



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, January 16, 2018
6:00 p.m.
City Hall Conference Room
800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: December 19, 2017

New Business:

1. PW 2018-01 Snow Operations Report
2. PW 2018-02 Water Department Reports for October, November and December 2017
3. PW 2018-03 Capital Improvement Projects Update
4. PW 2018-04 Bond/LOC Reduction Quarterly Update
5. PW 2018-05 MFT Resolution for 2018 Road to Better Roads Program
6. PW 2018-06 Letter of Support to IDOT for Funding for Intersection Improvement at Route 47 and Galena Road and for Expansion of the Northern Illinois Route 47 Corridor
7. PW 2018-07 Wyland National Mayors Challenge for Conservation

Old Business:

1. ADM 2017-70 Building Conditions Survey Results

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, January 16, 2018
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. December 19, 2017
 - Approved _____
 - As presented
 - With corrections

NEW BUSINESS:

1. PW 2018-01 Snow Operations Report
 - Moved forward to CC _____ consent agenda? Y N
 - Approved by Committee _____
 - Bring back to Committee _____
 - Informational Item
 - Notes _____
-
-
-

2. PW 2018-02 Water Department Reports for October, November, and December 2017

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

3. PW 2018-03 Capital Improvement Projects Update

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

4. PW 2018-04 Bond/LOC Reduction Quarterly Update

Moved forward to CC _____ consent agenda? Y N

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

5. PW 2018-05 MFT Resolution for 2018 Road to Better Roads Program

- Moved forward to CC _____ consent agenda? Y N
 - Approved by Committee _____
 - Bring back to Committee _____
 - Informational Item
 - Notes _____
-
-

6. PW 2018-06 Letter of Support to IDOT for Funding for Intersection Improvement at Route 47 and Galena Road and for Expansion of the Northern Illinois Route 47 Corridor

- Moved forward to CC _____ consent agenda? Y N
 - Approved by Committee _____
 - Bring back to Committee _____
 - Informational Item
 - Notes _____
-
-

7. PW 2018-07 Wyland National Mayors Challenge for Conservation

- 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 _____

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 – December 19, 2017

Meeting and Date: Public Works Committee – January 16, 2018

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

IN ATTENDANCE:

Committee Members

Chairman Joel Frieders

Alderman Ken Koch

Alderman Jackie Milschewski

Absent: Alderman Seaver Tarulis

Other City Officials

City Administrator Bart Olson

Interim Assistant City Administrator Erin Willrett

Public Works Director Eric Dhuse

Engineer Brad Sanderson, EEI

Other Guests: None

The meeting was called to order at 6:02pm by Chairman Joel Frieders.

Citizen Comments: None

Previous Meeting Minutes: November 21, 2017

The minutes were approved as presented.

New Business:

1. PW 2017-85 Snow Operations Report

Mr. Dhuse reported 1 brining and 1 salt application so far. He will report each month.

2. PW 2017-86 2017 Road to Better Roads Program – Change Order No. 1

This is the final order for the regular contract and resulted in a decrease of \$11,738.07. Chairman Frieders asked to move this to the regular agenda.

3. PW 2017-87 Road to Better Roads Program Additional Work – Change Order No. 1

This change order for the additional work performed, resulted in a decrease of \$22,081.07. This moves to the consent agenda.

4. PW 2017-88 Center Parkway / Countryside Parkway Resurfacing – Change Order No. 1

A decrease of \$35,395.58 was reflected in this first and final change order and will move to the consent agenda.

5. PW 2017-89 Kennedy Road Resurfacing -Change Order No. 1

This project completed by Geneva Construction also reflects a decrease, which is in the amount of \$34,884.06. This moves to the regular agenda per Chairman Frieders.

6. PW2017-90 2018 Sanitary Sewer Lining Engineering Agreement

Mr. Olson referred to the agreement in the packet and said it should be approved now for the schedule that construction crews adopt in November and December. The agreement deals with design and construction engineering. This moves to consent.

7. PW 2017-91 East Orange Street Water Main Replacement Engineering Agreement

This is a large, costly project and only design engineering will be addressed for certain sections. The design agreement for \$43,000 is budgeted and recommended. A separate contract will be brought back for the construction engineering. Mr. Dhuse said the water main in this area is from 1939. He also said the fire flow would improve with this project. This moves to consent agenda.

8. PW 2017-92 Bristol Bay Unit 11 – Partial Acceptance

Mr. Sanderson reported this is related to the annexation agreement amendment and is the formal acceptance of a portion of Unit 11. He recommended reduction of the bonds and he said there is still a 1-year maintenance agreement for \$16,159. All punchlist items are completed and this moves to the consent agenda.

9. PW 2017-93 Water Code Amendment – Section 7-5-4-1 Meter Costs

Ms. Willrett said this a cleanup for a staff error when the water ordinance was updated in October. The meter costs had already been done in July. This moves to the consent agenda.

Old Business:

1. ADM 2017-70 Building Conditions Survey Results

Ms. Willrett presented two more building reports: Beecher Center and Wolf Street building (which houses the Public Works Department). She outlined the repairs needed at Beecher and said the overall building condition is fair. An RFP will go out for repair costs and the recommendation by staff is to continue to maintain this building. She also detailed the issues and repair costs for the Wolf St. building. Staff also recommends maintaining this building since it is in good condition. There was some further discussion by the committee. These two buildings will also be discussed at next month's Administration Committee meeting.

Additional Business:

Chairman Frieders asked what the process is for forced annexation of businesses. Mr. Olson said there are certain guidelines as part of the Comp Plan. Mr. Frieders said with the gas station coming in on McHugh, it would make good sense for contiguity, to include the parcels still outside the city limits. In conjunction, Mr. Olson said people are still burning leaves in that area. It is illegal in the city limits and the County is not enforcing it at this time.

In another matter, it was noted the school district has not yet approved the TIF.

There was no further business and the meeting was adjourned at 6:28pm.

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 2018-01

Agenda Item Summary Memo

Title: Snow Removal Update

Meeting and Date: Public Works Committee – January 16, 2018

Synopsis: Monthly update of snow removal operations

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None, informational only

Council Action Requested: _____

Submitted by: Eric Dhuse Public Works
Name Department

Agenda Item Notes:



Memorandum

To: Public Works Committee
From: Eric Dhuse, Director of Public Works
CC: Bart Olson, Administrator
Date: January 9, 2018
Subject: January Snow Operations Report

Summary

Below please find the monthly report for snow removal operations. I have also included salt and brine data that we have gathered from our trucks.

December 24, 2017

This event started slow and lingered for hours longer than expected. We had a crew of 12 employees in working from 8:00am-7:30pm. During this time, we used approximately 60 tons of salt and 1500 gallons of brine.

December 25, 2017

Crews came back in to try and remove as much snow as possible from the streets before the temperatures dropped below zero and snow became frozen to the streets. During this operation, we had 13 drivers in from 10:00am-2:00pm, used approximately 50 tons of salt and 1500 gallons of brine.

December 29, 2017

We had two separate events, early morning and late evening. The first event was a salt only event from 5:00am-7:00am. There were 9 drivers to cover all 9 routes. The evening event was a full snow removal event that started at 7:00 pm and lasted until 1:15 am. This was a full plowing and salting operation for 12 drivers.

December 30, 2017

This was a cleanup and re-salt operation due to blowing snow. 9 drivers plowed and salted all streets from 1:00pm – 5:45pm. I have attached a spreadsheet that outlines the usage of salt and brine for the 12/29 and 12/30 events for your review.

January 7, 2018

A crew of 10 drivers were called in for a salt only operation due to freezing rain and snow. The operation was from 2:00pm-5:30 pm.

January 8, 2018

A crew of 10 drivers were called in for a salt only operation due to overnight snow/ice pellets. The operation was from 4:00am-7:00am. I have attached a spreadsheet that outlines the usage of salt and brine for the 1/7 and 1/8 events for your review.

Recommendation

I would ask that this be placed on the January 16, 2018 Public Works Committee meeting as an informational item. If you have any questions or need further information, please let me know.

