



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, November 21, 2017
6:00 p.m.
City Hall Conference Room
800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: October 17, 2017

New Business:

1. PW 2017-75 Water Department Reports for July, August and September 2017
2. PW 2017-76 2017 Sanitary Sewer Lining – Change Order No. 1
3. PW 2017-77 West Washington Street Water Main Improvements – Change Order No. 1
4. PW 2017-78 Countryside Water Main and Roadway Improvements – Change Order No. 2
5. PW 2017-79 Kennedy Road Shared Use Path (ITEP) – Authorization No. 3
6. PW 2017-80 Fountain Village – Completion of Improvements – Engineering Agreement
7. PW 2017-81 Kendall County TAP Grant Application
8. PW 2017-82 Mill Street Parking
9. PW 2017-83 Traffic Control Signs – Heustis / Van Emmon
10. PW 2017-84 Solid Waste Contract – Food Scraps Update

Old Business:

1. ADM 2017-70 Building Conditions Survey Results
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, November 21, 2017
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. October 17, 2017
 - Approved _____
 - As presented
 - With corrections

NEW BUSINESS:

1. PW 2017-75 Water Department Reports for July, August and September 2017
 - Moved forward to CC _____ consent agenda? Y N
 - Approved by Committee _____
 - Bring back to Committee _____
 - Informational Item
 - Notes _____
-
-
-

2. PW 2017-76 2017 Sanitary Sewer Lining – Change Order No. 1

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

3. PW 2017-77 West Washington Street Water Main Improvements – Change Order No. 1

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

4. PW 2017-78 Countryside Water Main and Roadway Improvements – Change Order No. 2

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

5. PW 2017-79 Kennedy Road Shared Use Path (ITEP) – Authorization No. 3

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

6. PW 2017-80 Fountain Village – Completion of Improvements – Engineering Agreement

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

7. PW 2017-81 Kendall County TAP Grant Application

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

8. PW 2017-82 Mill Street Parking

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

9. PW 2017-83 Traffic Control Signs – Heustis / Van Emmon

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

10. PW 2017-84 Solid Waste Contract – Food Scraps Update

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

OLD BUSINESS:

1. ADM 2017-70 Building Condition Survey Results

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 _____

ADDITIONAL BUSINESS:



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Public Works Committee – October 17, 2017

Meeting and Date: Public Works Committee – November 21, 2017

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker
Name Department

Agenda Item Notes:

DRAFT

**UNITED CITY OF YORKVILLE
PUBLIC WORKS COMMITTEE
Tuesday, October 17, 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

Absent: Alderman Seaver Tarulis

Other City Officials

Mayor Gary Golinski

City Attorney Kathleen Fields-Orr

City Administrator Bart Olson

Engineer Brad Sanderson, EEI

Interim Assistant City Administrator Erin Willrett

Public Works Director Eric Dhuse

Alderman Chris Funkhouser

Alderman Joe Plocher

Director Parks & Recreation Tim Evans

City Consultant Lynn Dubajic

City Engineer Tim Schultz, EEI

Other Guests:

See guest lists

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

New Business:

1. PW 2017-65 104 N. Bridge Street Development Agreement

Administrator Olson said he received many comments and emails regarding this project. The City Attorney reviewed the property deed and believes the City is in compliance for the proposed use.

This committee will review the development agreement, Planning and Zoning will review the rezoning and variance applications and it will proceed to City Council on October 24th.

The project developer, Mark Southern, owns Fisherman's Inn and Encap, an environmental company. He wants to build a restaurant/banquet facility along the river and would also do restoration work at the park if this project moves forward.

The floor was then opened to public comment.

Nathan Schattke said there are many natural plants and wildlife. There are 8 parking spaces now and there is no need for more. He said the plan as presented has no drainage and the project will kill mature

oak trees. He asked that the property be kept in the natural state. There are natural springs in the area and he questioned the drainage.

Shannon Range said there is a large of space for development on the south side of the river. She said Encap does an amazing job on restorations of the environment.

Lois Bushman of 109 E. Main said Ron Clark wanted a natural habitat as is indicated on the park sign. Many people use the park because of the naturalness. She had concern for the traffic and that parking would extend into the neighborhood. She said the road is not wide enough and there is housing all around, making it unsuitable for this project. She said the City knew what Mr. Clark wanted and what they signed.

Fred Gaebler lives next to the park and said natural spaces are few and far between. Mr. Clark sold his property below value with the assurance from the city that it would be maintained as a natural habitat. He asked how the city could use an access road for the benefit of another parcel. He said the Schomer property is zoned residential on the Comprehensive Plan. He hopes the city will utilize performance standards as to what is done with the park if the project is approved. He said this project sets a bad precedent for future sales to the city. He also asked for a clarification on the definition of access path to get to a public facility.

Anne Engelhardt, a 39-year resident, asked who would monitor what happens in this area. She hopes there will be a compromise if this project is approved, that trees will be preserved and parking spots reduced. Parking is a problem and perhaps a shuttle could be used. She hopes some weekends could be promised to citizens with total access to the park, rather than have most weekends reserved for banquet use.

Rachel Engelhardt said the park might be better cared for if developed. She said to consider the spirit of the gift from Mr. Clark. If all parking spots are used on weekends for a private business, it will be difficult for the public to use the park. Protections are needed for public use as well.

Gail Gaebler lives next to the park and said this project goes against Mr. Clark's vision. It will funnel traffic onto Main Street. Ms. Gaebler read a letter from Sharon Clark, sister of Ron Clark, that stated this was an inappropriate use, goes against restrictive covenants in the agreement and she expects the city to uphold the agreement and reject the project.

Alison Metz, Colton St., said she was astounded that the city could change what was in the agreement. There are no curbs on the streets and cars will be parking in their yards. She said there are many young children in the area and there is already an overflow of traffic on their streets when Rt. 47 backs up. Ms. Metz said a parking lot and access road do not make a natural area.

Darcy Tellone, Colton St., said there are many young families and she would not have purchased her home if she knew about this project. The area is not well-lit and people will have been drinking. She asked why other empty land could not be developed.

Melissa Bakel said this park is one of the few natural parks. She asked what would happen if the restaurant closed.

Larry Franklin, Spring St., said some people attending functions at the banquet hall will be irresponsible and alcohol will be a factor. IDOT will not approve access onto Rt. 47, so city traffic will dump onto Colton and Liberty Streets. He said the restaurant could be open more than 3 days a week and what if the restaurant fails. He said building south of the river would be better.

This ended the public comment and Bart Olson addressed the questions posed by the public. Ms. Orr also commented on the interpretation of making the park more accessible.

Alderman discussed what would happen if the business fails, snowplowing, traffic concerns, the right in/right out, impact on neighbors, noise, possible light at Main St., parking concerns, maintaining the integrity of the park and preservation of trees.

Alderman Plocher said he received many phone calls regarding a traffic light at Main St. and he would not vote for it. Alderman Funkhouser said the project was a great concept, however, he had concerns about parking and said the city should receive 100% recapture on all funds spent by the city. He said the project is for the benefit of the private enterprise. He asked to see all the city costs.

After this discussion, the committee agreed to move this forward to the Council.

2. ADM 2017-70 Building Conditions Survey Results

Ms. Willrett reported on this survey and said staff is now doing in-depth investigation of the buildings in poor condition. She discussed several of the buildings, in both good and bad condition, summarized the properties overall and the cost to repair. Alderman Koch commented that there are already unfunded items in the budget in addition to the repairs needed on these buildings.

Chairman Frieders asked to amend the agenda and move the next two items forward for discussion.

9. PW 2017-72 Windett Ridge-Acceptance of Improvements (out of sequence)

Mr. Sanderson said Cal-Atlantic has requested acceptance of the improvements with some items remaining. He said there is also a trail that will need maintenance and he recommended acceptance of the development and improvements not accepted so far.

Bob Delo, HOA Manager, asked that the muskrat problem in the pond be addressed. He thanked Alderman Koch for attending HOA meetings to update residents and the City for their help and cooperation. This moves to the Council consent agenda.

Old Business: (out of sequence)

2. PW 2014-74 Railroad Quiet Zones

Mr. Olson reviewed the history of the past quiet zone discussions. Costs were discussed in 2015 and the Council voted against the previous recommendation to move forward with a study. The floor was opened for comments from the public.

Joe Panozzo of Rivers Edge had gathered a petition with 259 signatures of those who want a quiet zone. The developer originally told the residents there would be two trains a day, now there are 4-6 a day and the horns are very loud. The developer also said that eventually the tracks would be eliminated.

Brittany Musser lives two streets from the tracks. She read a statement and said she hears two trains a night and some of the horns are about 20 seconds. She desires a quiet zone study.

Fred DuSell of Rivers Edge stated the quality of life is affected and some home sales have failed due to the trains. He said a similar study in Montgomery cost \$45,000 and he believes crossing arms would be suitable in his subdivision.

Mr. Jody Dolan a railroad employee, said cars still go around the gates in the quiet zones and people get killed. He said fencing would be needed with the only access at the crossings. Mr. Dolan explained the sequence of sounds that an engineer must use at crossings and said it takes 2-3 minutes to get across town. There are more trains these days due to fracking requiring the use of sand. He suggested looking at the horn-blowing procedure that Prairie du Chien uses. They have a whistle ban from 10pm to 6am, however, double gates are needed. He said the decibels are the same on all trains and that all horns are recorded and required by law.

Mike Pfeiffer of White Oaks said homes by O'Hare Airport are being soundproofed by the city of Chicago. He said the horn-blowing pattern occurred nine times one night. He would appreciate if the city would re-open the study.

Ron Kelso of Rivers Edge said he lives 1 block from the train. There is a need for a better quality of life and a plan is needed to reduce the decibels. He asked the city to continue to explore cheaper solutions.

Ms. Perkins of Rivers Edge said the loudness depends on the conductors, sometimes the house rattles and things fall off the walls. She said some engineers are courteous with the horns, but asked that the matter be addressed with railroad personnel.

Alderman Plocher thanked all those who commented regarding the train study. He asked that the full City Council hear the comments about this situation and asked for a \$7,000 feasibility study.

Chairman Frieders said only 2 crossings in Montgomery were made into quiet zones and may have only cost the \$45,000 quoted earlier. He said in Yorkville there would be 3 crossings north of the river and 9 downtown that would have to be studied. He detailed all the needed equipment and actions at a possible cost of \$250,000 per intersection. He is not comfortable spending this amount of money and suggested staff explore the Prairie du Chien solution and/or contact individual engineers. He said there are many other city projects that are required, such as future drinking water. Alderman Koch agreed with the financial concern. Alderman Milschewski also agreed and added that the city still has certain liability in quiet zones. She questioned why the city should do the study if quiet zones will not be established due to financial constraints. Alderman Funkhouser said the city was founded around the railroad and noted the amount of money just spent on a water study.

In conclusion, Mr. Sanderson will be asked to contact the railroad regarding the night-time horn ban and this matter will come back to committee.

Previous Meeting Minutes: September 19, 2017

The minutes were approved as presented.

3. PW 2017-66 Capital Improvement Project Update

For information, no discussion.

4. PW 2017-67 Quarterly Bond/LOC Reduction Summary

For information, no discussion.

5. PW 2017-68 Meeting Schedule for 2018

The committee approved the schedule as presented.

6. PW 2017-69 2018 Road to Better Roads Program – Engineering Agreement

Mr. Olson said \$27,000 is budgeted for design and \$39,000 for construction. This moves to the consent agenda.

7. PW 2017-70 Letter of Intent – IDOT Improvement of US 30 from IL 47 to IL 31

Rt. 30 will be expanded and the city must determine the location of the trails. The proposal is for the trail to be on the south side from Rt. 30 to Orchard and a sidewalk on the north side. Mr. Olson said the city can opt out of the trail. This item will move to the Council regular agenda.

8. PW 2017-71 Traffic Control Signs – Sunflower Estates Area

Mr. Olson said a study was done and there are no recommended changes. For info.

10. PW 2017-73 ITEP Project Selection

This project opens December 1 and the Park District will apply for all 3 projects. There is no funding now, but a budget amendment could be done according to Mr. Olson. There is no easement at this time on Fox Road, so it was decided to apply to the County for an easement or TAP grant. This moves to consent agenda.

11. PW 2017-74 Verizon Site Access Agreement – 610 Tower Lane

This is a site access agreement and moves to consent agenda.

Old Business:

1. PW 2017-63 Ordinance Amending the Water Use and Service Regulations

Alderman Koch said language needs to be put in the ordinance to clearly address cutoffs and past due notices. A resident who had brought forth an issue believes he should not have to pay impact fees for each unit of his building with one service line. He also had an issue with the billing process and paying in arrears. Mr. Olson discussed buildings that have one shutoff for multiple dwellings. This moves to the Council regular agenda.

Additional Business:

Alderman Milschewski asked about the stop signs with flashing lights for Van Emmon. Mr. Olson said this will be addressed at the next Public Works meeting. He said a 2-way stop may be recommended for Heustis and Van Emmon. She also asked about the 'no parking on pavement' on Mill St. This will be discussed at the next Public Works meeting. Also discussed was people parking on the grass on Heustis where there are no curbs. Mr. Olson said that is not allowed.

There was no further business and the meeting was adjourned at 9:10pm.

Minutes respectfully transcribed by
Marlys Young, Minute Taker



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input checked="" type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #1

Tracking Number

PW 2017-75

Agenda Item Summary Memo

Title: Water Department Reports for July, August and September 2017

Meeting and Date: Public Works Committee – November 21, 2017

Synopsis: Monthly water reports.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Tom Konen Public Works
Name Department

Agenda Item Notes:



United City of Yorkville

WATER DEPARTMENT REPORT

JULY 2017
MONTH / YEAR

WELLS

NO	WELL DEPTH (FEET)	PUMP DEPTH (FEET)	WATER ABOVE PUMP (FEET)	THIS MONTH'S PUMPAGE (GALLONS)
3				Abandoned
4	1401	665	204	25,468,000
7	1527	1105	430	9,778,000
8	1384	840	170	14,237,000
9	1368	870	463	12,100,000
TOTAL TREATED				57,211,000

CURRENT MONTH'S PUMPAGE IS 3,755,000 GALLONS less **THAN LAST MONTH**

2,533,000 GALLONS more **THAN LAST YEAR**

DAILY AVERAGE PUMPED: 1,845,516 GALLONS

DAILY MAXIMUM PUMPED: 3,226,000 GALLONS

DAILY AVERAGE PER CAPITA USE: 102.53 GALLONS

WATER TREATMENT:

CHLORINE: 1425 LBS. FED CALCULATED CONCENTRATION: 3.0 MG/L

FLUORIDE: 378 LBS. FED CALCULATED CONCENTRATION: .80 MG/L

POLYPHOSPHATE: 948 LBS. FED CALCULATED CONCENTRATION: .97 MG/L

WATER QUALITY:

BACTERIOLOGICAL SAMPLES ANALYZED BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY:

27 SATISFACTORY 0 UNSATISFACTORY (EXPLAIN)

FLOURIDE: 3 SAMPLE(S) TAKEN

CONCENTRATION: 0.80 MG/L

MAINTENANCE:

NUMBER OF METERS REPLACED: 3
MXU'S: 4

NUMBER OF LEAKS OR BREAKS REPAIRED: 0
BATTERIES: 1

NEW CUSTOMERS:

RESIDENTIAL: 12

COMMERCIAL: 1

INDUSTRIAL/GOVERNMENTAL: 0

COMMENTS:



United City of Yorkville

WATER DEPARTMENT REPORT

AUGUST 2017
MONTH / YEAR

WELLS

NO	WELL DEPTH (FEET)	PUMP DEPTH (FEET)	WATER ABOVE PUMP (FEET)	THIS MONTH'S PUMPAGE (GALLONS)
3				Abandoned
4	1401	665	204	19,959,000
7	1527	1105	430	8,931,000
8	1384	840	170	4,893,000
9	1368	870	463	23,846,000
TOTAL TREATED				53,717,000

CURRENT MONTH'S PUMPAGE IS 3,494,000 GALLONS less **THAN LAST MONTH**

1,421,000 GALLONS more **THAN LAST YEAR**

DAILY AVERAGE PUMPED: 1,732,806 GALLONS

DAILY MAXIMUM PUMPED: 2,223,000 GALLONS

DAILY AVERAGE PER CAPITA USE: 96.26 GALLONS

WATER TREATMENT:

CHLORINE: 1352 LBS. FED CALCULATED CONCENTRATION: 3.0 MG/L

FLUORIDE: 200 LBS. FED CALCULATED CONCENTRATION: .74 MG/L

POLYPHOSPHATE: 1311 LBS. FED CALCULATED CONCENTRATION: .97 MG/L

WATER QUALITY:

BACTERIOLOGICAL SAMPLES ANALYZED BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY:

27 SATISFACTORY 0 UNSATISFACTORY (EXPLAIN)

FLOURIDE: 3 SAMPLE(S) TAKEN

CONCENTRATION: 0.80 MG/L

MAINTENANCE:

NUMBER OF METERS REPLACED: 8 NUMBER OF LEAKS OR BREAKS REPAIRED: 0
MXU'S: 23 BATTERIES: 7

NEW CUSTOMERS:

RESIDENTIAL: 9 COMMERCIAL: 0 INDUSTRIAL/GOVERNMENTAL: 0

COMMENTS:



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>

Agenda Item Number

New Business #2

Tracking Number

PW 2017-76

Agenda Item Summary Memo

Title: 2017 Sanitary Sewer Lining – Change Order No. 1

Meeting and Date: Public Works Committee – November 21, 2017

Synopsis: Consideration of Change Order No. 1

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required:

Council Action Requested: 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: November 13, 2017
Subject: 2017 Sanitary Sewer Lining

The purpose of this memo is to present Change Order No. 1 for the above referenced project.

A Change Order, as defined by in the General Conditions of the Contract Documents, is a written order to the Contractor authorizing an addition, deletion or revision in the work within the general scope of the Contract Documents, or authorizing an adjustment in the Contract Price or Contract Time.

Background:

The United City of Yorkville and Visu-Sewer of Illinois, LLC entered into an agreement for a contract value of **\$113,260.90** for the above referenced project. The intent of this project was to rehabilitate various sewers using cured-in-place liners.

Questions Presented:

Should the City approve Change Order No. 1 which would **decrease** the contract amount by \$426.60.

Discussion:

Changes are per as-built quantities measured in the field. Please see the attached summary spreadsheet.

We are recommending approval of the change order.

Action Required:

Consideration of approval of Change Order No. 1 in the amount of \$426.60.

CHANGE ORDER

Order No. 1

Date: November 13, 2017

Agreement Date: April 17, 2017

NAME OF PROJECT: 2017 Sanitary Sewer Lining

OWNER: United City of Yorkville

CONTRACTOR: Visu-Sewer of Illinois, LLC

The following changes are hereby made to the CONTRACT DOCUMENTS:

- 1. See Attached

Change of CONTRACT PRICE:

Original CONTRACT PRICE: \$113,260.90

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S): \$113,260.90

The CONTRACT PRICE due to this CHANGE ORDER will be ~~(increased)~~ (decreased) by: \$ 426.60

The new CONTRACT PRICE including this CHANGE ORDER will be: \$112,834.30

Change to CONTRACT TIME:

The CONTRACT TIME will be (increased) (decreased) by 0 calendar days.

The date for completion of all work will be November 30, 2017

Justification

1-8) Changes per as-built quantities measured in the field.

Approvals Required

Requested by: _____ Visu-Sewer of Illinois, LLC

Recommended by: _____ Engineering Enterprises, Inc.

Accepted by: _____ United City of Yorkville

**CHANGE ORDER NO. 1 (BALANCE)
2017 SANITARY SEWER LINING
UNITED CITY OF YORKVILLE**

ITEM NO.	ITEMS	UNIT	CONTRACT QUANTITY	UNIT PRICE	ADDITIONS		DEDUCTIONS	
					QUANTITY	COST	QUANTITY	COST
1	CURED-IN-PLACE PIPE LINING, 8"	FOOT	3654	\$ 25.40	0	\$ -	797	\$ 20,243.80
2	CURED-IN-PLACE PIPE LINING, 10"	FOOT	403	\$ 26.20	806	\$ 21,117.20	0	\$ -
3	CURED-IN-PLACE PIPE LINING, 12"	FOOT	111	\$ 58.70	0	\$ -	0	\$ -
4	PROTRUDING TAP REMOVAL	EACH	10	\$ 25.00	0	\$ -	0	\$ -
5	GROUT JOINTS	EACH	15	\$ 25.00	0	\$ -	12	\$ 300.00
6	HEAVY ROOT CLEANING	FOOT	100	\$ 2.50	0	\$ -	0	\$ -
7	RAILROAD FLAGGER	LSUM	1	\$ 1,000.00	0	\$ -	1	\$ 1,000.00
8	RAILROAD PROTECTIVE LIABILITY INSURANCE	LSUM	1	\$ 1,500.00	0	\$ -	0	\$ -

TOTAL ADDITIONS = \$21,117.20

TOTAL DEDUCTIONS = (\$21,543.80)

ORIGINAL CONTRACT PRICE: \$ 113,260.90

CURRENT CONTRACT PRICE ADJUSTED BY PREVIOUS CHANGE ORDERS: -

AMOUNT OF CURRENT CHANGE ORDER: (\$426.60)

NEW CONTRACT PRICE: \$112,834.30



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #3

Tracking Number

PW 2017-77

Agenda Item Summary Memo

Title: West Washington Street Water Main Improvements

Meeting and Date: Public Works Committee – November 21, 2017

Synopsis: Consideration of Change Order No. 1

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: 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: November 13, 2017
Subject: West Washington Street Water Main Improvements

The purpose of this memo is to present Change Order No. 1 for the above referenced project.

A Change Order, as defined by in the General Conditions of the Contract Documents, is a written order to the Contractor authorizing an addition, deletion or revision in the work within the general scope of the Contract Documents, or authorizing an adjustment in the Contract Price or Contract Time.

Background:

The United City of Yorkville and Superior Excavating Co. entered into an agreement for a contract value of **\$243,331.50** for the above referenced project. The intent of this project was to replace water main along West Washington Street.

Questions Presented:

Should the City approve Change Order No. 1 which would **decrease** the contract amount by \$24,882.00.

Discussion:

Changes are per as-built quantities measured in the field and pay items removed from project scope. Please see the attached summary spreadsheet.

We are recommending approval of the change order.

Action Required:

Consideration of approval of Change Order No. 1 in the amount of \$24,882.00.

CHANGE ORDER

Order No. 1

Date: November 13, 2017

Agreement Date: April 30, 2017

NAME OF PROJECT: West Washington Street Water Main Improvements

OWNER: United City of Yorkville

CONTRACTOR: Superior Excavating Co.

The following changes are hereby made to the CONTRACT DOCUMENTS:

- 1) See Attached

Change of CONTRACT PRICE:

Original CONTRACT PRICE: \$243,331.50

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S): \$ 243,331.50

The CONTRACT PRICE due to this CHANGE ORDER will be ~~(increased)~~ (decreased) by: \$24,882.00

The new CONTRACT PRICE including this CHANGE ORDER will be: \$ 218,449.50

Change to CONTRACT TIME:

The CONTRACT TIME will be (increased) (decreased) by 0 calendar days.

The date for completion of all work will be June 30, 2017

Justification

- 1-13) Changes per as-built quantities measured in the field.
- 15-18) Removed from project scope.
- 19-37) Changes per as-built quantities measured in the field.

Approvals Required

Requested by: _____ Superior Excavating Co.

Recommended by: _____ Engineering Enterprises, Inc.

Accepted by: _____ United City of Yorkville

**BALANCE CHANGE ORDER NO. 1
WEST WASHINGTON STREET WATER MAIN IMPROVEMENTS
UNITED CITY OF YORKVILLE**

ITEM NO.	ITEMS	UNIT	CONTRACT QUANTITY	UNIT PRICE	ADDITIONS		DEDUCTIONS	
					QUANTITY	COST	QUANTITY	COST
1	PRESSURE CONNECTION W/ TAPPING SLEEVE, & 6" TAPPING VALVE IN 48" VAULT	EACH	3	\$ 4,475.00	0.00	\$ -	0.00	\$ -
2	PRESSURE CONNECTION W/ TAPPING SLEEVE, & 8" TAPPING VALVE IN 60" VAULT	EACH	1	\$ 5,150.00	0.00	\$ -	0.00	\$ -
3	WATER MAIN, 6-INCH DIP, CLASS 52 W/ POLYETHYLENE WRAP	FOOT	10	\$ 45.00	21.00	\$ 945.00	0.00	\$ -
4	WATER MAIN, 8-INCH DIP, CLASS 52 W/ POLYETHYLENE WRAP	FOOT	955	\$ 76.00	45.00	\$ 3,420.00	0.00	\$ -
5	WATER MAIN PROTECTION, PVC, C-900, 12-INCH	FOOT	88	\$ 31.00	0.00	\$ -	4.00	\$ 124.00
6	GATE VALVE, 8-INCH (RESILIENT SEAT), AND VALVE BOX	EACH	1	\$ 1,633.00	0.00	\$ -	0.00	\$ -
7	FIRE HYDRANT ASSEMBLY WITH AUXILIARY VALVE, 6-INCH MJ	EACH	4	\$ 4,882.00	0.00	\$ -	0.00	\$ -
8	FIRE HYDRANT RELOCATION AND REPLACEMENT - SHORT	EACH	2	\$ 9,000.00	0.00	\$ -	0.00	\$ -
9	DUCTILE IRON FITTINGS	LB	1,347	\$ 8.50	0.00	\$ -	266.00	\$ 2,261.00
10	FOUNDATION MATERIAL	CU YD	200	\$ 1.00	0.00	\$ -	86.00	\$ 86.00
11	WATER SERVICE CONNECTION, 1-INCH	EACH	5	\$ 803.00	0.00	\$ -	0.00	\$ -
12	WATER SERVICE PIPE, 1-INCH TYPE K COPPER	FOOT	162	\$ 22.00	0.00	\$ -	10.00	\$ 220.00
13	DISCONNECT AND ABANDON EXISTING WATER MAIN	EACH	4	\$ 1,270.00	0.00	\$ -	0.00	\$ -
14	VALVE VAULT TO BE ABANDONED	EACH	1	\$ 350.00	0.00	\$ -	0.00	\$ -
15	CATCH BASIN, TYPE A, 4' DIA W/ TYPE 1 FRAME	EACH	3	\$ 2,350.00	0.00	\$ -	3.00	\$ 7,050.00
16	STORM SEWER, PVC, SDR-26, 6-INCH	FOOT	30	\$ 15.00	0.00	\$ -	30.00	\$ 450.00
17	GRADING AND SHAPING DITCHES	FOOT	195	\$ 7.00	0.00	\$ -	195.00	\$ 1,365.00
18	CATCH BASIN REMOVAL	EACH	1	\$ 450.00	0.00	\$ -	1.00	\$ 450.00
19	WATER MAIN TESTING - PRESSURE AND DISINFECTION	LSUM	1	\$ 2,000.00	0.00	\$ -	0.00	\$ -
20	EXPLORATORY EXCAVATION	EACH	10	\$ 200.00	0.00	\$ -	7.00	\$ 1,400.00
21	PAVEMENT REMOVAL	SQ YD	684	\$ 3.50	0.00	\$ -	0.00	\$ -
22	HOT-MIX ASPHALT PAVEMENT PATCHING, 4 INCH	SQ YD	684	\$ 42.00	0.00	\$ -	0.00	\$ -
23	HOT-MIX ASPHALT DRIVEWAY REMOVAL AND REPLACEMENT	SQ YD	15	\$ 50.00	2.50	\$ 125.00	0.00	\$ -
24	AGGREGATE DRIVEWAY REMOVAL AND REPLACEMENT	SQ YD	18	\$ 20.00	0.00	\$ -	5.00	\$ 100.00
25	SIDEWALK REMOVAL AND REPLACEMENT	SQ FT	177	\$ 10.00	0.00	\$ -	44.00	\$ 440.00
26	DETECTABLE WARNINGS	SQ FT	24	\$ 28.00	0.00	\$ -	8.00	\$ 224.00
27	FIRE HYDRANT REMOVAL	EACH	1	\$ 450.00	0.00	\$ -	0.00	\$ -
28	SIGN TO BE REMOVED AND RESET	EACH	4	\$ 50.00	0.00	\$ -	4.00	\$ 200.00
29	MAILBOX TO BE REMOVED AND RESET	EACH	3	\$ 50.00	0.00	\$ -	2.00	\$ 100.00
30	TYPE A SANITARY MANHOLE	EACH	1	\$ 5,600.00	0.00	\$ -	0.00	\$ -
31	SANITARY MANHOLE VACCUUM TESTING	EACH	1	\$ 200.00	0.00	\$ -	0.00	\$ -
32	RESTORATION	SQ YD	1,580	\$ 5.50	0.00	\$ -	804.00	\$ 4,422.00
33	TREE ROOT PRUNING	FOOT	40	\$ 10.00	7.00	\$ 70.00	0.00	\$ -
34	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL, TYPE 1	TON	50	\$ 10.00	0.00	\$ -	50.00	\$ 500.00
35	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL, TYPE 2	TON	50	\$ 10.00	0.00	\$ -	50.00	\$ 500.00
36	TRAFFIC CONTROL AND PROTECTION	LSUM	1	\$ 8,500.00	0.00	\$ -	0.00	\$ -
37	ALLOWANCE - ITEMS ORDERED BY THE ENGINEER	UNIT	12,000	\$ 1.00	0.00	\$ -	9550.00	\$ 9,550.00

TOTAL ADDITIONS = \$ 4,560.00

TOTAL DEDUCTIONS = \$ (29,442.00)

ORIGINAL CONTRACT PRICE: \$ 243,331.50

AMOUNT OF CURRENT CHANGE ORDER: (\$24,882.00)

NEW CONTRACT PRICE: \$ 218,449.50



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>

Agenda Item Number

New Business #4

Tracking Number

PW 2017-78

Agenda Item Summary Memo

Title: Countryside Water main and Roadway Improvements

Meeting and Date: Public Works Committee – November 21, 2017

Synopsis: Consideration of Change Order No. 2

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required:

Council Action Requested: 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
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: November 10, 2017
Subject: Countryside Water Main and Roadway Imp. – Change Order No. 2

The purpose of this memo is to present Change Order No. 2 for the above referenced project.

A Change Order, as defined by in the General Conditions of the Contract Documents, is a written order to the Contractor authorizing an addition, deletion or revision in the work within the general scope of the Contract Documents, or authorizing an adjustment in the Contract Price or Contract Time.

Background:

The United City of Yorkville and Geneva Construction Co. entered into an agreement for a contract value of \$4,307,538.03. The value was adjusted via Change Order No. 1 to \$4,759,426.13.

Questions Presented:

Should the City approve Change Order No. 2 which would decrease the contract amount by \$321,176.14?

Discussion:

Change Order No. 2 is a final balancing change order. All work is now complete.

We are recommending approval of the Change Order.

Action Required:

Consideration of approval from the City Council for Change Order No. 2.

CHANGE ORDER

Order No. 2

Date: November 9, 2017

Agreement Date: March 28, 2016

NAME OF PROJECT: Countryside Water Main and Roadway Improvements

OWNER: United City of Yorkville

CONTRACTOR: Geneva Construction Company

The following changes are hereby made to the CONTRACT DOCUMENTS:

<u>Change</u>	<u>Value</u>
1) Final quantity balancing – See attached	(\$321,176.14)

Change of CONTRACT PRICE:

Original CONTRACT PRICE: \$4,307,538.03

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S): \$4,759,423.13

The CONTRACT PRICE due to this CHANGE ORDER will be DECREASED by: \$ 321,176.14

The new CONTRACT PRICE including this CHANGE ORDER will be: \$4,438,246.99

Justification:

- 1) Quantities have been adjusted to reflect final installed quantities as measured in the field.

Change to CONTRACT TIME:

The contract time is increased/decreased by 0 days.

Requested by: _____ Geneva Construction Co.

Recommended by: _____ Engineering Enterprises, Inc.

