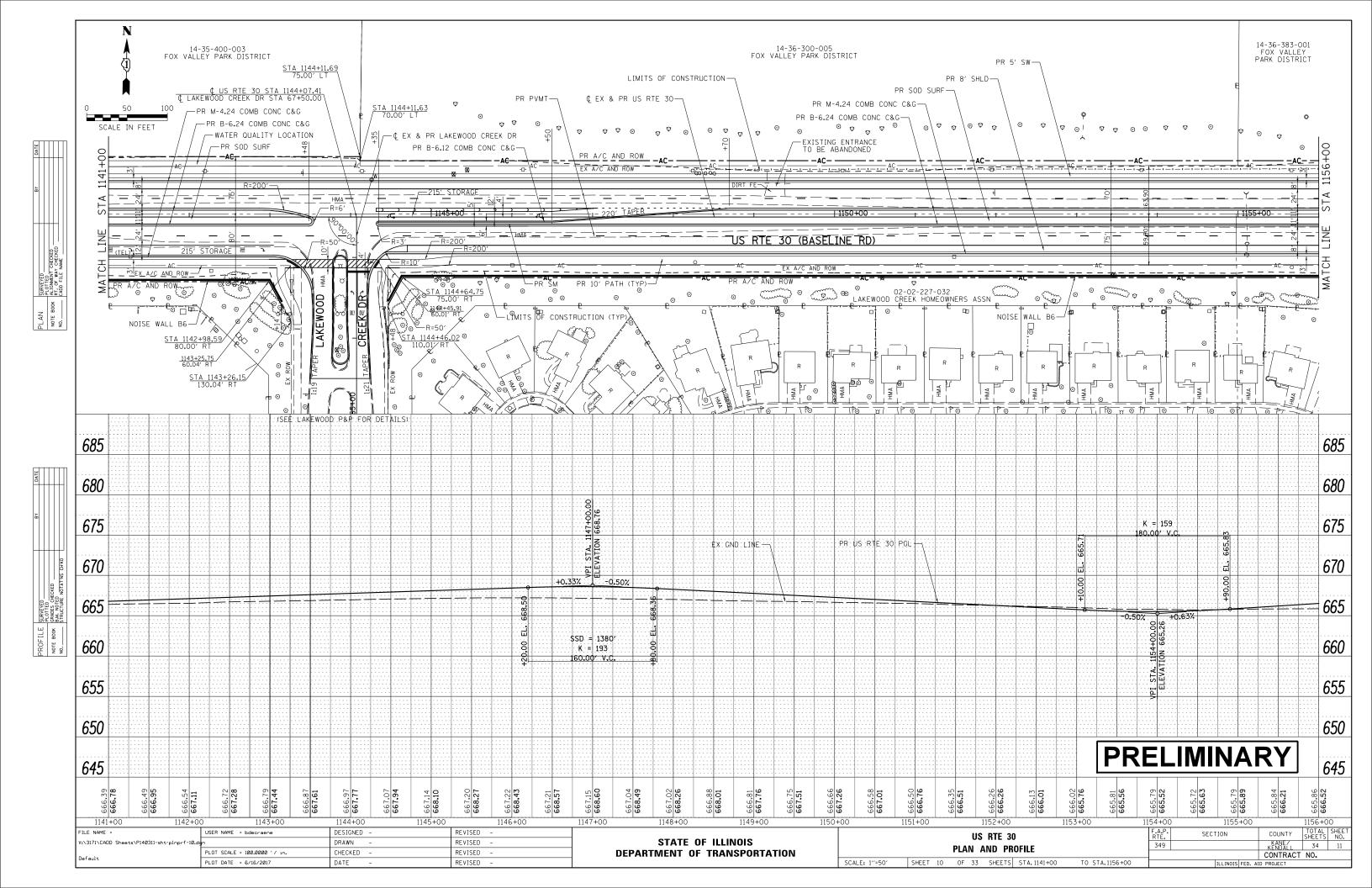


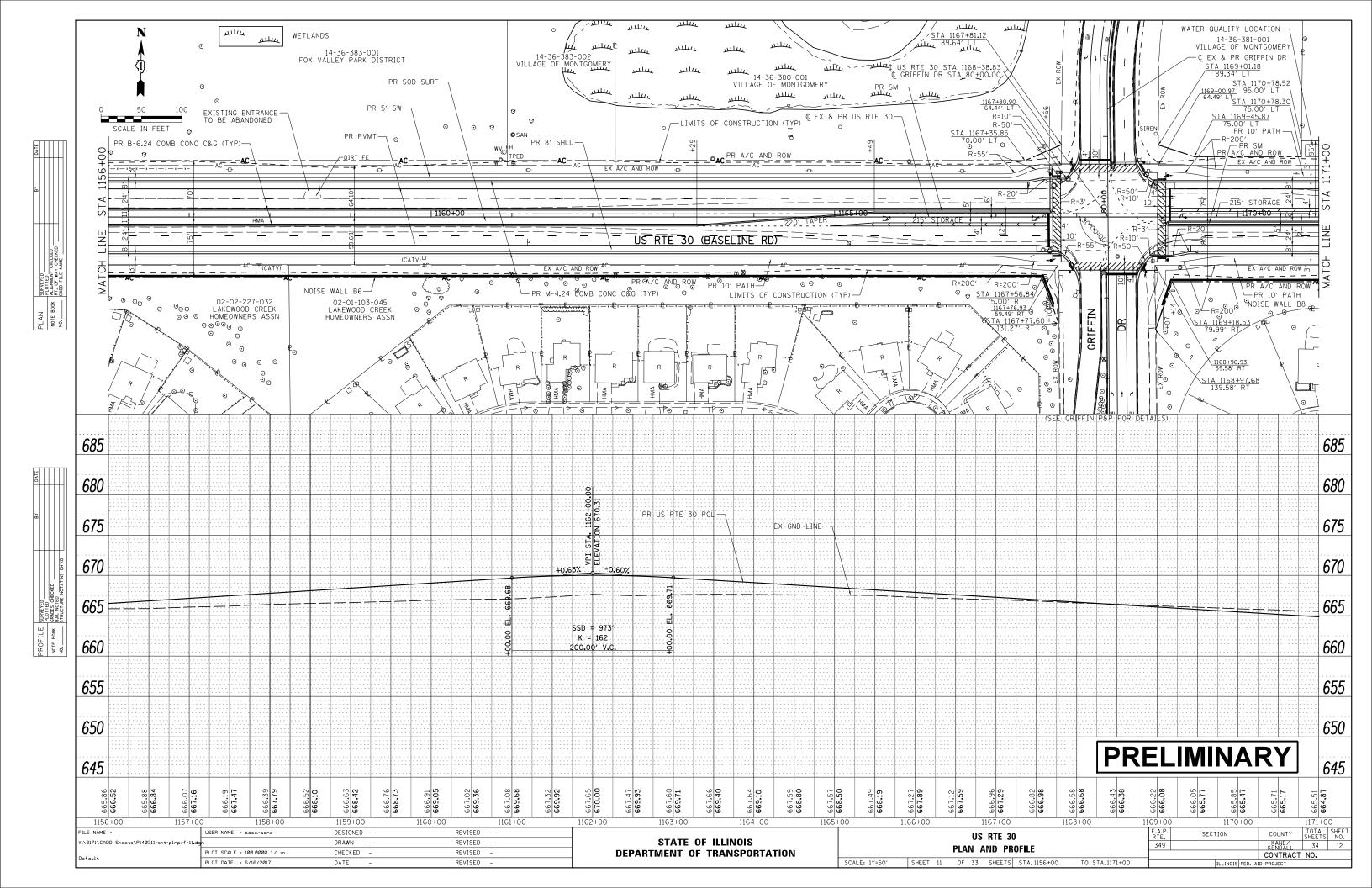


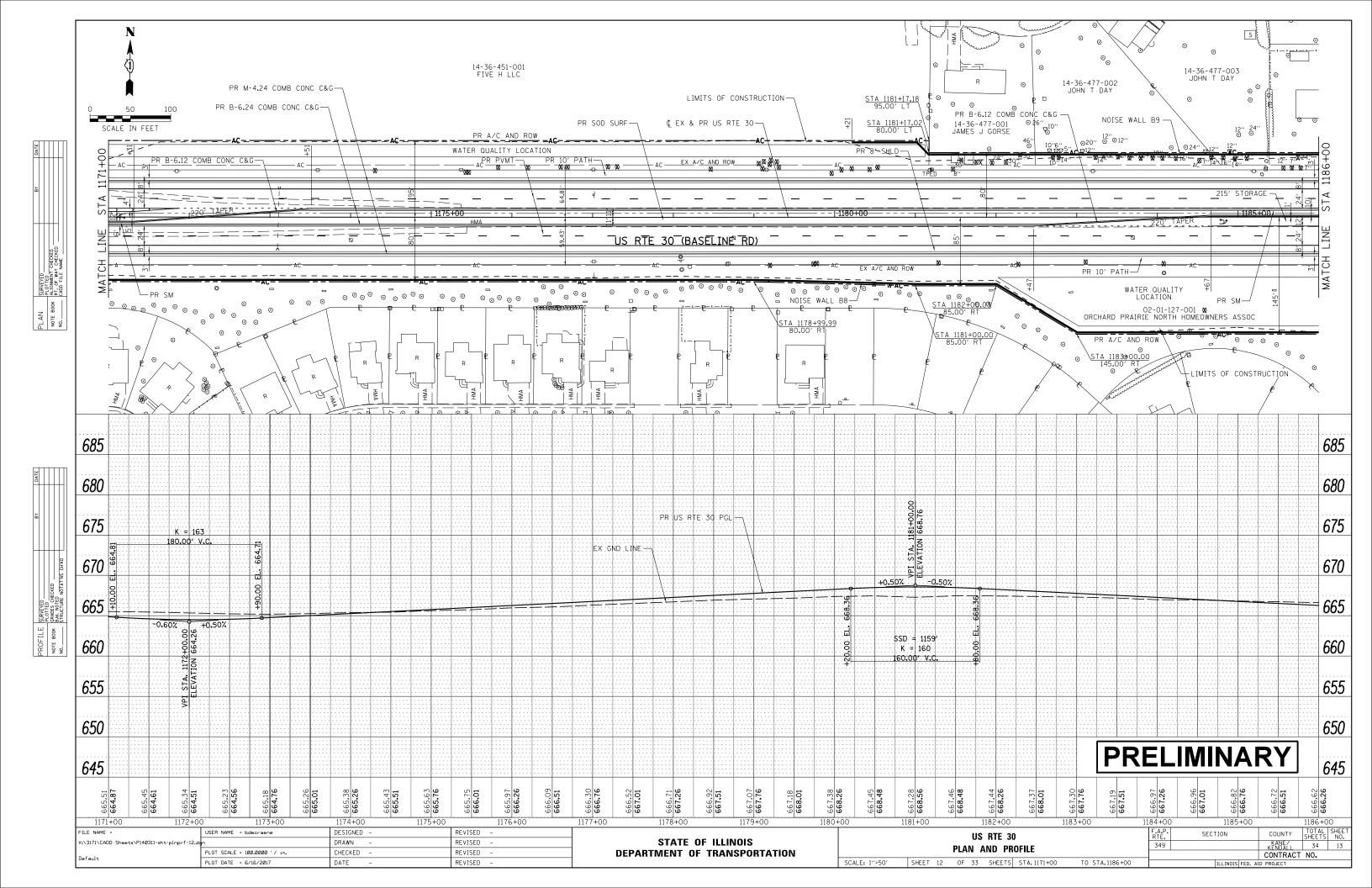


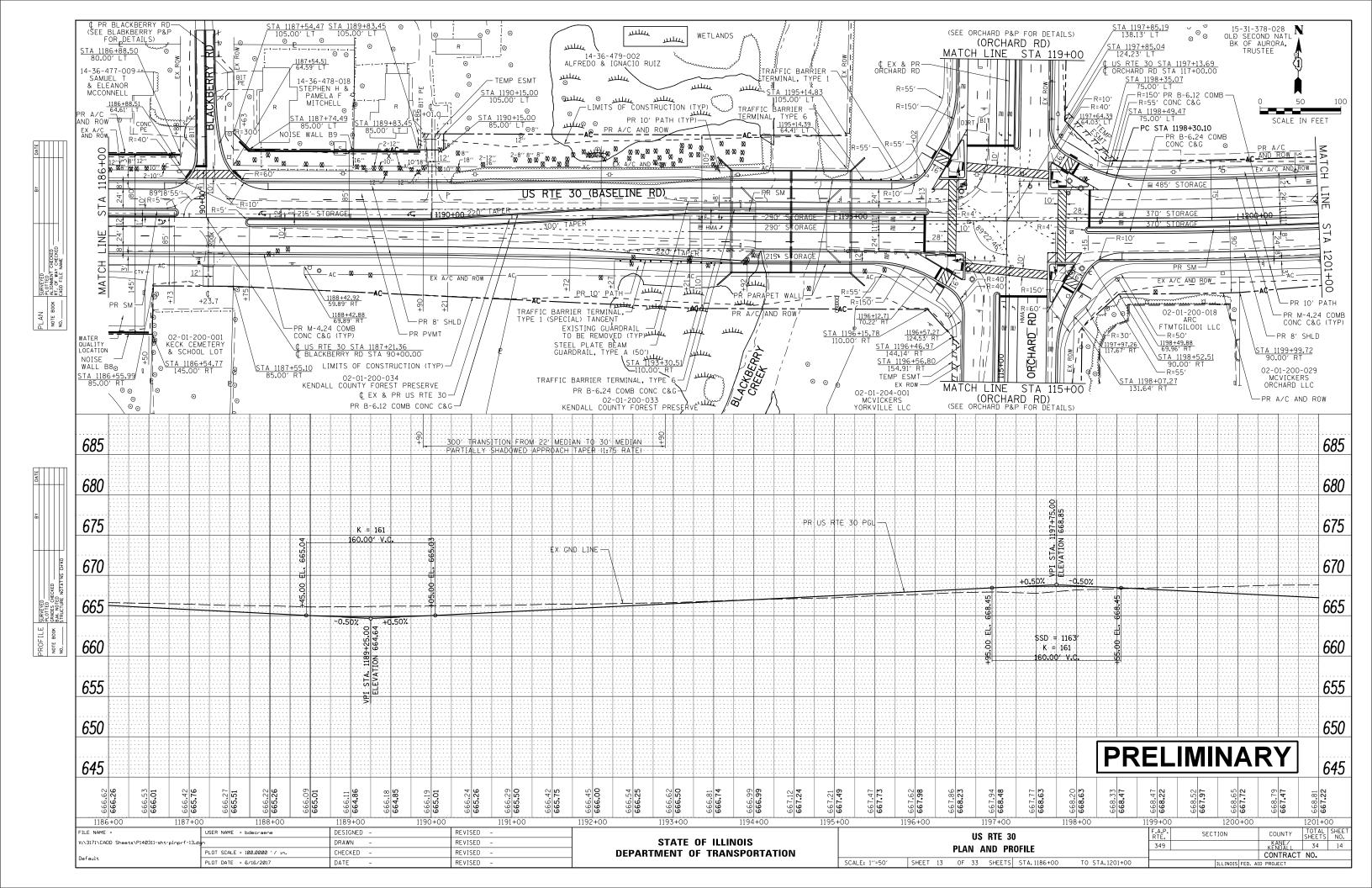


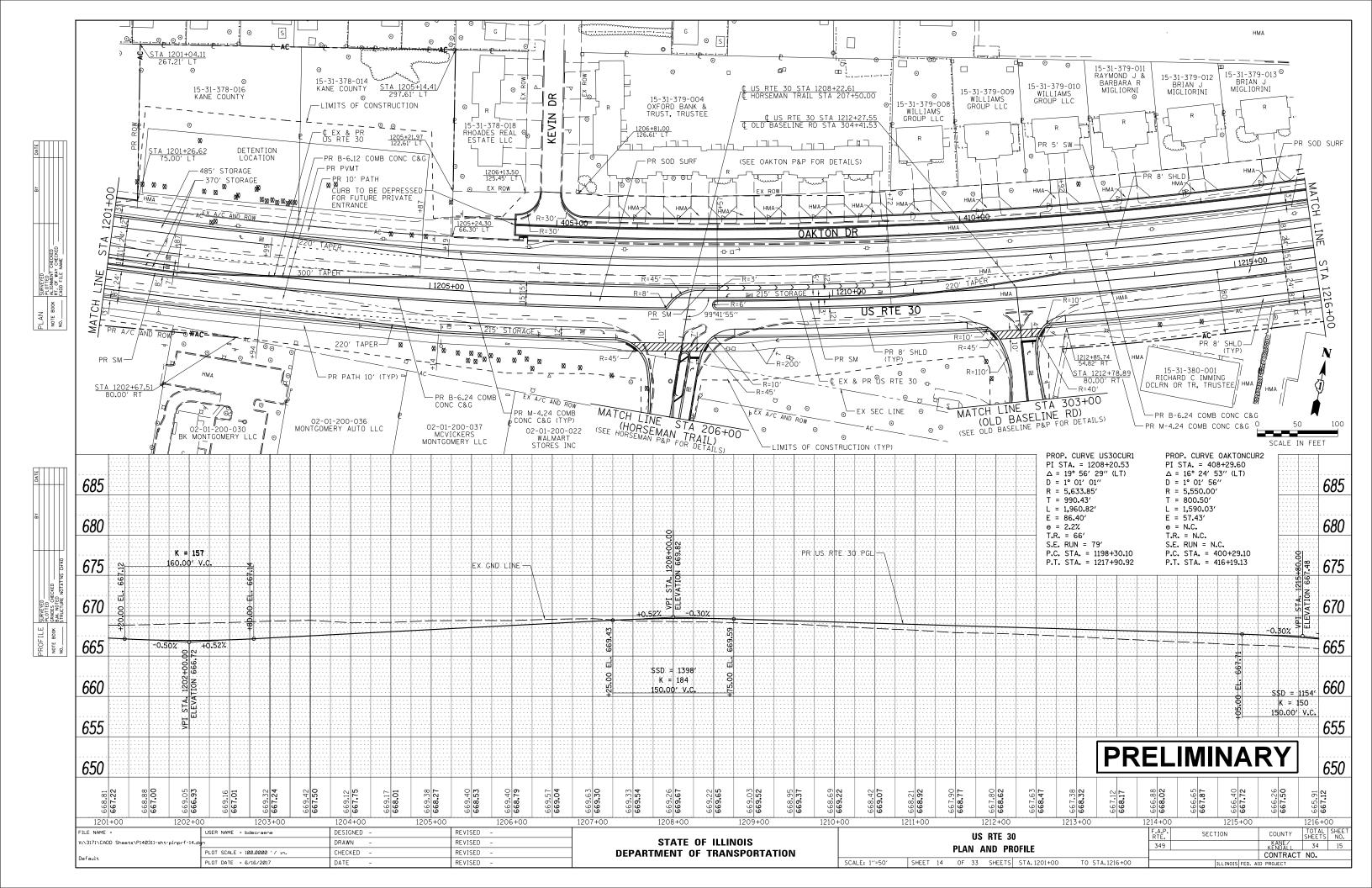


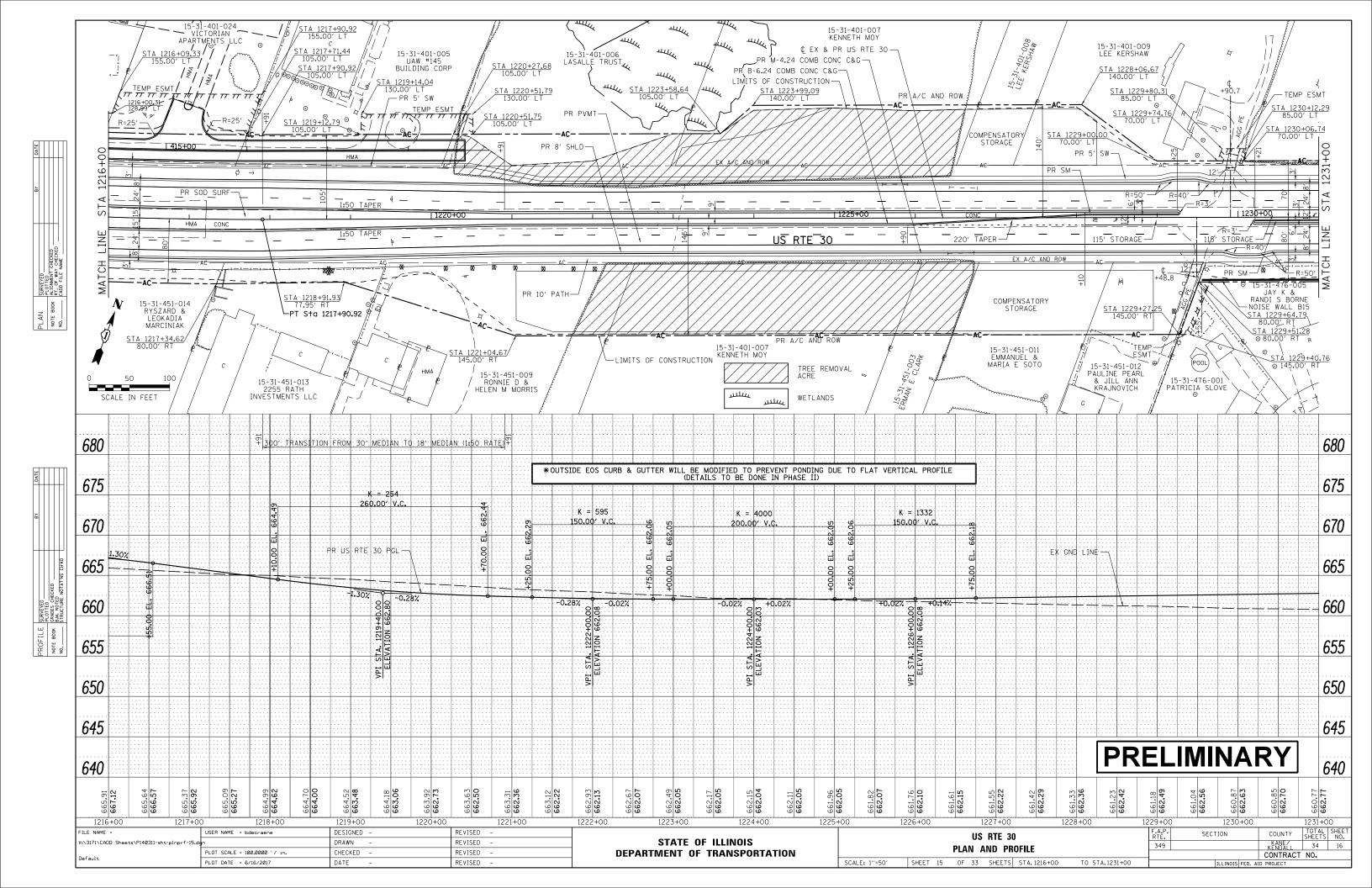


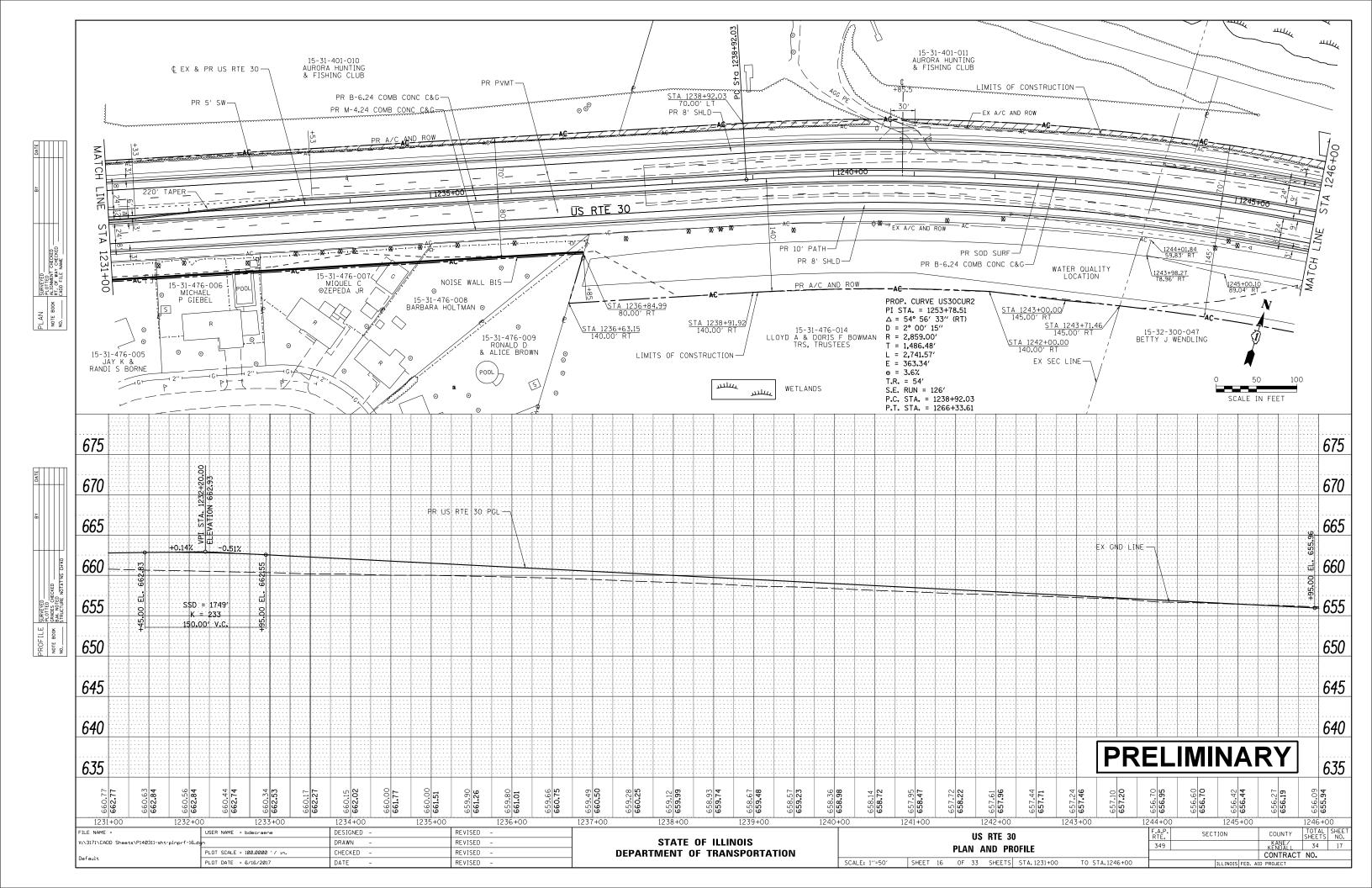


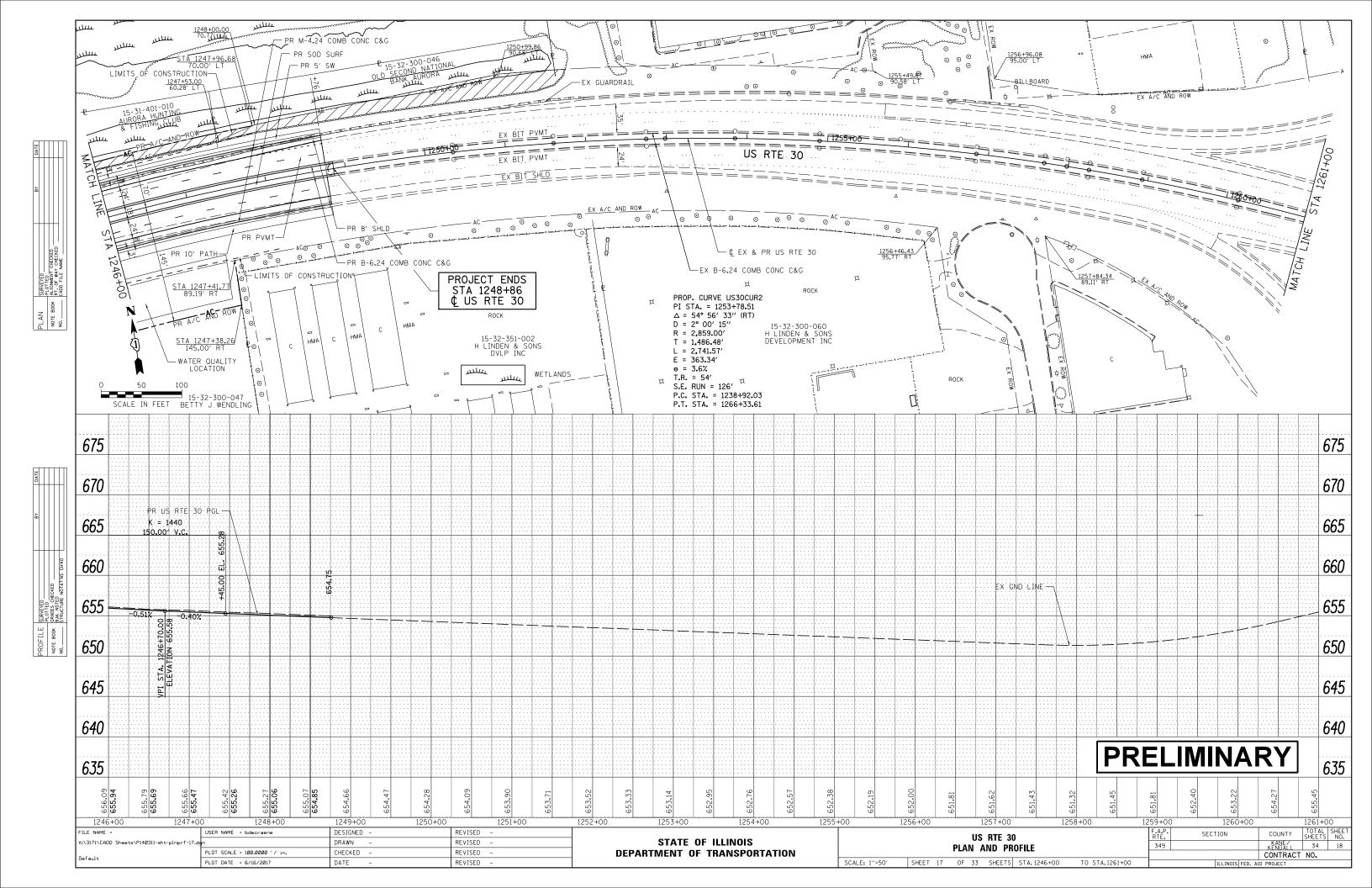


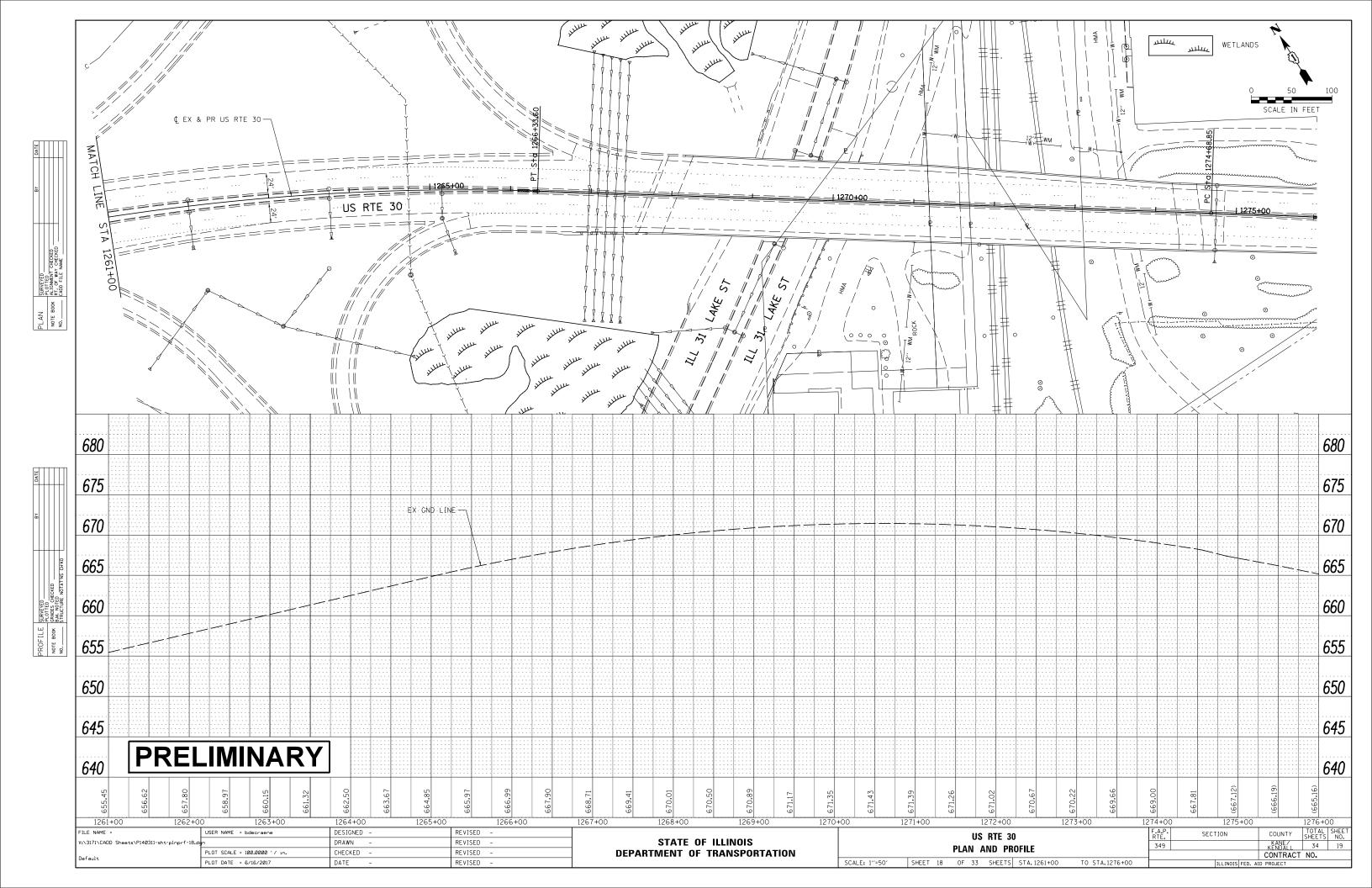


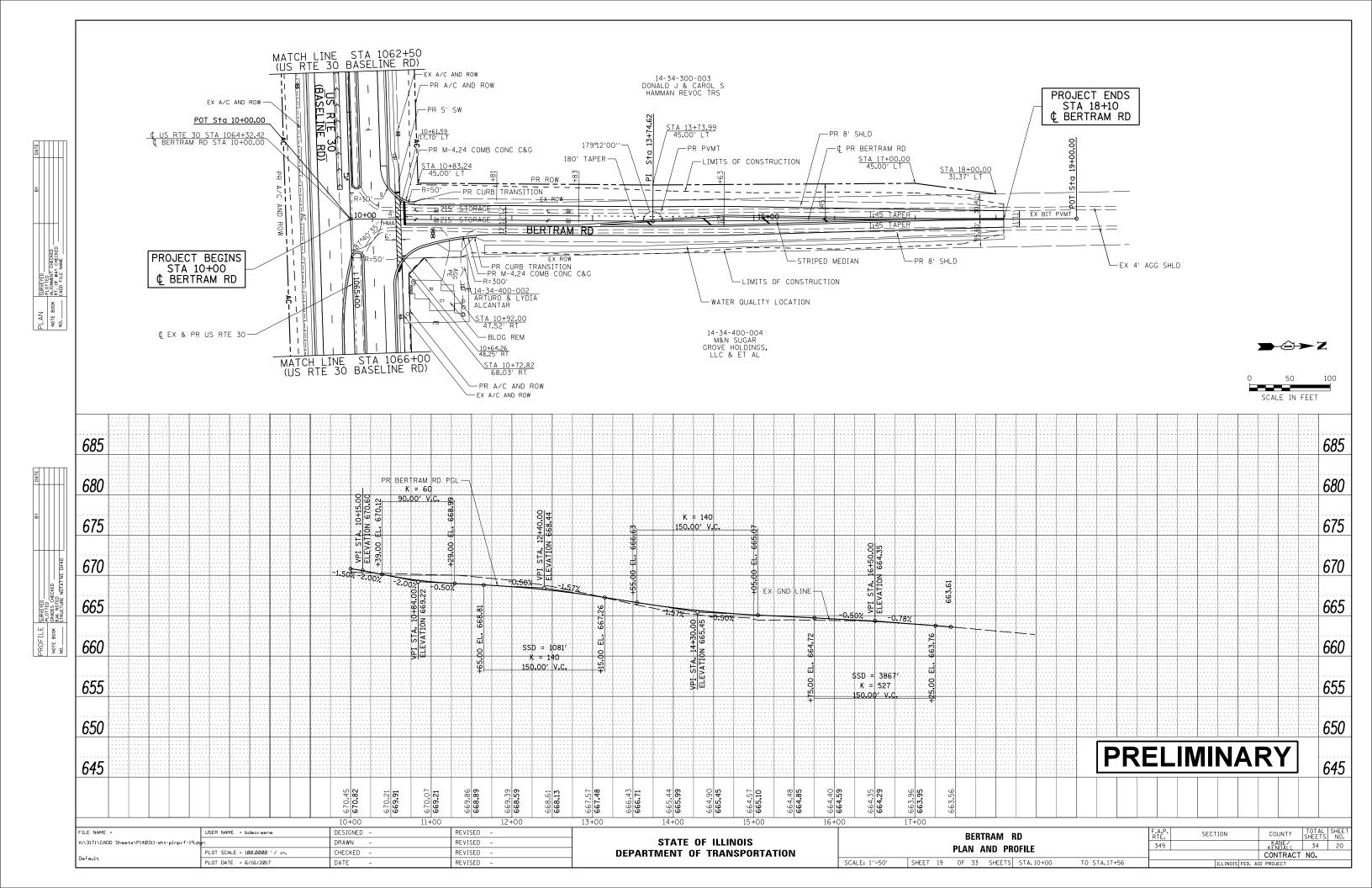


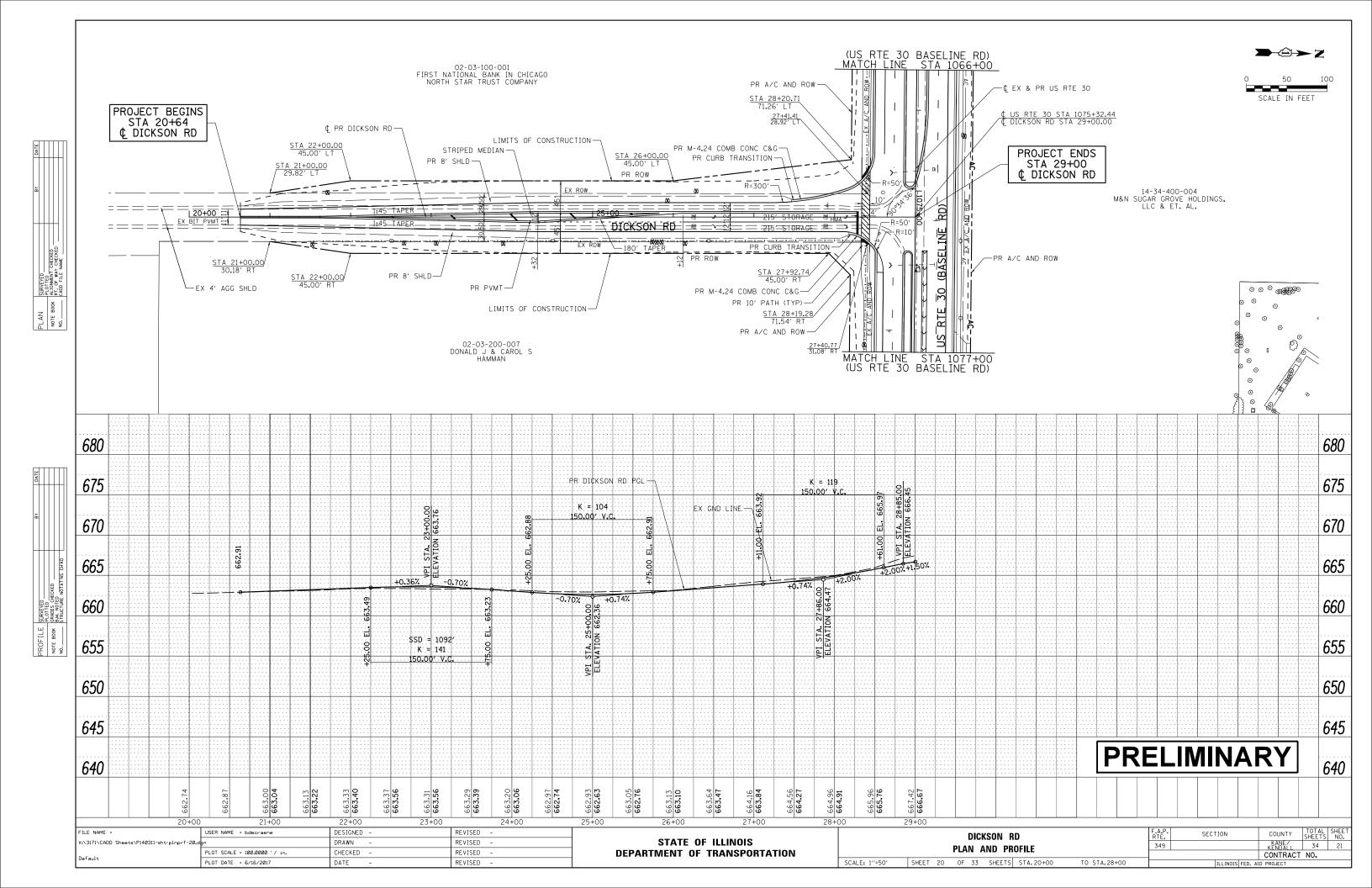


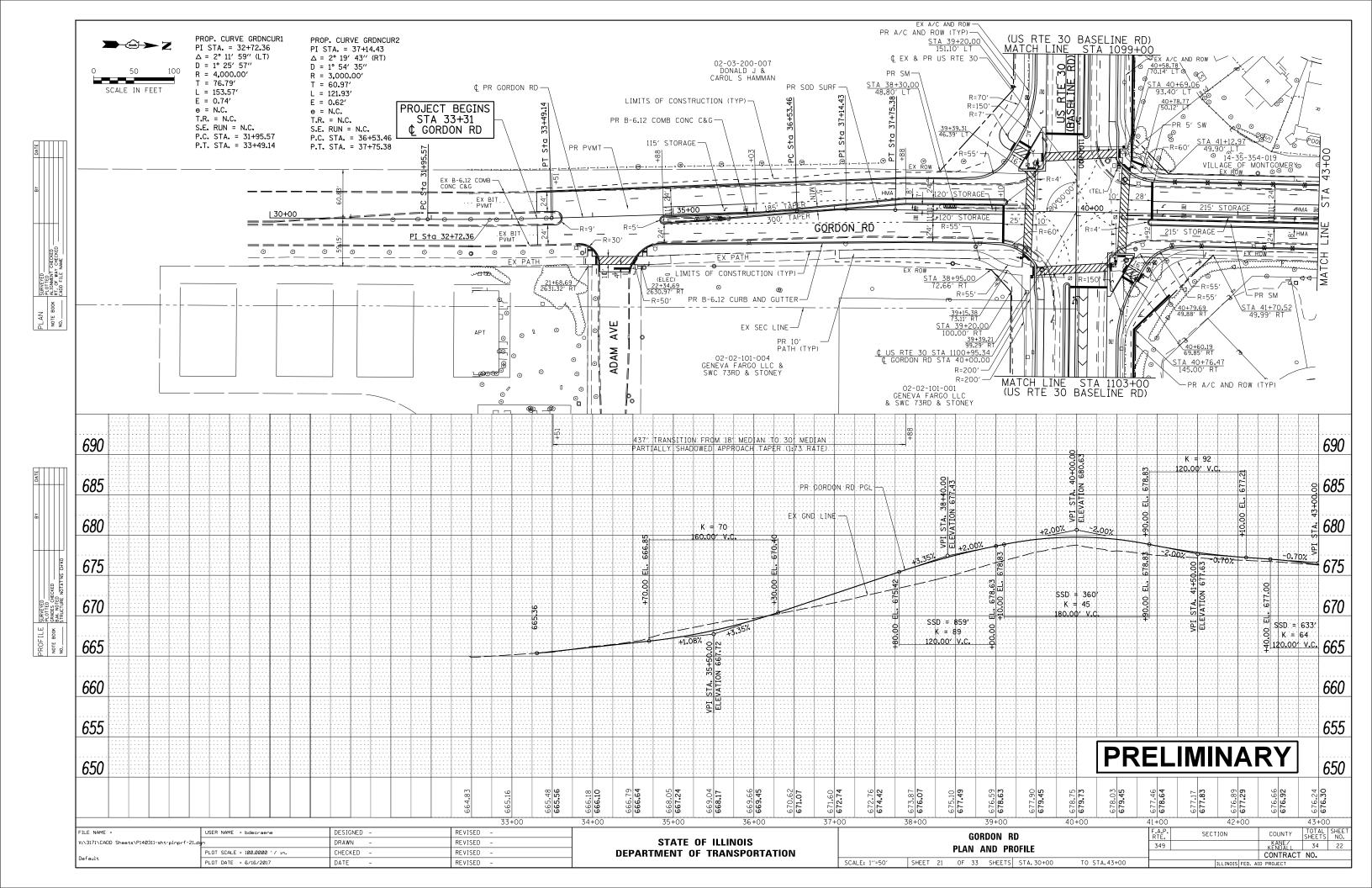


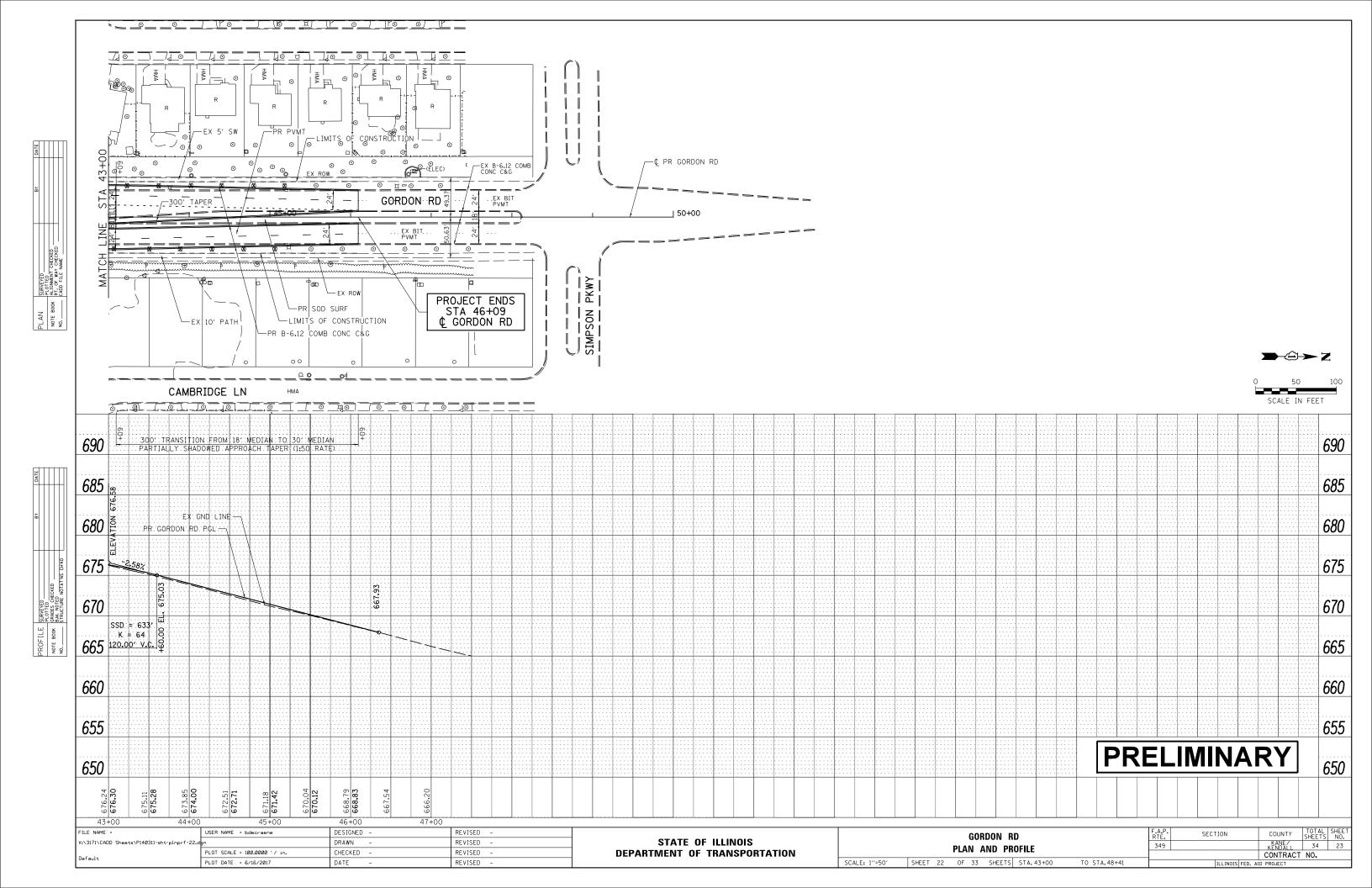


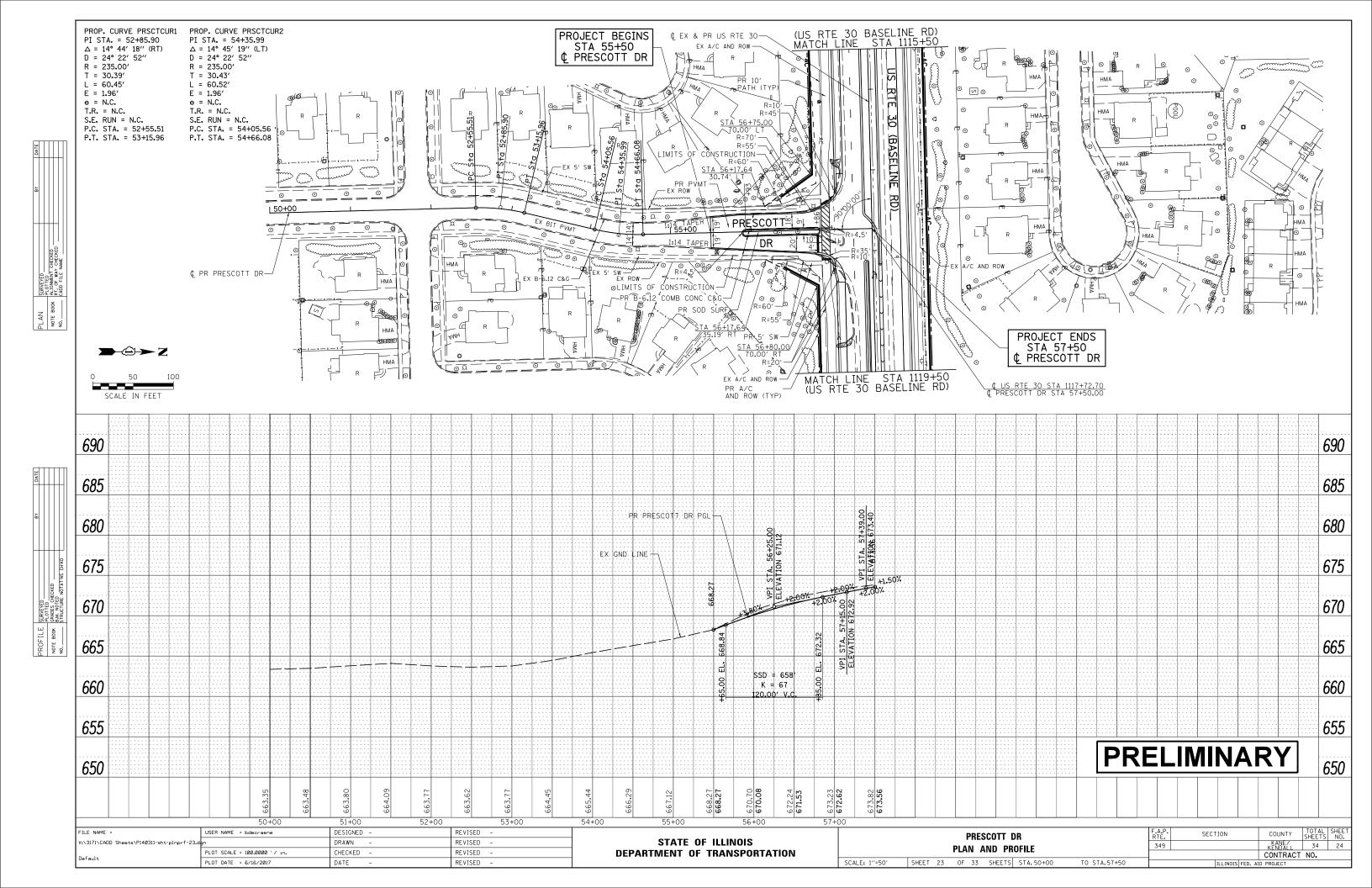


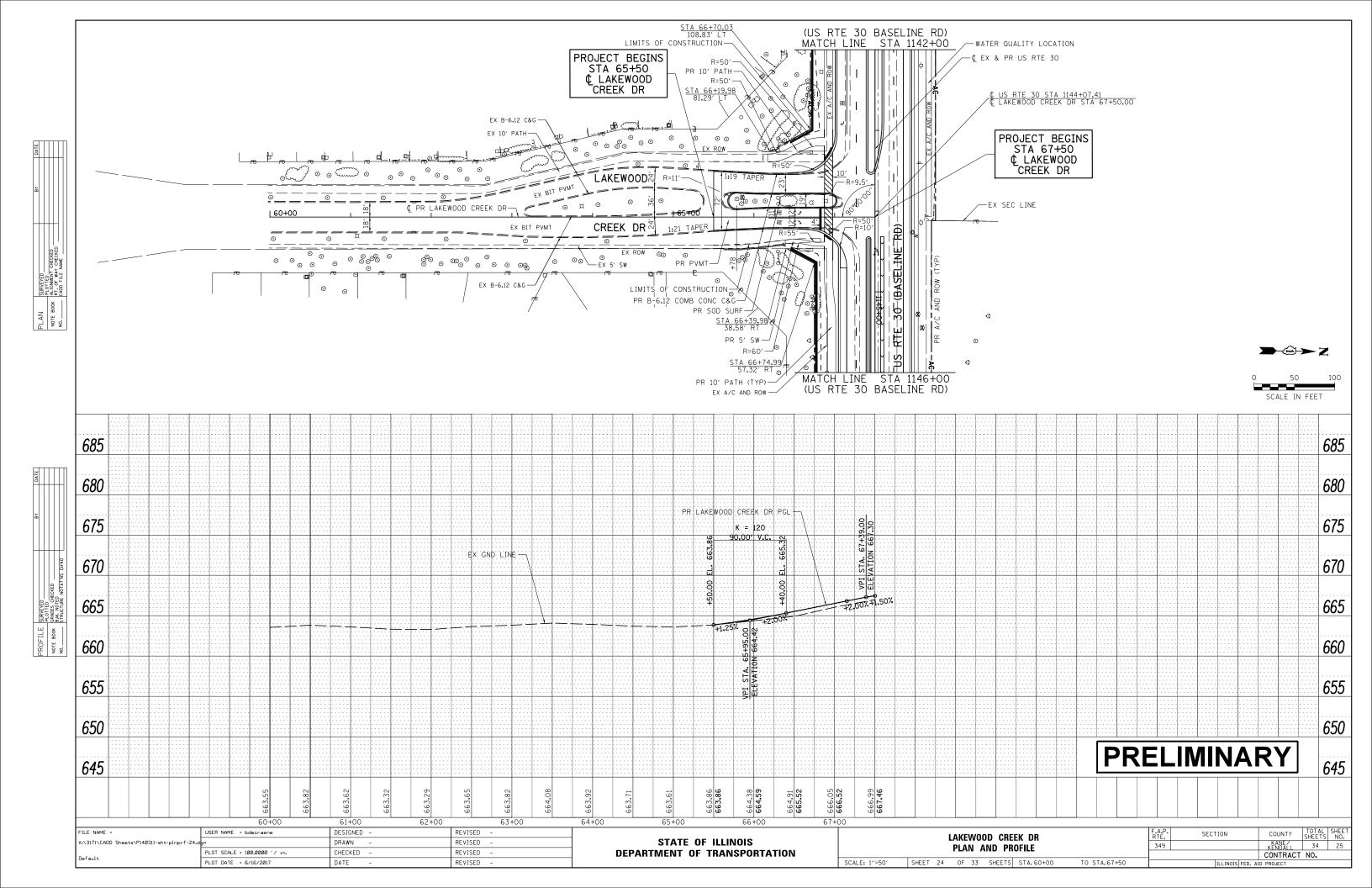


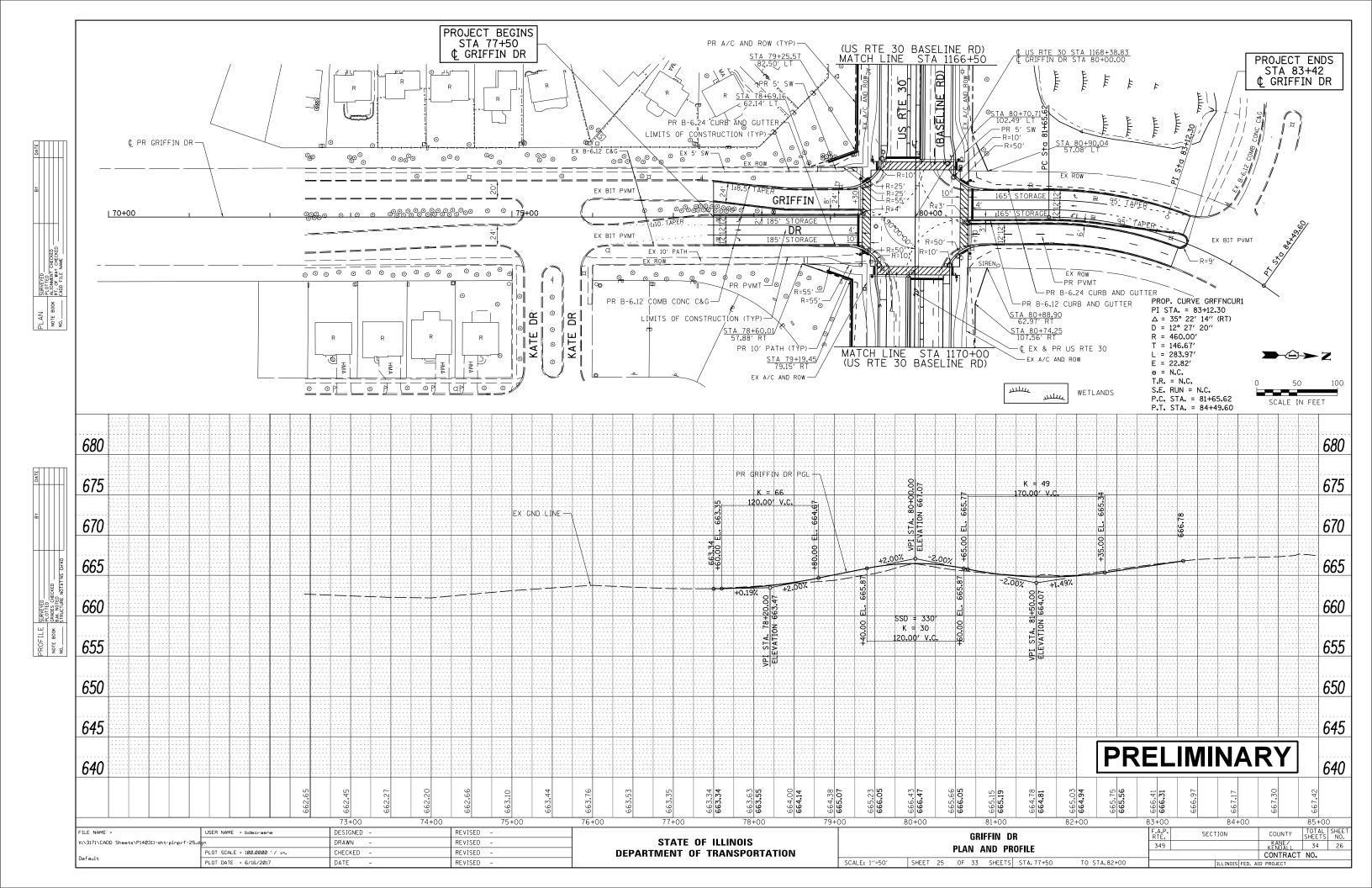


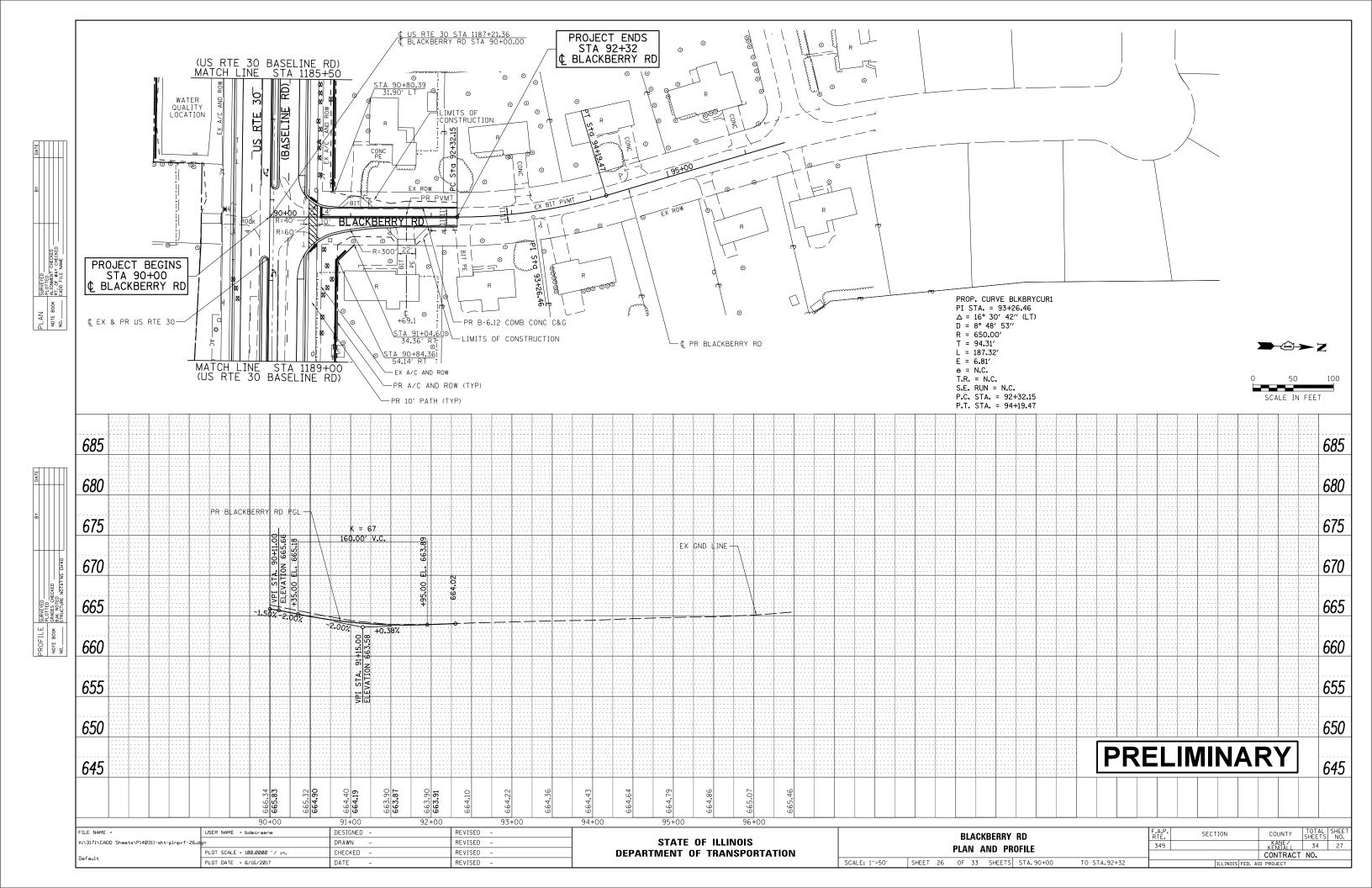


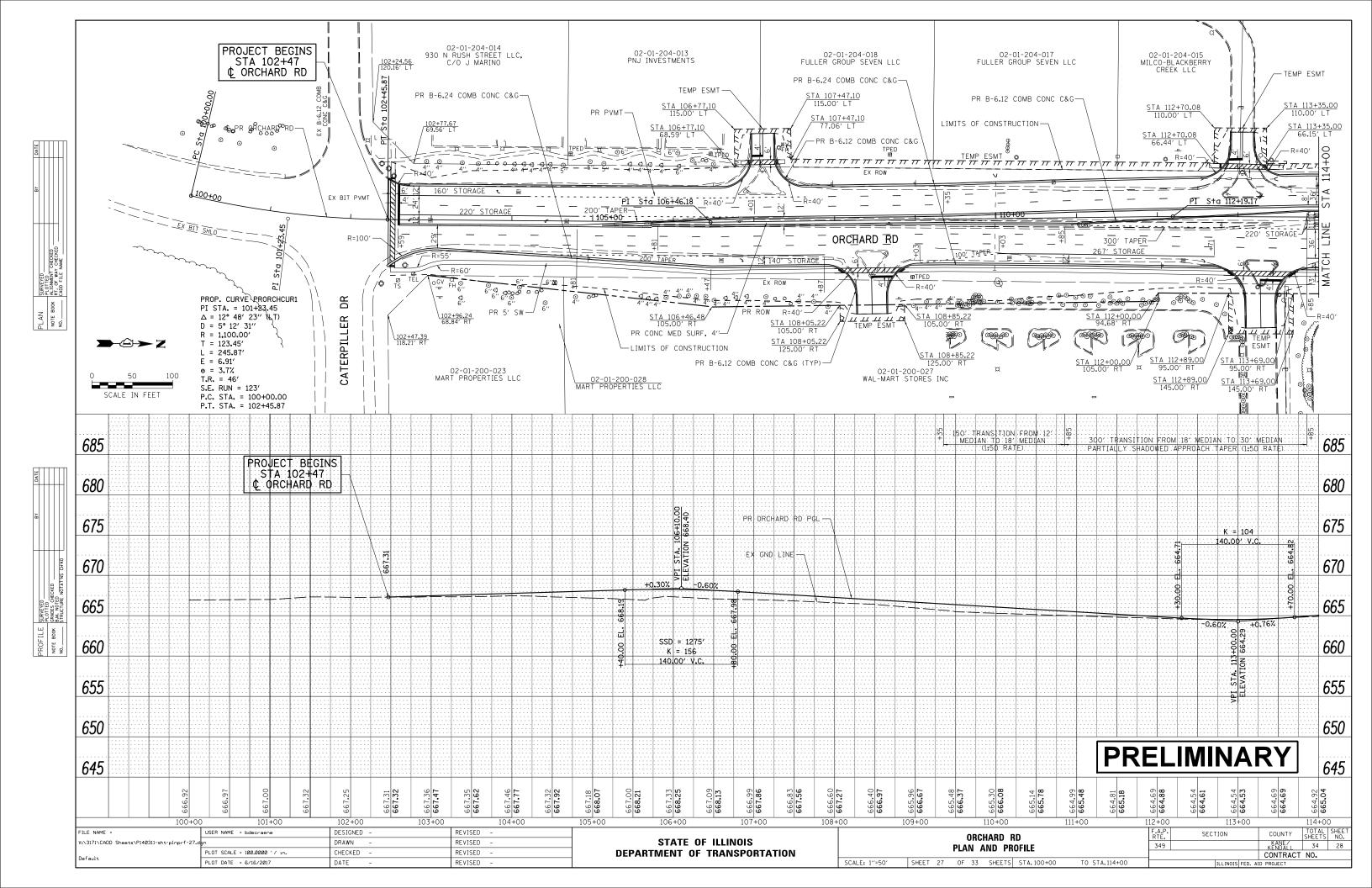


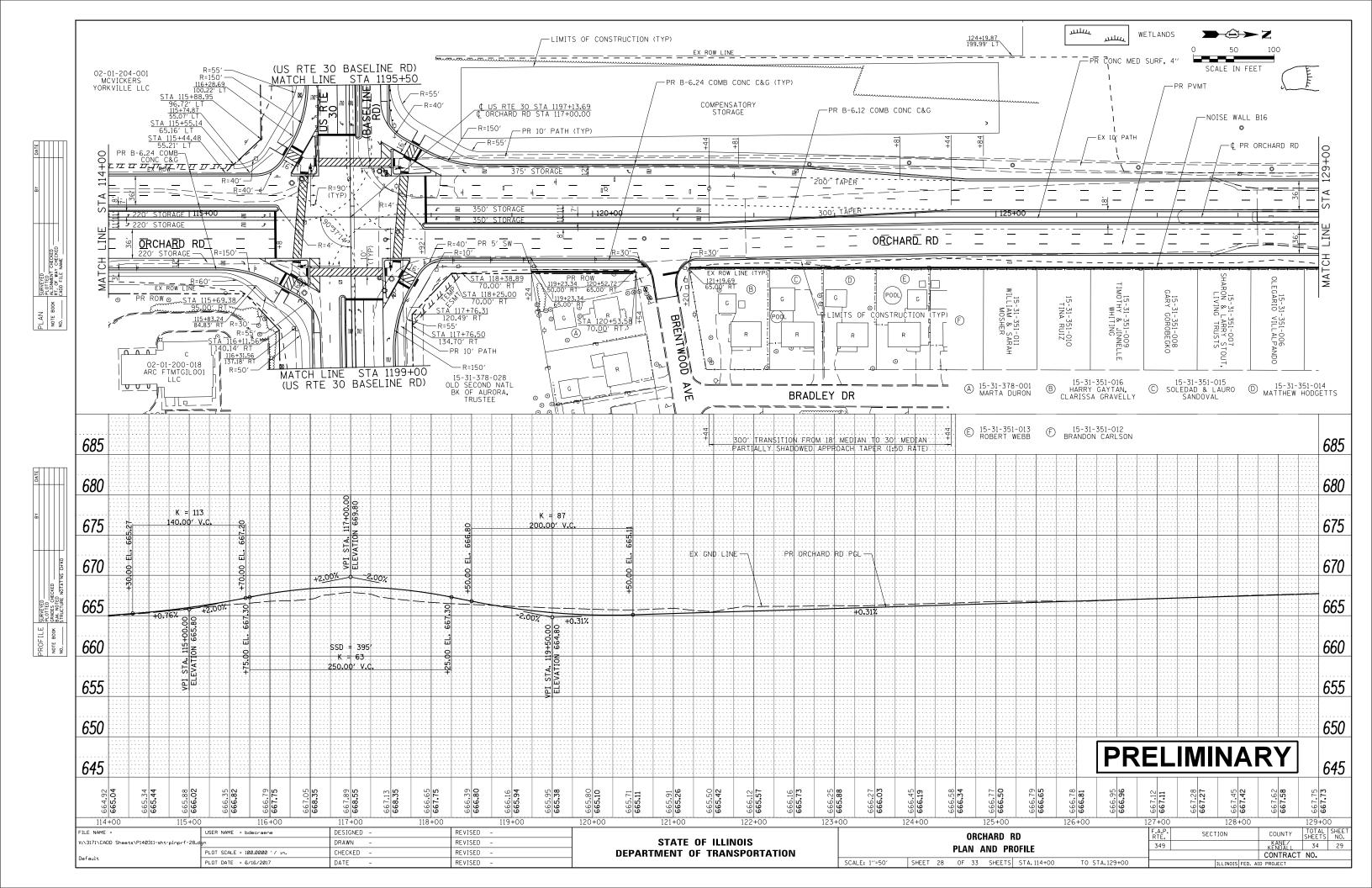


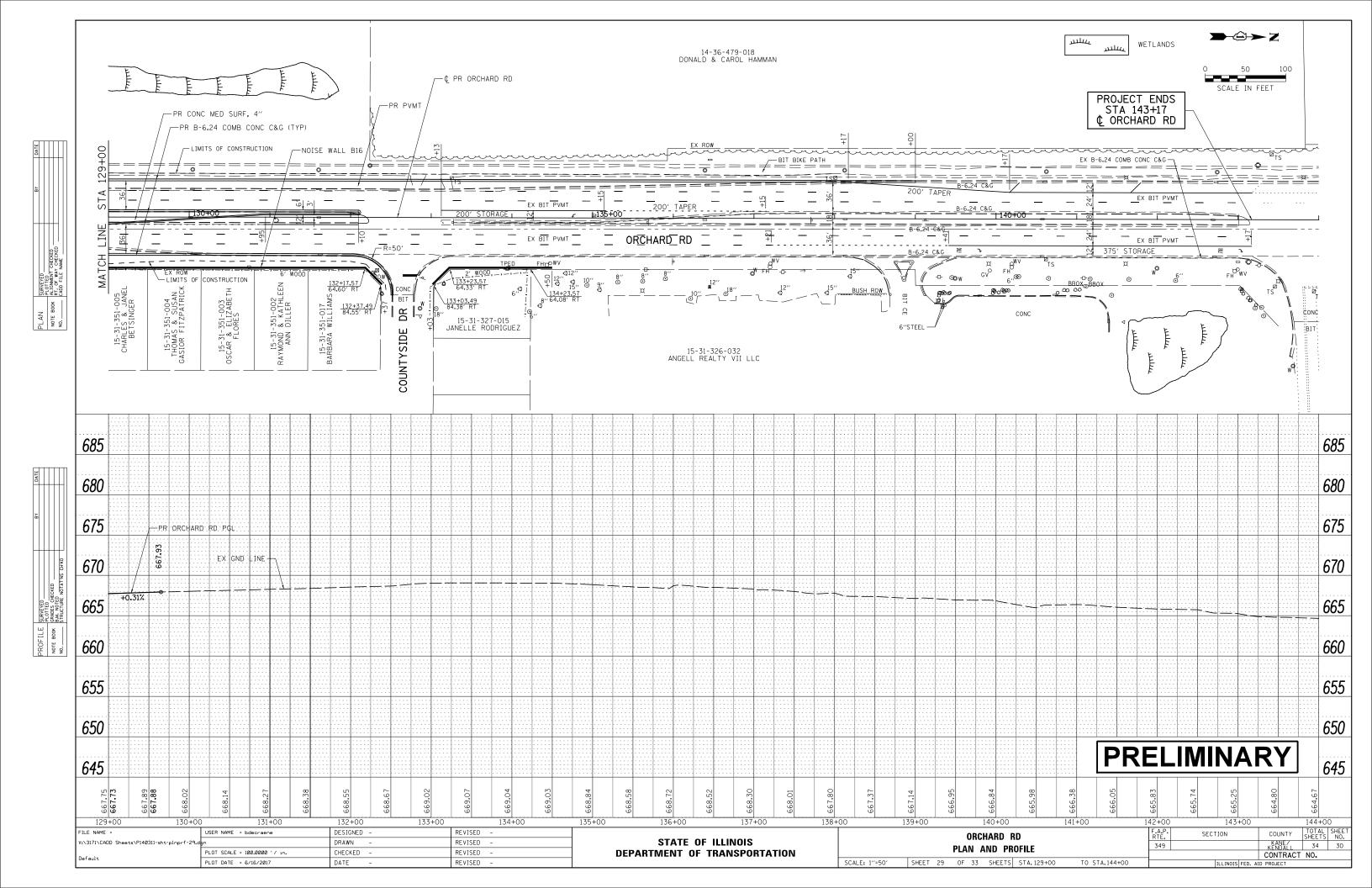


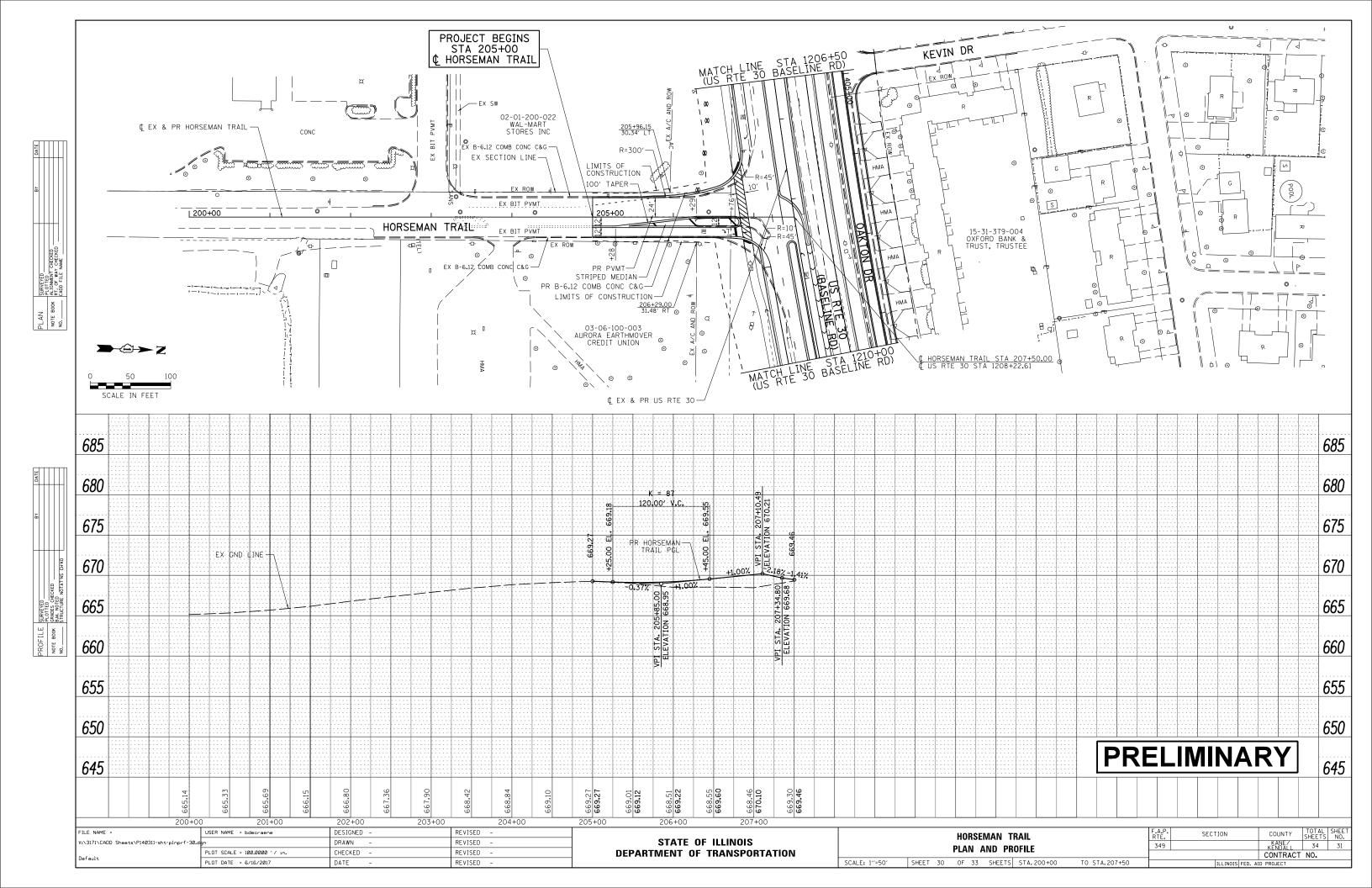