Snow Operations Salt and Brine Data

Snow Event Date	12/29 & 12/30							
Date of Recording	1/4/2018							
Recorder	JS							
		Total Miles	Average	Lbs of	Tons of	Lbs of	Gallons of	Gal Brine/
Route	Truck ID	Driven	MPH	Salt Used	Salt Used	Salt/Mi.	Brine Used	Ton Salt
1	9	137	14.60	23991	12.00	557	481	40.10
2	27	119	9.20	20120	10.06	492	393	39.07
3	No Data Available. Route driven by small trucks with no recording capabilities.							
4	13	127	12.50	27429	13.71	484	244	17.79
5	23	189	14.30	50415	25.21	507	652	25.87
6	10	81	7.70	23122	11.56	503	307	26.55
7	28	112	10.50	29927	14.96	537	219	14.64
8	22	79	13.00	17711	8.86	492	0	0.00
9	11	140	11.90	29376	14.69	501	430	29.28
EVENT TOTALS		983	11.71	222091	111	509.03	2726	24.16
			Avg.			Avg.		Avg.

Snow Operations Salt and Brine Data

Snow Event Date	1/7 & 1/8							
Date of Recording	1/9/2018							
Recorder	ED							
		Total Miles	Average	Lbs of	Tons of	Lbs of	Gallons of	Gal Brine/
Route	Truck ID	Driven	MPH	Salt Used	Salt Used	Salt/Mi.	Brine Used	Ton Salt
1	9	122.00	15.10	38416	19.21	653.33	576.00	29.99
2	27	97.40	11.20	38581	19.29	553.53	650.00	33.70
3	No Data Available. Route driven by small trucks with no recording capabilities.							
4	13	96.00	10.30	34143	17.07	570.00	471.00	27.59
5	23	108.10	15.20	36386	18.19	506.77	612.00	33.64
6	10	92.00	11.70	38912	19.46	553.51	430.00	22.10
7	28	91.80	13.10	29927	14.96	448.68	501.00	33.48
8	22	0.00	0.00	0	0.00	#DIV/0!	0.00	#DIV/0!
9	11	94.20	9.40	39397	19.70	549.47	579.00	29.39
EVENT TOTALS		702	10.75	255762	128	547.90	3819	29.98
			Avg.			Avg.		Avg.



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 #2

Tracking Number

PW 2018-02

Agenda Item Summary Memo

Title: Water Department Reports for October, November, and December 2017

Meeting and Date: Public Works Committee – January 16, 2018

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

OCTOBER 2017
MONTH / YEAR

WELLS

NO	WELL DEPTH (FEET)	PUMP DEPTH (FEET)	WATER ABOVE PUMP (FEET)	THIS MONTH'S PUMPAGE (GALLONS)
4	1401	665	204	21,909,000
7	1527	1105	430	7,678,000
8	1384	840	170	19,352,000
9	1368	870	463	000
TOTAL TREATED				45,466,000

CURRENT MONTH'S PUMPAGE IS 9,066,000 GALLONS less THAN LAST MONTH
3,268,000 GALLONS more THAN LAST YEAR

DAILY AVERAGE PUMPED: 1,466,645 GALLONS
DAILY MAXIMUM PUMPED: 1,903,000 GALLONS
DAILY AVERAGE PER CAPITA USE: 81.48 GALLONS

WATER TREATMENT:

CHLORINE: 777 LBS. FED CALCULATED CONCENTRATION: 3.0 MG/L
FLUORIDE: 64 LBS. FED CALCULATED CONCENTRATION: .39 MG/L
POLYPHOSPHATE: 1295 LBS. FED CALCULATED CONCENTRATION: 1.33 MG/L

WATER QUALITY:

BACTERIOLOGICAL SAMPLES ANALYZED BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY:
27 SATISFACTORY 0 UNSATISFACTORY (EXPLAIN)

FLOURIDE: 3 SAMPLE(S) TAKEN CONCENTRATION: 0.75 MG/L

MAINTENANCE:

NUMBER OF METERS REPLACED: 11 NUMBER OF LEAKS OR BREAKS REPAIRED: 0
MXU'S: 12 BATTERIES: 2

NEW CUSTOMERS:

RESIDENTIAL: 19 COMMERCIAL: 0 INDUSTRIAL/GOVERNMENTAL: 0

COMMENTS:



United City of Yorkville WATER DEPARTMENT REPORT

NOVEMBER 2017
MONTH / YEAR

WELLS

NO	WELL DEPTH (FEET)	PUMP DEPTH (FEET)	WATER ABOVE PUMP (FEET)	THIS MONTH'S PUMPAGE (GALLONS)
4	1386	664	384	18,682,000
7	1527	1125	430	7,180,000
8	1384	840	450	15,370,000
9	1368	861	498	4,190,000
TOTAL TREATED				42,122,000

CURRENT MONTH'S PUMPAGE IS 3,344,000 GALLONS less THAN LAST MONTH
985,000 GALLONS more THAN LAST YEAR

DAILY AVERAGE PUMPED: 1,404,066 GALLONS
DAILY MAXIMUM PUMPED: 2,113,000 GALLONS
DAILY AVERAGE PER CAPITA USE: 78.00 GALLONS

WATER TREATMENT:

CHLORINE: 918 LBS. FED CALCULATED CONCENTRATION: 3.0 MG/L
FLUORIDE: 185 LBS. FED CALCULATED CONCENTRATION: .59 MG/L
POLYPHOSPHATE: 1,156 LBS. FED CALCULATED CONCENTRATION: .97 MG/L

WATER QUALITY:

BACTERIOLOGICAL SAMPLES ANALYZED BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY:
27 SATISFACTORY 1 UNSATISFACTORY (EXPLAIN)

FLOURIDE: 3 SAMPLE(S) TAKEN CONCENTRATION: 0.75 MG/L

MAINTENANCE:

NUMBER OF METERS REPLACED: 6 NUMBER OF LEAKS OR BREAKS REPAIRED: 1
MXU'S: 2 BATTERIES REPLACED: 13

NEW CUSTOMERS:

RESIDENTIAL: 14 COMMERCIAL: 0 INDUSTRIAL/GOVERNMENTAL: 0

COMMENTS:

Service break: Heaustis Street at Casa Santiago, Unknown amount lost.



United City of Yorkville WATER DEPARTMENT REPORT

DECEMBER 2017
MONTH / YEAR

WELLS

NO	WELL DEPTH (FEET)	PUMP DEPTH (FEET)	WATER ABOVE PUMP (FEET)	THIS MONTH'S PUMPAGE (GALLONS)
4	1386	664	384	21,018,000
7	1527	1125	430	7,233,000
8	1384	840	456	8,540,000
9	1368	861	509	8,649,000
TOTAL TREATED				41,987,000

CURRENT MONTH'S PUMPAGE IS 253,000 GALLONS less THAN LAST MONTH
1,410,000 GALLONS more THAN LAST YEAR

DAILY AVERAGE PUMPED: 1,354,419 GALLONS
DAILY MAXIMUM PUMPED: 2,153,000 GALLONS
DAILY AVERAGE PER CAPITA USE: 75.24 GALLONS

WATER TREATMENT:

CHLORINE: 960 LBS. FED CALCULATED CONCENTRATION: 3.0 MG/L
FLUORIDE: 129 LBS. FED CALCULATED CONCENTRATION: .74 MG/L
POLYPHOSPHATE: 1,119 LBS. FED CALCULATED CONCENTRATION: .97 MG/L

WATER QUALITY:

BACTERIOLOGICAL SAMPLES ANALYZED BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY:
27 SATISFACTORY 0 UNSATISFACTORY (EXPLAIN)

FLUORIDE: 3 SAMPLE(S) TAKEN CONCENTRATION: 0.75 MG/L

MAINTENANCE:

NUMBER OF METERS REPLACED: 9 NUMBER OF LEAKS OR BREAKS REPAIRED: 2
MXU'S: 20 BATTERIES REPLACED: 1

NEW CUSTOMERS:

RESIDENTIAL: 22 COMMERCIAL: 0 INDUSTRIAL/GOVERNMENTAL: 0

COMMENTS:

Main breaks: 511 Madison Court: Lost 90,000 gallons. Route 47 and Beaver Street: Lost 360,000 gallons.