Accepted by: _____ United City of Yorkville

ITEM NO.	ITEMS	UNIT	AWARDED CONTRACT		CHANGE ORDER NO. 1			CHANGE ORDER NO. 2			UNIT PRICE	TOTAL COMPLETED QUANTITY	TOTAL COMPLETED VALUE
			AWARDED QUANTITY	AWARDED VALUE	ADDED QUANTITY	DEDUCTED QUANTITY	CO 1 VALUE	ADDED QUANTITY	DEDUCTED QUANTITY	CO 2 VALUE			
BASE BID													
1	TREE REMOVAL, 6-15 UNIT DIAMETER	UNIT	126	\$ 2,079.00	0.0	0.0	\$ -	0.0	59.4	\$ (980.10)	\$ 16.50	66.6	\$ 1,098.90
2	TREE REMOVAL, OVER 15 UNIT DIAMETER	UNIT	364	\$ 6,552.00	0.0	0.0	\$ -	12.5	0.0	\$ 225.00	\$ 18.00	376.5	\$ 6,777.00
3	TREE ROOT PRUNING	EACH	65	\$ 4,550.00	2.0	0.0	\$ 140.00	0.0	67.0	\$ (4,690.00)	\$ 70.00	0.0	\$ -
4	CONNECTION TO EXISTING 4-INCH WATER MAIN	EACH	2	\$ 8,800.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 4,400.00	2.0	\$ 8,800.00
5	CONNECTION TO EXISTING 6-INCH WATER MAIN	EACH	12	\$ 57,600.00	0.0	0.0	\$ -	0.0	5.0	\$ (24,000.00)	\$ 4,800.00	7.0	\$ 33,600.00
6	CONNECTION TO EXISTING 8-INCH WATER MAIN	EACH	4	\$ 22,000.00	1.0	0.0	\$ 5,500.00	2.0	0.0	\$ 11,000.00	\$ 5,500.00	7.0	\$ 38,500.00
7	CONNECTION TO EXISTING 12-INCH WATER MAIN	EACH	6	\$ 34,800.00	0.0	0.0	\$ -	1.0	0.0	\$ 5,800.00	\$ 5,800.00	7.0	\$ 40,600.00
8	WATER MAIN, 4-INCH D.I.P., CLASS 52, WITH POLYETHYLENE WRAP	LF	284	\$ 34,080.00	0.0	0.0	\$ -	0.0	12.0	\$ (1,440.00)	\$ 120.00	272.0	\$ 32,640.00
9	WATER MAIN, 6-INCH D.I.P., CLASS 52, WITH POLYETHYLENE WRAP	LF	206	\$ 28,840.00	0.0	0.0	\$ -	180.0	0.0	\$ 25,200.00	\$ 140.00	386.0	\$ 54,040.00
10	WATER MAIN, 8-INCH D.I.P., CLASS 52, WITH POLYETHYLENE WRAP	LF	13,744	\$ 852,128.00	441.0	0.0	\$ 27,342.00	0.0	64.7	\$ (4,011.40)	\$ 62.00	14,120.3	\$ 875,458.60
11	WATER MAIN, 12-INCH D.I.P., CLASS 52, WITH POLYETHYLENE WRAP	LF	1,683	\$ 139,689.00	0.0	0.0	\$ -	55.3	0.0	\$ 4,589.90	\$ 83.00	1,738.3	\$ 144,278.90
12	GATE VALVE, 4-INCH (RESILIENT SEAT) IN VALVE BOX	EACH	3	\$ 5,100.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 1,700.00	3.0	\$ 5,100.00
13	GATE VALVE, 6-INCH (RESILIENT SEAT) IN VALVE BOX	EACH	1	\$ 1,800.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 1,800.00	1.0	\$ 1,800.00
14	GATE VALVE, 8-INCH (RESILIENT SEAT) IN VALVE BOX	EACH	38	\$ 85,500.00	1.0	0.0	\$ 2,250.00	0.0	1.0	\$ (2,250.00)	\$ 2,250.00	38.0	\$ 85,500.00
15	GATE VALVE & VALVE VAULT, 12-INCH (RESILIENT SEAT) IN 60-INCH VAULT	EACH	4	\$ 22,000.00	0.0	0.0	\$ -	0.0	1.0	\$ (5,500.00)	\$ 5,500.00	3.0	\$ 16,500.00
16	WATER MAIN LINE STOP, 6-INCH	EACH	1	\$ 9,000.00	0.0	0.0	\$ -	0.0	1.0	\$ (9,000.00)	\$ 9,000.00	0.0	\$ -
17	FIRE HYDRANT ASSEMBLY, WITH AUXILIARY VALVE, 6-INCH MJ	EACH	46	\$ 211,600.00	2.0	0.0	\$ 9,200.00	1.0	0.0	\$ 4,600.00	\$ 4,600.00	49.0	\$ 225,400.00
18	FIRE HYDRANT ASSEMBLY, WITH AUXILIARY VALVE, 2-INCH MJ	EACH	1	\$ 2,500.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 2,500.00	1.0	\$ 2,500.00
19	TEMPORARY FLUSHING FIRE HYDRANT	EACH	2	\$ 9,200.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 4,600.00	2.0	\$ 9,200.00
20	DUCTILE IRON FITTINGS	LB	16,668	\$ 33,336.00	349.0	0.0	\$ 698.00	0.0	3,236.0	\$ (6,472.00)	\$ 2.00	13,781.0	\$ 27,562.00
21	WATER MAIN PROTECTION, PVC C-900, 12-INCH	LF	772	\$ 77,200.00	0.0	0.0	\$ -	0.0	106.5	\$ (10,650.00)	\$ 100.00	665.5	\$ 66,550.00
22	WATER MAIN PROTECTION, PVC C-900, 18-INCH	LF	89	\$ 7,120.00	0.0	0.0	\$ -	0.0	29.0	\$ (2,320.00)	\$ 80.00	60.0	\$ 4,800.00
23	WATER MAIN INSULATION	LF	120	\$ 1,440.00	0.0	0.0	\$ -	0.0	120.0	\$ (1,440.00)	\$ 12.00	0.0	\$ -
24	SANITARY SEWER REMOVAL AND REPLACEMENT	LF	50	\$ 5,000.00	0.0	0.0	\$ -	0.0	37.5	\$ (3,750.00)	\$ 100.00	12.5	\$ 1,250.00
25	STORM SEWER REMOVAL AND REPLACEMENT	LF	150	\$ 12,000.00	0.0	0.0	\$ -	0.0	138.0	\$ (11,040.00)	\$ 80.00	12.0	\$ 960.00
26	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL - TYPE 1	TON	175	\$ 1,750.00	25.0	0.0	\$ 250.00	0.0	200.0	\$ (2,000.00)	\$ 10.00	0.0	\$ -
27	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL - TYPE 2	TON	175	\$ 1,750.00	25.0	0.0	\$ 250.00	0.0	200.0	\$ (2,000.00)	\$ 10.00	0.0	\$ -
28	SELECT GRANULAR BACKFILL	CY	14,056	\$ 351,400.00	735.0	0.0	\$ 18,375.00	0.0	1,354.4	\$ (33,860.00)	\$ 25.00	13,436.6	\$ 335,915.00
29	FOUNDATION MATERIAL	CY	310	\$ 310.00	10.0	0.0	\$ 10.00	0.0	320.0	\$ (320.00)	\$ 1.00	0.0	\$ -
30	EXPLORATORY EXCAVATION	EACH	15	\$ 11,250.00	3.0	0.0	\$ 2,250.00	0.0	7.0	\$ (5,250.00)	\$ 750.00	11.0	\$ 8,250.00
31	WATER SERVICE CONNECTION, 1-INCH	EACH	194	\$ 194,000.00	8.0	0.0	\$ 8,000.00	0.0	1.0	\$ (1,000.00)	\$ 1,000.00	201.0	\$ 201,000.00
32	WATER SERVICE CONNECTION, 2-INCH	EACH	4	\$ 8,000.00	0.0	0.0	\$ -	5.0	0.0	\$ 10,000.00	\$ 2,000.00	9.0	\$ 18,000.00
33	WATER SERVICE PIPE, 1-INCH PEX, OPEN CUT	LF	1,609	\$ 1,609.00	50.0	0.0	\$ 50.00	2,473.9	0.0	\$ 2,473.90	\$ 1.00	4,132.9	\$ 4,132.90
34	WATER SERVICE PIPE, 1-INCH PEX, TRENCHLESS	LF	4,210	\$ 42,100.00	307.0	0.0	\$ 3,070.00	0.0	1,953.9	\$ (19,539.00)	\$ 10.00	2,563.1	\$ 25,631.00
35	WATER SERVICE PIPE, 2-INCH PEX, OPEN CUT	LF	60	\$ 120.00	0.0	0.0	\$ -	128.5	0.0	\$ 257.00	\$ 2.00	188.5	\$ 377.00
36	WATER SERVICE PIPE, 2-INCH PEX, TRENCHLESS	LF	65	\$ 845.00	0.0	0.0	\$ -	0.0	65.0	\$ (845.00)	\$ 13.00	0.0	\$ -
37	SANITARY SEWER SERVICE REPAIR, PVC SDR-26, 6-INCH	EACH	19	\$ 6,650.00	2.0	0.0	\$ 700.00	12.0	0.0	\$ 4,200.00	\$ 350.00	33.0	\$ 11,550.00
38	DISCONNECT AND ABANDON EXISTING WATER MAIN	EACH	25	\$ 35,000.00	1.0	0.0	\$ 1,400.00	0.0	5.0	\$ (7,000.00)	\$ 1,400.00	21.0	\$ 29,400.00
39A	WATER MAIN TESTING - PRESSURE AND DISINFECTION (BASE BID)	LS	1	\$ 15,000.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 15,000.00	1.0	\$ 15,000.00
39B	WATER MAIN TESTING - PRESSURE AND DISINFECTION (ALTERNATE 1)	LS	1	\$ 1,200.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 1,200.00	1.0	\$ 1,200.00
39C	WATER MAIN TESTING - PRESSURE AND DISINFECTION (ALTERNATE 2)	LS	1	\$ 275.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 275.00	1.0	\$ 275.00
39D	WATER MAIN TESTING - PRESSURE AND DISINFECTION (CO 1 - E, BLACKBERRY)	LS	0	\$ -	1.0	0.0	\$ 1,000.00	0.0	0.0	\$ -	\$ 1,000.00	1.0	\$ 1,000.00
40	HOT-MIX ASPHALT PAVEMENT REMOVAL	SY	633	\$ 4,114.50	0.0	0.0	\$ -	0.0	589.1	\$ (3,829.15)	\$ 6.50	43.9	\$ 285.35
41	HOT-MIX ASPHALT PAVEMENT, 4-INCH, WITH 12-INCH AGGREGATE BASE	SY	744	\$ 35,823.60	0.0	0.0	\$ -	0.0	86.5	\$ (4,164.98)	\$ 48.15	657.5	\$ 31,658.60
42	HOT-MIX ASPHALT PAVEMENT, 7-INCH, WITH 12-INCH AGGREGATE BASE	SY	543	\$ 39,639.00	0.0	0.0	\$ -	0.0	178.8	\$ (13,052.40)	\$ 73.00	364.2	\$ 26,586.60
43	HOT-MIX ASPHALT PAVEMENT REMOVAL, VARIABLE DEPTH, SPECIAL	SY	2,016	\$ 11,692.80	0.0	0.0	\$ -	0.0	504.0	\$ (2,923.20)	\$ 5.80	1,512.0	\$ 8,769.60
44	HOT MIX ASPHALT BINDER PATCH, 2.5-INCH, SPECIAL	SY	2,016	\$ 24,192.00	0.0	0.0	\$ -	0.0	458.1	\$ (5,497.20)	\$ 12.00	1,557.9	\$ 18,694.80
45	DRIVEWAY PAVEMENT REMOVAL, SPECIAL	SY	2,400	\$ 20,400.00	110.0	0.0	\$ 935.00	0.0	175.4	\$ (1,490.90)	\$ 8.50	2,334.6	\$ 19,844.10
46	HMA DRIVEWAY PAVEMENT, N50, 3-INCH, WITH 8-INCH AGGREGATE BASE	SY	419	\$ 19,797.75	0.0	0.0	\$ -	103.1	0.0	\$ 4,871.48	\$ 47.25	522.1	\$ 24,669.23
47	HMA DRIVEWAY PAVEMENT, N50, 4-INCH, WITH 8-INCH AGGREGATE BASE	SY	143	\$ 8,723.00	0.0	0.0	\$ -	0.0	33.8	\$ (2,061.80)	\$ 61.00	109.2	\$ 6,661.20
48	PORTLAND CEMENT CONCRETE DRIVEWAY, 6-INCH, WITH 4-INCH AGGREGATE BASE	SY	1,720	\$ 103,372.00	110.0	0.0	\$ 6,611.00	0.0	202.7	\$ (12,182.27)	\$ 60.10	1,627.3	\$ 97,800.73
49	PORTLAND CEMENT CONCRETE DRIVEWAY, 8-INCH, WITH 4-INCH AGGREGATE BASE	SY	118	\$ 8,932.60	0.0	0.0	\$ -	112.6	0.0	\$ 8,523.82	\$ 75.70	230.6	\$ 17,456.42
50	BRICK PAVEMENT DRIVEWAY REMOVAL AND REPLACEMENT, WITH 6-INCH AGGREGATE BASE	SF	42	\$ 378.00	0.0	0.0	\$ -	0.0	6.0	\$ (54.00)	\$ 9.00	36.0	\$ 324.00
51	CONCRETE CURB AND GUTTER REMOVAL	LF	9,305	\$ 59,067.75	5,604.0	0.0	\$ 35,585.40	0.0	4,547.8	\$ (28,878.53)	\$ 6.35	10,361.2	\$ 65,793.62
52	COMBINATION CONCRETE CURB AND GUTTER	LF	9,305	\$ 199,592.25	5,604.0	0.0	\$ 120,205.80	0.0	4,547.8	\$ (97,550.31)	\$ 21.45	10,361.2	\$ 222,247.74
53	VALVE VAULT TO BE ABANDONED	EACH	37	\$ 9,250.00	1.0	0.0	\$ 250.00	0.0	1.0	\$ (250.00)	\$ 250.00	37.0	\$ 9,250.00
54	VALVE BOX TO BE ABANDONED	EACH	1	\$ 100.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 100.00	1.0	\$ 100.00
55	FIRE HYDRANT REMOVAL	EACH	36	\$ 12,600.00	1.0	0.0	\$ 350.00	0.0	0.0	\$ -	\$ 350.00	37.0	\$ 12,950.00
56	SIGN TO BE REMOVED AND RESET	EACH	6	\$ 1,560.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 260.00	6.0	\$ 1,560.00
57	MAILBOX TO BE REMOVED AND REPLACED	EACH	41	\$ 6,150.00	0.0	0.0	\$ -	0.0	11.0	\$ (1,650.00)	\$ 150.00	30.0	\$ 4,500.00
58	REPLACEMENT TREE, 2.5" CALIPER (MIN.), BALLED AND BURLAPPED	EACH	27	\$ 11,745.00	0.0	0.0	\$ -	0.0	16.0	\$ (6,960.00)	\$ 435.00	11.0	\$ 4,785.00
59	RESTORATION	SY	11,164	\$ 100,476.00	200.0	0.0	\$ 1,800.00	2,515.17	0.0	\$ 22,636.53	\$ 9.00	13,879.17	\$ 124,912.53
60A	TRAFFIC CONTROL AND PROTECTION (BASE BID)	LS	1	\$ 95,000.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 95,000.00	1.0	\$ 95,000.00
60B	TRAFFIC CONTROL AND PROTECTION (ALTERNATE 1)	LS	1	\$ 800.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 800.00	1.0	\$ 800.00
60C	TRAFFIC CONTROL AND PROTECTION (ALTERNATE 2)	LS	1	\$ 350.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 350.00	1.0	\$ 350.00

ITEM NO.	ITEMS	UNIT	AWARDED CONTRACT		CHANGE ORDER NO. 1			CHANGE ORDER NO. 2			UNIT PRICE	TOTAL COMPLETED QUANTITY	TOTAL COMPLETED VALUE	
			AWARDED QUANTITY	AWARDED VALUE	ADDED QUANTITY	DEDUCTED QUANTITY	CO 1 VALUE	ADDED QUANTITY	DEDUCTED QUANTITY	CO 2 VALUE				
60D	TRAFFIC CONTROL AND PROTECTION (CO 1 - PAVING & WM)	LS	0	\$ -	1.0	0.0	\$ 1,200.00	0.0	0.0	\$ -	\$ 1,200.00	1.0	\$ 1,200.00	
60E	TRAFFIC CONTROL AND PROTECTION (CO 1 - COUNTRYSIDE & CENTER CURB)	LS	0	\$ -	1.0	0.0	\$ 1,000.00	0.0	0.0	\$ -	\$ 1,000.00	1.0	\$ 1,000.00	
61	ALLOWANCE - ITEMS ORDERED BY THE ENGINEER	UNIT	82,000	\$ 82,000.00	2,000.0	0.0	\$ 2,000.00	0.0	31,814.72	\$ (31,814.72)	\$ 1.00	52,185.28	\$ 52,185.28	
62	PREPARATION OF BASE	SQ YD	39,821	\$ 21,901.55	8,615.0	0.0	\$ 4,738.25	0.0	1,949.5	\$ (1,072.23)	\$ 0.55	46,486.5	\$ 25,567.58	
63	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	1,195	\$ 41,825.00	360.0	0.0	\$ 12,600.00	0.0	1,148.4	\$ (40,194.00)	\$ 35.00	406.6	\$ 14,231.00	
64	AGGREGATE SUBGRADE IMPROVEMENT	SO YD	3,982	\$ 37,829.00	490.0	0.0	\$ 4,560.00	0.0	2,940.6	\$ (27,935.70)	\$ 9.50	1,521.4	\$ 14,453.30	
65	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	765	\$ 6,617.25	75.0	0.0	\$ 648.75	0.0	747.5	\$ (6,465.88)	\$ 8.65	92.5	\$ 800.13	
66	HOT-MIX ASPHALT SURFACE REMOVAL, 4-INCH	SO YD	44,515	\$ 178,060.00	8,615.0	0.0	\$ 34,460.00	1,091.5	0.0	\$ 4,366.00	\$ 4.00	54,221.5	\$ 216,886.00	
67	BITUMINOUS MATERIALS (PRIME COAT)	GALLON	22,886	\$ 228.86	3,200.0	0.0	\$ 32.00	0.0	20,528.0	\$ (205.28)	\$ 0.01	5,558.0	\$ 55.58	
68	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	6,004	\$ 384,256.00	1,221.0	0.0	\$ 78,144.00	200.5	0.0	\$ 12,830.72	\$ 64.00	7,425.5	\$ 475,230.72	
69	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	4,668	\$ 336,096.00	792.0	0.0	\$ 57,024.00	0.0	54.8	\$ (3,945.60)	\$ 72.00	5,405.2	\$ 389,174.40	
70	SIDEWALK REMOVAL	SQ FT	1,244	\$ 1,119.60	0.0	0.0	\$ -	0.0	319.7	\$ (287.73)	\$ 0.90	924.3	\$ 831.87	
71	SIDEWALK REMOVAL AND REPLACEMENT, WITH 4-INCH AGGREGATE BASE	SO FT	3,264	\$ 23,337.60	498.0	0.0	\$ 3,560.70	2,801.3	0.0	\$ 20,029.30	\$ 7.15	6,563.3	\$ 46,927.60	
72	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH, SPECIAL	SQ FT	1,092	\$ 8,135.40	0.0	0.0	\$ -	618.0	0.0	\$ 4,604.10	\$ 7.45	1,710.0	\$ 12,739.50	
73	DETECTABLE WARNINGS	SO FT	302	\$ 7,248.00	56.0	0.0	\$ 1,344.00	20.0	0.0	\$ 480.00	\$ 24.00	378.0	\$ 9,072.00	
74	MANHOLES TO BE ADJUSTED	EACH	29	\$ 12,035.00	0.0	0.0	\$ -	2.0	0.0	\$ 830.00	\$ 415.00	31.0	\$ 12,865.00	
75	INLETS TO BE ADJUSTED	EACH	29	\$ 10,875.00	0.0	0.0	\$ -	0.0	26.0	\$ (9,750.00)	\$ 375.00	3.0	\$ 1,125.00	
76	NEW FRAME AND LID OR GRATE	EACH	10	\$ 3,250.00	0.0	0.0	\$ -	0.0	3.0	\$ (975.00)	\$ 325.00	7.0	\$ 2,275.00	
77	INLET TY A, SPECIAL	EACH	3	\$ 3,600.00	0.0	0.0	\$ -	0.0	2.0	\$ (2,400.00)	\$ 1,200.00	1.0	\$ 1,200.00	
78	MANHOLE TO BE RECONSTRUCTED	EACH	3	\$ 3,750.00	0.0	0.0	\$ -	0.0	3.0	\$ (3,750.00)	\$ 1,250.00	0.0	\$ -	
79	SANITARY MANHOLES TO BE ADJUSTED	EACH	10	\$ 8,500.00	0.0	0.0	\$ -	10.0	0.0	\$ 8,500.00	\$ 850.00	20.0	\$ 17,000.00	
80	PIPE UNDERDRAINS, 4-INCH	LF	90	\$ 2,700.00	0.0	0.0	\$ -	0.0	90.0	\$ (2,700.00)	\$ 30.00	0.0	\$ -	
81	REMOVE CURB ASPHALT	EACH	14	\$ 1,330.00	0.0	0.0	\$ -	0.0	0.0	\$ -	\$ 95.00	14.0	\$ 1,330.00	
82	ROADWAY EDGE CRACK SEALING	LF	28,949	\$ 13,895.52	9,065.0	0.0	\$ 4,351.20	0.0	12,074.0	\$ (5,795.52)	\$ 0.48	25,940.0	\$ 12,451.20	
			BID VALUE AWARDED:	\$ 4,307,598.03				\$ 451,865.10				\$ (321,176.14)	FINAL CONTRACT VALUE	\$ 4,438,246.99



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #5

Tracking Number

PW 2017-79

Agenda Item Summary Memo

Title: Kennedy Road Shared Use Path (ITEP)

Meeting and Date: Public Works Committee – November 21, 2017

Synopsis: Consideration of Authorization No. 3

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: 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
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: October 16, 2017
Subject: Kennedy Road Shared Use Path (ITEP) – Authorization 3

The purpose of this memo is to present Authorizations 3 for the above referenced project.

An authorization, as defined by IDOT, is the written approval of a contract change and the written directive to the contractor to perform said work. By this definition, it alters the contract work from that awarded under the competitive bidding process. An Authorization of Contract Changes signed by the Regional Engineer signifies completed review of and support for the change proposed.

Background:

The State of Illinois and “D” Construction, Inc. entered into an agreement for a contract value of \$753,941.81 for the above referenced project. Construction began on July 17, 2017 and the project is approximately 98% complete.

The construction costs are being funded by ITEP funds (federal) and local funds. The maximum federal participation amount is \$883,336.00, inclusive of all change orders (authorizations) associated with this contract.

Questions Presented:

Should the City approve Authorization No. 3 in the amount of \$5,015.42?

Discussion:

Authorization No. 3 covers additional labor, required to perform work within the BNSF ROW including: Railroad flaggers as required by the Burlington Northern Santa Fe Railroad. Note that flaggers are a standard Railroad requirement and it is typical to pay the Railroad on a time and material basis.

The net change for all authorizations to date is \$13,041.30 which is a 1.73% increase to the original contract value bringing a revised contract value to date of \$766,983.11. The City will be responsible for 20% of the total or \$2,608.26.

We have attached IDOT form BC-22 for Authorization No. 3 for your information. All authorizations have a pre-approval from the IDOT District 3 Local Agency Bureau of Construction Engineer.

We are recommending approval of the Authorization.

Action Required:

Consideration of approval from the City Council for Authorization No. 3.



Authorization of Contract Changes

<input checked="" type="checkbox"/> Contract Adjustment	<input type="checkbox"/> PoDI/ PoCI
<input type="checkbox"/> Change Order	
<input checked="" type="checkbox"/> Consultant	<input type="checkbox"/> Major Change
<input type="checkbox"/> InHouse	<input checked="" type="checkbox"/> Minor Change

Date: 10/16/2017
County: Kendall
Section: 10-00042-00-BT
Route: FAU 3793
District: 3
Contract: 87628
Job No.: C9308815
Project No.: TE-00D3 (091)

Consultant's Name: Engineering Enterprises, Inc.

Contractor: D Construction
 Address: 1488 South Broadway
 Coal City IL 60416-

The following change from the plans in the construction of the above designated section of highway improvement is authorized and directed. The estimated quantities are shown below at the awarded contract prices except as indicated. The first addition of an item not in the original contract under the fund type or county is indicated by an asterisk.

Item No.	*	Cat	Pay Item	Unit	Quantity	Unit Price	A/D	Addition	Deduction
			FAS ID: L22EK01			CCS Code 0930028			
X9300300	*	33	RAILROAD FLAGGING	L SUM	1.000	5,015.4200	A	\$5,015.42	\$0.00
Amount of Original Contract: \$753,941.81							Totals:	\$5,015.42	\$0.00
Net Change To Date: \$13,041.30							Percent Change: 1.73%	Net Change:	5,015.42

Project Location: Kennedy Road, Yorkville, IL

Description and Reason: This authorization pays for railroad flagging as required by the BNSF railroad for work within their ROW.

Determination: (G1) The undersigned determine that the change is germane to the original contract as signed, because provision for this work is included in the original contract.

THE STATE OF ILLINOIS	
By the Department of Transportation	
Randall S. Blankenhorn, Secretary	Date
Jeff Heck, Chief Fiscal Officer, Director of F&A	Date
William M. Barnes, Chief Counsel	Date

Date	Regional Engineer
Date	Engineer of Construction
Date	Director of Highways PI/Chief Engineer

Supervisor:

Supervisor	Date
------------	------

Resident:

Resident	Date
----------	------

FHWA Acceptable to Proceed: Yes No FHWA Participation: Yes No

Print Date: 10/16/2017

FHWA Representative _____ Date _____

D Construction
1488 So. Broadway
Coal City, IL 60416

Customer: Ill Dept Of Transportation

Job: 17-00068- KENNEDY RD. SHARED-USE PATH-YORK

Contract: 87628

Force account bill for: FLAGGING

Auth. No:

County: KENDALL

Section: 10-00042-00-BT(YORKVILLE)

SL / Rented Equipment	UOM	Quantity	Unit Cost	Amount
Ratipros Field Services Inc. 17-00068		0.00	0.00	4,737.50
Subtotal SL / Rented Equipment				4,737.50
Plus 5.00% of \$4,737.50				236.88
Total SL / Rented Equipment				4,974.38

This is to certify that the material entered on this force account bill which was taken from is shown at our cost.

(Signed)



D Construction

Total Labor	0.00
Total Subcontractor Expense	4,974.38
Total Material Expense	0.00
Total	4,974.38
Bond .75%	37.31
Plus 10% on Bond	3.73
Total Bill	5,015.42

Resident

RR Flagger FRC.

49



Invoice

50

SERVICES PROVIDED TO:

D Construction
1488 S Broadway
Coal City IL 60416

17-00068
1001
10447

RailPros Invoice #	DC73201708
Invoice Date	8/30/2017
Due Date	8/30/2017
RP Task Order No.	7320
Contract #	
Terms	Due on receipt
Vendor #	

Submitted Via:

Task Name	RWIC Protection	
Location	Yorkville	IL
Period	August-17	

Description	Dly/OT	Quantity	Rate	Amount
RWIC Adam Overton - 08/22-08/25	DAILY	4	950.00	3,800.00
RWIC Adam Overton	OT	7.5	125.00	937.50

(supporting documents attached)

PLEASE PAY THIS AMOUNT >>

Due this invoice	\$4,737.50
------------------	------------

Please make check payable to: *RailPros Field Services, Inc.*

Please remit payment to: RailPros Field Services, Inc.

1705 W. Northwest Hwy. Suite 150
Grapevine, TX 76051

Phone: 682-223-6897

Fax: 866-762-7619

Email: accounting@railprosfs.com



BY: _____

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type See Specific instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. RailPros Field Services, Inc.		
	2 Business name/disregarded entity name, if different from above		
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ <small>Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.</small> <input type="checkbox"/> Other (see instructions) ▶ _____		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.) 1705 W Northwest Hwy, Suite 150		Requester's name and address (optional)
	6 City, state, and ZIP code Grapevine, TX 76051		
	7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number									
or									
Employer identification number									
2	6	-	3	6	6	1	5	2	0

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶ 	Date ▶ 01/13/2017
-----------	--------------------------------	--------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

- By signing the filled-out form, you:
1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
 2. Certify that you are not subject to backup withholding, or
 3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
 4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.



Toll Free 877.315.0513
 Fax 866.762.7619
 1705 W Northwest Hwy, Ste 150
 Grapevine, TX 76051
 www.railprosfs.com

Railroad: BNSF RWIC DAILY WORK REPORT

Project Information

Date: 08/22/2017 RWIC Name: OVERTON, ADAM
 Project Location: Yorkville, IL
 Client: D-constructors
 Office Phone: 9999999999 RWIC Start Time: 05:30
 Network/SO#: _____ RWIC End Time: 16:30
 RPFS Job #: 7320 Total Hours: 11.00
 Daily Mileage 28 Per Diem _____ CLC _____ Yes _____

Work Zone Information

Subdivision: Mendota Track Supervisor: Dusty Hartz
 MP Location: 44.53
 Status of Job: On-Going
 Type of Protection: Form B

Description of Work and Daily Itinerary / Notes:

Set flags for form b 8956 from 0630-1530, from mp 44.4-44.6 on M1&M2 tracks, ok at 0527 MXS. Job briefed with D-constructors, started grading and moving dirt on north side of track, poured and leveled stone on north side up to tracks, compacted stone north side. Started grading and moving dirt on south side and poured and leveled to loads of stone, compacted stone, dumped 2 more loads of stone to finish tomorrow, removed flags for form b.

Signatures

RWIC Signature: Date: 08/22/2017
 Client Signature: Date: 08/22/2017
 Client Name: Matt Terry
 Client Number: 8154056425

**Every section must be completely filled out. Daily contractor signature REQUIRED. NO EXCEPTIONS.
 Submit completed DWRS via email to dwr@railprosfs.com or via fax (866)762-7619*

Day Classification: Billable Day



Toll Free 877.315.0513
 Fax 866.762.7619
 1705 W Northwest Hwy, Ste 150
 Grapevine, TX 76051
 www.railprosfs.com

Railroad: BNSF RWIC DAILY WORK REPORT

Project Information

Date: 08/23/2017 RWIC Name: OVERTON, ADAM
 Project Location: Yorkville, IL
 Client: D-constructors
 Office Phone: 9999999999 RWIC Start Time: 08:30
 Network/SO#: _____ RWIC End Time: 17:00
 RPFS Job #: 7320 Total Hours: 8.50
 Daily Mileage 28 Per Diem _____ CLC _____ Yes _____

Work Zone Information

Subdivision: Mendota Track Supervisor: Dusty Hartz
 MP Location: 44.53
 Status of Job: On-Going
 Type of Protection: Form B

Description of Work and Daily Itinerary / Notes:

Set flags for form b 9394 from 0930-1630, from mp 44.4-44.6 on M1&M2 ok 0835 MEC. Job briefed with D-constructors, poured stone on south side and finished rolling. Removed flags for form b.

Signatures

RWIC Signature: Date: 08/23/2017
 Client Signature: Date: 08/23/2017
 Client Name: Matt Terry
 Client Number: 8154056425

**Every section must be completely filled out. Daily contractor signature REQUIRED. NO EXCEPTIONS.*

Submit completed DWRS via email to dwr@railprosfs.com or via fax (866)762-7619

Day Classification: Billable Day



Toll Free 877.315.0513
 Fax 866.762.7619
 1705 W Northwest Hwy, Ste 150
 Grapevine, TX 76051
 www.railprosfs.com

Railroad: BNSF RWIC DAILY WORK REPORT

Project Information

Date: 08/24/2017 RWIC Name: OVERTON, ADAM
 Project Location: Yorkville, IL
 Client: D-constructors
 Office Phone: 9999999999 RWIC Start Time: 10:00
 Network/SO#: _____ RWIC End Time: 20:00
 RPFS Job #: 7320 Total Hours: 10.00
 Daily Mileage 28 Per Diem CLC Yes

Work Zone Information

Subdivision: Mendota Track Supervisor: Dusty Hartz
 MP Location: 44,54
 Status of Job: On-Going
 Type of Protection: Form B

Description of Work and Daily Itinerary / Notes:

Set flags for form b 9810 from 1100-2000, from mp 44.4-44.6, for M1&M2 ok at 0845 SMG. Job briefed, finished grading and moving dirt on north side, smoothed and compacted stone north side, started spreading asphalt on south side, compacted asphalt south side, spread and compacted asphalt in middle in between mains, spread and compacted asphalt north side, moved stone for railroad right of way on south side paved and compacted stone and asphalt for right of way entry, put up barriers for bike path. Removed flags for form b.

Signatures

RWIC Signature: [Signature] Date: 08/24/2017
 Client Signature: [Signature] Date: 08/24/2017
 Client Name: Bill pogliano
 Client Number: 8157194046

*Every section must be completely filled out. Daily contractor signature REQUIRED. NO EXCEPTIONS.
 Submit completed DWRS via email to dwr@railprosfs.com or via fax (866)762-7619

Day Classification: Billable Day



Toll Free 877.315.0513
 Fax 866.762.7619
 1705 W Northwest Hwy, Ste 150
 Grapevine, TX 76051
 www.railprosfs.com

Railroad: BNSF RWIC DAILY WORK REPORT

Project Information

Date: 08/25/2017 RWIC Name: OVERTON, ADAM
 Project Location: Yorkville, IL

Client: D-constructors

Office Phone: <u>9999999999</u>	RWIC Start Time	<u>06:00</u>
Network/SO#:	RWIC End Time	<u>16:00</u>
RPFS Job #: <u>7320</u>	Total Hours	<u>10.00</u>
Daily Mileage <u>28</u>	Per Diem	No
	CLC	No

Work Zone Information

Subdivision: Mendota Track Supervisor Dusty Hartz
 MP Location: 44.53
 Status of Job: Complete
 Type of Protection: Form B

Description of Work and Daily Itinerary / Notes:

Set flags for form b 1158 from mp 44.4-44.6, from 0700-1500 for M1&M2 for Overton gang 1285 ok at 0608 MXS. Job brlefed, started painting lines for bike path, dumped stone and rolled it on south side of track. Removed flags and traveled home.

Signatures

RWIC Signature: *ADAM OVERTON* Date: 08/25/2017
 Client Signature: *JESUS LOPEZ* Date: 08/25/2017
 Client Name: Jesus lopez
 Client Number: 8154124083

**Every section must be completely filled out. Daily contractor signature REQUIRED. NO EXCEPTIONS.
 Submit completed DWRS via email to dwr@railprosfs.com or via fax (866)762-7619*

Day Classification: Billable Day



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #6

Tracking Number

PW 2017-80

Agenda Item Summary Memo

Title: Fountain Village – Completion of Improvements – Engineering Agreement

Meeting and Date: Public Works Committee – November 21, 2017

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: 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
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: October 26, 2017
Subject: Fountain Village

The City Council approved the call of the performance guarantee at their August 22, 2017 meeting due to lack of progress. Since then, the City and the Bank have entered into an agreement to complete the remaining work and funds have been deposited with the City. The City/Bank agreement is attached for reference.

We have prepared a Professional Services Agreement for your consideration to move the project forward and to complete the outstanding work. The Agreement is for both design and construction engineering services.



CAPADONA LAW FIRM, LTD.

IN REPLY PLEASE
REFER TO FILE NO.
17-1279

Kristopher A. Capadona
kac@capadonalaw.com

October 18, 2017

Sent Via Email to: kfo@kfoassoc.com

Kathleen Field Orr
Kathleen Field Orr & Associates
53 West Jackson Blvd., Suite 964
Chicago, Illinois 60604

RE: Fountain Village Subdivision
LOC # 11953
United City of Yorkville, Kendall County, Illinois

Dear Ms. Orr:

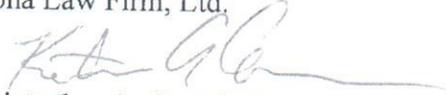
As a follow up to our discussions regarding the above referenced matter, the below summarizes First Midwest Bank's understanding and agreement regarding satisfaction and release of LOC No. 11953 in the amount of \$414,538.10, which City Counsel previously authorized to be called.

1. The United City of Yorkville (the "City") agrees to accept the sum of \$273,348.00 (the "LOC Funds") from First Midwest Bank in order to complete the punch-list improvements further detailed in Exhibit A (the "Punch List") hereto;
2. First Midwest Bank shall make pay the City the LOC Funds, to be deposited in the City's General Fund Account, and ear-marked for completion of the Punch List;
3. Upon payment by FMB of the LOC Funds, First Midwest Bank shall be released from LOC No.: 11953, and the requirements contained therein shall be satisfied;
4. The improvements denoted in the Punch List shall be completed by the City Engineers, or contractors approved and retained by the City, pursuant to City Code standards and procedures;
5. Upon completion of the Punch List items by the City, proof of completion shall be sent to FMB;
6. After expiration of eighteen (18) months following completion of the final items on the Punch List, any ear-marked funds remaining shall be returned to FMB.

Please confirm your acceptance of the terms hereinabove set forth.

Very truly yours,

Capadona Law Firm, Ltd.



By: Kristopher A. Capadona

Direct Line: 630-833-1123

kac@capadonalaw.com

KAC/kb

Cc: Marianne Schmoe

Agreed and Accepted:

FIRST MIDWEST BANK

By: Marianne Schmoe
Vice President, Special Assets

Agreed and Accepted:

United City of Yorkville

By: 

Its: 

**Fountain Village – Completion of Improvements
United City of Yorkville, 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 complete the remaining punchlist items. Design and construction engineering will be provided for the completion of the work identified in Exhibit 6. Engineering will be in accordance with all City, Illinois Department of Transportation, and Illinois Environmental Protection Agency 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 Exhibit 3. Design Engineering will be paid for as a Fixed Fee (FF) in the amount of \$16,820 and Construction Engineering will be paid for Hourly (HR) at the actual rates for services to be performed, currently estimated at \$19,083. Direct expenses are estimated to be \$10,750. The hourly rates for this project are shown in the attached 2017 Standard Schedule of Charges (Exhibit 5). 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%.

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 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 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).

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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: 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) 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 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

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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:** Professional Engineering Services
- Exhibit 2:** Limitation of Authority, Duties and Responsibilities of the Resident Construction Observer
- Exhibit 3:** Estimate of Level of Effort and Associated Cost
- Exhibit 4:** Anticipated Project Schedule
- Exhibit 5:** 2017 Standard Schedule of Charges
- Exhibit 6:** Punchlist

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:

City Administrator and City Clerk
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

For the ENGINEER:

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 this ____ day 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

EXHIBIT 1

SECTION A - PROFESSIONAL DESIGN ENGINEERING SERVICES

For purposes of this Exhibit 1 and all attachments hereto, the term “contractor” shall not refer to Engineering Enterprises, Inc., but shall instead refer to individuals or companies contracted with, to construct or otherwise manage the project described herein. The ENGINEER shall furnish professional design engineering services as follows:

1. The ENGINEER will attend conferences with the OWNER, or other interested parties as may be reasonably necessary.
2. The ENGINEER will perform the necessary design surveys, accomplish the detailed design of the project, prepare construction drawings, specifications and contract documents, and prepare a final cost estimate based on final design for the entire system. It is also understood that if subsurface explorations (such as borings, soil tests, rock soundings and the like) are required, the ENGINEER will furnish coordination of said explorations without additional charge, but the costs incident to such explorations shall be paid for by the OWNER as set out in Section D hereof.
3. The contract documents furnished by the ENGINEER under Section A-2 shall utilize IEPA endorsed construction contract documents, including Supplemental General Conditions, Contract Change Orders, and partial payment estimates.
4. Prior to the advertisement for bids, the ENGINEER will provide for each construction contract, not to exceed 10 copies of detailed drawings, specifications, and contract documents for use by the OWNER, appropriate Federal, State, and local agencies from whom approval of the project must be obtained. The cost of such drawings, specifications, and contract documents shall be included in the basic compensation paid to the ENGINEER.
5. The ENGINEER will furnish additional copies of the drawings, specifications and contract documents as required by prospective bidders, material suppliers, and other interested parties, but may charge them for the reasonable cost of such copies. Upon award of each contract, the

ENGINEER will furnish to the OWNER five sets of the drawings, specifications and contract documents for execution. The cost of these sets shall be included in the basic compensation paid to the ENGINEER. Original documents, survey notes, tracings, and the like, except those furnished to the ENGINEER by the OWNER, are and shall remain the property of the ENGINEER.

6. The drawings prepared by the ENGINEER under the provisions of Section A-2 above shall be in sufficient detail to permit the actual location of the proposed improvements on the ground. The ENGINEER shall prepare and furnish to the OWNER without any additional compensation, three copies of map(s) showing the general location of needed construction easements and permanent easements and the land to be acquired. Property surveys, property plats, property descriptions, abstracting and negotiations for land rights shall be accomplished by the OWNER, unless the OWNER requests, and the ENGINEER agrees to provide those services. In the event the ENGINEER is requested to provide such services, the ENGINEER shall be additionally compensated as set out in Section D hereof.
7. The ENGINEER will attend the bid opening and tabulate the bid proposal, make an analysis of the bids, and make recommendations for awarding contracts for construction.
8. The ENGINEER further agrees to obtain and maintain, at the ENGINEER's expense, such insurance as will protect the ENGINEER from claims under the Workman's Compensation Act and such comprehensive general liability insurance as will protect the OWNER and the ENGINEER from all claims for bodily injury, death, or property damage which may arise from the performance by the ENGINEER or by the ENGINEER's employees of the ENGINEER's functions and services required under this Agreement.
9. The ENGINEER will complete the final plans, specifications and contract documents and submit for approval of the OWNER, and all State regulatory agencies to meet the project schedule(s) as summarized in Exhibit 4: "Anticipated Project Schedule – Fountain Village – Completion of Improvements" dated October 26, 2017.

SECTION B - PROFESSIONAL CONSTRUCTION ENGINEERING SERVICES

The ENGINEER shall furnish professional construction engineering services as follows:

1. The ENGINEER will review, for conformance with the design concept, shop and working drawings required by the construction Contract Documents and indicate on the drawings the action taken. Such action shall be taken with reasonable promptness.
2. The ENGINEER will interpret the intent of the drawings and specifications to protect the OWNER against defects and deficiencies in construction on the part of the contractors. The ENGINEER will not, however, guarantee the performance by any contractor.
3. The ENGINEER will evaluate and determine acceptability of substitute materials and equipment proposed by Contractor(s).
4. The ENGINEER will establish baselines for locating the work together with a suitable number of bench marks adjacent to the work as shown in the contract documents.
5. The ENGINEER will provide general engineering review of the work of the contractor(s) as construction progresses to ascertain that the contractor is conforming to the design concept.
 - (a) ENGINEER shall have authority, as the OWNER's representative, to require special inspection of or testing of the work, and shall receive and review all certificates of inspections, testing and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents (but only to determine generally that their content complies with requirements of, and the results certified indicate compliance with, the Contract Documents).
 - (b) During such engineering review, ENGINEER shall have the authority, as the OWNER's representative, to disapprove of or reject contractor(s)' work while it is in progress if ENGINEER believes that such work will not produce a completed Project that conforms generally to the Contract Documents or that it will prejudice the integrity of the design concept of the Project as reflected in the Contract Documents.

6. The ENGINEER will provide resident construction observation. Resident construction observation shall consist of visual inspection of materials, equipment, or construction work for the purpose of ascertaining that the work is in substantial conformance with the contract documents and with the design intent. Such observation shall not be relied upon by others as acceptance of the work. The ENGINEER's undertaking hereunder shall not relieve the contractor of contractor's obligation to perform the work in conformity with the drawings and specifications and in a workmanlike manner; shall not make the ENGINEER an insurer of the contractor's performance; and shall not impose upon the ENGINEER any obligation to see that the work is performed in a safe manner. Exhibit 2 - The Limitations of Authority, Duties and Responsibilities of the Resident Construction Observer is attached to this Agreement.
7. The ENGINEER will cooperate and work closely with representatives of the OWNER.
8. Based on the ENGINEER's on-site observations as an experienced and qualified design professional, on information provided by the Resident Construction Observer, and upon review of applications for payment with the accompanying data and schedules by the contractor, the ENGINEER:
 - (a) Shall determine the amounts owing to contractor(s) and recommend in writing payments to contractor(s) in such amounts. Such recommendations of payment will constitute a representation to OWNER, based on such observations and review, that the work has progressed to the point indicated, and that, to the best of the ENGINEER's knowledge, information and belief, the quality of such work is generally in accordance with the Contract Documents (subject to an evaluation of such work as a functioning whole prior to or upon substantial completion, to the results of any subsequent tests called for in the Contract Documents, and to any other qualifications stated in the recommendation).
 - (b) By recommending any payment, ENGINEER will not hereby be deemed to have represented that exhaustive, continuous or detailed reviews or examinations have been made by ENGINEER to check the quality or quantity of contractor(s)' work as it is furnished and performed beyond the responsibilities specifically assigned to ENGINEER in the Agreement and the Contract Documents. ENGINEER's review of contractor(s)'

work for the purposes of recommending payments will not impose on Engineer responsibility to supervise, direct or control such work or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto or contractor(s) compliance with laws, rules, regulations, ordinances, codes or orders applicable to their furnishing and performing the work. It will also not impose responsibility on ENGINEER to make any examination to ascertain how or for what purposes any contractor has used the moneys paid on account of the Contract Price, or to determine that title to any of the work, materials equipment has passed to OWNER free and clear of any lien, claims, security interests, or encumbrances, or that there may not be other matters at issue between OWNER and contractor that might affect the amount that should be paid.

9. The ENGINEER will prepare necessary contract change orders for approval of the OWNER, and others on a timely basis.
10. The ENGINEER will make a final review prior to the issuance of the statement of substantial completion of all construction and submit a written report to the OWNER. Prior to submitting the final pay estimate, the ENGINEER shall submit the statement of completion to and obtain the written acceptance of the facility from the OWNER.
11. The ENGINEER will provide the OWNER with one set of reproducible record (as-built) drawings, and two sets of prints at no additional cost to the OWNER. Such drawings will be based upon construction records provided by the contractor during construction and reviewed by the resident construction observer and from the resident construction observer's construction data.
12. If State Statutes require notices and advertisements of final payment, the ENGINEER shall assist in their preparation.
13. The ENGINEER will be available to furnish engineering services and consultations necessary to correct unforeseen project operation difficulties for a period of one year after the date of statement of substantial completion of the facility. This service will include instruction of the OWNER in initial project operation and maintenance but will not include supervision of normal

operation of the system. Such consultation and advice shall be at the hourly rates as described in the attached Exhibit 5: Standard Schedule of Charges dated January 1, 2017. The ENGINEER will assist the OWNER in performing a review of the project during the 11th month after the date of the certificate of substantial completion.