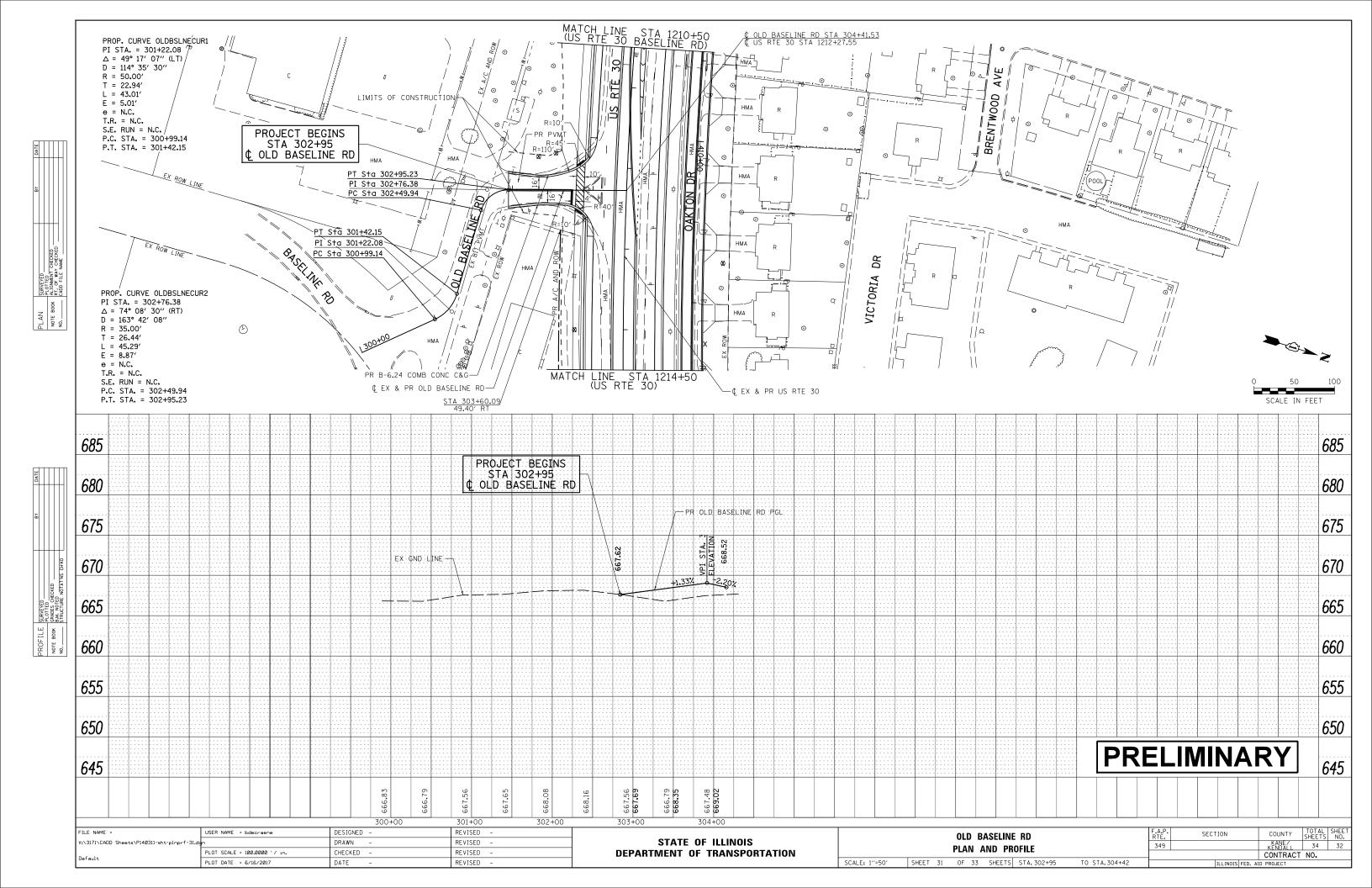


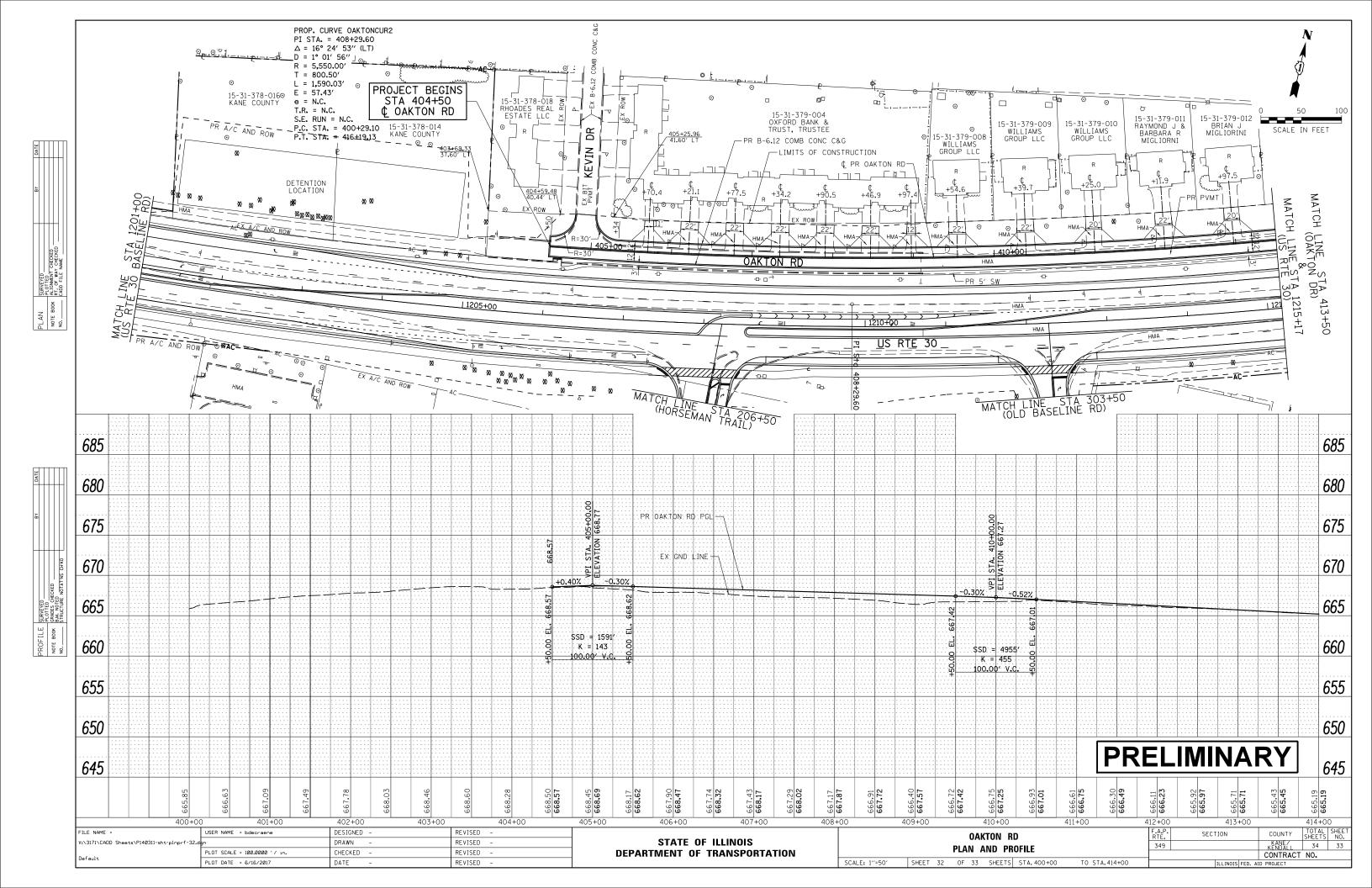


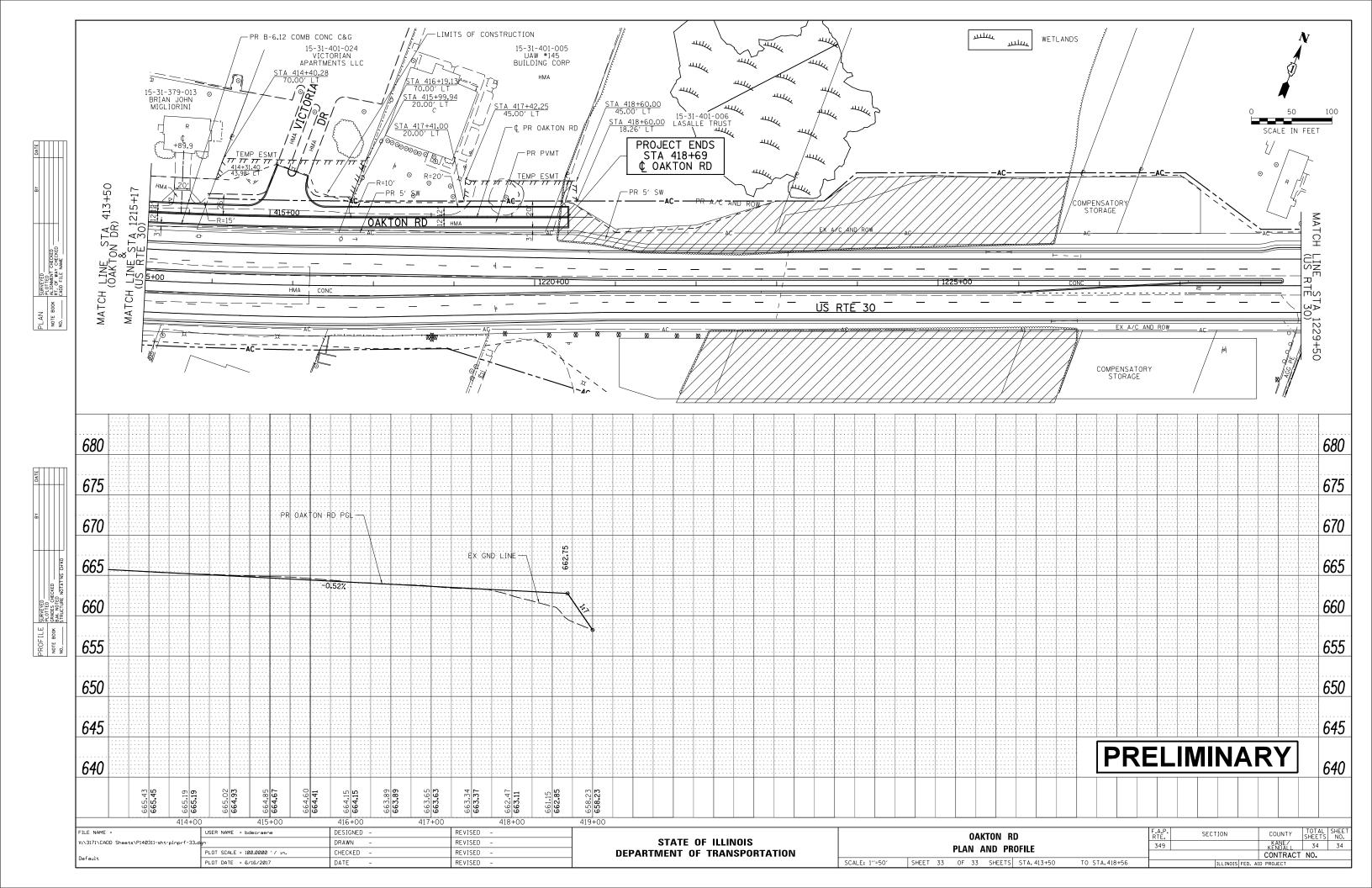














Reviewed By:	
Legal	
Finance	
Engineer	
City Administrator	
Human Resources	
Community Development	
Police	

Agenda Item Number
New Business #8
Tracking Number
PW 2017-71

Agenda Item Summary Memo

Public Works Parks and Recreation

Title: Intersections	– Sign Control			
Meeting and Date:	Public Works Committee – C	October 17, 2017		
Synopsis:				
Council Action Pre	viously Taken:			
Date of Action:	Action Taken	:		
Item Number:				
Type of Vote Requi	ired:			
	quested:			
Submitted by:	Brad Sanderson	Engineering		
	Name	Department		
Agenda Item Notes:				



Memorandum

To: Bart Olson, City Administrator

From: Brad Sanderson, EEI

CC: Eric Dhuse, Director of Public Works

Krysti Barksdale-Noble, Community Dev. Dir.