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 type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>

Agenda Item Number

New Business #3

Tracking Number

PW 2018-03

Agenda Item Summary Memo

Title: Capital Project Update

Meeting and Date: Public Works Committee – January 16, 2018

Synopsis: Status Update

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: None

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: January 10, 2018
Subject: Capital Improvement Projects Update

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

Construction Projects

Kennedy Shared Use Path – ITEP

- The project is substantially complete. Punchlist items will be addressed in the spring.

Planning/Design Projects

Rt 71 Water main and Sanitary Sewer Relocation

- Final plans have been submitted to IDOT. Permitting is in process.
- Fox Highlands Plans need to be completed.

Pavillion Road Streambank Stabilization

- Design engineering is underway. We are tentatively targeting a June 2018 letting and a late summer/early fall construction.

2018 RTBR Program

Final design has been initiated. We are tentatively targeting a March 2018 letting.

Fountain Village – Completion of Improvements

Final design has been initiated. We are tentatively targeting a February/March 2018 letting.

2018 Sanitary Sewer Lining Program

Final design has been initiated. We are tentatively targeting a March 2017 letting.

East Orange Street Water Main Improvements

Final design has been initiated.



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 type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #4

Tracking Number

PW 2018-04

Agenda Item Summary Memo

Title: Bond/LOC Reduction Summary – December 31, 2017

Meeting and Date: Public Works Committee – January 16, 2018

Synopsis: Informational

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: Informational

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: January 10, 2018
Subject: 2017 Bond/LOC Reduction Summary – To Date

Please see the attached reduction summary through December 31, 2017. If you have any questions, please let me know.



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 2018-05

Agenda Item Summary Memo

Title: 2018 Road to Better Roads Program

Meeting and Date: Public Works Committee – January 16, 2018

Synopsis: MFT Resolution Consideration

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

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: January 5, 2018
Subject: 2018 Roads to Better Roads Program

In accordance with the planned FY19 budget and Roads to Better Roads Program, we are proceeding with design of the 2018 program. The budgeted MFT portion of the Roads to Better Roads Program will be \$460,000.

Since MFT funds are being utilized to fund the project, IDOT requires the passing of a resolution to appropriate the funds. Accordingly, please see the attached Appropriation Resolution in the amount of \$460,000.

Staff is seeking approval of the resolution from the City Council.

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



Resolution for Maintenance Under the Illinois Highway Code



Resolution Number	Resolution Type	Section Number
	Original	18-00000-00-GM

BE IT RESOLVED, by the Council of the City of Yorkville Illinois that there is hereby appropriated the sum of four hundred sixty thousand and 00/100 Dollars (\$460,000.00)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 05/01/18 to 04/30/19.

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that City of Yorkville shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Beth Warren City Clerk in and for said City of Yorkville in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the

Council of Yorkville at a meeting held on 01/23/18.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 23rd day of January, 2018.

(SEAL)

Clerk Signature

APPROVED

Regional Engineer
Department of Transportation

Date

Instructions for BLR 14220

This form shall be used when a Local Public Agency (LPA) wants to perform maintenance operations using Motor Fuel Tax (MFT) funds. Refer to Chapter 14 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. This form is to be used by a Municipality or a County. Road Districts will use BLR 14221. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Resolution Number	Insert the resolution number as assigned by the LPA, if applicable.
Resolution Type	From the drop down box, choose the type of resolution: -Original would be used when passing a resolution for the first time for this project. -Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions. -Amended would be used when a previously passed resolution is being amended.
Section Number	Insert the section number of the improvement covered by the resolution.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Resolution Amount	Insert the dollar value of the resolution for maintenance to be paid for with MFT funds in words, followed by the same amount in numerical format in the ().
Beginning Date	Insert the beginning date of the maintenance period. Maintenance periods must be a 12 or 24 month consecutive period.
Ending Date	Insert the ending date of the maintenance period.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Name of Clerk	Insert the name of the LPA Clerk.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.
Name of LPA	Insert the name of the LPA.
Date	Insert the date of the meeting.
Day	Insert the day the Clerk signed the document.
Month, Year	Insert the month and year of the clerk's signature.
Clerk Signature	Clerk shall sign here.
Approved	The Department of Transportation representative shall sign and date here upon approval.

A minimum of four(4) certified signed originals must be submitted to the Regional Engineer's District office.

Following the Regional Engineer's approval, distribution will be as follows:

- Local Public Agency Clerk
- Engineer (Municipal, Consultant or County)
- District Compliance Review
- District File

Instructions for BLR 14231

This form shall be used when a Municipality wants to expend funds for a maintenance period. The maintenance estimate must include all operations to be funded with Motor Fuel Tax (MFT) funds. If operations are added during the maintenance period, a revised or supplemental estimate is required. All estimates of maintenance costs must be submitted to the district for approval prior to incurring any expenses. The amount of MFT funds expended on items covered in the estimate is limited to the amount of MFT funds appropriated in the maintenance resolution. IF rental equipment is included in the estimate, BLR 12110 must also be completed and submitted.

For additional information refer to the Bureau of Local Roads and Streets Manual (BLRS), Chapter 14. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

Submittal Type From the drop down, choose Original (being submitted for the first time), Revised (revising a previously approved submittal), or Supplemental (addition to estimate(s) already approved).

Local Public Agency Insert the name of the municipality.

County Insert the name of the County in which the municipality is located.

Maintenance Period

Beginning Insert the beginning date of the maintenance period. This must be 12 or 24 consecutive months. The dates must match those on the resolution.

Ending Insert the ending date of the maintenance period, following the above guidelines.

Estimated Cost of Maintenance Operations

To aid in determining quantities for maintenance operations, the LPA may develop their own spreadsheet containing the following information. IDOT does not provide a form for this purpose.

Location			Surface			Maintenance Operation			
Street/Road	From	To	Existing Type	Length	Width	No.	Description	Unit	Quantity

Maintenance Operations List each maintenance operations with a consecutive operation number. If an operation is not listed MFT funds cannot be expended for that operation.

Maint. Engineering Group From the drop down, select the group number that applies to the maintenance operation to be performed. All maintenance operations shall require one of the following group designations.

- 1. Group I.** Services purchased without a proposal such as electrical energy or materials purchased from Central Management Services' Joint Purchasing Program (www.purchase.state.il.us) or another joint purchasing program that has been approved by the District BLRS or Central BLRS.
- 2. Group II-A.** Routine maintenance or maintenance items that do not require competitive sealed bids according to section 12-1.02(a) or local ordinance/resolution.
- 3. Group II-B.** Routine maintenance items that require competitive sealed bids according to Section 12-1.02(a) or a local ordinance/resolution. Routine maintenance includes all items in the following work categories: snow removal, street sweeping, lighting and traffic signal maintenance, cleaning ditches or drainage structures, tree trimming or removal, mowing, crack sealing, pavement marking, shoulder maintenance, limited amounts of CC&G repair, scour mitigation, pavement patching and minor drainage repairs.
- 4. Group III.** Maintenance items that are not covered by Group I or IIB and require competitive bidding with a material proposal or a delivery and install proposal.
- 5. Group IV.** Maintenance items that are not covered by Group I or IIB and require competitive bidding with a contract proposal.

Insp Req. From the drop down, select 'Y' if the operation being performed requires an engineering inspection or 'N' if the operation does not need an engineering inspection.

Item For Groups I, IIA, IIB (not performed by a formal contract), and III type operations list each item to be used in this maintenance operation. For Group IIB items being done by a formal contract and Group IV items list "by contract".

Unit For Groups I, IIA, IIB (not performed by a formal contract), and III insert the unit of measure for each listed item.

Quantity For Groups I, IIA, IIB (not performed by a formal contract), and III insert the estimated quantity for each listed item.