14. The ENGINEER further agrees to obtain and maintain, at the ENGINEER's expense, such insurance as will protect the ENGINEER from claims under the Workman's Compensation Act and such comprehensive general liability insurance as will protect the OWNER and the ENGINEER from all claims for bodily injury, death, or property damage which may arise from the performance by the ENGINEER or by the ENGINEER's employees of the ENGINEER's functions and services required under this Agreement.
15. The ENGINEER will provide construction engineering services in accordance with the periods summarized in Exhibit 4: "Anticipated Project Schedule – Fountain Village – Completion of Improvements" dated October 26, 2017.

If the above is not accomplished within the time period specified, this Agreement may be terminated by the OWNER. The time for completion may be extended by the OWNER for a reasonable time if completion is delayed due to unforeseeable cases beyond the control and without the fault or negligence of the ENGINEER. Pursuant to Paragraph D "Changes in Rates of Compensation", the contract shall be designated on-going consistent with the project schedule.

SECTION C – COMPENSATION FOR ENGINEERING SERVICES

1. The OWNER shall compensate the ENGINEER for professional design engineering services in the amount of \$16,820 Fixed Fee (FF) as summarized on Exhibit 3: “Estimate of Level of Effort and Associated Cost for Professional Engineering Services for Fountain Village – Completion of Improvements” dated October 26, 2017.
 - (a) The compensation for the professional design engineering services shall be payable as follows:
 - (1) A sum which does not exceed ninety percent (90%) of the total compensation payable under Section C-1 shall be paid in monthly increments for work actually completed and invoiced, for grant administration and for the preparation and submission to the OWNER and/or IEPA of the construction drawings, specifications, cost estimates and contract documents.
 - (2) A sum which, together with the compensation paid pursuant to Section C-1(a)(1) above, equals one hundred percent (100%) of the total compensation due and payable in accord with Section C-1 above, shall be due immediately after the award of construction contract(s) is approved by the corporate authorities.
2. The OWNER shall compensate the ENGINEER for the construction administration, construction staking, construction observation (including the Resident Construction Observer), and any additional consultation and surveying services on the basis of Hourly Rates (HR) as described on the attached Exhibit 5: Standard Schedule of Charges dated January 1, 2017. The estimated values are included in Exhibit 3: “Estimate of Level of Effort and Associated Cost for Professional Engineering Services for Fountain Village – Completion of Improvements” dated October 26, 2017.
 - (a) The compensation for the construction administration, construction staking, construction observation (including the Resident Construction Observer), and any additional consultation and surveying services shall be payable as follows:

- (1) A sum which equals any charges for work actually completed and invoiced shall be paid at least once per month.

3. The OWNER shall compensate the ENGINEER for direct expenses as identified in the contract and as noted on Exhibit 3 at the actual cost or hourly cost for the work completed.
 - (1) A sum which equals any charges for work actually completed and invoiced shall be paid at least once per month.

4. The compensation for any additional engineering services authorized by the OWNER pursuant to Section D shall be payable as follows:
 - (a) A sum which equals any charges for work actually completed and invoiced shall be paid at least once per month.

SECTION D – ADDITIONAL ENGINEERING SERVICES

In addition to the foregoing being performed, the following services may be provided UPON PRIOR WRITTEN AUTHORIZATION OF THE OWNER.

1. Site surveys outside of the project limits and other similar special surveys as may be required.
2. Laboratory tests, well tests, borings, specialized geological soils hydraulic, or other studies recommended by the ENGINEER.
3. Property surveys, detailed description of sites, maps, drawings, or estimates related thereto; assistance in negotiating for land and easement rights.
4. Necessary data and filing maps for litigation, such as condemnation.
5. Redesigns ordered by the OWNER after final plans have been accepted by the OWNER and IEPA.
6. Appearances before courts or boards on matters of litigation or hearings related to the project.
7. Preparation of environmental impact assessments or environmental impact statements.
8. Making drawings from field measurements of existing facilities when required for planning additions or alterations thereto.
9. Services due to changes in the scope of the Project or its design, including but not limited to, changes in size, complexity, schedule or character of construction.
10. Revising studies or reports which have previously been approved by the OWNER, or when revisions are due to cases beyond the control of the ENGINEER.

11. Preparation of design documents for alternate bids where major changes require additional documents.
12. Preparation of detailed renderings, exhibits or scale models for the Project.
13. Providing special analysis of the OWNER's needs such as owning and operating analysis, plan for operation and maintenance, OWNER's special operating drawings or charts, and any other similar analysis.
14. The preparation of feasibility studies, appraisals and evaluations, detailed quantity surveys of material and labor, and material audits or inventories by the OWNER.
15. Additional or extended services during construction made necessary by (1) work damaged by fire or other cause during construction, (2) defective or incomplete work of the contractor, and/or (3) the contractor's default on the Construction Contract due to delinquency or insolvency.
16. Providing design services relating to future facilities, systems and equipment which are not intended to be constructed or operated as a part of the Project.
17. Providing other services not otherwise provided for in this Agreement, including services normally furnished by the OWNER as described in Section E – SPECIAL PROVISIONS – Owner's Responsibilities.

Payment for the services specified in this Section E shall be as agreed in writing between the OWNER and the ENGINEER prior to commencement of the work. The ENGINEER will render to OWNER for such services an itemized bill, separate from any other billing, once each month, for compensation for services performed hereunder during such period, the same to be due and payable by OWNER to the ENGINEER on or before the 10th day of the following period. Payment for services noted in D shall be at Actual Cost (AC), Fixed Fee (FF) or Hourly (HR).

SECTION E - SPECIAL PROVISIONS

1. OWNER'S RESPONSIBILITIES

- (a) Provide to the ENGINEER all criteria, design and construction standards and full information as to the OWNER's requirements for the Project.
- (b) Designate a person authorized to act as the OWNER's representative. The OWNER or his representative shall receive and examine documents submitted by the ENGINEER, interpret and define the OWNER's policies and render decisions and authorizations in writing promptly to prevent unreasonable delay in the progress of the ENGINEER's services.
- (c) Furnish laboratory tests, air and water pollution tests, reports and inspections of samples, materials or other items required by law or by governmental authorities having jurisdiction over this Project, or as recommended by the ENGINEER.
- (d) Provide legal, accounting, right-of-way acquisition and insurance counseling services necessary for the Project, legal review of the construction Contract Documents, and such auditing services as the OWNER may require to account for expenditures of sums paid to the contractor.
- (e) Furnish above services at the OWNER's expense and in such manner that the ENGINEER may rely upon them in the performance of his services under this Agreement and in accordance with the Project timetable.
- (f) Guarantee full and free access for the ENGINEER to enter upon all property required for the performance of the ENGINEER's services under this Agreement.
- (g) Give prompt written notice to the ENGINEER whenever the OWNER observes or otherwise becomes aware of any defect in the Project or other event which may substantially affect the ENGINEER's performance of services under this Agreement.

- (h) Protect and preserve all survey stakes and markers placed at the project site prior to the assumption of this responsibility by the contractor and bear all costs of replacing stakes or markers damaged or removed during said time interval.
- 2. Delegation of Duties - Neither the OWNER nor the ENGINEER shall delegate his duties under this Agreement without the written consent of the other.
- 3. The ENGINEER has not been retained or compensated to provide design services relating to the contractor's safety precautions or to means, methods, techniques, sequences, or procedures required by the contractor to perform his work but not relating to the final or completed structure. Omitted services include but are not limited to shoring, scaffolding, underpinning, temporary retainment of excavations and any erection methods and temporary bracing.
- 4. The ENGINEER intends to render his services under this Agreement in accordance with generally accepted professional practices for the intended use of the Project.
- 5. Since the ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s) methods of determining prices, or over competitive bidding or market conditions, his opinions of probable Project Costs and Construction Costs provided for herein are to be made on the basis of his experience and qualifications and represent his best judgment as an experienced and qualified professional engineer, familiar with the construction industry. The ENGINEER cannot and does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost prepared by him. If prior to the bidding or negotiating phase OWNER wishes greater assurance as to project or construction costs he shall employ an independent cost-estimator.
- 6. Access to Records:
 - (a) The ENGINEER agrees to include subsections E-6(b) through E-6(e) below in all contracts and all subcontracts directly related to project services which are in excess of \$25,000.

- (b) The ENGINEER shall maintain books, records, documents and other evidence directly pertinent to performance of Agency loan work under this Agreement consistent with generally accepted accounting standards in accordance with the American Institute of Certified Public Accountants Professional Standards (666 Fifth Avenue, New York, New York 10019; June 1, 1987). The Agency or any of its duly authorized representatives shall have access to such books, records, documents and other evidence for the purpose of inspection, audit and copying. The ENGINEER will provide facilities for such access and inspection.
- (c) Audits conducted pursuant to this provision shall be in accordance with generally accepted auditing standards.
- (d) The ENGINEER agrees to the disclosure of all information and reports resulting from access to records pursuant to subsection E-6(b) above, to the Agency. Where the audit concerns the ENGINEER, the auditing agency shall afford the ENGINEER an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report. The final audit report will include the written comments, if any, of the audited parties.
- (e) Records under subsection E-6(b) above shall be maintained and made available during performance on Agency loan work under this agreement and until three years from date of final Agency loan audit for the project. In addition, those records which relate to any “dispute” appeal under an Agency loan agreement, or litigation, or the settlement of claims arising out of such performance, costs or items to which an audit exception has been taken, shall be maintained and made available until three years after the date of resolution of such appeal, litigation, claim or exception.

7. Covenant Against Contingent Fees - The ENGINEER warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bonafide employees. For breach or violation of this warranty, the loan recipient shall have the right to annul this agreement without liability or in its discretion to deduct from the contract price or

consideration or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

8. Covenant Against Contingent Fees - The loan recipient warrants that no person or agency has been employed or retained to solicit or secure a PWSLP loan upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee. For breach or violation of this warranty, the Agency shall have the right to annul the loan or to deduct from the loan or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.
9. Certification Regarding Debarment – The ENGINEER certifies that the services of anyone that has been debarred or suspended under Federal Executive Order 12549 has not, and will not, be used for work under this Agreement.
10. Affirmative Action – The ENGINEER agrees to take affirmative steps to assure that disadvantaged business enterprises are utilized when possible as sources of supplies, equipment, construction and services in accordance with the Clean Water Loan Program rules. As required by the award conditions of USEPA's Assistance Agreement with IEPA, the ENGINEER acknowledges that the fair share percentages are 5% for MBEs and 12% for WBEs.
11. The ENGINEER shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The contractor shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the contractor to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.

EXHIBIT 2

THE LIMITATIONS OF AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE RESIDENT CONSTRUCTION OBSERVER ARE AS FOLLOWS:

1. The Resident Construction Observer shall act under the direct supervision of the ENGINEER, shall be the ENGINEER's agent in all matters relating to on-site construction review of the contractor's work, shall communicate only with the ENGINEER and the contractor (or contractor's), and shall communicate with subcontractors only through the contractor or his authorized superintendent. The OWNER shall communicate with the Resident Construction Observer only through the ENGINEER.
2. The Resident Construction Observer shall review and inspect on-site construction activities of the contractor relating to portions of the Project designed and specified by the Engineer as contained in the Construction Contract Documents.
3. Specifically omitted from the Resident Construction Observer's duties is any review of the contractor's safety precautions, or the means, methods, sequences, or procedures required for the contractor to perform the work but not relating to the final or completed Project. Omitted design or review services include but are not limited to shoring, scaffolding, underpinning, temporary retainment of excavations and any erection methods and temporary bracing.
4. The specific duties and responsibilities of the Resident Construction Observer are enumerated as follows:
 - (a) Schedules: Review the progress schedule, schedule of Shop Drawing submissions and schedule of values prepared by contractor and consult with ENGINEER concerning their acceptability.
 - (b) Conferences: Attend preconstruction conferences. Arrange a schedule of progress meetings and other job conferences as required in consultation with ENGINEER and notify those expected to attend in advance. Attend meetings and maintain and circulate copies of minutes thereof.

(c) Liaison:

- (1) Serve as ENGINEER's liaison with contractor, working principally through contractor's superintendent and assist him in understanding the intent of the Contract Documents.
- (2) Assist ENGINEER in serving as OWNER's liaison with contractor when contractor's operations affect OWNER's on-site operations.
- (3) As requested by ENGINEER, assist in obtaining from OWNER additional details or information, when required at the job site for proper erection of the work.

(d) Shop Drawings and Samples:

- (2) Receive and record date of receipt of Shop Drawings and samples.
- (3) Receive samples which are furnished at the site by contractor, and notify ENGINEER of their availability for examination.
- (3) Advise ENGINEER and contractor or its superintendent immediately of the commencement of any work requiring a Shop Drawing or sample submission if the submission has not been approved by ENGINEER.

(e) Review of Work, Rejection of Defective Work, Inspections and Tests:

- (1) Conduct on-site inspection of the work in progress to assist ENGINEER in determining if the work is proceeding in accordance with the Contract Documents and that completed work will conform to the Contract Documents.
- (2) Report to ENGINEER whenever he believes that any work is unsatisfactory, faulty or defective or does not conform to the Contract Documents, or does not meet the requirements of any inspections, test or approval required to be made or

has been damaged prior to final payment; and advise ENGINEER when he believes work should be corrected or rejected or should be uncovered for inspection, or requires special testing, inspection or approval.

- (3) Verify that tests, equipment and systems start-ups, and operating and maintenance instructions are conducted as required by the Contract Documents and in presence of the required personnel, and that contractor maintains adequate records thereof; observe, record and report to ENGINEER appropriate details relative to the test procedures and start-ups.
 - (4) Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the outcome of these inspections and report to ENGINEER.
- (f) Interpretation of Contract Documents: Transmit to contractor ENGINEER's clarifications and interpretations of the Contract Documents.
- (g) Modifications: Consider and evaluate contractor's suggestions for modifications in Drawings or Specifications and report them with recommendations to ENGINEER.
- (h) Records:
- (1) Maintain at the job site orderly files for correspondence, reports of job conferences, Shop Drawings and samples submissions, reproductions of original Contract Documents including all addenda, change orders, field orders, additional drawings issued subsequent to the execution of the Contract, ENGINEER's clarifications and interpretations of the Contract Documents, progress reports, and other Project related documents.
 - (2) Keep a diary or log book, recording hours on the job site, weather conditions, data relative to questions of extras or deductions, list of visiting officials and representatives of manufacturers, fabricators, suppliers and distributors, daily

activities, decisions, observations in general and specific observations in more detail as in the case of observing test procedures. Send copies to ENGINEER.

- (4) Record names, addresses and telephone numbers of all contractor's, subcontractors and major suppliers of materials and equipment.
- (i) Reports:
- (1) Furnish ENGINEER periodic reports as required of progress of the work and contractor's compliance with the approved progress schedule and schedule of Shop Drawing submissions.
 - (2) Consult with ENGINEER in advance of schedule major tests, inspections or start of important phases of the work.
 - (3) Report immediately to ENGINEER upon the occurrence of any accident.
- (j) Payment Requisitions: Review applications for payment with contractor for compliance with the established procedure for their submission and forward them with recommendations to ENGINEER, noting particularly their relation to the schedule of values, work completed and materials and equipment delivered at the site but not incorporated in the work.
- (k) Certificates, Maintenance and Operating Manuals: During the course of the work, verify that certificates, maintenance and operation manuals and other data required to be assembled and furnished by contractor are applicable to the items actually installed; and deliver this material to ENGINEER for his review and forwarding to OWNER prior to final acceptance of the work.
- (l) Completion:
- (1) Before ENGINEER issues a Statement of Substantial Completion, submit to contractor a list of observed items requiring completion or correction.

- (2) Conduct final review in the company of ENGINEER, OWNER and contractor and prepare a final list of items to be completed or corrected.
- (3) Verify that all items on final list have been completed or corrected and make recommendations to ENGINEER concerning acceptance.



EXHIBIT 3
ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST FOR
PROFESSIONAL ENGINEERING SERVICES FOR
FOUNTAIN VILLAGE - COMPLETION OF IMPROVEMENTS
 United City of Yorkville, IL
 October 26, 2017

WORK ITEM NO.	WORK ITEM	ENTITY:	ENGINEERING				SURVEYING			DRAFTING		ADMIN.	WORK ITEM HOUR SUMM.	COST PER ITEM
		PROJECT ROLE:	PRINCIPAL IN CHARGE	SENIOR PROJECT MANAGER	SENIOR PROJECT ENG. II	PROJECT ENG.	PROJECT MANAGER	SENIOR PROJECT SURVEYOR I	PROJECT TECHNICIAN	CAD MANAGER	SENIOR PROJECT TECHNICIAN	ADMIN.		
		HOURLY RATE:	\$191	\$185	\$155	\$133	\$168	\$145	\$121	\$168	\$133	\$80		
DESIGN ENGINEERING														
2.1	Project Management and Administration		1	8	-	-	-	-	-	-	-	-	9	\$ 1,671
2.2	Project Meetings		1	2	2	2	-	-	-	-	-	-	7	\$ 1,137
2.3	Contract Documents		3	8	24	32	-	-	-	-	6	2	75	\$ 10,987
2.4	Bidding and Contracting		-	7	-	10	-	-	-	-	-	5	22	\$ 3,025
Final Engineering Subtotal:			5	25	26	44	-	-	-	-	6	7	113	\$ 16,820
CONSTRUCTION ENGINEERING														
3.1	Contract Administration		5	17	-	16	-	-	-	-	-	3	41	\$ 6,468
3.2	Observation and Documentation		4	11	-	72	-	-	-	-	-	3	90	\$ 12,615
Construction Engineering Subtotal:			9	28	-	88	-	-	-	-	-	6	131	\$ 19,083
PROJECT TOTAL:			14	53	26	132	-	-	-	-	6	13	244	\$ 35,903

DIRECT EXPENSES	
Printing =	\$ 250
Legal Surveying =	\$ 5,000
Record Drawings =	\$ 5,000
CCDD Testing =	\$ 500
DIRECT EXPENSES =	\$ 10,750

LABOR SUMMARY	
Engineering Expenses =	\$ 34,065
Surveying Expenses =	\$ -
Drafting Expenses =	\$ 798
Administrative Expenses =	\$ 1,040
TOTAL LABOR EXPENSES =	\$ 35,903

TOTAL EXPENSES =	\$ 46,653
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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		\$158.00
2 Man Field Crew with Standard Survey Equipment		\$247.00
1 Man Field Crew with RTS or GPS *		\$196.00
2 Man Field Crew with RTS or GPS *		\$284.00
Vehicle for Construction Observation		\$15.00
In-House Scanning and Reproduction	\$0.25/Sq. Ft. (Black & White) \$1.00/Sq. Ft. (Color)	
Reimbursable Direct Costs & Services by Others	Cost + 10%	

*RTS = Robotic Total Station / GPS = Global Positioning System



December 9, 2015

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

**Re: *Fountain Village
United City of Yorkville
Kendall County, Illinois***

Krysti:

Representatives from Engineering Enterprises, Inc. performed an onsite punch list inspection during November of the improvements for the above referenced project. A summary of the punch list items is listed below.

General

1. Record drawings dated October 21, 2008 were previously reviewed by then City Engineer Joe Wyrwrot. The attached review comments have not been addressed.
2. A copy of IDOT approval of the traffic signal installation and work performed in the right-of-way needs to be provided.
3. Provide two copies of the recorded Plat of Easement for lots 4 and 5.
4. All property pins need to be set/located.

Water

5. All fire hydrants shall be cleaned and repainted.

Storm Sewer

6. Structures CB-202 and Inlet 204 need to be installed.
7. Structures Inlet 253 and FES-200 need to be cleaned.
8. Structures Inlet 241 and structure 602 need to have the frames reset.

9. Structure CB-251 shall be lowered to grade.
10. Fillets shall be installed at the following curb inlets: 222, 224, 226, 243, 247, 249, 253, and 272.
11. The restrictor structure 292 was incorrectly installed on the inlet side. It shall be re-installed on the outflow side per engineering plans. See attached photos.
12. Structure 112 shall be located and adjusted to grade.
13. Structure 604 shall have the broken frame replaced.
14. The pavement in front of Inlet 270 needs to be patched.
15. Curb inlet 253 requires backfilling and restoration.
16. Comments from the televising inspection shall be addressed. (See attached).

Sanitary Sewer

17. Sanitary MH-D shall have the area around the pipes grouted. There was noticeable infiltration coming from around the pipes.

Roadway

18. Type 3 barricades shall be installed at the north entrance.
19. The curb installation at the Route 47 entrance shall be completed.
20. All striping at the Route 47 entrances shall be installed.
21. The stop sign and striping at north entrance needs to be installed.
22. Guardrails should be installed per engineering plans.
23. Handicap detector ramps need to be installed at north entrance.

Landscaping

24. All landscaping shall be completed per approved landscape plan.
25. The wet basin and dry basin to the north of lot 3 are both required to be naturalized; both are being mowed. They shall be returned to their approved, naturalized state.
26. Verify that all four (4) concrete curtain walls have been installed per engineering plans.

Ms. Krysti Barksdale-Noble
December 9, 2015
Page 3

It is apparent that little to no activity has occurred since the City performed the last punchlist inspection in October of 2010. If you have any questions or if you require additional information, please call.

Very truly yours,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in black ink, appearing to read 'BPS' followed by a stylized flourish.

Bradley P. Sanderson, P.E.
Vice President

BPS/MWS

pc: Mr. Bart Olson, City Administrator (Via e-mail)
Mr. Eric Dhuse, Director of Public Works (Via e-mail)
Ms. Lisa Pickering, Deputy Clerk (Via e-mail)



Restrictor Structure 292 with 4"
restrictor on inlet side.



Restrictor Structure 292 with no
restrictor on outlet side.



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

February 3, 2009

Mr. Craig Duy
SEC Group, Inc.
651 Prairie Pointe Drive, Suite 201
Yorkville, Illinois 60560

Re: Fountain Village of Yorkville – Record Drawings

Dear Craig:

I have reviewed the revised onsite record drawings, dated 10/21/08 and received 12/22/08, and have the following comments:

General

- Sheet Nos. 18 and 19 deal with temporary erosion control measures, and can be deleted from the record drawing plan set.
- Record drawings need to be submitted for improvements on Route 47 and Route 71.
- Provide as-builts for the parking lot and service road lighting. Refer to the attachment.
- Some of the items listed below need to be performed by others before you can perform your task, but they are listed so they are not overlooked.

Sheet 1

- The cover sheet should be signed and sealed.

Sheet 2

- The curtain wall for Basin 2 needs to be constructed and re-grading performed in the immediate vicinity.
- Double-check the slope for Storm Tag 103.

Sheet 3

- The curtain walls for Basin 1 and Basin 1B need to be constructed and re-grading performed in the immediate vicinity.
- Construct the balance of the 200-series storm sewer. Lower the entrance roadway pavement and regrade the downstream swale accordingly.

Sheet 5

- For Storm Tag 258 provide the as-built data listed also listed on Sheet 4.
- Double-check the slope of Storm Tag 264. It appears that this sewer is still back-pitched.

Sheet 6

- The easement hatching shown on this sheet has hidden all underlying improvements. Revise accordingly.
- Storm sewer 205 is not legible.
- Identify the watermain constructed as part of the Walgreens site improvements and add a note referring to those plans prepared by SEC.

Sheet 7

- The easement hatching shown on this sheet has hidden all underlying improvements. Revise accordingly.
- The rim of Valve 509C needs to be lowered about 12 inches.

Sheet 13

- Provide as-built data for the 100-year restrictor detail.

Please make the requested revisions once the necessary field work is performed and resubmit for review. If you have any questions regarding these comments, please call me at (630) 553-8527.

Very truly yours,

Joseph Wywrot
City Engineer

Cc: Jennifer Woodrick, Engineering Administrative Assistant

Fountain Village of Yorkville
 T.V. Inspection Storm Sewers

January 5, 2007

Notes:

- 1 from MH# 112 to A needs to be TV — 4" Ductal *Does not need T-U*
- 2 All inlets and manholes that are not sumps need benches.
- 3 Where PVC pipe was used need to be mandrel test. — *2 ea 45° bends to inlet 4' sec. Do not Mandrel*
- 4 Re-TV or leave repair exposed for City of Yorkville to inspect.

LOCATION	DISTANCE	REPAIR	NOTES
1-9-07 CB# 251 to Inlet #253	66'	spigot broken	
Inlet#241 to Inlet#224	9'	reject pipe	remove and replace 50'
	44'	spigot broken	
	48'	reject pipe	
MH#263 to MH#261	148'	spigot broken	
MH#255 to MH#222	31'	spigot broken	
	55'	spigot broken	
	87'	spigot broken	
CB#106 to CB#104	90'	Reject pipe	remove and replace
CB#104 to MH# 102	24'	spigot broken	
	73'	Open joint	Repair concrete collar
MH#602 to MH# 604	85'	lift plug missing	Repair
	88'	lift plug missing	Repair



JOB NO:	YO1419-D
PREPARED BY:	NLS/BPS
DATE:	August 23, 2017
PROJECT TITLE:	FOUNTAIN VILLAGE

PRELIMINARY COST ESTIMATE					
ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	PREPARE RECORD DRAWINGS	LSUM	1	\$ 5,000.00	\$ 5,000.00
2	MISC. LEGAL SURVEYING	LSUM	1	\$ 5,000.00	\$ 5,000.00
3	RE-PAINT FIRE HYDRANTS	EACH	6	\$ 300.00	\$ 1,800.00
4	CB TA 4' DIA T11 F&G	EACH	1	\$ 3,000.00	\$ 3,000.00
5	INLETS TA T11 F&G	EACH	1	\$ 2,000.00	\$ 2,000.00
6	STORM SEWER CL A2 12	FOOT	33	\$ 100.00	\$ 3,300.00
7	STRUCTURE CLEANING - STORM	EACH	2	\$ 500.00	\$ 1,000.00
8	RESET FRAME - STORM	EACH	2	\$ 300.00	\$ 600.00
9	STORM MANHOLES TO BE ADJUSTED	EACH	2	\$ 500.00	\$ 1,000.00
10	INSTALL, REINSTALL, OR REPAIR FILLETS IN STRUCTURE - STORM	EACH	8	\$ 100.00	\$ 800.00
11	RESTRICTOR REPAIR	LSUM	1	\$ 1,000.00	\$ 1,000.00
12	FRAME REPLACEMENT - STORM	EACH	1	\$ 500.00	\$ 500.00
13	PAVEMENT PATCHING	SQ YD	10	\$ 150.00	\$ 1,500.00
14	RESTORATION - STORM	LSUM	1	\$ 500.00	\$ 500.00
15	MISC. STORM SEWER REPAIRS	EACH	10	\$ 500.00	\$ 5,000.00
16	STORM SEWER REMOVAL AND REPLACE	FOOT	80	\$ 150.00	\$ 12,000.00
17	PIPE GROUTING - SANITARY	LSUM	1	\$ 500.00	\$ 500.00
18	INSTALL TYPE III BARRICADES	LSUM	1	\$ 1,000.00	\$ 1,000.00
19	CONCRETE CURB & GUTTER REMOVAL	FOOT	180	\$ 10.00	\$ 1,800.00
20	COMBINATION CONCRETE CURB & GUTTER	FOOT	250	\$ 35.00	\$ 8,750.00
21	PAVEMENT MARKINGS, LETTER & SYMBOL	SQ FT	62	\$ 10.00	\$ 620.00
22	PAVEMENT MARKINGS, 6"	FOOT	92	\$ 5.00	\$ 460.00
23	PAVEMENT MARKINGS, 24"	FOOT	36	\$ 10.00	\$ 360.00
24	SIGNAGE	EACH	1	\$ 500.00	\$ 500.00
25	GUARDRAIL INSTALLATION	LSUM	1	\$ 30,000.00	\$ 30,000.00
26	ADA RAMPS - NORTH ENTRANCE	EACH	2	\$ 2,000.00	\$ 4,000.00
27	INSTALL REMAINING LANDSCAPING	LSUM	1	\$ 35,000.00	\$ 35,000.00
28	STORMWATER MANAGEMENT BASIN MAINTENANCE	LSUM	1	\$ 50,000.00	\$ 50,000.00
				SUB-TOTAL	\$ 176,990.00
				10% CONTINGENCY	\$ 17,700.00
				TOTAL CONSTRUCTION ESTIMATE	\$ 194,690.00

TOTAL FUNDS RECEIVED \$ 273,348.00



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #7

Tracking Number

PW 2017-81

Agenda Item Summary Memo

Title: Potential 2018 KC-TAP Grant Application – Fox Road Multi-Use Path

Meeting and Date: Public Works Committee - November 21, 2017

Synopsis: Consider KC-TAP Grant Application for the Fox Road Multi-Use Path to acquire Right-of-way and easements for the project.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Erin Willrett Administration
Name Department

Agenda Item Notes:



Memorandum

To: Public Works Committee
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Date: November 21, 2017
Subject: Potential 2018 KC-TAP Grant Application – Fox Road Multi-Use Path, Land Acquisition

Summary

The Kendall County Transportation Alternatives Program (KC-TAP) has allocated approximately \$60,000 for this 2018 Program. This program was put together to encourage residents of Kendall County to use alternative modes of transportation, such as walking or riding bicycles. The Kendall County Board will select projects that are most consistent with the goal to reduce motor vehicle trips on the County Highway Network by promoting alternative modes of transportation. Projects can be funded up to 50% with KC-TAP funds with a total award limited to \$50,000 per project. The projects must be located along State of County Highways in Kendall County.

The applications must be received by December 31, 2017 to be eligible for the funding. The review and selection period will take place after that and the projects are expected to be announced by April 1st.

Background

Staff has identified Fox Road Multi-Use path as a potential project. This path would extend from IL 47 to Hoover Forest Preserve and the monies would be applied to right-of-way and easement acquisition to move forward with the path. 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.

This proposed 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 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.

To acquire the right-of-way and easement for the project, it is estimated to cost \$553,313. The KC-TAP grant request would be \$50,000 with a remaining local responsibility (City) cost of \$503,313.

Staff is also applying for Illinois Transportation Enhancement Program (ITEP) grant funds for this potential project. The total cost of this project is approximately \$2,534,000. ITEP is a Federal grant

that 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 for 20 percent or 50 percent local match is the responsibility of the project sponsor (City). The City is seeking \$1,700,000 for this project through the ITEP grant application. The local share of the project (\$850,000) will be the responsibility of the City (\$725,000) and the County (\$125,000).

If the City were to receive KC-TAP grant funding and ITEP funding for this project, the monies would go toward the local share of the ITEP grant. If the City received the KC-TAP grant funding and did NOT receive the ITEP funding the City would use the KC-TAP grant to acquire the right-of-way necessary for a portion of the trail to connect the White Oak Subdivision to the existing sidewalk east of the subdivision. Staff would revise the cost estimate and submit it to Kendall County at that time. Kendall County staff has indicated that they would review a revision if the ITEP funding was not awarded to this project.

Budget requests for the local share of the project would come back to the Committee and City Council for a future vote, once the funding has been announced by both Kendall County (KC-TAP grant) and IDOT (ITEP grant).

Recommendation

Staff recommends applying for ROW and/or easement acquisition for the 2018 KC-TAP Grant program for Fox Road Multi-Use Path project.



KENDALL COUNTY HIGHWAY DEPARTMENT

FRANCIS C. KLAAS COUNTY ENGINEER
6780 ROUTE 47 YORKVILLE, IL 60560 TEL 630/553-7616 FAX 630/553-9583



KC-TAP KENDALL COUNTY TRANSPORTATION ALTERNATIVES PROGRAM

Call For Projects 2018

Kendall County is excited to announce another round of funding availability in 2018 for the Transportation Alternatives Program. In 2017, Kendall County obligated \$47,500 in TAP Funds for the completion of sidewalks and trails with our municipal and park district partners. We are looking forward to more exciting projects in the future.

For 2018, there is a total of approximately \$60,000 available in unobligated funding for this Program. If you have potential projects, please submit applications by December 31, 2017 to be eligible for these funds. Remember, projects can only be funded up to 50% with TAP Funds; and total funding from the TAP fund is limited to \$50,000 per project. Additionally, projects must be located along State or County Highways in Kendall County. Please see attached summary sheet for additional details.

Additional information is available from the Kendall County Highway Department. Fran Klaas, Kendall County Engineer, administers the Program for the County. He can be reached at 630-553-7616 or at fklaas@co.kendall.il.us

KC-TAP

Kendall County

Transportation Alternatives Program

Introduction

In an effort to encourage residents of Kendall County to use alternative modes of transportation, such as walking or riding bicycles, the County Board of Kendall County has developed a program to help fund construction of multi-use trails and sidewalks along State and County Highways. By constructing new, linear trails and sidewalks that connect businesses and residential developments, the Board hopes to reduce our reliance on fossil fuels, as well as promote the health and welfare of citizens of this County.

Eligibility

Agencies eligible for assistance under this program are any unit of local government with statutory authority to provide lands or facilities for multi-use trails or sidewalk purposes. Projects must be located within the geographical boundaries of Kendall County, as well as located along a US Highway, State Highway, or County Highway. Only construction costs of trails and sidewalks are eligible for funding, including rehabilitation projects. Maintenance projects, such as sealing, patching, or crack filling, will not be considered.

Projects must be part of the local government's long-range transportation plan, sidewalk plan, or multi-use trail plan, and must be consistent with the Kendall County's Regional Trail Plan.

How the Program Works

A Transportation Alternatives Program (TAP) Fund will be created and administered by Kendall County. \$50,000 will be transferred annually from the Transportation Sales Tax Fund to the TAP Fund. These monies would accumulate over time and provide an opportunity for local governments to apply and receive up to a 50% match for trail and sidewalk projects along State or County Highways.

Agencies may only submit one project for consideration each year, with a maximum limit of \$50,000 TAP Funds per project. Applications must be submitted to Kendall County by a December 31st deadline each year. The Kendall County Board will review and consider all submittals and will announce recipients of TAP Funds by April 1st each year.

Submittals

Applications for funding shall include the following information:

- Name, address, and contact person for the applicant.
- Location map
- Concept Plan Exhibit w/ Typical Section
- Proof that the project is part of the local agency's long range plan
- Construction timeline
- Detailed cost estimate with breakdown of funding sources

Specifications

Projects in State Highway rights-of-way shall adhere to State and Federal requirements for multi-use paths and sidewalks, including, but not limited to, the latest edition of the *Guide for the Development of Bicycle Facilities* (AASHTO), the Standard Specifications for Road and Bridge Construction (IDOT), and IDOT's Highway Standards.

Projects in County rights-of-ways shall comply with all applicable County and/or Municipal specifications for multi-use path and sidewalk construction.

All projects shall comply with the Americans with Disabilities Act (ADA).

Application Review

Applications shall be submitted to the Kendall County Engineer by the end of each calendar year. Only one application per local agency per year will be considered. Initial project review will be by the Highway Committee of the Kendall County Board. The Highway Committee will then make recommendation(s) to the Kendall County Board to award funds for certain projects.

Selection of Projects

The Kendall County Board will ultimately decide which projects receive funding from the TAP Fund. Projects will be announced annually by April 1st. The Board will select projects that are most consistent with the goal to reduce motor vehicle trips on the County Highway Network by promoting alternative modes of transportation, such as walking and biking. The Board reserves the right to fund up to a maximum of 50% of the project, and up to a maximum of \$50,000 of TAP Funds per project.

Agreement

Sponsoring agencies of selected projects will be required to enter into an intergovernmental agreement (IGA) with Kendall County as a prerequisite to receiving any TAP Funds. The IGA will require, among other things, that contractors and subcontractors additionally insure Kendall County during periods of construction of TAP projects; sponsoring agencies hold harmless Kendall County and indemnify the County for all facilities constructed with TAP Funds; and sponsoring agencies maintain constructed facilities for as long as the facilities exist.

Construction of projects must begin within 24 months of selection by the Kendall County Board. If a project does not begin within 24 months, obligated monies will default back to the TAP Fund, and sponsoring agencies must reapply for funding, unless an extension is specifically granted by the Kendall County Board.

Reimbursement

The sponsoring agency must submit final project costs, along with the request for reimbursement with TAP Funds, to the Kendall County Engineer. Reimbursement requests cannot exceed the amount originally awarded (obligated) by the Kendall County Board. No cost overruns will be considered.

Maintenance of Completed Projects

All projects funded or partially funded through the TAP Program shall be owned and maintained entirely and in perpetuity by the sponsoring agency (applicant). Even facilities constructed within County rights-of-way using TAP Funds shall be perpetually owned and maintained by the applicant or their agents, per agreement with Kendall County. Sponsoring agencies shall hold harmless and shall indemnify Kendall County in perpetuity for said facilities.

KC-TAP Grant, Application

November 14, 2017

Erin Willrett
Assistant City Administrator
City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

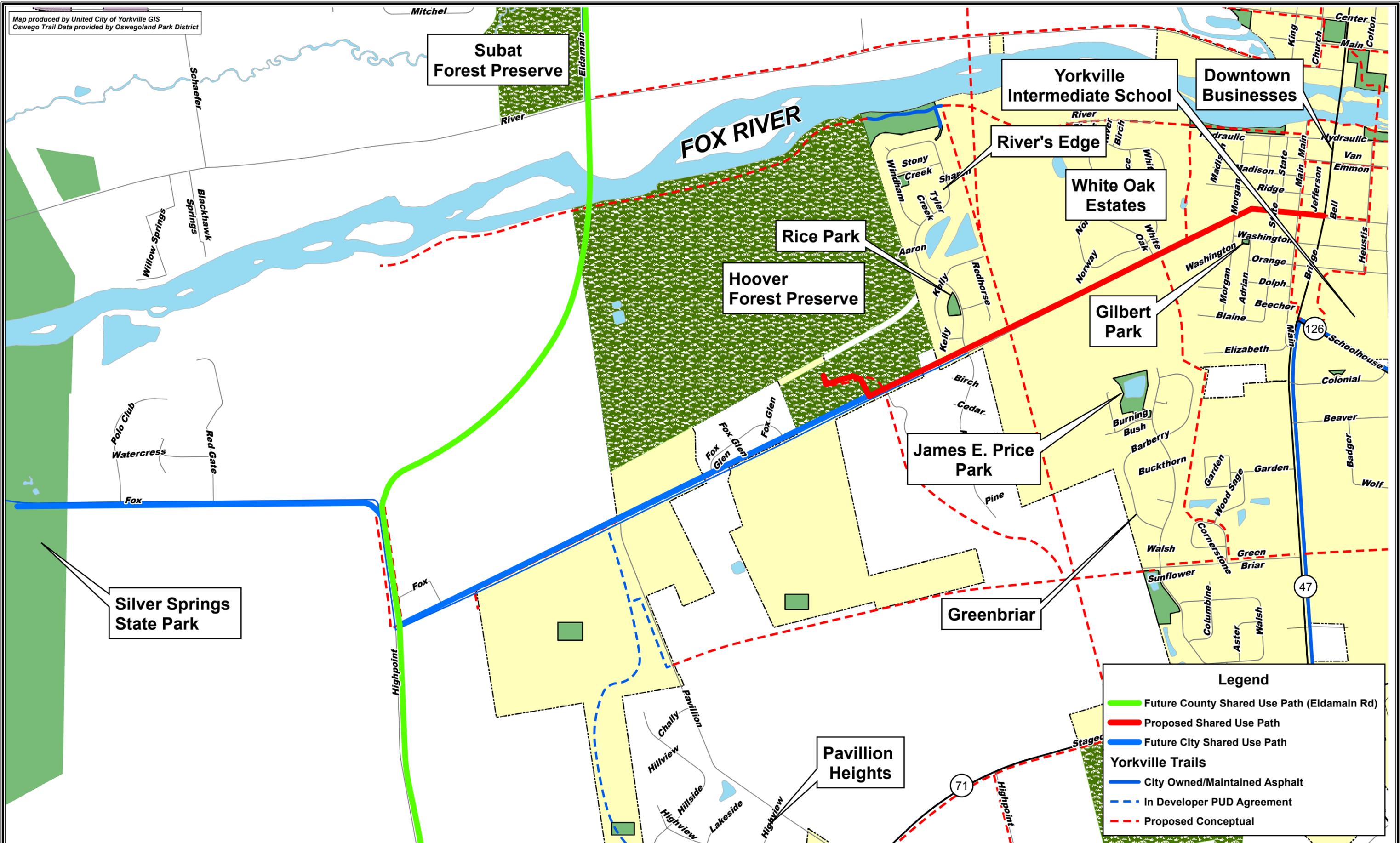
- Location Map (Attached)
- Concept Plan Exhibit w/ Typical Section (Attached)
- Proof that the project is part of the local agency's long-range plan:

The Fox Road Multi-Use Path improvements will consist of constructing within existing right of way and acquired easements, a 2-inch thick hot-mix asphalt pavement upon an 8-inch aggregate base, a box culvert or pedestrian bridge over an unnamed tributary crossing, signage, pavement markings, ADA detectable warning devices, erosion control, tree removal and replacement, landscaping, and restoration. For this grant, the City would be looking to help fund right-of-way and easement acquisition.