Lisa Pickering, Deputy City Clerk

Date: September 25, 2017

Subject: Sunflower Estates Stop Signs

As requested, we investigated the possible installation of stop signs at all of the intersections located within Sunflower Estates (Walsh Drive and Walsh Circle – 2 locations, Walsh Circle and Aster Drive – 2 locations, Walsh Circle and Columbine Drive/Court, Walsh Drive and Columbine Court, Walsh Drive and Sunflower Court). Our findings were as follows:

- Currently there is only signage control at one of the intersections, the southern Walsh Drive and Walsh Circle intersection. Only the northbound approach of Walsh Drive and Walsh Circle has a stop sign.
- Only the southern intersection of Walsh Drive and Walsh Circle has sight distance constraints (due to the bushes and trees in the median on Walsh Drive), which appear to be rectified by the stop sign on the northbound approach.
- The governing entity on traffic control signage is the Manual on Uniform Traffic Control Devices (MUTCD). The manual states as follows in regards to stop sign installation:

Guidance:

Engineering judgment should be used to establish intersection control. The following factors should be considered:

- A. Vehicular, bicycle, and pedestrian traffic volumes on all approaches;
- B. Number and angle of approaches;
- C. Approach speeds;
- D. Sight distance available on each approach; and
- E. Reported crash experience.

YIELD or STOP signs should be used at an intersection if one or more of the following conditions exist:

- A. An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law;
- B. A street entering a designated through highway or street; and/or
- C. An unsignalized intersection in a signalized area.

In addition, the use of YIELD or STOP signs should be considered at the intersection of two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:

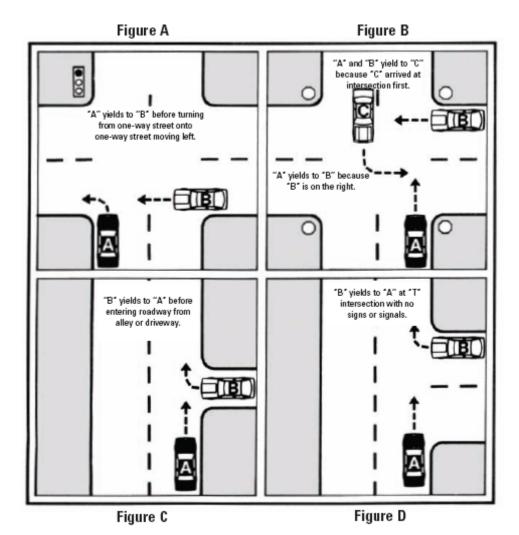
- A. The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day;
- B. The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or

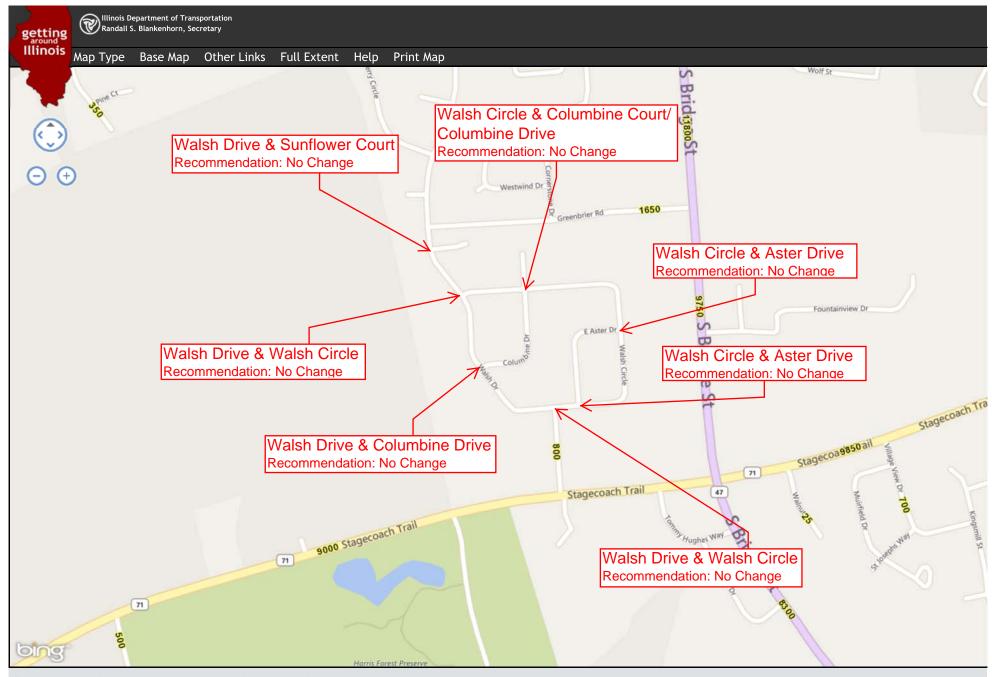
C. Crash records indicate that five or more crashes that involve the failure to yield the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.

Yield or Stop signs should not be used for speed control.

Since the traffic volumes would appear to be below 2,000 units per day, there are no sight distance constraints on most of the intersections, and there does not appear to be an accident history, these intersections do not appear to be a good candidate for stop signs based on the above criteria. Because of the sight distance constraints at the southern Wash Drive and Walsh Circle intersection, the stop sign on the northbound approach should be kept.

Generally, at an unsigned intersection, the application of the normal right-of-way rules would apply. Figure D taken from the Illinois Drivers Manual shows that the minor roadway should yield to traffic on the major roadway at uncontrolled intersections.





Illinois Department of Transportation 2300 S. Dirksen Parkway Springfield, IL 62764 - Contact

Disclaimer

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Reviewed By:

Legal	
Finance	
Engineer	
City Administrator	
Human Resources	
Community Development	
Police	
Public Works	Ш

New Business #9

Tracking Number

PW 2017-72

Agenda Item Summary Memo

Title: Windett Ridge	e Unit 1 – Acceptance of Improvement	ents	
Meeting and Date:	Public Works Committee – October	er 17, 2017	
Synopsis: Subdivisi	on Acceptance Consideration		
Council Action Prev	viously Taken:		
Date of Action:	Action Taken:		
Item Number:			
Type of Vote Requi	red:		
Council Action Req	uested: Consideration of Approval		
Submitted by:	Brad Sanderson	Engineering	
	Name	Department	
Agenda Item Notes:			



Memorandum

To: Bart Olson, City Administrator

From: Brad Sanderson, EEI

CC: Eric Dhuse, Director of Public Works

Erin Willrett, Assistant City Administrator Krysti Barksdale-Noble, Community Dev. Dir.

Lisa Pickering, Deputy City Clerk

Date: October 11, 2017 Subject: Windett Ridge Unit 1

CalAtlantic Homes (Formally Ryland) has requested that the City accept the public improvements for ownership and maintenance. As required by City Code, the developer will be responsible to provide a performance guarantee to cover the one-year maintenance period. This period starts after the City formally accepts the improvements.

It should be noted that the City partially accepted improvements within Unit 1 in 2010. The bill of sale associated with that acceptance is attached.

All work related to the public improvements that were identified in Ordinance 2013-51 is substantially complete. There are a couple of items that will require on-going maintenance throughout the one-year maintenance period; naturalized pond and the limestone chip path.

EEI will perform a new punchlist inspection in late summer 2018 and CalAtlantic will be responsible for addressing any new items.

The naturalized storm water basin has been recently inspected by Encap and a report is attached for your information. We have also attached the maintenance and monitoring report from Down to Earth Environmental (Cal-Atlantic's Contractor).

At this time the City Council should consider accepting the remaining public improvements within Unit 1that were not previously accepted as described in the attached Bill of Sale.

Along with final acceptance, there may be a bond reduction to 10% of the value of the public improvements (Maintenance Guarantee). Accordingly, the guarantee value shall be as follows:

Original Value \$664,780.00 **Required Value (10% of Original) \$66,478.00**

Upon approval by the City Council and the receipt of the new security and the executed Bill of Sales, the existing bond may be released.

Let us know if you need more information or if you have any questions.

BILL OF SALE

Seller,, in contemporary, in con	l, assign, trans orporation, at ty to wit des	sfer and conve 800 Game l cribed in <i>Exh</i>	ey to the <i>Buye</i> Farm Road, <i>nibit A</i> attach	er, the United City Yorkville, Illinois ned hereto for the
Seller hereby represents and w property, that said property is free an Seller has full right, power, and author	d clear of all	liens, charge	es and encun	nbrances, and that
IN WITNESS WHEREOF,				
Subscribed and Sworn to before me this day of, 20				
Notary Public				

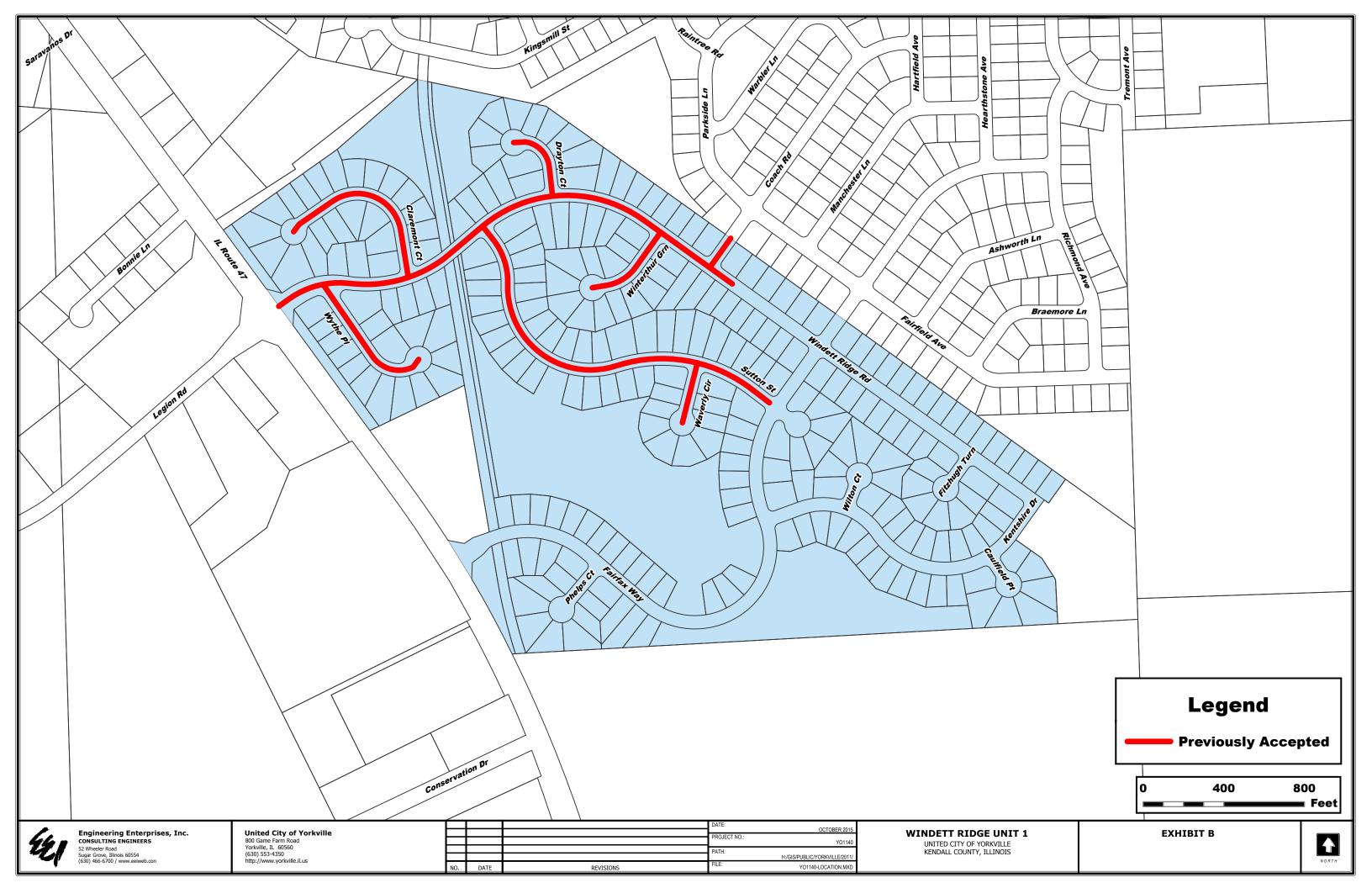
EXHIBIT A WINDETT RIDGE UNITED CITY OF YORKVILLE

Sanitary Sewer: On-Site 8" PVC SDR 26-3034 FOOT 13,79 8" PVC SDR 26-3034 FOOT 163 8" PVC SDR 26-20241 FOOT 163 8" PVC SDR 21-2241 FOOT 17,60 6" SAN. SERV. NEAR EACH 138 6" SAN. SERV. FAR EACH 142 SAN. MANHOLE 4" DIA. EACH 76 DROP MH 4" DIA. EACH 5 TRENCH BACKFILL CU VD 1,986 Sanitary Sewer: ComEd Easement 24" PVC DR 18 FOOT 2,000 30" PVC SDR 26-3034 FOOT 900 SAN. MANHOLE 5" DIA. EACH 12 DROP MH 5" DIA EACH 12 DROP MH 5" DIA EACH 13 30" CONNECTION TO EXISTING MH EACH 1 TRENCH BACKFILL CU VD 806 Watermain: On-Site 8" DIP CLASS 52 W/ POLY & FITTINGS FOOT 9,960 12" DIP CLASS 52 W/ POLY & FITTINGS FOOT 5,230 11" TYPE K COPPER SERV. FAR EACH 118 11" TYPE K COPPER SERV. FAR EACH 118 11" TYPE K COPPER SERV. FAR EACH 118 11" TYPE K COPPER SERV. FAR EACH 11 11" SUTTERFLY VALVE W/ 60" VAULT EACH 11 11" EACH 12" BUTTERFLY VALVE W/ 60" VAULT EACH 11 13" CONNECTION TO EXISTING SLUB EACH 11 14" CONNECTION TO EXISTING SLUB EACH 12 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS SE W/ POLY & FITTINGS FOOT 1,300 15" CARS WATER SEARCH FOOT 1,400 15"
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24" ADS N-12 FOOT 457
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18" RCP CLASS 4 O-RING FOOT 773
24" RCP CLASS 4 O-RING FOOT 1,468
30"RCP CLASS 4 O-RING FOOT 2,816
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42" RCP CLASS 4 O-RING FOOT 205
34" X 53" HE-4 MJ FOOT 54
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ROADWAY	UNIT	QUANTITY
WINDETT RIDGE ROAD	FOOT	1,845
SUTTON STREET	FOOT	130
FITZHUGH TURN	FOOT	206
KENTSHIRE DRIVE	FOOT	1,595
CAULFIELD POINT	FOOT	171
WILTON COURT	FOOT	175
FAIRFAX WAY	FOOT	3,260
PHELPS COURT	FOOT	292

EXHIBIT A WINDETT RIDGE UNITED CITY OF YORKVILLE

UTILITIES	UNITS	TOTAL	
STORM MH 72" DIA.	EACH	15	
STORM MH 84" DIA.	EACH	5	
CB 24" DIA.	EACH	39	
CB 48" DIA.	EACH	3	
CB 60" DIA.	EACH	3	
QUIET CONTROL STRUCTURE	EACH	2	
12" FES W/ GRATE	EACH	4	
15" FES W/ GRATE	EACH	10	
24" FES W/ GRATE	EACH	10	
30" FES W/ GRATE	EACH	5	
42" FES W/ GRATE	EACH	1	
34" X 53" FES W/ GRATE	EACH	1	
48" FES W/ GRATE	EACH	1	
FIELD TILE CONNECTION	EACH	4	
TRENCH BACKFILL	CU YD	2,650	
Miscellaneous Improvements			
BIKE PATH: AGGREGATE BASE COURSE 8" & BITUMINOUS SURFACE COURSE	LSUM	1	
PUBLIC WALK	FOOT	32,720	
STREET LIGHTS	EA	59	



BILL OF SALE

Seller, Sunset Hill Corporation, a Virginia corporation, in consideration of One and No/100 Dollar (\$1.00), receipt hereby acknowledged, does hereby sell, assign, transfer and convey to the Buyer, The United City of Yorkville, an Illinois municipal corporation, at 800 Game Farm Road, Yorkville, Illinois 60560, the following personal property to wit described in Exhibit A attached hereto for the development known as Windett Ridge Unit 1, Yorkville, Illinois.

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power, and authority to sell said property and to make this Bill of Sale.

IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale at 1000 S. York Road, Elmhurst, Illinois, this ______ day of February, 2010.

SUNSET HILL CORPORATION,

a Virginia corporation

Allison McDonald, Vice President

STATE OF ILLINOIS)

COUNTY OF Duringe)

Notary Public

Dulinge County

My Commission is expires ___

"OFFICIAL SEAL"
BARBARA HORSTMANN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES APRIL 18, 2010

Exhibit A

Windett Ridge Unit 1 - Partial Acceptance

Roadways (from Back-of-Curb to Back-of-Curb)

Windett Ridge Road: Sta. 0+15 to Sta. 25+22

Wythe Place: Sta. 0+22 to Sta. 6+88 (entire road)
Claremont Court: Sta. 0+00 to Sta. 9+00 (entire road)

Sutton Street: Sta. 0+15 to Sta. 19+54

Drayton Court: Sta. 0+00 to Sta. 3+73 (entire road) Winterthur Green: Sta. 0+00 to Sta. 4+44 (entire road)

Coach Road: Sta. 0+15 to Sta. 1+50

Waverly Circle: Sta. 0+00 to Sta. 2+90 (entire road)

Utilities

8" watermain - 744 LF

16" watermain - 82 LF

8" sanitary sewer - 720 LF

2' inlet – 20 EA

2' catch basin - 21 EA

4' storm manhole – 1 EA

12" storm sewer - 830 LF

15" storm sewer – 41 LF

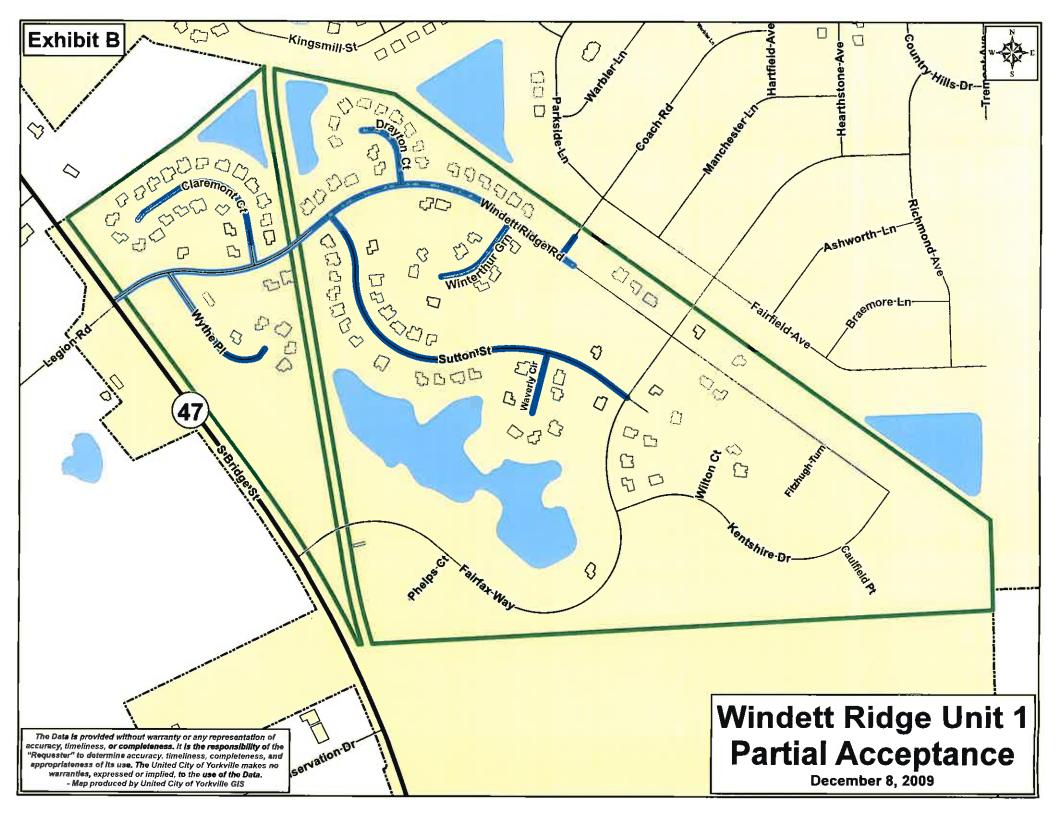
18" storm sewer - 30 LF

24" storm sewer - 62 LF

30" storm sewer – 90 LF

36" storm sewer – 30 LF

All water services, sanitary services, and streetlight cable located beneath the roadways listed above.





2585 Wagner Ct. DeKalb, IL 60115 Phone: 815.748.4500 Fax: 815.748.4255

rax: 815.748.4255 www.encapinc.net

October 11, 2017

United City of Yorkville c/o Bradley Sanderson, P.E. Engineering Enterprises, Inc. 52 Wheeler Road Sugar Grove, Illinois 60554

RE: Windett Ridge Naturalized Basin Punchlist Items

Dear Mr. Sanderson,

ENCAP, Inc. was requested to review to-date monitoring reports and existing site conditions for the naturalized basin located within the Windett Ridge community, Yorkville, Illinois. Several items from the September 14, 2017 memo issued by ENCAP, Inc. have been addressed, however some items and vegetation concerns remain throughout the naturalized areas.

- Reed canary grass (*Phalaris arundinacea*) is a highly invasive species that is present throughout the basin. The ideal time to treat this species is in the Spring before it is allowed to set seed. It appears that some action may have been taken regarding this species, however treatments will be required in Spring of 2018. The vegetative coverage and effectiveness of treatment will be evaluated after the Spring treatments have occurred.
- Considerable stands of common reed (*Phragmites australis*) have established around the basin and appear to have received treatment since the September site inpection. Follow-up treatment of this species through selective spraying and wicking will be necessary during the 2018 growing season. Care should be taken to conserve desirable vegetation surrounding some stands of common reed.
- Cattail (*Typha* spp.) have received partial treatment, and should continue to receive follow-up treatment during the 2018 growing season.
- A majority of sandbar willow (*Salix interior*) has been cut and treated, but this species will continue to be a management target in the 2018 growing season. At the time of the inspection, several instances of small sandbar willow specimens were evident.
- Stands of black locust (Robinia pseudoacacia) stands have been removed, with a few remaining small specimens throughout the basin. This species should continue to be addressed during the 2018 growing season.
- Non-native perennial species, in particular Teasel (*Dipsacus* spp.) have become
 prevalent in some areas of the basin. These should be targeted with broadleaf-specific
 herbicide. As this species has already set seed, follow-up will likely be necessary in
 2018.
- Bare areas resulting from extensive woody clearing or invasive treatment shall be overseeded with an appropriate seed mix following a prescribed burn currently planned for Spring of 2018.

In addition to vegetative coverage and dominance of non-native versus native, desirable species; the Windett Ridge naturalized areas are also evaluated based on the presence of quality native species found within the basin. These species lists are utilized to formulate the Floristic Quality Index (FQI) of the site. Per performance criteria specified in the monitoring report, the natural areas must have a combined FQI of 20 or greater to satisfy the criteria. ENCAP, Inc. has reviewed the inventory lists included in the 2016 monitoring report prepared by Down to Earth Environmental, Inc. and is in concurrence with the species located on-site. The corresponding FQI of the natural areas at the time of this report are 18.8 for the aquatic/emergent area (open water), 23.5 for the Wet Meadow areas, and 24.0 for the Upland Buffer (Pond Slope) areas. Per the data provided, this criteria is considered to be met.

ENCAP, Inc., on behalf of EEI and the City of Yorkville, can re-evaluate the site in Summer of 2018 after the aforementioned tasks have been completed and documented. It is expected that the site will be meeting designated criteria after the punchlist items have been completed in the 2017 and 2018 growing seasons. It is highly recommended that a long-term management contract be pursued by the HOA once turnover occurs as the site will continue to need management services to perform as designed.

If you should have any questions regarding this information, please feel free to contact me at (815) 748-4500 or sdedina@encapinc.net.

Sincerely, ENCAP, Inc.

Samantha DeDina

Natural Areas Maintenance Superintendent/ Ecologist

Attachment: Windett Ridge Site Photographs dated 10.10.2017



February 24, 2017

Chris Proberts
Land Development Project Manager
CalAtlantic Homes
1141 East Main Street, Suite 108
East Dundee, IL 60118

Re: Windett Ridge Subdivision, Yorkville, Kendall County, Illinois – 2016 Natural

Area/Stormwater Management Report.

Dear Chris:

Down to Earth Environmental, Inc (DTEE) has prepared the 2016 Natural Area/Stormwater Management Report for the Windett Ridge Subdivision in Yorkville, Illinois. This report will outline the services that were performed during the 2016 growing season within the naturalized stormwater area on-site. This report will not only outline the services completed during the 2016 but include the scheduled maintenance activities to achieve the developmental standards for the subject site.

During the past few growing seasons, specifically 2015 and 2016, on behalf of CalAtlantic Homes DTEE has been working with the village to complete the punch list for the natural pond detention area on the south end of the subdivision. In June of 2015 we received an approval of the original punch list items. This was followed-up with an additional punch list by the city in August of 2015. The naturalized detention punch list items were completed in late Spring 2016 an accepted by city personnel in June 2016. We requested that the native area be moved into the maintenance period with the acceptance of the outstanding items. Due to other items on the site the maintenance period was put on hold. I contend that the native pond is different from the other areas on the site from the vegetation to the required maintenance and this area should be placed in the maintenance period for the goal of acceptance after the year period.

Below we have outlined some of the general performance standards and maintenance schedule for the native, detention pond area. We have also included a Floristic Quality Index (FQI) of the native area just as an indicator of the plant life that is on the subject site. In simple terms DTEE will continue the maintenance program that has been implemented since 2014. The general services will include dormant mowing in the fall, controlled burns on even numbered years, and spot herbicide treatments where necessary. Additional services that have been implemented in the past few seasons include invasive tree removal (sandbar willows) and over seeding. We have indicated the services provided and the service year below. As an additional note, the limestone path maintenance will be on-going – in 2017 we will rake the path in the spring and maintain the herbicide treatments throughout the summer as needed.

General Performance Standards for Windett Ridge Subdivision

- 1. A temporary cover crop must be sown on all slopes immediately upon completion of grading to prevent erosion. Within 3 months of sowing, at least 90% of the slopes, as measured by aerial coverage, will be vegetated. If the desired long-term slope vegetation is not sown with the temporary cover crop, it must then be sown in the first available growing season. All cover crop species must be non-persistent or native.
- 2. The following goals must be achieved for percent native, non-weedy species on the naturalized areas:

Year 2 - 45%, Year 3 - 55%, Year 4 - 65%, and Year 5+ - 85%

- 3. By the third year and beyond, a minimum of 30 native perennial species must be present in the natural areas collectively (i.e. prairie buffer slopes and stormwater management facilities combined).
- 4. By the third year and beyond, the native floristic quality index value (native FQI) must be greater than or equal to 20 in the natural areas. The floristic quality assessment method is described in Swink, Floyd and Gerould Wilhelm, Plants of the Chicago Region.
- 5. Persistent weed species, including but not limited to Purple Loosestrife (Lythrum salicaria). Common Reed (Phragmites australis). Reed Canary Grass (Phalaris arundinaced), sweet clovers (Melilotus spp.), clovers (Trifolium spp.), thistles (Cirsium spp. and Carduus spp.) or teasel (Dipsacus spp.) will be controlled so that they do not be dominant species on the subject site.

It should be noted that the site has met all the above performance standards. Weed control is ongoing but after the 2016 growing season the dominant nature of these invasive plants is diminishing and are being maintained.

Ecological Maintenance

Prescribed Burns.

Prescribed burns are required for prairie buffer every other growing season and then as needed. Special priority should be given to specific area that contain a large component of Reed Canary Grass (Phalaris Amndinacea) will be conducted in spring. Area that contains an abundance of cattail will be burned in fall.

Controlled Burns were completed in 2014 and 2016.

Purple Loosestrife Control

Purple Loosestrife (Lythrum salicaria) control is required throughout wetland buffer. All plants found of this nuisance species should be pulled or treated with herbicide in June or July.

Purple Loosestrife will continue to be controlled.

Cattail Control

Narrow-leaved Cattail (Typha angustifolia) should be controlled in all areas. Cattail control is required for area with the designated goal of floristic functional improvement, because cattail is an unacceptable dominant species which tends to displace native species. A combination of burns and herbicide treatments will be utilized.

Cattails are not a major issue on the site due to the water lily presence

Reed Canary Grass Control

Reed Canary Grass should be controlled in the Naturalized Area adjacent to the detention basin. Reed Canary Grass is a very aggressive species that can degrade natural areas by displacing native vegetation. To decrease the Reed Canary Grass component in the area, a combination of spring herbicide and controlled burns will be utilized.

Reed Canary Grass will continue to be controlled via burns and herbicide.

Supplemental Planting

Supplemental planting should be conducted yearly, if necessary, to improve 'floristic diversity and bring prairie buffer area into compliance with applicable performance standards. This would include over seeding scheduled for after controlled burns and after season.

Over seed completed in 2016

Post-Planting inspections

Planting inspections will be completed monthly to monitor hydrology, erosion, and plant or seed establishment and condition, in the natural areas. During these inspections, water levels within the stormwater management facilities in particular, shall be evaluated to ensure that adequate hydrology is present for successful establishment, or if areas require irrigation due to dry conditions.

Annual reporting and inspections will continue.

Annual Mowing

Mowing the vegetation in the natural areas one time per year will be completed after October 15th or at the end of the growing season. The vegetation height will be no lower than 8 inches after mowing is completed. Over seed will be completed in the fall to coordinate the winter stratification or after the controlled burn to take advantage of the darkened surface to promote germination.

Dormant mowing completed in October 2016

Selective Herbicide Application

Management of the vegetation in the mitigation area should include selective application of herbicide to control aggressive plant species such as, but not limited to. Purple Loosestrife (Lythrum salicaria), Common Reed (Phragmites australis), Reed Canary Grass (Phalaris arundinacea) sweet clovers (Melilotus spp.), clovers (Trifolium spp.X), thistles (Cirsium spp. and Carduus spp.) or teasel (Dipsacus spp.). These weedy species amongst others can displace desirable species, thereby reducing floristic diversity. Herbicide application will be made by

certified, trained, and experienced professionals. Invasive tree removal and herbicide treatments will be more applicable for this site but all the above will be reviewed and treated.

Tree Removal and treatments will continue into 2017, but the level of invasive tree coverage has been reduced each growing season and should be relatively controlled after the 2017 season.

Monitoring

Vegetation Monitoring

A floristic inventory is to be compiled of the plant species occurring in the natural areas at least twice during each growing season. During vegetation monitoring sessions, overall vegetative coverage and dominant plant species in each area are to be recorded. All plant species in these areas are to be scheduled and evaluated using the Floristic Quality Assessment (FAQ) method. Vegetation monitoring will be conducted during May/June and August/September, so that complete growing season data can be collected. Representative photographs will be taken from designated photo points during each monitoring session to document changes in the areas over time and allow for accurate comparison.

Management Recommendations

Recommendations will be recorded during monitoring sessions to provide remedial action necessary to address problem areas and meet project goals. A schedule of activities will be included to document the corrective actions.

Management and Monitoring

Reports will be made on all management activities conducted at the site for including mechanical or chemical weed control, supplemental planting or seeding, irrigation, or prescribed burning. Each annual monitoring report will also provide recommended management activities for the following year, in order to achieve performance standards and project objectives.

Debris Management

All trash, brush, grass, clipping debris etc. will be removed as needed from the Naturalized detention facility, drainage swales, emergency outflows and flood routes. This includes all areas within the naturalized detention facility, such as Open Water, Emergent, and Prairie areas.

Stormwater Management Structures

All marked control structures and silt basin(s), Emergency spillways, flood routes etc. will be cleaned out and /or repaired as needed to prevent clogging. This will be especially important in early spring and late fall.

Erosion Control Management

All erosion control device structures and features are to be installed.

Floristic Quality Index (FQI)

Aquatic/Emergent Area

- 22 Native Species
- 24 Total Species
- 4.0 Native Mean C-Value

18.8 Native FQI AVG: Obl. Wetland

COMMON NAME	C-VALUE	SCIENTIFIC NAME	WETNESS
Common Water Planitain	4	Alisma subcordatum	OBL – Forb
Swamp Milkweed	4	Asclepias incarmata	OBL – Forb
Common Fox Sedge	3	Carex stipata	OBL - Sedge
Brown Fox Sedge	2	Carex vulpinoidea	OBL – Sedge
Needle Spike Rush	2	Eleocharis acicularis	OBL – Sedge
Red-Rooted Spike Rush	2	Eleocharis erythropoda	OBL – Sedge
Blue Flag	5	Iris virginica shrevei	OBL – Forb
Rice Cut Grass	4	Leersia oryzoides	OBL – Grass
White Water Lily	7	Nymphaea tuberosa	OBL – Forb
Small Duckweed	5	Lemna minor	OBL – Forb
Reed Canary Grass	0	Phalaris arundinacea	FACW – Grass
Illinois Pondweed	7	Potamogeton illinoensis	OBL – Forb
Long-Leaved Pondweed	7	Potamogeton nodosus	OBL – Forb
Common Arrowhead	4	Sagittaria latifolia	OBL – Forb
Crack Willow	0	Salix fragilis	FAC+ - Tree
Sandbar Willow	1	Salix interior	OBL – shrub
Black Willow	4	Salix nigra	OBL – tree
Hard-Stemmed Bulrush	6	Scripus acutus	OBL – Sedge
River Bulrush	4	Scripus fluviatilis	OBL – Sedge
Great Bulrush	5	Scripus validus creber	OBL – Sedge
Common Bur Reed	6	Sparganium eurycarpum	OBL – Forb
Prairie Cord Grass	4	Spartina pectinata	FACW – Grass
Narrow-Leaved Cattail	1	Typha angustifolia	OBL- Forb
Broad-Leaved Cattail	1	Typha latifolia	OBL - Forb.

Wet Meadow Area

50 Native Species

59 Total Species

3.3 Native Mean C-Value

23.5 Native FQI AVG: FAC Wetland

COMMON NAME	C-VALUE	SCIENTIFIC NAME	WETNESS
Redtop	0	Agrostis alba	FACW - Grass
Common Water Planitain	4	Alisma subcordatum	OBL – Forb
Common Ragweed	0	Ambrosia artemisiifoliaelator	r FACU- Forb
Giant Ragweed	0	Ambrosia trifida	FAC – Forb
Indian Hemp	4	Apocynum cannabinum	FAC - Forb
Swamp Milkweed	4	Asclepias incarmata	OBL – Forb
Side Flowering Aster	4	Aster lateriflorus	FACW – Forb
New England Aster	2	Aster novae-angliae	FACW-Forb
Panicled Aster	2	Aster simplex	OBL – Forb

Yellow Rocket	0	Barbarea vulgaris	FAC – Frob
Common Beggar's Ticks	1	Bidens frondosa	FAC – Forb
Bebb's Oval Sedge	6	Carex bebbii	OBL – Sedge
Crested Oval Sedge	4	Carex cristatella	FACW - Sedge
Common Fox Sedge	3	Carex stipata	OBL – Sedge
Awl-Fruited Oval Sedge	3	Carex tribuloides	OBL - Sedge
Brown Fox Sedge	2	Carex vulpinoidea	OBL – Sedge
Partridge Pea	4	Cassia fasciculate	FACU – Forb
Field Thistle	0	Cirsium arvense	UPL – Forb
Barnyard Grass	0	Echinochloa crusgalli	FACW - Grass
Red-Rooted Spike Rush	2	Eleocharis erythropoda	OBL – Sedge
Blunt Spike Rush	3	Eleocharis obtuse	OBL – Sedge
Virginia Wild Rye	4	Elymus virginicus	FACW- Grass
Annual Fleabane	0	Erigeron annuus	FAC-Forb
Daisy Fleabane	5	Erigeron strigosus	UPL-Forb
Common Boneset	4	Eupatorium perfoliatum	FACW-Forb
Wild Strawberry	1	Fragaria virginiana	FAC – Frob
Sawtooth Sunflower	2	Helianthus grosseserratus	FACW – Forb
Squirrel-Tail Grass	0	Hordeum jubatum	FAC - Grass
Blue Flag	5	Iris virginica shrevei	OBL – Forb
Dudley's Rush	4	Juncus dudleyi	FAC – Forb
Torrey's Rush	4	Juncus torreyi	FACW - Frob
Rice Cut Grass	4	Leersia oryzoides	OBL – Grass
Common Water Horehound	5	Lycopus americanus	OBL – Forb
Purple Loosestrife	0	Lythrum salicaria	OBL – Forb
Wild Bergamot	4	Monarda fistulosa	FACU – Forb
Switch Grass	5	Panicum virgatum	FAC – Grass
Foxglove Beard Tongue	4	Penstemon digitalis	FAC – Forb
Ditch Stonecrop	5	Penthorum sedoides	OBL -Forb
Reed Canary Grass	0	Phalaris arundinacea	FACW – Grass
Common Reed	1	Phargmites australis	FACW – Grass
Water Knotweed	4	Polygonum amphibium stip	OBL-Forb
Pinkweed	0	Polygonum pensylvanicum	FACW – Forb
Eastern Cottonwood	2	Populus deltoids	FAC – Tree
Common Mountain Mint	5	Pycnanthemum virginianum	FACW-Forb
Cursed Buttercup	6	Ranunculus sceleratus	OBL-Forb
Curly Dock	0	Rumex crispus	FAC – Frob
Peach-Leaved Willow	5	Salix amygdaloides	FACW - Tree
Sandbar Willow	1	Salix interior	OBL – shrub
Black Willow	4	Salix nigra	OBL – tree
Dark Green Rush	4	Scripus atrovirens	OBL p Sedge
River Bulrush	4	Scripus fluviatilis	OBL – Sedge
Red Bulrush	4	Scripus pendulus	OBL - Sedge
Cup Plant	5	Silphium perfoliatum	FACW – Forb
Bittersweet Nightshade	0	Solanum Dulcamara	FAC – Vine
Tall Goldenrod	1	Solidago altissima	FACU – Forb
Late Goldenrod	4	Solidago gigantean	FACW – Forb
Prairie Cord Grass	4	Sparina pectinata	FACW – Grass

Red Clover	0	Trifolium pretense	UPL – Forb
Blue Vervain	4	Verbena hastate	FACW – Forb

Upland Buffer – Pond Slope Prairie Plants

50 Native Species

77 Total Species

3.4 Native Mean C-Value

24.0 Native FQI AVG: FAC Upland

COMMON NAME	C-VALUE	SCIENTIFIC NAME	WETNESS
Yarrow	4	Achillea millefolium	FACU – Forb
Common Ragweed	0	Ambrosia artemisiifoliaelator	FACU- Forb
Giant Ragweed	0	Ambrosia trifida	FAC – Forb
Big Bluestem Grass	5	Andropogon gerardii	FAC - Forb
Little Bluestem Grass	5	Andropogon scoparius	FACU - Grass
Common Milkweed	0	Asclepias syriaca	UPL - Forb
Whorled Milkweed	1	Asclepias verticillata	UPL - Frob
Heath Aster	5	Aster ericoides	FACU - Forb
Smooth Blue Aster	9	Aster laevis	UPL – Forb
New England Aster	2	Aster novae-angliae	FACW-Forb
Hairy Aster	0	Aster pilosus	FACU - Forb
Hungarian Brome	0	Bromus inermis	UPL - Grass
Partridge Pea	4	Cassia fasciculate	FACU – Forb
Ox-Eye Daisy	0	Chrysanthemum leu. Pin	UPL – Forb
Chicory	0	Cichorium intybus	UPL - Forb
Field Thistle	0	Cirsium arvense	UPL – Forb
Bull Thistle	0	Cirsium vulgare	FACU – Forb
Hedge Bindweed	1	Convolvulus sepium	FAC – Forb
Prairie Coreopsis	6	Coreopsis palmate	UPL – Forb
Tall Coreopsis	5	Coreopsis tripteris	FAC – Forb
Gray Dogwood	1	Cornus recemosa	FACW – Shrub
Crown Vetch	0	Cornilla varia	UPL – Forb
Queen Anne's Lace	0	Daucus carota	UPL - Forb
Deptford Pink	0	Dianthus Armeria	UPL – Forb
Purple Coneflower	8	Echinacea pallid	UPL – Forb
Broad-Leaved Purple Coneflo	ower 3	Echinacea purpurea	UPL – Forb
Canada Wild Rye	4	Elymus Canadensis	FAC – Grass
Virginia Wild Rye	4	Elymus virginicus	FACW – Grass
Daisy Fleabane	5	Erigeron strigosus	UPL-Forb
Meadow Fescue	0	Festuca pratensis	FACU – Grass
Annual Bedstraw	1	Galium aparine	FACU – Forb
Honey Locust	2	Gleditsia triancanthos	FAC - Tree
Sawtooth Sunflower	2	Helianthus grosseserratus	FACW – Forb
False Sunflower	5	Heliopsis helianthoides	UPL – Forb
Dame's Rocket	0	Hesperis matronalis	UPL – Forb

Common Morning Glory	0	Ipomoea purpurea	FACU – Forb
Prickly Lettuce	0	Laxtuca serriola	FAC – Forb
Common Peppercress	0	Ledidium virginicum	FACU – Forb
Yellow Sweet Clover	0	Melilotus officinals	FACU - Forb
Wild Bergamot	4	Monarda fistulosa	FACU – Forb
Common Evening Primrose	0	Oenothera biennis	FACU – Forb
Wild Parsnip	0	Pastinaca sativa	UPL - Forb
Foxglove Beard Tongue	4	Penstemon digitalis	FAC – Forb
Purple Prairie Clover	9	Petalostemum purpureum	UPL – Forb
Reed Canary Grass	0	Phalaris arundinacea	FACW – Grass
Garden Phlox	0	Phloix paniculata	FACU – Forb
Tall Ground Cherry	0	Physalia subglabrata	UPL – Forb
Kentucky Blue Grass	0	Poa pratensis	FAC- Grass
Water Knotweed	4	Polygonum amphibium stip	OBL-Forb
Pinkweed	0	Polygonum pensylvanicum	FACW – Forb
Lady's Thumb	0	Polygonum persicara	FAC- Forb
Eastern Cottonwood	2	Populus deltoids	FAC – Tree
Hairy Mountain Mint	5	Pycnanthemum pilosum	UPL - Forb
Common Mountain Mint	5	Pycnanthemum virginianum	FACW-Forb
Yellow Coneflower	4	Ratibida pinnata	UPL – Forb
Poison Ivy	2	Rhus radicans	FAC – Vine
Pasture Rose	5	Rosa Carolina	FACU – Shrub
Black Raspberry	2	Rubus occidentalis	UPL – Shrub
Black Eyed-Susan	1	Rudbeckia hirta	FACU – Forb
Sweet Black-Eyed Susan	9	Rudbeckia subtomentosa	FACU - Forb
Curly Dock	0	Rumex crispus	FAC – Forb
Sweet William Catchfly	0	Silene Armeria	UPL – Forb
Compass Plant	5	Silphium laciniatum	UPL - Forb
Cup Plant	5	Silphium perfoliatum	FACW – Forb
Prairie Dock	5	Silphium terebinthinaceum	FACU - Forb
Tall Goldenrod	1	Solidago altissima	FACU – Forb
Common Grass- Leaf Goldenrod	4	Soildago graminifolia	FACW – Forb
Stiff Goldenrod	4	Solidago rigida	FACU – Forb
Common Sow Thistle	0	Sonchus ugliginosus	FAC – Forb
Indian Grass	5	Sorghastrum nutans	FACU – Grass
Common Dandelion	0	Taraxacum officinale	FACU – Forb
Penny Cress	0	Thlaspi arvense	UPL – Forb
Common Spiderwort	2	Tradescantia ohiensis	FACU - Forb
Red Clover	0	Trifolium pretense	UPL – Forb
White Clover	0	Trifolium repens	FACU – Forb
Common Mullen	0	Verbascum Thapsus	UPL – Forb
Riverbank Grape	2	Vitis riparia	FACW – Vine

Recommendations and Conclusions for 2016

Down to Earth Environmental, Inc has been retained by CalAtlantic Homes to complete the management and maintenance for the Windett Ridge Subdivision in United City of Yorkville,

Kendall County, Illinois. Above we have outlined the agreed on maintenance plan and management activities that has been implemented to achieve the performance standards. As mentioned in the report various punch lists were created and satisfied specifically for the naturalized detention areas in 2015 and 2016.

We will continue the maintenance as outlined above from a general standpoint. However, we will continue to treat the invasive trees and plants along with Fall over seed to promote the winter stratification of the seed for maximum benefit. It is our opinion that the naturalized area is meeting the developmental standards and the maintenance period time clock for this specific area should already be in the required maintenance period.

Should you have any questions, please do not hesitate to contact me directly.

Sincerely, Down To Earth Environmental, Inc.