Unit Price For Groups I, IIA, IIB (not performed by a formal contract), and III insert the estimated unit price for each listed item.

Item Cost This is a calculated field, no entry is necessary. It calculates the quantity times the unit price.

Est. Total Operation Cost For each operation listed, insert the total estimated cost of that operation.

Total Estimated Maintenance Operation Cost This is a calculated field, no entry is necessary. It sums all the maintenance operations listed.

Estimated Cost of Maintenance Engineering

Preliminary Engineering	Insert the estimated cost for preliminary engineering. This will be calculated based on the maintenance engineering agreement.
Engineering Inspection	Insert the estimated cost of engineering inspection. This will be calculated based on the maintenance engineering agreement.
Material Testing	Insert the estimated cost of material testing, if applicable.
Advertising	Insert the estimated cost of advertising, if applicable.
Bridge Inspections	Insert the estimated cost of bridge inspections, if applicable. This will be calculated based on the engineering agreement.
Total Estimated Maintenance Engineering Costs	This is a calculated field, no entry is necessary. It sums all the maintenance engineering costs listed.

Maintenance Program Estimated Costs

Estimated Costs	For maintenance, insert the total estimated maintenance operation costs. For Maintenance Engineering, this will be automatically inserted based on the estimated engineering costs from the maintenance engineering table. The totals will automatically calculate.
MFT Portion	For each type insert the MFT funds estimated to be used for that type. The totals will automatically calculate.
Other Funds	For each type insert the amount of other funds estimated to be used for that type. The totals will automatically calculate.
Totals	This is a calculate field, no entry is necessary. It sums the total for estimated cost, MFT portion and other funds.
Submitted	The proper municipal official shall insert their title and date here.
Approved	Upon approval the Regional Engineer shall sign and date here.

A minimum of four (4) signed originals must be submitted to the Regional Engineer's District office.

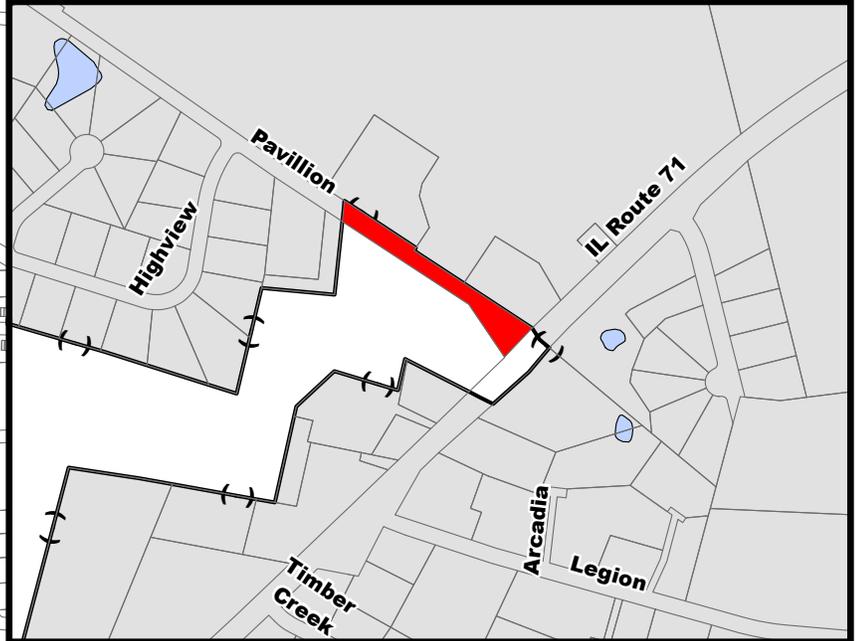
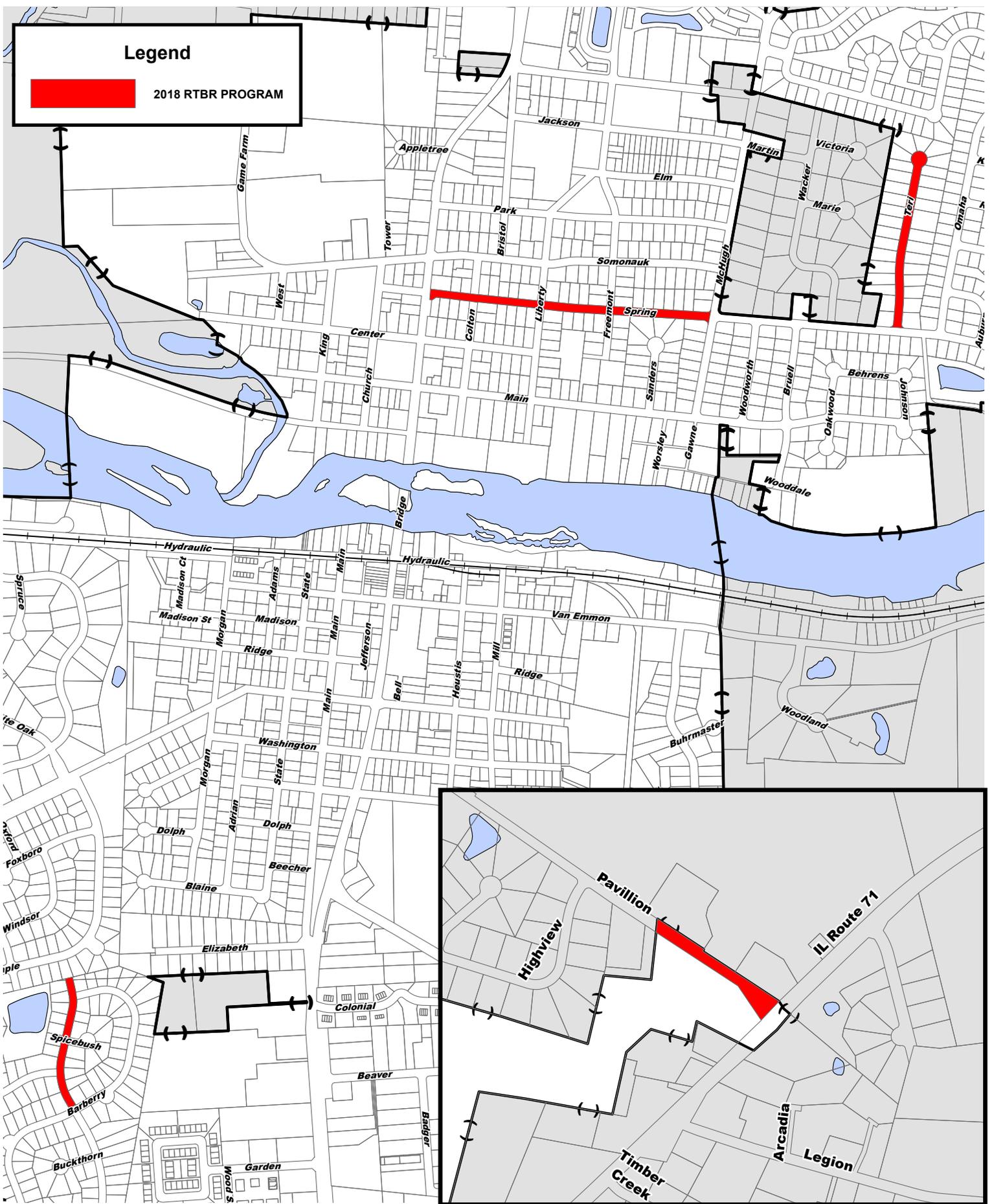
Following the Regional Engineer's approval, distribution will be as follows:

- Municipal Clerk
- Engineer (Municipal or Consultant)
- District Compliance Review
- District File

Legend



2018 RTBR PROGRAM



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

DATE:	September 2017
PROJECT NO.:	YO1739
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2017
FILE:	YO1739_2018_Road_Program_MXD

**PROPOSED 2018 RTBR PROGRAM
 LOCATION MAP**





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 #6

Tracking Number

PW 2018-06

Agenda Item Summary Memo

Title: Letter of Support, Funding for IL 47 Improvements

Meeting and Date: Public Works Committee - January 16, 2018

Synopsis: Review of Letter of Support to IDOT for funding for the intersection improvement at IL Route 47 and Galena Road and the expansion of the IL Route 47 corridor.