Bicycle travel along Fox Road is currently ranked a Low D in cyclist comfort (A being highest level of comfort) according to the legend on the Kane/Kendall 2017-18 Bicycle Map. This trail would increase bicycle comfort on a route that would lead to the trail along Illinois Route 47/Bridge Street and further north to the ITEP-funded Kennedy Road Path (constructed 2017) as well as other local and regional trails.

This would also 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 High School 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. The second link that this trail would offer would be the future Eldamain Road Bridge. The third and most important regional link would be the possible connection to Silver Springs State Park. If connected, it could be a regional destination for many to enjoy all that Silver Springs has to offer.

- Construction Timeline (Attached)
- Detailed Cost Estimate with Breakdown of Funding Sources (Attached)



Legend

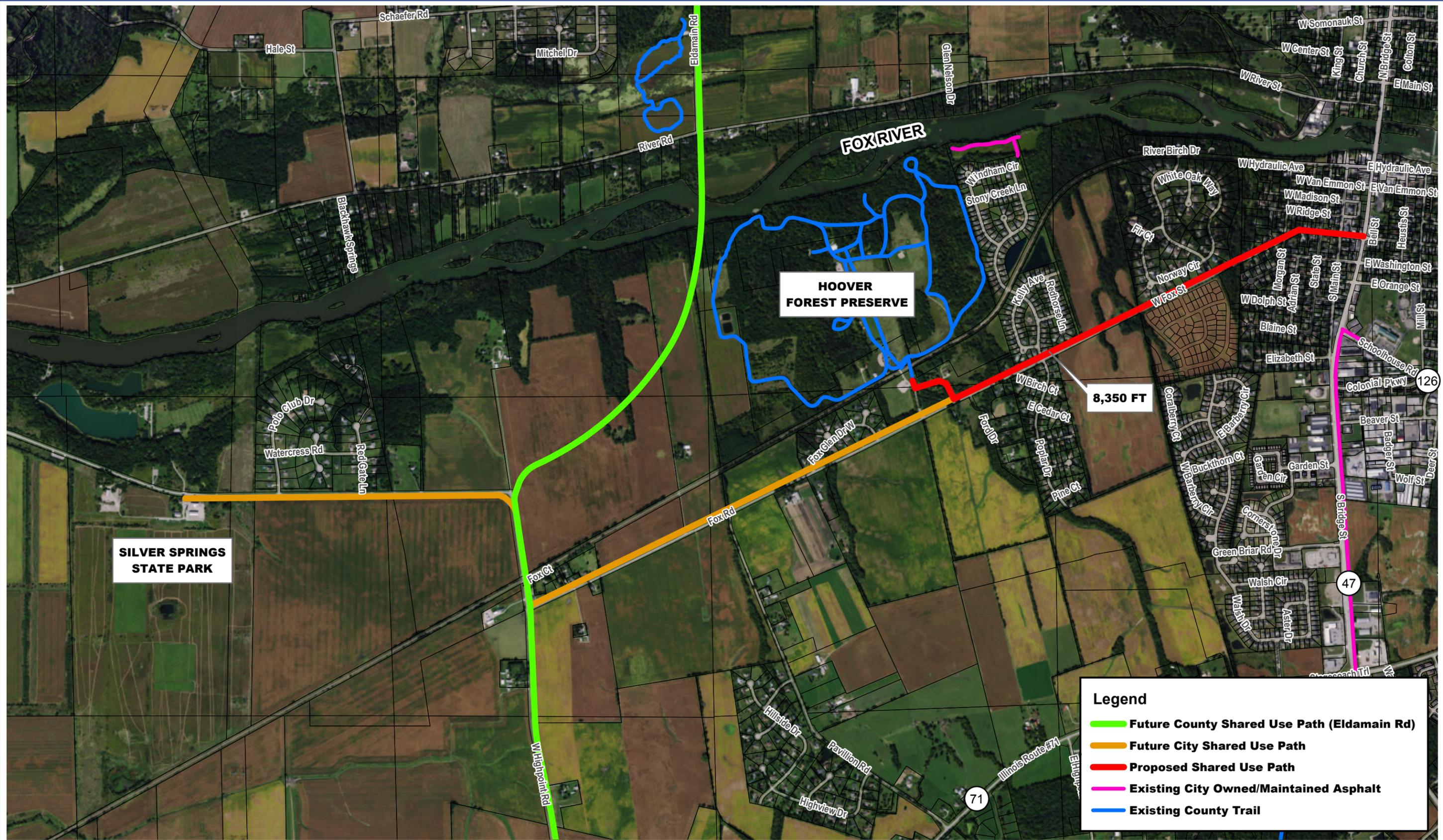
- Future County Shared Use Path (Eldamain Rd)
- - - Proposed Shared Use Path
- Future City Shared Use Path

Yorkville Trails

- City Owned/Maintained Asphalt
- - - In Developer PUD Agreement
- - - Proposed Conceptual

NO.	DATE	REVISIONS

DATE:	NOVEMBER 2017
PROJECT NO.:	YO1636
PATH:	H:/GIS/PUBLIC/YORKVILLE/2016/YO1636
FILE:	YO1636_FOX ROAD SHARED USE PATH.MXD



SILVER SPRINGS STATE PARK

HOOVER FOREST PRESERVE

8,350 FT

Legend

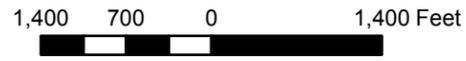
- Future County Shared Use Path (Eldamain Rd)
- Future City Shared Use Path
- Proposed Shared Use Path
- Existing City Owned/Maintained Asphalt
- Existing County Trail

Engineering Enterprises, Inc.
 52 Wheeler Road
 Sugar Grove, Illinois 60554
 (630) 466-6700
 www.eeiweb.com



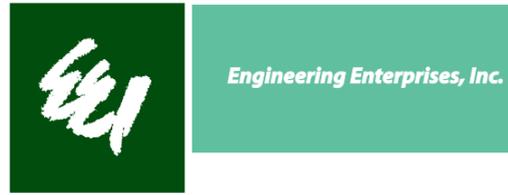
United City of Yorkville
 800 Game Farm Road
 Yorkville, IL 60560
 630-553-4350
 www.yorkville.il.us

DATE:	NOVEMBER 2017	
PROJECT NO.:	YO1736	
BY:	MJT	
PATH:	H:\GIS\PUBLIC\YORKVILLE\2017\	
FILE:	YO1736_2018 ITEP App	
NO.	DATE	REVISIONS



**UNITED CITY OF YORKVILLE
 2018 ITEP APPLICATION
 FOX ROAD SHARED USE PATH**





Land Acquisition Project Schedule
Fox Road Multi-Use Path

United City of Yorkville
Kendall County



Task Description	2018												2019												2020						
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul			
TAP and ITEP Grant Announcement Dates	Key Dates																														
Engineering Agreements Executed		Key Dates																													
Phase I Preliminary Engineering/PDR			Engineering	Engineering	Engineering	Engineering	Engineering	Engineering	Engineering	Engineering	Engineering																				
Phase I Design Approval																				Key Dates											
Plats and Legal Descriptions												ROW Acquisition	ROW Acquisition	ROW Acquisition	ROW Acquisition																
IDOT Review and Approval															Agency Review																
Appraisals & Review																	Agency Review	Agency Review	Agency Review	Agency Review											
IDOT Review and Approval																				Agency Review	Agency Review										
Negotiations																						ROW Acquisition									
IDOT Review																											Agency Review				
ROW Certification																											Key Dates				

Engineering █ Key Dates █
 Agency Review █ ROW Acquisition █

Phase I Preliminary Engineering/PDR and Phase I Design Approval shown for information and reference for timing of land acquisition activities.



Engineering Enterprises, Inc.

52 Wheeler Road, Sugar Grove, IL 60554

JOB NO:	YO1736-C
DESIGNED:	CCJ
DATE:	November 14, 2017
PROJECT TITLE:	Fox Road Multi-Use Path

Preliminary Cost Estimate - Land Acquisition along Fox Road - IL 47 to Hoover Forest Preserve

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	RIGHT-OF-WAY ACQUISITION	SF	59,250	\$ 10.00	\$ 592,500.00
2	PERMANENT EASEMENT ACQUISITION	SF	50,625	\$ 5.00	\$ 253,125.00
3	PARCEL PLAT OF HIGHWAY/TITLE	EA	29	\$ 2,500.00	\$ 72,500.00
4	PARCEL APPRAISAL	EA	29	\$ 2,000.00	\$ 58,000.00
5	PARCEL REVIEW APPRAISAL	EA	29	\$ 1,000.00	\$ 29,000.00
6	PARCEL NEGOTIATIONS	EA	29	\$ 3,500.00	\$ 101,500.00
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
15					\$ -
16					\$ -
17					\$ -
18					\$ -
19					\$ -
20					\$ -
21					\$ -
22					
23					
24					
25					
26					
27					\$ -
28					\$ -
				SUBTOTAL LAND ACQUISITION COSTS	\$ 1,106,625.00
				TOTAL ITEP 2018 GRANT REQUEST	\$ 553,312.50
				TOTAL LOCAL SHARE	\$ 553,312.50
				KC - TAP 2018 GRANT REQUEST	\$ 50,000.00
				REMAINING LOCAL PARTICIPATION	\$ 503,312.50



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input checked="" type="checkbox"/>
Public Works	<input checked="" type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #8

Tracking Number

PW 2017-82

Agenda Item Summary Memo

Title: Mill Street Parking

Meeting and Date: Public Works Committee – November 21, 2017

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



Memorandum

To: Public Works Committee
From: Bart Olson, City Administrator
CC:
Date: November 14, 2017
Subject: Mill St Parking

Summary

Review of parking restrictions on Mill St. This item was requested by Alderman Frieders, based on an observation from Alderwoman Milschewski.

Background

The City passed a parking restriction on both sides of Mill Street between Fox St and Van Emmon Rd in 2008. This parking restriction was put in place because of the narrow roadway, street slope, and location of the roadway, sidewalk, and parkway within the right-of-way. In short, the right-of-way is somewhat narrow (50') and the location of the roadway within the right-of-way makes the eastern edge of the right-of-way very close to the back of curb. There is not room within the right-of-way or actual roadway to accommodate on-street parking.

The 2008 parking restriction on Mill Street is captured within City Code section 6-2-2. The language of the restriction is different than most other street language in that the code specifically restricts parking "on the paved/hard surface" on both sides of the street. The phrase "on the paved/hard surface" is not used elsewhere in the code, and the implication is that it might be ok to park on the grassy area adjacent to the roadway. During a discussion about street parking in this area, related to festivals, Alderwoman Milschewski posed the question as to whether it was ok for residents along this stretch of Mill Street to park on the grassy parkway.

Parking within an unpaved area or a parkway is prohibited in two sections of the City Code. Section 6-2-3D1 makes it clear that all parking is prohibited on all City parkways at all times. The zoning code also includes further clarification in 10-16-3D5 that all open off street parking areas shall be improved with pavement. These two sections address safe traffic flow (6-2-3D1) and avoiding environmental issues from leaking fluid (10-16-3D5).

As part of the request to look at the parking restrictions and the current, infrequent practice of parking within the parkway, we polled the Police Department executive staff, Public Works Director, Community Development Director, and City Engineer. Each staff member did not recommend either changing the on-street parking restriction or allowing off-street/parkway parking.

Recommendation

Staff feels the language of the code relating to Mill St and the signage on Mill St inappropriately communicates that parking within the non-paved areas on Mill St is allowed. We would seek to have the sign changed to communicate a more simple "no parking" law. To the extent that the City Attorney feels this must be matched with a City Code amendment, we would submit that at a future meeting.

6-2-2: PARKING PROHIBITED ON DESIGNATED STREETS:

MILL STREET

A "no parking" zone on the paved/hard surface on both sides of Mill Street between Van Emmon Road and Fox Street in Yorkville. The public works department is directed to prepare and install "No Parking" signs at this location. (Ord. 2008-74, 8-26-2008)

6-2-3: ADDITIONAL PARKING PROHIBITIONS:

D. City Parkway:

1. Prohibited Parking Areas Described: Parking shall be prohibited on all city parkways in the area between the curb and sidewalk area at all times.

2. Right To Tow Any Vehicle: The city shall be allowed the right to tow any vehicle from said "no parking" zones that is parked in violation thereof, and assess to the owner or driver of said vehicle, any and all reasonable towing charges as are billed to the city. (Ord. 2008-74, 8-26-2008)

10-16-3: OFF STREET PARKING REGULATIONS:

D. Design Standards:

5. Surfacing: All open off street parking areas shall be improved with a pavement meeting state of Illinois standard A-3 or equivalent.



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>

Agenda Item Number

New Business #9

Tracking Number

PW 2017-83

Agenda Item Summary Memo

Title: Traffic Control Signs – Heustis / Van Emmon

Meeting and Date: Public Works Committee – November 21, 2017

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: 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
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: November 8, 2017
Subject: Van Emmon Street and Heustis Street

As requested, we investigated the safety concerns at the intersection of Van Emmon Street and Heustis Street. Our findings were as follows:

- Currently there are stop signs at the approaches on Van Emmon Street.
- The intersection does appear to have sight distance constraints on all of the corners of the intersection.
- 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 volume is above 2,000 units per day and there are sight distance constraints at the intersection, the intersection is a good candidate for a two-way intersection control.

Exhibit A shows that the Average Daily Traffic (ADT) for Van Emmon Street is 5 times what the ADT for Heustis Street. **Exhibit B** shows that Van Emmon Street is classified as a Major Collector and Heustis Street is a local road. Therefore, Van Emmon Street is the major road so the two-way stop signs should be placed on Heustis Street. Otherwise, the stop signs on Van Emmon Street confuse drivers because they have an expectation that drivers should be stopping on the minor street too.

The MUTCD states as follows in regards to multi-way stop sign installation:

Guidance:

The decision to install multi-way stop control should be based on an engineering study.

The following criteria should be considered in the engineering study for a multi-way STOP sign installation:

A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.

B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.

C. Minimum volumes:

1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and

2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but

3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.

D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

Option:

Other criteria that may be considered in an engineering study include:

A. The need to control left-turn conflicts;

B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;

C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and

D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection

Due to the sight distance constraints at the intersection, a case could be made for multi-way stop control. The sight distance constraints are shown in **Exhibit C**. In the southeast corner of the intersection, there is a retaining wall and parking. The northeast corner of the intersection contains overgrown brush and two

(2) power poles. The northwest corner has a building, large sign, and wall restricting the sight distance. And the southwest corner of the intersection has a reduced sight distance triangle because of a hill. However, the sight distance constraints do not seem to be so restrictive that all four directions would need to stop.

It is our understanding that a big concern is sliding through the intersection traveling northbound on Heustis Street during wet or icy conditions. However, wet or icy conditions only accounts for a small portion of time throughout the year. About half of the crashes (6 out of 13) that have occurred at the intersection over the last 7 years have occurred because of driver confusion on Van Emmon Street, failing to stop at the stop signs or yield to vehicles traveling on Heustis Street. See **Table 1** below for the crash summary.

Table 1. Crash Summary for Van Emmon Street and Heustis Street, 2010-2017

<u>Accident Date</u>	<u>Accident Time</u>	<u>Description</u>
9/11/2010	10:00 A.M.	Driver 1 and Driver 2 were traveling NB on Heustis. Driver 2 reduced speed and Driver 1 did not and rear-ended Driver 2.
2/28/2011	6:59 A. M.	Driver 1 was traveling SB on Heustis and made a left turn onto Van Emmon striking Driver 2, who was stopped in the WB approach.
5/13/2011	3:10 P.M.	Driver 1 traveling EB on Van Emmon struck Driver 2 traveling NB on Heustis. Not clear if Driver 1 failed to stop at the stop sign or failed to yield to Driver 2.
10/22/2011	1:12 P.M.	Driver 1 and Driver 2 were traveling NB on Heustis. Driver 2 attempted to turn EB onto Van Emmon and was struck by Driver 1.
5/28/2012	4:05 P.M.	Driver 1, traveling WB on Van Emmon, failed to see Driver 2 traveling SB on Heustis and struck Driver 2.
3/2/2013	3:20 P.M.	Driver 1, traveling WB on Van Emmon, failed to yield to Driver 2 traveling SB on Heustis and struck Driver 2.
7/28/2013	10:34 A.M.	Driver 1 was traveling WB on Van Emmon, failed to stop at the stop sign, and struck Driver 2 traveling NB on Heustis.
11/6/2013	2:20 P.M.	Driver 1 was traveling NB on Heustis and slid into the power pole on the NE corner of the intersection while attempting to make a right turn.
1/27/2014	11:27 A.M.	Driver 1 was traveling NB on Heustis and slid into the stop sign on the NE corner of the intersection while attempting to make a right turn.
4/16/2014	7:22 A.M.	Driver 1, traveling EB on Van Emmon, failed to yield to Driver 2 traveling NB on Heustis, and Driver 2 struck Driver 1.
3/30/2015	Unknown	Patrolling officer found fire hydrant and mailboxes in front of 202 E. Van Emmon Street were struck and broken. No cars present.
7/8/2015	7:00 P.M.	Driver 1, traveling EB on Van Emmon, failed to yield to Driver 2 traveling SB on Heustis and struck Driver 2.
1/10/2017	10:33 A.M.	Driver 1 traveling WB on Van Emmon tried to stop but slid into Driver 2 traveling NB on Heustis.

To elaborate on the snow/ice procedures in this area, Eric adds the following:

Brine is applied before each event as an anti-icing agent if conditions are right. The right conditions generally are:

- Roadways are dry
- No rain forecasted for the next 24 hours
- Forecasted low temperatures are between 20-35 degrees Fahrenheit, or there is sufficient time for the pavement to dry before the temperature falls below 20 degrees Fahrenheit.
- Blowing snow is not anticipated

Route 7S is responsible for the area immediately south of the river to Elizabeth Street and to the east and west borders of the city. The first streets that are plowed on this route are Mill, Heustis, S. Main, State, Adams, and Morgan. In this process, most of Hydraulic is plowed as well.

Salt that is pre-wet with brine is used on the hills and around the school each time the truck clears the street.

How soon the hills get salted or plowed after the first snowflake varies each and every storm. Public works goal is to keep the hills free or as close to free as possible of accumulating snow throughout the entire snow event. During some events that may mean five (5) minutes after the first snowflake if we were not able to apply brine before the event and we know that we are expecting more than an inch of snow. Whereas if we are able to pre-treat the roads and are expecting a dusting to an inch of snow, we may not need to start operations until the storm has passed which could be hours.

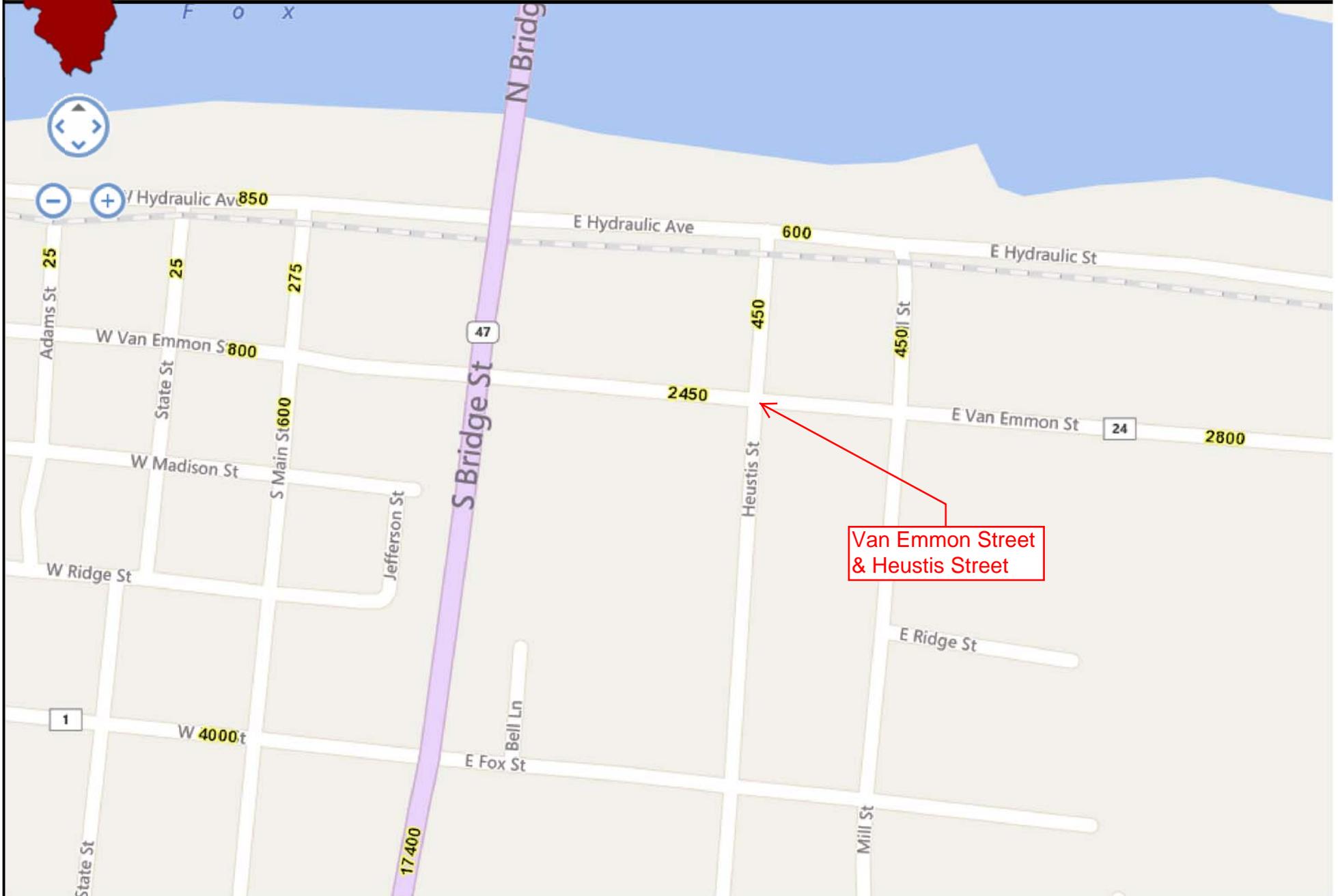
It is our understanding from conversations with Septran, that most buses do not go down the hill on Heustis as they use Fox to get to the Rt 47. They also indicated that if necessary, none of the buses have to go down the hill, as they can be advised to use Fox.

In summary, based on everything presented earlier in this memo, our recommendation is to remove the stop signs from Van Emmon Street and relocated to the Heustis Street approaches.

Exhibit A - Average Daily Traffic



Map Type Base Map Other Links Full Extent Help Print Map



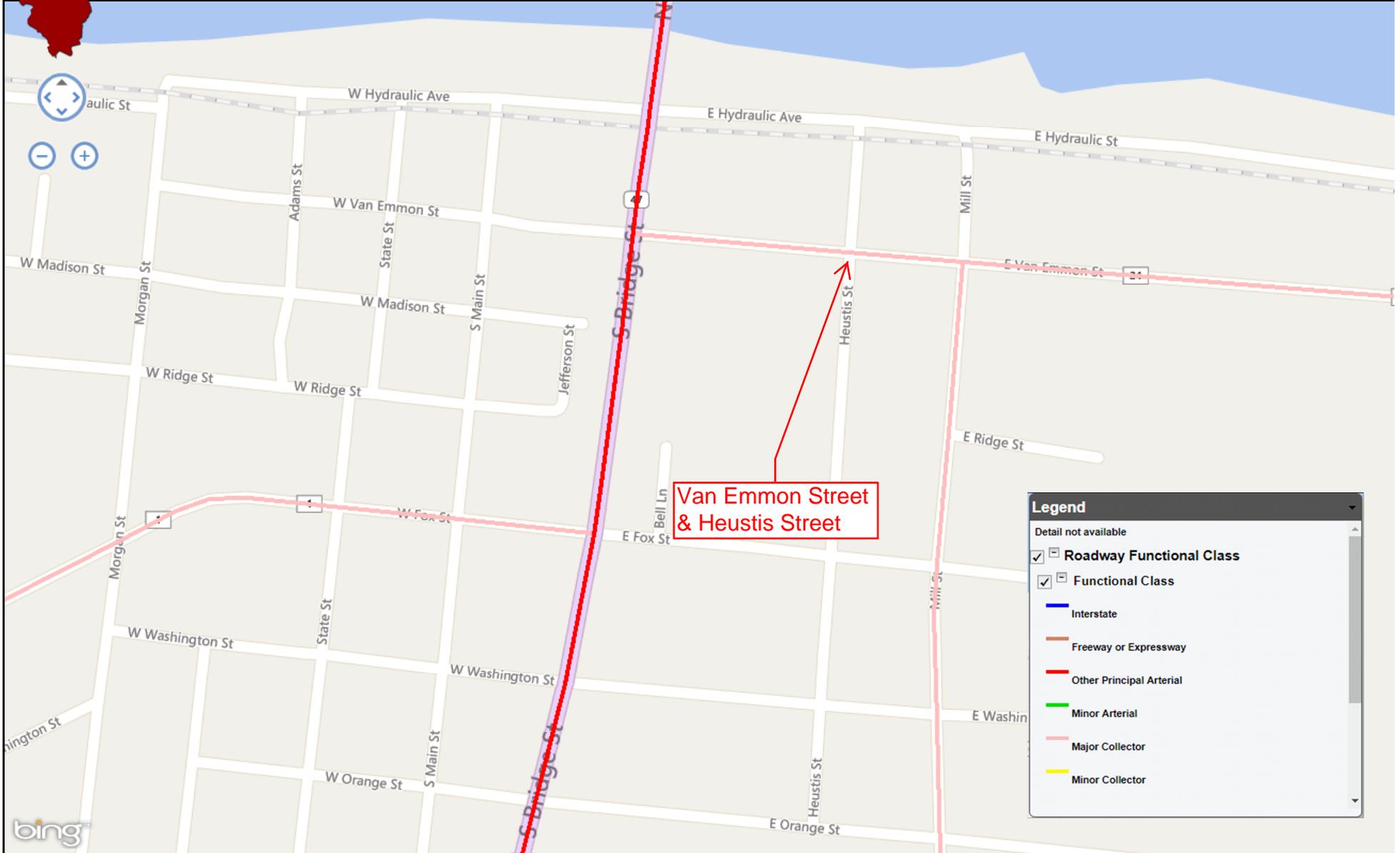
Van Emmon Street & Heustis Street

Exhibit B - Roadway Functional Class

getting around Illinois

Illinois Department of Transportation
Randall S. Blankenhorn, Secretary

Map Type Base Map Other Links Full Extent Help Print Map



Illinois Department of Transportation 2300 S. Dirksen Parkway Springfield, IL 62764 - [Contact](#)

Disclaimer

The Illinois Department of Transportation and the State of Illinois hereby give notice to all users that these maps and the data included hereon, lack the accuracy required for site-specific uses. Since all boundaries and all data are based on information derived from multiple sources within Transportation and the State of Illinois make no representation, guarantee, or warrant, either express or implied, regarding the accuracy of these maps or the data furnished thereon, including, but not limited to, the condition of this product, this product's merchantability, or this product's fitness for a particular purpose.

Exhibit C - Sight Distance Constraints

1



2



3



4



UNITED CITY OF YORKVILLE
800 Game Farm Road
Yorkville, IL 60560

PUBLIC WORKS COMMITTEE MEETING
City Hall, Conference Room
Tuesday, September 20, 2011 at 6:00 p.m.

COMMITTEE MEMBERS PRESENT:

Alderman George Gilson
Alderman Diane Teeling
Alderman Jackie Milschewski
Alderman Larry Kot

OTHER CITY OFFICIALS PRESENT

Eric Dhuse – Public Works Director
Brad Sanderson – EEI

Members of the Public:

Todd Vandermyde

The meeting was called to order at 6:00 p.m.

Citizen Comments:

Mr. Todd Vandermyde spoke to the Committee about the problems he has had trying to put in a pool and put up a shed. He stated that the applications for permits do not explain well what is needed. He stated that on the permit for the shed it does not explain to your how many feet things need to be place etc.

Mr. Vandermyde stated that he has a space constraint problem and after two years of going back and forth, finally, he was told if it is drywall inside then the setback is not an issue. Mr. Vandermyde stated it would make sense that these things would be on the application. Mr. Vandermyde said that most of this information is not included in the kit or permits. Chair Gilson stated that the city has hired someone who is very knowledgeable in codes. Mr. Vandermyde stated that the new person is great. Again, Mr. Vandermyde stated that this information is not in the permits. Mr. Vandermyde stated that a lot of time is wasted by having to get these questions answered along the way.

The Committee was in agreement on this topic. The Committee agreed that these things need to be

looked at and revisited.

Minutes for Correction/Approval: The minutes for the August 16, 2011 meeting were unanimously approved.

New Business:

1. PW 2011-57 Weed Violations, Minimum Fees and Prepay – Director Dhuse stated that grouping the weed violations together and going through one committee instead of having them in several places will work better. The Administration will handle the minimum fines and it will stay all together. Chair Gilson asked if this was talked about. Director Dhuse said it was talked about at a staff level coming from certain dollars a day for base mowing charge. Alderman Kot asked what the issue was with going through different committees. Director Dhuse stated that mowing would have to come to us, then curfew could have been somewhere else because it is more than just property maintenance. Alderman Teeling asked if there is a minimum fee on weeds. Director Dhuse stated there is not a minimum fee. It was decided all violations will be through Administration.

2. 2011-58 Traffic Control Signs on Van Emmon and Heustis and Mill Street – Director Dhuse stated that he did get an e-mail from a concerned resident who lives at Van Emmon and Mill and stated that she and her son have almost been hit there and there was an accident there on Sunday.

Brad Sanderson from EEI stated that there is a history at that intersection and some recent history. Mr. Sanderson stated that they used Manual Uniform Traffic Control Devices (MUTCD) and evaluated those two intersections and there are a number of issues with both intersections. Mr. Sanderson stated that there are YIELD signs now at Mill Street and he stated that it would make sense to put a STOP sign there. Mr. Sanderson stated there is a fairly significant sight distance issue when you head north bound and a wall and you need to creep out pretty far to see traffic. Mr. Sanderson stated that Heustis has a history of bus traffic and Van Emmon is the more heavily traveled street. Mr. Sanderson stated that there is probably some general confusion because there is a YIELD on one street and a through street on another. Mr. Sanderson stated that for example, if you take the STOP signs off of Van Emmon that would not work unless you take away the sight distance issues.

Chair Gilson asked if the volume is more than 2,000 cars per day. Mr. Sanderson said they did not have time to evaluate that. Director Dhuse stated that with the accident history it does not need to be done. Director Dhuse said that there were six accidents on Heustis in the last five years and 11 on Mill Street in the last five years. Mr. Sanderson stated a total of 30 accidents since 1991.

Alderman Teeling stated that this is a dangerous intersection all together and because of the hill, people have a hard time stopping in the winter time. Alderman Milschewski stated that she lives on Heustis and she pulled the minutes from 2009 when this was discussed and several of the residents came and voiced their concerns. Alderman Milschewski stated that she talked to Septran and they stated to leave it the way it is or they would support a four way.

Chair Gilson asked if it would be better with a four way so if they slide, the traffic is stopped. Alderman Milschewski stated that she does support a STOP sign and not a YIELD sign because it doesn't work given the fact you cannot see because it is overgrown. Director Dhuse stated that this change will be for those that are not as familiar with this intersection. Mr. Sanderson stated that a four

way STOP is the recommendation. Chair Gilson asked if there is support from Committee of putting a four way STOP and see how it goes. Alderman Milschewski stated that the properties need to be cleaned up. Chair Gilson stated that is in process and should be taken care of soon. Chair Gilson stated the inspector has been down there. Alderman Kot stated that these two intersections have had the most discussion in this town. Alderman Kot stated that he believes that we should leave Heustis alone. Alderman Kot asked about speed bumps or other options. Director Dhuse stated that would not work in this particular situation. Alderman Kot stated that he is for a STOP sign at Mill Street. Alderman Milschewski agreed. Director Dhuse stated that this is based on the accident history from reports from the people who live there. Alderman Teeling stated that this is the second time since she has been on council this issue has come up and she asked if we don't do anything, is the city liable. Director Dhuse stated the city is not liable.

The Committee agreed to a STOP sign at the intersection of Mill Street and Van Emmon and to leave the Heustis and Van Emmon intersection alone. Chair Gilson stated that this will go to council for approval.

3. PW 2011-59 Windett Ridge Outfall Restrictor Plate Size Study – Brad Sanderson, EEI stated that they were asked to take another look at the detention basin and down stream property issue. There were previous e-mails on this topic and they were asked to take a look at it again. Mr. Cooper had some ongoing issues with his property and some blowouts with field tile. Mr. Sanderson stated that at the time there was a recommendation to adjust the restrictor plate and take advantage of some additional storage in the detention facility in the south part of Windett Ridge. Mr. Sanderson stated that it is possible to take advantage of that and have water in the retention base for a longer period of time. Mr. Sanderson stated that if you add the restrictor plate, you will still have the nuisance flows because it is being released at a slower rate.

Mr. Sanderson stated there were comments about tying some of the discharge into a field tile, which is done. Mr. Sanderson stated there are concerns with that because typically field tiles can't handle the amount of storm water. You have to reduce that, so that there is not an over burden on the existing tile. Mr. Sanderson stated that there would need to be modifications. He stated that the condition of the tiles needs to be checked so that it is not problematic.

Mr. Sanderson stated that there is always future maintenance and the issue will be who will pay for modifications and things like that. Mr. Sanderson stated that we need to meet with the property owner and discuss how it is to be paid for etc. Chair Gilson stated that he put this on the items because this is a hot topic among the residents there. Chair Gilson stated that the HOA has taken over from the developer. Chair Gilson stated that they have never received a solid answer as to who is responsible for this restrictor plate. Chair Gilson stated that from what Joe said, it is the opposite opinion of what you are saying now, which is that it should be left alone. It was stated that there was not a change in flow. Mr. Sanderson stated that he was asked to review Joe's memo and we just pointed out concerns that you may have.

Director Dhuse stated that there is a big determination if the tile is in good shape or not. Chair Gilson stated that he doesn't feel we should get involved in that. Mr. Sanderson said that there is no doubt that the peak flows have been cut in half. Mr. Sanderson agreed the typical problem with detention basins is there is more volume so more water is created and they are released at a longer time period and you have nuisance flows on neighboring properties. Mr. Sanderson stated the plans, at the time they were

approved, were installed appropriately. Chair Gilson stated that is a wet area and this is getting us involved in property that we shouldn't be involved with. Chair Gilson stated that his opinion, despite Mr. Cooper's concern, is that we should not do anything with this. Mr. Sanderson stated that it is functioning properly. Mr. Sanderson stated that if the plate is adjusted, there will be more maintenance issues. The Committee decided to leave this issue alone.

Old Business:

1. PW 2011-52 Yield Signs – Sunnydell Lane and Greenfield Turn – Brad Sanderson, EEI, stated that at the last committee meeting there was a lot of discussion on this topic and it was decided to go and take a look at the sight distance and the MUTCD standards. Mr. Sanderson stated that the traffic volume is much less than 2,000 cars per day. Mr. Sanderson stated there is not an accident history at this intersection. Mr. Sanderson stated that typically YIELD signs are not used to signify pedestrians. Mr. Sanderson stated that for pedestrian crossings there is usually a painted crosswalk and then there is a maintenance issue. He stated there is missing sidewalk on one side too. The Committee stated that other places within that subdivision they have playground ahead signs. Director Dhuse stated that is because this road does not directly connect to the park. Mr. Sanderson said the sight distance issue is because this road does not directly connect to the park. Mr. Sanderson said the sight distance issue is the main potential issue on Greenfield north bound and south bound. North bound the stopping sight distance is 140 feet and it is clear visibility. Mr. Sanderson agreed that is not an issue and it is the same heading north bound. He stated that the stopping sight distance seems more than adequate. Mr. Sanderson stated that he didn't see anything that would inhibit seeing that would be an issue.

Chair Gilson stated that the residents think this is a problem and he feels that something needs to be done. Chair Gilson said if the residents are concerned, he feels they are a better judge of this situation. Director Dhuse stated at the same time, we just turned one request down that had six accidents in the last five years. Director Dhuse stated that he thinks this is a feel good issue and it will open Pandora's Box because everyone that hears about this will want something at their street. Director Dhuse stated this is a very lightly traveled road. Director Dhuse stated that if we put signs everywhere, it becomes sign pollution.

Chair Gilson stated that he believes this is our duty to look at how they feel and do whatever we can do as their representatives. Alderman Milschewski stated there are not even sidewalks on all sides of the intersection. Mr. Sanderson stated that YIELD signs are not appropriate here. He stated that a crosswalk sign is more appropriate. Mr. Sanderson stated that signage is not necessary at all. Chair Gilson stated that he doesn't see the harm in putting a sign here and said that we can take each case as they come. Alderman Teeling stated that we have turned down other requests. Alderman Kot stated that he sees where Chair Gilson is coming from.