Jon T. Turner President

CC: Brad Sanderson – EEI
Eric Dhuse – United City of Yorkville – Public Works
David Stewart - EEI



Reviewed By:	
Legal Finance Engineer City Administrator Human Resources Community Development Police Public Works	

Agenda Item Number
New Business #10
Tracking Number
PW 2017-73

Agenda Item Summary Memo

Title: ITEP Grant A	pplications	
Meeting and Date:	Public Works Committee – Octo	ober 17, 2017
Synopsis: See attach	ned memo.	
Council Action Prev	viously Taken:	
Date of Action: N/A	•	
Item Number:		
Type of Vote Requi	red: Majority	
Council Action Req	uested: Recommendation to proc	eed/not proceed with applications for
	each project.	
Submitted by:	Bart Olson	Administration
	Name	Department
	Agenda Item N	otes:



Memorandum

To: Public Works Committee

From: Brad Sanderson, EEI; Erin Willrett, Assistant City Administrator;

Bart Olson, City Administrator

CC:

Date: October 3, 2017

Subject: Potential 2018 ITEP Applications

Overview

The Illinois Transportation Enhancement Program (ITEP) is a competitive grant reimbursement program. It is a federally funded program that requires local matching funds from an eligible project sponsor. The program focuses on providing alternate modes of transportation where the scope of transportation projects goes beyond the traditional accommodations for cars, trucks and transit. Typical projects include bicycle/pedestrian trails and streetscape projects.

IDOT's next ITEP application period began on Monday, October 2, 2017 and ends on Friday, December 1, 2017 at 4:30 PM CST. The Review and Selection Period should take place from December 2017 to April 2018 with an announcement of selected projects in the spring of 2018.

Funding

Applicants may apply for up to \$2,000,000 maximum per project in federal ITEP funds. Approximately \$40,000,000 will be awarded this cycle.

Federal funds will provide reimbursement up to 50 percent for right-of-way and easement acquisition costs, and up to 80 percent for preliminary engineering, utility relocations, construction engineering, and construction costs. The required 20 percent or 50 percent local match is the responsibility of the project sponsor.

Utilizing federal funds for right-of-way and easement acquisition costs and preliminary engineering costs will lengthen the time required for the project significantly as these activities require federal authorization before proceeding.

Project Evaluation and Review Criteria

All ITEP projects must be selected through a competitive process. In order to comply with federal guidelines, IDOT has developed a numerically-based scoring process. Unfortunately, this scoring methodology and point system is not available, and the scoring for previous projects is never released. Accordingly, this makes the ITEP funding source difficult to predict. We have included a list of the 33 selected projects from the 2016 cycle for your reference.

If more than one application is submitted by a project sponsor, each application will be reviewed and scored based on its own merit, regardless of category or relationship to any other application submissions.

The review criteria for ITEP projects are listed as:

- Eligibility
- Strength of transportation relationship
- Project meets category intent
- Public benefits and accessibility
- Connectivity to existing facilities/linkage
- Project support/local commitment
- Prior sponsor investment
- Project sponsor capacity, readiness and past performance
- Application completeness/information provided
- Inclusion in a local, state or regional plan
- Cost effectiveness
- Planning and coordination
- Project readiness
- Extra points will be given for the completion of Phase I Engineering
- Extra points will be given for the completion of Land Acquisition

As noted above, extra points are provided for project readiness, completion of Phase I Engineering, and completion of Land Acquisition. This is also true for Surface Transportation Program (STP) and Congestion Mitigation and Air Quality Improvement (CMAQ) scoring methodologies. Submitting for CMAQ funding also requires a Phase I to be in process. If possible, the City should consider completing Phase I Engineering on selected projects to increase a chance for funding.

Potential Projects

Staff has identified three potential projects which we have investigated further. The projects are as follows:

- Fox Road Multi-Use Path from IL 47 to Hoover Forest Preserve
- ComEd Multi-Use Path from Kingsmill Street to Riverfront Park
- Downtown Hill Landscaping

Further detail about each project is provided on the following pages.

Fox Road Multi-Use Path

Project Perimeters (Logical Termini):

IL Route 47 west to Hoover Forest Preserve Entrance

Existing Supportive Plans that references project:

Kane/Kendall Council of Mayors 2017 Bicycle Planning Map Yorkville Trail Map (no date listed) Yorkville Integrated Transportation Plan (2009) Yorkville Comprehensive Plan (2016)

Easement or Land Acquisition Required:

Right-of-way or easements would need to be acquired along the length of the project.

Brief Description:

This path would provide a safe route for cyclists and pedestrians to travel to and from the downtown area to City and County subdivisions without walking/biking on Fox Road that would eventually lead to Hoover Forest Preserve. This would also give pedestrians and cyclists a safe alternative to an on-street option. This would be the first leg of a very important regional trail. Hoover Forest Preserve is a regional destination. It is the home course for the Yorkville Foxes boys and girls cross country teams, a county wide outdoor education center and meeting center. In addition, the preserve has 400+ acres to explore along the Fox River. In the long term, this trail would bring the City's regional trail system closer to the Eldamain Road Bridge project, which is expected to have its own trail system. It is expected that the Eldamain Rd Bridge project will bring the entire trail system very close to the Silver Springs State Park.

Benefits:

This trail would allow over 450 homes in the River's Edge subdivision, White Oak, Fox Glen, Fox Lawn, and homes within the older downtown area of Yorkville, new access to the regional trail network. In the opposite direction, this trail would provide direct trail access to Hoover Forest Preserve's trail system for the majority of the City.

Concern:

ROW and land acquisition is a timely and costly process.

Estimated Cost:

Total Cost: \$2,550,000 Grant amount: \$1,700,000

Local Share: \$850,000 (\$725,000 City and \$125,000 County)

Of the \$850,000 local share, we expect \$125,000 to be attributable to the trail section that runs from the west side of River's Edge all the way to the entrance of Hoover. Since City limits generally end at River's Edge, this trail section west of River's Edge would be the County's trail. Since multi-jurisdictional projects should score higher than single-jurisdiction projects, staff plans to approach Kendall County staff to see if they are interested in completing that section of trail and providing funding for it through the City's ITEP application.

Fox Road Multi-Use Path (continued)

General Rating:

Out of the three projects considered for ITEP, we would expect this project to be the second most likely project to be funded. Based on our understanding of the grant rating process, we think this project will be a decent candidate for funding.

ComEd Multi-Use Path

Project Perimeters (Logical Termini):

Kingsmill Street to Riverfront Park

Existing Supportive Plans that references project:

Kane/Kendall Council of Mayors 2017 Bicycle Planning Map Yorkville Trail Map (no date listed) Yorkville Integrated Transportation Plan (2009) Yorkville Comprehensive Plan (2016)

Easement or Land Acquisition Required:

The City currently has an easement agreement with ComEd for the land the multi-use path is proposed to be constructed upon. Easements may be needed along Van Emmon and Mill.

Brief Description:

Proposed project will complete a multi-use trail gap through a beautiful wooded, stream-lined area that is not along a major arterial roadway (IL 47). The proposed multi-use ComEd path allows the City to plan for an active path through a natural area that has been set aside for the intent of recreational use. This will encourage north south travel in a growing and also throughout an established residential area. It will also provide access to an additional recreational area along the Fox River front and a connection to the downtown commercial corridor. The culverts and bridges that will be installed along the path will also provide a drainage benefit to the naturalized area.

Benefits:

This trail would allow new, direct access to the regional trail system for over 1,555 homes. This path will be much more picturesque than the Route 47 path.

Concern:

When the Route 71 expansion project occurs in the next 2-5 years, residents of Raintree Village, Windett Ridge, Country Hills, and Prestwick will be able to connect to the regional trail system through the Route 71 trail. So, the ComEd trail would somewhat duplicate an existing regional trail service.

Estimated Cost:

Total Cost: \$3,200,000 Grant amount: \$2,000,000 Local Share: \$1,200,000

General Rating:

Out of the three projects considered for ITEP, we would expect this project to be the most likely project to be funded. It has minor acquisition issues and it connects a large number of homes to the regional trail network. Based on our understanding of the grant rating process, we think this project will be an excellent candidate for funding.

Downtown Hill Landscaping Project

Project Perimeters (Logical Termini):

Embankment of approximately 75' wide, 560' long and 20' tall, on the west side of Illinois Route 47/Bridge Street, beginning at the southwest corner of IL Rte 47 and East Van Emmon Street and continuing south.

Existing Supportive Plans that references project:

Yorkville Comprehensive Plan (2016) Downtown Overlay District Plan (2018)

Easement or Land Acquisition Required:

None

Brief Description:

Streetscape and landscape treatments for a key visible open space along the Illinois Route 47 Corridor in downtown Yorkville which beautifies and improves the visual character of the corridor and downtown, simplifies maintenance and contributes to an overall sense of place for Yorkville.

Benefits:

Streetscape design along this highly traveled arterial roadway can create a safe built environment for pedestrians, landmark or focal point feature, and spur economic activity for the nearby business community as a result of the improvements. Site furnishings, light fixtures, waste receptacles, seating areas, paving patterns and planting areas are all elements proposed in the project's design plan. The proposed design promotes reduced water treatment costs by facilitating natural storm water filtration. The City could also use TIF funds for the project.

Concern:

This has a limited regional benefit. While we would argue that the overall perception of the City would increase with such a dramatic project, this will not be part of the ITEP rating system. While the project is relatively low cost to the City (a benefit!), the ITEP grant system generally leans towards larger, higher cost projects. Finally, this project contains no transportation related improvements.

Estimated Cost:

Total Cost: \$680,000 Grant amount: \$495,000 Local Share: \$185,000

Potential Additional Project Items to Include (not included in current project estimate):

Improvements to crosswalks, pavement enhancements, traffic control devices and treatments to assist persons with disabilities.

Downtown Hill Landscaping Project (continued)

General Rating:

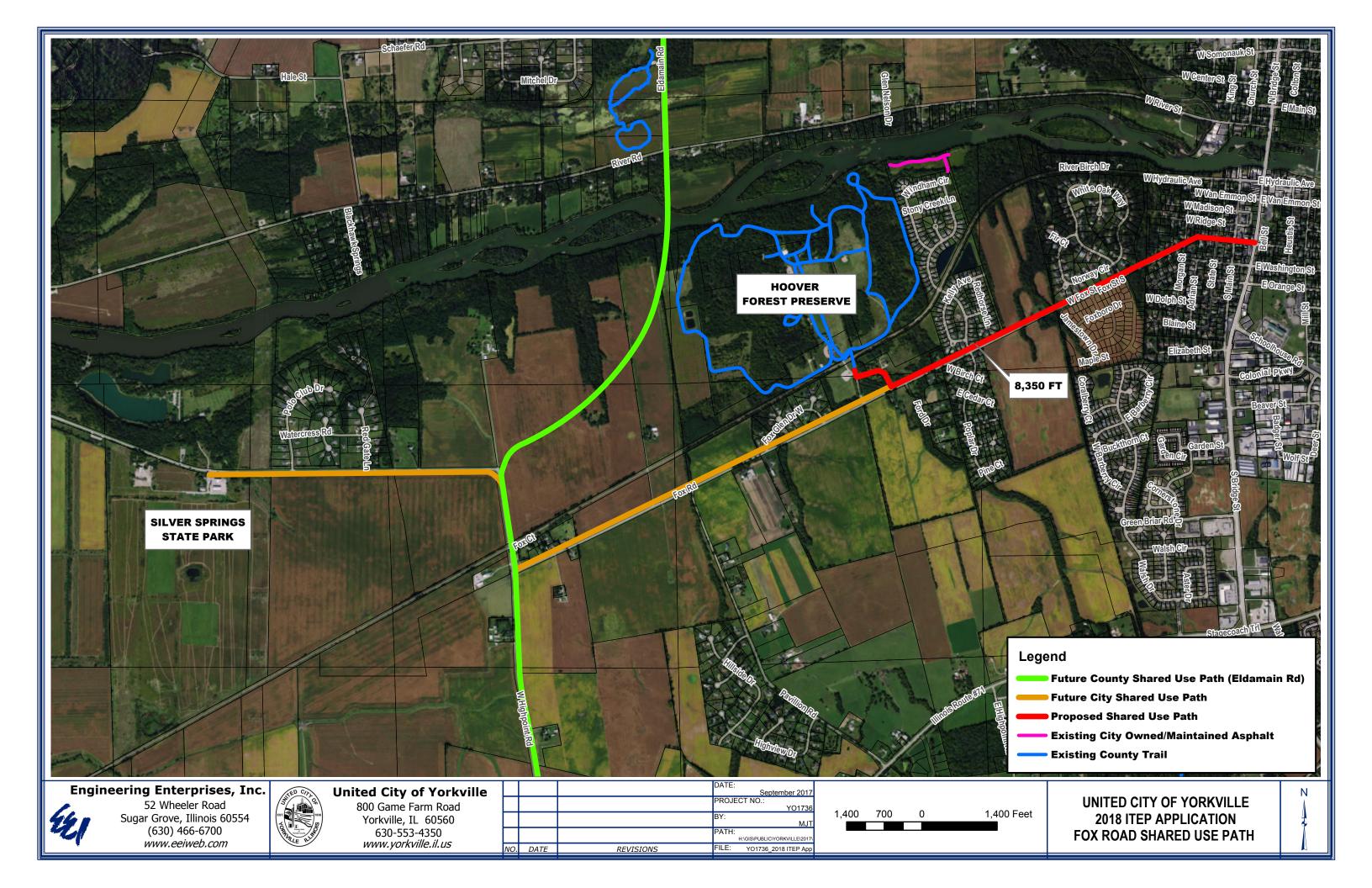
Out of the three projects considered for ITEP, we would expect this project to be the least likely project to be funded. However, based on our understanding of the grant rating process, we think this project will be a decent candidate for funding.

Cycle 12 2016 Approved ITEP Projects 33 Projects = \$30,679,850*

ITEP Number	Project Sponsor	Project Title	\$1,289,150 \$698,620 \$296,700 \$682,480 \$1,072,100 \$2,000,000 \$984,960 \$340,300 \$2,000,000				
		Park Ridge - South Northwest Highway					
141013	City of Park Ridge	Streetscape	\$1,289,150				
		Niles - Milwaukee Avenue Corridor Improvements					
141047	Village of Niles	- Phase VI	\$698,620				
		Romeoville Proposed Metra Station - New					
141051	Village of Romeoville	Construction					
141054	Village of Channahon	Channahon- Bridge Street Multi-use Path					
141082	Village of Johnsburg	Church Street Streetscape Improvements					
241003	Rockford Park District	Jefferson Street Bridge Underpass	\$2,000,000				
		Winnebago County - Perryville Bike Path					
241005	Winnebago County	Extension (Hart Road to Willow Brook Lane)					
241010	City of Silvis	Silvis - Avenue of the Cities Shared-use Path	\$340,300				
241013	City of Dixon	Bike Path Extension Project	\$2,000,000				
		Illinois Route 84 Corridor Enhancement Project -					
241014	Village of Port Byron	Phase II	\$1,153,920				
		The Great Western Trail: Brickville Road to Main					
341003	Sycamore Park District	Street	\$632,600				
341006	City of Ottawa	Pedestrian/Bicycle Bridge Spanning I-80	\$2,000,000				
	,	Illinois Route 50 Shared Path Mall Entrance to	. , ,				
341015	Village of Bradley	Larry Power Road	\$333,800				
441007	City of Peoria	Rock Island Greenway Extension	\$485,170				
		McClugage Road/Centennial Drive Recreation	¥ 100,110				
441009	City of Washington	Trail Connection	\$255,840				
	ony or reasoning con	Illinois Route 29 Sidewalk and Lighting	+				
441011	Village of Creve Coeur	Improvement	\$1,936,200				
	t mage of crove cook.	Historic Route 66 Bikeway - 1.1 Miles South of	ψ1,000,200				
541001	McLean County	Shirley to Funk's Grove	\$160,000				
541004	City of Champaign	Bradley Avenue Corridor Complete Street	\$2,000,000				
541005	Urbana Park District	Park Street Shared-use Path	\$426,600				
		Kickapoo Rail Trail - Phase Two Design	Ψ420,000				
		Engineering	\$225,000				
641001	City of Litchfield	Litchfield Streetscaping - Phase III	\$1,937,800				
041001	City of Literified	Bill Klingner Bike/Pedestrian Trail - 18th to 24th	φ1,937,000				
644002	Quinay Bark Diatriat	Street	¢704 000				
641002	Quincy Park District	Sireei	\$791,990				
644000	Village of Williams villa	Heritage Deute CC Trail Williamsville to Charman	©2 000 000				
641008	Village of Williamsville	Heritage Route 66 Trail - Williamsville to Sherman	\$2,000,000				
644046	City of Dono	Dana Linaala Dyairia Tyail Dyidga Danlasamant	¢407.400				
641016	City of Pana	Pana - Lincoln Prairie Trail Bridge Replacement	\$497,120				
641018	City of Havana	Business Park Sidewalk Addition	\$264,130				
641020	Sangamon County	Sangamon Valley Trail Extension	\$420,800				
744004	O'the of Oh order to a	Charleston to Mattoon Lincoln Prairie Grass Trail	# 000 000				
741001	City of Charleston	Pedestrian/Bicycle Facility Improvements	\$800,000				
741004	Village of Dieterich	Dieterich Downtown Enhancements	\$1,023,010				
741008 City of Newton		City of Newton Phase IV - Eagle Trails	\$1,056,000				
		Bike Path - Effingham Pavement Marking and	.				
741011	City of Effingham	Signage Project	\$934,400				
841004	City of Columbia	Main Street Streetscape - Phase 2	\$998,140				
941006	City of Eldorado	Eldorado - Rt 45 and Rt 142 Pedestrian Access	\$274,080				
		Carbondale - Northwest Pedestrian and Bicycle					
941007	City of Carbondale	Path	\$708,940				

\$30,679,850

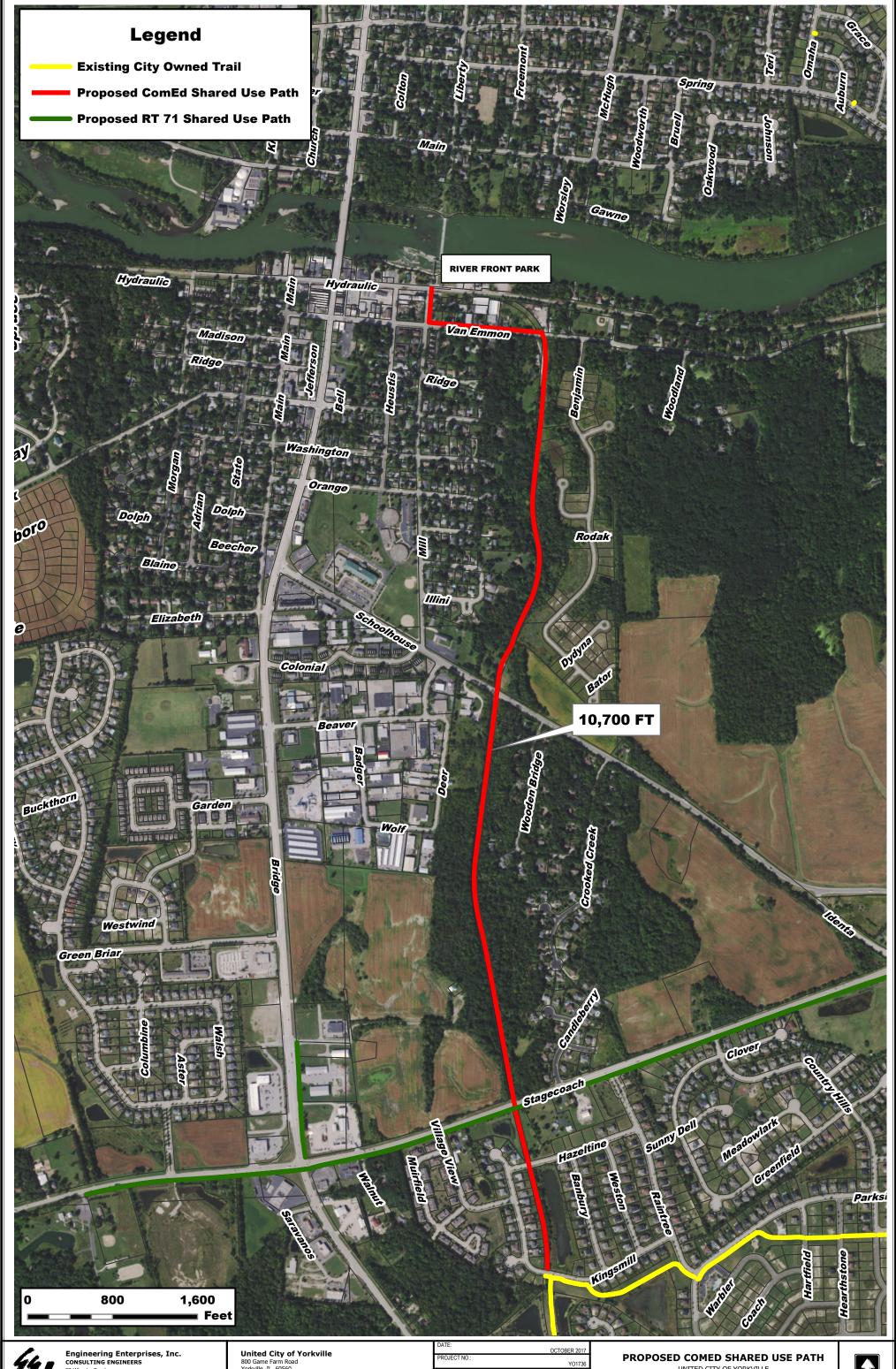
^{*}The committed dollar amounts may change, pending a more detailed project review to determine any costs ineligible for federal reimbursement such as contingency fees, routine maintenance, road work, etc.





JOB NO:	YO1736-C
DESIGNED:	CMF
DATE:	October 3, 2017
PROJECT TITLE:	Fox Road Multi-Use Path

	Preliminary Cost Estimate - All Sections (8,35	50 LF, 10' Wide	e) IL 47 to I	Но	over Fores	t Pr	eserve
ITEM					UNIT		
NO.	ITEM	UNIT	QUANTITY		PRICE		AMOUNT
1	EARTH EXCAVATION	CY	4,453	\$	30.00	\$	133,600.00
2	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	N SY	11,133	\$	1.50	\$	16,700.00
3	AGGREGATE SUBGRADE IMPROVEMENT 12"	SY	2,227	\$	15.00	\$	33,400.00
4	PERIMETER EROSION BARRIER	LF	16,700	\$	2.00	\$	33,400.00
5	AGGREGATE BASE COURSE, 10"	SY	11,133	\$	20.00	\$	222,660.00
6	BITUMINOUS MATERIALS (PRIME COAT)	LB	25,050	\$	0.50	\$	12,525.00
7	HOT-MIX ASPHALT SURFACE COURSE, 2"	TON	1,067	\$	100.00	\$	106,700.00
8	DETECTABLE WARNINGS	SF	260	\$	30.00	\$	7,800.00
9	PORTLAND CEMENT CONCRETE BIKE PATH, 5"	SF	1,300	\$	10.00	\$	13,000.00
10	THERMOPLASTIC PAVEMENT MARKINGS - LINE 6"	FT	420	\$	2.00	\$	840.00
11	THERMOPLASTIC PAVEMENT MARKINGS - LINE 12"	FT	660	\$	4.00	\$	2,640.00
12	THERMOPLASTIC PAVEMENT MARKINGS - LINE 24"	FT	75	\$	8.00	\$	600.00
13	SIDEWALK REMOVAL	SF	13,875	\$	2.00	\$	27,750.00
14	RESTORATION	SY	13,917	\$	8.00	\$	111,336.00
15	MOBILIZATION	LS	1	\$	55,000.00	\$	55,000.00
16	PATH SIGNING	LS	1	\$	7,500.00	\$	7,500.00
17	TRAFFIC CONTROL	LS	1	\$	25,000.00	\$	25,000.00
18	TREE TRIMMING, PRUNING, AND REMOVAL	LS	1	\$	22,000.00	\$	22,000.00
19	BOX CULVERT OR PEDESTRIAN BRIDGE	LS	1	\$	150,000.00	\$	150,000.00
20						\$	-
21						\$	-
22						\$	-
23						\$	-
					SUBTOTAL	\$	982,451.00
LAND	ACQ ASSUMPTIONS:		CONTI	NG	ENCY (10%)	\$	98,400.00
ROW /	AND/OR EASEMENT NEEDED FOR 6,975'	TOTAL C	CONSTRUCT	ION	I ESTIMATE	\$	1,080,849.44
5,925'	- 10' OF ROW AND 5' OF EASEMENT ENGINEE	RING, GEOTECH	NICAL AND	TES	STING (32%)	\$	345,900.00
1,050'	- 20' OF EASEMENT	ROW/EASEMENT ACQUISITION				\$	845,625.00
\$10 / S	Q FT FOR ROW, \$5 / SQ FT FOR EASEMENT	ROW/EASEMENT DOCUMENTS \$ 2					261,000.00
29 PAI	RCELS REQUIRED	TOTAL PRELIMINARY COST ESTIMATE				\$	2,534,000.00
\$2,500	PLAT OF HIGHWAY/TITLE, \$2,000 APPRAISAL	F	EDERAL PA	RTI	CIPATION =	\$	1,694,712.00
\$1,000	REVIEW APPRAISAL, \$3,500 NEGOTIATIONS		LOCAL PA	RTI	CIPATION =	\$	839,288.00
NOTE	: ENGINEERING COSTS ASSUME USE OF FEDERAL FU	NDS					





Engineering Enterprises, Inc. CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 (630) 466-6700 / www.eelweb.con

United City of Yorkville 800 Game Farm Road Yorkville, IL 60560 (630) 553-4350 http://www.yorkville.il.us

YO1739 COMED SHARED PATH.MXD

UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS





JOB NO:	YO1736-C
DESIGNED:	CJO, CMF
DATE:	October 3, 2017
PROJECT TITLE:	ComEd Multi-Use Path

Preliminary Cost Estimate - All Sections (10,700 LF, 10' Wide) Kingsmill Street to Riverfront Park							
ITEM					UNIT		
NO.	ITEM	UNIT	QUANTITY		PRICE		AMOUNT
1	EARTH EXCAVATION	CY	5,720	\$	65.00	\$	371,800.00
2	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SY	14,280	\$	2.00	\$	28,560.00
3	AGGREGATE SUBGRADE IMPROVEMENT 12"	SY	2,860	\$	20.00	\$	57,200.00
4	PERIMETER EROSION BARRIER	LF	21,400	\$	3.00	\$	64,200.00
5	AGGREGATE BASE COURSE, 10"	SY	14,280	\$	25.00	\$	357,000.00
6	BITUMINOUS MATERIALS (PRIME COAT)	LB	32,130	\$	0.50	\$	16,065.00
7	HOT-MIX ASPHALT SURFACE COURSE, 2"	TON	1,390	\$	115.00	\$	159,850.00
8	DETECTABLE WARNINGS	SF	240	\$	35.00	\$	8,400.00
9	PORTLAND CEMENT CONCRETE BIKE PATH, 5"	SF	1,200	\$	15.00	\$	18,000.00
10	THERMOPLASTIC PAVEMENT MARKINGS - LINE 6"	FT	240	\$	2.00	\$	480.00
11	THERMOPLASTIC PAVEMENT MARKINGS - LINE 12"	FT	510	\$	4.00	\$	2,040.00
12	THERMOPLASTIC PAVEMENT MARKINGS - LINE 24"	FT	20	\$	8.00	\$	160.00
13	6 X 12 BOX CULVERT	FT	60	\$	2,500.00	\$	150,000.00
14	FURNISH AND PLACE PREFABRICATED PEDESTRIAN BRIDGE	EA	1	\$	300,000.00	\$	300,000.00
15	GUARDRAIL	FT	480	\$	20.00	\$	9,600.00
16	STRUCTURAL CONCRETE (ABUTMENTS)	CY	100	\$	800.00	\$	80,000.00
17	REINFORCED CONCRETE PIPE CULVERT, 15 INCH	FT	60	\$	65.00	\$	3,900.00
18	PRECAST REINFORCED CONCRETE FLARED END SECTIONS, 1	EA	6	\$	800.00	\$	4,800.00
19	LOCKING COLLAPSABLE BOLLARDS		5	\$	1,500.00	\$	7,500.00
20	RESTORATION	SY	17,850	\$	8.00	\$	142,800.00
21	MOBILIZATION		1	\$	100,000.00	\$	100,000.00
22			1	\$	3,500.00	\$	3,500.00
23			1	\$	25,000.00	\$	25,000.00
24	CROSSING SAFETY ENHANCEMENTS	LS	1	\$	25,000.00	\$	25,000.00
25	TREE TRIMMING, PRUNING, AND REMOVAL	LS	1	\$	25,000.00	\$	25,000.00
26	RAILROAD CROSSING ENHANCEMENTS	LS	1	\$	50,000.00	\$	50,000.00
27	SIDEWALK REMOVAL	SF	4575	\$	2.00	\$	9,150.00
28				•		\$	-
29						\$	_
30						\$	-
					SUBTOTAL	\$	2,020,005.00
I AND	ACQ ASSUMPTIONS:		CONTI	NG	ENCY (10%)		
		отаі с			N ESTIMATE	\$	2,222,105.00
						\$	711,100.00
10' OF ROW AND 5' OF EASEMENT ENGINEERING, GEOTECHNICAL AND TESTING (32%) \$10 / SQ FT FOR ROW, \$5 / SQ FT FOR EASEMENT ROW/EASEMENT ACQUISITION			\$	187,500.00			
12 PARCELS REQUIRED ROW/EASEMENT ACQUISITION			\$	108,000.00			
#2 500 BLAT OF HIGHWAY/TITLE \$2,000 ADDDAISAL TOTAL PRELIMINARY COST ESTIMATE				•			
	FLAT OF HIGHWAT/TITLE, \$2,000 AFFIXAISAL					Ċ	3,229,000.00
\$1,000				2,000,000.00 1,229,000.00			
NOTE	: ENGINEERING COSTS ASSUME USE OF FEDERAL FUNDS					•	, -,

INCORPORATE A 'DRY CREEK' BED PARALLEL TO ROUTE 47

- FLANK THE SIDES OF THE MEANDERING 'DRY CREEK' WITH POCKETS OF PERENNIAL OR ANNUAL COLOR
- THE AREA SURROUNDING THE 'DRY CREEK' BELOW THE RETAINING WALL COULD BE A LOW-MOW/NO-MOW TURF GROUNDCOVER OR A SEA OF PRAIRIE
- RESPECTS THE CURRENT DRAINAGE PATTERN AND SWALE THAT EXIST

LARGE SIGN/RETAINING WALL FACING ROUTE 47

- LIMESTONE VENEER ON WALL WITH 18"-24" TEXT ON SIGN FACE
- ENHANCE WITH PLANTINGS FOR YEAR-ROUND INTEREST
- SMALL STATURE FLOWERING TREES AS A BACKDROP
- LIMESTONE OUTCROPPINGS NEAR BASE OF SIGN/WALL - MATERIALS, COLORS AND THEME SHALL MATCH THE CITY'S COMPREHENSIVE PLAN

OVERLOOK IN THE NORTHWEST CORNER

- PERGOLA FEATURE
- IMPLEMENT LIMESTONE OUTCROPPINGS THAT TIE INTO THE CITY'S BRANDING AND IMAGE
- IMPLEMENT BLACK POWDERCOATED ORNAMENTAL RAILING WITH THE FOX DETAIL THAT'S USED ELSEWHERE THROUGHOUT THE CITY FOR CONTINUITY
- ENHANCE WITH PLANTINGS FOR YEAR-ROUND INTEREST

- EASILY ACCESSIBLE LAWN AREA
 - LARGE OPEN AREAS FOR EASE OF MOWING (60" MINIMUM WIDTHS)
- SMALL STATURE FLOWERING TREES AND SHADE TREES AT KEY LOCATIONS KEEP VIEWS OF COURTHOUSE **OPEN**

PHASED APPROACH

- 1. BEGIN WITH THE 'DRY CREEK' BED AND LANDSCAPING DESIGN
- 2. ADD IN PERGOLA/OVERLOOK AREA AS FUNDING BECOMES AVAILABLE 3. ANTICIPATE RETAINING WALL/SIGN AND CONSTRUCT AT A LATER DATE
- PROPERTY STAKEHOLDER COORDINATION
 - UNITED CITY OF YORKVILLE
- KENDALL COUNTY
- ILLINOIS DEPARTMENT OF TRANSPORTATION



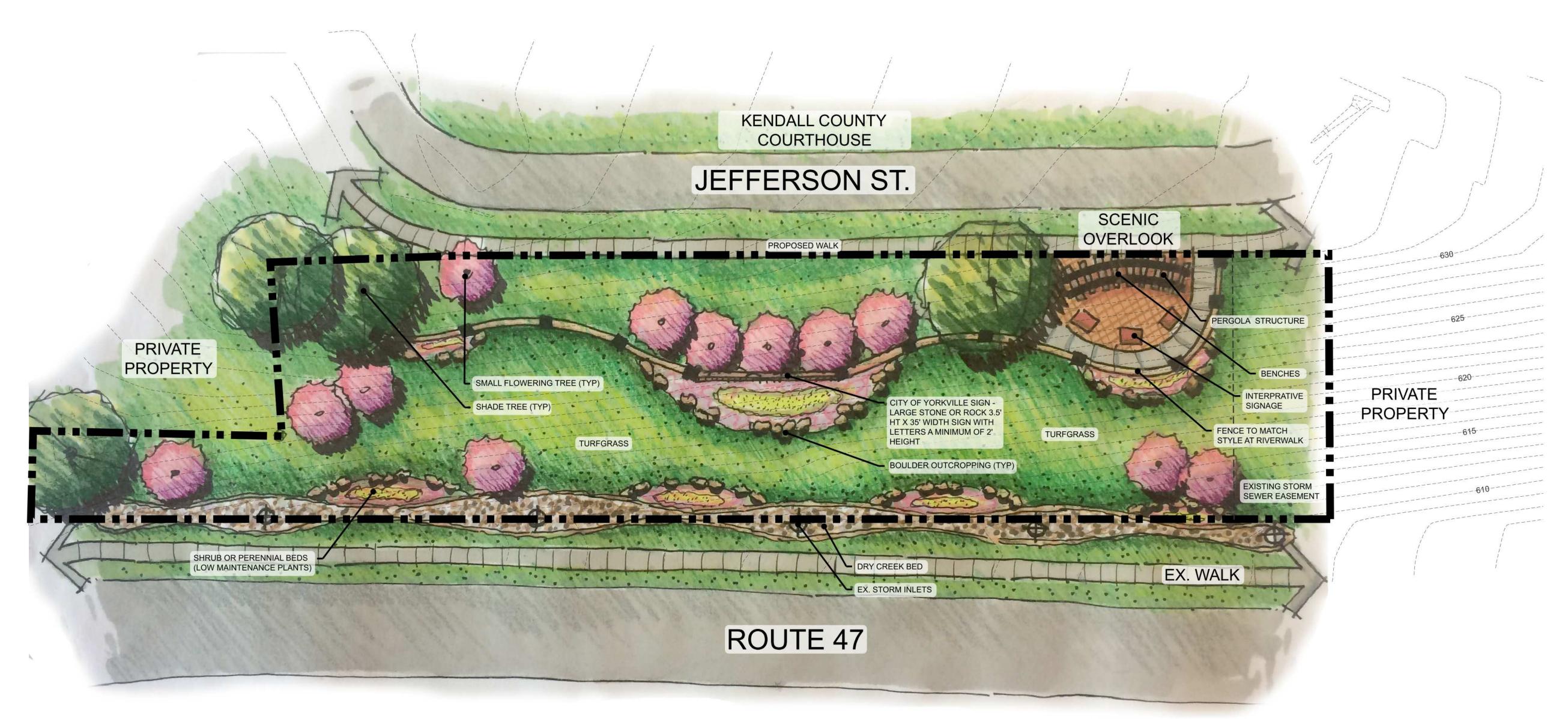












FINAL CONCEPT PLAN

YORKVILLE DOWNTOWN LANDSCAPE PLAN



SCALE: N.T.S.



ACER PLATANOIDES 'ROYAL RED' NORWAY MAPLE

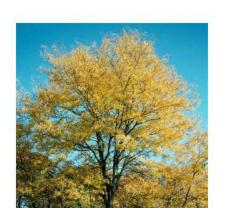
MATURE SIZE: 40' H X 30' W BLOOM TIME: -

ZONE:

LIGHT:

MAINTENANCE: LOW

OTHER: **FOLIAGE COLOR**



GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' THORNLESS HONEYLOCUST

MATURE SIZE: 45' H X 35' W BLOOM TIME: ZONE: LIGHT:

MAINTENANCE: MEDIUM OTHER: **FALL COLOR**



QUERCUS MACROCARPA

NATIVE

BUR OAK

OTHER:

MATURE SIZE: 60-80' H X 60-80' W BLOOM TIME: -

ZONE: LIGHT: MAINTENANCE: LOW



AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' APPLE SERVICEBERRY

MATURE SIZE: 20' H X 15' W BLOOM TIME: APR

LIGHT: SUN TO PART SUN

MAINTENANCE: LOW OTHER:

SHOWY **FALL COLOR**



MAGNOLIA STELLATA 'KIKUZAKI'

STAR MAGNOLIA MATURE SIZE: 10' H X 8' W

BLOOM TIME: MAR LIGHT:

MAINTENANCE: MEDIUM OTHER: **CLAY SOILS TOLERANT**

SHOWY



MALUS 'LEPRECHAUN' LEPRECHAUN CRABAPPLE

MATURE SIZE: 8' H X 8' W BLOOM TIME: APR

ZONE: LIGHT: MAINTENANCE: LOW

OTHER: DISEASE RESISTANCE

AIR POLLUTION TOLERANT



NO-MOW TURF MATURE SIZE: N/A

BLOOM TIME: N/A ZONE:

SUN TO PART SHADE MAINTENANCE: LOW

OTHER:



JUNIPERUS CHINENSIS 'SEA GREEN'

SEA GREEN JUNIPER

MATURE SIZE: 4-6' H X 6-8' W BLOOM TIME: N/A ZONE: LIGHT:

MAINTENANCE: LOW OTHER:

DEER RESISTANT DROUGHT TOLERANT SPREADING

EVERGREEN FOLIAGE



HYDRANGEA PANICULATA 'ILVOBO' **BOBO HYDRANGEA**

MATURE SIZE: 2-3' H X 3-4' W BLOOM TIME: JUL-SEP

ZONE: LIGHT: SUN TO PART SHADE MAINTENANCE: MEDIUM

OTHER: SHOWY



ROSA VAR. 'NOASCHNEE' WHITE CARPET ROSE

MATURE SIZE: 1.5-2' H X 2-3' W BLOOM TIME: MAY-SEP

ZONE: 5-10

LIGHT: SUN TO PART SHADE

MAINTENANCE: MEDIUM OTHER:



ROSA 'NOVAROSPOP' POPCORN DRIFT GROUNDCOVER ROSE

MATURE SIZE: 1-1.5' H X 1.5-2' W

BLOOM TIME: JUN-SEP ZONE: LIGHT:

MAINTENANCE: MED

OTHER:



ROSA VAR. 'NOARE'

RED CARPET ROSE MATURE SIZE: 2-3' H X 3-4' W BLOOM TIME: MAY-SEP

SUN TO PART SHADE

MAINTENANCE: MEDIUM OTHER:



BERBERIS THUNBERGII 'ATROPURPUREA NANA'

CRIMSON PYGMY BARBERRY

MATURE SIZE: 1.5-2' H X 2-3' W BLOOM TIME: APR-MAY

OTHER:

DEER RESISTANT DROUGHT TOLERANT FALL COLOR



HEUCHERA 'OBSIDIAN' ALUMROOT

SALT TOLERANT

FALL COLOR

MATURE SIZE: 8-12" H X 1-1.5' W BLOOM TIME: JUN-JUL SUN TO SHADE MAINTENANCE: LOW



CALAMINTHA NEPETA SSP. NEPETA

BLOOM TIME: JUN-OCT ZONE: LIGHT:



HEUCHERA 'GEORGIA PEACH'

ALUMROOT

MATURE SIZE: 1-1.5' H X 1.5-2' W BLOOM TIME: JUL-AUG

ZONE: LIGHT: SUN TO PART SHADE

MAINTENANCE: MEDIUM OTHER: SALT TOLERANT FALL COLOR



MATURE SIZE: 1.5-2' H X 1-1.5' W BLOOM TIME: JUN-SEP ZONE: LIGHT:

MAINTENANCE: LOW DEER RESISTANT

DROUGHT TOLERANT **FALL COLOR**



OTHER:

MAINTENANCE: LOW RABBIT RESISTANT

SALT TOLERANT



PHLOX SUBULATA 'SNOWFLAKE' CREEPING PHLOX

MATURE SIZE: 3-6" H X 12-18" W BLOOM TIME: APR-MAY 2-9 LIGHT:

MAINTENANCE: MEDIUM OTHER: **DEER RESISTANT** DROUGHT TOLERANT SPREADING



ALLIUM 'SUMMER BEAUTY SUMMER BEAUTY ONION MATURE SIZE: 1-1.5' H X 1.5-2' W

BLOOM TIME: JUL-AUG ZONE: LIGHT: MAINTENANCE: LOW

DEER & RABBIT RESISTANT DROUGHT TOLERANT

SALT TOLERANT

LEUCANTHEMUM X SUPERBUM 'BECKY'

MATURE SIZE: 2-3' H X 1.5-2' W BLOOM TIME: JUN-SEP LIGHT: MAINTENANCE: LOW

DEER & RABBIT RESISTANT DROUGHT TOLERANT SALT TOLERANT





PRAIRIE DROPSEED

SPOROBOLUS HETEROLEPIS

MATURE SIZE: 2-3' H X 2-3' W BLOOM TIME: AUG-SEP ZONE: 3-9 LIGHT: MAINTENANCE: LOW

OTHER: **DEER RESISTANT**

DROUGHT TOLERANT SALT TOLERANT



PENNISETUM ALOPECUROIDES **FOUNTAIN GRASS**

MATURE SIZE: 3-4' H X 2-3' W BLOOM TIME: JUL ZONE:

LIGHT:

MAINTENANCE: LOW OTHER: DROUGHT TOLERANT SALT TOLERANT



SESLERIA AUTUMNALIS AUTUMN MOOR GRASS MATURE SIZE: 1.5-2' H X 1-1.5' W

BLOOM TIME: JUL-AUG ZONE: 5-9 LIGHT: MAINTENANCE: LOW

OTHER: DROUGHT TOLERANT SALT TOLERANT



RED SWITCH GRASS MATURE SIZE: 3-4' H X 1-1.5' W

BLOOM TIME: JUL ZONE: LIGHT: MAINTENANCE: LOW

DEER RESISTANT OTHER: DROUGHT TOLERANT SALT TOLERANT **FALL COLOR**



MISCANTHUS SINENSIS 'PURPURASCENS'

PANICUM VIRGATUM 'SHENANDOAH'

PURPLE MAIDEN GRASS MATURE SIZE: 4-6' H X 2-3' W BLOOM TIME: AUG LIGHT: MAINTENANCE: LOW

DROUGHT TOLERANT SALT TOLERANT **FALL COLOR**



ORNAMENTAL ONION MATURE SIZE: 1.5-2.5' H X 1-1.5' W BLOOM TIME: MAY

ALLIUM 'GLOBEMASTER'

ZONE: LIGHT: MAINTENANCE: LOW DEER RESISTANT DROUGHT RESISTANT



NARCISSUS DAFFODIL

MATURE SIZE: .5-2.5' H X .5-1' W BLOOM TIME: MAR-APR ZONE:

LIGHT: SUN TO PART SUN MAINTENANCE: LOW

> DEER & RABBIT RESISTANT DROUGHT TOLERANT



PLANT PALETTE



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS



YORKVILLE DOWNTOWN LANDSCAPING PLAN PROJECT BASE BID

Plan State: Final Concept Status

Revised: 11/15/2016 PAGE 1 OF 3

PROJECT ESTIMATE TABULATION

\$15,000.00

LOCATION: YORKVILLE, ILLINOIS			DATE: 11/11/201	6	
ITEM	QUANTITY	UNITS	UNIT PRICE		HRGreen TOTAL
MOBILIZATION/EARTHWORK - IMPORT					
Mobilization/Material Import (As Required)	1	LS	\$25,000.00	LS _	\$25,000.00
SUBTOTAL	2			_	\$25,000.00
SITE PREPERATION					
Demolition/Tree Clearing/Site Prep	1	LS	\$2,000.00	LS _	\$2,000.00
SUBTOTAL	ı			_	\$2,000.00
LANDSCAPING					
Shade Tree, 2.5" caliper	4	EA	\$600.00	\$/EA	\$2,400.00
Ornamental Tree, 6' ht.	12	EA	\$400.00	\$/EA	\$4,800.00
Shrub, 24-48" ht.	100	EA	\$65.00	\$/EA	\$6,500.00
Perennial, #1 cont.	240	EA .	\$18.00	\$/EA	\$4,320.00
Ornamental Grass, #1 cont.	135	EA	\$23.00	\$/EA	\$3,105.00
Groundcover, 10 flat	0	EA _	\$10.00	\$/EA	\$0.00
Shredded Hardwood Mulch	25	CY _	\$80.00	\$/CY	\$2,000.00
Hydroseed	<u>1,920</u>	SY	\$3.50	\$/SY	\$6,720.00
Topsoil, Furnish & Place, 4" (Seeding)	213	CY _	\$40.00	\$/CY _	\$8,520.00
Amended Soil, Furnish & Place, 6" (Perennials, Ornamental Grasses, Groundcover & Annuals)	20	CY	\$70.00	\$/CY	\$1,400.00
Amended Soil, Furnish & Place, 12" (Shrubs)	34	CY	\$70.00	\$/CY	\$2,380.00
Amended Soil, Furnish & Place, 48" (Trees)	47	CY _	\$70.00	\$/CY	\$3,290.00
SUBTOTAL					\$45,435.00
HARDSCAPE					
Stone Veneer Retaining Wall +/- 4' Exposed	250	LF	\$780.00	S/LF	\$195,000.00
5" PCC Sidewalk	195	SY	\$55.00	\$/SY	\$10,725.00
Pavers	105	SY	\$130.00	\$/SY	\$13,650.00
Stone Dry Creek	1	LS	\$43,500.00	\$/LS	\$43,500.00
Limestone Outcroppings	80	EA	\$650.00	\$/EA	\$52,000.00
SUB TOTAL				_	\$314,875.00
LIGHTING					
Lighting (Per Owner Selection)	1	LS _	\$25,000.00	\$/LS	\$25,000.00
SUB TOTAL					\$25,000.00
IRRIGATION					
Irrigation (Per Owner Selection)	1	LS _	\$15,000.00	\$/LS	\$15,000.00

Revised: 11/15/2016 PAGE 2 OF 3

SUB TOTAL

PROJECT ESTIMATE TABULATION

LOCATION: YORKVILLE, ILLINOIS

DATE: 11/11/2016

	33
HRG	areen

ITEM	QUANTITY	UNITS	UNIT PRICE		TOTAL
FURNISHINGS					
Pergola	1	EA	\$32,500.00	\$/EA	\$32,500.00
Interpretive Signs	3	EA	\$2,000.00	\$/EA	\$6,000.00
Bench	3	EA	\$2,500.00	\$/EA	\$7,500.00
Ornamental Fence	210	LF	\$90.00	\$/LF	\$18,900.00
SUB TOTAL				=	\$64,900.00
Yorkville Downtown Landscaping Project Costs					\$492,210.00
Contingency	15.00%				\$73,831.50
Yorkville Downtown Landscaping Project Grand Total					\$566,041.50

Unit prices are based on construction costs from similar projects recently bid. Unit price may increase or decrease if project is not bid or constructed during the same construction season.