Council Action Previously Taken:

Date of Action: N/A 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:
Date: January 16, 2018
Subject: Letter of Support, Funding for IL 47 Improvements

Summary

Review of Letter of Support to IDOT for funding for the intersection improvement at Illinois Route 47 and Galena Road as well as the expansion of Northern Illinois Route 47 corridor.

Background

The state of the roadway of the northern section of the IL 47 corridor and safety concerns regarding the intersection of IL 47 and Galena Road was discussed under additional business at the January 4, 2018 Public Safety Committee meeting. Attached is a letter of support to IDOT concerning funding for the intersection improvement at IL 47 and Galena Road as well as the expansion of the northern IL 47 corridor. This project will promote safety and efficient traffic flow north and south within the region.

Recommendation

Staff recommends the City Council approve the letter of support for funding for the future IL Route 47 roadway improvements.



United City of Yorkville

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

January 23, 2018

Illinois Department of Transportation
Attn: Kevin Marchek, Region 2 Engineer
700 East Norris Drive
Ottawa, Illinois 61350-0697

Dear Mr. Marchek,

As the Illinois Department of Transportation (IDOT) reviews and considers funding for projects, the United City of Yorkville wishes to voice its fullest support for the intersection improvement at Illinois State Route 47 and Galena Road as well as the expansion of the Northern Illinois Route 47 corridor. These projects exemplify facets of smart investments of funds, and will promote safety and efficient traffic flow north and south within the region.

The intersection improvement and expansion of the roadway will lead to improved safety measures. Between 2011 and today there have been 150 accidents reported at the intersection of IL Route 47 and Galena Road. Of those 150 accidents, 17 have been personal injury accidents and 1 recent accident resulted in a fatality. At an intersection just to the south, IL Route 47 and Corneils Road, there have been 28 accidents reported. Of those 28 reported, 5 were personal injury accidents and 1 was a fatality. Regionally, a roadway that lessens crashes, especially fatal ones, and improves capacity and mobility is desperately needed. Currently, the United City of Yorkville's residents are limited with roadway capacity and un-improved intersections.

Improvements of this scope will increase and enhance public safety and allow IDOT to follow its own policies and standards. According to IDOT policy, the current average daily traffic capacity of a two-lane highway (similar to IL Route 47) should be between 8,500 and 12,500 vehicles. The northern corridor average daily traffic count is between approximately 15,000 and 20,000. Clearly, this number is way beyond policy levels. Currently, IL 47 from County Line Road to South of Kennedy Road in Yorkville is in the FY 2018 – 2023 Highway Improvement Program within District 3. However, only \$2,000,000 is programmed for resurfacing and ADA improvements. Full funding for reconstruction is needed along this corridor.

We are aware that safety improvements were programmed for the Galena and IL Route 47 intersection in an early IDOT budget and were subsequently removed due to budget cuts. Given the recent accidents at this intersection, we would encourage those improvements to

receive immediate funding while the Route 47 expansion plan is being considered for funding on a longer term.

In summary, this project will have far-reaching impact beyond the residents of the City. The United City of Yorkville wishes to add its support for funding to move the intersection improvements and overall expansion of the Northern Illinois Route 47 corridor forward. As IDOT moves forward in planning and programming projects, we hope you give the corridor, including the intersection of IL Route 47 and Galena Road your full consideration and support for additional lanes, reconstruction and ADA improvements.

Sincerely,

Gary J. Golinski
Mayor, United City of Yorkville

cc: Randall S. Blankenhorn, Illinois Transportation Secretary

STATE OF ILLINOIS)
)ss
COUNTY OF KENDALL)

RESOLUTION NO: 2004-42

**RESOLUTION TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION
CONCERNING ILLINOIS STATE ROUTE 47**

Whereas, the Mayor and City Council of the United City of Yorkville have determined that there is a need to widen and upgrade Illinois State Route 47, also known as Bridge Street, to maintain a safe and efficient flow of traffic through the City; and

Whereas the City recognizes that the issue of the redesign, reconstruction and/or removal of the retaining wall located adjacent to Route 47 in Downtown Yorkville needs to be addressed by the Illinois Department of Transportation; and

Whereas the ever increasing use of Route 47 by large and heavy vehicles has caused concern for public safety with the congestion caused by these slower moving vehicles and the lack of hard shoulder in many areas to provide a place for said vehicles to move to in order to allow for the passing of emergency vehicles; and

Whereas Route 47 provides the only river crossing within the City making this route very important for the normal movement through the City by its citizens, its public safety personnel, its public works personnel, other city staff and officials, the Fire District and the School District; and

Whereas because Route 47 as a major collector and conduit for moving local, regional, intrastate and interstate traffic, continues to experience traffic increases at rates beyond that created by Yorkville's own growth; and

Whereas the City has determined that it is also imperative to the economic development of Yorkville to keep traffic flowing efficiently on Rt. 47; and

Whereas the City has identified that the improvement of Rt. 47 is imperative to keep traffic flowing efficiently, which is critical to continue attracting the industrial and commercial development required for creating new jobs, retaining existing jobs, and generally strengthening the tax base of the City; and

Whereas IDOT has also recognized the need to widen and upgrade Rt. 47, is in the process of completing Phase I engineering for the section of the highway from just south of IL Rt. 71 to just north of Countryside Parkway within Yorkville, and has begun Phase II engineering on that same section; and

Whereas the City has concerns that with the amount of traffic already present on Rt. 47 that any further delay in completing said project could have a devastating effect on local

businesses and public safety during the construction period and cause major disruption of basic movement through the City:

Now therefore be it resolved that the Mayor and City Council of the United City of Yorkville strongly recommend and request that IDOT and the State of Illinois use all resources available to expedite the current Rt. 47 project planned in Yorkville to complete construction as soon as possible and work with the City to minimize the impact of said project on local citizens and businesses.

Furthermore, the Mayor and City Council strongly recommend and request that IDOT immediately begin the necessary engineering and then construction of widening and upgrading Rt. 47 both north and south of the present project through Kendall County and beyond to I-80 to the south and I-88 to the north.

This resolution passed by the City Council of the United City of Yorkville and authorized by the Mayor this 20th day of October, 2004.

PASSED AND APPROVED this 20th day of October, 2004.

WANDA OHARE

Y

JOSEPH BESCO

Y

VALERIE BURD

Y

PAUL JAMES

Y

LARRY KOT

Y

MARTY MUNNS

Y

ROSE SPEARS

Y

RICHARD STICKA

Y


MAYOR



ATTEST:


Deputy
CITY CLERK

**RESOLUTION OF SUPPORT FOR STATE FUNDING OF THE
NORTHERN ROUTE 47 CORRIDOR**

WHEREAS, the City Council of the United City of Yorkville, hereinafter called the CITY, has approved Resolution 2013-13 in support of the reallocation of Prairie Parkway earmarked funds from the stretch of Route 47 from Caton Farm Road to I-80, hereinafter called the Southern Route 47 Corridor, to the stretch of Route 47 from Kennedy Road in Yorkville to Cross Street in Sugar Grove, hereinafter called the Northern 47 Corridor; and

WHEREAS, it has become apparent that the State does not wish to reallocate the Prairie Parkway earmarked funds per our request in Resolution 2013-13; and

WHEREAS, the current IDOT FY 2014-2019 Proposed Multi-Modal Transportation Improvement program, hereinafter called the IDOT Highway Program, contains design and construction funding for the Southern Route 47 Corridor; and

WHEREAS, the current IDOT Highway Program contains full funding of Phase I engineering costs, half-funding for Phase II engineering costs, and no funds for construction of the Northern Route 47 Corridor; and

WHEREAS, approximately \$51 million in unallocated funds remain in the Prairie Parkway earmark; and

WHEREAS, the cost of expanding the Northern Route 47 Corridor is estimated at \$77 million; and

WHEREAS, the Northern Route 47 Corridor contains average daily traffic counts between 75% and 291% higher than the average daily traffic counts for the sections of Route 47 between I-80 and Caton Farm Road; and

WHEREAS, IDOT's own policies state the average daily traffic capacity of a two-lane highway, similar to Route 47, should be between 8,500 and 12,500 vehicles for safe and efficient operations; and

WHEREAS, all of the sections of the Northern Route 47 Corridor has an average daily traffic count exceeding the upper end of that safe usage standard, and none of the sections of the Southern Route 47 Corridor have an average daily traffic count that exceeds the lower end of that safe usage standard; and

WHEREAS, the Northern Route 47 Corridor had 300 reported crashes between 2007 and 2011, and the Southern Route 47 Corridor had 97 crashes between 2007 and 2011; and

WHEREAS, IDOT is holding public hearings throughout the State to take public comment on their IDOT Highway Plan; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, that the IDOT Highway Plan should contain funding for all design and construction costs for the Northern Route 47 Corridor.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 10 day of SEPTEMBER, A.D. 2013.