Director Dhuse stated that we cannot afford to put signs everywhere at a \$100.00 per sign and every 12 years replacing them. Mr. Sanderson stated there would be two signs one northbound and one southbound on Greenfield Turn. Alderman Kot stated that residents voiced their opinion and think this is a problem. Alderman Kot stated that we have to look at each situation on an individual basis. Director Dhuse stated that the W15-1 sign would be the best option. Chair Gilson said that he believes this is warranted because there are many residents that have concerns. Alderman Milschewski stated that she doesn't see a need for signs there, but she understands where Chair Gilson is coming from. Alderman Kot stated that he is in favor of the signs. Chair Gilson stated that we will address other

concerns as they come in the future. Alderman Kot asked if we have talked to the Police Department about enforcement in the area. Alderman Teeling asked if we every put a speed trailer out there. Director Dhuse stated they did talk to the Police Department. Alderman Teeling stated that she thinks a detail would be a good thing to do. The Committee agreed to put up the W15-1 sign up without painting a crosswalk.

2. PW 2011-56 Pavement Management Study – Brad Sanderson, EEI, stated at the last committee meeting they presented on overall power point and were asked to put a proposal together. He stated that they teamed up with IMS that drives the roads in a van and by laser technology take readings of the roads in the city. Mr. Sanderson said then they would take that information and create a five year program for the city and make presentations to the committee and city council. Alderman Milschewski stated the cost at \$103,000. Mr. Sanderson stated that is the cost of both companies services IMS costs are around \$78,000. Director Dhuse stated that the traffic sign data gathering is in there to see if you want to add this to the bid or not, it is part of the \$103,000. Director Dhuse stated that is something he asked for because we do not have the technology to do it and it has to be done. Alderman Teeling asked the cost for that and it was stated as \$24,000. Alderman Teeling stated that she believes that is the only one we should do. Alderman Milschewski asked where the funds are coming from.

Chair Gilson stated that we don't have the funds and we have talked about coordinating this with sewer repair and we are jumping the gun here. Alderman Kot stated that everyone wants their roads fixed. Chair Gilson stated that he feels that we are moving in the right direction and he stated that we know what roads are in the most need. The Committee discussed the sewers and the need to repair those. Director Dhuse stated that is a very small area that need repaired and it will be expensive, but not the whole town.

Alderman Teeling stated that the YBSD survey was a lot of money. Chair Gilson stated that we have been putting off the sewers too. Chair Gilson asked why pay \$103,000 now for something that we don't have the money to act upon. Alderman Kot stated that it is a great idea and it is something that we keep in mind if there is extra money in budget at the end of the year.. Alderman Kot stated that he feels that it is very important to fix the streets. Chair Gilson agreed. Alderman Milschewski stated that she feels that it is important to have something to build off of to keep this going. Alderman Milschewski stated that when she campaigned that is what the biggest complaint was the condition of the roads. Alderman Kot asked if we are to do this, how much work is it to keep it updated until we get the funding. Mr. Sanderson stated it is usually about every three to four years to update it, it is not ideal, but to be conservative with funds, there are multiple options. Chair Gilson asked if there are any additional costs on top of the \$103,000. Mr. Sanderson said all fees are included in that figure. Alderman Milschewski stated that she would like Administrator Olson to let them know if there will be any available funding.

Chair Gilson stated that it is a matter of priority. Alderman Milschewski stated that something has to be done and it cannot be forgotten the roads are falling apart. Director Dhuse stated that the committee all like this idea, but for budgetary reasons don't feel the timing is right. Alderman Teeling stated that if we do come up with money right now, we should use the money to fix roads instead of paying for the planning survey. Alderman Milschewski stated that if this was proposed to the residents they would be for it. Chair Gilson said true, until we tell them there is no funding. Alderman Kot stated that we have never had a good maintenance program in place, which is needed. Alderman Kot stated that we have to plan for this and it needs to happen. There was discussion about the roads needing to be fixed, but do we spend \$103,000. Director Dhuse stated that prioritizing which roads to fix first would be taken care

of by this study and take the human element out of it. Mr. Sanderson stated that this is a management program, which is managing your assets and it is not just about what streets need repair. Mr. Sanderson stated that it will extend the life of pavements beyond the 15 years typically by crack sealing to get 20-25 years out of it. Mr. Sanderson stated that it is more than just identifying bad roads, it is trying to extend the life on the streets to avoid reconstructing the roads. Alderman Teeling stated that she understands, but how much does that cost. Mr. Sanderson said the crack sealing is relatively cheap. Alderman Teeling stated then why don't we inspect some of the roads and use the money to do that kind of maintenance. Director Dhuse stated that so many roads are past crack sealing and he stated that is where this management program comes in. Chair Gilson stated that no one disagrees there is value to this program. Chair Gilson suggested that we bring this back next month with Bart Olson in attendance. The Committee was in agreement.

3. PW 2011-47 Flooding Issues in Sunflower Estates – Update – Alderman Teeling asked if this was the topic that needed a storm sewer and if this was the cost of doing it ourselves. Director Dhuse stated that he wanted to show that goes into the cost per foot and it is a cost most people don't see. Director Dhuse said to keep in mind that we have to add this into that. It will be close to the \$100,000 cost. Director Dhuse stated that doesn't include the tree or concrete removal. Director Dhuse stated that when he gets the costs for the pipe he can bring it back to the committee. Director Dhuse said that his crew is capable to install this, but it will take the crew a couple weeks and the other projects will not be done during that time. Chair Gilson stated that people are getting flooded and residents are upset and we need to justify if we don't have the funds. Committee agreed to bring this back again in October.

4. PW 2011-48 Road Maintenance on Tommy Hughes Way Saravanos Dr. - Update - Director Dhuse stated that the road work is complete. Alderman Kot stated that it looked really good. Chair Gilson stated that we asked staff to talk to Shell and Tommy Hughes since it is a private agreement, when they are going to repair that road, if they let trucks park there, and when that will be done. Chair Gilson would like to have an answer on that question.

5. PW 2011-31 Kendall Marketplace Development/Infrastructure – Update – Mr. Sanderson, EEL, stated that they received bids. Mr. Sanderson stated that they recommend awarding the bid to Wilkinson for the amount of \$87,041.50. Alderman Kot asked why they are so much less than other bids. Mr. Sanderson stated that he is not sure, but he has never had any issue in the past with Wilkinson they have a good history to work with. The Committee agreed to give bid to Wilkinson.

6. PW 2011-52 Windett Ridge Mowing Update – Chair Gilson stated that he asked for this item to be added. The HOA wants to know when we are going to act on this. Chair Gilson stated that Bart Olson stated in an e-mail that October 3, 2011 is the compliance date it will be 30 days from that, but Chair Gilson wants to make sure that this is the right information.

Additional Business:

Alderman Teeling asked about a road in the Colonies in East Millbrook Circle. She stated that she believed that we decided against the entire thing. Director Dhuse stated the signs were put up there. Alderman Teeling stated that was a mistake from a miscommunication. Chair Gilson stated that he believes that she is correct. Director Dhuse stated he will check into it.

Alderman Kot said that Comed has had some outages. Alderman Kot stated that he brought this to Bart

Olson's attention and he contacted Comed. Alderman Kot sent an e-mail to Comed to find out the issue. Director Dhuse stated that we have been talking to Comed for three years and had a claim with them at the Rec Center. Alderman Milschewski stated that Bart Olson was working on it and he stated that Comed stated their system doesn't have a digital capability to tell us where the problem is. Comed stated that it can be a tedious problem to figure out and stated that is why a smart grid would be a good thing. Alderman Milschewski stated that whenever there are power outages, people need to call them every time and report it as an outage and then it is easier to pinpoint the problem.

Alderman Kot asked about the Route 47 crosswalk. Director Dhuse updated that Matt talked to IDOT and gave them the proposal of the signs, walk arrows and drawings. IDOT is talking about what they want to do. Alderman Kot asked if he has any idea when he will receive an answer. Director Dhuse said no. Alderman Kot said we went from having signs up every day to nothing up at all. Alderman Kot stated that even the stripes can't be seen in a lot of places and kids stand and wait trying to cross coming home from school. Alderman Kot asked about at least re-striping the road. Chair Gilson asked about doing something temporarily. Director Dhuse stated that can't be done because we have to get permission from the state. Alderman Kot stated that even if we went with what the new proposal there would be one at Hydraulic and one at Main it would be a good thing. Alderman Kot stated that he believes that this needs to be a priority.

Alderman Milschewski asked about the roads in the old Countryside. Director Dhuse stated that is private so we cannot do anything.

Chair Gilson stated that if there is anything the Committee wants to add to the agenda for the meetings, please call and let him know and he will add it.

There being no further business, the Committee adjourned at 8:07 p.m.

Minutes Respectfully Submitted by:

Lisa Godwin
Minute Taker

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
800 GAME FARM ROAD ON
TUESDAY, SEPTEMBER 8, 2009**

Mayor Burd called the meeting to order at 7:01 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

Clerk Milschewski called the roll.

Ward I	Gilson	Present
	Werderich	Present
Ward II	Golinski	Absent
	Plocher	Present
Ward III	Munns	Present
	Sutcliff	Present
Ward IV	Teeling	Present
	Spears	Present

Also present: City Clerk Milschewski, City Treasurer Powell, City Attorney Orr, City Administrator McLaughlin, Interim Director of Parks and Recreation Olson, Finance Director Mika, Public Works Director Dhuse, Police Chief Martin, Police Lieutenant Hart, Community Development Director Miller, City Engineer Wywrot, Public Relations Officer Spies and City Park Designer Haake.

QUORUM

A quorum was established.

INTRODUCTION OF GUESTS

Mayor Burd asked the staff and guests to introduce themselves. She welcomed the guests and asked them to enter their names on the attendance sheet provided.

AMENDMENTS TO THE AGENDA

Alderman Werderich asked that Item #5 – Ordinance Amending City Code Title 6 – Traffic, Chapter 3 – Traffic Schedules (Van Emmon Street and Heustis Street) be removed from the consent agenda and be placed on the regular agenda under the Public Works Report.

Amendment approved unanimously by a viva voce vote.

Alderman Spears requested that Items 3a and 3b - Department Head Hiring Process be removed from the consent agenda and be placed on the regular agenda under the Administration Committee Report.

Amendment approved unanimously by a viva voce vote.

COMMITTEE MEETING DATES

Public Works Committee Meeting:	6:30 p.m., September 15, 2009 City Hall Conference Room
Economic Development Committee:	7:00 p.m., October 6, 2009 City Hall Conference Room
Administration Committee Meeting:	6:00 p.m., September 17, 2009 City Hall Conference Room *meeting may be rescheduled
Public Safety Committee Meeting:	6:00 p.m., September 24, 2009 City Hall Conference Room *meeting may be rescheduled

PRESENTATIONS

Certificates of Recognition for Eagle Scout Awards

Mayor Burd presented the following Boy Scouts with Certificates of Recognition for attaining the rank of Eagle Scout:

- Robert Eaton – his project was a meditation patio for Plattville United Methodist Church.
- Jack Blinks – his project was rehabbing the basement storage room at Plattville United Methodist Church.
- Jordan Hageman – he assembled and shipped donated lockers to Hased House for use by people staying there overnight.

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- Arthur Prochaska – his project was organizing a food drive for the Kendall County Food Pantry.

Jeff Jerabek, leader of Troop, added that Doug Patterson also became an Eagle Scout however he was unable to attend tonight's meeting as he was away at college. Mr. Patterson's project was done for the Presbyterian Church in Oswego where he built a fence around a children's playground. Mr. Jerabek noted that the young men have stuck together through the years and he was proud of their accomplishment.

Integrated Transportation Plan

Phil Stuepfert of SEC Group and Project manager for the Integrated Transportation Plan explained that the city received an IDOT grant for the study. He gave the City Council a power point presentation (see attached) on the plan. After the presentation, there were no comments from the public or City Council.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS

Susan Lambke, Van Emmon Street, asked if the city hired a new engineer for the water issue and indicated that she keeps getting water in her basement. Mayor Burd stated that there wasn't a new engineer. Administrator McLaughlin stated that he asked staff to contact residents to notify the people who were at the last meeting to let them know that the petitioner withdrew the original petition and will re-notice and re-file for another public hearing after they meet with the Green Committee. Director Miller apologized that this was not done and explained that there will be another public hearing in October and new notices will be mailed out. He stated that the matter will be before the Green Committee on September 28, 2009 at 7:00 p.m. Administrator McLaughlin added that the Engineering Enterprises, Inc. study is ongoing and a portion of the report is done. They are doing further field research with test pits to measure the affect of rain. This will be discussed at the October 2009 Public Works Committee meeting.

Jeff Baker, Heustis Street, introduced himself and explained that he is a former alderman, the chairman of the Zoning Board of Appeals and a Plan Commission member as well as an eighteen-year resident of Heustis Street. He expressed his concern with the change of stop sign location at Heustis and Van Emmon Streets. He clarified that the change would have traffic on Heustis stop instead of the traffic on Van Emmon and that it was not a change to a four-way stop. He stated that he had a problem with the change because in bad weather if a motorist is going north they may not be able to turn or stop. He noted that over the last two winters, the city did not have enough salt. He asked if the city was going to sufficiently plow and salt the street if the change is made. He stated that the intersection scares him to death every time he goes through it because motorist on Van Emmon do not read the sign saying that the cross traffic doesn't stop. He felt that if the stop sign is changed the city would be setting itself up for a liability issue. He felt the signage is the way it is for a reason and that nothing good would come with changing it.

Brian Schillinger, Heustis Street, reiterated Mr. Baker's concerns. He explained that he has lived on Heustis Street for fifteen years. He has two kids who will soon be driving and he has been telling them to treat the intersection as a four-way stop. He stated that he could not tell the number of times he has gone through the intersection and had to slam on his brakes because the drivers on Van Emmon don't see the stop signs or they think it is a four-way stop. He also noted that bicyclist don't obey the sign. He commented that residents asked that the intersection be a four-way stop years ago and were told that there would never be a four-way stop because of the hill and the possibility of not stopping during bad weather. He had another concern about the fence on the northwest corner of the intersection which he stated was hard to see around. He suggested the wood fence be removed so that motorist could see traffic coming up from the river. He stated that he would rather see a four-way stop over flipping the location of the present sign. He felt changing the signs would be more dangerous and stated that he wanted to see the intersection safe for his kids and others in the neighborhood.

Tom Sega, Heustis Street, explained that he is a twenty-one year resident of the street. He stated that he drives defensively through the intersection because he has seen many near misses at the intersection. He wondered if the stop signs weren't big enough and noted that he has never seen anyone pulled over for running the stop sign. He also suggested that the City Council consider a ban on cell phone usage while driving.

Louis Hernandez, Windett Ridge, commented that he enjoyed Hometown Days. He complimented everyone who worked on the event and stated that the employees from Windy City Amusement were very professional.

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Clerk Milschewski who also lives on Heustis Street stated that she shares the same concerns as her neighbors. She noted that she drives cautiously through the intersection however last winter when it was icy she was unable to stop and slid through the intersection. She was concerned that if the sign was changed drivers on Van Emmon would be expecting drivers on Heustis to stop when they might not be able to. Her biggest concern was with school buses going northbound on Heustis and the possibility they might be able to stop in bad weather. She stated that in the past she has asked Chief Martin and Director Dhuse as to why this intersection was not a four-way stop where everyone would be expected to stop.

CONSENT AGENDA

1. Monthly Treasurer's Report for May 2009 (ADM 2009-41)
2. Monthly Treasurer's Report for June 2009 (ADM 2009-42)
3. **Ordinance 2009-45** - Amending City Code Title 6 – Traffic, Chapter 3 – Traffic Schedules (Church Street and W. Main Street) - *authorize Mayor and City Clerk to execute* (PW 2009-85)
4. **Ordinance 2009-46** - Repealing Ordinance No. 2005-01 and Amending the Code of Ordinances Regarding Fireworks - *authorize Mayor and City Clerk to execute* (CC 2009-78)

Mayor Burd entertained a motion to approve the Consent Agenda as amended. So moved by Alderman Werderich; seconded by Alderman Spears.

Motion approved by a roll call vote. Ayes-7 Nays-0
Werderich-aye, Plocher-aye, Spears-aye, Munns-aye, Sutcliff-aye, Gilson-aye, Teeling-aye

PLAN COMMISSION/ZONING BOARD OF APPEAL

Ordinance 2009-47 **Granting a Variance at 1402 North Bridge Street**
(ZBA 2009-01)

Mayor Burd entertained a motion to approve an ordinance granting a variance at 1402 North Bridge Street and authorize the Mayor and City Clerk to execute all documents. So moved by Alderman Munns; seconded by Alderman Plocher.

Mayor Burd explained that the variance was for setbacks for the BP Amoco. Director Miller added that the gas station owner also owns the restaurant building. They want to subdivide the property in order to sell. The variance allows the restaurant property to be an independent lot with it being closer to the property line as allowed. The ZBA reviewed and approved the variance with a 4 to 1 and one abstention vote. The Bristol-Kendall Fire District also approved.

Alderman Munns asked who was responsible for maintain the access to Route 47. Director Miller stated that the property owner is responsible and he would look into having the current owner fix it before the property is sold.

Alderman Werderich questioned why there was a descending vote and Director Miller stated he did not know the reason as he was not at the meeting.

Motion approved by a roll call vote. Ayes-7 Nays-0
Gilson-aye, Sutcliff-aye, Munns-aye, Spears-aye, Plocher-aye, Werderich-aye, Teeling-aye

MINUTES FOR APPROVAL

A motion was made by Alderman Sutcliff to approve the minutes of the City Council meetings of July 28, 2009; seconded by Alderman Munns.

Mayor Burd asked Clerk Milschewski to verify her comments on page 5, fifth paragraph regarding hiring at the Rec Center and Alderman Sutcliff's comments on page 8, paragraph 6 regarding signs. Clerk Milschewski stated she would check the tape and clarify the remarks.

Alderman Spears suggested that the minutes be tabled to allow Clerk Milschewski to verify the corrections.

A motion was made by Alderman Sutcliff to table the approval of the minutes until the next City Council; seconded by Alderman Munns.

Motion approved unanimously by a viva voce vote.

BILLS FOR APPROVAL

A motion was made by Alderman Sutcliff to approve the paying of the bills listed on the Detailed Board Report dated August 28, 2009 totaling the following amounts: checks in the amount of \$578,648.92

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(vendors); \$260,510.56 (payroll period ending 8/29/09); for a total of \$839,159.48; seconded by Alderman Plocher.

Alderman Gilson questioned the sizing of the water meters being purchased and Director Dhuse stated he would verify the size and let him know.

Motion approved by a roll call vote. Ayes-7 Nays-0
Munns-aye, Plocher-aye, Spears-aye, Sutcliff-aye, Werderich-aye, Teeling-aye, Gilson-aye

REPORTS

MAYOR'S REPORT

Mayor Burd reported that she attended a meeting held by Representative Foster where he announced that Yorkville is entitled to grants under the USDA. The grants are for economic development and cover low interest loans, façade programs, money to purchase public works equipment, historic preservation, etc. Staff is meeting to develop a "wish" list. She asked the City Council to contact them if they had any projects they would like to see happen. Staff will then investigate the options available.

CITY COUNCIL REPORT

No report.

ATTORNEY'S REPORT

Attorney Orr reported that she and Steve Anderson, the Village Attorney for Montgomery, will be giving a presentation on the new FOIA laws on September 29, 2009 at 6:30 p.m. at the Sugar Grove Fire Training Room. The new act is effective January 1, 2010 and it has extensive changes and strenuous requirements. She invited and encouraged the City Council to attend the presentation rather than conducting a Special City Council meeting. Representatives from other municipalities will be attending and sharing input. A light supper is being served and City Secretary Olsem will be sending information to them.

CITY CLERK'S REPORT

No report.

CITY TREASURER'S REPORT

No report.

CITY ADMINISTATOR'S REPORT

Administrator McLaughlin reported that he attended the Kendall County Mayor and Managers meeting. Representative Kay Hatcher was present and invited everyone to her open house on September 18, 2009. IDOT will be there for input.

FINANCE DIRECTOR'S REPORT

No report.

DIRECTOR OF PUBLIC WORKS REPORT

No report.

CHIEF OF POLICE'S REPORT

Chief Martin reported that the 4th Senior Police Academy will be held on October 28, 2009 from 9:00 a.m. to 3:00 p.m. at the Historic Kendall County Courthouse. Lunch will be provided and twenty-five speakers will address the theme of Senior Emergency Preparedness.

DIRECTOR OF PARKS & RECREATION'S REPORT

Mayor Burd complimented Interim Park & Recreation Interim Director Olson on a fantastic job on Hometown Days and felt it was the best event yet. She also thanked Mrs. Spies for the information in the newspaper. She felt the event gives people a taste of hometown and a lot of fun for little money.

Mr. Olson explained that several individuals spent 1 ½ years planning the event; trying to keep cost down, revenue up and bringing in new events. He thanked the City Council and staff for their work in the event. He stated that record crowds attended and the budget was met. He explained that it was important to him to have the event financially stable.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Director Miller reported that the tree survey is underway and people will be collecting data of trees planted in the parkways with GPS equipment.

COMMUNITY RELATIONS OFFICER'S REPORT

Mrs. Spies reported on the following:

- Patriots Walk will be held September 11, 2009 beginning at City Hall at 6:00 p.m. and proceeding to Town Square Park where the American Legion and Boys Scouts will hold services.
- A rain garden will be planted at the Rec Center on September 24, 2009 at 9:00. She is still looking for volunteers.
- The Human Resource Commission is still looking for nominations for Volunteer of the Year. Anyone interested in nominating someone should contact her.
- A presentation of Ecomagination Housing will be made at the Green Committee's September 28, 2009 meeting which will be held at the Library at 7:00 p.m.
- On October 8, 2009 there will be a Financial Management Workshop put on by Representative Foster's office. More information to come.

COMMUNITY & LIAISON REPORT

KenCom

Alderman Spears reported that she attended the KenCom Executive Board meeting where they discussed:

- Establishing November 19, 2009 as the date by which every intergovernmental agency must provide the board with an answer regarding their participation in KenCom
- The Sheriff and Kendall County have tentatively agreed to provide space in the lower level of the Public Safety Center for use by KenCom. This is being evaluated as an option that might provide space for several years. It was recommended that an architect evaluate the proposed design and provide feedback.
- A Budget Committee was formed consisting of city/village mayors and presidents, board members, representatives from the sheriff's office and several police chiefs. Upon the Board's recommendation, the Kendall County Board approved an expenditure of \$9,500.00 for an architect to draw preliminary plans and to develop a cost estimate for the KenCom project.

Mayor Burd asked Alderman Werderich to place this on the Public Safety Committee agenda for discussion so that she would have direction for when she meets with KenCom. He agreed.

Aurora Area Convention and Visitor Bureau

Alderman Sutcliff reported that she attended the Aurora Area Convention and Visitor Bureau meeting where the Solheim Cup was discussed. It was reported that it was a great event however she was unaware of its impact on Yorkville. The Aurora Area Convention and Visitor Bureau provided participants with information on local restaurants. They are hoping for similar events in the future which are important to remember when considering economic development. Mayor Burd added that the Capri Restaurant reportedly saw an increase in their business that weekend. Alderman Sutcliff stated she told the AACVB's president Sue Voss about the Capri restaurant and she went there to eat.

REPORTS

PUBLIC WORKS COMMITTEE REPORT

**Ordinance Amending City Code Title 6 – Traffic, Chapter 3 – Traffic Schedules
(Van Emmon Street and Heustis Street)
(PW 2009-87)**

A motion was made by Alderman Plocher to approve an ordinance amending City Code Title 6 – Traffic, Chapter 3 – Traffic Schedules (Van Emmon Street and Heustis Street) and authorize Mayor and City Clerk to execute; seconded by Alderman Munns.

Alderman Plocher stated that he thought changing the stop sign was a good idea however now he has changed his mind.

Mayor Burd noted that she commented at the Public Works Committee meeting that this intersection was not a four-way stop due to the school buses that use the street. She was told that the School District was contacted about this. City Engineer Wywrot stated that he contacted Asif Dada at the School District and the manager of the bus company and both told him they had no problem with the change.

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indicated so it just gives a conceptual time frame for the project. Alderman Gilson stated that as long as the City Council is not resolving to the timeline he was okay with the plan.

An amended motion was made by Alderman Spears to approve an ordinance adopting the Integrated Transportation Plan and Fox River Watershed based on estimated time frames and budget and authorize the Mayor and City Clerk to execute all documents; seconded by Alderman Gilson.

Motion to amend approved by a roll call vote. Ayes-7 Nays-0
Teeling-aye, Gilson-aye, Sutcliff-aye, Munns-aye, Spears-aye, Plocher-aye, Werderich-aye

Alderman Sutcliff complimented Mr. Stuepfert on a great job and stated that the plan gives the City Council a guideline for cohesive development.

Alderman Gilson asked how the study differentiated between sidewalks and trails. Mr. Stuepfert stated that sidewalks were addressed in the downtown area and it was noted where sidewalks may need to be removed or widened to adapt corridors. Alderman Gilson noted that there was a survey taken that indicated that residents want sidewalks and trails. He thought that maybe residents would like to see existing sidewalks connected not necessarily trails. Mr. Stuepfert stated that residents indicated they wanted both. Director Miller added that pedestrian needs were look at when considering trails and connections.

Mayor Burd read a letter from William Sleezer of Yorkville (see attached) regarding the need for walking paths in Yorkville.

Alderman Sutcliff asked if it was possible to see the survey and Mr. Stuepfert stated appendix C of the plan was the survey of business owners and appendix B was the resident's survey results.

Motion to amend approved by a roll call vote. Ayes-7 Nays-0
Sutcliff-aye, Munns-aye, Spears-aye, Plocher-aye, Werderich-aye, Teeling-aye, Gilson-aye

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

**Department Head Hiring Process
(ADM 2009-44)**

Resolution 2009- 49

**Repealing Resolution 2006-41 Regarding a Hiring Process
for Certain Salaried Management Employees**

Ordinance 2009-30

**Amending the Code of Ordinances Regarding Removal
from Office of Appointed Officers**

A motion was made by Alderman Sutcliff to approve the Department Head Hiring Process and authorize the Mayor and City Clerk to execute; seconded by Alderman Munns.

Alderman Spears noted a typographical error in the second paragraph of the resolution it should read Resolution 2006-41. She also questioned the wording on page 2, 1st paragraph regarding the mayor, the City Council and a two thirds vote. Attorney Orr explained that this is the wording of the current resolution however it is being changed to mirror the state statute.

Motion to amend approved by a roll call vote. Ayes-7 Nays-0
Munns-aye, Spears-aye, Plocher-aye, Werderich-aye, Teeling-aye, Gilson-aye, Sutcliff-aye

ADDITIONAL BUSINESS

Windett Ridge

Alderman Gilson asked for an update on Windett Ridge and Bank of America. Administrator McLaughlin stated that per a phone call he had with BAC, they have agreed to pave the streets and address the water/drainage issues. He is waiting for a letter confirming this. Alderman Gilson asked if the punch list was gone through. Administrator McLaughlin stated that the bank is looking at what they can afford to do and what can be put off until a developer obtains the property. Alderman Gilson asked if he could be emailed the letter from BAC when Administrator McLaughlin received it. Mayor Burd asked Administrator McLaughlin to copy all the aldermen.

Ward I Meeting

Aldermen Werderich and Gilson reported that they have scheduled a Ward I meeting on September 21, 2009 at 7:00 p.m. in the city hall conference room.

Emailing Special Attorney Gardiner

Alderman Spears expressed her concern regarding individual's emailing Attorney Gardiner about Hammon Farms. She noted that on invoice #67611 from Attorney Gardiner there are fees for the review of emails from Todd Milliron in the amount of \$721.50. She stated that during an executive session, when questioned, Attorney Gardiner assured the City Council that he did not return Mr. Milliron's phone calls but it seems that Attorney Gardiner corresponds with Mr. Milliron via email at the city's expense. She pointed out the following facts: Mr. Milliron is not a city resident; he is not appointed as a consultant or advisor to the city and Mr. Milliron has made numerous FOIA requests requiring many staff man-hours. She felt that the city's attorneys were capable of gathering their own information without Mr. Milliron's assistance. She stated that if selected individuals are permitted to utilize the city's attorneys she would be glad to utilize an email blast to all her contacts saying they could use the attorney for any city legal issues such as SSA's, foreclosure, etc.

Mayor Burd stated that she was unaware of what Attorney Gardiner was doing with Mr. Milliron and she would ask Attorney Gardiner about this. Alderman Spears stated that she would like to see the emails between Attorney Gardiner and Mr. Milliron. Mayor Burd indicated that she would get the emails for the City Council to review.

Alderman Spears stated that she was concerned that Mr. Milliron was getting confidential information on the Aspen Ridge litigation. She felt the city should be cautious.

Mayor Burd noted that this was not an agenda item and Alderman Spears should be cautious of making comments about people.

Hometown Days

Alderman Sutcliff commented that everyone did a great job on Hometown Days as the event brought happiness to residents.

EXECUTIVE SESSION

None.

ADJOURNMENT

Mayor Burd entertained a motion to adjourn the meeting. So moved by Alderman Werderich; seconded by Alderman Munns.

Adjournment of the meetings was unanimously approved by a viva voce vote.

Meeting adjourned at 8:47 P.M.

Minutes submitted by:



Jacquelyn Milschewski,
City Clerk City of Yorkville, Illinois

UNITED CITY OF YORKVILLE
800 Game Farm Road
Yorkville, IL 60560

PUBLIC SAFETY COMMITTEE MEETING
City Hall, Council Chambers
Thursday, August 27, 2009 – 6:00 P.M.

PRESENT:

Chairperson Werderich, Committeeman Plocher

ABSENT:

Committeemen Munns and Spears (Ken-Com Meeting)

ALSO PRESENT:

Lieutenant Rich Hart, Lieutenant Don Schwartzkopf, Sergeant Barry Groesch, Eric Dhuse – Public Works Director, Mayor Burd, Alderman George Gilson, Tony Scott of The Record and the following residents from the City of Yorkville or Kendall County: Charles Walker, Kim Brengman, Ed Brengman, and Darren Decatoire.

Chairperson Werderich called the meeting to order at 6:06 p.m. However, without a quorum, only discussion can take place. He informed the members of the public that they were free to speak at tonight's discussion, however, no action would be taking place and further discussion will need to take place at the next scheduled meeting. Mayor Burd noted that item 1 under Old Business (Off Street Parking Regulations) is on the Plan Commission agenda for a Public Hearing on September 24, 2009.

PRESENTATION:

None

MINUTES:

None

NEW BUSINESS:

1. PS 2009-25 Police Reports for July, 2009

Due to lack of a quorum, this item was skipped and will be moved to the next agenda.

2. PS 2009-26 Discussion on New Video Gaming Act

Lt. Hart stated that he has looked into this matter and found that the Gaming Board does not yet have rules in place and that it may be 2 years before that happens. He recommends that the City take no action at this time. He stated that Chief Martin and Sgt. Groesch are in agreement with him.

Sgt. Groesch stated that the Illinois Municipal League has a lot of information regarding this matter regarding funds received, compliance checks, etc. and that they also feel it is premature for any decisions to be made now.

Lt. Hart stated that the laws may be so restrictive that many establishments may not want to be a part of it. Chairperson Werderich asked if licenses are issued through the City, to which Lt. Hart replied that it is believed that all licenses would be issued through the State of Illinois. Chairperson Werderich asked if the City had the right to regulate the amount of gaming machines. Sgt. Groesch stated that 5 machines would be allowed per liquor license and that there is a fee of \$25.00 per unit, per year for the permit. Further discussion took place regarding the amount of funds that would be given back to the City. It is a small amount, 1/6 of 1%.

Discussion was open to the public:

Mr. Darren Decatoire stated that he works in the gaming industry and feels that the City should not take a stand at this time. He feels that once the rules and regulations have been established, the City could better decide if this would benefit the City or not and then decide whether or not to opt out. Furthermore, he stated that studies have been done that prove that allowing video gaming does not ruin communities or increase their crime rates. Studies prove that there is no evidence to support what the opponents are saying. Alderman Gilson asked Mr. Decatoire what part of the industry he is involved with, to which he replied the coin operators industry. Alderman Gilson asked if the City holds off at this point, then what happens. Mr. Decatoire stated that nothing can happen until the rules and regulations are in place. Because of the new law, this will be highly publicized. The City can choose to act at that time.

Mr. Decatoire asked how many establishments are within the City limits. Sgt. Groesch stated 31. He stated that any funds that come back to the City annually, the City could do with those funds whatever they choose.

No action was taken at this time.

3. **PS 2009-27 Draft Ordinance Amending City Code Regarding Number of Package Liquor Licenses**
4. **PS 2009 -28 Ordinance Approving Fine Schedule for Pre-Payment of Certain Fines Pending Under Administrative Adjudication**
These items were moved to the next agenda due to lack of a quorum.
5. **PW 2009-85 Traffic Study – Church and W. Main Street – Informational**
The traffic study shows that the yield signs should be flipped and placed on W. Main Street rather than on Church. This item is informational only.
6. **PW 2009-86 Traffic Study – Kylyn’s Ridge – Informational**
The traffic study shows that no action needs to be taken. This item is informational only.
7. **PW 2009-87 Traffic Study – Van Emmon and Heustis – Informational**

The traffic study shows that the stop signs need to be switched at this location. Warning signs will be placed at the intersection informing motorists of the change.

OLD BUSINESS:

1. CC 2009-75 Off Street Parking Regulations – Draft Zoning Ordinance Text Amendment

Chairperson Werderich stated that no action can be taken; however, the discussion will be opened to the public:

- Mr. Ed Brengman stated that he doesn't understand why the City had allowed this to become a pathway. Alderman Gilson stated that Tommy Hughes Drive is a private roadway on private property.
- Mrs. Kim Brengman asked what rules and regulations apply to private property. Mayor Burd stated that trucks are not allowed to park in a residential area. The subject area is zoned commercial.
 - Mr. Brengman stated that the subject road is an easement. Mayor Burd contends it is a private roadway. Mr. Brengman asked if it's private, why do vehicles drive and park on it. Mayor Burd stated that the property owner lets them. It is a private roadway on his property.
 - Mrs. Brengman stated that they see trucks parked their every day. She stated that at the present time, there is a truck blocking the entire road as it is on the driveway and roadway. Chairperson Werderich stated that he has seen trucks parked all over the place their and that the City is going to try to do something about it.
 - Mrs. Brengman stated that when she has been over there, she sees the truckers drinking alcohol in their trucks. She has lived across the street for 5 years and it is getting worse. She feels that the truckers should have respect for the community.
 - Mr. Brengman stated that there is trash their all the time. It is not a parking lot and something should be done.
 - Mrs. Brengman stated that it is being used as a truck stop, which it is not. There is garbage all over the place, the truckers drink and sit there all night.
 - Mr. Brengman stated that a neighbor who is an over-the-road trucker parks his truck there for days at a time.
 - Mrs. Brengman added that construction equipment is also parked there.
 - Mr. Brengman stated that the idling all night is a public nuisance. Mayor Burd stated that gas station is a truck stop. Mr. Brengman stated that Mr. Dettmer informed him that the gas station is zoned as a gas station, not a truck stop.
 - Mrs. Brengman stated that it used to be used for overnight parking during inclement weather, but as the town has grown, trucks are now parked there all the time.
 - Mayor Burd stated that she has resided here for over 23 years and the City has always been a blue-collar community. Most residents worked

at Caterpillar or were farmers. Those residents did not want growth and back then, there were always a lot of trucks. She does not want this to become an anti-truck situation as everything we use is brought to us by trucks. If the City takes away where they park, then we have to find a new place for them. We need to consider everyone's needs.

- Mrs. Brengman stated that most of these truckers are not paying taxes to our community.
- Mr. Charles Walker stated he following:
 - He is not against truck drivers. In fact, prior to his retirement, he was a district manager that dealt with over 125 trucks per day. His employer had a trucker lounge and he found that most truckers were good. However, even after he put out 50 gallon trash containers and bags, he still found trash dumped in the parkway (food wrappers, booze bottles, etc.). He had to have 3 employees pick up the trash every morning. Additionally, some truckers would urinate or defecate in the parking lot.
 - The subject location is a probable breeding pool for mosquitoes.
 - The trucking situation at Rt. 47 and Rt. 71 is a safety issue. Because of a truck parked on Tommy Hughes Drive, other trucks can't get around it so they pull onto Rt. 71.
 - The signs that are up are unreadable.
 - The minutes from the last meeting state that the area will be cleaned up by the owner. The owner says that the clean up should no be his responsibility because it's from Shell customers.
 - There are no receptacles for trash.
 - At a prior City Council meeting, I was disturbed that officials say that trucks take 250 gallons of gas and it's being purchased here. Additionally, at that meeting, the Mayor stated that she received 5-6 phone calls regarding this matter. That does not take into account the number of calls to Aldermen.
 - Most drivers are not keeping legal logs.
 - Fox News did a report on 'Big Rig Serial Killers' regarding an FBI report regarding murders being done by truckers. There are over 500 murders or kidnaps done by truckers. In Missouri, a trucker was convicted of murder and he admitted to 12 other slayings. The FBI program started in 2004 and currently they have a list of over 200 truckers that are potential murder suspects. In Illinois, there are 12 unsolved murders, 8 of those cases are within 60 miles of Chicago. These are motiveless crimes and truckers are hard to catch because of the mobile crime scene. Many victims are found miles away from where they live.
 - He feels that the elected officials are not looking out for the welfare of the community. He asks that the elected officials do the right thing and not sell out the residents for the truckers.
- Alderman Gilson stated the following:

- He presented photos to the committee of what has been going on in the subject area. He would like them included in the next discussion.
- The trucks have been a real nuisance to the residents.
- Shell states that not allowing the trucks to park there would ‘kill their business’; however, most of the garbage in the area is from McDonalds or empty alcohol bottles.
- Parking is being done in a hazardous way.
- I spoke to people in Pontiac, Dwight and Kankakee (truck stop locations) and their biggest problem is with waste haulers.
- He is also perturbed by comments made by the City Council such as ‘I would rather them stop at Shell then drive through Yorkville and kill someone’ or ‘the gas station has always been a truck stop’ or ‘impede business’. With regards to comment 1, if the truckers are that tired, they should have driven this far. With regards to comment 2, it is a gas station as there are no showers, etc. With regards to comment 3, my response is no it will not.
- He stated he is trying to resolve resident concerns of trash, standing water, trucks being parked on both sides of the entrance. These are public safety hazards and a breeding ground for problems.
- This is a real issue and if it does not go forward to City Council to pass a citywide ordinance, it will continue to be a nuisance to the residents and a safety issue to the community.
 - Committeeman Plocher stated that he agrees that if Shell is a problem, they should be dealt with, but that this should not be handled through a citywide ordinance. Alderman Gilson stated that the hours of 10-4 are reasonable and that without facilities for overnight truckers, they have no reason to be there. Committeeman Plocher stated that this one problem should not result in a blanket city ordinance. Mayor Burd stated that those in attendance should not pick on Committeeman Plocher. Chairperson Werderich advised Committeeman Plocher that if he felt uncomfortable he should let him know.
 - Discussion took place regarding the agreement already signed with Shell Gas Station. Shell needs to purchase and install the signs, but an agreement is already in place.
- Mr. Walker stated that comments made at the City Council meeting are being reiterated here. He asked the group to read the Preamble, which starts ‘We the People...’. He feels as though the City Council is not acting on behalf of the people.
 - Mayor Burd stated that it goes back to what she stated before, that it would be hard for trucks to park in Morris and drive 40 miles back here. If we eliminate truck

parking, it will not address the litter and puddles. It will not solve the problems.