HR Green, Inc. reserves the right to review and modify unit prices if project does not move forward until after the above noted window or beyond.

- 1. All costs are based on the final concept sketch, dated November 11, 2016.
- 2. Estimate does not include any costs for drainage infrastructure or modifications. Assumes that inlet strucutres and storm sewer along Route 47 are to remain as is.
- 3. Earthwork quantities assume that there will be no haul off of material and spoils will balanace upon itself behind wall.
- 4. It is assumed that there are no unsuitable soils which will need to be removed and replaced with engineered backfill.
- 5. Irrigation and Lighting is assumed based on selective areas and not entire project coverage and a basic install.
- 6. Main Yorkville Sign Panel Lettering is assumed in cost of wall construction. Type of wall construction could vary from cast-in-place T-Wall with stained stone pattern formliner, Cost per linear foot of wall estimate = \$525 / lin. ft. This project assumes masonry stone veneer is used in place of the formliner, Cost = \$780 / lin. ft.

HRG is not a construction cost estimator or construction contractor, nor should HRG'S rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. HRG'S opinion will be based solely upon his or her own experience with construction. This requires HRG to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which HRG has no control. Given the assumptions which must be made, HRG cannot guarantee the accuracy of his or her opinions of cost, and in recognition of that fact, the CLIENT waives any claim against HRG relative to the accuracy of HRG'S opinion of probable construction cost.

Revised: 11/15/2016 PAGE 3 OF 3



PROJECT TITLE:	Downtown Hill Landscaping
DATE:	October 3, 2017
DESIGNED:	TVW, CMF
JOB NO:	YO1736-C

Preliminary Cost Estimate	
CONSTRUCTION COST ESTIMATE FROM HR GREEN (DATED: 11/11/2016)	\$ 566,041.50
ANTICIPATED PARTICIPATORY ITEMS FROM ABOVE CONSTRUCTION COST ESTIMATE	\$ 505,321.50
ANTICIPATED NON-PARTICIPATORY ITEMS FROM ABOVE CONSTRUCTION COST ESTIMATE	\$ 60,720.00
TOTAL	\$ 566,041.50
ENGINEERING FEES (20% ESTIMATE)	\$ 113,210.00
TOTAL PROJECT COST	\$ 679,251.50
FEDERAL FUNDS	\$ 494,825.20
LOCAL FUNDS	\$ 184,426.30
TOTAL PROJECT COST	\$ 679,251.50
ASSUMPTIONS: PROJECT IS ELIGIBLE FOR FUNDING PER IDOT. PROJECT WILL BE A CE 1 (STATE APPROVED CE) WITHOUT A PDR PROJECT WILL BE ON A STATE LETTING	



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

Agenda Item Number	
New Business #11	
Tracking Number	
PW 2017-74	

Agenda Item Summary Memo

Title: Verizon Site Access Agreement				
Meeting and Date: _H	Public Works Committee – Octob	er 17, 2017		
Synopsis: Proposed si	te access agreement between Ver	rizon and the City for 610 Tower Ln.		
For a prop	osed cell tower location.			
Council Action Previo	ously Taken:			
Date of Action:	Action Taken:			
Item Number:				
Type of Vote Require	d: Positive			
Council Action Reque	ested: Approval			
	-			
Submitted by:	Eric Dhuse	Public Works		
	Name	Department		
Agenda Item Notes:				



Memorandum

To: Public Works Committee

From: Eric Dhuse, Director of Public Works

CC: Bart Olson, Administrator

Date: October 10, 2017

Subject: Verizon Site Access Agreement

Summary

Before you is a proposed site access agreement with Verizon Wireless that would allow them to perform their due diligence on 610 Tower Ln. to see if the water tower is suitable for their needs as a cell tower. If the site fits their needs we will then negotiate a lease agreement which would come before you at a later time.

The proposed site access agreement has been reviewed by the City Attorney's office. I have attached a mark-up and clean copy for your review.

Background

The City currently has 2 lease agreements with Verizon Wireless, the Grande Reserve water tower and the Wheaton Woods flag pole antenna. We also have a lease agreement with Sprint and 2 different lease agreements with internet providers.

Verizon is looking to install equipment in the base of the water tower located on Tower Ln. and use the rings below the tank to position their arrays. This is becoming more common due to the fact that many water towers already have antennas and arrays on the top of the tower. If the site access agreement is approved the plans will be given to EEI for structural review before the project can proceed. During the review time, the city will be working with Verizon on the lease agreement. Once engineering is approved, the lease agreement will be brought forward for discussion.

Recommendation

I recommend approval of the site access agreement as proposed. I would ask that this be placed on the October 17, 2017 public works committee agenda for discussion. If you have any questions or need further information, please let me know.

SITE ACCESS AGREEMENT

This Site Access Agreement (this "Agreement") is executed by Chicago SMSA Limited Partnership d/b/a Verizon Wireless (the "Licensee"), with a business address of 180 Washington Valley Road, Bedminster, NJ 07921, and United City of the Village of Yorkville (the "Licensor") whose mailing address is 800 Game Farm Road, Yorkville, Illinois 60560.

BACKGROUND

As part of Licensee's consideration of real property (the "**Property**") located at 610 Tower Lane, Yorkville, Kendall County, Illinois, as more fully described in <u>Exhibit "A"</u>, attached, for the placement, maintenance and use of a communications facility and appurtenant uses, the Licensor has agreed to grant to Licensee and other persons described herein, a license, to enter upon the Property to conduct activities to help Licensee assess the suitability of the Property for its intended use. These activities may include, among other things, environmental inspection, testing and sampling activities ("Site Investigations") at the Property.

The purpose of this Agreement is to enter into a site access license governing the Site Investigations that may be conducted by Licensee's authorized agents, contractors, consultants and employees.

Licensee and Licensor agree as follows:

- 1. <u>Authority to Grant a License</u>. Licensor represents that it has the authority to grant the access allowed by this Agreement and that there is no need to obtain the approval or consent of any other party. The Licensor hereby grants a license to Licensee to conduct the Site Investigation.
- 2. Access to Property and Licensor's Consent. Licensor grants to Licensee and its agents, advisors, employees, consultants, representatives, and independent contractors, including environmental contractors and consultants hired directly or indirectly by Licensee (collectively, the "Licensee Representatives"), the right, of ingress to, egress from, and access under, above, and through, the Property for the purpose of performing the Site Investigation during Licensor's normal business hours, Monday through Friday, 7:00 a.m. to 3:30 p.m. The Site Investigation may include, but is not necessarily limited to, activities intended to (1) review environmental, safety and health conditions; (2) conduct radio tests, including the placing of radio broadcast/receive equipment on the Property for necessary periods; (3) conduct physical, structural and geotechnical testing; and (4) perform boundary and other surveys. These activities may, among other things, include the collection and testing of samples of soil, water, building materials and other substances, as more specifically described in Exhibit "B", attached hereto and incorporated herein. Without limiting the generality of the foregoing, the Licensee Representatives may drill into the soil, remove reasonable amounts of soil, and perform other tests, actions, evaluations, procedures, and treatments to complete its investigations in the locations of Licensee's proposed equipment installation identified on attached Exhibit "C". The Licensee Representatives shall undertake all activities on the Property in compliance with all applicable laws and shall use commercially reasonable efforts to minimize any materials interference with Licensor's business operations on the Property. The cost of all such

activities shall be the responsibility of Licensee (or the Licensee Representatives as arranged between the Licensee Representative and the Licensee) and not Licensor.

- 3. Advance Notice. Licensee or Licensee Representatives shall give Licensor at least forty-eight (48) hours advance notice, either orally (by telephone or in person) or by electronic message of a planned activity that can reasonably be expected to require invasive activities into the Property's subsurface, including notice of the areas of the Property that are expected to be materially affected by any sampling, monitoring, installation, or similar action. Licensee Representatives shall cooperate with Licensor to schedule the activities so as to minimize the extent and duration of any interference with Licensor's operations. Licensee shall not take any actions that unreasonably interrupt the normal operations of Licensor on the Property. Licensee further agrees that the Site Investigations shall not cause interference to the use or enjoyment of the Property by Licensor and any other parties or licensees located at the Property.
- 4. <u>Installation, Sampling, and Removal.</u> Licensor shall cooperate with the Licensee Representatives regarding all installation, monitoring, sampling, removal and related activities that Licensee Representatives desire to conduct on the Property. At the Licensor's specific request, Licensee Representatives shall use commercially reasonable efforts to schedule its activities to avoid times of peak business activity on the Property. Licensee Representatives may use any electrical or other utility outlets or connections on the Property to conduct its activities. Licensee Representatives shall split all samples with Licensor upon Licensor's request, so long as Licensor pays for any and all additional costs incurred by the Licensee Representatives in this regard. After completing the activities contemplated by this Agreement, Licensee or Licensee Representatives shall remove their equipment and restore any part of the Property that was affected by its activities to a condition that is reasonably similar to the condition of the Property at the time immediately preceding the commencement of said activities.
- 5. <u>Indemnification</u>. (a) Licensee shall indemnify and hold harmless Licensor for any penalties, damages or costs that result from the negligence or willful misconduct, misrepresentation or breach of warranty in this agreement by Licensee or Licensee representatives.
- (b) Licensor shall indemnify and hold harmless Licensee and Licensee Representatives for any penalties, damages or costs that result from the negligence or willful misconduct, misrepresentation or breach of warranty in this agreement by Licensor including any damages or injuries to Licensee Representatives persons and/or property which arise from or relate to any existing hazardous waste, pollutant or hazardous substance presence or release associated with or related to the Property.
- (c) The indemnification in this agreement shall only apply if prompt notice is provided to the indemnifying party. The indemnity is conditioned on the following: (i) the indemnifying party has the opportunity to fully manage any indemnified matter as it deems appropriate (including any required remediation or defense of claims) with employees, agents, contractors, consultants and attorneys of the indemnifying party's choosing and (ii) the reasonable cooperation of any indemnified party (including the signing of any properly completed forms that will allow for the continued current use of the property).

(d) The site access granted to the Licensee and/or Licensee Representatives pursuant to this Agreement extends to any repair or restoration work required to remediate any damage to the Property that is indemnified pursuant to this Section.

6. **Test Results.**

- (a) Licensor understands and acknowledges that the environmental testing to be undertaken may create legal duties applicable to Licensor if conditions of pollution are discovered and that except to the extent required by law, neither Licensee nor Licensee Representatives have an obligation to report any test results or conditions to any party as a result of this Agreement. Licensee and Licensee Representatives will provide copies of test results to Licensor unless Licensor specifically requests, in writing, prior to the start of testing, not to receive the test results from Licensee's review. Licensor acknowledges that these tests are performed for Licensee's specific purposes and cannot be relied on by Licensor in any way as being accurate or sufficient for any purposes. Licensor agrees and acknowledges that it is not authorized to share, provide, disseminate, present, and/or make available the test results to any third party unless required by law.
- (b) In certain cases test results regarding the environmental conditions of the property may result in a reporting obligation specific to Licensee or Licensee Representatives. In any of those cases, Licensee or Licensee Representative shall, if reasonably possible, notify Licensor at least twenty four (24) hours prior to making the notification but in any case within seventy two (72) hours after making the notification to the appropriate agency. Licensor agrees that Licensee and Licensee Representatives bear no responsibility for the costs resulting from that reporting and that Licensee shall not become responsible for any conditions that it discovers during the Site Investigation.
- (c) Licensor acknowledges and agrees that any samples that are taken during the activities undertaken pursuant to this Agreement and any investigation-derived media (i.e., drill cuttings, well purge water) generated by the investigation may require off-site disposal based upon test results. Licensor agrees to execute all properly completed waste manifests or other documents required for proper disposal of test results. Licensor's obligation to sign any properly completed waste manifests or other documents required for proper disposal survives this Agreement so long as those items that require disposal were generated pursuant to this Agreement. The cost of off-site disposal of media will be paid for by Licensee or the appropriate Licensee Representative, not Licensor.
- (d) Licensee may use the results of the Site Investigation as it deems appropriate and may share the results with third parties, including, but not necessarily limited to attorneys, consultants, contractors, employees and regulators.
- 7. **Termination.** This Agreement shall terminate automatically on the earlier of: (1) execution of a lease agreement for any part of the Property between Licensee and Licensor, or (2) a decision by Licensee that the site is unsuitable; or (3) one hundred twenty (120) days from the latter signature of this Agreement.
- 8. <u>Waiver; Modification; Severability</u>. An extension, amendment, modification, cancellation, or termination of this Agreement will be valid and effective only if it is in writing and signed by each party to this Agreement, except as provided otherwise in this Agreement. In addition, a waiver

of any duty, obligation, or responsibility of a party under this Agreement will be valid and effective only if it is evidenced by a writing signed by, or on behalf of, the party against whom the waiver or discharge is sought to be enforced. Whenever possible, each provision of this Agreement should be construed and interpreted so that it is valid and enforceable under applicable law. However, if a provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, that provision will be deemed severable from the remaining provisions of this Agreement and will not affect the validity, interpretation, or effect of the other provisions of this Agreement or the application of that provision to other circumstances in which it is valid and enforceable.

- 9. <u>Assignment; Third Party Beneficiaries</u>. Neither the entry of this Agreement or any action taken by Licensee hereunder shall create any third party beneficiary or third party beneficiary rights.
- 10. <u>Legal Matters</u>. The validity, construction, enforcement, and interpretation of this Agreement are governed by the laws of the State where the Property is located and the federal laws of the United States of America.
- 11. Notices. Except for oral notices specifically authorized in this agreement, notices permitted by this Agreement will be valid only if such notice is in writing, delivered personally or by e-mail, telecopy, commercial courier, or first class, postage prepaid, United States mail (whether or not certified or registered and regardless of whether a return receipt is requested or received by the sender), and addressed by the sender to the intended recipient at its address set forth in the first paragraph of this Agreement, or to such other address as the intended recipient may designate by notice given to the sender in accordance with this section. A validly given notice, consent, demand, request, or approval will be effective on the earlier of its receipt, if delivered personally or by e-mail, telecopy, or commercial courier, or the third day after it is postmarked by the United States Postal Service, if delivered by first class, postage prepaid, United States mail. Each party promptly shall notify the other of any change in its mailing address or telephone contact number stated in this Agreement.
- 12. <u>Complete Agreement; Survival.</u> This Agreement records the entire understanding between the parties regarding the subjects addressed in it and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by either of them.
- 13. **Execution and Effectiveness.** The parties may execute this Agreement in counterparts. Each executed counterpart will constitute an original document, and all executed counterparts, together, will constitute the same agreement. This Agreement will become effective upon the last signatory's delivery of the fully executed document to the other party, and the last signatory shall fill in the EXECUTED date below prior to such delivery.

EXECUTED: , 2016.	
	LICENSOR:
	United City of the Village of Yorkville
	By:
	Print Name:
	Title:
	Date:
	LICENSEE:
	Chicago SMSA Limited Partnership d/b/a Verizon Wireless
	By: Cellco Partnership, its general partner
	By:
	Print Name:
	Title:
	Date:
	ve" has reviewed this Agreement and hereby agrees to o, and imposed on, Licensee Representatives contained
	Agreed to and accepted by:
	EBI Consulting
	By:
	Name:
	Title:
	Date:

EXHIBIT A LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN KENDALL COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED DOC# 164595 AND DEED DOC# 73-3386, ID# 02-28-351-011, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY.

EXHIBIT B SCOPE OF WORK

LEAD PAINT SURVEY

Physical sampling of representative suspect lead-containing painted on the water tower will be conducted. The proposed scope of work includes the collection of up to two (2) paint chip samples. Samples will be analyzed by a state licensed laboratory for total lead content by the Flame Atomic Absorption EPA method SW846-7420 and reported as dry weight concentration in parts per million (ppm) and/or micrograms per gram (ug/g).

LIMITED LEAD-IN-SOIL SAMPLING

The scope of services presented herein includes collection of up to three (3) soil samples and subsequent laboratory analysis for lead content within Verizon's proposed lease area and easements. Soil samples will be collected from representative areas of the Project Site, from a depth of less than one foot below the ground surface, using a hand soil-boring tool or a garden shovel. Samples will be analyzed by a state licensed laboratory. All samples will be analyzed for total lead content by the Flame Atomic Absorption EPA method SW846-7420 and reported as dry weight concentration in parts per million (ppm) and/or micrograms per gram (ug/g).

One sample will be analyzed for Lead via Toxicity Characterization Leaching Procedure (TCLP) EPA method SW846-1311/7420 and reported as concentration in ppm and milligrams per Liter (mg/L).

SITE ACCESS AGREEMENT

This Site Access Agreement (this "Agreement") is executed by [Enter name of entity seeking access] d/b/a Verizon Wireless (the "Licensee"), with a business address of 180 Washington Valley Road, Bedminster, NJ 07921, and United City of the Village of Yorkville (the "Licensor") whose mailing address is 800 Game Farm Road, Yorkville, Illinois 60560.

BACKGROUND

As part of Licensee's consideration of real property (the "**Property**") located at 610 Tower Lane, Yorkville, Kendall County, Illinois, as more fully described in <u>Exhibit "A"</u>, attached, for the placement, maintenance and use of a communications facility and appurtenant uses, the Licensor has agreed to grant to Licensee and other persons described herein, a license, to enter upon the Property to conduct activities to help Licensee assess the suitability of the Property for its intended use. These activities may include, among other things, environmental inspection, testing and sampling activities ("Site Investigations") at the Property.

The purpose of this Agreement is to enter into a site access license governing the Site Investigations that may be conducted by Licensee's authorized agents, contractors, consultants and employees.

Licensee and Licensor agree as follows:

- 1. <u>Authority to Grant a License</u>. Licensor represents that it has the authority to grant the access allowed by this Agreement and that there is no need to obtain the approval or consent of any other party. The Licensor hereby grants a license to Licensee to conduct the Site Investigation.
- 2. Access to Property and Licensor's Consent. Licensor grants to Licensee and its agents, advisors, employees, consultants, representatives, and independent contractors, including environmental contractors and consultants hired directly or indirectly by Licensee (collectively, the "Licensee Representatives"), the right, but not the obligation, of ingress to, egress from, and access under, above, and through, the Property for the purpose of performing the Site Investigation. The Site Investigation may include, but is not necessarily limited to, activities intended to (1) review environmental, safety and health conditions; (2) conduct radio tests, including the placing of radio broadcast/receive equipment on the Property for necessary periods; (3) conduct physical, structural and geotechnical testing; and (4) perform boundary and other surveys. These activities may, among other things, include the collection and testing of samples of soil, water, building materials and other substances. Without limiting the generality of the foregoing, the Licensee Representatives may drill into the soil, drill through pavement, remove reasonable amounts of soil, install and sample monitoring wells, and perform other tests, actions, evaluations, procedures, and treatments to complete its investigations. The Licensee Representatives shall undertake all activities on the Property in compliance with all applicable laws and shall use commercially reasonable efforts to minimize the extent and duration of any interference with Licensor's business operations on the Property. The cost of all such activities shall be the responsibility of Licensee (or the Licensee Representatives as arranged between the Licensee Representative and the Licensee) and not Licensor.

Comment [ed1]: What kind of testing and sampling, please explain.

Comment [ed2]: During normal business hours which are M-F 7:00am-3:30pm

Comment [ed3]: Only in city approved areas. We have far too many pipes in the ground to have a broad grid soil test.

- 3. Advance Notice. Licensee or Licensee Representatives shall give Licensor at least twenty four (24) hours advance notice, either orally (by telephone or in person) or by electronic message of a planned activity that can reasonably be expected to require invasive activities into the Property's subsurface, including notice of the areas of the Property that are expected to be materially affected by any sampling, monitoring, installation, or similar action. Licensee Representatives shall cooperate with Licensor to schedule the activities so as to minimize the extent and duration of any interference with Licensor's operations.
- 4. Installation, Sampling, and Removal. Licensor shall cooperate with the Licensee Representatives regarding all installation, monitoring, sampling, removal and related activities that Licensee Representatives desire to conduct on the Property. Licensor shall cooperate in locating buried utilities and improvements on the Property at the request of Licensee Representative and shall assist the Licensee Representatives in avoiding impacts to such buried or concealed features. At the Licensor's specific request, Licensee Representatives shall use commercially reasonable efforts to schedule its activities to avoid times of peak business activity on the Property. Licensor authorizes Licensee Representatives to obstruct temporarily, but for a reasonable period of time, access to, or use of, limited areas of the Property to conduct Site Investigations. Licensee Representatives may use any electrical or other utility outlets or connections on the Property to conduct its activities. Licensee Representatives shall split all samples with Licensor upon Licensor's request, so long as Licensor pays for any and all additional costs incurred by the Licensee Representatives in this regard. After completing the activities contemplated by this Agreement, Licensee or Licensee Representatives shall remove their equipment and restore any part of the Property that was affected by its activities to a condition that is reasonably similar to the condition of the Property at the time immediately preceding the commencement of said activities.
- 5. <u>Indemnification</u>. (a) Licensee shall indemnify and hold harmless Licensor for any penalties, damages or costs that result from the negligence or willful misconduct, misrepresentation or breach of warranty in this agreement by Licensee or Licensee representatives.
- (b) Licensor shall indemnify and hold harmless Licensee and Licensee Representatives for any penalties, damages or costs that result from the negligence or willful misconduct, misrepresentation or breach of warranty in this agreement by Licensor including any damages or injuries to Licensee Representatives persons and/or property which arise from or relate to any existing hazardous waste, pollutant or hazardous substance presence or release associated with or related to the Property.
- (c) The indemnification in this agreement shall only apply if prompt notice is provided to the indemnifying party. The indemnity is conditioned on the following: (i) the indemnifying party has the opportunity to fully manage any indemnified matter as it deems appropriate (including any required remediation or defense of claims) with employees, agents, contractors, consultants and attorneys of the indemnifying party's choosing and (ii) the reasonable cooperation of any indemnified party (including the signing of any properly completed forms that will allow for the continued current use of the property).

Comment [ed4]: 48 hour notice.

Comment [ed5]: To the extent to which they do not interfere with the day to day activities of the public works department.

Comment [ed6]: Licensee shall abide by all State laws in regards to using the JULIE one call system for underground utility location.

Comment [ed7]: No limiting or cutting off access to any parts of our site. our site is very small and it is all a vital part of our operations

Comment [ed8]: The same or better

(d) The site access granted to the Licensee and/or Licensee Representatives pursuant to this Agreement extends to any repair or restoration work required to remediate any damage to the Property that is indemnified pursuant to this Section.

6. Test Results.

- (a) Licensor understands and acknowledges that the environmental testing to be undertaken may create legal duties applicable to Licensor if conditions of pollution are discovered and that except to the extent required by law, neither Licensee nor Licensee Representatives have an obligation to report any test results or conditions to any party as a result of this Agreement. Licensee and Licensee Representatives will provide copies of test results to Licensor unless Licensor specifically requests, in writing, prior to the start of testing, not to receive the test results from Licensee's review. Licensor acknowledges that these tests are performed for Licensee's specific purposes and cannot be relied on by Licensor in any way as being accurate or sufficient for any purposes. Licensor agrees and acknowledges that it is not authorized to share, provide, disseminate, present, and/or make available the test results to any third party unless required by law.
- (b) In certain cases test results regarding the environmental conditions of the property may result in a reporting obligation specific to Licensee or Licensee Representatives. In any of those cases, Licensee or Licensee Representative shall, if reasonably possible, notify Licensor at least twenty four (24) hours prior to making the notification but in any case within seventy two (72) hours after making the notification to the appropriate agency. Licensor agrees that Licensee and Licensee Representatives bear no responsibility for the costs resulting from that reporting and that Licensee shall not become responsible for any conditions that it discovers during the Site Investigation.
- (c) Licensor acknowledges and agrees that any samples that are taken during the activities undertaken pursuant to this Agreement and any investigation-derived media (i.e., drill cuttings, well purge water) generated by the investigation may require off-site disposal based upon test results. Licensor agrees to execute all properly completed waste manifests or other documents required for proper disposal of test results. Licensor's obligation to sign any properly completed waste manifests or other documents required for proper disposal survives this Agreement so long as those items that require disposal were generated pursuant to this Agreement. The cost of off-site disposal of media will be paid for by Licensee or the appropriate Licensee Representative, not Licensor.
- (d) Licensee may use the results of the Site Investigation as it deems appropriate and may share the results with third parties, including, but not necessarily limited to attorneys, consultants, contractors, employees and regulators.
- 7. **Termination.** This Agreement shall terminate automatically on the earlier of: (1) execution of a lease agreement for any part of the Property between Licensee and Licensor, or (2) a decision by Licensee that the site is unsuitable.
- 8. <u>Waiver</u>; <u>Modification</u>; <u>Severability</u>. An extension, amendment, modification, cancellation, or termination of this Agreement will be valid and effective only if it is in writing and signed by each party to this Agreement, except as provided otherwise in this Agreement. In addition, a waiver of any duty, obligation, or responsibility of a party under this Agreement will be valid and effective

Comment [ed9]: (3) or 120 days, whichever comes first.

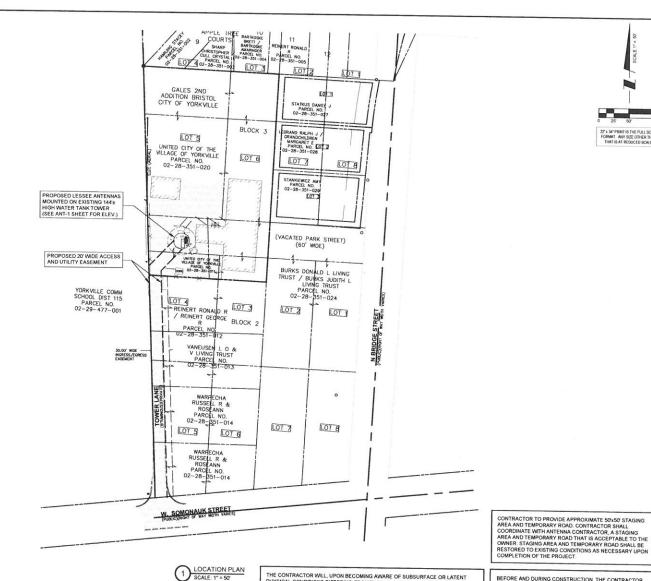
only if it is evidenced by a writing signed by, or on behalf of, the party against whom the waiver or discharge is sought to be enforced. Whenever possible, each provision of this Agreement should be construed and interpreted so that it is valid and enforceable under applicable law. However, if a provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, that provision will be deemed severable from the remaining provisions of this Agreement and will not affect the validity, interpretation, or effect of the other provisions of this Agreement or the application of that provision to other circumstances in which it is valid and enforceable.

- 9. Assignment; Third Party Beneficiaries. Neither the entry of this Agreement or any action taken by Licensee hereunder shall create any third party beneficiary or third party beneficiary rights.
- 10. <u>Legal Matters</u>. The validity, construction, enforcement, and interpretation of this Agreement are governed by the laws of the State where the Property is located and the federal laws of the United States of America.
- 11. Notices. Except for oral notices specifically authorized in this agreement, notices permitted by this Agreement will be valid only if such notice is in writing, delivered personally or by e-mail, telecopy, commercial courier, or first class, postage prepaid, United States mail (whether or not certified or registered and regardless of whether a return receipt is requested or received by the sender), and addressed by the sender to the intended recipient at its address set forth in the first paragraph of this Agreement, or to such other address as the intended recipient may designate by notice given to the sender in accordance with this section. A validly given notice, consent, demand, request, or approval will be effective on the earlier of its receipt, if delivered personally or by e-mail, telecopy, or commercial courier, or the third day after it is postmarked by the United States Postal Service, if delivered by first class, postage prepaid, United States mail. Each party promptly shall notify the other of any change in its mailing address or telephone contact number stated in this Agreement.
- 12. <u>Complete Agreement; Survival.</u> This Agreement records the entire understanding between the parties regarding the subjects addressed in it and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by either of them.
- 13. **Execution and Effectiveness.** The parties may execute this Agreement in counterparts. Each executed counterpart will constitute an original document, and all executed counterparts, together, will constitute the same agreement. This Agreement will become effective upon the last signatory's delivery of the fully executed document to the other party, and the last signatory shall fill in the EXECUTED date below prior to such delivery.

EXECUTED: , 2016.	
	LICENSOR:
	United City of the Village of Yorkville
	By:
	Print Name:
	Title:
	Date:
	LICENSEE:
	Chicago SMSA Limited Partnership d/b/a Verizon Wireless
	By: Cellco Partnership, its general partner
	Ву:
	Print Name:
	Title:
	Date:
	e" has reviewed this Agreement and hereby agrees to and imposed on, Licensee Representatives contained
	Agreed to and accepted by:
	By:
	Name:
	Title:
	Date:

EXHIBIT A LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN KENDALL COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED DOC# 164595 AND DEED DOC# 73-3386 , ID# 02-28-351-011, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY.



CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

DESCRIPTION: BOX CUT WEST SIDE CONCRETE BASE OF WATER TOWER.

FIBER COORDINATION IS NOT

616.224.1500 phone . 616.224.1501 facsimile

Grand Rapids, MI 49503

549 Ottawa Ave NW

BM#1) ELEV. 633.02'

OPERATES 24 HOURS A DAY 365 DAYS A YEAR

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

THE CONTRACTOR MILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBAL. HAVE NOTIFY AND AS TO THE MATURE OF THE DIFFERING CONDITIONS NO CLAIM AND AS THE CONTRACT OF THE PRINCE CONDITIONS NO CLAIM AND AS THE CONTRACT OF THE PRINCE CONDITIONS NO CLAIM SAND INVESTIGATION AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNILESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ASON, C. S'SUCH OTHERING SUBSURFACE CONDITIONS.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION, EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CHICAGO
SMSA
limited partnership





LOC. # 418754

YVHS

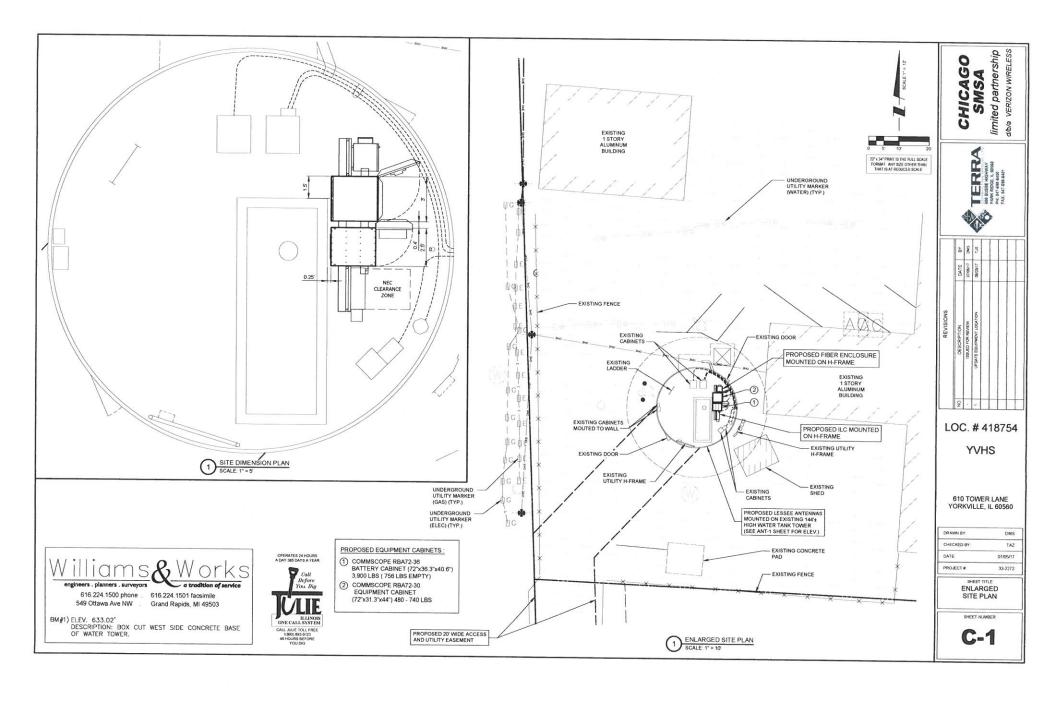
610 TOWER LANE YORKVILLE, IL 60560

DRAWN BY	DMS	
CHECKED BY:	TAZ	
DATE	07/05/17	
PROJECT #	33-2272	

LOCATION PLAN

SHEET NUMBER





NOTE: THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY. CHICAGO
SMSA
limited partnership FINAL EXHIBIT PENDING STRUCTURAL ANALYSIS. EXISTING LIGHTNING ROD EXISTING OTHER CARRIER ANTENNAS SOO BUSSE HIGHWAY
SON BUSSE HIGHWAY
PH. BYT-688 4400
FAX: BYT-688 4400 EXISTING HANDRAIL EXISTING WATER TOWER TANK ANTENNAS & HANDRAIL - 146'± A.G.L. EXISTING PAINTERS RINGS HEIGHT OF EXISTING WATER TANK TOWER - 144" ± A.G.L ## PROPOSED LESSEE ANTENNAS & MOUNTING PLATFORM. EXISTING WATER TOWER SHAFT DISTANCE TO CENTER OF PROPOSED LESSEE ANTENNAS ¥ -LOC. # 418754 EXISTING WATER TOWER BASE BELL— **YVHS** EXISTING 1 STORY ALUMINUM BUILDING -PROPOSED LESSEE CABINETS INSIDE TOWER BASE BELL 610 TOWER LANE YORKVILLE, IL 60560 SHEET TITLE SITE ELEVATION SHEET NUMBER EXISTING GRADE ANT-1 WEST ELEVATION SCALE: 3/32" = 1'-0"

	BY	OWS	7,35			
	DATE	71/08/17	11/82/90			
REVISIONS	DESCRIPTION	ISSUED FOR REVIEW	UPDATE EQUIPMENT LOCATION			
	NO		1.	_		

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE	07/05/17
PROJECT#	33-2272



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				
PW 2017-63				

Agenda Item Summary Memo

Title: Water Ordinance						
Meeting and Date:	Public Works Committee	e – October 17, 2017				
Synopsis: See attached memo.						
Council Action Pre	eviously Taken:					
Date of Action:	Action T	aken:				
Item Number:						
Type of Vote Requ	ired: Majority					
Council Action Re	quested: Approval					
Submitted by:	Erin Willrett Name	Administration Department				
		Item Notes:				



Memorandum

To: Public Works Committee

From: Erin Willrett, Assistant City Administrator

CC: Bart Olson, City Administrator

Date: October 17, 2017

Subject: Revision to Title 7 Chapter 5 Water Use and Service

Summary

Attached you will find the staff recommended revisions to the City's Codified Ordinance Title 7 Chapter 5 Water Use and Service. Staff began meeting to revise this Chapter in the Fall of 2016 and reviewed it section by section. Engineering and Legal has also reviewed the recommended changes.

Update

At the September 26, 2017 City Council meeting two questions were asked. One of the questions was regarding the vacant dwelling policy, commonly referred to as the "snow bird policy". The other question was regarding the City's authority to shut-off water to multi-unit buildings. The 2 items are summarized below.

The vacant dwelling unit policy language is contained in Title 7, Chapter 7 "Utility Billing" of the City's Codified Ordinance. Ordinance No. 2015-01 is attached for your use. The proposed revisions are limited to Title 7, Chapter 5 "Water Use and Service". Therefore, the vacant dwelling policy is not proposed to be changed at this time.

The second question relating to the City's authority to shut-off water to multi-unit buildings has been looked into further by staff.

There are approximately 69 multi-unit buildings with a total of 891dwelling units that are currently listed in the landlord's name. If the landlord refuses to pay the entire building's utility bill, the City has the authority currently to shut-off service to the entire building. This is the City's current practice and there is no recommendation to change this current practice.

However, there are approximately 7 multi-unit buildings with 23 dwelling units that have multiple people owning the units within each building and only have 1 shut-off for the entire building. Currently, the City cannot shut-off the entire building. The proposed language would allow the City authority to shut-off an entire building if 1 owner out of many is not paying. This would allow the City to take adverse action in an extreme scenario.

There are approximately 20 multi-unit buildings with 86 dwelling units that have 1 single landlord, but multiple water tenant accounts within each building and only have 1 shut-off for the entire building. Currently, the City cannot shut-off the entire building. The proposed language would allow the City authority to shut-off an entire building if 1 owner out many is not paying. Staff proposes to notify the owner of the building and force them to transition to a landlord account in the next year (12 months). This would allow the landlords adequate time to decide how to transition the water tenant accounts and would prevent issues in the future of having to shut-off an entire building for 1 owner that is non-compliant. This would require the landlord to be responsible for the entire building.

Currently, out of the 27 multi-unit buildings listed there are only a handful of problem buildings. Attached is a spreadsheet listing the units described above. The proposed language would prevent future abuse of City utilities.

Staff maintains the original recommendation for approval of the attached revision to Title 7 Chapter 5 Water Use and Service to the City's Codified Ordinances.

Background

The red-lined version is attached for your reference. A lot of the changes are updates to match the current practice of the department or to match current legislation. A few key revisions from the Ordinance are listed below:

- Throughout the document staff added a reference to the most recent City Subdivision Control Ordinance for a specification reference.
- All references to the Superintendent of Public Works have been changed to the Director of Public Works.
- All references to the City Treasurer have been changed to the Finance Director.
- Bulk Water has been updated from \$5.00 to \$50.00 per load.
- Staff updated the Residential Connection Fee table as outlined in the Master Water Study that EEI authored. This assumes a cost calculated of \$1,587.00 per PE from the previous calculation of \$1,057.00 per PE.
- Changing the water meter testing threshold to meters that are at two percent accuracy, instead of four percent so that more accurate reads can be made.
- Proposed change to multi-unit buildings, mandating that each unit must be serviced by a single meter. In the case that that is not feasible, if there are delinquent accounts in the multi-unit building, the entire building may be shut-off, if it is attached by one meter to all units.
- Updated the turn-on fee to \$50.00 (currently \$5.00). This is an accurate reflection of staff time and transportation costs to turn-off/turn-on a unit that had been disconnected.

A comparison from current to proposed language is listed below for your use. Several sections have been modified and a side-by-side comparison is used.

• Section 7-5-1: Water Department:

CURRENT LANGUAGE

A. Supervision: The Water Department of the City shall be under the active supervision of the city administrator/engineer who shall report to the Public Works Committee the water committee of the city council. Said city administrator/engineer shall make a written report to the City Council of all his acts and doings whenever requested by the Council and such reports shall be placed on file with the City Clerk and shall show the kind and amount of materials used, the cost thereof and all expenses attending the work. He shall also keep a correct map of all water mains now or hereinafter laid in the City, with their dimensions, locations and connections, hydrants and cutoffs; and shall keep just, true and correct books of accounts, and such book, records, maps and other accounts shall be delivered to his successor or the City Council at any time, upon request.

PROPOSED LANGUAGE

A. Supervision: The Water Department of the City shall be under the supervision of the Director of Public Works who shall report to the City Council the activities of the Department whenever requested by the Council. He shall also keep a correct map of all watermains in the City, with their dimensions, locations and connection, hydrants and cutoffs; and shall keep such books, records, maps and other accounts, which shall be delivered to his successor.

Proposed Change 2

• Section 7-5-1: Water Department:

CURRENT LANGUAGE

B. 1. Salaries and Wages: Superintendent of Public Works: The Superintendent of Public Works shall receive his wages from the water fund for his services in the active supervision of said waterworks; such sum to be the current compensation policies fixed by resolution and set forth in the annual budget ordinance.

PROPOSED LANGUAGE

B. 1. Salaries and Wages: Director of Public Works: The Director of Public Works may receive his wages from the water fund for his services in the active supervision of said waterworks; such sum to be determined by the current City compensation policies.

• Section 7-5-1: Water Department:

CURRENT LANGUAGE

B. 2. Department Employees: The mayor and members of the city council shall have the authority to hire all other employees necessary for the proper operation and management of the waterworks. The wages of all such employees shall be fixed by resolution, and all wages and other expenses of the water department shall be paid out of the water fund through vouchers authorized and drawn in the like manner all other vouchers; except that such amounts shall be paid only out of the water fund.

PROPOSED LANGUAGE

B. 2. Department Employees: The Mayor, or his designee, shall have the authority to hire and fire all other employees necessary for the proper operation and management of the waterworks, all wages and other expenses of the water department may be paid out of the water fund in accordance with the budget as approved by the City Council.

Proposed Change 4

• Section 7-5-1: Water Department:

PROPOSED DELETION

C. Audit of Department: The City Council shall cause a proper audit to be made at least once each year of the Water Department. The report of such audit shall be open for inspection at all proper times to any taxpayer, water user or any holder of bonds issued by the Water Department.

Staff note - The audit is done annually for all City accounts. This language is redundant and therefore, proposed to be deleted.

• Section 7-5-2: Applications for Water Service and Connections

CURRENT LANGUAGE

All applications for water service connections and for water service shall be made in writing on forms to be furnished by the City. No approval for water service connection shall be granted unless and until said forms are filled out and signed by the applicant and until all fees for connection and meter are submitted.

PROPOSED LANGUAGE

All applications for water service connections and for water service shall be made in writing on forms to be furnished by the City. No approval for water service connection shall be granted unless and until said forms are completed and signed by the applicant with all fees for connection and meter. No connection to a water main shall be made without a permit being issued and 24 hour notice to the Director of Public Works. No water from the city water supply shall be turned on for service into any premises by any person until the water meter has been installed and is registering all water used at the premises.

Staff note - This language is clear and implicit when it comes to connections and who is allowed to turn on the water service.

Proposed Change 6

• Section 7-5-3: Water Service Connections and Installation

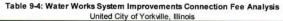
PROPOSED DELETION

A: "Projected PE Per Residence"

Staff note - The City has already considered this within the calculation and is listed as a total in the chart below. Therefore, staff is recommending removing the number from the chart and only listing the Proposed Connection Fee.

PROPOSED AMENDED RESIDENTIAL CONNECTION FEE TABLE:

Staff updated Residential Connection Fee table as outlined in the Master Water Study that EEI authored. This assumes a cost calculated of \$1,587.00 per PE from the previous calculation of \$1,057.00 per PE. The columns in the table below in black are proposed to be deleted to show the new PROPOSED cost calculated. The study recommends the new calculation shown, which is based on a portion of total cost based off of Average Daily Demand. See image below of the calculations and assumption from the Master Water Study.



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	Capacity (GPM)	PE Served	Total Project Cost	Cost Per PE
Additional Wells	1,295	15,540	\$3,133,000	\$202
Well Transmission Main Network ^a	4,695	59,565	\$9,298,000	\$157
Fox River Intake & LSWTP (25 MGD) ^m	5,791	59,565	\$24,047,000	\$404
Total Supply and Treatment			\$36,478,000	\$763
Treated Water Transmission Main Network	Size Varies	PE Served 59,565	Cost \$12,990,000	Cost Per PE \$218
WATER TRANSMISSION	DISTRIBUTION	MAIN AND DISTRIBU	ITION STORAGE COS	T PER PE
Treated Water Transmission Main Network	Varies	59,565	\$12,990,000	\$218
Elevated Water Storage Tank	2.0 MG	21,429	\$4,870,000	\$227
Distribution System Improvements	Varies	59,565	\$22,561,000	\$379
Total Water Transmission and Distribution			\$40,421,000	\$824
New Growth Pro Rata Water Transmission/l	Distribution/Storag	je Cost ^c	\$28,601,000	\$824
	FEE	SUMMARY		
				FEE PER SINGLE FAMIL
			FEE PER PE	UNIT (3.5 PE/SFU)
Water Supply and Treatment			FEE PER PE \$763	UNIT (3.5 PE/SFU) \$2,671
Water Supply and Treatment Water Transmission and Distribution				

- a. Cost shown is portion of total cost based off of Average Daily Demand (CT: 21.8% for Montgomery, 30.9% for Yorkville, 47.3% for Oswego; LRI:
- 20.7% for Montgomery, 32.6% for Yorkville; 46.7% for Oswego).

 m. Cost shown is portion of total cost based off of Maximum Daily Demand (CT: 20.1% for Montgomery, 32.6% for Yorkville, 47.3% for Oswego; LRI: 18.3% for Montgomery, 33.6% for Yorkville; 48.1% for Oswego).
- MaxAvg Day Ratio = 1.75
- 1 PE = 80 gpd (for all supply, treatment, storage, transmission, and distribution improvements)
- c. Based on 2015 population of 19,804 PE and 2050 projected population of 59,565 PE

For example, a Single Family Home is CURRENTLY calculated by 3.5 PE multiplied by the Current Fee of \$1,057.00 which would equal a Connection Fee of \$3,700.00. Staff is PROPOSING the calculation for a Single Family Home by calculating the same 3.5 PE multiplied by the Proposed Connection Fee of \$1,587.00 which would equal a Connection Fee of \$5,554.00. The proposed increase is \$1,854.00 (33.3%) for a Single Family Home.