Lisa Pickering
DEPUTY CITY CLERK

CARLO COLOSIMO	<u>Y</u>	KEN KOCH	<u>Y</u>
JACKIE MILSCHEWSKI	<u>Y</u>	LARRY KOT	<u>Y</u>
JOEL FRIEDERS	<u>Y</u>	CHRIS FUNKHOUSER	<u>Y</u>
ROSE ANN SPEARS	<u>Y</u>	DIANE TEELING	<u>Y</u>

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 11 day of SEPTEMBER, A.D. 2013.

Nancy J. Holinski
MAYOR



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 2018-07

Agenda Item Summary Memo

Title: Wyland National Mayors Challenge for Conservation

Meeting and Date: Public Works Committee - January 16, 2018

Synopsis: Intiate participation in a national program to challenge residents to conserve water, Energy and other natural resources

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval/Support

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: January 16, 2018
Subject: Wyland National Mayors Challenge for Conservation

Summary

Initiate participation in a national program to challenge the residents to conserve water, energy and other natural resources, in alignment with City Council Goal #14 – Water Conservation Plan.

Background

The Wyland Foundation, in partnership with the National League of Cities and the U.S. Environmental Protection Agency, invited the United City of Yorkville to participate in the 7th annual National Mayor's Challenge for Water Conservation. The commitment from the City to participate is as simple as drafting the statement of support below, and as complex as marketing the challenge if we'd like. There is no cost to the City.

Residents who are interested in conservation efforts and who would like to accept the challenge can go online (www.mywaterpledge.com) and make a pledge to conserve water, energy, and other natural resources over the next year by selecting from different pledge options. Some options are as easy as wasting less food and recycling. When the resident enters their location, the drop down menu for pledges will contain our draft statement about water conservation. Our draft statement will read as:

“A sustainable water source for the City’s future water supply is a main focus for our community and its residents. Yorkville currently obtains its water from the deep sandstone aquifer, which is being steadily drawn down as it is being pumped beyond its long-term sustainable yield due to increasing water demands and growth of the region. The City is committed to building strong, collaborative relationships regionally for sustainable water use. We hope to partner with our neighboring communities and our actual neighbors to promote water conservation efforts in the home. By taking the water pledge, you can help extend the capacity of the City’s water supply.”

When a resident goes online to accept the challenge, they will search for “Yorkville, IL”, the website will then walk the resident through the process to pledge to make thoughtful conservation choices at home. There are several check boxes that the residents can choose from depending on the changes they are pledging to make. At the end of the “choices” portion of the pledge, an email address is required and the option for the resident to be entered into the prize drawing is made as a check box. After the resident enters their email address the pledge process is complete. Additionally, the website has several informational items for the resident to read through and learn about. City standings in the challenge are on the website and the residents can check back and see how their “choices” positively affect the community. This program is designed to get residents to think about how their choices impact the natural environment and if changes are made, no matter how small, benefits add up quickly. There is no further commitment and no additional information that is needed from the residents other than those listed above.

The City will also be posting several items on social media and on our website to promote this challenge. The City's main goal by promoting this program is to help residents be aware of the importance of the natural resources that are used on a daily basis and the pressing need to protect those precious resources.

Recommendation

While not a requirement to participate in the program, staff recommends an acknowledgment by the City Council for support of the statement above and participation in marketing the program. This initiative aligns with the City Council Goal #14 – Water Conservation Plan.



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 - January 16, 2018

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: Public Works Committee
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Date: January 16, 2018
Subject: EMG Building Condition Reports 2017

Summary

Review of 201 West Hydraulic and 131 East 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 #037 "Parks and Recreation Office, 201 West Hydraulic Avenue" and Report #010 "Riverfront Rental Building, 121 East Hydraulic Avenue Units A, B, & C".

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. This is informational at this time.

- Parks and Recreation Office, 201 West Hydraulic – Continue to Maintain
- Riverfront Rental Building, 131 East Hydraulic – Requesting Further Direction from City Council

Yorkville Municipal Facility Condition Assessment Review



FACILITY CONDITION ASSESSMENT

Report #037

- Parks and Recreation Office
- 201 W Hydraulic

Draft - For Discussion Purposes Only

emg FACILITY CONDITION ASSESSMENT



Prepared for:
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

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

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

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

EMG Project Number: 122700.17R000-011.322
Date of Report: June 30, 2017
On Site Date: May 23, 2017

emg **DUDE SOLUTIONS**
Water | Stormwater | Sewer | Paving | Asphalt | Turfgrass

Immediate Repairs Report

201 West Hydraulic



- **EMG outlined items that were in disrepair as of the date of the site visit. The main items are listed below:**
 - Backflow Installation- \$1,010
 - Sprinkler System Retrofit - \$37,594
 - Fire Alarm Install - \$11,090
- **Outlines Item Number ID for more detail in report**
- **Page 2 of the report gives description of the immediate repair**
- **Appendix A outlines the pictures of the areas reviewed**

Immediate Repairs Report

201 West Hydraulic



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

Draft - For Discussion Purposes Only



EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency	Repair Estimate *
3.1	615178	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	EA	\$1,391.50	\$1,392		\$1,392
7.2	615202	Backflow Preventer, 0.75", Install	1	EA	\$1,010.43	\$1,010		\$1,010
7.4	615180	High Pressure Sodium Lighting Fixture, , Replace	1	EA	\$719.95	\$720		\$720
7.6	615111	Sprinkler System, Full Retrofit, Office (per SF), Renovate	4700	SF	\$8.00	\$37,594		\$37,594
7.6	615112	Fire Alarm System, Office Building, Install	4700	SF	\$2.36	\$11,090		\$11,090
Immediate Repairs Total								\$51,805

* Location Factor (1.0) included in totals.