- Alderman Gilson stated that the litter is a direct result of the trucks. He stated that we need to eliminate the source to eliminate the problem. There is a facility in Morris, the trucks should be there. Mayor Burd stated that the ordinance will not stop the trucks to which Alderman Gilson stated it will at least cut down on the trucks.

Chairperson Werderich stated that no action can be taken; however, he agrees that there is a problem. Personally, he stated that his first thought is that the truck stop was there long before everything around it, however, there has been a significant increase in trucks and the area is beginning to deteriorate. He informed the attendees that the ordinance is being considered and hopes the problem will be taken care of.

ADDITIONAL DISCUSSION:

None

ADJOURNMENT OF THE PUBLIC SAFETY COMMITTEE MEETING:

With no further business to discuss, the meeting adjourned at 7:02 p.m.

Minutes respectfully submitted by Margaret M. Hartigan.

UNITED CITY OF YORKVILLE
800 Game Farm Road
Yorkville, IL 60560

PUBLIC WORKS COMMITTEE MEETING
City Hall, Conference Room
Tuesday, August 18, 2009 – 6:30 P.M.

PRESENT:

Chairman Joe Plocher	Mayor Valerie Burd
Eric Dhuse (Public Works Director)	Alderman George Gilson
Joe Wywrot (City Engineer)	Brendan McLaughlin (City Administrator)
Alderman Marty Munns	Alderman Diane Teeling
Anne Englehardt (C.O.Y. Green Committee Member)	
Marta Keane (C/O.Y. Green Committee Member)	

PRESENTATIONS: NONE

The meeting was called to order @ 6:30 p.m. by Chairman Joe Plocher

MINUTES FOR CORRECTION/APPROVAL: The minutes for June 16, 2009 and July 20, 2009 were reviewed and approved as presented.

Items Recommended for Consent Agenda:

1. **PW 2009-74 Tower Lane Water Storage Tank Rehab – Change Order # 1**
2. **PW 2009-75 Prairie Garden Subdivision – Final acceptance**
3. **PW 2009-76 Bristol Bay Unit 7 – Final Acceptance & Bond Adjustments**
4. **PW 2009-77 Goodwill Store – LOC Expiration**
5. **PW 2009-78 Fox Road LAPP Project – Change Order # 3**
6. **PW 2009-79 Westbury East Village (Unit 1) – Call of Bonds for Vendor Claims**
7. **PW 2009-80 Kendallwood Estates – Call LOC for Alliance Contractors Claim**
8. **PW 2009-81 Grande Reserve – Call LOC for Reimbursement for Cost of Consultant Services**

All items will move forward to Consent Agenda.

NEW BUSINESS:

1. **PW 2009-82 Water Conservation Enhancements to landscape Ordinance**
Marta Keane & Anne Englehardt want a requirement that a landscaping tree be planted on the side of a lot during development. This could add value to a home and save on heating and cooling costs.

It was agreed upon to amend the existing ordinance to require a tree to be added on the lot of single family & duplex during development. Move forward to Consent Agenda.

2. PW 2009-83 Country Hills Subdivision – Final Acceptance & Warranty Bonding

Joe Wywrot said the developer of Country Hills Subdivision has verbally requested to waive the warranty bond amount. Joe is not recommending that we eliminate the warranty bond amount, but perhaps consider reducing it. Based on the estimates of costs of three sets of plans the warranty bond amount would be roughly \$212K. If you had a warranty bond amount just for unit 2, the bond amount would be \$111K. He recommends that we stay at the full amount of \$212K. Chairman Joe Plocher agrees as well to the full amount.

Alderman Gilson asked when does expect the drawings to complete. Joe said 3 to 4 months for final documents. Alderman Gilson asked would the \$212K warranty bond cover warranty costs at today's prices. Joe said yes. Alderman Gilson agreed to keep the warranty bond the same.

Item move to Consent Agenda. – The Country Hills developer Dennis Dwyer entered the meeting approximately @ 7:10 and was informed the city required the full amount of the bond. He doesn't agree with the decision.

3. PW 2009-84 River Road Bridge – Update

Joe Wywrot said this bridge is in poor condition. He also said he submitted IDOT Major Bridge Program Grant Application yesterday. He believes we should find out by the end of the year to see if we make the cut or not. The fact that the bridge has been downgraded to poor condition can help us in getting grant money. The estimated cost of replacing this bridge is \$3 Million dollars. If we get the grant from IDOT and the \$200K from the county, our costs would be approximately \$900K.

Alderman Gilson had concerns about the costs to the city and the removal of the damn. Should we wait until we know the fate of the damn before we proceed? He suggests we wait for all of the input.

Chairman Plocher said we start looking for funding options now. He also said it's not a matter of if, it's a matter of when. These pictures of the bridge were taken in 2004 and it is now 2009.

Mayor Burd stated that this is a safety issue. We are responsible for the bridge. If the bridge is already being rated as poor and by the time they get around to giving us the grant and funding, we're talking several years will go by. Joe said it will be about six years before construction. The current grant cycle is for 2015 construction.

Alderman Gilson asked it will be 6 years? He also asked if we're letting people cross the bridge. Joe said IDOT didn't feel posting it below legal load limits. He also said to steer overloads away from the bridge which we've been doing for years. **Considered Informational Item.**

4. **PW 2009-85 Traffic Study – Church and W. Main Street**
Church yields to Main. Church has more traffic. Recommending switching the yield sign and having Main yield to Church.
5. **PW 2009-86 Traffic Study – Kylyn’s Ridge**
Two intersections – One in the Cannonball Estates Subdivision – Western & High Ridge and the other at the Kylyn’s Ridge Intersection. We recommend leaving them as is.
6. **PW 2009-87 Traffic Study – Van Emmon and Heustis**
Currently Van Emmon stops at Heustis. We recommend that switching that so that Heustis stops at Van Emmon. We talked to Chief Martin and he has no objection and we talked to the school district and they had no objection either.

All will move to Public Safety and let them know we recommended for Consent Agenda.

7. **PW 2009-88 Policy Regarding SSA’s and Security Bonding/Letters of Credit**
Alderman Gilson is recommending developing a policy accounting for the costs of inflation overtime with bonds and when we review we can reduce bonds. We review the bonds annually from date of issuance regardless of status. The costs for us to cover any thing that may happen and if the developer would go bankrupt, that would cover that. We would be secure in the fact that we would have the money in place for any added costs overtime.

Bring back next month with a written up Policy.

8. **PW 2009-89 Heartland Circle – Discussion of Weeds & Dumping Issues – Update Informational Item**

OLD BUSINESS:

1. **PW 2009-63 Fly Dumping in Vacant Areas of Subdivisions**
Erich Dhuse said it is a problem in every subdivision. Neighbors have to watch and take down the license plate of violators.
2. **PW 2009-73 Stormwater Basin Maintenance**
Joe Wywrot giving ourselves the power to see that stormwater basins are maintained properly. Kathy Orr & Joe believe that the easement language gives us the ability to rush in and save the day if there’s a problem. But if we do that, it will cost us money and how do we collect and get reimbursed. Kathy feels an ordinance would be appropriate and to enforce that ordinance through the administrative adjudication process. With the committees’ permission, go back to Kathy to create an ordinance and get it on the City Council Agenda soon.
3. **PW 2009-68 Water Meter Pricing**
Alderman Gilson still questioning the pricing and looking for justification, but Eric said the developer said this is the costs of the technology. After much more discussion on this item will move to Consent Agenda. Alderman Gilson objects from this moving forward until a cost justification is provided.

4. PW 2008-111 Material Storage Shed Replacement Update

Eric Dhuse informed everyone of funding in the capital budget of \$40K for building a replacement of Material Storage Shed. Already met with one contractor and trying to meet with two other contractors to get some ideas of pricing. He would like to have everything done with the bidding out or in the process of bidding out by the time everything goes through otherwise we will have to wait until the spring.

ADJOURNMENT OF THE PUBLIC WORKS COMMITTEE MEETING:

With no further business to discuss, the meeting adjourned at 7:40p.m.

Minutes respectfully submitted by Tim Dlugopolski

UNITED CITY OF YORKVILLE
PUBLIC SAFETY COMMITTEE MEETING
THURSDAY, FEBRUARY 26, 2004
6:30 P.M.

APPROVED
WITH REVISIONS
7/22/04

In Attendance:

Alderman Larry Kot
Aldерwoman Valerie Burd
Aldерwoman Wanda Ohare
Aldерwoman Rose Spears
Police Chief Harold Martin

Guests:

Officer Dan Pleckham

Approval Correction of Minutes: December 17, 2003

These minutes were approved with corrections.

Update on Parking Concerns

Chief Martin stated that there was a bus parked at Heartland Subdivision *that* was causing some concern. He said that with the City's current Parking Ordinance, that the bus is parked legally. There have been a few complaints from residents about the bus. He said that he did receive a memo from Attorney Kelly Kramer about the situation. They looked over Parking Ordinances from Batavia, Geneva, and Naperville. In Batavia and Geneva's ordinances they specifically restrict commercial vehicles. Geneva's ordinance says that any vehicle that exceeds 8,000 lbs. can park for a period of only 2 hrs. Batavia prohibits any commercial trucks/vehicles over 4,000 lbs, and they also can park no longer than 2 hrs. They also prohibit the trucks from parking on narrow streets. That would be any street that is 24 feet *wide or less*. He said that if the Public Safety Committee wants to do something about these types of vehicles parking on the City streets then they will have to make an amendment to the City of Yorkville's current Parking Ordinance. He suggested if they do then it should be similar to Geneva or Batavia's *and residents should be made aware* of the new amendment *because* it *could* cause a burden to *those who bring a bus home at night*.

Alderman Kot said that since there are different situations then they should consider categorizing them. This would prevent penalizing anyone that isn't causing a parking problem with their truck.

Chief Martin brought up the parking situation on Somonauk Street *of* vehicles *parking* on both sides of the street. This problem has been brought up in the past and they have tried to come up with a solution. *This may result in* no parking on one side of the street.

Alderman Kot thought the greater issue with the parking on Somonauk is the problems it causes around Route 47. He expressed his concern for those who park their cars further *away from Route 47*, in that they should not be penalized for it.

Chief Martin said that they do need to think about what kind of effect that growth will have. He felt that as the town gets larger there may be more commercial vehicles because for some people that is their work vehicle. Though it would be nice to do it for specific areas, it could end up that there are several areas that would eventually subject to the new policy for parking. He also would not like to see every one who parks in the streets penalized for this but felt there are no easy answers here.

Alderman Kot asked if there are other ways to solve this problem. He asked if it causes any public safety issues or noise issues.

Chief Martin said that there isn't anything in the books about the noise issue. He said that as the City grows parking will become more of an issue. He said that because of what a hindrance these commercial vehicles have caused in the *past* that he would like to see no parking in the streets at all. He said that in order to get an ordinance for this they would need to receive complaints from residents. This would also cause complaints from the vehicle owners. Either way someone is not going to be happy.

Alderman Kot suggested for the Police Department to put together what they think would solve this problem *based* upon the ordinances of other towns. He felt that that would give them a starting point for discussion at the next Public Safety meeting.

This item will come back to the next Public Safety meeting on March 25, 2004.

Update on Rt. #126 Traffic Control lights

Chief Martin stated that he *spoke to* Sergeant Ron *Diederich* about the traffic issues on Route 126. Sgt. Deidrich said that he spoke with Claita Law from IDOT and that the intersection is under consideration for a stop light now. He said he asked her *when would they* be looking at installing the lights and she *stated* that once she receives word on that intersection she would get back to him with any information.

Alderman Kot said that if they haven't heard back within 6 months, then they should consider doing another traffic count and contact IDOT again on the problem.

No action taken on this item at this time.

Update on DARE

Alderman Kot mentioned that the State is no longer funding the DARE Program and asked Chief Martin if the Police Department intends to continue the program in Yorkville schools.

Chief Martin said that as of now the Yorkville Police Department does more DARE Programs than the average police department. They do programs for 3rd, 5th, and 7th

graders. He said that it is a very positive program and that the interaction with the police department alone is a plus. Officer Barry Groesch is the demonstrator of most of the DARE classes and has been involved with it for 12 years. Chief Martin said that they have received only positive responses from the classes. He said that he would like to keep the program going though it may cost the City more money down the road to do any more training for future officers. He said that as of now they would need to go to Indiana for training since the Illinois State Police does not fund it any more. He said that they have also changed the curriculum in that they have cut back on classes and focus the training more on what is happening today. The program now has gone from 17 weeks to 10 weeks of training. To do this program now with the funding being cut it will cost the City around \$3,500 a year. Plus with the town growing and more students entering the schools it will cost more to pay for the extra books and certificates. He would like to see the program continue if possible.

Alderman Kot asked if the program had been factored into the new budget. Chief Martin said that they are waiting to *hear* back to see if it could be but he also put a little more money in the budget to cover the program for this next year after that they will probably have to have a separate account for it.

Alderwoman Spears said that she felt it was worth the money if it meant that they would be able to save at least one kid.

Alderman Kot agreed and suggested that the Police Department should issue a press release indicating to the public the Police Department's desire to continue with the DARE Program.

Alderwoman Spears asked if there had been a survey done with the kids who had participated with the program.

Chief Martin said that *Officer* Groesch did do a survey and that he would get that from him.

Alderwoman Spears thought that would also be a good thing to have documented and released to the public.

Chief Martin will bring an update to the next Public Safety Meeting on March 25, 2004.

Update on Van Emmon St. & Heustis St. Stop Signs

Alderman Kot stated that Public Works Director Eric Dhuse would like to paint a red stop notice on the road leading up to the stop sign located at Van Emmon St. & Heustis St. He said that because of the location of the stop sign and the width of the street some people are confused where to actually stop. Alderman Kot asked Chief Martin if that would help with the problem.

Chief Martin said that it is possible that it would help. He also mentioned that Mr. Dhuse has painted red lines on the poles and that seems to also help.

Alderman Kot felt that it was worth trying. He said that *if this does not appear to be* effective then they could put a light out there.

There will be an update on this item at a later date when the project is completed and observed.

Update on Ponds and Pools

Chief Martin said that the memo regarding this item will be put into the next few newsletters and they will wait to see what kind of response they receive.

Revised Sampling Ordinance

Alderman Ohare felt that the number of days in one year should be specified on page 3 in the Special Event, section 1;b. She felt that it wasn't descriptive enough.

Chief Martin pointed out that any language that pertains to a special event still has to be approved by Mayor Prochaska.

Alderman Kot felt that a change needed to be made to Section 3-3-4(B; f). He thought that they should take out the word ounce and keep only the words one-half ounce or less, as they had previously agreed upon. The committee agreed. He thought that the Liquor Commissioner should also review these changes.

This item will to COW March 16, 2004.

KenCom Dispatching Services

Alderman Kot reported that at the last KenCom executive board meeting that he was approached by Nancy Martin who also talked to Mayor Prochaska. They are asking all the communities that are being serviced by KenCom to consider beginning chipping in on some of the expenses. He thought that the figure was between \$15,000 and \$20,000 a year. He told Ms. Martin that he would bring it before this council. He did have a concern that if it's going to happen that everyone is going to need to contribute. It can't just be the City of Yorkville contributing. The representative of Plano went on record and said that they do not have the money to do it. Alderman Kot felt he couldn't see how to justify asking the taxpayers of Yorkville to pay for something another town is getting the same service for and not paying for it. He said that they have a meeting in April and that he would talk to Ms. Martin about his concerns.

Alderman Ohare thought that it might be fair to ask for a certain percentage per community as some are much larger than others. Alderman Kot did not agree and felt that the contributions should all be equal because every community would have its own dispatcher and it is a great expense.

Chief Martin said that they usually go by the percentage of calls received but as *far as* Yorkville is concerned KenCom might be looking at a stipend type of payment per year and not based on the number of calls.

Alderman Kot said that they would need to speak with the County's Operation Budget to get numbers. After that they can bring the numbers forward. He said he would like to be fair with everybody. To set up our own dispatcher would cost a whole lot more money.

No action taken on this item at this time.

Kendall County Major Crime Task Force

Chief Martin stated that he and Dwight Baird went to Sheriff Randall and Plano Chief Eaves to present them with the idea of having a County-wide *Major* Crime Task Force. The main premise behind it is so that when they have a major crime it would be helpful to call in a group of qualified and certified individuals from different areas of the county to come and assist the Police Departments with these types of crimes. He said that some of the surrounding towns already have these task forces. They are used very sparingly but it is helpful when something goes bad like a murder or bank robbery, where there is not enough man power to deal with the situation. It is especially crucial to have these types of task forces when time is of the essence to get the crime resolved. It also makes so the other officers are able to carry on with their day to day jobs with out taking time and attention away from that. He would like to see the qualified people get certified for these types of task forces so that they can be properly trained and ready for the situations when they come up. When these situations would come up then the qualified task *force* members from the surrounding communities could assist us and there would be an agreement for the service to be reciprocated when the other communities need assistance from us also. He said that as the town grows there would be more of a need for these task forces. He said that they are still working out all of the details but that within a month they should have a working agreement. At that time he would request that the committee go forth with the plans then take it to the City Council for approval.

This item will come back to the next Public Safety meeting on March 25, 2004.

Request for Second K-9 for Department

Chief Marin stated that they officially got the request from Officer Andy *Jeleniewski* for a second K-9. The dog was given to *Officer Jeleniewski* from South Holland but had originally come from a Cook County Corrections office. He would like to bring the dog to Yorkville. The dog is almost 6 years old and *could work until he is* any where from 9 to 10 years *old*. After that time the dogs are usually retired. There would be no charge to change the squad car to *accommodate* the dog's safety harness and cage unit. Officer *Jeleniewski* and Officer Dan Pleckham are working on a fund raiser for donations for the expenses for the dog. They have already worked out possible deals with area veterinarians. The officers are also working on donations for *dog* food. He said that they really wouldn't need much in the way of donations because *of* deals worked out with the veterinarians but there would be some things that they would charge for. The only other thing would be a stipend that would go to Officer *Jeleniewski* for taking care of the dog. By law the City is required to give the officer a stipend to cover the costs of maintaining the dog. Currently Officer Pleckham gets \$3,000 a year for maintaining care for Jumbo. Chief Martin felt it would not only be beneficial to have another dog in the Police

Department but also for the City of Yorkville. Jumbo has been a great dog to have and is great with kids. Sammy the new dog is of the same in that respect. He works well with people. He has participated in a number of block parties and school demonstrations. It is great for the community and police department. The dog would be available on off shifts with the officer working different shifts. This would be for the cost of a squad car and the stipend of \$3,000 a year. The dog, *a German Shepherd*, is *used* for Friendly Tracking.

The committee gave approval to move ahead with this item.

This item will go to COW on March 2, 2004.

Program idea for officers to meet with Business Owners and Citizens

Officer Pleckham of the Yorkville Police Department explained to the committee that this summer he would like to see some officers meet with the public and business owners so that they can become more familiarized with the public and vice versa. He said that the department would choose an officer and advertise in the news paper a profile on the officer/new officer, his specialties and hobbies and which business the officer would be visiting. This would allow the public the opportunity to get to meet officers and ask questions and get to know the business owners as well. He said that he has already spoken with Bill Walsh of Pro Golf in Yorkville and a Union *Bank* representative and they are enthusiastically willing to have an officer *there*.

Alderwoman Wanda Ohare asked if the officers are okay with the idea.

Officer Pleckham said that he has already spoken with the other officers and 3 have said they would be willing to participate. He said that it wouldn't cost any over time because everyone is working on their regular shift. The meetings at the businesses would only be for 45 minutes as long as there are enough officers out on the streets.

Alderman Kot had some concerns with emergencies that might come up that could hinder the officer from showing up at the business.

Officer Pleckham said that he was looking at having the visits on a monthly basis and the visits to be on a Saturday morning between 9:00 a.m. and 10:00 a.m. Times could be alternated if needed to suit the officers schedules. He said that there is usually not as much traffic or activity going on at that time on a Saturday morning. He felt that if the officers did have to leave the meeting in the case of an emergency people would generally understand.

Alderman Kot suggested for Officer Pleckham to set up a tentative schedule of the visits, themes and officers and bring back to the Public Safety Committee for review. He felt that they would need to be careful how they publicize the officers; for instance no personal information should be given out. He would also like to make sure that the meetings would not interfere with the Mayor's schedule. He thought it was a good idea and a way for interaction between the public and officers to meet one another.

Officer Pleckham said he would get the schedule together and bring it back to the next meeting.

This item will come back to the next Public Safety meeting on March 25, 2004.

Police Reports – January 2004

Chief Martin stated that the number of seatbelt citations went up in December because of the new click-it or ticket program. He said that winter is usually the slowest time of the year for giving out citations and warnings. He said that the officers are working hard at their job. Officer *Jon* Helland is directing a couple of different programs at the high school dealing with seatbelt issues. Officer Barry Groesch is also involved with it. There are also officers involved with the car seat program for installing child restraint seats. They get these important safety issues out to the public by means of news letters and neighborhood watch meetings. He said they have worked with Wal-Mart to help with donations for the child restraint seats. This allows for a new car seat to be donated to those citizens who cannot afford to purchase one for their child.

This item will go on the Consent Agenda at the next COW on March 2, 2004.

ADDITIONAL BUSINESS:

Chief Martin mentioned that Officer Helland will be attending the School Resource Officers School (SRO) classes in April in Phoenix, Arizona. He said that they do have money already budgeted for expenses. He said that the school only contributes to registration fees. Chief Martin will send a memo to committee members when he receives information of the total expenses.

There was no extra additional business.

Meeting adjourned: 8:20 P.M.

Minutes by Theresa Brady

**UNITED CITY OF YORKVILLE
PUBLIC WORKS COMMITTEE MEETING
MONDAY, JANUARY 26, 2004
7:00 P.M.**

**APPROVED
6/28/04**

In Attendance:

Mayor Art Prochaska
Alderman Larry Kot
Alderman Rich Sticka
Alderman Marty Munns
City Engineer Joe Wywrot

Guests:

Bill Nelson of Deuchler

Approval/Corrections of Minutes: October 27, 2003 and November 24, 2004

These minutes were approved with corrections made.

Presentations: Sewer Rate Study by Bill Nelson of Deuchler

Bill Nelson explained to the committee that sewer rates are based on a flat fee of \$18 per user, regardless of the amount of use. Deuchler took a look at expenses vs. the revenue and determined that they were not collecting enough to cover the expenses. They were also asked to look at connection fee for when a new building or home is constructed, which is the one time fee for tying into the system. This fee is to cover the cost associated with providing that service.

Mr. Nelson presented a system table of the 3 areas that they looked at. He said that they broke it down to a fee system in terms of a based fee plus a variable use fee. Anything above a certain threshold of usage, the user will pay additional fees for that additional use. That more equitable covers the cost and enables the City to distribute a greater share of that cost with those people who utilize more of the system.

The billing is based on the water usage. There are some fixed costs and some variable costs associated with the system. A base fee is set up to cover the fixed costs. A small portion of that variable cost is with the base fee being \$18 per 2 month billing period.

The base fee basically reflects what people are used to seeing for a bill right now. The variable fee the amount charged over and above the threshold limit. Mr. Nelson said that they have 3 alternatives which all have a base fee of \$18 but they vary that threshold limit as to how much usage is included with in that base fee before they start paying an additional fee. As they vary that threshold then it also varies the amount of users pay per 100 cubic feet beyond the threshold limit.

Mr. Nelson pointed out that in the comments column of the packet they are also varying how much of the capital improvements are being funded by the user fees as opposed to the connection fee. It begins to balance it self out as the increase of the user fee goes up there is less that needs to be funded by the connection fee. As typical total fee goes up, through alternative B and C then the connection fee is going down.

Fees are made up by fixed fee portions of expenses and variable expenses. Fixed fees include debt service on the existing low interest loans from the State of Illinois. They also show a column for rehab which is programmed rehabilitation of the existing system. There is a total cost of

\$247,000 per year. These costs are projected out over the next 5 years and then averaged for the years 2004 to 2008. The number of users is also projected out with a growth rate of 500 new users per year over the 5 year period. This establishes the average number of users to 4,870. Dividing the total costs by the total number of users, they came up with a fixed expense of about \$52.92 per year per user. When divided out into the 6th billing cycle it comes out to \$8.49 per billing cycle in fixed expenses alone.

The variable fee portion the billable use projected out an average of over the 5 year period is 53 million cubic feet per year. O and M expenses in last year's budget then projected forward and assuming a 4% inflation rate is projected to be about \$245,000 per year.

The Capital Improvements portions are those that need to be funded by the user fees. In this case the costs will come up to \$156,000 per year. That includes things like the SSES Study, other Capital Projects and miscellaneous improvements. The projects totaled up to \$156,000. That gives the total of the variable portion assuming the billable usage of 53 million cubic feet. That gives a total of \$402,000 per year. Dividing that total by the billable use it comes out to \$.07 per cubic feet of usage. Projecting that out to 100 cubic feet comes out \$.76 per 100 cubic feet

☞ The base usage allowance would 1,254 cubic feet if they were including a base fee \$18. Over and above that they would charge for it. If the typical average user uses 1,815 cubic feet, they would be billed for 561 cubic feet during that 2 month billing cycle. At the rate of \$.76 per hundred cubic feet that comes to \$4.26 additional charge over and above the base fee of \$18 which gives the typical users fee of \$22.25.

Mr. Nelson said that by using that formula that is how they were able to arrive at that fee and also with the amount of \$26.10 for alternative B and then \$28.24 for alternative C.

Alderman Kot asked how long has it been since the money they have been collecting not been covering the expenses of usage.

City Engineer Joe Wywrot answered that in the last user study done in 1997 that they discovered they were behind when user fees were \$12 per 2 month billing period. The General Fund was subsidizing the costs of maintaining the sewer system. He said that the increase amount they had come up to at that time was in the low 20's but felt it would be such a large increase that there was no way politically that they could raise the fee. Instead they opted for a 50% increase of \$6, and that is where they got the fee of \$18 that they are paying today.

Public Works Director Eric Dhuse pointed out that they also have to include projects that were factored in such as the Bruell Street project and the SSES.

Alderman Kot asked how the new connection fee compares to what other communities are paying for their fees.

Mr. Wywrot said that each towns system is unique unto itself. It is either very old or very new. The cost to maintain the systems varies. Our costs are based on what our system is and what shape it is in.

Alderman Kot pointed out that although that might be the case that developers do look at these fees and that could determine where they might want to go. He thought that they might have to take a look at what other towns are doing in order to stay competitive.

Alderman Richard Sticka stated that he had a problem with the variable rate. He said thought that most of the increase and usage happens during the summer months when people water their lawns and not one drop of that water goes into the sewers. He mentioned that he has a sprinkler system and it will irritate him to watch his sewer rate go up when he is water his lawn. He is not the only person that has a sprinkler system and feels others might be irritated by it as well. He feels if the sewer use is going to be based on how much water people are using, there will many that will complain about it. He said that he would be one of them. He thought this could be done by using 2 meters then make a calculation. The water that goes through the sprinkler system does not go through the sewer system. He pointed out that there are communities that do that. This way costs could be balanced out so that people aren't being unfairly billed for paying for a sewer service that they aren't even getting.

Mr. Nelson mentioned that some communities provide an allowance of so much that is based on an estimate that the user is using. Mostly they see that for people who have swimming pools.

Alderman Sticka also pointed out that new development is paying for the upgrade and maintenance of the old part of Yorkville and isn't likely that the new sewer systems that are being put in the new developments will need a lot of maintenance for the next 20 or 30 years.

Mr. Wywrot pointed out that the connection fee would need to be based on future growth and not the current new development that is going on now since they are already locked in on the current connection fee.

Mayor Prochaska said that they would need to speak with Attorney Dan Kramer about that to get accurate information. He thinks that the connection fees are an exception in this case.

Alderman Kot asked Mr. Nelson to find out how much of the General Fund was being used to cover these costs. He asked to also find out what other communities are charging for connection fees.

Mr. Nelson suggested finding what their usage rates are also.

This item will come back to the next Public Works meeting on February 23, 2004.

NEW BUSINESS:

Sign at Van Emmon & Heustis

Alderman Kot reported that at the Public Safety Committee has been concerned about the number of accidents at the intersection on Van Emmon Street and Heustis Street. There are very large stop signs on Van Emmon and Heustis has the right of way yet there are still accidents there. He mentioned a roll over accident that happened there 6 weeks ago. The neighbors in that area are concerned also. Public Safety is looking at into a couple of alternatives to improve the awareness of the signs.

Public Works Director Eric Dhuse recommended that they should try solar lights on the signs as opposed to electric because it would be less expensive. The electric ones would need more maintenance. Right now the signs are 48 inches. If they were to go with the solar flashing signs it would go down to 38 inches.

Alderman Kot recommended that if they can get the signs in the budget then they would like to put them up.

Mr. Dhuse said that he would get back to Alderman Kot as soon as he gets information.

No action needed on this item.

Engineering Department – Additional Personnel

Mr. Wywrot stated that as part of the Grand Reserve Annexation Agreement there is funding budgeted for an addition engineering technician. With all of the new development coming in a need for the additional engineering technician is there.

Mr. Wywrot recommends posting the position in house first, and if no one expresses an interest then they will advertise in the local papers.

This item will go to COW on February 3, 2004.

Water Report for November 2003

Mr. Dhuse recommended approval for this report.

This item will go to COW on February 3, 2004.

Route 34 and Game Farm Road Traffic Signal – Change Order #4

Mr. Wywrot reported that the signal has been operating for a year. He said that this was the final balancing change order. It is an NFT project with IDOT. It is a decrease of \$3,200. He recommended approval.

This item will go to COW on February 3, 2004.

Meter Repairs Report

Mr. Dhuse stated that everything is going well with the repairs and no longer needed to be on the agenda. The committee agreed.

This item will be removed from the agenda.

York Meadows – Plat of Easement

Mr. Dhuse recommended approval for this easement.

This item will go to COW on February 3, 2004.

101 E. Somonauk – Sidewalk Agreement

Mr. Dhuse stated that this was for a home that was rezoned last year to business use and a realtor is moving into it. They will be adding a parking lot and there was an issue of a sidewalk along Route 47. It would be useless for them to put in a sidewalk because of IDOT's future road projects. They have signed an agreement with IDOT. It will be a recorded document when the City Council approves it. He recommends approval.

This item will go to COW on February 3, 2004.

Menard's Commercial Commons – Final Acceptance

Mr. Wywrot said that the only items remaining on the punch list are landscape related. Menard's has acknowledged this. There are some items that still need to be resolved. There is a destroyed street light pole that they need to reimburse the City for and the record drawings need to be straightened out. He recommends this item going to COW following the completion of the last 2 items.

This item will be on a future COW.

Pubic Works – Additional Personnel

Mr. Dhuse stated that this item is to let all the Department Heads know of tentative hiring schedules and positions they would like to hire. This all depends on what is in the budget.

Alderman Marty Munns asked what levels were a Plant Operator and Maintenance Worker.

Mr. Dhuse said that Maintenance Worker 1 is at the bottom, next would be Maintenance Worker 2, then Operator, and then Foreman. A superintendent would do mostly technical work which includes book and field work.

Alderman Kot asked if the Building Maintenance worker would be for all City buildings. Mr. Dhuse said yes.

Mr. Dhuse felt that a cleaning crew should also be under the building maintenance and Public Works. These are things they are looking at for the 04 – 05 Fiscal Year.

No action is needed for this item.

Facilities Expansion

Mr. Dhuse stated that they would like to add a 20 x 54 extension on the north end of the Public Works facility. This will help tie them over until they can finish the facilities master plan.

Alderman Kot asked if the facility would still be in use after they get the new Public Works facility. Mr. Dhuse said it would be of use because of the Water Treatment Plant. This will allow more room for storing equipment that isn't used every day. He said that he will get total figures on how much the extension would cost and also the layout print done by EEL.

Mr. Dhuse's second request was for the committee to consider purchasing land for Public Works. He said that they need to think about it in an expedient manner. He said they are looking for an industrial zone site, with possibly 12 acres.

Alderman Sticka asked what all would be on the site. Mr. Dhuse said that there will be a Public Works garage, all the material storage, salt storage, office space and water billing. He said that both Parks and Public Works want to keep close so that they can share equipment so that nothing would need to be duplicated.

The committee voiced concerns about not only how much space Public Works might need but also the other departments.

Mr. Dhuse said that he could make of sketch of the amount of space he thinks Public Works might need and bring it back to the next Public Works meeting.

This item will come back to the next Public Works meeting on February 23, 2004.

Wearing Apparel – Public Works/Engineering

Mr. Dhuse explained that the 11 sets of pants and sweatshirts they are looking to rent would be used in rotation. They would use 5 one week and then 5 the next, then one for spare.

Alderman Kot asked Mr. Dhuse if he was satisfied with the amount. Mr. Dhuse said yes, and that he wants to have the employees wearing clothing that have the City of Yorkville on them.

Alderman Munns thought that it would be good to have all the same type of clothing. Mr. Dhuse said that they will be the same in type and in color.

Mr. Wywrot said that their situation would be the same.

No action needed on this item.

City Hall Emergency Generator – Maintenance Contract

Mr. Wywrot stated that this contract is with the same company they've used since the building has been occupied. The current maintenance contract is expired and needs to be renewed. He said that it is a 2 year contract with a total cost over the 2 year period of \$2,814.24. The contract does describe what the service provides. The company is based out of Schererville, Indiana. He said that he could try to get other proposals as the committee felt that the company's fee was expensive.

Alderman Kot asked if the building maintenance man could do the maintenance on the generator. Mr. Dhuse said that he would ask, but with the contract comes the emergency support if they should need it which also gives a peace of mind. The building maintenance guy could probably change the oil and do the cleaning of the generator but might not know the circuitry of it. He said that he could look into seeing if there is a company that is located closer that might be able to provide the service.

This item will come back to the next Public Works meeting on February 23, 2004.

Rob Roy Creek Flood Study – Supplemental Agreement

Mr. Wywrot stated that both he and Attorney Dan Kramer are recommending this supplemental study. The original scope of work did not identify this branch of Rob Roy Creek. It basically follows the path of 2 existing field tiles. He said that the area does still carry quite a bit of water during heavy rain. He mentioned that it was about \$38,000 to study this and the City Council did approve of it but said they were not going to spend any money out of pocket, and that the developers would have to pay the bill. Since that time City Administrator Tony Graff has been trying to get these developers to pay for it. He has received some developers like Inland who said that they would pay for their share, but do not want to pay for more than their share. No one else has come forward. The result to that is that the entire study is at a halt. He said that they needed to get going on the study.

Alderman Kot asked how much money was committed to it. Mr. Wywrot said that Mr. Graff thought it would be about \$10,000. The rest will be a long term process.

Mr. Wywrot recommends letting EEI proceed with the study work. He said that they did indicate that they could hold off on billing until after May 1, 2004 if it would help. He would get a confirmation on that before it went off to COW.

Alderman Sticka asked if Mr. Wywrot thought that they could recapture all of the costs. Mr. Wywrot said that he thought that they could. He said the way to do it is to set the recapture rate higher so that the money is received at a reasonable period of time.

Alderman Kot asked if the \$38,000 has been included in the budget to cover costs. Mr. Wywrot said that they would have to budget for it, but thinks that Mr. Graff might have put it in the mid year budget of proposed revisions or in the new budget starting May 1, 2004.

Mr. Wywrot recommended sending this item to COW.

This item will go to COW on February 3, 2004.

NEW BUSINESS:

Vacating Ashe Road

No action needed for this item.

Mill and Van Emmon Water Main Improvements

Mr. Wywrot stated that this item regards the south watermain project that took place this last summer that took longer than everyone had hoped. Mayor Prochaska wanted a report from EEI describing what went wrong to cause such a delay with the completion of the project and what can be done to keep it from happening again. EEI came up with a very thorough day to day report of what happened and what took place. A conclusion was reached that there were several delays that were beyond the contractors control for instance the River Front Festival, there were some miss marked gas mains, surprise findings on Van Emmon. There were some delays caused by the contractors that included not enough work force and equipment that needed to be used for other various reasons. EEI did come up with some recommendations but Mr. Wywrot felt that they might not want to institute any of them. He thought they could come up with a penalty bonus clause in the contract that would penalize them for completing projects late. It might also require giving them a bonus if the project is completed on time. They could also split the project up and bid it out as two separate projects.

Alderman Kot asked if whether or not this type of situation of delayed projects would weigh in on future bids. Mr. Wywrot said that they would need to ask Attorney Kramer about that.

Alderman Sticka thought that they should have the right to refuse a bid based upon passed experience with that company.

This item will go to COW on February 3, 2004.

OLD BUSINESS:

Director of Public Works Salary Survey

Mr. Dhuse said that the study on this survey would be up in March.

Alderman Kot felt that they should move ahead with this and go out and do some local surveys. He said that if March approaches and they have municipal information then great, if not then they have something they can use to base their decision on. Alderman Munns agreed.

Mr. Dhuse said that he would check into the other communities and surveys.

This item will come back to the next Public Works meeting on February 23, 2004.

Subdivision Ordinance Revisions

Mr. Wywrot stated that one issue they would like to look at is dark sky lighting. His concern is that with new development and the glowing of the lights like at Menard's, that eventually we will not be able to see the stars at night. He asked the committee if they would like to do something with dark sky lighting. He passed out a memo and explained that if the committee wanted to consider an ordinance for dark sky lighting then they have some language that they could consider using for it.

The committee agreed to consider passing a single ordinance.

Mayor Prochaska felt that they would need more information on how to write up the ordinance.

Mr. Wywrot recommended sending this item to COW on February 17, 2004.

Proposed Wetlands Ordinance

This item was tabled.

ADDITIONAL BUSINESS:

Security at the North Water Tower

Alderman Kot asked about the status of the security at the North Water Tower.

Mr. Dhuse stated that there is a fence that is planned in the contract for spring. It will eventually have an alarm installed by Wire Wizard.

Easements for the Watermains

Mayor Prochaska asked about the status of the watermains.

Mr. Wywrot said that the key easements have been recorded. He said that the direction to direct the truck officer was signed with the Hughes easement. Beyond that he is not aware of any further progress. He said they had received some response from EEI but have not heard back from Inland.

Mayor Prochaska expressed concern about rerouting the watermain line around Undesser in the right of way. He said that if the City needs to do that they will do it regardless of the disagreements between Undesser and Ocean Pacific. He strongly felt that they would not allow a developer to hold up the watermain project. He asked Mr. Wywrot to find out what it will take to get the easement from IDOT. Mayor Prochaska pointed out that they have an agreement with Undesser stating that if the City needs an easement from them they are suppose to give it to the City. The only other option is to go to the courts and make them comply. He said that Attorney Kramer did tell him that there might be a problem with that because they have a contract with the developer. If it comes time when they want to come and develop then the City will tell them that they need to move the water line.

Mr. Wywrot said he would speak to Mr. Graff about the Mayor's concerns in the morning.

Game Farm Road

Alderman Munns asked the committee who owns responsibility for Gamer Farm Road.

Mayor Prochaska said that it is a combination of the City and the Township.

Mr. Dhuse said that the Public Works maintains the road. There was a judicial transfer in the 80's from Township to the City.

Alderman Munns voiced concerns about the road and how difficult it is to get in and out of the school parking lots.