RESIDENTIAL CONNECTION FEES

	PE/Type	Current Fee * PE	Current Connection Fee	PROPOSED Fee * PE	PROPOSED Connection
Residence Type			Connection 1 ee	ree TE	Fee
Efficiency or studio apartment	1	\$1,057.00	\$1,057.00	\$1,587.00	\$1,587.00
1 bedroom apartment/condominium	1.5	\$1,057.00	\$1,586.00	\$1,587.00	\$2,380.00
2 plus bedroom apartment/condominium	3	\$1,057.00	\$3,171.00	\$1,587.00	\$4,761.00
1 bedroom townhome	1.5	\$1,057.00	\$1,586.00	\$1,587.00	\$2,380.00
2 plus bedroom townhome	3	\$1,057.00	\$3,171.00	\$1,587.00	\$4,761.00
Duplex home	3	\$1,057.00	\$3,700.00	\$1,587.00	\$4,761.00
Single-family home	3.5	\$1,057.00	\$3,700.00	\$1,587.00	\$5,554.00

 Section7-5-3: Water Service Connections and Installation CURRENT LANGUAGE

Item B Materials, Equipment and Labor 1. If the superintendent of public works so desires, he may request the applicant furnish materials, equipment and labor to install the service connection. Where such the request is made the materials used shall be approved by the Superintendent of public works and the installer shall be bonded, qualified and approved by the Superintendent of Public Works before installation. If the Superintendent of Public Works provides any materials, equipment and labor to install the service connection, the cost of such equipment, materials and labor for this installation of such connections shall be in additional to the above charges.

PROPOSED LANGUAGE

Item B Materials, Equipment and Labor 1. The applicant shall furnish materials, equipment and labor to install the service connection. The materials used shall be in compliance with this Chapter and approved by the Director of Public Works and the installer shall be bonded, qualified as a licensed plumber and approved by the Director of Public Works before installation. If the Director of Public Works provides any materials, equipment and labor to install the service connection, the cost of such equipment, materials and labor for the installation of such connections shall be in addition to the above charges.

Proposed Change 9

• Section 7-5-3: Water Service Connections and Installation

PROPOSED DELETION

Item B Materials, Equipment and Labor 2. "The installation of the service connection by applicant shall be allowed only where connection will be made to the new watermains that are not yet in service. Where connection is made to existing city owned watermains, the installation of the service connection shall be made by the superintendent."

Staff Note - That language does not represent current practice as the connection is not made by the Superintendent. This language was deleted in its entirety.

• Section 7-5-4: Water Meters

CURRENT LANGUAGE

All water furnished consumers shall be metered, and all meters shall be of a standard and approved make and shall be furnished by the City and set by the Water Department. Meters shall remain the property of the City and are subject to removal any time.

PROPOSED LANGUAGE

All water furnished consumers shall be metered, and all meters shall be in compliance with this Chapter, and shall be furnished by the City and set by the Water Department or licensed plumber. Meters shall remain the property of the City and are subject to removal any time. It shall be the responsibility of the property owner to furnish protection to the water meter from theft, vandalism, breakage due to weather conditions or any other damages which may occur. The property owner will be required to pay for any repair to or replacement costs of the water meter if such is necessary (for other than normal maintenance); otherwise, the water meter is the responsibility of the Department of Public Works for accuracy and maintenance, and/or replacement."

Staff Note - This language clearly defines who is monetarily responsible for repair or replacement of the meter.

Proposed Change 10

• Section 7-5-4-5: Meter Testing

PROPOSED LANGUAGE

A. Tests May be Made: "In case of doubt as to the accuracy of a meter, the consumer may request a text to be made....and if the meter is found to measure more than TWO (2%) incorrectly, no charge shall be made; and if an over-register of more than TWO percent (2%) is found....If said meter registers within TWO percent (2%) of accuracy, then all expense of testing shall be borne of the person making the request."

Staff Note – The proposed language above is the same as the current language, except that staff recommends the percentage change from FOUR to TWO percent to gain more accuracy to meter reads.

• Section 7-5-4-7: Service to More than One Customer Through Single Meter:

CURRENT LANGUAGE

If, at the request of and for the convenience of the owner of a premises containing more than one customer, water is furnished to said premises through a single meter for the purpose of redistribution to the several customers, the charged set forth for service for a single family meter shall be multiplied by the number of customers served and the product there from shall be the water service connection charge.

PROPOSED LANGUAGE

SERVICE TO MULTI-FAMILY RESIDENTIAL BUILDINGS WITH ONLY A SINGLE METER OR SHUT-OFF:

- A. If water is furnished to a multi-family building through a single meter for the purpose of redistribution to the several customers, the water service connection charge shall be the charge for a single-family meter multiplied by the number of customers served.
- B. No new water service shall be provided by the City to a multi-family building unless each single-family dwelling unit has a separate meter and shutoff box. It is the expressed policy of the City to prevent the establishment of and to encourage the elimination of all multi-family buildings with only a single meter or shutoff box except as allowed in this section.
- C. Effective August 1, 2018, service to a multi-family building with a single meter or shutoff box shall be billed only in the name of the landlord/owner or his or her duly appointed agent until such water service is exclusive to each single-family dwelling unit with meter and shutoff box. Agents appointed to act for the landlord/owner must be identified and authorized in writing to the City by the landlord/owner. The landlord/owner may also be a person, partnership or corporate entity lawfully designated as being solely responsible for the payment of water service to the City.
- D. Whenever a disconnection is authorized for a multi-family building with a single meter or shutoff box, water service shall not be reconnected until a separate shutoff box and meter is installed for each single-family dwelling unit at the landlord/owner's expense.

Staff Note - This language allows the City to have access to shut-off and/or turn-on in individual residences in a multi-family dwelling unit.

Proposed Change 12

• Section 7-5-5-1: Water Service Rates and Charges:

Staff Note – We changed the location of bulk water rates by moving those charges to this section of the ordinance under a new Section D, and stipulated that the bulk water rate is \$50 per load.

• Section 7-5-5-1: Water Service Rates and Charges:

PROPOSED DELETION

D. Temporary Water use; Unmetered Rates: The flat rate for water services supplied on a temporary basis without meters shall be as follow.

Staff Note - This was removed because the practice is no longer in place, allowing all to purchase a bulk water rate.

Proposed Change 14

• Section 7-5-5-1: Water Service Rates and Charges:

PROPOSED DELETION

E. "Private Sprinkler and Fire Suppression Systems"

Staff Note - This is an old practice and is no longer in use.

Proposed Changes 15. 16, 17 & 18

• Section 7-5-5-2: Bills for Service; Delinquencies:

PROPOSED LANGUAGE

A. First notice bills for water furnished shall be mailed on or about January 1, March 1, July 1, September 1, and November 1 of each year.

Staff Note – This language reflects current practice, outlining the notice for bill dates (every other month starting in January).

PROPOSED LANGUAGE

B. After 30 days from the mailing of the first bill and the bill not being paid a delinquent second notice bill shall be mailed.

Staff Note – This will allow the second notice to be mailed 30 days from the mailing of the first bill not being paid.

PROPOSED MODIFICATION

C. Turn-on fee increase from a \$5.00 to a \$50.00 fee.

Staff Note - Staff believes this accurately reflects the charge for administration and labor time for the turn on.

PROPOSED DELETION

Section D. "Additional Deposit Required"

Staff Note - It is not the current practice to require an additional deposit for a delinquent user.

• Section 7-5-5-3: Responsibility of Water Service Customer:

PROPOSED ADDITIONAL LANGUAGE:

If the bill for a building with multiple units and a single meter with one owner who pays the bill for all of the units is delinquent, the City may shut-off the entire building as provided in Section 7-5-5-2C.

Staff Note - This would only affect a multiple-unit building, as it would provide a way for the staff to shut-off the building for delinquent payment. And also links to the shut-off access described in Section 7-5-4-7.

Proposed Change 20

• Section 7-5-6: Waterworks Revenue:

PROPOSED DELETION

C. – "Water Surplus Account and Water Bond Redemption Account"

Staff Note - These accounts are no longer active and do not apply.

Proposed Change 21

• Section 7-5-7: Change of Residence By Water Service Customers:

PROPOSED MODIFICATION

Turn-on fee increase from a \$5.00 to a \$50.00 fee.

Staff Note - Staff believes this accurately reflects the charge for administration and labor time for the turn on.

Proposed Change 22

• Section 7-5-9: Prohibited Acts and Conditions:

CURRENT LANGUAGE

B. Unnecessary Waste of Water: Consumers shall prevent unnecessary waste of water and keep all water outlets closed when not in actual use. If unnecessary waste of water takes place, the City Council reserves the right to cut-off the supply, and City further reserves the right to prohibit the use of water for yard sprinklers, elevators and large consumers of water when, in the judgment of the Council, it shall be necessary to do so.

PROPOSED LANGUAGE

B. It shall be the duty of all consumers of city water, at any times, to exercise due diligence to prevent waste of the water supply and to this end shall stop any leaks on their premises. The city water supply will be shut-off from any and all premises until such violation of this rule is corrected.

• Section 7-5-9: Prohibited Acts and Conditions:

PROPOSED ADDITIONAL LANGUAGE

C. 5.: Resale of Water Prohibited: No water shall be resold or distributed by the recipient thereof from the City supply to any premises at a rate other than that charged by the City. A person who resells water from the City supply shall not add any additional costs or charges to the rate charged by the City, other than any applicable administrative fee. The billing statement shall include any applicable administrative fee as a separate line item on the bill. The line item for the administrative fee shall also include the name of the entity that is charging the fee. Any billing statement for water resale shall solely be in the name of the reseller or his or her assigns. The billing statement shall not include any references to the City or the City's logo.

Proposed Change 24

• Section 7-5-9: Prohibited Acts and Conditions:

PROPOSED ADDITIONAL LANGUAGE

C. 6.: Damage to or Tampering with System: It is unlawful for any person not authorized by the Director of Public Works to tamper with, alter, or injure any part of the City's waterworks or supply system or any meter.

Recommendation

Staff recommends approval of the attached revision to Title 7 Chapter 5 Water Use and Service to the City's Codified Ordinances.

Title 7

Chapter 5

WATER USE AND SERVICE 7-5-1: WATER DEPARTMENT:

7-5-2: APPLICATIONS FOR WATER SERVICE AND CONNECTIONS:

7-5-3: WATER SERVICE CONNECTIONS AND INSTALLATIONS:

7-5-4: WATER METERS:

7-5-4-1: METER COSTS:

7-5-4-2: METER LOCATIONS:

7-5-4-3: SIZE OF METERS:

7-5-4-4: MAINTENANCE AND REPAIR:

7-5-<u>4-5: METER TESTING:</u>

7-5-4-6: READING METERS:

7-5-4-7: SERVICE TO MORE THAN ONE CUSTOMER THROUGH SINGLE METER:

7-5-5: WATER SERVICE RATES; BILLING PROCEDURES:

7-5-5-1: WATER SERVICE RATES AND CHARGES:

7-5-5-2: BILLS FOR SERVICE; DELINQUENCIES:

7-5-5-3: RESPONSIBILITY OF WATER SERVICE CUSTOMER; DEPOSIT:

7-5-6: WATERWORKS REVENUE:

7-5-7: CHANGE OF RESIDENCE BY WATER SERVICE CUSTOMERS:

7-5-8: WATER SHUTOFFS AND TURNONS:

7-5-9: PROHIBITED ACTS AND CONDITIONS:

7-5-10: TEMPORARY SERVICE TO CONTRACTORS:

7-5-11: REGULATIONS FOR DEVELOPERS:

7-5-12: PRIVATE SPRINKLER AND FIRE PROTECTION SYSTEMS:

7-5-13: WATER CUSTOMER CONTRACTUAL AGREEMENT:

7-5-14: VIOLATION AND PENALTY (REP. BY ORD. 2008-74, 8-26-2008):

7-5-15: WATER CONSERVATION REGULATIONS:

7-5-16: INSPECTION; AUDIT; APPEAL:

7-5-1: WATER DEPARTMENT: 🔨

A. Supervision: The Water Department of the City shall be under the active supervision of the the city administrator/engineer-Director of Public Works who shall report to the PUlic Works Committee the water committee of the city council. who Said city administrator/engineer Said Director shall make a written report to the City Council the activities of the Department of all his acts and doings whenever requested by the Council, and such reports shall be placed on file with the City Clerk and shall show the kind and amount of materials used, the cost thereof and all expenses attending the work. He shall also keep a correct map of all water mains now or hereinafter laid in the City, with their dimensions, locations and connections, hydrants and cutoffs; and shall keep just, true and correct books of accounts, and such books, records, maps and other accounts which shall be delivered to his successor or the City Council at any time, upon request.

B. Salaries And Wages:

1. Superintendent Director Oof Public Works: The Superintendent Director of Public Works shall may receive his wages from the water fund for his services in the active

supervision of said waterworks; such sum to be <u>determined by the current City</u> <u>compensation policies.</u> <u>compensation policies fixed by resolution and set forth in the annual budget ordinance. (Ord 1974, 69, 10 24 1974; and 19953 Code).</u>

- 2. Department Employees: The mayor and members of the city council. The Mayor, or his designee, shall have the authority to hire and fire all other employees necessary for the proper operation and management of the waterworks, The wages of all such employees shall be fixed by resolution, and all wages and other expenses of the water department may shall be paid out of the water fund through vouchers authorized and drawn in the like manner's all other vouchers; except that such amounts shall be paid only out of the water fund. in accordance with the budget as approved by the City Council.
- C. Audit Of Department: The City Council shall cause a proper audit to be made at least once each year of the Water Department. The report of such audit shall be open for inspection at all proper times to any taxpayer, water user or any holder of bonds issued by the Water Department. (Ord. 1974–69, 10-24-1974)

7-5-2: APPLICATIONS FOR WATER SERVICE AND CONNECTIONS: \$\square\$

All applications for water service connections and for water service shall be made in writing on forms to be furnished by the City. No approval for water service connection shall be granted unless and until said forms are completedfilled-out and signed by the applicant withand-until-all-fees for connection and meter-are submitted. No connection to a water main shall be made without a permit being issued and twenty-four (24) hours notice to the Director of Public Works. No water from the City water supply shall be turned on for service into any premises by any person until the water meter has been installed and is registering all water used at the premises. (Ord. 1974-69, 10-24-1974)

7-5-3: WATER SERVICE CONNECTIONS AND INSTALLATIONS: 🞾

A. Location Of Connections And Installations—Charge: All connections and installations of water service shall, upon application, be made from the existing main upon applicant's street to the street side of applicant's sidewalk or to a point four feet (4') within the curb line, whichever point the Superintendent Director of Public Works shall determines elect. Said connections and installations shall be witnessed by authorized employees of the City and only after payment by the user or property owner at the time of application for water to the Finance Director City Treasurer or collector of a connection fee as outlined below: (Ord. 1982-9, 3-25-1982; amd. 1994 Code)

RESIDENTIAL CONNECTION FEES¹

RESIDENTIAL CONTRECTION TEE	~	
	Projected	Connection Fee Based On \$ 1,057.00/PE
	PE Per	
	Residence	
Residence Type	-	
Efficiency or studio apartment	1.00	\$ 1,057.00 <u>1,587.00</u>
1 bedroom apartment/condominium	1.50	\$ 1,586.00 2,380.00

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2 plus bedroom apartment/condominium	3.00	\$ <u>4,761.00</u> 3,171.00
1 bedroom townhome	1.50-	\$ 1,586.00 2,380.00
2 plus bedroom townhome	3.00	\$ 3,171.00 4,761.00
Duplex home	3.50	\$ 3,700.00 4,761.00
Single-family home	3.50	\$ 3,700.00 5,554.00

NON-RESIDENTIAL CONNECTION FEES²

Water Meter Size	Water Connection Fee
Less than or equal to 1 inch	\$ 3,700.00
$1^{1}/_{2}$ inch	4,000.00
2 inch	5,000.00
3 inch	8,000.00
4 inch	15,000.00
6 inch and larger	TBD

Notes:

The above connection fees shall not include the connection only for supplying water for fire suppression.

Non-residential land use shall be considered all land uses other than those defined in the residential connection fees table.

TBD = Connection fee to be determined by City Council on a case by case basis.

(Ord. 2006-32, 4-25-2006)

B. Materials, Equipment And Labor:

1. If the superintendent of public works so desires, he may request The applicant will shall furnish materials, equipment and labor to install the service connection. Where such request is made the The materials used shall be in compliance with this Chapter and approved by the Superintendent Director of public Public Wworks and the installer shall be bonded, qualified as a licensed and plumber and approved by the Superintendent Director of Public Works before installation. If the Superintendent-Director of Public Works provides any materials, equipment and labor to install the service connection, the cost of such equipment, materials and labor for the installation of such connections shall be in addition to the above charges.

2. The installation of the service connection by applicant shall be allowed only where connection will be made to the new watermains that are not yet in service. Where

connection is made to existing city owned water mains, the installation of the service connection shall be made by the superintendent.

C. Construction Specifications: All service connections and installations shall be <u>in compliance</u> with the City's then effective Standard Specifications For Improvements adopted by the City <u>Council</u> provided with corporation cock, curb stopcock, shutoff and curb box <u>and of a standard and approved type</u>, and shall be subject to approval by the <u>Superintendent Director</u> of Public Works. All materials, including pipe, stopcock and valves shall be <u>of a standard and approved type and</u> placed and located under the direction of the <u>Superintendent Director</u> of Public Works. (Ord. 1982-9, 3-25-1982; amd. <u>1994-2016</u> Code)

7-5-4: WATER METERS: [©]

All water furnished consumers shall be metered, and all meters shall be in compliance with this Chapter of a standard and approved make, and shall be furnished by the City and set by the Water Department or licensed plumber. Meters shall remain the property of the City and are subject to removal any time. It shall be the responsibility of the property owner to furnish protection to the water meter from theft, vandalism, breakage due to weather conditions or any other damages which may occur. The property owner will be required to pay for any repair to or replacement costs of the water meter if such is necessary (for other than normal maintenance); otherwise, the water meter is the responsibility of the Department of Public Works for accuracy and maintenance, and/or replacement. (Ord. 1974-69, 10-24-1974)

7-5-4-1: METER COSTS: 🚭

All meters and shall be purchased <u>fromthrough</u> the City <u>at the then current prices as established</u> <u>by the City Council</u> and will include the meter, couplers, gaskets, back flow prevention device (for residential units only) meter wire and outside reader.

Applicants purchasing non-residential meters will be required to purchase an approved back flow prevention device separately. Prices of water meters will be reviewed from time to time by the City Council and set by ordinance.

Residential M	Residential Meter Costs	
5/8"x3/4" -	\$435.00	
3/4"x3/4" -	\$460.00	
* 1" -	\$590.00	

* used only when necessitated by plumbing code

Non-Residential Meter Costs

1 1/2" -	\$1900.00	
2" -	\$2110.00	
3" -	\$2600.00	

The costs involved in furnishing and installing the meter shall be borne by the applicant. Costs to be reimbursed to the city shall include the meter, remote readers, valves, checkvalves, meter setting hardware and labor. The charges shall be actual cost for materials and labor including fringe benefits, but excluding any fees for overhead, profit or similar marginal costs. (Ord. 1974 69, 10 24 1974)

7-5-4-2: METER LOCATIONS: **

The owners must shall provide suitable locations in the water piping systems for the metersame and meters shall be placed on a service pipe not to exceed two feet (2') from the wall where such pipe enters the premises. The owner shall provide a shutoff valve on the inlet side of the meter and a shutoff valve on the outlet side of the meter. The City shall provide a suitable check valve on the outlet side of the meter. The City shall provide a suitable check valve on the outlet side of the meter. There shall be provided a suitable place for the meter so as to keep it dry and clean, and readily accessible at all times to the meter reader and inspector of the Water Department. (Ord. 1974-69, 10-24-1974)

7-5-4-3: SIZE OF METERS: **

- A. The size of meter required for any metered water supply shall be governed by the size and character of the premises served or to be served, <u>as determined by the Building Code Official</u>, <u>in accordance with City Building Codes</u>. The size of meters so specified shall be subject to change from time to time as demand or other condition may require.
- B. The <u>City mayright is reserved to</u> require an increase <u>or decrease</u> in the size of <u>a</u> meter in any case where, in the discretion of the City, the use of water exceeds the capacity of the meter<u>or</u> <u>the use is not accurately measured</u>. (Ord. 1974-69, 10-24-74)

7-5-4-4: MAINTENANCE AND REPAIR: **

Owners or occupants shall be responsible for the care and protection of a meter, but a meterthe same shall be subject to inspection and test at any reasonable time by the Water Department; however, meters may be repaired by the City at no cost to the owner and no one Department. No person shall interfere with the registration of or break a seal on any meter; providing, however, that the Superintendent Director of Public Works may grant permission to break a seal for draining pipe or stopping leaks. (Ord. 1974-69, 10-24-74; 1994 Code)

7-5-4-5: METER TESTING: [©]

A. Tests May be Made: In case of doubt as to the accuracy of a meter, the consumer may request accomplain and tests tomay be made by the Superintendent Director of Public Works and if the

meter is found to measure more than <u>four two</u> percent (42%) incorrectly, no charge shall be made; and if an over-register of more than <u>four two</u> percent (42%) is found, a proportional deduction shall be made from the previous water bill. If said meter registers within <u>four two</u> percent (42%) of accuracy, then all expense of testing shall be borne by the person making the <u>requesteomplaint</u>. (Ord. 1974-69, 10-24-74; and. Ord. 1983-15, 9-22-83; 1994 Code)

B. Entry Powers: The <u>Superintendent Director</u> of Public Works or his designated employees in the City Water <u>Department, Department</u> shall be allowed access <u>at any reasonable time</u> to the residences of all City water users for the purposes of checking the accuracy of the water meter located in the home <u>when the home is equipped with a remote water meter indicator on the outside of the residence at all reasonable times</u>. (Ord. 1984-1, 3-22-84)

7-5-4-6: READING METERS: **

The <u>Superintendent-Director</u> of Public Works shall determine the amount of water usage by each individual customer of the City pursuant to any of the <u>following three methodsfollowing</u> <u>methods</u> to be selected by him in his absolute and sole discretion:

A. An actual meter reading done by <u>physical examination of the water meter or remote radio</u>
<u>read, by</u> employees of the City Water Department on a quarterly basis, but no less than one time a year on a bi-monthly basis; or

B. A customer meter reading returned to the City Water Department at the request of the Superintendent of Public Works by the customer; or

B. An estimated reading based on customer's usage, during the quarter being estimated from the last one year of the customer's usage. In the event any specific customer has less than a one year history of water usage with the City, said estimates Estimates shall be based on the most recently ascertainable data on individual usage available to the Superintendent Director of Public Works. In no event shall estimated water billings be made for more than three (3) calendar quarters consecutive billing periods in any one year. (Ord. 1984-1, 3-22-84)

7.5.4.7: SERVICE TO MORE THAN ONE CUSTOMER THROUGH SINGLE METER:

If, at the request of and for the convenience of the owner of a premises containing more than one customer, water is furnished to said premises through a single meter for the purpose of redistribution to the several customers, the charges set forth for service for a single family meter shall be multiplied by the number of customers served and the product there from shall be the water service connection charge. (Ord. 1974 69 10 24 74; 1994 Code)

7.5.5: WATER SERVICE RATES: BILLING PROCEDURES: **

7-5-4-7: SERVICE TO MULTI-FAMILY RESIDENTIAL BUILDINGS WITH ONLY A SINGLE METER OR SHUTOFF

A. If water is furnished to a multi-family building through a single meter for the purpose of redistribution to the several customers, the water service connection charge shall be the charge for a single-family meter multiplied by the number of customers served.

- No new water service shall be provided by the City to a multi-family building unless each single-family dwelling unit has a separate meter and shutoff box. It is the expressed policy of the City to prevent the establishment of and to encourage the elimination of all multi-family buildings with only a single meter or shutoff box except as allowed in this section.
- Effective August 1, 2018, service to a multi-family building with a single meter or shutoff box shall be billed only in the name of the landlord/owner or his or her duly appointed agent until such water service is exclusive to each single-family dwelling unit with meter and shutoff box. Agents appointed to act for the landlord/owner must be identified and authorized in writing to the City by the landlord/owner. The landlord/owner may also be a person, partnership or corporate entity lawfully designated as being solely responsible for the payment of water service to the City.
- D. Whenever a disconnection is authorized for a multi-family building with a single meter or shutoff box, water service shall not be reconnected until a separate shutoff box and meter is installed for each single-family dwelling unit at the landlord/owner's expense."

7-5-5-1: WATER SERVICE RATES AND CHARGES: 4



- A. Water Infrastructure Improvement And Maintenance Fee; Water Service Rates Established:
 - 1. All water users shall be charged a water infrastructure improvement and maintenance fee of four dollars eight dollars twenty five cents (\$8.254.00) per month through April 30, 20137. (Ord. 2012-18, 6-26-2012, 2016 Code)
 - 2. Water service rates shall be as follows:

a. Effective May 1, 2014, the water rates shall be:

\$14.00 up to 350 cubic feet of usage

\$2.97 per 100 cubic feet of usage over 350 cubic feet (Ord. 2014-14, 4-22-2014)

b. Effective May 1, 2015, the water rates shall be:

\$16.00 up to 350 cubic feet of usage

\$3.65 per 100 cubic feet of usage over 350 cubic feet (Ord. 2015 22, 4 28 2015)

c. Effective May 1, 2016, the water rates shall be:

\$17.00 up to 350 cubic feet of usage

\$4.30 per 100 cubic feet of usage over 350 cubic feet

d. Effective May 1, 2017, the water rates shall be:

\$17.00 up to 350 cubic feet of usage

\$4.30 per 100 cubic feet of usage over 350 cubic feet

e. Effective May 1, 2018, the water rates shall be:

\$17.00 up to 350 cubic feet of usage

\$4.30 per 100 cubic feet of usage over 350 cubic feet (Ord. 2014-14, 4-22-2014)

- 3. In determining the quantity used for billing purposes, one hundred (100) cubic feet shall include any fractional amount of cubic feet used. (Ord. 2010-21, 5-25-2010)
- B. More Than One <u>Water Customer Through A Single Meter: After the effective date hereof, Eeach residential dwellinghousing</u> unit or <u>individual multi-tenant</u> commercial <u>tenant</u> <u>unitdevelopments</u> will be charged <u>for water</u> as outlined in this section, regardless of the number of housing <u>or commercial units</u> units that are served through a single meter._-(Ord. 1982-9, 3-25-1982; amd. 1994 Code)

C. Users Outside City Limits:

- 1. Water Rates: For all water consumption and water services rendered beyond the city limits for which each service shall be by meter registration, charges shall now be at the normal in city water rates and no further double charge shall be made.
- 1. Water Line And Plant Maintenance Fee: From January 1, 1984, forward, a water line and plant maintenance fee shall be charged at the rate of six dollars and seventy cents (\$6.70) per month to be paid with each water bill, and upon the same terms, conditions and enforcements for each water service meter registration outside of the City; with said water line and plant maintenance fee being established herein by reason of the additional costs, which may vary from time to time, incurred by the City in maintaining and servicing a water delivery system not within its boundaries. (Ord. 1983-17, 12-15-1983)
- D. Bulk Water Rates: Bulk water rates are \$50.00 per load.
- D. Temporary Water Use; Unmetered Rates: The flat rate for water services supplied on a temporary basis without meters shall be as follows:

Filling outdoor swimming pools	\$ 75.00
Outdoor shows, including carnivals, circuses and wild west shows, per day	105 .00
Unmetered service generally, per day	30 .00

(Ord. 1982 9, 3 25 1982)

E. Private Sprinkler And Fire Protection Systems: The following rates and charges shall apply to all sprinkler and fire protection services connected with the water mains of the city:

1. Sprinkler system service:

For each connection serving 500 sprinkler heads or less, semiannually	\$12.50
For each additional sprinkler head on any connection, over 500 heads, semiannually	\$0.015 each

2. Fire protection service:

ſ	For each fire hydrant located on private property, semi-annually	\$5.00
Г	For each wet hose connection on private property, semi-annually	1.00

Sprinkler and fire protection service rates and charges shall not be subject to any discount. Such rates and charges shall be considered as payment only for such water as may be necessary to use in making the usual and ordinary tests of such systems under the underwriters' rules, or for actual fires. Sprinkler and fire protection service shall not be required to be metered unless it shall be found that water is used from same for purposes other than for the usual tests or for firefighting, in which case the city is empowered to require the installation of a meter. (Ord. 1974-69, 10-24-1974)

7-5-5-2: BILLS FOR SERVICE; DELINQUENCIES: ©



- A. Rendition Of Bills; Payment, First Notice: First notice bills for water furnished shall be mailed on or about July 1, October 1, January 1 and April 11 January 1, March 1, May 1, July 1, September 1, and November 1of1 of each year, and all first notice bills and charges for water <u>usagerents</u> and other services are payable at the office of the <u>Finance Director</u> within 30 days of the date of mailing City Treasurer or collector. (Ord. 1982-9, 3-25-1982)
- B. Delinquent Bills, Second Notice: After 30 days from the mailing of the first bill and the bill not being paid a delinquent second notice bill shall be mailed. All charges for water shall be due and payable on rendition by mail of first notice of amount to the owner or tenant and shall become delinquent at the expiration of thirty (30) days from the respective rendition of first notice bills date in section 7.5.5.2A above, or from the actual date of mailing of first notice bills if the rendition by mail date occurs later than the respective rendition of bills date in Section 7-5-5-2 A. above. The delinquent second notice bill amount shall be ten percent (10%) greater than the first notice bill amount. The second notice bill shall be due ten (10)

days from its date ofthe respective mailing date. For purposes of enforcing a lien as provided by statutes, the date of delinquency on the second notice bill is the first eligible lien date.

C. Shut-off Of Water Service For Nonpayment; Turn-on Fee; Payment Plan: Ten (10) days If a delinquent after a bill is not paid before its due dateshall become delinquent, the water service may be shut off from the premises, and shall not be turned on until all back-rentals and charges are paid, together with a five fifty dollar (\$50.00) fee for turning on the water when service is located within the City limits; said fee shall be ten-fifty dollars (\$1050.00) plus all back-rentals and charges when service is located beyond the City limits; provided however, at the discretion of the City Finance Director, a water service customer may enter into a payment plan with the City in order to avoid water shutoff. In this event the customer does not have a prior history of delinquent bills and, the water service customer shall pays the entirety of the current monthly charges, plus a portion of the delinquent charges as determined by the City Finance Director and the customer does not have a prior history of delinquent bills, so long as all delinquent sums are paid in full within not more than eighteen (18) months, the City shall charge a ten (10%) percent penalty every two months on the past due balance. Nothing in this section shall obligate the City to enter into a payment plan with a water service customer. (Ord. 2010-14, 3-9-2010)

D. Additional Deposit Required: In the event a water user becomes more than ten (10) days delinquent on two (2) or more separate occasions, the user may be required to furnish an additional deposit to the city in an amount equal to one estimated bill or not less than twenty five dollars (\$25.00), and twenty five dollars (\$25.00) in the case of all other property, and the city may refuse to turn said water on again until the aforesaid deposit has been received. (Ord. 1982-9, 3 25 1982)

7-5-5-3: RESPONSIBILITY OF WATER SERVICE CUSTOMER: 4



Water service accounts and charges shall be kept in the name of the owner of the property served, except as to property owned by the state of Illinois. Only such owner shall be recognized as the consumer, except where the tenant has the account in his/her name-. When the account is in the name of the tenant-makes and maintains a deposit of an amount of money with the city treasurer equal to the estimated water bills for the premises to be served to guarantee payment for water service, but in no case shall such deposit be less than twenty five dollars (\$25.00). The deposit shall accompany the application for service. Where no deposits are made or where the deposit is not maintained, the owner of the premises served shall be held responsible for the payment of all water rentals and all other proper charges in connection with water services to said premises. Such payments shall be accepted from tenants if tendered by them, but accepting payments from tenants shall not subsequently relieve the owner of the premises from the responsibility of paying water rentals or other service charges when due or relieve the real estate from the lien hereinbefore provided. Any deposit made upon application for service shall be returned to consumer upon termination of service. If the bill for a building with multiple units and a single meter with one is owned by one common owner who pays the bill for all of the unitsand has multiple units, with one shut off location is delinquent, the City may shut-off the entire building as provided in Section 7-5-5-2C4-7, until the entire building is up to date on billing. (Ord. 1974-69, 10-24-1974)

7-5-6: WATERWORKS REVENUE: **



A. Duties Of Finance Director City Treasurer:

- 1. Monies To: All money due the water department from all purposes and sources, including the collection of water usage chargesrents or rates, shall be paid to the Finance directorCity Treasurer.
- 2. Custodian Of Funds: The Finance Director City Treasurer shall be custodian of the funds derived from income received from the waterworks system, and shall begive proper bonded for the faithful discharge of his duties. The Finance Director Treasurer shall maintain separate accounts as is necessary or required by law. in which shall be placed the interest and sinking fund monies and another account in which shall be placed the depreciation funds and all other funds necessary to provide for refunding outstanding certificates or bonds payable out of water revenue.
- B. Water Fund: All revenue derived from the sale of water as herein provided shall be kept separate and apart by the Finance DirectorCity Treasurer from the other revenue of the City. Said money shall be known as the water fund and shall be used exclusively for waterworks purposes; that is, for the maintenance, extension, improvement and operation of said waterworks, the retirement of waterworks bonds and certificates, and under no circumstances shall this revenue be diverted to any other purpose unless authorized by City Council at any time. (Ord. 1974-69, 10-24-1974)
- C. Water Surplus Account And Water Bond Redemption Account: The city council deems that in its best interest and required pursuant to the terms of an ordinance passed on May 8, 1969, authorizing the issuance of revenue bonds for the purpose of improving its water system, to create two (2) accounts, one designated as a surplus account in which any surplus monies remaining after payment of those monies required to be paid into special accounts created under section 8, subparagraphs (a) through (d) of said ordinance of May 8, 1969, and said account shall be designated as a surplus account and bond redemption account upon the following terms and
- 1. Surplus Account: A surplus account shall hereby be established pursuant to the terms of the city ordinance passed May 8, 1969, providing that all monies remaining in the water fund of the city established by said ordinance after all previously described payments shall be placed into the surplus account at the close of each billing quarter. At the end of each fiscal year, a sum of not less than fifty percent (50%) of the amount paid into said surplus account shall be transferred to a bond redemption account created hereafter. The remaining balance contained in said surplus account may be used for the improvement, extension or maintenance of the city water system. 2. Bond Redemption Account: The city hereby creates a bond redemption account which shall be established at the close of the next fiscal year occurring upon the effective date hereof. Fifty percent (50%) of those monies transferred at the close of each fiscal year from the surplus account of the water fund of the city shall be placed in said bond redemption account so as to provide funds with which to retire water bond obligations of the city. (Ord. 1985 16, 10 24 1985)

No person, either owner or tenant, who, in changing his residence from one location to any other location served by the water department, shall be given water service until any and all delinquent water usage feesrentals which are charged against him at his former place of residence shall have been paid in full, and no water at the new location shall be turned on and, if so, the same shall be turned off until settlement of such delinquent water rental at the former location is made. A charge of five fifty dollars (\$50.00) for turning on water and renewing service shall be made, in addition to the payment of the delinquent water usagerental or charges. (Ord. 1974-69, 10-24-

7-5-8: WATER SHUTOFFS AND TURNONS: ©

- A. Authority To Shut-Off Water; Non-liability: The City shall not be held responsible by reason of the breaking of any service pipe or apparatus, or for failure toin the supply of water. The City, when necessary, without notice, may shut the water off in its mains for the purpose of making repairs or extensions or for other purposes. No claims shall be made against tThe City shall not be liable by reason of the breakage of any service pipe or service cock, or from other damage that may result from the shutting off of water for repairing, laying or relaying mains, hydrants or other connections. (Ord. 1974-69, 10-24-1974)
- B. Requests For Water Shut-off And Turn-on:
 - 1. Water Shut-off: Owners or consumers when they pay for water service desiring to discontinue the use of water shall give notice thereof, in writing, to the superintendent <u>Director</u> of Public Works, or his designee, who shall then cause the water to be turned off. Water usagerents or charges for services shall continuebe made until such notice is given. When water service is discontinued, all water rentals for such service shall become due and payable. When water service is again desired after having been discontinued, a charge of five dollars (\$5.00) shall be made and collected before turning on water and renewing service.
 - 2. Water Turn-on: In turning on water, the City Council or the water department shall not be responsible for any damage that may occur by reason of improper fixtures, open or improper connections, or for any other causes. (Ord. 1974-69, 10-24-1974; amd. 1994 Code)

7-5-9: PROHIBITED ACTS AND CONDITIONS: \$\frac{\psi}{2}\$



- A. Electrical Grounding To Water System: No part of any water service, including the portion owned or used by any user of water, shall be used as a ground for a radio, telephone and other electrical system or appliance. It shall be unlawful for any person to ground an electrical system to Bonding of the water supply system shall not be considered to be a ground.
- B. Unnecessary Waste Of Water: Consumers shall prevent unnecessary waste of water and keep all water outlets closed when not in actual use. If unnecessary waste of water takes place, the City Council reserves the right to cut off the supply, and the City further reserves the right to

prohibit the use of water for yard sprinklers, elevators and large consumers of water when, in the judgment of the Council, it shall be necessary to do so. (Ord. 1974-69, 10-24-1974)

B. It shall be the duty of all consumers of city water at any and all times to exercise due diligence to prevent waste of the water supply and to this end shall stop any leaks on their premises. The city water supply will be shut off from any and all premises until such violation of this rule is corrected.

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C. Use Of Ground Water Prohibited:

- 1. Prohibited: The use or attempt to use as a water supply, ground water from within the corporate limits of the United City of Yorkville by the installation or drilling of wells or by any other method is hereby prohibited within the City. (Ord. 2008-78, 8-26-2008)
- 2. Penalties: (Rep. by Ord. 2008-74, 8-26-2008)

3. Definitions:

PERSON: Any individual, partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representative, agents, or assigns.

POTABLE WATER: Any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

- 4. Memorandum Of Understanding: The Mayor of the United City of Yorkville is hereby authorized and directed to enter into a memorandum of understanding with the Illinois environmental protection agency ("Illinois EPA") in which the United City of Yorkville assumes responsibility for tracking the remediation sites, notifying the Illinois EPA of changes to the ordinances, and taking certain precautions when siting public potable water supply wells. (Ord. 2005-50, 6-14-2005)
- 5. Resale of Water Prohibited: No water shall be resold or distributed by the recipient thereof from the City supply to any premises at a rate other than that charged by the City. A person who resells water from the City supply shall not add any additional costs or charges to the rate charged by the City, other than any applicable administrative fee. The billing statement shall include any applicable administrative fee as a separate line item on the bill. The line item for the administrative fee shall also include the name of the entity that is charging the fee. Any billing statement for water resale shall solely be in the name of the reseller or his or her assigns. The billing statement shall not include any references to the City or the City's logo.
- 4. <u>Damage to or Tampering with System:</u> It is unlawful for any person not authorized by the Director of Public Works to tamper with, alter, or injure any part of the City's waterworks or supply system or any meter.

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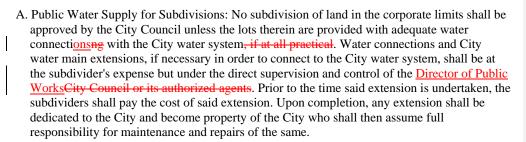
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7-5-10: TEMPORARY SERVICE TO CONTRACTORS:

A. If, during construction of a service installation on a three quarter inch (3/4") or one inch (1") tap, it is temporarily impossible to install a meter as required, the superintendent of public works or the city council may, upon receipt of application, issue a temporary bulk water permit, and turn on the service and allow use of unmetered water for normal construction purposes. Such permit shall not exceed sixty (60) days after the date of issuance of the permit for construction of said service installation.

B. The charges for temporary bulk water permit shall be ten dollars (\$10.00) for each thirty (30) days or less that a meter is not installed after issuance of a plumbing permit, and not to exceed a total of sixty (60) days. Said charges shall be paid in advance of each period requested and before water is turned on by the Department. (Ord. 1974-69, 10-24-74; 1994 Code)

7-5-10: REGULATIONS FOR DEVELOPERS: **



B. Water System Improvements:

<u>Use The</u> standards and specifications from <u>Title 11</u>, subdivision control ordinance, <u>of this</u> Code shall be used for contiguity and construction.

- 1. Where improvements and extensions to the water distribution system are required in order to serve the needs of a development, the developer shall bear all costs of in the water main installation³. (Ord. 1974-69, 10-24-74)
- 2. Prior to proceeding with construction, the developer shall prepare and submit plans and specifications to all-Federal, State, County, Township and other governmental agencies as required by law for p. Permits or approvals shall be received from all appropriate agencies. The contractor shall also submit plans and specifications to the Director of Public Works and shall obtain written approval and a permit from the City Council before proceeding with construction. The following requirements shall be met:
 - a. Plans and specifications submitted shall bear the seal of a current registered Professional Engineer.

- b. Water mains shall be not less than $\frac{\text{six-eight}}{\text{inches}}$ inches ($\frac{68}{\text{o}}$ ") in diameter.
- c. Fire hydrants shall be set at each intersection and at intervals not to exceed four hundred feet (400') (whichever results in closer spacing). (Ord. 1974-69, 10-24-74) (Ord. 1974-69, 10-24-74; 1994 Code)
- d. All future water mains shall be constructed of ductile iron. Ductile iron valves and appurtenances shall be used whenever possible; however, the Superintendent Director of Public Works may, at his discretion, allow the use of cast iron valves and other cast iron appurtenances to the actual water pipe upon his written consent to the installer. (Ord. 1983-15, 9-22-83; 1994 Code)
- e. Water mains shall be buried such that finished grade will provide not less than five and one-half feet $(5^1/2)$ of cover and not greater than eight and one-half feet $(8^1/2)$ of cover over the main.
- f. All water main extensions shall be designed, installed and tested in accordance with the the most current edition of the "Standard Specifications for Water and Sewer Main Construction in Illinois". (Ord. 1974-69, 10-24-74)
- g. The contractor shall pay all expenses incurred by the City to provide field inspections and approval of water mains before, during and after construction. At the sole option of the City, the following procedures shall be followed:
 - (1) Complete field inspection by the <u>SuperintendentDirector</u> of Public Works or his agent, with free advice and consulting on the project by the design engineer;
 - (2) Complete field inspection by the design engineer for the developer with periodic field checking by the <u>Superintendent-Director</u> of Public Works or his agent;
 - (3) Complete field inspection by the design engineer for the developer. If the City selects this option, there shall be submitted to the City a sworn statement carrying the design engineer's signature and seal stating that the water system was installed in strict accordance with the plans and specifications as approved, except as shown in the as-built drawings. (Ord. 1974-69, 10-24-74; 1994 Code)
- Mylar or cloth reproducible drawings shall be submitted to the City after construction showing the system as-built. (Ord. 1974-69, 10-24-74; 2016 Codified)

C. Installation of Oversize Mains:

- 1. Notice Requiring Oversized Mains; Compliance:
 - a. When, in any subdivision now within the City or within one and one-half $(1^1/2)$ miles of the City limits which normally would require an eight inch (8") size water main but which, for the purpose of complying with the plan of development of the City's water

system to provide an adequate water supply, not only to the particular subdivision but also to subdivisions which in the future may become a part of the City, and where the City Engineer and Superintendent Director of Public Works have determined that water mains of a larger diameter than eight inches (8") and the size thereof, shall be installed, then the City Engineer or the Superintendent-Director of Public Works shall inform the subdividers, builders and developers of the subdivision by a written notice of that fact and require them to install such oversized water mains and at the same time, in said notice, inform them of the size to be installed. (Ord. 1974-69, 10-24-74; 1994 Code)

- b. Upon being-so notified as provided for in this subsection, no subdivider, builder or developer shall install any water main in such subdivision of any size other than that specified to him by the aforesaid notice.
- 2. Costs: At such time as the installation of said oversized water main pipe shall have been completed in accordance with the plans and specifications submitted to the City for such installation, and also in accordance with the notice specified in this subsection, and all such installations shall have been inspected and approved by the City as provided for by ordinance of the City, then the City will pay any such subdivider, builder or developer who has installed oversized water main pipe as above provided or approve a recapture ordinance, the difference of the cost at current prices, as of the time of said installation, between the eight inch (8") main pipe which was originally planned to be used and the cost of the oversized pipe which the City directed to be used. (Ord. 1974-69, 10-24-74)

7-5-12: PRIVATE SPRINKLER AND FIRE PROTECTION SYSTEMS: 笔



Private sprinkler and fire protection water systems may be connected with the City water mains subject to the following provisions and regulations and provided the applicant is a consumer taking water supply for other uses from the City at regular rates for such uses:

A. Application for Service; Approval: Whenever sprinkler or fire protection services are desired, application shall be made for the privilege of installing such service, which application shall include complete specifications, adherence to the current CityICC Codes and plans of the installation contemplated. If said application is approved by the City Council, the applicant shall enter into an agreement with the City for connection to City mains, subject to the provisions of this Chapter. (Ord. 1974-69, 10-24-74)

B. Inspection of System:

1. City water will be turned into any sprinkler or fire protection system only when such installation shall have been subjected to and passed such inspection and pressure tests as may be required by the Superintendent Director of Public Works. All pipes in connection with such system shall be left exposed until such tests have been made and the system approved. No crossconnections between private water supplies and services connected to City mains shall be permitted.