Replacement Reserve Report – 20 years

201 West Hydraulic



- 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 = \$482,223
 - Parking Lot Replacement
 - Sidewalk Replacement
 - Play structure (Pre-School)
 - Air Handler Replacement
 - Sprinkler System
 - Fire Alarm System (Replace)
 - Interior Door Replacement
 - Interior Wall Finish

Executive Summary

201 West Hydraulic



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

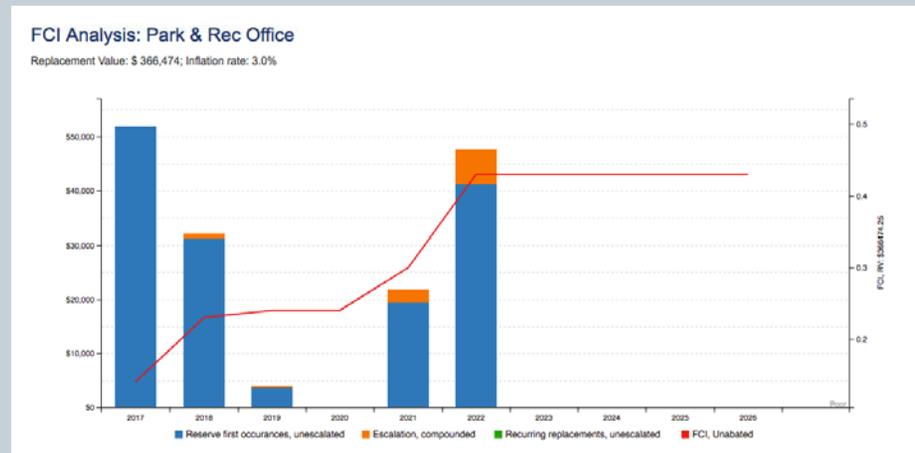
Property Information	
Address:	201 West Hydraulic Avenue, Yorkville, Kendall, IL 60560
Year Constructed/Renovated:	1985
Current Occupants:	City of Yorkville – Parks and Recreation
Percent Utilization:	100%
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Office/Day Care
Site Area:	0.37 acres
Building Area:	4,700 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	17 spaces in open lots
Building Construction:	Masonry bearing walls and steel-framed roofs
Roof Construction:	Flat roofs with built-up membrane.
Exterior Finishes:	Brick Veneer
Heating, Ventilation & Air Conditioning:	Individual package split-system units
Fire and Life/Safety:	Hydrants, smoke detectors, carbon monoxide detectors, extinguishers, exit signs, and emergency lights.
Dates of Visit:	May 23, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Fair	Elevators	--
Interiors	Good	Fire	Fair

Facility Condition Index (FCI)

201 West Hydraulic

- 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

201 West Hydraulic



- Metric for Current Year FCI = Fair
- FCI = Immediate Repair (\$51,805) / Current Replacement Value (\$366,474) = 14.1%
- Metric for Current Year FCI = Poor
- 10-Year FCI = Replacement Reserves (\$482,223) / Current Replacement Value (\$366,474) = 61.6% = Very Poor
- Total Capital Needs through 2037 (IR + RR) = \$277,555
- Current Replacement Value (CRV) = \$366,474

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	14.1%	Poor
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	61.6%	Very Poor
Current Replacement Value (CRV)	4,700 SF * 183.24 / SF = \$366,474	

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

Important Pictures 201 West Hydraulic



#4: REAR ELEVATION



#16: WINDOW, ALUMINUM DOUBLE-GLAZED, SMALL



#40: INTERIOR FLOOR FINISH, CERAMIC TILE



#6: SIDEWALK, CLAY BRICK/MASONRY PAVERS



#18: AIR HANDLER, INTERIOR



#42: INTERIOR FLOOR FINISH, CARPET STANDARD-COMMERCIAL MEDIUM-TRAFFIC

Work Completed Since EMG Site Visit 201 West Hydraulic



- **Parking Lot Paving and Striping**

FCA Report #010

- Riverfront Rental Building
- 131 East Hydraulic Units A, B, & C

Draft - For Discussion Purposes Only

emg FACILITY CONDITION ASSESSMENT



Prepared for:
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

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

PREPARED BY:
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EMG Project Number: 122700.17R000-010.322
Date of Report: June 13, 2017
On Site Date: May 23, 2017

emg engineering | environmental | capital planning | project management
EMG Corporate Headquarters 10481 Mill Run Circle, Suite 1100, Owings Mills, MD 21117 www.EMGcorp.com p 800.733.0660

Immediate Repairs Report

131 East Hydraulic



- Total Immediate Repair Cost \$21,625
- Page 2 of the Report
- Costs Include:
 - Sprinkler System Retrofit \$16,517
 - Fire Alarm System Install \$4,873

Immediate Repairs Report

6/13/2017



Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Riverfront Rental Building / Foxy's Ice Cream	7.6	612888	Sprinkler System, Full Retrofit (per SF), Renovate	625	SF	\$8.00	\$4,999	\$4,999
Riverfront Rental Building / Foxy's Ice Cream	7.6	612887	Fire Alarm System, , Install	625	SF	\$2.36	\$1,475	\$1,475
Riverfront Rental Building / Ginger + Soul	3.1	612870	ADA, Restroom, Lavatory Pipe Wraps, Install	2	EA	\$75.90	\$152	\$152
Riverfront Rental Building / Ginger + Soul	6.3	612849	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	LF	\$8.37	\$84	\$84
Riverfront Rental Building / Ginger + Soul	7.6	612885	Sprinkler System, Full Retrofit (per SF), Renovate	1440	SF	\$8.00	\$11,518	\$11,518
Riverfront Rental Building / Ginger + Soul	7.6	612886	Fire Alarm System, , Install	1440	SF	\$2.36	\$3,398	\$3,398
Immediate Repairs Total								\$21,625

* Location Factor included in totals.

Replacement Reserve Report

131 East Hydraulic



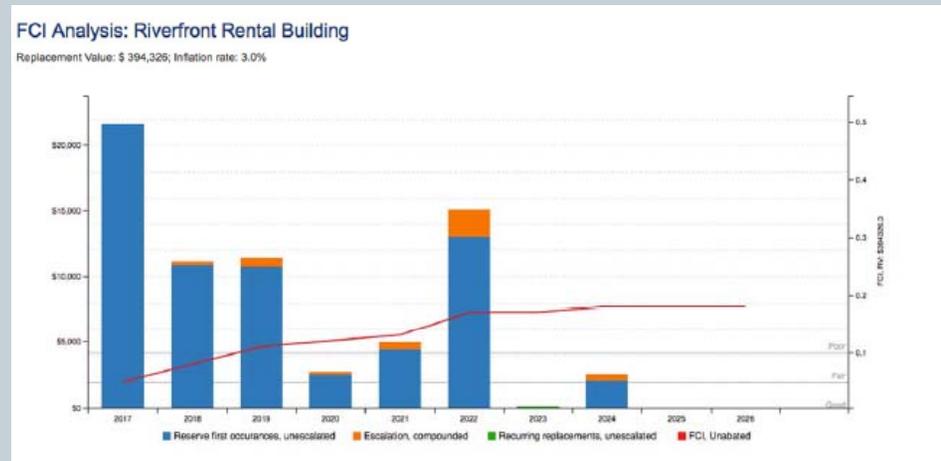
- **Total Deficiency Repair Estimate through 2037 = \$240,694**
- **Pages 3 & 4 of the report**
- **Costly Items:**
 - Security System Replacement
 - Distribution Panel Replacement
 - Interior Lighting System Upgrade
 - Sprinkler System Upgrade
 - Fire Alarm System Install
 - Exterior Wall Replacement
 - Condensing Unit Replacement
 - Interior Floors Replacement
 - Interior Ceiling Tile Replacement
 - Furnace Replacement
 - Water Heater Replacement

FCI

131 East Hydraulic



- PDF Page 7 of the report, page number 2
- Current Year Metric for FCI = Fair
- Current Year FCI = Immediate Repair (\$21,625) / Current Replacement Value (\$394,326) = 5.4% = Fair
- Metric for 10-Year FCI = Poor
- 10-Year FCI = Replacement Reserves (\$81,566) / Current Replacement Value (\$394,326) = 20.6% = Poor
- Total Capital Needs through 2037 (IR + RR) = \$103,191
- Current Replacement Value (CRV) = \$394,326



Important Pictures

131 East Hydraulic



#20: AIR CURTAIN



#21: CONDENSING UNIT - GINGER + SOUL



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



#22: CONDENSING UNIT - FOXY'S ICE CREAM



#23: FURNACE, GAS - GINGER + SOUL



#36: MAIN DISTRIBUTION PANEL - GINGER + SOUL

Staff Recommendations

Parks and Recreation Building– 201 West Hydraulic



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

Staff Recommendations

Riverfront Rental Building – 131 East Hydraulic



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



FACILITY CONDITION ASSESSMENT



Prepared for:

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

FACILITY CONDITION ASSESSMENT

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

PREPARED BY:

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EMG Project Number:
122700.17R000-011.322

Date of Report:
June 30, 2017

On Site Date:
May 23, 2017





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

EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	615178	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	EA	\$1,391.50	\$1,392	\$1,392
7.2	615202	Backflow Preventer, 0.75", Install	1	EA	\$1,010.43	\$1,010	\$1,010
7.4	615180	High Pressure Sodium Lighting Fixture, , Replace	1	EA	\$719.95	\$720	\$720
7.6	615111	Sprinkler System, Full Retrofit, Office (per SF), Renovate	4700	SF	\$8.00	\$37,594	\$37,594
7.6	615112	Fire Alarm System, Office Building, Install	4700	SF	\$2.36	\$11,090	\$11,090
Immediate Repairs Total							\$51,805

* Location Factor (1.0) included in totals.