Mayor Prochaska said that the City is trying to get grant money to help pay for improvements to the road since it will be very expensive to do it. He said that Mr. Wywrot found a grant by going through the City Council of Mayors. It would cover 75% of the costs. The plan is to make it a 3 lane road. They are also looking at getting some addition help with funding because it is so expensive.

Meeting adjourned: 9:10 p.m.

Minutes by Theresa Brady



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>

Agenda Item Number

New Business #10

Tracking Number

PW 2017-84

Agenda Item Summary Memo

Title: Solid Waste Contract – Food Scraps Update

Meeting and Date: Public Works Committee – November 21, 2017

Synopsis: A verbal update will be given at the meeting.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Old Business #1

Tracking Number

ADM 2017-70

Agenda Item Summary Memo

Title: Building Condition Reports 2017

Meeting and Date: Public Works Committee – November 21, 2017

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

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: N/A

Council Action Requested: N/A

Submitted by: Erin Willrett Administration
Name Department

Agenda Item Notes:



Memorandum

To: Administration Committee
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Date: November 15, 2017
Subject: EMG Building Condition Reports 2017

Summary

Review of 800 Game Farm Road and 610 Tower Lane from the Building Condition Survey that EMG performed on City-owned structures and 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).

The presentation walks a reader through Report #004 "800 Game Farm Road" and Report #043 "Public Works Office and Garage 610 Tower Lane".

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/repared/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 recommendations for both City facilities based on the Building Condition Reports. 800 Game Farm Road will require additional feedback from the Council. This is informational at this time.

- City Hall and Police Station, 800 Game Farm Road – Requesting Further Direction
- Public Works Facility, 610 Tower Lane – Do Not Maintain

Yorkville Municipal Facility Condition Assessment Review



FACILITY CONDITION ASSESSMENT

Report #004

- 800 Game Farm Road
City Hall/Police Department

**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
ahupp@emgcorp.com

EMG Project Number: 122700.17R000-004.322
Date of Report: September 13, 2017
On Site Date: May 18, 2017

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

Immediate Repairs Report

800 Game Farm Road



- **EMG outlined items that were in disrepair as of the date of the site visit. The main items are listed below:**
 - Exterior Light Pole Repair - \$17,975
 - Roof Replacement - \$72,069
 - HVAC System Full Upgrade - \$37,859
- **Floor Finishings have been replaced since the EMG site visit**
- **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**

Immediate Repairs Report

800 Game Farm Road



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



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

* Location Factor included in totals.

Roof Repair

800 Game Farm Road



PHOTO #25: ROOF



PHOTO #26: ROOF, CURLING

Replacement Reserve Report – 20 years

800 Game Farm Road



- Chart shows planned repairs/replacements over a 20 year time-frame (Page 3 and 4 of the Report)
- This data will be uploaded to a database
- Create report and update when items are programmed and/or completed
- This report shows additional projects to be programmed within the next 20 years.
- Large Items are listed below. Total Escalated Costs = \$1,822,128
 - Parking Lot Replacement
 - Sidewalk Replacement
 - Exterior Lighting Replacement
 - Vinyl Siding Replacement
 - Window Replacement
 - Exterior Door Replacement
 - Overhead Door Replacement
 - Elevator Replacement
 - HVAC Upgrade
 - Fire Alarm System Upgrade
 - Lighting and Wiring Upgrade
 - Generator Replacement
 - Door Replacement
 - Ceiling Replacement

Executive Summary

800 Game Farm Road



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

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@emgoorp.com 800.733.0660 x8632

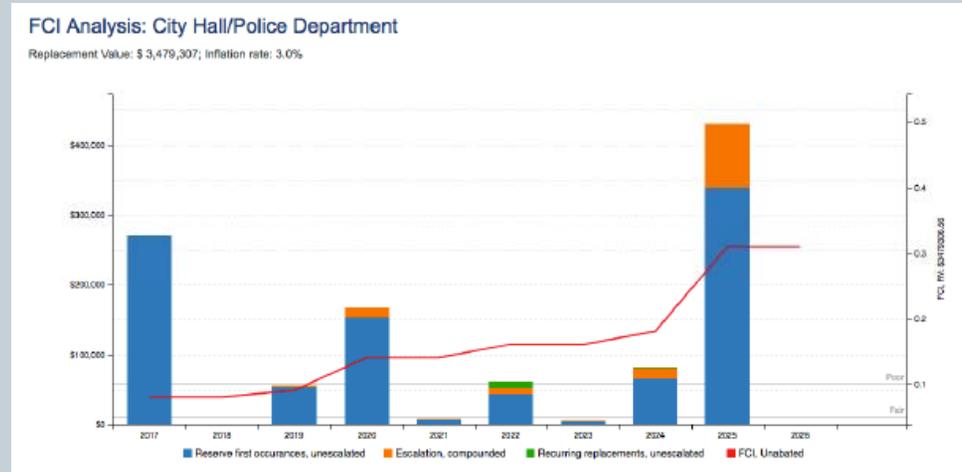
Systemic Condition Summary			
Site	Fair	HVAC	Fair to Poor

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

Facility Condition Index (FCI)

800 Game Farm Road

- 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



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%

FCI Rating Cont'd

800 Game Farm Road



- Metric for Current Year FCI = Fair
- $\text{FCI} = \text{Immediate Repair } (\$271,023) / \text{Current Replacement Value } (\$3,479,307) = 7.7\% = \text{Fair}$
- Metric for 10-Year FCI = Poor
- $\text{10-Year FCI} = \text{Replacement Reserves } (\$860,877) / \text{Current Replacement Value } (\$3,479,307) = 24.7\% = \text{Poor}$
- Total Capital Needs through 2027 (IR + RR) = \$1,131,900
- Current Replacement Value (CRV) = \$3,479,307

Key Finding	Metric
Current Year Facility Condition Index (FCI) $\text{FCI} = (\text{IR})/(\text{CRV})$	7.7% Fair
10-Year Facility Condition Index (FCI) $\text{FCI} = (\text{RR})/(\text{CRV})$	24.7% Poor
Current Replacement Value (CRV)	18,988 SF * 183.24 / SF = \$3,479,307
Year 0 (Current Year) - Immediate Repairs (IR)	\$271,023
Years 1-10 – Replacement Reserves (RR)	\$860,877
Total Capital Needs	\$1,131,900

Important Pictures

800 Game Farm Road



PHOTO #20: EXTERIOR DOOR



PHOTO #22: SMALL BASEMENT WINDOW



PHOTO #31: GENERATOR



PHOTO #32: CONDENSING UNITS



PHOTO #33: DISTRIBUTION PANEL



PHOTO #34: CIRCUIT BREAKERS



PHOTO #35: MAIN MECHANICAL ROOM



PHOTO #36: FURNACES

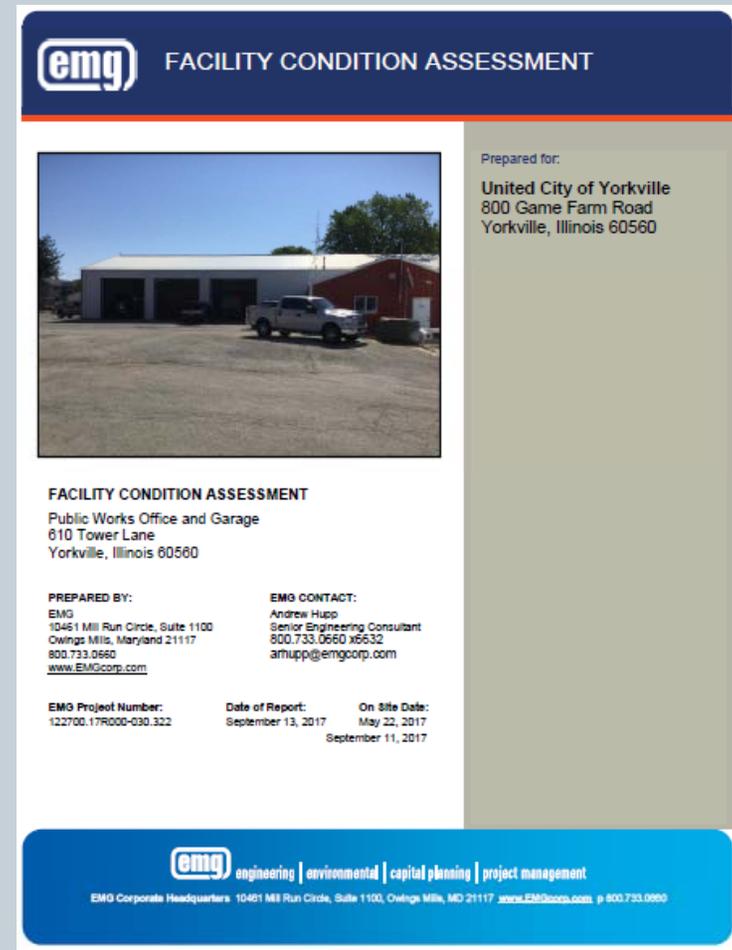
Work Completed Since EMG Site Visit 800 Game Farm Road



- **Parking Lot Paving and Striping**
- **ADA Ramp Repair**
- **Interior Flooring**

FCA Report #043

- Public Works Office and Garage
- 610 Tower Lane



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

EMG Project Number: 122700.17R000-030.322
Date of Report: September 13, 2017
On Site Date: May 22, 2017
September 11, 2017

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

Immediate Repairs Report

610 Tower Lane

- Total Immediate Repair Cost \$107,518
- Page 2 of the Report
- Costs Include:
 - Sprinkler System Retrofit \$76,787
 - Fire Alarm System Install \$22,652

Immediate Repairs Report						
9/14/2017						
Public Works Office & Garage / General Site						
EMG Renamed Item Number	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	ADA, Parking, Designated Stall with Pavement Markings & Signage (Var), Install	1	EA	\$1,391.50	\$1,392	\$1,392
Immediate Repairs Total						\$1,392
*Location Factor (1.0) included in totals						
Public Works Office & Garage / Office (74)						
EMG Renamed Item Number	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	ADA, Door, Lever Handle Hardware, Install	8	EA	\$202.40	\$1,619	\$1,619
3.1	ADA, Lavatory, Faucet Hardware, Modify	1	EA	\$505.00	\$505	\$505
6.4	Exterior Wall, Seal, Repair	50	SF	\$44.06	\$2,203	\$2,203
7.6	Sprinkler System, Full Retrofit, Office (per SF), Renovate	1248	SF	\$8.00	\$9,982	\$9,982
7.6	Fire Alarm System, Office Building, Install	1248	SF	\$2.36	\$2,945	\$2,945
Immediate Repairs Total						\$17,255
*Location Factor (1.0) included in totals						
Public Works Office & Garage / Shop (76)						
EMG Renamed Item Number	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
7.6	Sprinkler System, Full Retrofit, Office (per SF), Renovate	4032	SF	\$8.00	\$32,256	\$32,256
7.6	Fire Alarm System, Office Building, Install	4032	SF	\$2.36	\$9,514	\$9,514
Immediate Repairs Total						\$41,770
*Location Factor (1.0) included in totals						
Public Works Office & Garage / Shop (86)						
EMG Renamed Item Number	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
7.6	Sprinkler System, Full Retrofit, Office (per SF), Renovate	4320	SF	\$8.00	\$34,554	\$34,554
7.6	Fire Alarm System, Office Building, Install	4320	SF	\$2.36	\$10,193	\$10,193
8.1	Interior Floor Finish, Concrete, Repair	250	SF	\$9.44	\$2,360	\$2,360
Immediate Repairs Total						\$47,107
*Location Factor (1.0) included in totals						

Replacement Reserve Report

610 Tower Lane



- **Total Deficiency Repair Estimate through 2037 = \$2,914,554**
- **Page 3, 4 & 5 of the report**
- **Costly Items:**
 - Roof Replacement
 - Condensing Unit Replacement
 - Interior Lighting System Upgrade
 - Interior Wall Upgrades
 - Sprinkler System Upgrade
 - Siding Replacement

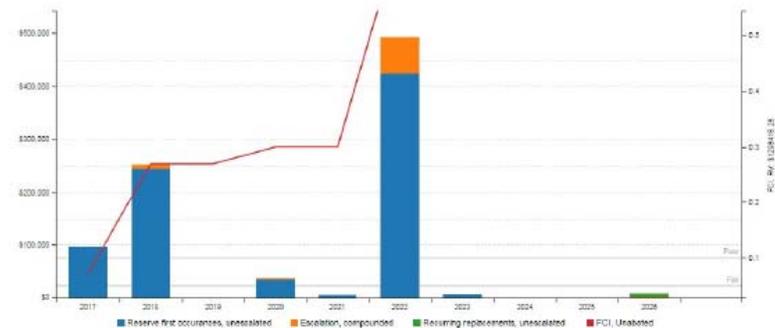
FCI

610 Tower Lane



- PDF Page 8 of the report, page number 2
- Current Year Metric for FCI = Fair
- Current Year FCI = Immediate Repair (\$97,079) / Current Replacement Value (\$1,616,176.8) = 6% = Fair
- Metric for 10-Year FCI = Poor
- 10-Year FCI = Replacement Reserves (\$1,267,069) / Current Replacement Value (\$97,079) = 78.4% = Poor
- Total Capital Needs through 2027 (IR + RR) = \$1,364,148
- Current Replacement Value (CRV) = \$11,616,176.80

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%

Important Pictures 610 Tower Lane



#14: ROOF, METAL



#16: EXTERIOR WALL, STEEL



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



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



#27: CONDENSING UNIT, SPLIT SYSTEM



#26: RESIDENTIAL FIXTURES, CEILING FAN



#28: AIR CONDITIONER, WINDOW/THRU-WALL

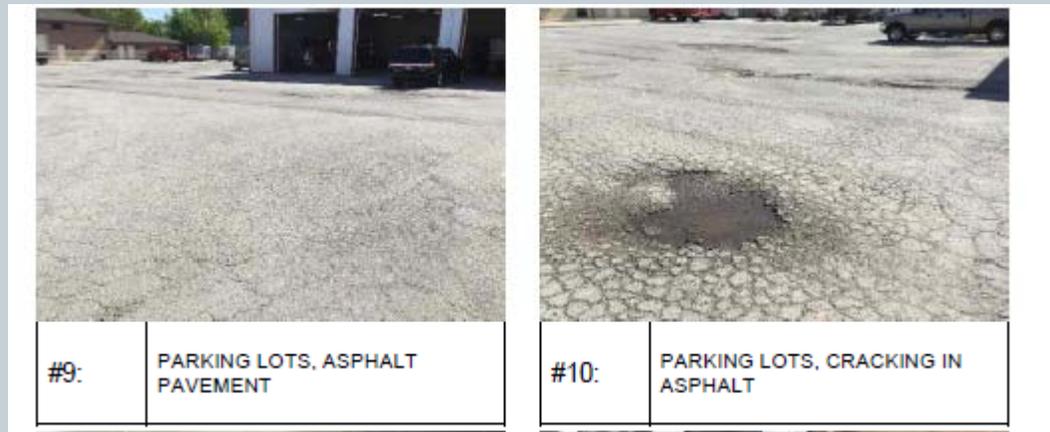


#39: LIGHTING SYSTEM, INTERIOR

Work Completed Since EMG Site Visit 610 Tower Lane



- **Parking Lot Paving and Striping**



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

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



FACILITY CONDITION ASSESSMENT



Prepared for:

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

FACILITY CONDITION ASSESSMENT

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

PREPARED BY:

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EMG Project Number:
122700.17R000-004.322

Date of Report:
September 13, 2017

On Site Date:
May 18, 2017



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

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



Location Name	EMG Renamed Item NumberID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency	Repair Estimate *
City Hall/Police Department	3.1	610281 Accessible Parking, Parking, Designated Stall with Pavement Markings & Signage (Van),	2	EA	\$1,391.50	\$2,783		\$2,783
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City Hall/Police Department	5.5	610260 Exterior Light Pole, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp), Repair	8	EA	\$2,246.90	\$17,975		\$17,975
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City Hall/Police Department	7.1	610337 Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	\$6,439.81	\$6,440		\$6,440
City Hall/Police Department	7.1	610308 Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	\$6,439.81	\$6,440		\$6,440
City Hall/Police Department	7.1	610336 Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	\$6,439.81	\$6,440		\$6,440
City Hall/Police Department	7.1	610283 Split System, Split System DX, Air-Cooled, 5 Ton, Replace	1	EA	\$6,439.81	\$6,440		\$6,440
City Hall/Police Department	7.1	610272 HVAC System, Full Upgrade, Office (per SF),	1000	SF	\$37.86	\$37,859		\$37,859
City Hall/Police Department	7.2	610332 Water Pumps, 1 to 3 HP, Replace	1	EA	\$2,993.56	\$2,994		\$2,994
City Hall/Police Department	7.2	610345 Water Pumps, 1 to 3 HP, Replace	1	EA	\$2,993.56	\$2,994		\$2,994
City Hall/Police Department	7.2	610294 Water Pumps, 1 to 3 HP, Replace	1	EA	\$2,993.56	\$2,994		\$2,994
City Hall/Police Department	7.2	610317 Water Pumps, 1 to 3 HP, Replace	1	EA	\$2,993.56	\$2,994		\$2,994
City Hall/Police Department	8.1	610290 Floor Finishings, Standard Commercial, Medium Traffic, Replace	1500	SF	\$7.26	\$10,884		\$10,884
Immediate Repairs Total								\$212,418

* Location Factor included in totals.

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

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1. Executive Summary

1.1. Property Information and General Physical Condition

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

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

Systemic Condition Summary			
Site	Fair	HVAC	Fair to Poor

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

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

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

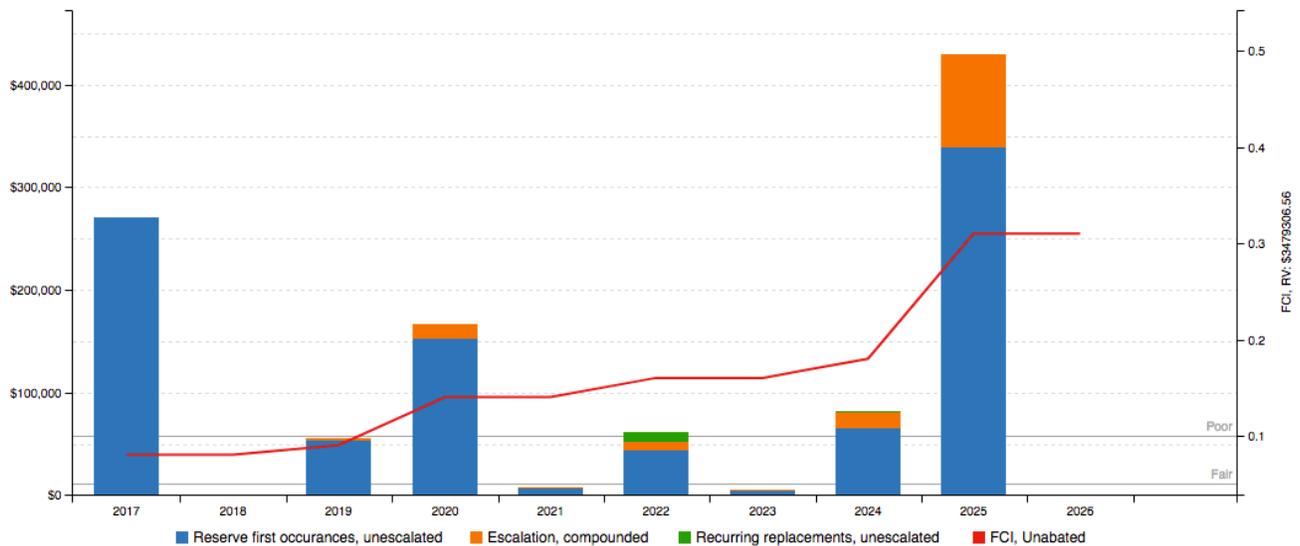
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

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

1.2. Facility Condition Index (FCI)

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 / SF = \$3,479,307
Year 0 (Current Year) - Immediate Repairs (IR)	\$271,023
Years 1-10 – Replacement Reserves (RR)	\$860,877
Total Capital Needs	\$1,131,900

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

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

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

1.3. Special Issues and Follow-Up Recommendations

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

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

1.4. Opinions of Probable Cost

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

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

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

1.4.1. Methodology

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

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

1.4.2. Immediate Repairs

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

1.4.3. Replacement Reserves

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

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

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

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

2. Purpose and Scope

2.1. Purpose

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

CONDITIONS:

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

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

FORMAT OF THE BODY OF THE REPORT:

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

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

PLAN TYPES:

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

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

2.2. Scope

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

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

2.3. Personnel Interviewed

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

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

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

2.4. Documentation Reviewed

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

2.5. Pre-Survey Questionnaire

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

2.6. Weather Conditions

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

3. Accessibility and Property Research

3.1. ADA Accessibility

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

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

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

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

Parking

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

Restrooms.

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

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

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

4. Existing Building Assessment

4.1. Unit or Space Types

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

4.2. Inaccessible Areas or Key Spaces Not Observed

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

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

5. Site Improvements

5.1. Utilities

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

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

Actions/Comments:

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

5.2. Parking, Paving, and Sidewalks

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

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

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
54 spaces 12 spaces for police vehicles	-	-	-	-
Total Number of ADA Compliant Spaces			2	
Number of ADA Compliant Spaces for Vans			0	
Total Parking Spaces			66	
Parking Ratio (Spaces/Apartments)			NA	
Method of Obtaining Parking Count			Physical count	

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

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt milling and overlaying
- Sidewalks

Actions/Comments:

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

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	<input type="checkbox"/>	--
Inlets	<input checked="" type="checkbox"/>	Fair
Swales	<input checked="" type="checkbox"/>	Fair
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	--
Ponds	<input type="checkbox"/>	--
Underground Piping	<input checked="" type="checkbox"/>	Fair
Pits	<input type="checkbox"/>	--
Municipal System	<input checked="" type="checkbox"/>	Fair
Dry Well	<input type="checkbox"/>	--

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
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Fair						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
Concrete	Stairwells	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

5.5. General Site Improvements

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



Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fair				
Building Lighting	None		Wall Mounted	Recessed Soffit	
	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Fair				

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

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

Anticipated Lifecycle Replacements:

- Exterior lighting
- Site lighting

Actions/Comments:

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



6. Building Architectural and Structural Systems

6.1. Foundations

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.2. Superstructure

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.3. Roofing

Primary Roof			
Type / Geometry	Hip Roof	Finish	Asphalt shingles

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

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

Anticipated Lifecycle Replacements:

- Asphalt shingles

Actions/Comments:

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

6.4. Exterior Walls

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

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

Anticipated Lifecycle Replacements:

- Vinyl siding
- Caulking
- Masonry re-pointing

Actions/Comments:

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

6.5. Exterior and Interior Stairs

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed storefront	Double glaze	Building exterior	<input type="checkbox"/>	Fair
Vinyl framed	Double glaze	Building exterior	<input checked="" type="checkbox"/>	Fair

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

Anticipated Lifecycle Replacements:

- Storefront glazing
- Exterior storefront doors
- Overhead doors

Actions/Comments:

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

6.7. Patio, Terrace, and Balcony

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

7. Building Mechanical and Plumbing Systems

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

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

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

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

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

Controls and Ventilation	
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

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

Actions/Comments:

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

7.2. Building Plumbing and Domestic Hot Water

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

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

Domestic Water Heaters or Boilers	
Adequacy of Water Pressure	Adequate

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

Anticipated Lifecycle Replacements:

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

Actions/Comments:

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

7.3. Building Gas Distribution

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

7.4. Building Electrical

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

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

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

Anticipated Lifecycle Replacements:

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

Actions/Comments:

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

7.5. Building Elevators and Conveying Systems

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

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

Anticipated Lifecycle Replacements:

- Elevator controls
- Hydraulic machinery

Actions/Comments:

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

7.6. Fire Protection and Security Systems

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

Item	Description			
Type	Wet pipe			
Fire Extinguishers	Last Service Date		Servicing Current?	
	March, 2017		Yes	
Hydrant Location	Adjacent to building			
Siamese Location	None			
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input type="checkbox"/>

Anticipated Lifecycle Replacements:

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

Actions/Comments:

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

8. Interior Spaces

8.1. Interior Finishes

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

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

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

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

Anticipated Lifecycle Replacements:

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

Actions/Comments:

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

9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

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

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

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

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

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

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11. Appendices

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

Appendix A: Photographic Record



PHOTO #1: COVER PHOTO



PHOTO #2: FRONT ELEVATION



PHOTO #3: NORTH ELEVATION



PHOTO #4: NORTH ELEVATION



PHOTO #5: EAST ELEVATION



PHOTO #6: SOUTH ELEVATION



PHOTO #7: *SITE IDENTIFICATION SIGNAGE*



PHOTO #8: *SIDEWALK*



PHOTO #9: *CURB, DAMAGED*



PHOTO #10: *SITE LIGHTING*



PHOTO #11: *MAIN ENTRANCE RAMP*

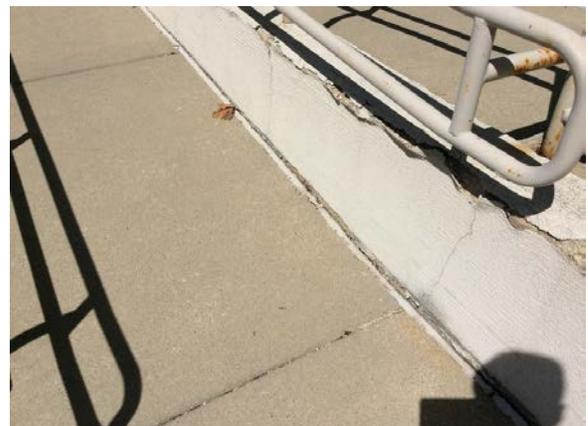


PHOTO #12: *RAMP WALL*



PHOTO #13: STAIR WALL, SPALLING



PHOTO #14: FRONT LOT, CRACKING AND DETERIORATED



PHOTO #15: NORTHEAST LOT, CRACKING



PHOTO #16: DUMPSTER AREA



PHOTO #17: BUILDING LIGHTING



PHOTO #18: BUILDING LIGHTING

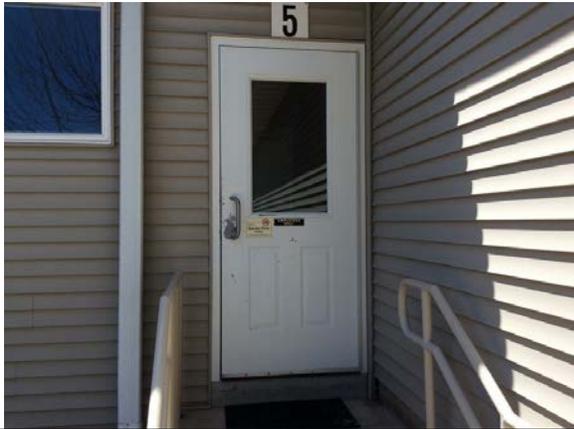


PHOTO #19: EXTERIOR DOOR



PHOTO #20: EXTERIOR DOOR



PHOTO #21: MAIN ENTRANCE, DOOR OPENER



PHOTO #22: SMALL BASEMENT WINDOW



PHOTO #23: LARGE WINDOW



PHOTO #24: PATIO AREA



PHOTO #25: ROOF



PHOTO #26: ROOF, CURLING



PHOTO #27: ROOF



PHOTO #28: VINYL SIDING



PHOTO #29: STAIRWELL

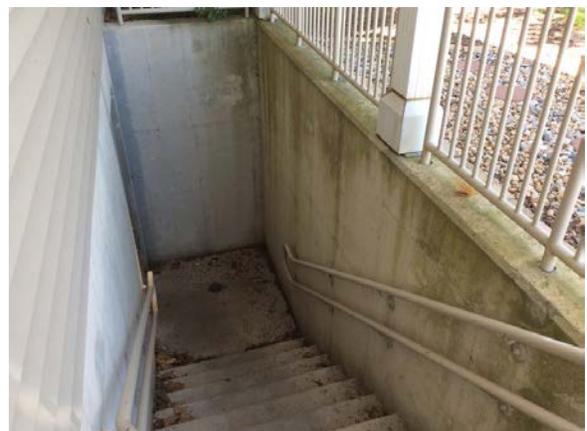


PHOTO #30: STAIRWELL



PHOTO #31: GENERATOR



PHOTO #32: CONDENSING UNITS



PHOTO #33: DISTRIBUTION PANEL



PHOTO #34: CIRCUIT BREAKERS

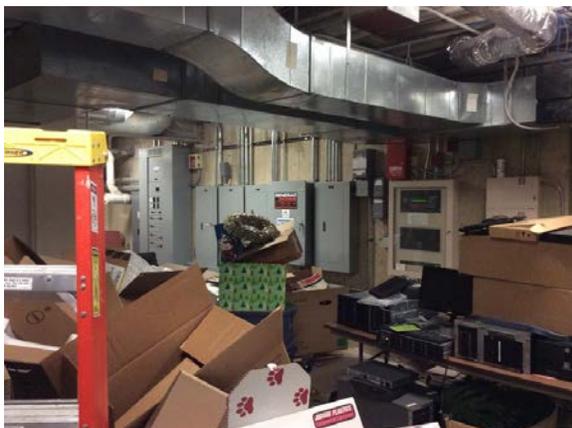


PHOTO #35: MAIN MECHANICAL ROOM



PHOTO #36: FURNACES



PHOTO #37: UNIT HEATER, SALLY PORT



PHOTO #38: THERMOSTAT



PHOTO #39: WALL MOUNTED ELECTRIC HEATER



PHOTO #40: BACKUP LIGHT FIXTURE AND STROBE ALARM



PHOTO #41: SMOKE DETECTOR



PHOTO #42: EXIT SIGN



PHOTO #43: *EXTINGUISHER*



PHOTO #44: *RESTROOM*



PHOTO #45: *URINAL*



PHOTO #46: *TOILET*



PHOTO #47: *LAVATORY SINKS*

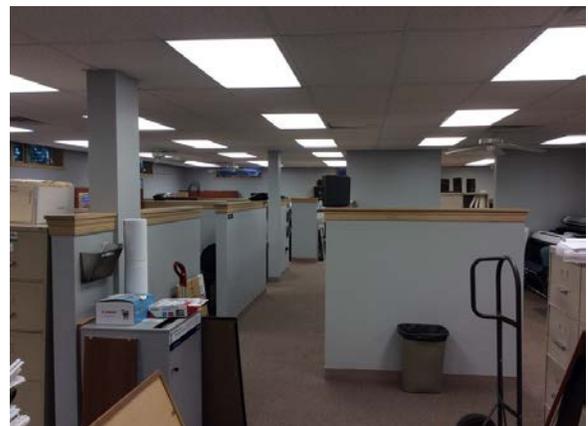


PHOTO #48: *BUILDING DEPARTMENT OFFICE AREA*



PHOTO #49: STAIRS



PHOTO #50: FIRE DOOR

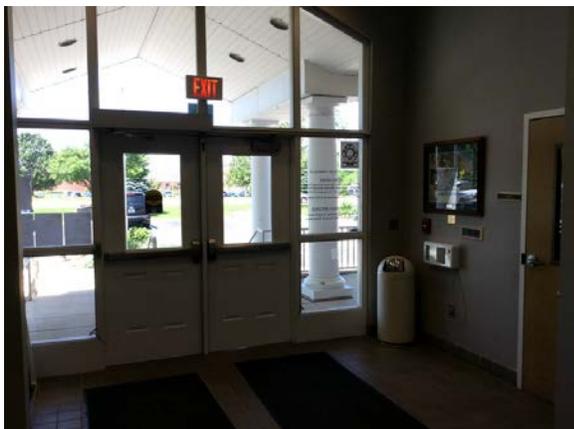


PHOTO #51: ENTRY VESTIBULE



PHOTO #52: HALLWAY



PHOTO #53: DRINKING FOUNTAINS



PHOTO #54: COUNCIL CHAMBERS



PHOTO #55: LIGHTING FIXTURES



PHOTO #56: ACOUSTICAL TILE CEILING



PHOTO #57: CARPET, RIPPLING



PHOTO #58: KITCHENETTE



PHOTO #59: SOLID CORE DOOR



PHOTO #60: SALLY PORT



PHOTO #61: BATHROOM, POLICE AREA



PHOTO #62: EYEWASH



PHOTO #63: OFFICE, POLICE AREA



PHOTO #64: OFFICE, POLICE AREA



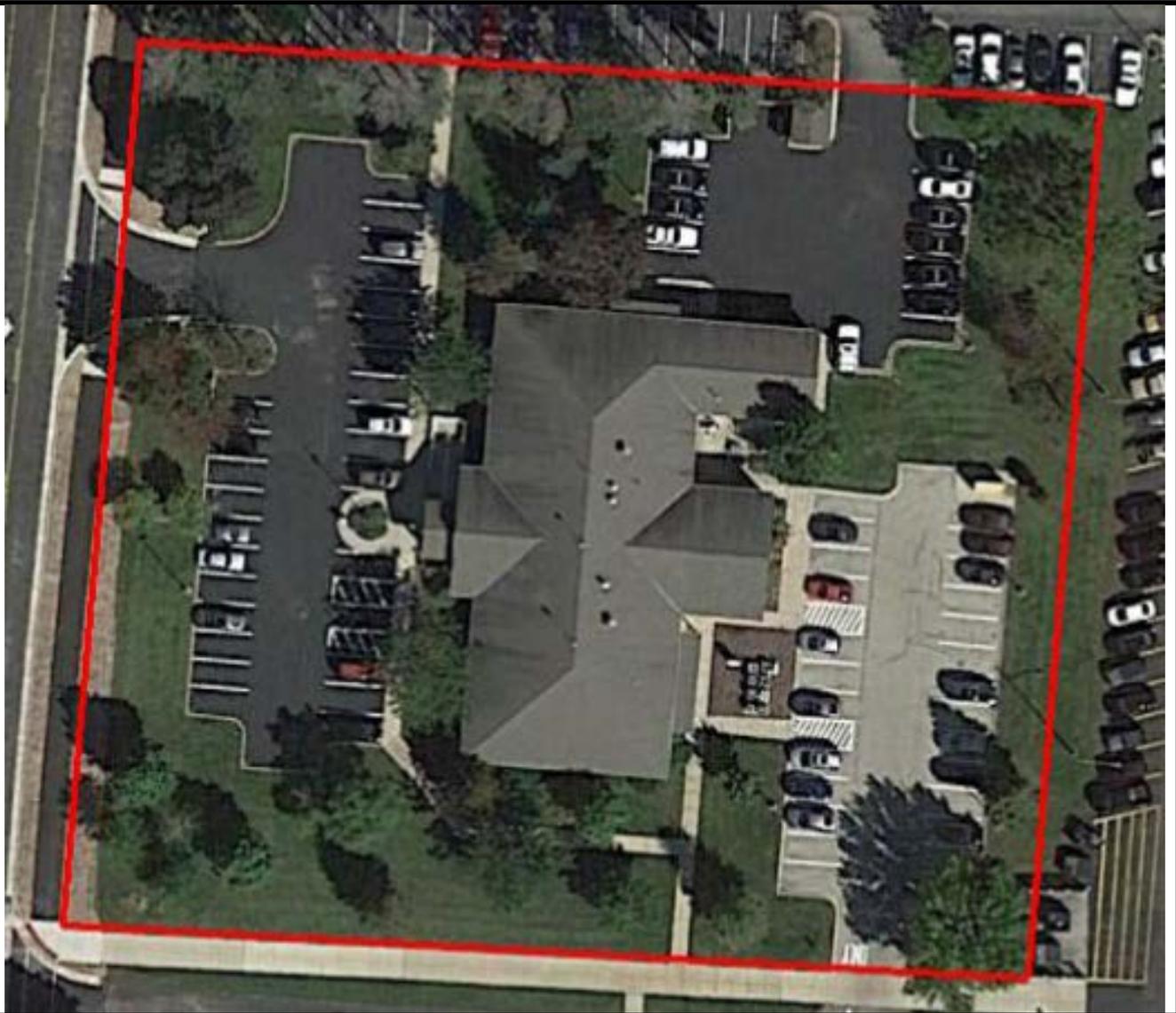
PHOTO #65: KITCHENETTE



PHOTO #66: POLICE SERVICE DESK AND WAITING ROOM

Appendix B: Site Plan

Site Plan



Project Name:

City Hall/Police Station

Project Number:

122700.17R000-004.322

Source:

Google Earth Pro

On-Site Date:

5/18/2017

Appendix C: EMG Accessibility Checklist

Date Completed: 5/19/17

Property Name: City Hall/Police Station

EMG Project Number: 122700.17R000-004.322

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

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

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

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

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

Appendix D: Pre-Survey Questionnaire



FCA (Commercial) Pre-Survey Questionnaire

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

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

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

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

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

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

QUESTION	Y	N	Unk	NA	COMMENTS
ZONING, BUILDING DESIGN & LIFE SAFETY ISSUES					
1		X			
2		X			
3		X			
4		X			
5		X			



FCA (Commercial) Pre-Survey Questionnaire

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

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

x



FCA (Commercial) Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <i>Yes</i> responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
QUESTION	Y	N	Unk	NA	COMMENTS	
BUILDING HVAC AND ELECTRICAL						
20	Are there any leaks or pressure problems with natural gas service?	x				We had a NG leak in the rear of the building last year. The issue has been repaired and no problems
21	Does any part of the electrical system use aluminum wiring?		x			
22	Do Residential units have a less than 60-Amp service?		x	x		
23	Do Commercial units have less than 200-Amp service?		x	x		
24	Are there any problems with the utilities, such as inadequate capacities?		x	x		
ADA						
25	Has the management previously completed an ADA review?		x			
26	Have any ADA improvements been made to the property?		x			
27	Does a Barrier Removal Plan exist for the property?		x			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		x			
29	Has building ownership or management received any ADA related complaints?		x			
30	Does elevator equipment require upgrades to meet ADA standards?		x			
PLUMBING						
31	Is the property served by private water well?		x			
32	Is the property served by a private septic system or other waste treatment systems?		x			
33	Is polybutylene piping used?		x			
34	Are there any plumbing leaks or water pressure problems?		x			



FCA (Commercial) Pre-Survey Questionnaire

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

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



 Signature of person Interviewed or completing form

5-11-17

 Date

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

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.
3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.
6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.
9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.
10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).
11. Any brochures or marketing information.
12. Appraisal, either current or previously prepared.
13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).
14. Previous reports pertaining to the physical condition of property.
15. ADA survey and status of improvements implemented.
16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.





FACILITY CONDITION ASSESSMENT



Prepared for:

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

FACILITY CONDITION ASSESSMENT

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:
September 13, 2017

On Site Date:
May 22, 2017
September 11, 2017



engineering | environmental | capital planning | project management

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

Immediate Repairs Report



9/14/2017

Public Works Office & Garage / General Site

EMG Renamed Item Number	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	EA	\$1,391.50	\$1,392	\$1,392
Immediate Repairs Total						\$1,392

* Location Factor (1.0) included in totals.

Public Works Office & Garage / Office (74')

EMG Renamed Item Number	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	ADA, Door, Lever Handle Hardware, Install	8	EA	\$202.40	\$1,619	\$1,619
3.1	ADA, Lavatory, Faucet Hardware, Modify	1	EA	\$506.00	\$506	\$506
6.4	Exterior Wall, Steel, Repair	50	SF	\$44.06	\$2,203	\$2,203
7.6	Sprinkler System, Full Retrofit, Office (per SF), Renovate	1248	SF	\$8.00	\$9,982	\$9,982
7.6	Fire Alarm System, Office Building, Install	1248	SF	\$2.36	\$2,945	\$2,945
Immediate Repairs Total						\$17,255

* Location Factor (1.0) included in totals.