2. Any and all premises connected to City water mains for sprinkler or fire protection services shall be subject to inspection by the <u>Superintendent Director</u> of Public Works at any time for count and conformity to the City regulations.

C. Rates and Charges: Rates and charges shall be as provided in Section 7 5 5 1 of this Chapter. (Ord. 1974-69, 10 24 74; 1994 Code)

7-5-13: WATER CUSTOMER CONTRACTUAL AGREEMENT: 🔨

The rules and regulations as set forth in this chapter shall be considered a part of the contract of every person who takes water supplied by the City through the City Waterworks. Every such person who takes water shall be considered as having expressly agreed to be bound by the provisions of this chapter upon his acceptance of water service from the City. (Ord. 1974-69, 10-24-1974)

7-5-14: VIOLATION AND PENALTY: (Rep. by Ord. 2008-74, 8-26-2008)

7-5-15: WATER CONSERVATION REGULATIONS: 4

A. Definitions: The following words and phrases when used in this section shall, for the purpose of this section, have the following meanings:

CITY: The United City of Yorkville.

DRIP IRRIGATION SYSTEM: A soaking hose that when in use does not result in an actual dissipation of water.

DRIP LINE: Pertaining to a tree or shrub, the ground area immediately beneath the branches of the tree or shrub.

LANDSCAPE/LANDSCAPING: Sod and seeded turf lawns, gardens, trees, shrubs, and other living plants.

PERMITTED HOURS OF WATER USE: A time period between five o'clock (5:00) A.M. and nine o'clock (9:00) A.M., and between nine o'clock (9:00) P.M. and twelve o'clock (12:00) midnight, each day.

PERSON: Any individual, firm, partnership, association, corporation, company, organization, or entity of any kind.

WATER: The water provided by and obtained by a person from the City water supply and distribution system.

B. Application:

- 1. The provisions of this section shall apply to all persons using water, and to all properties within the City or unincorporated areas which are connected to the City's water supply and distribution system, regardless of whether any person using the water has a contract for service with the City.
- 2. The provisions of this section shall apply annually from May 1 through September 30, subject to any modifications thereof, including application of these or other regulations during this or any other time, by an emergency proclamation issued pursuant to subsection C of this section.
- C. Restricted Hours And Days For Specified Uses:
 - 1. Water may be used for landscape watering or the filling of swimming pools only as follows:
 - a. All properties with even numbered street numbers (i.e., numbers ending in 0, 2, 4, 6 or 8) may use water for landscape watering or for pool filling, only on even numbered calendar dates during permitted hours of water use.
 - c. All properties with odd numbered street numbers (i.e., numbers ending in 1, 3, 5, 7, and 9) may use water for landscape watering or for pool filling only on odd numbered calendar dates during permitted hours of water use.
 - d. There shall be no restrictions as to hours or days when water may be used for any of the following:
 - (1) Landscape watering or sprinkling where such watering or sprinkling is done by a person using a handheld watering device;
 - (2) Filling swimming pools with a volume of fifty (50) gallons or less;
 - (3) The automatic watering of trees and shrubs by means of automatic root feed or drip irrigation systems within the drip line of the tree or shrub; or
 - (4) Vehicle and equipment washing; or
 - (5) Any other lawful use of water such as bathing, clothes washing, and other normal household uses not otherwise specifically restricted by the provisions of this section.
- D. Restrictions For Sod Laying And Lawn Seeding For New Lawns: Notwithstanding the provisions of subsection C of this section, the following special regulations shall apply:
 - 1. Sod laying, lawn seeding, and the planting of other landscaping for the establishment of a new lawn or new landscaping is prohibited from July 1 through August 31 each year unless the source of watering for said sod, lawn seeding and/or planting of landscaping is derived from a private well, imported water source or means other than any municipal water source.

- 2. From May 1 through June 30 and from September 1 through September 30, water may be used on new lawns (sod or seed), only as follows:
 - a. Priora. Prior to sod laying or lawn seeding, a sod watering permit, attached as exhibit A to the ordinance codified herein, must be shall be obtained from the Director of Public Works United City of Yorkville.
 - b. On the day new sod or seed has been placed on a property, a person may use an automatic sprinkling device to apply water to the sod or seed for a total period of time not to exceed eight (8) hours.
 - c. For the next nine (9) days thereafter, a person may apply water to said sod or seed each day during permitted hours of water use.
 - d. Following the first ten (10) days after the sod or seed is placed, the provisions of subsection C of this section shall apply.
- 3. Prior to the execution of any real estate contract for the sale of newly constructed property, the builder or owner of such new construction shall:
 - a. Inform prospective purchasers of the restrictions upon the installation of new lawns set forth in this section;
 - b. Attach a copy of these regulations to the contract; and
 - d. Obtain the signature of the purchaser(s) on a statement that he/she or they has /have been informed of the new lawn installation restrictions set forth in this section.
- 4. The applicant for a certificate of occupancy for any newly constructed property shall submit as a part of his application, and as a condition of issuance of such certificate, a copy of said signed statement. When an application for certificate of occupancy is submitted prior to sale of the property, and the future occupant is unknown, the applicant shall submit his signed statement that he shall comply with the requirements of this section at the time the real estate contract is executed.
- E. Waste Of Water Prohibited: No person shall allow a continuous stream of water to run off into any gutter, ditch, drain, or street inlet while using water for restricted purposes during the permitted hours of water use.
- F. Exceptions: The provisions of this section shall not apply to any commercial or industrial entity for which use of water is necessary to continue normal business operations, or to maintain stock or inventory. Provided, however, this exception shall not apply to any and all uses of water not essential to normal business operations or maintenance of inventory or stock, and specifically shall not apply to landscape watering or pool filling.
- G. Bulk Water Rates: Bulk water rates shall be increased to three (3) times the nonresident water rate during the time described in subsection B of this section.

H. Hydrant Use Prohibited: Hydrants connected to the City water supply and distribution system for the purpose of providing water for firefighting purposes shall not be opened by any person, other than authorized City or Fire District personnel, except for the purpose of fighting a fire.

I. Emergency Proclamation:

- 1. Whenever the water supply of the City is diminished from any cause, including, but not limited to, prolonged dry period, increased water demand, equipment failure, or water quality concerns, to an amount which in the opinion of the City Engineer or Director of Public Works is or is likely to become dangerous to the health and safety of the public, the City Mayor is hereby authorized and empowered to issue an emergency proclamation specifying different or additional regulations on the use of water.
- Such regulations may provide for limitations on the usage of water, limitations on days and hours of use of water for some or all purposes, and the prohibition of specified uses of water.
- 3. Upon issuing such proclamation, the City Mayor shall make the contents thereof known to the public by posting a copy at the City Hall, and by news release to local newspapers and radio media, and may also endeavor to notify the City residents and other persons in any other practical manner that he or she shall devise. Further, the City Mayor shall immediately deliver notice of such proclamation, and the regulations that have been imposed by such proclamation, to all members of the City Council.
- 4. The emergency proclamation of the City Mayor, and the regulations imposed thereby, shall remain in full force and effect until any one of the following shall first occur:

 a. The City Mayor determines that the emergency no longer exists and that the emergency proclamation, and the regulations imposed thereby, shall no longer continue in effect.
 - b. The City Council modifies or repeals the emergency proclamation, and the regulations imposed thereby, by means of an ordinance enacted at any regular or special meeting of the City Council.
 - c. The first regular meeting of the City Council occurring more than thirty (30) days after the date of the emergency proclamation of the City Mayor.
- 5. Any City employee or officer may, at the direction of the City Mayor, notify and warn any person of the effect of said emergency proclamation and direct said person to comply with said watering or sprinkling restrictions. If any said person, after having first been warned about said restrictions of the emergency proclamation, fails to comply with the water restrictions, the person shall be deemed to be in violation of this section. (Ord. 2004-17, 3-23-2004)
- J. Restriction On Permanent Landscape Watering Systems Of Nonresidential Properties:

- 1. This subsection J shall apply only to nonresidential properties, and common and/or open space areas of residential developments.
- 2. For this subsection J, a "permanent landscape watering system" shall be defined as any system of pipes, sprinkler heads or similar devices installed underground to be used to provide landscape watering.
- 3. Landscape watering upon nonresidential properties shall be limited as follows:
 - a. For properties with one building, a total area within the property not to exceed one acre may be watered by a permanent landscape watering system using the City's potable water. This area shall be measured by the amount of nonimpervious surface on the property including all landscaped areas, lawn areas and green space regardless of the size of the area initially planned to be irrigated.
 - b. For properties with more than one building, a total area within the property not to exceed three (3) acres may be watered by a permanent landscape watering system using the City's potable water. This area shall be measured by the amount of nonimpervious surface on the property including all landscaped areas, lawn areas and green space regardless of the size of the area initially planned to be irrigated.
 - c. For the common space and/or open space of a primarily residential development, no permanent landscape watering system shall be allowed using the City's potable water.
 - All permanent landscape watering systems permitted to use the City's potable water shall be metered the same as domestic water service. No special meters will be permitted.
- 4. The total area to be watered shall be measured as the area within reach of any permanent device used to water landscape including, but not limited to, sprinkler heads, hoses, trenches or similar devices to water landscape. (Ord. 2006-123, 10-24-2006)

7-5-16: INSPECTION; AUDIT; APPEAL:



- A. Right Of Access; Use Inspection: The United City of Yorkville and its employees and the Illinois environmental protection agency shall have ready access at all reasonable times to the premises, places or buildings where water service is supplied for the purpose of inspecting, examining and testing the consumption, use and flow of water, and it shall be unlawful for any person to interfere with, prevent or obstruct the United City of Yorkville or its duly authorized agent or the Illinois environmental protection agency in its duties hereunder. Every user of the system shall take the same upon the conditions prescribed in this section.
- B. Powers And Authority Of Inspectors:
 - 1. The Director of Public Works and other duly authorized employees of the United City of Yorkville and the Illinois Environmental Protection Agency, bearing proper credentials and identification shall be permitted to enter all properties for the purposes of inspection,

observation, measurement, sampling, and testing in accordance with the provisions of this section. The United City of Yorkville or its representative shall have no authority to inquire into any processes, including metallurgical, chemical, oil refining, ceramic, paper, or other industries beyond that point having a direct bearing on the kind and source of discharge to the sewers or waterway or facilities for waste treatment.

- 2. While performing the necessary work on private properties referred to above the director of public works or duly authorized employees of the United City of Yorkville and the Illinois environmental protection agency shall observe all safety rules applicable to the premises established by the property owner or its agent, and the property owner or its agent shall be held harmless for injury or death to the United City of Yorkville employees, and the United City of Yorkville shall indemnify the company against liability claims and demands for personal injury or property damage asserted against the property owner and growing out of the gauging and sampling operation, except as such may be caused by negligence or failure of the property owner or its agent to maintain conditions as required in this chapter.
- 3. The Director of Public Works and other duly authorized employees of the United City of Yorkville bearing proper credentials and identification shall be permitted to enter all private properties through which the United City of Yorkville holds a duly negotiated easement for the purposes of, but not limited to, inspection, observation, measurement, sampling, repair, and maintenance of any portion of the waterworks lying within said easement. All entry and subsequent work, if any, on said easement, shall be done in full accordance with the terms of the duly negotiated easement pertaining to the private property involved.
- C. Access To Records: The IEPA or its authorized representative shall have access to any books, documents, papers and records of the United City of Yorkville, which are applicable to the water system, of user charges for the purpose of making audit, examination, excerpts and transcriptions thereof to ensure compliance with the terms of any loan obtained from the IEPA under its Public Water Supply (PWS) loan program.
- D. Annual Review Of Charges: The adequacy of the water service charge shall be reviewed, not less often than annually, by certified public accountants for the United City of Yorkville in their annual audit report. The water service charge shall be revised periodically to reflect a change in the local capital costs or overhead, maintenance and repair costs.
- E. Appeals: Users shall be provided the method for computing rates and service charges within fourteen (14) days of written request. City shall make best efforts to remedy any disagreement with the method used or the computations made within thirty (30) days of a formal written appeal outlining the discrepancies. (Ord. 2005-19, 3-8-2005)

Ordinance No. 2017-____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE WATER USE AND SERVICE REGULATIONS

WHEREAS, the United City of Yorkville (the "*City*") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the City staff has completed a complete review and update to the requirements and regulations in Chapter 5 of Title 7, for water use and service.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: That Chapter 5, Water Use and Service, of Title 7 of the Yorkville City Code is hereby amended by deleting said Chapter in its entirety and inserting in lieu thereof the following:

"Chapter 5 WATER USE AND SERVICE

7-5-1: WATER DEPARTMENT:

A. Supervision: The Water Department of the City shall be under the supervision of the Director of Public Works who shall report to the City Council the activities of the Department whenever requested by the Council. He shall also keep a correct map of all water mains in the City, with their dimensions, locations and connections, hydrants and cutoffs; and shall keep such books, records, maps and other accounts which shall be delivered to his successor.

B. Salaries And Wages:

- 1. Director of Public Works: The Director of Public Works may receive his wages from the water fund for his services in the active supervision of said waterworks; such sum to be determined by the current City compensation policies.
- 2. Department Employees: The Mayor, or his designee, shall have the authority to hire and fire all other employees necessary for the proper operation and management of the waterworks, all wages and other expenses of the water department may be paid out of the water fund in accordance with the budget as approved by the City Council.

7-5-2: APPLICATIONS FOR WATER SERVICE AND CONNECTIONS:

All applications for water service connections and for water service shall be made in writing on forms to be furnished by the City. No approval for water service connection shall be granted unless and until said forms are completed and signed by the applicant with all fees for connection and meter. No connection to a water main shall be made without a permit being issued and

twenty-four (24) hours notice to the Director of Public Works. No water from the City water supply shall be turned on for service into any premises by any person until the water meter has been installed and is registering all water used at the premises.

7-5-3: WATER SERVICE CONNECTIONS AND INSTALLATIONS:

A. Location Of Connections And Installations: All connections and installations of water service shall be made from the existing main upon applicant's street to the street side of applicant's sidewalk or to a point four feet (4') within the curb line, whichever point the Director of Public Works shall determine. Said connections and installations shall be witnessed by authorized employees of the City and only after payment by the user or property owner at the time of application for water to the Finance Director of a connection fee as outlined below:

RESIDENTIAL CONNECTION FEES

Residence Type	Connection Fee
Efficiency or studio apartment	\$ 1,587.00
1 bedroom apartment/condominium	\$2,380.00
2 plus bedroom apartment/condominium	\$4,761.00
1 bedroom townhome	\$2,380.00
2 plus bedroom townhome	\$4,761.00
Duplex home	\$4,761.00
Single-family home	\$5,554.00

NON-RESIDENTIAL CONNECTION FEES

Water Meter Size	Water Connection Fee
Less than or equal to 1 inch	\$ 3,700.00
$1^{1}/_{2}$ inch	4,000.00
2 inch	5,000.00
3 inch	8,000.00
4 inch	15,000.00
6 inch and larger	TBD

Notes:

The above connection fees shall not include the connection only for supplying water for fire suppression.

Non-residential land use shall be considered all land uses other than those defined in the residential connection fees table.

TBD = Connection fee to be determined by City Council on a case by case basis.

B. Materials, Equipment And Labor:

- 1. The applicant shall furnish materials, equipment and labor to install the service connection. The materials used shall be in compliance with this Chapter and approved by the Director of Public Works and the installer shall be bonded, qualified as a licensed plumber and approved by the Director of Public Works before installation. If the Director of Public Works provides any materials, equipment and labor to install the service connection, the cost of such equipment, materials and labor for the installation of such connections shall be in addition to the above charges.
- C. Construction Specifications: All service connections and installations shall be in compliance with the City's then effective Standard Specifications For Improvements adopted by the City Council provided with corporation cock, curb stopcock, shutoff and curb box and subject to approval by the Director of Public Works. All materials, including pipe, stopcock and valves shall be placed and located under the direction of the Director of Public Works.

7-5-4: WATER METERS:

All water furnished consumers shall be metered, and all meters shall be in compliance with this Chapter and shall be furnished by the City and set by the Water Department or licensed plumber. Meters shall remain the property of the City and are subject to removal any time. It shall be the responsibility of the property owner to furnish protection to the water meter from theft, vandalism, breakage due to weather conditions or any other damages which may occur. The property owner will be required to pay for any repair to or replacement costs of the water meter if such is necessary (for other than normal maintenance); otherwise, the water meter is the responsibility of the Department of Public Works for accuracy and maintenance, and/or replacement.

7-5-4-1: METER COSTS:

All meters and shall be purchased from the City at the then current prices as established by the City Council and will include the meter, couplers, gaskets, back flow prevention device (for residential units only) meter wire and outside reader.

Applicants purchasing non-residential meters will be required to purchase an approved back flow prevention device separately.

Residential Meter Costs		
5/8"x3/4" -	\$435.00	
³ / ₄ "x3/4" -	\$460.00	

* 1" -	\$590.00
-	Ψ570.00

* used only when necessitated by plumbing code

Non-Re	esidential Meter Costs
1 1/2" -	\$1900.00
2" -	\$2110.00
3" -	\$2600.00

7-5-4-2: METER LOCATIONS:

The owners shall provide suitable locations in the water piping systems for the meter and meters shall be placed on a service pipe not to exceed two feet (2') from the wall where such pipe enters the premises. The owner shall provide a shutoff valve on the inlet side of the meter and a shutoff valve on the outlet side of the meter. The City shall provide a suitable check valve on the outlet side of the meter. The City shall provide a suitable check valve on the outlet side of the meter. There shall be provided a suitable place for the meter so as to keep it dry and clean, and readily accessible at all times to the meter reader and inspector of the Water Department.

7-5-4-3: SIZE OF METERS:

- A. The size of meter required for any metered water supply shall be governed by the size and character of the premises served or to be served, as determined by the Building Code Official, in accordance with City Building Codes. The size of meters so specified shall be subject to change from time to time as demand or other condition may require.
- B. The City may require an increase or decrease in the size of a meter in any case where, in the discretion of the City, the use of water exceeds the capacity of the meter or the use is not accurately measured.

7-5-4-4: MAINTENANCE AND REPAIR:

Owners or occupants shall be responsible for the care and protection of a meter, but a meter shall be subject to inspection and test at any reasonable time by the Water Department. No person shall interfere with the registration of or break a seal on any meter; providing, however, that the Director of Public Works may grant permission to break a seal for draining pipe or stopping leaks.

7-5-4-5: METER TESTING:

A. Tests May be Made: In case of doubt as to the accuracy of a meter, the consumer may request a test to be made by the Director of Public Works and if the meter is found to measure more than two percent (2%) incorrectly, no charge shall be made; and if an over-register of more

than two percent (2%) is found, a proportional deduction shall be made from the previous water bill. If said meter registers within two percent (2%) of accuracy, then all expense of testing shall be borne by the person making the request.

B. Entry Powers: The Director of Public Works or his designated employees in the City Water Department shall be allowed access at any reasonable time to the residences of all City water users for the purposes of checking the accuracy of the water meter located in the home.

7-5-4-6: READING METERS:

The Director of Public Works shall determine the amount of water usage by each individual customer of the City pursuant to any of the following methods to be selected by him in his absolute and sole discretion:

- A. An actual meter reading done by physical examination of the water meter or remote radio read, by employees of the City on a bi-monthly basis; or
- B. An estimated reading based on customer's usage. Estimates shall be based on the most recently ascertainable data on individual usage available to the Director of Public Works. In no event shall estimated water billings be made for more than three (3) consecutive billing periods in any one year.

7-5-4-7: SERVICE TO MULTI-FAMILY RESIDENTIAL BUILDINGS WITH ONLY A SINGLE METER OR SHUTOFF

- A. If water is furnished to a multi-family building through a single meter for the purpose of redistribution to the several customers, the water service connection charge shall be the charge for a single-family meter multiplied by the number of customers served.
- B. No new water service shall be provided by the City to a multi-family building unless each single-family dwelling unit has a separate meter and shutoff box. It is the expressed policy of the City to prevent the establishment of and to encourage the elimination of all multi-family buildings with only a single meter or shutoff box except as allowed in this section.
- C. Effective August 1, 2018, service to a multi-family building with a single meter or shutoff box shall be billed only in the name of the landlord/owner or his or her duly appointed agent until such water service is exclusive to each single-family dwelling unit with meter and shutoff box. Agents appointed to act for the landlord/owner must be identified and authorized in writing to the City by the landlord/owner. The landlord/owner may also be a person, partnership or corporate entity lawfully designated as being solely responsible for the payment of water service to the City.
- D. Whenever a disconnection is authorized for a multi-family building with a single meter or shutoff box, water service shall not be reconnected until a separate shutoff box and meter is installed for each single-family dwelling unit at the landlord/owner's expense."

7-5-5-1: WATER SERVICE RATES AND CHARGES:

A. Water Infrastructure Improvement And Maintenance Fee; Water Service Rates Established:

- 1. All water users shall be charged a water infrastructure improvement and maintenance fee of four dollars (\$4.00) per month through April 30, 2017.
- 2. Water service rates shall be as follows:
 - d. Effective May 1, 2017, the water rates shall be:
 - \$17.00 up to 350 cubic feet of usage
 - \$4.30 per 100 cubic feet of usage over 350 cubic feet
 - e. Effective May 1, 2018, the water rates shall be:
 - \$17.00 up to 350 cubic feet of usage
 - \$4.30 per 100 cubic feet of usage over 350 cubic feet
- 3. In determining the quantity used for billing purposes, one hundred (100) cubic feet shall include any fractional amount of cubic feet used.
- B. More Than One Water Customer Through A Single Meter: Each residential dwelling unit or individual commercial tenant unit will be charged for water as outlined in this section, regardless of the number of housing or commercial units that are served through a single meter.
- C. Users Outside City Limits:
 - 1. Water Line And Plant Maintenance Fee: From January 1, 1984, forward, a water line and plant maintenance fee shall be charged at the rate of six dollars and seventy cents (\$6.70) per month to be paid with each water bill, and upon the same terms, conditions and enforcements for each water service meter registration outside of the City; with said water line and plant maintenance fee being established herein by reason of the additional costs, which may vary from time to time, incurred by the City in maintaining and servicing a water delivery system not within its boundaries.
- D. Bulk Water Rates: Bulk water rates are \$50.00 per load.

7-5-5-2: BILLS FOR SERVICE; DELINQUENCIES:

A. Rendition Of Bills; Payment, First Notice: First notice bills for water furnished shall be mailed on or about January 1, March 1, May 1, July 1, September 1, and November 11 of each year, and all first notice bills and charges for water usage and other services are payable at the office of the Finance Director within 30 days of the date of mailing.

- B. Delinquent Bills, Second Notice: After 30 days from the mailing of the first bill and the bill not being paid a delinquent second notice bill shall be mailed. The delinquent second notice bill amount shall be ten percent (10%) greater than the first notice bill amount. The second notice bill shall be due ten (10) days from its date of mailing.
- C. Shut-off Of Water Service For Nonpayment; Turn-on Fee; Payment Plan: If a delinquent bill is not paid before its due date, the water service may be shut off from the premises, and shall not be turned on until all back charges are paid, together with a fifty dollar (\$50.00) fee for turning on the water when service is located within the City limits; said fee shall be fifty dollars (\$50.00) plus all back charges when service is located beyond the City limits; provided however, at the discretion of the City Finance Director, a water service customer may enter into a payment plan with the City in order to avoid water shutoff. In this event the customer pays a portion of the delinquent charges as determined by the City Finance Director, so long as all delinquent sums are paid in full within not more than eighteen (18) months, the City shall charge a ten (10%) percent penalty every two months on the past due balance. Nothing in this section shall obligate the City to enter into a payment plan with a water service customer.

7-5-5-3: RESPONSIBILITY OF WATER SERVICE CUSTOMER:

Water service accounts and charges shall be kept in the name of the owner of the property served, except as to property owned by the state of Illinois. Only such owner shall be recognized as the consumer, except where the tenant has the account in his/her name. When the account is in the name of the tenant, the owner of the premises served shall be held responsible for the payment of all water rentals and all other proper charges in connection with water services to said premises. Such payments shall be accepted from tenants if tendered by them, but accepting payments from tenants shall not subsequently relieve the owner of the premises from the responsibility of paying water rentals or other service charges when due or relieve the real estate from the lien hereinbefore provided. Any deposit made upon application for service shall be returned to consumer upon termination of service. If the bill for a building with multiple units and a single meter with one owner who pays the bill for all of the units is delinquent, the City may shut-off the entire building as provided in Section 7-5-4-7.

7-5-6: WATERWORKS REVENUE:

A. Duties Of Finance Director:

- 1. Monies To: All money due the water department from all purposes and sources, including the collection of water usage charges, shall be paid to the Finance director.
- 2. Custodian Of Funds: The Finance Director shall be custodian of the funds derived from income received from the waterworks system, and shall be bonded for the faithful discharge of his duties. The Finance Director shall maintain separate accounts as is necessary or required by law.
- B. Water Fund: All revenue derived from the sale of water as herein provided shall be kept separate and apart by the Finance Director from the other revenue of the City. Said money

shall be known as the water fund and shall be used for the maintenance, extension, improvement and operation of said waterworks, the retirement of waterworks bonds and certificates, and under no circumstances shall this revenue be diverted to any other purpose unless authorized by City Council at any time.

7-5-7: CHANGE OF RESIDENCE BY WATER SERVICE CUSTOMERS:

No person, either owner or tenant, who, in changing his residence from one location to any other location served by the water department, shall be given water service until any and all delinquent water usage fees which are charged against him at his former place of residence shall have been paid in full, and no water at the new location shall be turned on and, if so, the same shall be turned off until settlement of such delinquent water rental at the former location is made. A charge of fifty dollars (\$50.00) for turning on water and renewing service shall be made, in addition to the payment of the delinquent water usage or charges.

7-5-8: WATER SHUTOFFS AND TURNONS:

A. Authority To Shut-Off Water; Non-liability: The City shall not be held responsible by reason of the breaking of any service pipe or apparatus, or for failure to supply water. The City, when necessary, without notice, may shut the water off in its mains for the purpose of making repairs or extensions or for other purposes. The City shall not be liable by reason of the breakage of any service pipe or service cock, or from other damage that may result from the shutting off of water for repairing, laying or relaying mains, hydrants or other connections.

B. Requests For Water Shut-off And Turn-on:

- 1. Water Shut-off: Owners or consumers when they pay for water service desiring to discontinue the use of water shall give notice thereof, in writing, to the Director of Public Works, or his designee, who shall then cause the water to be turned off. Water usage or charges for services shall continue until such notice is given.
- 2. Water Turn-on: In turning on water, the City shall not be responsible for any damage that may occur by reason of improper fixtures, open or improper connections, or for any other causes.

7-5-9: PROHIBITED ACTS AND CONDITIONS:

- A. Electrical Grounding To Water System: It shall be unlawful for any person to ground an electrical system to the water supply system.
- B. It shall be the duty of all consumers of city water at any and all times to exercise due diligence to prevent waste of the water supply and to this end shall stop any leaks on their premises. The city water supply will be shut off from any and all premises until such violation of this rule is corrected.

C. Use Of Ground Water Prohibited:

1. Prohibited: The use or attempt to use as a water supply, ground water from within the corporate limits of the United City of Yorkville by the installation or drilling of wells or by any other method is hereby prohibited within the City.

2. Reserved

3. Definitions:

PERSON: Any individual, partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representative, agents, or assigns.

POTABLE WATER: Any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

- 4. Memorandum Of Understanding: The Mayor of the United City of Yorkville is hereby authorized and directed to enter into a memorandum of understanding with the Illinois environmental protection agency ("Illinois EPA") in which the United City of Yorkville assumes responsibility for tracking the remediation sites, notifying the Illinois EPA of changes to the ordinances, and taking certain precautions when siting public potable water supply wells.
- 5. Resale of Water Prohibited: No water shall be resold or distributed by the recipient thereof from the City supply to any premises at a rate other than that charged by the City. A person who resells water from the City supply shall not add any additional costs or charges to the rate charged by the City, other than any applicable administrative fee. The billing statement shall include any applicable administrative fee as a separate line item on the bill. The line item for the administrative fee shall also include the name of the entity that is charging the fee. Any billing statement for water resale shall solely be in the name of the reseller or his or her assigns. The billing statement shall not include any references to the City or the City's logo.

Damage to or Tampering with System: It is unlawful for any person not authorized by the Director of Public Works to tamper with, alter, or injure any part of the City's waterworks or supply system or any meter.

7-5-10: REGULATIONS FOR DEVELOPERS:

A. Public Water Supply for Subdivisions: No subdivision of land in the corporate limits shall be approved by the City Council unless the lots therein are provided with adequate water connections with the City water system. Water connections and City water main extensions, if necessary in order to connect to the City water system, shall be at the subdivider's expense but under the direct supervision and control of the Director of Public Works. Prior to the time said extension is undertaken, the subdividers shall pay the cost of said extension. Upon completion, any extension shall be dedicated to the City and become property of the City who shall then assume full responsibility for maintenance and repairs of the same.

- B. Water System Improvements:
 - The standards and specifications from Title 11, subdivision control ordinance, of this Code shall be used for contiguity and construction.
 - 1. Where improvements and extensions to the water distribution system are required in order to serve the needs of a development, the developer shall bear all costs of the water main installation.
 - 2. Prior to proceeding with construction, the developer shall prepare and submit plans and specifications to all governmental agencies as required by law for permits or approvals. The contractor shall also submit plans and specifications to the Director of Public Works and shall obtain written approval and a permit before proceeding with construction. The following requirements shall be met:
 - a. Plans and specifications submitted shall bear the seal of a current registered Professional Engineer.
 - b. Water mains shall be not less than eight inches (8") in diameter.
 - c. Fire hydrants shall be set at each intersection and at intervals not to exceed four hundred feet (400') (whichever results in closer spacing).
 - d. All future water mains shall be constructed of ductile iron. Ductile iron valves and appurtenances shall be used whenever possible; however, the Director of Public Works may, at his discretion, allow the use of cast iron valves and other cast iron appurtenances to the actual water pipe upon his written consent to the installer.
 - e. Water mains shall be buried such that finished grade will provide not less than five and one-half feet $(5^1/2')$ of cover and not greater than eight and one-half feet $(8^1/2')$ of cover over the main.
 - f. All water main extensions shall be designed, installed and tested in accordance with the most current edition of the "Standard Specifications for Water and Sewer Main Construction in Illinois".
 - g. The contractor shall pay all expenses incurred by the City to provide field inspections and approval of water mains before, during and after construction. At the sole option of the City, the following procedures shall be followed:
 - (1) Complete field inspection by the Director of Public Works or his agent, with free advice and consulting on the project by the design engineer;
 - (2) Complete field inspection by the design engineer for the developer with periodic field checking by the Director of Public Works or his agent;

- (3) Complete field inspection by the design engineer for the developer. If the City selects this option, there shall be submitted to the City a sworn statement carrying the design engineer's signature and seal stating that the water system was installed in strict accordance with the plans and specifications as approved, except as shown in the as-built drawings.
- h. Mylar or cloth reproducible drawings shall be submitted to the City after construction showing the system as-built.

C. Installation of Oversize Mains:

- 1. Notice Requiring Oversized Mains; Compliance:
 - a. When, in any subdivision now within the City or within one and one-half (1¹/₂) miles of the City limits which normally would require an eight inch (8") size water main but which, for the purpose of complying with the plan of development of the City's water system to provide an adequate water supply, not only to the particular subdivision but also to subdivisions which in the future may become a part of the City, and where the City Engineer and Director of Public Works have determined that water mains of a larger diameter than eight inches (8") and the size thereof, shall be installed, then the City Engineer or the Director of Public Works shall inform the subdividers, builders and developers of the subdivision by a written notice of that fact and require them to install such oversized water mains and at the same time, in said notice, inform them of the size to be installed.
 - b. Upon being notified as provided for in this subsection, no subdivider, builder or developer shall install any water main in such subdivision of any size other than that specified to him by the aforesaid notice.
- 2. Costs: At such time as the installation of said oversized water main pipe shall have been completed in accordance with the plans and specifications submitted to the City for such installation, and also in accordance with the notice specified in this subsection, and all such installations shall have been inspected and approved by the City as provided for by ordinance of the City, then the City will pay any such subdivider, builder or developer who has installed oversized water main pipe as above provided or approve a recapture ordinance, the difference of the cost at current prices, as of the time of said installation, between the eight inch (8") main pipe which was originally planned to be used and the cost of the oversized pipe which the City directed to be used.

7-5-12: PRIVATE SPRINKLER AND FIRE PROTECTION SYSTEMS:

Private sprinkler and fire protection water systems may be connected with the City water mains subject to the following provisions and regulations and provided the applicant is a consumer taking water supply for other uses from the City at regular rates for such uses:

A. Application for Service; Approval: Whenever sprinkler or fire protection services are desired, application shall be made for the privilege of installing such service, which application shall include complete specifications, adherence to the current City Codes and plans of the installation

contemplated. If said application is approved by the City Council, the applicant shall enter into an agreement with the City for connection to City mains, subject to the provisions of this Chapter.

B. Inspection of System:

- 1. City water will be turned into any sprinkler or fire protection system only when such installation shall have been subjected to and passed such inspection and pressure tests as may be required by the Director of Public Works. All pipes in connection with such system shall be left exposed until such tests have been made and the system approved. No cross-connections between private water supplies and services connected to City mains shall be permitted.
- 2. Any and all premises connected to City water mains for sprinkler or fire protection services shall be subject to inspection by the Director of Public Works at any time for count and conformity to the City regulations.

7-5-13: WATER CUSTOMER CONTRACTUAL AGREEMENT:

The rules and regulations as set forth in this chapter shall be considered a part of the contract of every person who takes water supplied by the City through the City Waterworks. Every such person who takes water shall be considered as having expressly agreed to be bound by the provisions of this chapter upon his acceptance of water service from the City.

7-5-14: Reserved

7-5-15: WATER CONSERVATION REGULATIONS:

A. Definitions: The following words and phrases when used in this section shall, for the purpose of this section, have the following meanings:

CITY: The United City of Yorkville.

DRIP IRRIGATION SYSTEM: A soaking hose that when in use does not result in an actual dissipation of water.

DRIP LINE: Pertaining to a tree or shrub, the ground area immediately beneath the branches of the tree or shrub.

LANDSCAPE/LANDSCAPING: Sod and seeded turf lawns, gardens, trees, shrubs, and other living plants.

PERMITTED HOURS OF WATER USE: A time period between five o'clock (5:00) A.M. and nine o'clock (9:00) A.M., and between nine o'clock (9:00) P.M. and twelve o'clock (12:00) midnight, each day.

PERSON: Any individual, firm, partnership, association, corporation, company, organization, or entity of any kind.

WATER: The water provided by and obtained by a person from the City water supply and distribution system.

B. Application:

- 1. The provisions of this section shall apply to all persons using water, and to all properties within the City or unincorporated areas which are connected to the City's water supply and distribution system, regardless of whether any person using the water has a contract for service with the City.
- 2. The provisions of this section shall apply annually from May 1 through September 30, subject to any modifications thereof, including application of these or other regulations during this or any other time, by an emergency proclamation issued pursuant to subsection C of this section.

C. Restricted Hours And Days For Specified Uses:

- 1. Water may be used for landscape watering or the filling of swimming pools only as follows:
 - a. All properties with even numbered street numbers (i.e., numbers ending in 0, 2, 4, 6 or 8) may use water for landscape watering or for pool filling, only on even numbered calendar dates during permitted hours of water use.
 - c. All properties with odd numbered street numbers (i.e., numbers ending in 1, 3, 5, 7, and 9) may use water for landscape watering or for pool filling only on odd numbered calendar dates during permitted hours of water use.
 - d. There shall be no restrictions as to hours or days when water may be used for any of the following:
 - (1) Landscape watering or sprinkling where such watering or sprinkling is done by a person using a handheld watering device;
 - (2) Filling swimming pools with a volume of fifty (50) gallons or less;
 - (3) The automatic watering of trees and shrubs by means of automatic root feed or drip irrigation systems within the drip line of the tree or shrub; or
 - (4) Vehicle and equipment washing; or
 - (5) Any other lawful use of water such as bathing, clothes washing, and other normal household uses not otherwise specifically restricted by the provisions of this section.
- D. Restrictions For Sod Laying And Lawn Seeding For New Lawns: Notwithstanding the provisions of subsection C of this section, the following special regulations shall apply:
 - 1. Sod laying, lawn seeding, and the planting of other landscaping for the establishment of a new lawn or new landscaping is prohibited from July 1 through August 31 each year

unless the source of watering for said sod, lawn seeding and/or planting of landscaping is derived from a private well, imported water source or means other than any municipal water source.

- 2. From May 1 through June 30 and from September 1 through September 30, water may be used on new lawns (sod or seed), only as follows:
 - a. Prior to sod laying or lawn seeding, a sod watering permit shall be obtained from the Director of Public Works.
 - b. On the day new sod or seed has been placed on a property, a person may use an automatic sprinkling device to apply water to the sod or seed for a total period of time not to exceed eight (8) hours.
 - c. For the next nine (9) days thereafter, a person may apply water to said sod or seed each day during permitted hours of water use.
 - d. Following the first ten (10) days after the sod or seed is placed, the provisions of subsection C of this section shall apply.
- 3. Prior to the execution of any real estate contract for the sale of newly constructed property, the builder or owner of such new construction shall:
 - a. Inform prospective purchasers of the restrictions upon the installation of new lawns set forth in this section;
 - b. Attach a copy of these regulations to the contract; and
 - d. Obtain the signature of the purchaser(s) on a statement that he/she or they has /have been informed of the new lawn installation restrictions set forth in this section.
- 4. The applicant for a certificate of occupancy for any newly constructed property shall submit as a part of his application, and as a condition of issuance of such certificate, a copy of said signed statement. When an application for certificate of occupancy is submitted prior to sale of the property, and the future occupant is unknown, the applicant shall submit his signed statement that he shall comply with the requirements of this section at the time the real estate contract is executed.
- E. Waste Of Water Prohibited: No person shall allow a continuous stream of water to run off into any gutter, ditch, drain, or street inlet while using water for restricted purposes during the permitted hours of water use.
- F. Exceptions: The provisions of this section shall not apply to any commercial or industrial entity for which use of water is necessary to continue normal business operations, or to maintain stock or inventory. Provided, however, this exception shall not apply to any and all uses of water not essential to normal business operations or maintenance of inventory or stock, and specifically shall not apply to landscape watering or pool filling.

- G. Bulk Water Rates: Bulk water rates shall be increased to three (3) times the nonresident water rate during the time described in subsection B of this section.
- H. Hydrant Use Prohibited: Hydrants connected to the City water supply and distribution system for the purpose of providing water for firefighting purposes shall not be opened by any person, other than authorized City or Fire District personnel, except for the purpose of fighting a fire.

I. Emergency Proclamation:

- 1. Whenever the water supply of the City is diminished from any cause, including, but not limited to, prolonged dry period, increased water demand, equipment failure, or water quality concerns, to an amount which in the opinion of the City Engineer or Director of Public Works is or is likely to become dangerous to the health and safety of the public, the City Mayor is hereby authorized and empowered to issue an emergency proclamation specifying different or additional regulations on the use of water.
- 2. Such regulations may provide for limitations on the usage of water, limitations on days and hours of use of water for some or all purposes, and the prohibition of specified uses of water.
- 3. Upon issuing such proclamation, the Mayor shall make the contents thereof known to the public by posting a copy at the City Hall, and by news release to local newspapers and radio media, and may also endeavor to notify the City residents and other persons in any other practical manner that he or she shall devise. Further, the City Mayor shall immediately deliver notice of such proclamation, and the regulations that have been imposed by such proclamation, to all members of the City Council.
- 4. The emergency proclamation of the Mayor, and the regulations imposed thereby, shall remain in full force and effect until any one of the following shall first occur:

 a. The Mayor determines that the emergency no longer exists and that the emergency proclamation, and the regulations imposed thereby, shall no longer continue in effect.
 - b. The City Council modifies or repeals the emergency proclamation, and the regulations imposed thereby, by means of an ordinance enacted at any regular or special meeting of the City Council.
 - c. The first regular meeting of the City Council occurring more than thirty (30) days after the date of the emergency proclamation of the Mayor.
- 5. Any City employee or officer may, at the direction of the City Mayor, notify and warn any person of the effect of said emergency proclamation and direct said person to comply with said watering or sprinkling restrictions. If any said person, after having first been warned about said restrictions of the emergency proclamation, fails to comply with the water restrictions, the person shall be deemed to be in violation of this section.
- J. Restriction On Permanent Landscape Watering Systems Of Nonresidential Properties:

- 1. This subsection J shall apply only to nonresidential properties, and common and/or open space areas of residential developments.
- 2. For this subsection J, a "permanent landscape watering system" shall be defined as any system of pipes, sprinkler heads or similar devices installed underground to be used to provide landscape watering.
- 3. Landscape watering upon nonresidential properties shall be limited as follows:
 - a. For properties with one building, a total area within the property not to exceed one acre may be watered by a permanent landscape watering system using the City's potable water. This area shall be measured by the amount of impervious surface on the property including all landscaped areas, lawn areas and green space regardless of the size of the area initially planned to be irrigated.
 - b. For properties with more than one building, a total area within the property not to exceed three (3) acres may be watered by a permanent landscape watering system using the City's potable water. This area shall be measured by the amount of impervious surface on the property including all landscaped areas, lawn areas and green space regardless of the size of the area initially planned to be irrigated.
 - c. For the common space and/or open space of a primarily residential development, no permanent landscape watering system shall be allowed using the City's potable water.
 - d. All permanent landscape watering systems permitted to use the City's potable water shall be metered the same as domestic water service. No special meters will be permitted.
- 4. The total area to be watered shall be measured as the area within reach of any permanent device used to water landscape including, but not limited to, sprinkler heads, hoses, trenches or similar devices to water landscape.

7-5-16: INSPECTION; AUDIT; APPEAL:

- A. Right Of Access; Use Inspection: The United City of Yorkville and its employees and the Illinois environmental protection agency shall have ready access at all reasonable times to the premises, places or buildings where water service is supplied for the purpose of inspecting, examining and testing the consumption, use and flow of water, and it shall be unlawful for any person to interfere with, prevent or obstruct the United City of Yorkville or its duly authorized agent or the Illinois environmental protection agency in its duties hereunder. Every user of the system shall take the same upon the conditions prescribed in this section.
- B. Powers And Authority Of Inspectors:
 - 1. The Director of Public Works and other duly authorized employees of the United City of Yorkville and the Illinois Environmental Protection Agency, bearing proper credentials and identification shall be permitted to enter all properties for the purposes of inspection,

observation, measurement, sampling, and testing in accordance with the provisions of this section. The United City of Yorkville or its representative shall have no authority to inquire into any processes, including metallurgical, chemical, oil refining, ceramic, paper, or other industries beyond that point having a direct bearing on the kind and source of discharge to the sewers or waterway or facilities for waste treatment.

- 2. While performing the necessary work on private properties referred to above the director of public works or duly authorized employees of the United City of Yorkville and the Illinois environmental protection agency shall observe all safety rules applicable to the premises established by the property owner or its agent, and the property owner or its agent shall be held harmless for injury or death to the United City of Yorkville employees, and the United City of Yorkville shall indemnify the company against liability claims and demands for personal injury or property damage asserted against the property owner and growing out of the gauging and sampling operation, except as such may be caused by negligence or failure of the property owner or its agent to maintain conditions as required in this chapter.
- 3. The Director of Public Works and other duly authorized employees of the United City of Yorkville bearing proper credentials and identification shall be permitted to enter all private properties through which the United City of Yorkville holds a duly negotiated easement for the purposes of, but not limited to, inspection, observation, measurement, sampling, repair, and maintenance of any portion of the waterworks lying within said easement. All entry and subsequent work, if any, on said easement, shall be done in full accordance with the terms of the duly negotiated easement pertaining to the private property involved.
- C. Access To Records: The IEPA or its authorized representative shall have access to any books, documents, papers and records of the United City of Yorkville, which are applicable to the water system, of user charges for the purpose of making audit, examination, excerpts and transcriptions thereof to ensure compliance with the terms of any loan obtained from the IEPA under its Public Water Supply (PWS) loan program.
- D. Annual Review Of Charges: The adequacy of the water service charge shall be reviewed, not less often than annually, by certified public accountants for the United City of Yorkville in their annual audit report. The water service charge shall be revised periodically to reflect a change in the local capital costs or overhead, maintenance and repair costs.
- E. Appeals: Users shall be provided the method for computing rates and service charges within fourteen (14) days of written request. City shall make best efforts to remedy any disagreement with the method used or the computations made within thirty (30) days of a formal written appeal outlining the discrepancies."

Section 2: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of	f the United City of Y	orkville, Kendall County, Illi	nois this
day of	, 2017.		
		CITY CLER	K
CARLO COLOSIMO		KEN KOCH	
JACKIE MILSCHEWSKI		ARDEN JOE PLOCHER	
CHRIS FUNKHOUSER		JOEL FRIEDERS	
SEAVER TARULIS		ALEX HERNANDEZ	
Approved by me, as Mayor day of	•	of Yorkville, Kendall Cou	nty, Illinois, this
		MAYOR	



Reviewed By:	
Legal Finance	
Engineer	
City Administrator	

Human Resources Community Development Police Public Works

Agenda Item Number	
Old Business #2	
Tracking Number	
PW 2014-74	

Agenda Item Summary Memo

Title: Railroad Quiet Z	iones	
Meeting and Date: Pul	olic Works Committee –	October 17, 2017
Synopsis: See attached	l memo.	
Council Action Previo	usly Taken:	
Date of Action: N/A	Action Tak	en:
Item Number:		
Type of Vote Required	l: <u>N/A</u>	
Council Action Reque	sted: Direction	
Submitted by:	Bart Olson	Administration
	Name	Department
	Agenda It	em Notes:



Memorandum

To: Public Works Committee From: Bart Olson, City Administrator

CC:

Date: October 12, 2017 Subject: Railroad Quiet Zones

Summary

Discussion of railroad quiet zones.

Background

This item was last discussed at the January 2017 Public Works Committee meeting. At that meeting, the Committee reviewed the attached materials and chose not to move forward with the Quiet Zone engineering agreement.

This agenda item was requested by Alderman Plocher.

Recommendation

Staff requests direction from the committee on the topic.

Petition Signatures for a Railroad Quiet Zone Study

Location	Ward	Quartity
River's Edge	2	147
White Oak	2	92
Other areas	1,2+3	20
Other areas in the City of Yorkville		

Total

259

Printed Name	Signature	Address	Comment	Date
FRED Dusell	Fred Dy Sell	478 KELLY AVE, YORKVILLE, IL	NO PROBLEM W/TRAINS-JUST NOISE	6-6-17
Mary Duseil	Many a sell	478 Kelly Ave. Yorkville	, , , , , , , , , , , , , , , , , , ,	6-6-17
BRIAN DUSEN	13-125U	478 Belly Ave Yapkville		6-7-17
DENNIS O'M-11/9	DO Mally //	432 Kelin Are Tomle		6-8-17
GEN Pooles		487 Nelly Ave-		6-8-17
JANICE Rock	Can Pode	487 Nolly AVE.		6-8-17
Willie Carter	Widele at	482 Pollar Dr		6-8-17
LOLANIA ADAMO		451 Jaelly Ave		6-8-17
bevole ADAMITYER	Morale Older of	445 Keller He		6-8-17
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ROBERT TRAMY	Test	-631 WINDETT RIDER	TRAIN WHISTLE NOISE	6-14-1
BETTY TRACY	Betty G. Twey	631 Windett Ridge		
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I HIV X HETNIY	for Kelenio	13X6 CORAL REPROCT	TEHINDOCE	6-14-17
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fason Owens	# - C	531 Recharge LN Yorkulle		6-14-17
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Carol A. Hirsch	Carol a Tirsel	649 White Gais Way	# of trains increasing, water	6-11-17
ART WILLIAMS	attuilliams	209 SPRUCE CT		6-11-17
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ROB STRIETER	& Shuh	653 plkite Och Way	hot ressecary at 2 am!	6/12/17
DIANE STRIETER	DATE	653 White Oak Way	11 11 11	6/12/19
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Michael Ganga	Middle K. Julian	056 Unite Class likey	Toomany trainst	6/17/17
Margaret Garage	Margar Ellons	656 White Ook Way	Toomuch noise!	6-17-17
Thomas Birtan		660 white Oak Way		6-26-17
Denham Lizzib	00000	660 white oak way	too much noise at night	6-26-15
Dana Lill	Dana Hill	661 White Oak Way	too loud all the time	6-76-17
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Printed Name	Signature // , //	Address	Comment	Date
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Brenda C. Grahn	Bunda Carel	655 White Oak Way	Long overdue	6-11-17
Rick Greeken	Rech/h/k	655 White Oak Way		
Mike Pfeiffer	Bylu Helf	657 White Onkiday	Way More + rains	6-11-17
Carol Pteiffer	Cawl Bee	657 White Oak Way		6-11-17
Edward Kettley 91.	me	663 White Oak		6-11-17
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Jeff TKachul		1753 Fip Court Workville	, , , , , , , , , , , , , , , , , , , ,	6/16/7
	D'Masica Daniel		//e	6/16/17
	-> Carulyn Vaughan	762 Fir or yorkever		6/16/17
Derrick Vaughan	Derrick Yough	762 Fir Ch Yorkould		6/16/17
Vin Vaggar	Sin Vaza	767 Fu Ct Gorkville		
KATTR 1 Philipphia				6/16/17
Erick Johnson	Epill John	748 First Tankville		6/16/17
Harry Litchtich	Harland	Col3aht Oftary		6/16/17
Naky Paky	Hong Hahr	619 White Oak Way York O	1/10	6/17/17
Luci Shapland	I'm Head	617 certite Of Klase	Morkielle	6/17/17
THOMAS SHAPLAN		610 White BAK WAY VE	Phylle	6/17/17
7 100 00 00	Lisa Welz	412 Norway Cir. Yorki	le	6/7/17
Ranewer	Katal Welve	412 Norway Grae Yorkville		6/17/17
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WAYNE MARTINI	Wagne Martin	428 NORWAY CR YOULVIE		6/12/17
BILL KEUSENSON	Fall list of	464 NORWAY OR YOUNKE		6-17-17
Judy Miller	Had halle	Ceal White Oak Way		6-19-17
Jim HUGGINS	I'm Ness	630 White Oak way!		16-19-17
	100			

Printed Name	Signature	Address	Comment	Date
H. DONALD PETERSON	Juderest Kn	605 RIVER BINCH DRIVE		6/10/17
DONNA PETERSM	A dani teleson	((6/12/17
Borbona E Sprain		609 River Birch Dr.		6/12/17
Thomas Asprair	Ilma a fain	609		6/12/17
Carolyn Owen	Carolyn Quen	413 Rever Birch Nr.		6/12/17
	Dranda Kemmel	617 River Birch DA		6/12/17
LESLIE KIMMEL		6/7 RIVER BIRCH DR.		6/12/17
Magreary Station	Marabret to Hon	607 River Birch Dr.		6/12/17
glasset yesten	Hur Cen	607 RIVER BIRCE Dr		6/14/17
WILLIOM Schoeffer	William Schoopper	611 River Bisch Dr.		6-15-17

The noise of the trains over the past few years have increased to the point of a nuisance. We understand that the train must pass by, has a schedule to keep, and are required by law to use the horn at crossing until a Quiet Zone can be established. We are asking the City Council to do a study to establish a Quiet Zone, come up with a solid timeline of when a Quiet Zone can be established in residential areas, and then throughout the entire City.

Printed Name	Signature	Address	Comment	Date
Ardon Plocher	1100	107 E mostinator 11	Aldermen ward 2	6-2-17
EDREDING 1	Esteding	491 POPLAN DA YONWILLE	ABOUT TIME	6-5-17
Bonnie Reding	Donne Kedling	491 toplar Dr. Yorkville	4 4-	6/5/17
Darrell King	Danill King O	485 Poplar Dr. Yorkville	a quality of life issue.	6-5-17
Rose King	Rose King of	485 Poplar Dr. Yorkville	Horn is excessive funhecessarily lou	06-5-17
MATT DUFFEY	M Del	479 POPLAR DE YORKHILLE	Poisy	6-5-17
nelissa Duttel	Milisia Busher	479 Poplar Dr. Yorkille	TOO LOUD-	6-5-1
Jon Standaert	Jon 5 tandart	467 Poplar Dr (Yorkville	Unnellegar	6-5-19
Lisa Standary +	Josa Standaut	467 Poplar Dr Goverille	too land for too long	6-5-17
hancy placeso	nancy Larson	453 Poplar Dr Yorkuille	11 11 11 11	6-6-17
Elia Ribert	Elisa Richard,	THUS DIENY WILL	e Yes, very Noisy	6-6-17
JOSRF Ricker	Tirel Richert	1443 Polan Dn. Tonkul		6-6-17
Paul Nottke	Pallaho	431 Poplar Dr Yorkville	Very lateatnisht	le-6-17
JOANNE NOTTKE	Jeanne Notake	431 Poplar Dr. yorkville	Boud & Lingering espec. AM	6-6-17
PAUL HERMAN	Han Henne	349 POPLAR DR YORKUL	E fight & Heler mong	6/6/17
HELGA HERMAN	Thelian Herman	349 POPLAR DR YORKVILL	F 011 -11 11	6/6/11
DAUWALDER	Bally & Rowalder	333 paplar Dr		6/6/17
STEVE CORCORAN	ATTI	311 POPLAR DR	TOO LOAUD TO MUCH	6/6/17
Durah Connell	Mural of (mall)	BII Direiar Or.	Excess Noiselete Dred	6/6/17
tinkeen	Ken Keys	473 Poplar Dr. UU.	So loud it wakes us up every high	+ 6/6/
KATHY KELSO	Kathe Kelso	473 Poplar Dine	LOT MORE TRAINS	6/6/4
	7		THAN THERE USED	

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Printed Name	Signature	Address	Comment	Date
Kristin Wiesbrook	To della	389 POPLAR DR VORKVILLE	unessagging Horns	6-8-14
Alan Wiesbrook	Alle hearts	389 Paper Or. Vorkville	Too many Trainshorns	6.8.17
TOM STONEBERG	Tom Stemling	361 POPLAR DR. YOR KHILLE	CNESSARY HORNS	6-8-17
MARIANUESTONEE	BERG Warran Ot mlu	361 POPLAR YORKUI	le Too LOUD	6-8-17
SUSAN FERGERSTRO	M Susan Lengestro		ILLE LOUD FOFTEN	6-8-17
Joshua Wayne	Goldhere U	444 Poplar Dr. Yorkville	Top much horn	6-14-17
Jamie Wayne	Common viene	444 Poplar Dr. Yorkville	TOO loud + excessive # of times	10-14-17
EUGENE MORITIC	Eigne Moritic	396 POPCAR PR, fork.	TOO LOAD	6-14-19
SUE BROOKINS	Susan Brooking	456 POPLAR DR	Sometimes too buil	6-14-17
BILL BROOKINS	time Broken	452 POPLAR DR	night time engineer spers	6-14-17
Tracy Allen	Jacoble	559 Poplar Dr.	10ud E, excessive	6/16/17
Nick! Hogue		559 Poplar Di	loud 2 exessive Him	6/17/17
PATRICK MALONE	A MICHINIA	503 KELLY AVE YORKUILLE		6/21/2017
John Chapman	falle	506 Kell x hive Yorkirk	WaxTooMUCK	6/21/17
Flathony Steven		509 Kelly Ane, Yorkwille	To Much horns	6/21/17
Kristen smith	Cush Smith	509 reily are yorkville	very loud	6/21/17
Note Douglas	nathrive Daylor	527 Kelly Are Koshville	very Lond	6/21/61
Robin Oudyn	Con death		exective # of times, Extremely	
Corey Downen	Cary Dayson	563 Rely AvelorWile	excessive notise	06/21/17
yenet willing	Control of the state of the sta	586 Kelly Lue Yorkylle	Exercise Warner	6/23/17
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Sandra Small	Sandra Small	221 Windham Circle		6-23-17
Larry D. Small	Fany Dome	221 Windham Circle		5-23-17
Damen Bakel	Drumb Ram	410 Poplar Dr.		6-23-17
Melissa Bakel	Malina John	410 Ander Hr.		(0-23-17
MIKE Maria Ese	Vill blow	388 POPLAR DR.		8-7-17
BERK MORGANEGE	Beely Money	388 POPLAR DR.		8-7-17
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Lahnine Magzzini	Deanning Magazin	948 Shry Creek Lane York	e	8/17/2
Dale Boston		967 Stony Creek Lane Vor	Kville	8/17/20
Kruen Bostn	KAREN BUSTON	967 Story Creek Sale 9	Josephiele	8-17-17
CHARLES PAPE	Claud Class	936 Stony Creek In York.	ill	8/17/-17
GEORGE FROST	Spotost	912 STONY CRAEK IN	Yorko, UR	d17-67
JEGE 15051	The state of the s	7/2 STENVICESEKLN	VORKVILLE	8-17-1
Sandy Aulis	Soldly July	906 Story CIPPACIA.	Xountle	8-17-17
Ley Bedill	Loy A Bidell	921 Stony Ck La	VIIILE	8-17-17
Adose CAMPLEST	I se tambe	911 Stony CF LA	Your Ville	8/17-18
Debra Campbell	Dela Campbell	924 Stony Cr. Lu	Vakulle	8/17/17
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Lasrence Barron	Jan Ban	249 Winghow Cir	No Horni,	6-5-17
Michelle Barron	Michelle Bana	249 WindhanCir	No Horn,	6-5-17
MollyRurke	Molly BUNGO	279 Windham Cir	No Horm!	11-5-17
JIM Patter	Na)als	279 WINDHAM CIO	Later Hight Horrs!	6-5-17
MIXEKELESSA	The state of the s	at whist there is	NO HERN	6-5-17
Hmy Hines	Buy Ellies	395 Windham GR	No Horn	(9-5-)7
JAKE MAKI		225 WINDHAM CIR	No Horn	6-5-17
Emily Kasprzyx		208 Windham cir	No Horn	6-5-17
John Schwartz	In Shart	336 Poplar Dr	No Itoran	6-5-17
CINDY LUCK	They dund	352 Poplar br	No HIRM	6-5-17
BRIAN LUCCA	But &	352 POP/AR DE	No Hoen	6-5-17
	Williantsamer	382 POPLAR Dr	NG HORNS	6-5-17
DEBRAKRAMER		382 POPLAR Dr	NO HORNS	6547
JAMES LAFOILETTE	1// 5/ /////	371 Tylor Orusic CT	No Hoen	6-8-17
Great Frantelo		367 Tyle Cock Cf	HOMEN ULMERESSERY	6-5-17
DANIEL NOWAK		368 TYLER CREEK C+	NOW 15 Ardundos	6-5-19
Mary Nowak		368 Tyler Creek Ct	No horn	6-5-17
Doughs K-Some		937 Stony Snew Cn	No Hone	2/5/17
SUDY SOMERLOT	housesneedst	937 Story Creek In	no horn	06-05-17
(put Bre	John Bre	331 Windham a	no form	6-5-17
JAMES F BOK	James 7. Box	231 Windhay It.	No Horn	6/5/17

Printed Name	Signature	Address	Comment	Date
Linda Marshall	Linda & Marshall	366 Por Dan DR		6-25-17

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ROBIN LONGNECKER	Kobin honomecker	11090 RIVER ROAD		6/19/17
CARL LONGIECIEN	March	11090 Riven RA.		WAIA
Mark Machnick	ATTAlin	704E Spring st		6/20/17
Christine Machinic		704 & Spring St 17 Sungel St		6/20/19
Thomas Ispacs	Tarl			6-21-17
1851ca Jott	Jessen for	1163 Crdy Ct		16/21/17
MICHAELJET	74000	1163 Cody C		6/21/17
Sarah Lukauski	Sul Heleli	1142 Clearwater Dr		6/22/17
Stephen Riedel	Ata Think	1142 Clearwater Dr.		6/22/17
WATHER JOHN	Many allow	1/22 (Gladetal Sale		61-1
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Jessia lavery	Cosum Haveur	308 Windham		10/23
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Brooks Roberton.	Bank by 1th	528 Ralpore Ln.		6/14/1
Celmy Kexzkersty	Chy Rizberdu	701 Levistis St.		16/16/17
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are Burner	Aprilie Backause	548 Roll Kome Las		6125
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Donald Culks	Donald Circle Se	12 RulnuseLn		4/25
Kirk Anderson	Agri arger A	584 Reshorse Ln		6/25
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Mike Vester	garly !	597 Red has Ct		6/25
Dana Jones	Dava Joses	587 Redhorse Cx.		6/25
Nora Kammer	Mora Kammer	462 Kelly Are		6/25
Foic Von hoff	Eilorboff	457 Kelly/ Ave		9/20
CATHY VONHOFF	Cathy Vorlogt	957 KBLY AVE		8/20
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PUSSELLWILDMAN	Keyself Linduran	394 WWOHANCIR		6517
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Jeannet HART Linda Geiser	France L. Hart	11 (1		6/5/17
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case, Crackel	CAXO	371 Windham Wille 323 WINDHAM CINESS		6-21-17
GREG ADAMS	Drangellifing	323 WINDHAM CINCK		6-21/11
JERRY CRUANSIA	gens culs	303 WIMMIAMIN CIRCLE		6/21/17
An Rench	(and breeze	297 Windham Cir		Maili7
Jave Rench	Jane Roveh	297 windhow Cir		10/21/17
Ann Bravel	lel/L	34 Wayburh ar		1/26/17
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Hiel Geiser	Helber	352 Windham Cir.		
			WAS CRANKED TO THE CONTRACT OF	



Memorandum

To: Public Works Committee From: Bart Olson, City Administrator

CC:

Date: January 12, 2017 Subject: Railroad Quiet Zones

Summary

Consideration of approval of quiet zone engineering contracts.

Background

This item was last discussed at the December Public Works Committee meeting. The materials from that meeting are attached. At that meeting, the committee asked for records of railroad and train horn complaints for the past few years. Staff has attached a few hundred pages of emails from residents, survey responses, facebook posts, and other related information submitted by residents. Due to the timeframe of the search and the breadth of applicable emails, I have not completed my search of emailed complaints. I had some mail archiver and computer issues this week and so I was only able to compile emails from one search of the archiver system. As I am able to complete the search, we will issue a supplemental packet of emails.

I have spoken with one resident of the White Oak subdivision who indicated a dozen or so residents would be present at the meeting to discuss their experiences. This same group has circulated a petition, which was forwarded to the City Council last week.

Erin Willrett has also drafted a memo briefly outlining the steps taken by a few entities which have recently implemented quiet zones, and a map of quiet zones on the BNSF and Union Pacific lines. We have not yet identified an entity that has gone through the process of closing entire crossings and received state funds for doing so.

Recommendation

Staff still recommends approval of the engineering contracts, but is requesting discussion on the matter.



Memorandum

To: City Council

From: Bart Olson, City Administrator

CC:

Date: December 15, 2016

Subject: Quiet Zone Proposal for Consulting Engineering Services for

both BNSF and IR Rail Lines

Summary

Discussion of the agreement for professional services for the proposed Quiet Zone at the BNSF and IR rail lines.

Background

The City discussed the process of Quiet Zone creation in June, 2015. At that time Council did not move ahead with the initial studies. Recently, after more numerous resident complaints and increased traffic along the IR rail line staff has asked EEI to propose an Agreement for a Quiet Zone study along both rail lines within the City. EEI has successfully completed the establishment of Quiet Zones in Aurora/Sugar Grove Township, Sugar Grove and Plano. This study would provide a preliminary investigation and a current risk index for the proposed Quiet Zones, as well as initial coordination with the Federal Railroad Administration (FRA) and the Illinois Commerce Commission (ICC) and both rail lines. This initial study will provide staff and Council more information on if, when and how the City will move forward with a proposed Quiet Zone.

Recommendation

Staff recommends moving forward with an Agreement for Professional Services with EEI for a Quiet Zone Study on both the BNSF and IR rail lines in the United City of Yorkville at the City Council meeting in January, 2017.





November 2, 2016

Mr. Bart Olson City Administrator United City of Yorkville 610 Tower Lane Yorkville, IL 60560

Re: Professional Services for Proposed BNSF Quiet Zone

Yorkville, IL

Dear Mr. Olson:

Thank you for the opportunity to submit this proposal for consulting engineering services for the above referenced project.

EEI has performed similar work in the past, including the coordination for the on-going Quiet Zone establishment along the BNSF railroad in the area. To date, EEI has successfully completed the establishment of three Quiet Zones (Aurora/Sugar Grove Township, Sugar Grove, and Plano) throughout the Kane and Kendall Area, covering five jurisdictional agencies in your area.

We will give our full attention to the project so that it may be completed as soon as practical, consistent with the schedules of the Burlington Northern Santa Fe (BNSF), Federal Railroad Administration (FRA) and the Illinois Commerce Commission (ICC).

We welcome the opportunity to submit this proposal for professional services to you for your consideration. We look forward to working with and for you on this project.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.

Vice President

Pc: TVW

Agreement for Professional Services BNSF Quiet Zone Study

THIS AGREEMENT, by and between the United City of Yorkville, hereinafter referred to as the "City" or "OWNER" and Engineering Enterprises, Inc. hereinafter referred to as the "Contractor", the "ENGINEER" or "EEI" agrees as follows:

A. Services:

Engineer agrees to furnish to the City the following services: The Engineer shall provide the necessary initial engineering services to the City as described below, as required to begin the process of establishing a Quiet Zone along the Burlington Northern Santa Fe Railway Company (BNSF) within the City. Additional engineering services will be required to complete the Quiet Zone Study. The Quiet Zone will be at the following four at-grade rail crossings owned by the BNSF:

Mill Road (Crossing Inventory # 079578N, BNSF Mile Post 043.77) Kennedy Road (Crossing Inventory # 079579V, BNSF Mile Post 044.51) Cannonball Trail (Crossing Inventory #079580P, BNSF Mile Post 045.69) Beecher Road (Crossing Inventory #079584S, BNSF Mile Post 048.09)

The anticipated Scope of Services is as follows:

PHASE A:

1 – PRELIMINARY INVESTIGATIONS/RISK INDEX

EEI will analyze the existing conditions at each crossing identified above. The current risk index for the proposed Quiet Zone will be analyzed and the potential safety improvements and issues will be identified.

2 – COORDINATION WITH GOVERNING ENTITIES/DIAGNOSTIC MEETING

EEI will coordinate and attend the required field diagnostic meetings with the Federal Railroad Administration (FRA), the Illinois Commerce Commission (ICC) and the BNSF. At the preliminary diagnostic meeting, the diagnostic team will take field measurements and evaluate the characteristics at each crossing. This will result in an evaluation of the feasibility of a Quiet Zone and required safety improvements at each crossing. Meeting minutes will be prepared and distributed.

SUBTOTAL: \$7,017.00

EXCLUSIONS

As mentioned above, additional engineering services will be required above and beyond what is identified in this agreement to complete the Quiet Zone study.

The general phases and tasks required which are not included in this agreement are as follows:

PHASE B:

- 3 TRAFFIC COUNTS AND SUBMITTALS
- 4 QUIET ZONE CALCULATIONS AND ANALYSIS

PHASE C:

- 5 NOTICE OF INTENT
- 6 COORDINATION OF IMPROVEMENTS WITH CITY STAFF
- 7 NOTICE OF ESTABLISHMENT

This proposal also does not include the preparation of any construction documents or design engineering, as the scope of the potential improvements is currently unknown. Upon determination of the required safety modifications at each signal, the City can identify the engineering needs and enter into a separate agreement for the design and/or construction engineering necessary to implement the improvements at each crossing and facilitate permitting with the BNSF.

B. Term:

Services will be provided beginning on the date of execution of this agreement and continuing, until terminated by either party upon 7 days written notice to the non-terminating party or upon completion of the Services. Upon termination the Contractor shall be compensated for all work performed for the City prior to termination.

C. Compensation and maximum amounts due to Contractor:

Contractor shall receive as compensation for all work and services to be performed herein, an amount based on the fee schedule attached hereto as Exhibit 1. All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

The proposed method of payment for the required professional services is a Lump Sum Contract. The fee for **Phase A is \$7,017.00** and includes items 1-2 in the scope. If at that time the City determines to move forward with completing the Quiet Zone Study, another engineering agreement will need to be processed to move forward with the additional work items required.

D. Changes in Rates of Compensation:

In the event that this contract is designated in Section B hereof as an Ongoing Contract, Contractor, on or before February 1st of any given year, shall provide written notice of any change in the rates specified in Section C hereof (or on any attachments hereto) and said changes shall only be effective on and after May 1st of that same year.

E. Ownership of Records and Documents:

Contractor agrees that all books and records and other recorded information developed specifically in connection with this agreement shall remain the property of the City. Contractor agrees to keep such information confidential and not to disclose or disseminate the information to third parties without the consent of the City. This confidentiality shall not apply to material or information, which would otherwise be subject to public disclosure through the freedom of information act or if already previously disclosed by a third party. Upon termination of this agreement, Contractor agrees to return all such materials to the City. The City agrees not to modify any original documents produced by Contractor without contractors consent. Modifications of any signed duplicate original document not authorized by ENGINEER will be at OWNER's sole risk and without legal liability to the ENGINEER. Use of any incomplete, unsigned document will, likewise, be at the OWNER's sole risk and without legal liability to the ENGINEER.

F. Governing Law:

This contract shall be governed and construed in accordance with the laws of the State of Illinois. Venue shall be in Kendall County, Illinois.

G. Independent Contractor:

Contractor shall have sole control over the manner and means of providing the work and services performed under this agreement. The City's relationship to the Contractor under this agreement shall be that of an independent contractor. Contractor will not be considered an employee to the City for any purpose.

H. Certifications:

Employment Status: The Contractor certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

Anti-Bribery: The Contractor certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

Loan Default: If the Contractor is an individual, the Contractor certifies that he/she is not in default for a period of six months or more in an amount of \$600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

Felony Certification: The Contractor certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

Barred from Contracting: The Contractor certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 Illinois Compiled Statutes 5/33E or similar law of another state.

Drug Free Workplace: The Contractor certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Contractors, with 25 or more employees certify and agree to take steps to ensure a drug free workplace by informing employees of the dangers of drug abuse, of the availability of any treatment or assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract.

Non-Discrimination, Certification, and Equal Employment Opportunity: The Contractor agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Contractor shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Contractor agrees to incorporate this clause into all subcontracts under this Contract.

International Boycott: The Contractor certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

Record Retention and Audits: If 30 Illinois Compiled Statutes 500/20-65 requires the Contractor (and any subcontractors) to maintain, for a period of 3 years after the later of the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the City under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the City and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal sponsoring agency. The Contractor agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts
involving personal services by non-resident aliens and foreign entities in accordance with
requirements imposed by the Internal Revenue Services for withholding and reporting
federal income taxes.) The Contractor certifies that he/she is a: x United States Citizen
Resident Alien Non-Resident Alien The Internal Revenue Service requires that
taxes be withheld on payments made to non resident aliens for the performance of
personal services at the rate of 30%.

Tax Payer Certification: Under penalties of perjury, the Contractor certifies that	its
Federal Tax Payer Identification Number or Social Security Number is (provided in the Identification Number of Social Security Number is (provided in the Identification Number of Social Security Number is (provided in the Identification Number of Social Security Number is (provided in the Identification Number of Social Security Number is (provided in the Identification Number of Social Security Number is (provided in the Identification Number of Social Security Number is (provided in the Identification Number of Social Security Number is (provided in the Identification Number of Social Security Number is (provided in the Identification Number of Social Security Number is (provided in the Identification Number of Social Security Number of Social Security Number is (provided in the Identification Number of Social Security Number of Social	ded
separately) and is doing business as a (check one): Individual Real Est	tate
Agent Sole Proprietorship Government Entity Partnership 7	Гах
Exempt Organization (IRC 501(a) only) x Corporation Not for Profit Corporat	ion
Trust or Estate Medical and Health Care Services Provider Corp.	

I. Indemnification:

Contractor shall indemnify and hold harmless the City and City's agents, servants, and employees against all loss, damage, and expense which it may sustain or for which it will become liable on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the performance of work under this agreement by Contractor or its Subcontractors, or due to or arising in any manner from the wrongful act or negligence of Contractor or its Subcontractors of any employee of any of them. In the event that the either party shall bring any suit, cause of action or counterclaim against the other party, the non-prevailing party shall pay to the prevailing party the cost and expenses incurred to answer and/or defend such action, including reasonable attorney fees and court costs. In no event shall the either party indemnify any other party for the consequences of that party's negligence, including failure to follow the ENGINEER's recommendations.

J. Insurance:

The contractor agrees that it has either attached a copy of all required insurance certificates or that said insurance is not required due to the nature and extent of the types of services rendered hereunder (not applicable as having been previously supplied).

K. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attached Exhibits. Except for those terms included on the Exhibits, no additional terms are included as a part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable,

the remaining provisions shall be valid and binding on the parties. The list of Exhibits is as follows:

Exhibit 1: Summary of Estimated Level of Effort

Exhibit 2: Location Map

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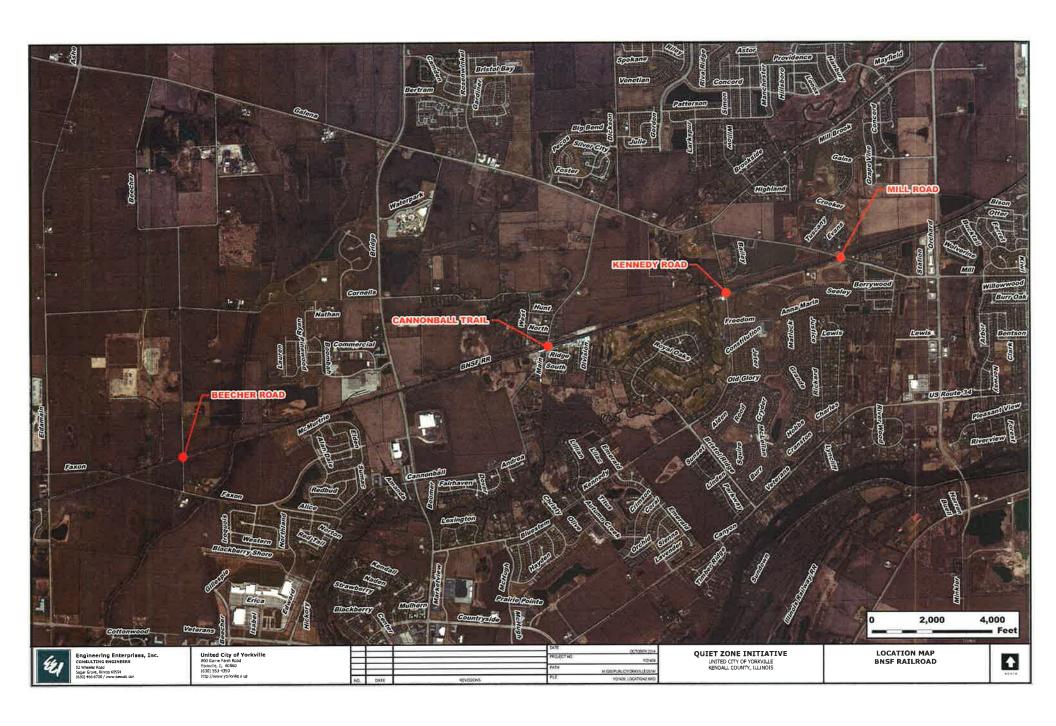
All notices required to be given under the terms of this agreement shall be given mail, addressed to the parties as follows:

For the City:

For the Contractor:

City Administrator and City Clerk United City of Yorkville 800 Game Farm Road Yorkville, IL 60560 Engineering Enterprises, Inc. 52 Wheeler Road Sugar Grove, IL 60554

Either of the parties may designate in writing from time to time substitute addresses or persons in connection with required notices.



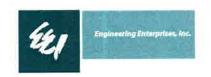


EXHIBIT 1 - ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST PROFESSIONAL ENGINEERING SERVICES

BNSF QUIET ZONE United City of Yorkville, IL

		ENTITY:		ENGINE	ERING			SURVEYING		DRA	AFTING	ADMIN.	WORK		
WORK		PROJECT ROLE:	PRINCIPAL IN CHARGE	PROJECT MANAGER	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	PROJECT MANAGER	SENIOR PROJECT SURVEYOR I	PROJECT TECHNICIAN	CAD MANAGER	SENIOR PROJECT TECHNICIAN	ADMIN.	HOUR SUMM.	P	OST PER TEM
NO.	WORK ITEM	HOURLY RATE:	\$185	\$163	\$141	\$129	\$163	\$141	\$117	\$163	\$129	\$78			
PHASE A															
1	PRELIMINARY INVESTIGATION/RISK INDEX		1	20								4	25	\$	3,757
2	COORDINATION WITH GOVERNING ENTITIES/DIAGNO	STIC MEETING		20									20	\$	3,260
										l					

PROJECT TOTAL:

		LABOR SUMMARY	DIRECT EXPENSES				
6,705	\$	Engineering Expenses =	S	Printing =			
2.0	5	Surveying Expenses =	 5	Supplies & Misc. =			
	5	Drafting Expenses =	S	DLZ (Traffic Counts) =			
312	\$	Administrative Expenses =					
7,017	\$	TOTAL LABOR EXPENSES =					
			5	DIRECT EXPENSES =			
7,017	\$	TOTAL EXPENSES =					

Magning EET, Income Door Administration of STRY OLEGIC Co. or Zone Income PSA DATE Removed Process Process A Confession of The Estimate study Fee Summary BNSF





November 2, 2016

Mr. Bart Olson City Administrator United City of Yorkville 610 Tower Lane Yorkville, IL 60560

Re: Professional Services for

Proposed IR Quiet Zone

Yorkville, IL

Dear Mr. Olson:

Thank you for the opportunity to submit this proposal for consulting engineering services for the above referenced project.

EEI has performed similar work in the past. To date, EEI has successfully completed the establishment of three Quiet Zones (Aurora/Sugar Grove Township, Sugar Grove, and Plano) throughout the Kane and Kendall Area, covering five jurisdictional agencies in your area.

We will give our full attention to the project so that it may be completed as soon as practical, consistent with the schedules of the Illinois Railnet (IR), Federal Railroad Administration (FRA) and the Illinois Commerce Commission (ICC).

We welcome the opportunity to submit this proposal for professional services to you for your consideration. We look forward to working with and for you on this project.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.

Vice President

Pc: TVW

Agreement for Professional Services Illinois Railnet Quiet Zone Study

THIS AGREEMENT, by and between the United City of Yorkville, hereinafter referred to as the "City" or "OWNER" and Engineering Enterprises, Inc. hereinafter referred to as the "Contractor", the "ENGINEER" or "EEI" agrees as follows:

A. Services:

Engineer agrees to furnish to the City the following services: The Engineer shall provide the necessary initial engineering services to the City as described below, as required to begin the process of establishing a Quiet Zone along the Illinois Railnet Railway Company (Illinois Railnet/IR) within the City. Additional engineering services will be required to complete the Quiet Zone Study. The Quiet Zone will be at the following twelve at-grade rail crossings owned by the Illinois Railnet/IR:

Hoover Forest Preserve (Crossing Inventory # TBD, IR Mile Post TBD)
Poplar Drive (Crossing Inventory # 917526L, IR Mile Post 051.17)
River Birch Lane (Crossing Inventory #072951Y, IR Mile Post 050.31)
Morgan Street (Crossing Inventory #065034A, IR Mile Post 049.96)
Adams Street (Crossing Inventory #065033T, IR Mile Post 049.89)
State Street (Crossing Inventory #065032L, IR Mile Post 049.84)
Main Street (Crossing Inventory #065031E, IR Mile Post 049.79)
Alley (West of IL 47) (Crossing Inventory #065030X, IR Mile Post 049.75)
Illinois Route 47 (Crossing Inventory #065029D, IR Mile Post 049.71)
Alley (East of IL 47) (Crossing Inventory #065028W, IR Mile Post 049.70)
Heustis Street (Crossing Inventory #065027P, IR Mile Post 049.60)
Mill Street (Crossing Inventory #065026H, IR Mile Post 049.55)

The anticipated Scope of Services is as follows:

PHASE A:

1 – PRELIMINARY INVESTIGATIONS/RISK INDEX

EEI will analyze the existing conditions at each crossing identified above. The current risk index for the proposed Quiet Zone will be analyzed and the potential safety improvements and issues will be identified.

2 – INITIAL COORDINATION WITH GOVERNING ENTITIES

EEI will determine the possibility of obtaining funding through the Grade Crossing Protection Fund (GCPF) with initial coordination and discussions with the Federal Railroad Administration (FRA), the Illinois Commerce Commission (ICC) and the Illinois Railnet. Based on the results of this coordination it will be determined whether or not to proceed with the GCPF application. An allowance has been made for one initial coordination meeting with these entities. Meeting minutes will be prepared and distributed if needed.

EXCLUSIONS

As mentioned above, additional engineering services will be required above and beyond what is identified in this agreement to complete the Quiet Zone study. The general phases and tasks required which are not included in this agreement are as follows:

PHASE B:

3 – GRADE CROSSING PROTECTION FUND APPLICATION

PHASE C:

4 – COORDINATION WITH GOVERNING ENTITIES/DIAGNOSTIC MEETING

PHASE D:

- 5 TRAFFIC COUNTS AND SUBMITTALS
- 6 QUIET ZONE CALCULATIONS AND ANALYSIS

PHASE E:

- 7 NOTICE OF INTENT
- 8 COORDINATION OF IMPROVEMENTS WITH CITY STAFF
- 9 NOTICE OF ESTABLISHMENT

This proposal also does not include the preparation of any construction documents or design engineering, as the scope of the potential improvements is currently unknown. Upon determination of the required safety modifications at each signal, the City can identify the engineering needs and enter into a separate agreement for the design and/or construction engineering necessary to implement the improvements at each crossing and facilitate permitting with the Illinois Railnet.

B. Term:

Services will be provided beginning on the date of execution of this agreement and continuing, until terminated by either party upon 7 days written notice to the non-terminating party or upon completion of the Services. Upon termination the Contractor shall be compensated for all work performed for the City prior to termination.

C. Compensation and maximum amounts due to Contractor:

Contractor shall receive as compensation for all work and services to be performed herein, an amount based on the fee schedule attached hereto as Exhibit 1. All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

The proposed method of payment for the required professional services is a Lump Sum Contract. The fee for **Phase A** is \$7,942.00 and includes items 1-2 in the scope. If at that

time the City determines to move forward with completing the Grade Crossing Protection Fund Application and the Quiet Zone Study, another engineering agreement will need to be processed to move forward with the additional work items required

D. Changes in Rates of Compensation:

In the event that this contract is designated in Section B hereof as an Ongoing Contract, Contractor, on or before February 1st of any given year, shall provide written notice of any change in the rates specified in Section C hereof (or on any attachments hereto) and said changes shall only be effective on and after May 1st of that same year.

E. Ownership of Records and Documents:

Contractor agrees that all books and records and other recorded information developed specifically in connection with this agreement shall remain the property of the City. Contractor agrees to keep such information confidential and not to disclose or disseminate the information to third parties without the consent of the City. This confidentiality shall not apply to material or information, which would otherwise be subject to public disclosure through the freedom of information act or if already previously disclosed by a third party. Upon termination of this agreement, Contractor agrees to return all such materials to the City. The City agrees not to modify any original documents produced by Contractor without contractors consent. Modifications of any signed duplicate original document not authorized by ENGINEER will be at OWNER's sole risk and without legal liability to the ENGINEER. Use of any incomplete, unsigned document will, likewise, be at the OWNER's sole risk and without legal liability to the ENGINEER.

F. Governing Law:

This contract shall be governed and construed in accordance with the laws of the State of Illinois. Venue shall be in Kendall County, Illinois.

G. Independent Contractor:

Contractor shall have sole control over the manner and means of providing the work and services performed under this agreement. The City's relationship to the Contractor under this agreement shall be that of an independent contractor. Contractor will not be considered an employee to the City for any purpose.

H. Certifications:

Employment Status: The Contractor certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

Anti-Bribery: The Contractor certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of

bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

Loan Default: If the Contractor is an individual, the Contractor certifies that he/she is not in default for a period of six months or more in an amount of \$600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

Felony Certification: The Contractor certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

Barred from Contracting: The Contractor certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 Illinois Compiled Statutes 5/33E or similar law of another state.

Drug Free Workplace: The Contractor certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Contractors, with 25 or more employees certify and agree to take steps to ensure a drug free workplace by informing employees of the dangers of drug abuse, of the availability of any treatment or assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract.

Non-Discrimination, Certification, and Equal Employment Opportunity: The Contractor agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Contractor shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Contractor agrees to incorporate this clause into all subcontracts under this Contract.

International Boycott: The Contractor certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

Record Retention and Audits: If 30 Illinois Compiled Statutes 500/20-65 requires the Contractor (and any subcontractors) to maintain, for a period of 3 years after the later of

the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the City under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the City and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal sponsoring agency. The Contractor agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Contractor certifies that he/she is a: x United States Citizen Resident Alien Non-Resident Alien The Internal Revenue Service requires that taxes be withheld on payments made to non resident aliens for the performance of personal services at the rate of 30%.

Tax Payer Certification: Under penalties of perjury, the Contractor certifies th	at its
Federal Tax Payer Identification Number or Social Security Number is (pro	vided
separately) and is doing business as a (check one): Individual Real I	Estate
Agent Sole Proprietorship Government Entity Partnership	_ Tax
Exempt Organization (IRC 501(a) only) x Corporation Not for Profit Corporation	ration
Trust or Estate Medical and Health Care Services Provider Corp.	

I. Indemnification:

Contractor shall indemnify and hold harmless the City and City's agents, servants, and employees against all loss, damage, and expense which it may sustain or for which it will become liable on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the performance of work under this agreement by Contractor or its Subcontractors, or due to or arising in any manner from the wrongful act or negligence of Contractor or its Subcontractors of any employee of any of them. In the event that the either party shall bring any suit, cause of action or counterclaim against the other party, the non-prevailing party shall pay to the prevailing party the cost and expenses incurred to answer and/or defend such action, including reasonable attorney fees and court costs. In no event shall the either party indemnify any other party for the consequences of that party's negligence, including failure to follow the ENGINEER's recommendations.

J. Insurance:

The contractor agrees that it has either attached a copy of all required insurance certificates or that said insurance is not required due to the nature and extent of the types of services rendered hereunder (not applicable as having been previously supplied).

K. Additional Terms or Modification:

Beth Warren

City Clerk

The terms of this agreement shall be further modified as provided on the attached Exhibits. Except for those terms included on the Exhibits, no additional terms are included as a part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties. The list of Exhibits is as follows:

Exhibit 1: Summary of Estimated Level of Effort

Exhibit 2: Location Map

L. Notices:

All notices required to be given under the terms of this agreement shall be given mail, addressed to the parties as follows:

For the City:	For the Contractor:
City Administrator and City Clerk United City of Yorkville 800 Game Farm Road Yorkville, IL 60560	Engineering Enterprises, Inc. 52 Wheeler Road Sugar Grove, IL 60554
Either of the parties may designate in writing persons in connection with required notices.	ng from time to time substitute addresses or
Agreed to thisday of	, 2016.
United City of Yorkville	Engineering Enterprises, Inc.:
Gary Golinski Mayor	Brad Sanderson, P.E. Vice President

Executive Assistant

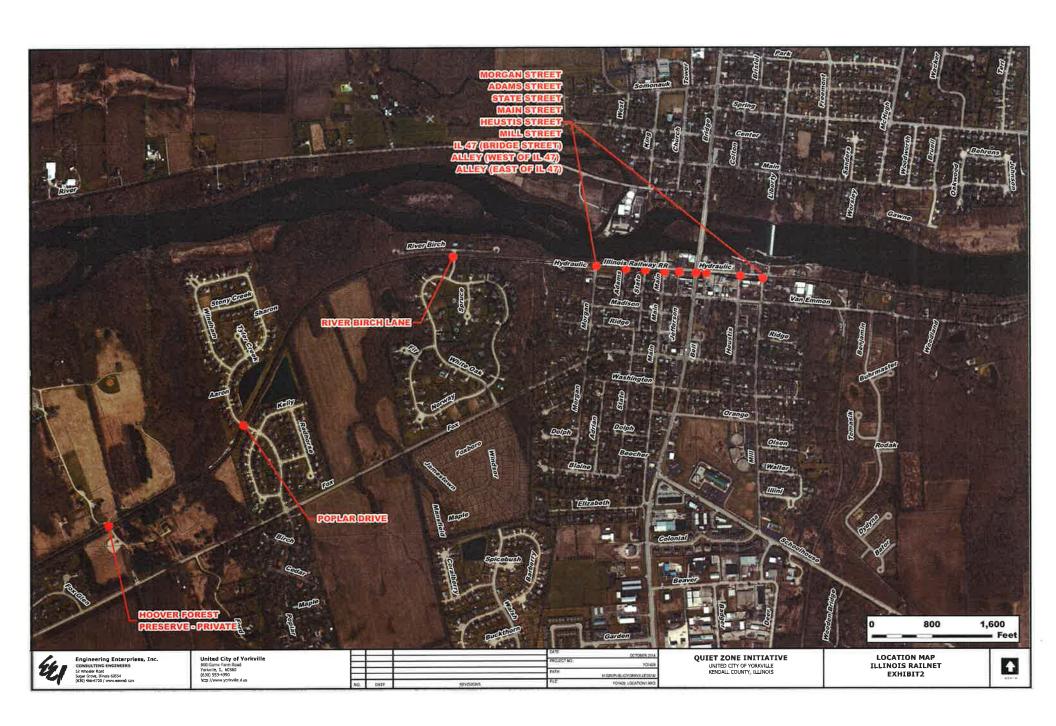




EXHIBIT 1 - ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST PROFESSIONAL ENGINEERING SERVICES

ILLINOIS RAILNET QUIET ZONE United City of Yorkville, IL

		ENTITY:		ENGIN	EERING			SURVEYING		DRA	AFTING	ADMIN.	WORK		
WORK		PROJECT ROLE:	PRINCIPAL IN CHARGE	PROJECT MANAGER	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	PROJECT MANAGER	SENIOR PROJECT SURVEYOR I	PROJECT TECHNICIAN	CAD MANAGER	SENIOR PROJECT TECHNICIAN	ADMIN.	HOUR SUMM.	PI	OST ER EM
	WORKITEM	HOURLY RATE:	\$185	\$163	\$141	\$129	5163	\$141	\$117	\$163	\$129	\$78			
PHASE A											31 10 10		بسلس		
1	PRELIMINARY INVESTIGATION/RISK INDEX		2	20								4	26	\$	3,942
2	INITIAL COORDINATION WITH GOVERNING ENTITIES	3	4	20									24	\$	4,000

PROJECT TOTAL:

		LABOR SUMMARY		ES	DIRECT EXPENSE
7,63	S	Engineering Expenses =	# C	5	Printing =
-	5	Surveying Expenses =	4(S	Supplies & Misc =
[4	\$	Drafting Expenses =	#5	S	DLZ (Traffic Counts) =
31	5	Administrative Expenses =			
7,94	\$	TOTAL LABOR EXPENSES =			
			(E	\$	DIRECT EXPENSES =
7,94	Ś	TOTAL EXPENSES =			

Houngi Revised (Phase A Only)(Attachment B - Fee Estimate statifies Summary Illinois Resident Revised (Phase A Only)(Attachment B - Fee Estimate statifies Summary Illinois Resident