Public Works Office & Garage / Shop (76')

EMG Renamed Item Number	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
7.6	Sprinkler System, Full Retrofit, Office (per SF), Renovate	4032	SF	\$8.00	\$32,251	\$32,251
7.6	Fire Alarm System, Office Building, Install	4032	SF	\$2.36	\$9,514	\$9,514
Immediate Repairs Total						\$41,764

* Location Factor (1.0) included in totals.

Public Works Office & Garage / Shop (96')

EMG Renamed Item Number	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
7.6	Sprinkler System, Full Retrofit, Office (per SF), Renovate	4320	SF	\$8.00	\$34,554	\$34,554
7.6	Fire Alarm System, Office Building, Install	4320	SF	\$2.36	\$10,193	\$10,193
8.1	Interior Floor Finish, Concrete, Repair	250	SF	\$9.44	\$2,360	\$2,360
Immediate Repairs Total						\$47,107

* Location Factor (1.0) included in totals.

Replacement Reserves Report



9/14/2017

Location	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total Escalated Estimate
Public Works Office & Garage / General Site	\$1,392	\$242,599	\$0	\$0	\$0	\$31,588	\$0	\$0	\$0	\$0	\$36,619	\$0	\$0	\$0	\$0	\$42,452	\$0	\$0	\$0	\$0	\$354,649
Public Works Office & Garage / Office (74')	\$17,255	\$10,623	\$0	\$26,389	\$2,491	\$68,517	\$7,252	\$0	\$0	\$7,844	\$26,632	\$5,147	\$0	\$595	\$2,441	\$0	\$0	\$9,936	\$18,690	\$1,676	\$205,489
Public Works Office & Garage / Shop (76')	\$41,764	\$0	\$0	\$7,267	\$2,737	\$144,207	\$0	\$0	\$0	\$0	\$67,457	\$0	\$0	\$4,640	\$539	\$3,113	\$0	\$0	\$2,388	\$4,264	\$278,377
Public Works Office & Garage / Shop (96')	\$47,107	\$0	\$0	\$885	\$0	\$247,506	\$0	\$0	\$0	\$0	\$320,846	\$0	\$0	\$1,190	\$1,079	\$0	\$0	\$0	\$0	\$0	\$618,612
GrandTotal	\$107,518	\$253,222	\$0	\$34,541	\$5,228	\$491,817	\$7,252	\$0	\$0	\$7,844	\$451,555	\$5,147	\$0	\$6,424	\$4,059	\$45,564	\$0	\$9,936	\$21,078	\$5,941	\$1,457,127

Public Works Office & Garage / General Site

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate							
3.1	612370	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	0	0	1	EA	\$1,391.50	\$1,392	\$1,392																				\$1,392							
5.2	611169	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	71800	SF	\$3.28	\$235,533		\$235,533																			\$235,533							
5.2	611197	Parking Lots, Asphalt Pavement, Seal & Stripe	5	0	5	71800	SF	\$0.38	\$27,248						\$27,248					\$27,248										\$81,744							
Totals, Unescalated										\$1,392	\$235,533	\$0	\$0	\$0	\$27,248	\$0	\$0	\$0	\$0	\$27,248	\$0	\$0	\$0	\$0	\$27,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$318,669				
Location Factor (1.00)										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Totals, Escalated (3.0% inflation, compounded annually)										\$1,392	\$242,599	\$0	\$0	\$0	\$31,588	\$0	\$0	\$0	\$0	\$36,619	\$0	\$0	\$0	\$0	\$42,452	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$354,649

Public Works Office & Garage / Office (74')

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
3.1	612372	ADA, Door, Lever Handle Hardware, Install	0	0	0	8	EA	\$202.40	\$1,619	\$1,619																				\$1,619
3.1	612371	ADA, Lavatory, Faucet Hardware, Modify	0	0	0	1	EA	\$506.00	\$506	\$506																				\$506
6.3	671406	Roof, Metal, Replace	40	30	10	1498	SF	\$12.45	\$18,649										\$18,649											\$18,649
6.4	611551	Exterior Wall, Steel, Repair	0	0	0	50	SF	\$44.06	\$2,203	\$2,203																				\$2,203
6.6	612243	Window, Aluminum Double-Glazed 12 SF, Replace	30	29	1	1	EA	\$584.21	\$584		\$584																			\$584
6.6	611284	Window, Aluminum Double-Glazed 24 SF, Replace	30	25	5	4	EA	\$574.20	\$2,297					\$2,297																\$2,297
6.6	611275	Window, Aluminum Double-Glazed 12 SF, Replace	30	20	10	2	EA	\$584.21	\$1,168										\$1,168											\$1,168
6.6	611297	Exterior Door, Wood Solid-Core w/ Glass, Replace	25	20	5	1	EA	\$1,928.03	\$1,928					\$1,928																\$1,928
6.6	611293	Exterior Door, Steel, Replace	25	20	5	4	EA	\$950.12	\$3,800					\$3,800																\$3,800
7.1	611558	Condensing Unit/Heat Pump, Split System, Replace	15	12	3	1	EA	\$3,122.18	\$3,122				\$3,122															\$3,122	\$6,244	
7.1	611556	Condensing Unit/Heat Pump, Split System, Replace	15	12	3	1	EA	\$6,439.81	\$6,440				\$6,440															\$6,440	\$12,880	
7.1	612402	Air Handler, Interior, Replace	20	17	3	1	EA	\$9,413.96	\$9,414				\$9,414																	\$9,414
7.1	612386	Air Handler, Interior, Replace	20	17	3	1	EA	\$3,351.83	\$3,352				\$3,352																	\$3,352
7.1	611561	Residential Fixtures, Ceiling Fan, Replace	15	12	3	4	EA	\$354.11	\$1,416				\$1,416															\$1,416	\$2,833	
7.2	671387	Toilet, Flush Tank (Water Closet), Replace	20	15	5	1	EA	\$1,055.15	\$1,055					\$1,055																\$1,055
7.2	611564	Sink, Stainless Steel, Replace	20	15	5	1	EA	\$1,054.05	\$1,054					\$1,054																\$1,054
7.2	611212	Drinking Fountain, Refrigerated, Replace	10	6	4	1	EA	\$1,257.51	\$1,258				\$1,258											\$1,258						\$2,515
7.2	611567	Bathroom Vanity Cabinet, Wood, with Cultured Marble Sink Top, Replace	20	15	5	1	EA	\$1,082.84	\$1,083					\$1,083																\$1,083
7.4	611554	High Pressure Sodium Lighting Fixture, 250 W, Replace	20	15	5	1	EA	\$719.95	\$720					\$720																\$720
7.4	671408	Lighting System, Interior, Office Building, Upgrade	25	20	5	1248	SF	\$9.24	\$11,534					\$11,534																\$11,534
7.6	671413	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	1248	SF	\$8.00	\$9,982	\$9,982																				\$9,982
7.6	611400	Fire Extinguisher, , Replace	15	1	14	1	EA	\$356.54	\$357																			\$357	\$357	

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate				
7.6	612330	Fire Alarm System, Office Building, Install	20	20	0	1248	SF	\$2.36	\$2,945	\$2,945																				\$2,945				
7.6	671397	Exit Lighting Fixture, Backlit, Replace	10	7	3	1	EA	\$405.01	\$405				\$405									\$405								\$810				
8.1	611537	Interior Window, 6 SF, Replace	30	24	6	1	EA	\$462.02	\$462							\$462														\$462				
8.1	611268	Interior Door, Steel w/ Glass, Replace	20	15	5	2	EA	\$1,352.72	\$2,705						\$2,705															\$2,705				
8.1	671390	Interior Door, Wood Hollow-Core, Replace	20	15	5	3	EA	\$596.52	\$1,790						\$1,790															\$1,790				
8.1	611249	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	7	1	4224	SF	\$1.42	\$6,012		\$6,012							\$6,012								\$6,012				\$18,035				
8.1	611261	Interior Wall Finish, Ceramic Tile, Replace	25	20	5	384	SF	\$16.55	\$6,357						\$6,357															\$6,357				
8.1	611245	Interior Wall Finish, Gypsum Board/Plaster, Replace	40	35	5	4224	SF	\$3.38	\$14,264						\$14,264															\$14,264				
8.1	611222	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	1920	SF	\$4.80	\$9,217						\$9,217															\$9,217				
8.1	611229	Interior Floor Finish, Wood Strip, Replace	30	15	* 15	96	SF	\$13.52	\$1,298						\$1,298															\$1,298				
8.1	611254	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	9	1	1920	SF	\$1.94	\$3,718		\$3,718										\$3,718									\$7,437				
8.1	611563	Residential Appliances, Refrigerator, Replace	15	11	4	1	EA	\$956.04	\$956					\$956															\$956	\$1,912				
8.1	611566	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	14	6	12	LF	\$467.63	\$5,612						\$5,612															\$5,612				
Totals, Unescalated										\$17,255	\$10,314	\$0	\$24,149	\$2,214	\$59,103	\$6,074	\$0	\$0	\$6,012	\$19,817	\$3,718	\$0	\$405	\$1,614	\$0	\$0	\$6,012	\$10,978	\$956	\$168,621				
Location Factor (1.00)										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)										\$17,255	\$10,623	\$0	\$26,389	\$2,491	\$68,517	\$7,252	\$0	\$0	\$7,844	\$26,632	\$5,147	\$0	\$595	\$2,441	\$0	\$0	\$9,936	\$18,690	\$1,676	\$205,489				

Public Works Office & Garage / Shop (76')

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
6.3	611308	Roof, Metal, Replace	40	30	10	4032	SF	\$12.45	\$50,194										\$50,194											\$50,194
6.6	671389	Exterior Door, Steel, Replace	25	20	5	1	EA	\$950.12	\$950						\$950															\$950
6.6	671361	Overhead Door, Automatic Opener, Replace	15	10	5	1	EA	\$5,953.00	\$5,953						\$5,953															\$5,953
6.6	671382	Overhead Door, Aluminum Roll-Up, Replace	35	30	5	1	EA	\$4,025.54	\$4,026						\$4,026															\$4,026
7.1	611472	Exhaust Fan, Propeller, Replace	15	12	3	1	EA	\$1,402.69	\$1,403				\$1,403														\$1,403		\$2,805	
7.1	611317	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$1,997.82	\$1,998						\$1,998									\$1,998					\$3,996	
7.1	671386	Unit Heater, Natural Gas, Replace	20	15	5	3	EA	\$4,467.67	\$13,403						\$13,403														\$13,403	
7.2	611201	Toilet, Flush Tank (Water Closet), Replace	20	15	5	1	EA	\$1,055.15	\$1,055						\$1,055															\$1,055
7.2	611505	Sink, Plastic, Replace	20	17	3	1	EA	\$575.99	\$576				\$576																	\$576
7.2	611538	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	10	7	3	1	EA	\$2,349.48	\$2,349				\$2,349									\$2,349								\$4,699
7.4	611501	Load Center, 120 / 240 V, 50 Amp to 100 Amp, Single Phase Residential, Replace	30	25	5	1	EA	\$5,079.93	\$5,080						\$5,080															\$5,080
7.4	611503	Load Center, 120 / 240 V, 50 Amp to 100 Amp, Single Phase Residential, Replace	30	25	5	1	EA	\$5,079.93	\$5,080						\$5,080															\$5,080
7.4	611328	Incandescent Lighting Fixture, Basic, Replace	20	15	5	1	EA	\$188.55	\$189						\$189															\$189
7.4	671409	Lighting System, Interior, Office Building, Upgrade	25	20	5	4032	SF	\$9.24	\$37,264						\$37,264															\$37,264
7.6	671414	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	4032	SF	\$8.00	\$32,251	\$32,251																				\$32,251
7.6	671396	Fire Extinguisher, , Replace	15	1	14	1	EA	\$356.54	\$357														\$357							\$357
7.6	671416	Fire Alarm System, Office Building, Install	20	20	0	4032	SF	\$2.36	\$9,514	\$9,514																				\$9,514
7.6	671394	Exit Lighting Fixture, Backlit, Replace	10	7	3	2	EA	\$405.01	\$810				\$810									\$810								\$1,620
8.1	611264	Interior Door, Wood Hollow-Core, Replace	20	15	5	2	EA	\$596.52	\$1,193						\$1,193															\$1,193
8.1	671405	Interior Wall Finish, Aluminum, Replace	30	25	5	4593	SF	\$10.50	\$48,204						\$48,204															\$48,204
8.1	611216	Interior Floor Finish, Ceramic Tile, Replace	50	47	3	96	SF	\$15.76	\$1,512				\$1,512																	\$1,512
8.1	611507	Residential Appliances, Clothes Dryer, Replace	15	11	4	1	EA	\$1,101.88	\$1,102					\$1,102															\$1,102	\$2,204
8.1	611509	Residential Appliances, Clothes Washer, Replace	15	11	4	1	EA	\$1,329.98	\$1,330					\$1,330															\$1,330	\$2,660
Totals, Unescalated										\$41,764	\$0	\$0	\$6,651	\$2,432	\$124,394	\$0	\$0	\$0	\$0	\$50,194	\$0	\$0	\$3,160	\$357	\$1,998	\$0	\$0	\$1,403	\$2,432	\$234,784

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1. Executive Summary

1.1. Property Information and General Physical Condition

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

Property Information	
Address:	610 Tower Lane, Yorkville, IL 60560
Year Constructed/Renovated:	1976 – Office 1996 - Garage
Current Occupants:	City of Yorkville
Percent Utilization:	100%.
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Office, Garage
Site Area:	2.0 acres
Building Area:	8,820 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	9 spaces in open lots
Building Construction:	Steel frame with concrete-topped metal decks
Roof Construction:	Sloped roofing with metal finish
Exterior Finishes:	Metal Siding
Heating, Ventilation & Air Conditioning:	Individual package split-system units. Supplemental components: suspended gas unit heaters and window air conditioning unit.
Fire and Life/Safety:	Smoke detectors, strobes, extinguishers, and exit signs.
Dates of Visit:	May 22, 2017
On-Site Point of Contact (POC):	Eric Dhuse
Assessment and Report Prepared by:	Tammy Prusa
Reviewed by:	Paul Prusa P.E., LEED AP Technical Report Reviewer For Andrew Hupp arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Fair	Elevators	--

Systemic Condition Summary			
Interiors	Fair	Fire	--

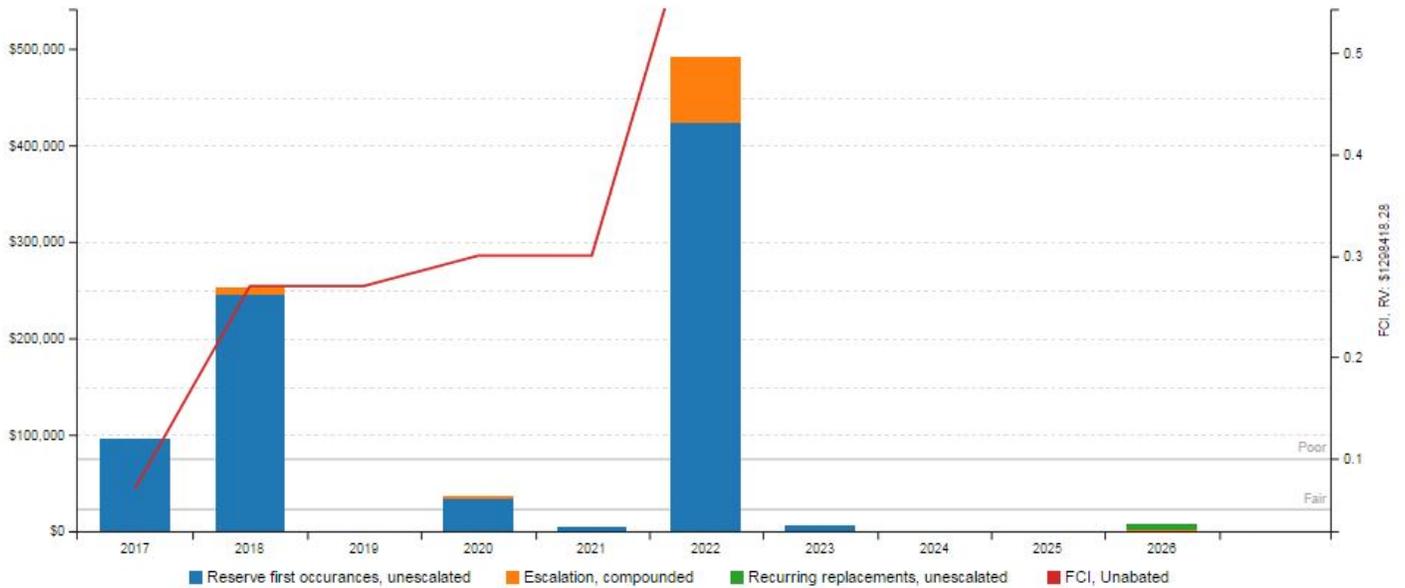
The following bullet points highlight the most significant short term and modernization recommendations:

- Repair damage to right elevation exterior wall
- Installation of a complete fire alarm system
- Mill and overlay asphalt parking lot
- Installation of a complete fire suppression system

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

The property has had no major capital improvements. The property is less than 32 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



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

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



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

Key Finding	Metric	
Current Year Facility Condition Index (FCI) $FCI = (IR)/(CRV)$	6.0%	Fair
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	78.4%	Poor
Current Replacement Value (CRV)	8,820 SF * \$183.24 / SF = \$1,616,176.80	

Year 0 (Current Year) - Immediate Repairs (IR)	\$97,079.00
Years 1-10 – Replacement Reserves (RR)	\$1,267,069.00
Total Capital Needs	\$1,364,148.00

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

- Repair damage to right elevation exterior wall
- Installation of a complete fire alarm system
- Installation of a complete fire suppression system
- Add signage and marking for ADA Van accessible parking stall

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

1.3. Special Issues and Follow-Up Recommendations

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

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

1.4. Opinions of Probable Cost

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

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

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

1.4.1. Methodology

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

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

1.4.2. Immediate Repairs

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

1.4.3. Replacement Reserves

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

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

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

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

2. Purpose and Scope

2.1. Purpose

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

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

CONDITIONS:

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

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

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

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

PLAN TYPES:

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

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

2.2. Scope

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

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

2.3. Personnel Interviewed

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

Name and Title	Organization	Phone Number
Eric Dhuse	City of Yorkville	630.878.7102

The FCA was performed with the assistance of Eric Dhuse, City of Yorkville, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 23 years.

2.4. Documentation Reviewed

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

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

- No documents available.

2.5. Pre-Survey Questionnaire

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

2.6. Weather Conditions

May 22, 2017: Clear, with temperatures in the 70's (°F) and light winds.

3. Accessibility and Property Research

3.1. ADA Accessibility

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

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

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

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

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

Parking

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

Entrances/Exits

- Lever action hardware is not provided at all accessible locations.

Restrooms

- Lever action hardware is not provided at all accessible locations.
- Modify existing lavatory faucets to paddle type faucets.

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

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

3.2. Municipal Information, Flood Zone and Seismic Zone

Not Applicable

4. Existing Building Assessment

4.1. Unit or Space Types

All 8,820 square feet of the building are occupied by a single occupant, City of Yorkville. The spaces are mostly a combination of offices, garages, and supporting restrooms.

4.2. Inaccessible Areas or Key Spaces Not Observed

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

Key Spaces Not Observed		
Room Number	Area	Access Issues
	Above bathroom in garage	Lack of ladder

5. Site Improvements

5.1. Utilities

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

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

Actions/Comments:

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

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	Tower Lane
Access from	West
Additional Entrances	N/A
Additional Access from	N/A

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

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
9	-	-	-	-
Total Number of ADA Compliant Spaces			0	
Number of ADA Compliant Spaces for Vans			0	
Total Parking Spaces			9	
Parking Ratio (Spaces/Apartments)			-	
Method of Obtaining Parking Count			Physical count	

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement mill and overlay
- Signage and marking for ADA Van accessible parking stall

Actions/Comments:

- The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking and localized depressions. The most severely damaged areas of paving must be cut and patched in order to maintain the integrity of the overall pavement system. Complete milling and overlay of the entire lot is also recommended.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Good
Inlets	<input type="checkbox"/>	--
Swales	<input type="checkbox"/>	--
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	--
Ponds	<input type="checkbox"/>	--
Underground Piping	<input type="checkbox"/>	--
Pits	<input type="checkbox"/>	--
Municipal System	<input type="checkbox"/>	--
Dry Well	<input type="checkbox"/>	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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



5.4. Topography and Landscaping

Item	Description						
Site Topography	Generally flat.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Landscaping Condition	--						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
None	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

5.5. General Site Improvements

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

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--					
Building Lighting	None		Wall Mounted		Recessed Soffit
	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Fair					



Site Fencing		
Type	Location	Condition
Chain link with metal posts	Perimeter	Fair

Refuse Disposal				
Refuse Disposal	Means of disposal not apparent			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
None	None	None	No	--

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

Anticipated Lifecycle Replacements:

- Signage
- Exterior lighting
- Site fencing

Actions/Comments:

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

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There are no significant signs of settlement, deflection, or movement.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Steel columns and beams	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	Wood joists	Good
Upper Floor Decking	Plywood or OSB	Fair
Roof Framing	Steel beams or girders	Good
Roof Decking	Metal decking	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.3. Roofing

Primary Roof			
Type / Geometry	Gable Roof	Finish	Metal
Maintenance	Outside Contractor	Roof Age	21 Yrs

Primary Roof			
Flashing	Sheet metal	Warranties	None
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	Metal Panel	Insulation	Fiberglass batts
Soffits	None	Skylights	No
Attics	Steel beams	Ponding	No
Ventilation Source-1	Ridge Vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

Anticipated Lifecycle Replacements:

- Metal roof

Actions/Comments:

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

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Metal siding	Fair
Secondary Finish	--	--
Accented with	--	--
Soffits	Not Applicable	--

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

Anticipated Lifecycle Replacements:

- Metal siding

Actions/Comments:

- The metal siding has isolated areas of damaged siding along the north and south elevation of the building. The damaged siding must be repaired.

6.5. Exterior and Interior Stairs

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	None	--	--	--	--
Building Interior Stairs	Wood-framed	Closed	Wood	Wood	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed, operable	Double glaze	Exterior Walls	<input checked="" type="checkbox"/>	Fair

Building Doors		
	Door Type	Condition
Main Entrance 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					
Type	None					
Fire Alarm System	Central Alarm Panel	<input type="checkbox"/>	Battery-Operated Smoke Detectors	<input checked="" type="checkbox"/>	Alarm Horns	<input type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input type="checkbox"/>	Strobe Light Alarms	<input type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated EXIT Signs	<input checked="" type="checkbox"/>
Alarm System Condition	Fair					
Sprinkler System	None	<input checked="" type="checkbox"/>	Standpipes	<input type="checkbox"/>	Backflow Preventer	<input type="checkbox"/>
	Hose Cabinets	<input type="checkbox"/>	Fire Pumps	<input type="checkbox"/>	Siamese Connections	<input type="checkbox"/>
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	None			None		
Fire Extinguishers	Last Service Date			Servicing Current?		
	2016			Yes		
Hydrant Location	North elevation of building by door					
Siamese Location	--					
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input type="checkbox"/>		

Anticipated Lifecycle Replacements:

- Installation of a complete fire alarm system
- Installation of a complete fire suppression system
- Exit signs
- Fire extinguishers

Actions/Comments:

- The vast majority of the building is not protected by fire suppression and alarm system. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers and alarm system was not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression and alarm system is required by the governing municipality, EMG recommends a retrofit be performed. A budgetary cost is included.

7.7. Life Support Systems

Not Applicable

8. Interior Spaces

8.1. Interior Finishes

The facility is used as an office building and garage for the City of Yorkville. The most significant interior spaces include offices and garages. Supporting areas include hallways, stairs, administrative offices, restrooms, employee break rooms, and utility closets.

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

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Ceramic tile	Restrooms	Fair
Vinyl tile	Office, restrooms, break area	Fair
Hardwood	Office	Fair
Concrete	Garage	Fair
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Offices, restrooms, break area	Fair
Metal	Garages	Fair
Ceramic tile	Restrooms	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Offices, restrooms, break area	Fair
Exposed structure	Garages	Good
Metal	Garages	Fair
Interior Doors		
Item	Type	Condition
Interior Doors	Steel w/ Glass, Wood Hollow-Core	Fair
Door Framing	Wood	Fair
Fire Doors	No	--

Anticipated Lifecycle Replacements:

- Vinyl tile
- Ceramic tile
- Metal wall panel
- Metal ceiling panel

- Wood floor
- Interior paint
- Interior doors
- Kitchenette appliances
- Laundry room washers
- Laundry room dryers

Actions/Comments:

- It appears that the interior finishes are original.
- The ceilings have isolated areas of water-damaged ceilings in the break area. The damaged ceiling areas need to be repaired. The cost to replace the damaged finishes is relatively insignificant and the work can be performed as part of the property management's routine maintenance program.

8.2. Commercial Kitchen & Laundry Equipment

Not applicable.

9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Public Works Office and Garage, 610 Tower Lane Yorkville, Illinois, the "Property". It is our understanding that the primary interest of City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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11. Appendices

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

Appendix A: Photographic Record



#1:	FRONT ELEVATION
-----	-----------------



#2:	FRONT ELEVATION-OFFICE
-----	------------------------



#3:	FRONT ELEVATION-GARAGE
-----	------------------------



#4:	LEFT ELEVATION-GARAGE
-----	-----------------------



#5:	LEFT ELEVATION-OFFICE
-----	-----------------------



#6:	REAR ELEVATION
-----	----------------



#7:	RIGHT ELEVATION-OFFICE
-----	------------------------



#8:	RIGHT ELEVATION-GARAGE
-----	------------------------



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



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



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



#12:	FOUNDATIONS, CONCRETE SLAB-ON-GRADE
------	-------------------------------------



#13:	FOUNDATIONS, CONCRETE SLAB-ON-GRADE
------	--



#14:	ROOF, METAL
------	-------------



#15:	ROOF, METAL
------	-------------



#16:	EXTERIOR WALL, STEEL
------	----------------------



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



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



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



#20: INTERIOR STAIRS, WOOD



#21: WINDOW, ALUMINUM DOUBLE-GLAZED



#22: WINDOW, BROKEN PANE OF GLASS



#23: OVERHEAD DOOR, ALUMINUM ROLL-UP



#24: EXTERIOR DOOR, STEEL



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



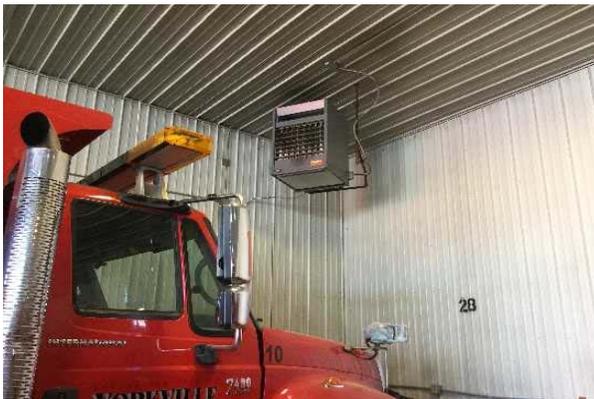
#26: RESIDENTIAL FIXTURES, CEILING FAN



#27: CONDENSING UNIT, SPLIT SYSTEM



#28: AIR CONDITIONER, WINDOW/THRU-WALL



#29: UNIT HEATER, NATURAL GAS



#30: EXHAUST FAN, PROPELLER



#31:	TOILET, FLUSH TANK (WATER CLOSET)
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#32:	BATHROOM VANITY CABINET, WOOD, WITH CULTURED MARBLE SINK TOP
------	--



#33:	WATER HEATER, GAS
------	-------------------



#34:	SINK, PLASTIC
------	---------------



#35:	DRINKING FOUNTAIN, REFRIGERATED
------	---------------------------------



#36:	OVERHEAD DOOR, AUTOMATIC OPENER
------	---------------------------------



#37:	MAIN DISTRIBUTION PANEL
------	-------------------------



#38:	HIGH PRESSURE SODIUM LIGHTING FIXTURE
------	---------------------------------------



#39:	LIGHTING SYSTEM, INTERIOR
------	---------------------------



#40:	HALOGEN LIGHTING FIXTURE
------	--------------------------



#41:	FIRE EXTINGUISHER
------	-------------------



#42:	EXIT LIGHTING FIXTURE
------	-----------------------



#43: INTERIOR CEILING FINISH,
GYPSUM BOARD



#44: INTERIOR DOOR, STEEL W/
GLASS



#45: INTERIOR WALL FINISH,
CERAMIC TILE



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



#47: INTERIOR FLOOR FINISH, WOOD
STRIP



#48: INTERIOR FLOOR FINISH,
CERAMIC TILE



#49: RESIDENTIAL APPLIANCES, CLOTHES DRYER



#50: INTERIOR CEILING FINISH, METAL



#51: INTERIOR DOOR, HOLLOW CORE WOOD



#52: INTERIOR WALL FINISH, ALUMINUM



#53: INTERIOR WINDOW



#54: INTERIOR WALL FINISH, CERAMIC TILE



#55:

RESIDENTIAL APPLIANCES,
CLOTHES WASHER



#56:

SINK, STAINLESS STEEL



#57:

RESIDENTIAL APPLIANCES,
REFRIGERATOR

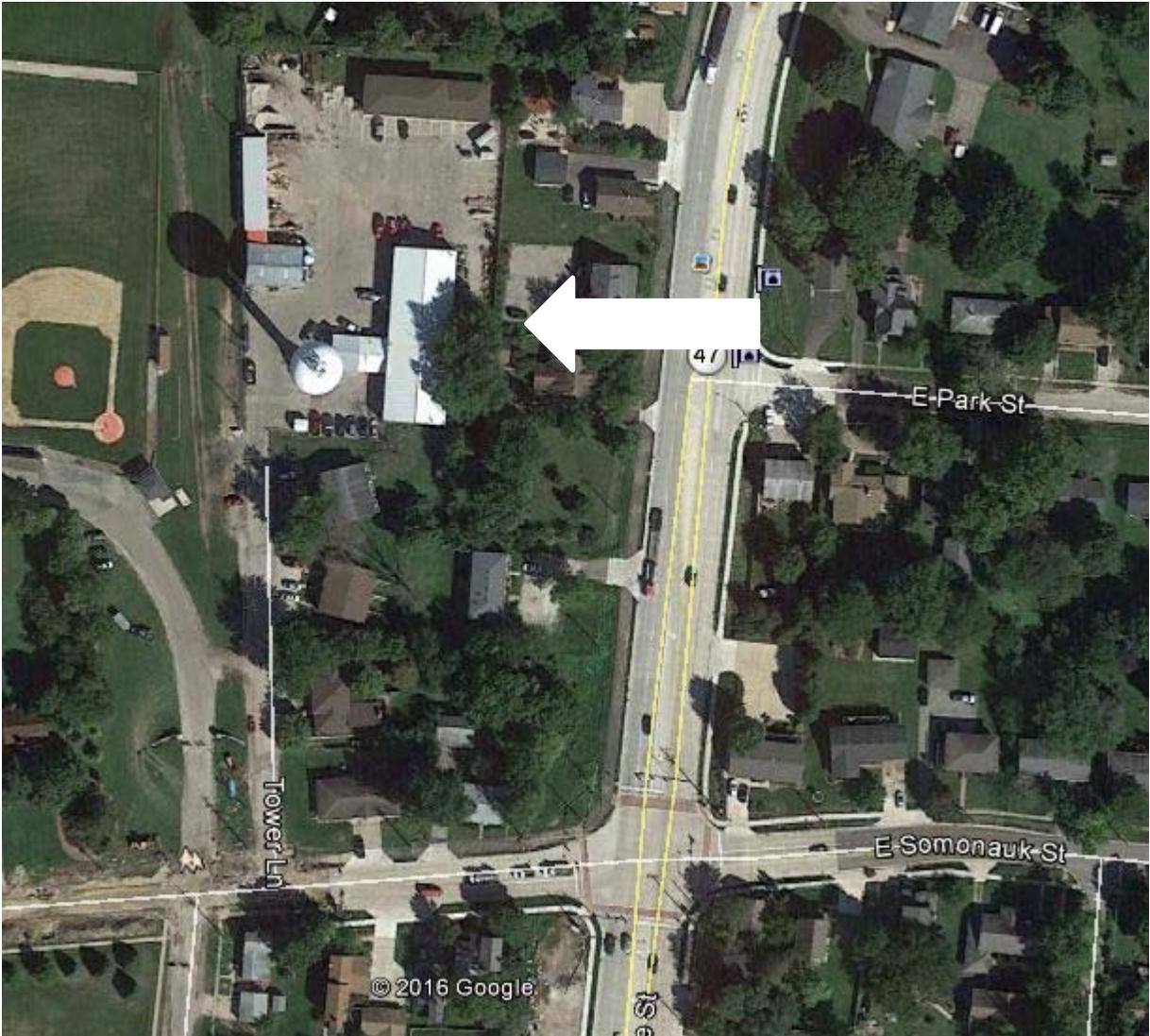


#58:

KITCHEN CABINET, BASE AND
WALL SECTION, WOOD

Appendix B: Site Plan

Site Plan



Project Name:

Public Works Office and Garage

Project Number:

122700.17R000-030.322

Source:

Google Earth

On-Site Date:

May 22, 2017

Appendix C: EMG Accessibility Checklist

Date Completed: June 6, 2017

Property Name: Public Works Office and Garage

EMG Project Number: 122700.17R000-030.322

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

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

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

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

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

Appendix D: Pre-Survey Questionnaire



FCA (Commercial) Pre-Survey Questionnaire

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

Name of Institution:	City of Yorkville		
Name of Building:	PW OFFICE/CLERKS	Building #:	
Name of person completing questionnaire:	ERIC DILUSIS		
Length of Association With the Property:	23 yrs	Phone Number:	680-553-4390

Site Information	
Year of Construction?	1976, 1996
No. of Stories?	1 Floors.
Total Site Area?	2 Acres
Total Building Area?	4500 7000 Sqft - 1976 - 4320

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	NA	
2. HVAC Mechanical, Electric, Plumbing?	FALL 2016	
3. Life-Safety/Fire?	SPRING 17	
4. Roofs?	NONE	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	NONE
Planned Capital Expenditure For Next Year?	NONE
Age of the Roof?	41, 21
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	ALL

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

QUESTION	Y	N	Unk	NA	COMMENTS
ZONING, BUILDING DESIGN & LIFE SAFETY ISSUES					
1		X			
2		X			
3		X			
4	X				
5		X			



FCA (Commercial) Pre-Survey Questionnaire

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

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



FCA (Commercial) Pre-Survey Questionnaire

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

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



FCA (Commercial) Pre-Survey Questionnaire

Additional Issues or Concerns That EMG Should Know About?	
1.	SIDING IS RUSTING AWAY. WOOD UNDER SIDING IS ROTTING
2.	
3.	

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

Signature of person Interviewed or completing form

Date

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

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.
3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.
6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.
9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.
10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).
11. Any brochures or marketing information.
12. Appraisal, either current or previously prepared.
13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).
14. Previous reports pertaining to the physical condition of property.
15. ADA survey and status of improvements implemented.
16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.





Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>

Agenda Item Number

Old Business #2

Tracking Number

PW 2014-74

Agenda Item Summary Memo

Title: Railroad Quiet Zones

Meeting and Date: Public Works Committee November 21, 2017

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: N/A

Council Action Requested: Direction

Submitted by: Bart Olson Administration
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: November 14, 2017
Subject: Quiet Zones

This memo is to follow-up on a few open-ended items from the last Public Works Committee meeting.

Partial Quiet Zone – Illinois Railnet

See below for an excerpt from the train rule. Basically, we need to follow all the rules of a 24-hour quiet zone, which would mean the full improvements as noted in previous memos.

Title 49: Transportation

[PART 222—USE OF LOCOMOTIVE HORNS AT PUBLIC HIGHWAY-RAIL GRADE CROSSINGS](#)

[Subpart C—Exceptions to the Use of the Locomotive Horn](#)

APPENDIX C TO PART 222—GUIDE TO ESTABLISHING QUIET ZONES

C. Partial Quiet Zones

A Partial Quiet Zone is a quiet zone in which locomotive horns are not routinely sounded at public crossings for a specified period of time each day. For example, a quiet zone during only the nighttime hours would be a partial quiet zone. Partial quiet zones may be either New or Pre-Rule and follow the same rules as 24 hour quiet zones. New Partial Quiet Zones must be in effect during the hours of 10 p.m. to 7 a.m. All New Partial Quiet Zones must comply with all of the requirements for New Quiet Zones. For example, all public grade crossings that are open during the time that horns are silenced must be equipped with flashing lights and gates that are equipped with constant warning time (where practical) and power out indicators. Risk is calculated in exactly the same manner as for New Quiet Zones. The Quiet Zone Risk Index is calculated for the entire 24-hour period, even though the train horn will only be silenced during the hours of 10 p.m. to 7 a.m.

A Pre-Rule Partial Quiet Zone is a partial quiet zone at which train horns were not sounding as of October 9, 1996 and on December 18, 2003. All of the regulations that pertain to Pre-Rule Quiet Zones also pertain to Pre-Rule Partial Quiet Zones. The Quiet Zone Risk Index is calculated for the entire 24-hour period for Pre-Rule Partial Quiet Zones, even though train horns are only silenced during the nighttime hours. Pre-Rule Partial Quiet Zones may qualify for automatic approval in the same manner as Pre-Rule Quiet Zones with one exception. If the Quiet Zone Risk Index is less than twice the National Significant Risk Threshold, and there have been no relevant collisions during the time period when train horns are silenced, then the Pre-Rule Partial Quiet Zone is automatically qualified. In other words, a relevant collision that occurred during the period of time that train horns were sounded will not disqualify a Pre-Rule Partial Quiet Zone that has a Quiet Zone Risk Index that is less than twice the National Significant Risk Index.

Pre-Rule Partial Quiet Zones must provide the notification as required in §222.43 in order to keep train horns silenced. A Pre-Rule Partial Quiet Zone may be converted to a 24 hour New Quiet Zone by complying with all of the New Quiet Zone regulations

Additional Info - Illinois Railnet

The crossings highlighted in **red** below are all within 0.5 mile of each other, meaning that they would all need to be included in a single quiet zone project. The first two crossings listed (Hoover Forest Preserve and Poplar Drive) could be a standalone project.

Illinois Railnet crossings:

- 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)**

Additional Info - BNSF

Based upon some quick due diligence and without detailed calculations, we believe that the project could be economically implemented with flexible delineators only. The delineators would be about **\$50,000 total for all four crossings** (100' in each direction at all 4 crossings) and could be installed by the City. The signals themselves appear to have the appropriate gates, lights and constant warning devices.

BNSF crossings:

- 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)

It should also be noted that Kendall County is considering moving forward with a Quiet Zone investigation at Cannonball Trail.

Note that the flexible delineators by themselves are not an option for the Illinois Railnet crossings as these crossings require major signal upgrades (gates, lights and constant warning devices).