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	Repair Estimate						
8.1	615105	Interior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	15	15	2	EA	\$2,106.57	\$4,213																					\$4,213	\$4,213					
8.1	615106	Interior Wall Finish, Gypsum Board and CMU, Prep & Paint	8	4	4	7050	SF	\$1.42	\$10,034					\$10,034								\$10,034									\$20,067					
8.1	615137	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	80	SF	\$4.80	\$384						\$384																\$384					
8.1	615107	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	5	5	3505	SF	\$7.26	\$25,433						\$25,433																\$25,433	\$50,867				
8.1	615143	Interior Ceiling Finish, Structure, Prep & Paint	10	8	2	675	SF	\$1.96	\$1,326			\$1,326																			\$1,326	\$2,652				
8.1	615108	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	10	10	3585	SF	\$3.11	\$11,153											\$11,153												\$11,153				
8.1	615140	Residential Appliances, Refrigerator, Replace	15	2	13	2	EA	\$956.04	\$1,912																						\$1,912	\$1,912				
8.1	615125	Kitchen Counter, Plastic Laminate, Postformed, Replace	10	5	5	6	LF	\$43.90	\$263						\$263																\$263	\$527				
8.1	615123	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	5	15	6	LF	\$467.63	\$2,806																						\$2,806	\$2,806				
9.0	615145	Prefabricated/Ancillary Building or Structure, All Components, Replace	30	15	15	25	SF	\$125.19	\$3,130																						\$3,130	\$3,130				
Totals, Unescalated										\$51,805	\$31,169	\$3,675	\$0	\$19,448	\$41,149	\$0	\$0	\$0	\$0	\$89,406	\$0	\$13,709	\$8,352	\$0	\$100,664	\$0	\$0	\$9,414	\$0	\$368,792						
Location Factor (1.00)										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)										\$51,805	\$32,104	\$3,899	\$0	\$21,888	\$47,703	\$0	\$0	\$0	\$0	\$120,155	\$0	\$19,546	\$12,265	\$0	\$156,831	\$0	\$0	\$16,027	\$0	\$482,223						

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1. Executive Summary

1.1. Property Information and General Physical Condition

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

Property Information	
Address:	201 West Hydraulic Avenue, Yorkville, Kendall, IL 60560
Year Constructed/Renovated:	1985
Current Occupants:	City of Yorkville – Parks and Recreation
Percent Utilization:	100%
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Office/Day Care
Site Area:	0.37 acres
Building Area:	4,700 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	17 spaces in open lots
Building Construction:	Masonry bearing walls and steel-framed roofs
Roof Construction:	Flat roofs with built-up membrane.
Exterior Finishes:	Brick Veneer
Heating, Ventilation & Air Conditioning:	Individual package split-system units
Fire and Life/Safety:	Hydrants, smoke detectors, carbon monoxide detectors, extinguishers, exit signs, and emergency lights.
Dates of Visit:	May 23, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Fair	Elevators	--
Interiors	Good	Fire	Fair

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

- Installation of a complete fire suppression system
- Installation of a complete fire alarm system
- Asphalt pavement mill & overlay

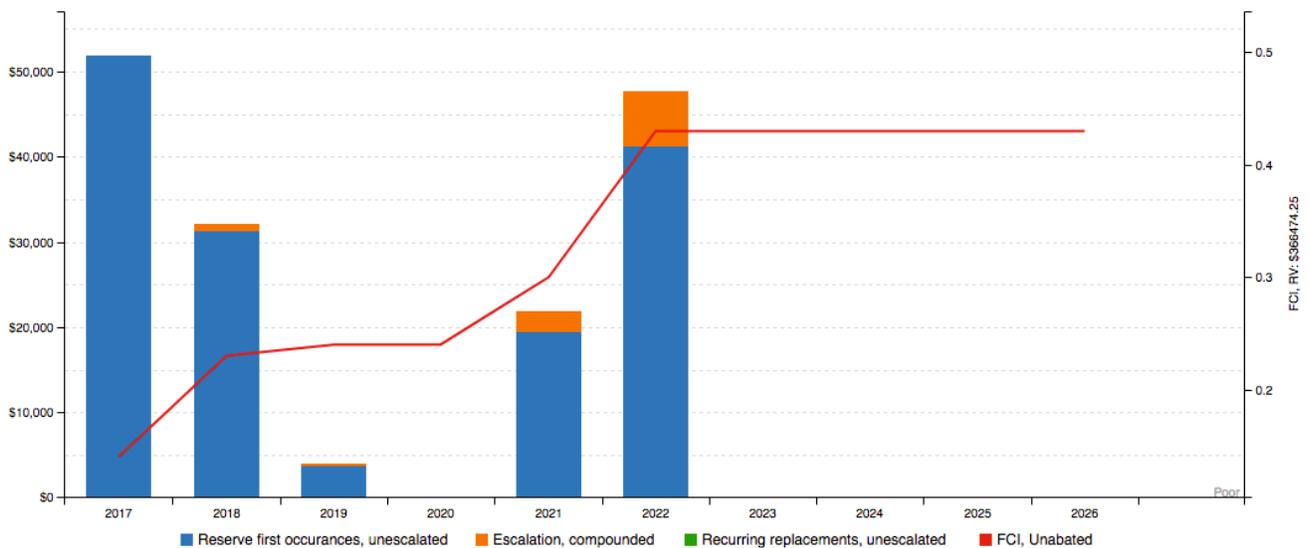
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in good overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of new flooring, asphalt pavement seal coating, and interior painting. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)

FCI Analysis: Park & Rec Office

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



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

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

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

Key Finding	Metric	
Current Year Facility Condition Index (FCI) $FCI = (IR)/(CRV)$	14.1%	Poor
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	61.6%	Very Poor
Current Replacement Value (CRV)	4,700 SF * 183.24 / SF = \$366,474	

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

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

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

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

1.3. Special Issues and Follow-Up Recommendations

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

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

1.4. Opinions of Probable Cost

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

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

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

1.4.1. Methodology

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

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

1.4.2. Immediate Repairs

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

1.4.3. Replacement Reserves

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

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

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

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

2. Purpose and Scope

2.1. Purpose

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

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

CONDITIONS:

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

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

FORMAT OF THE BODY OF THE REPORT:

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

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

PLAN TYPES:

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

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

2.2. Scope

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

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

2.3. Personnel Interviewed

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

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

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

2.4. Documentation Reviewed

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

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

- No documents provided.

2.5. Pre-Survey Questionnaire

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

2.6. Weather Conditions

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

3. Accessibility and Property Research

3.1. ADA Accessibility

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

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

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

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

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

Parking

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

Paths of Travel

- Add visual alarm to existing audible fire alarm.

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

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

3.2. Municipal Information, Flood Zone and Seismic Zone

Not applicable.

4. Existing Building Assessment

4.1. Unit or Space Types

All 4,700 square feet of the building are occupied by a single occupant, City of Yorkville – Parks and Recreation. The spaces a combination of offices, classrooms, supporting restrooms, mechanical, and other utility spaces.

4.2. Inaccessible Areas or Key Spaces Not Observed

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

Key Spaces Not Observed		
Room Number	Area	Access Issues
--	Roof	Requires a ladder but due to rain it was unsafe to climb metal ladder.

5. Site Improvements

5.1. Utilities

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

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

Actions/Comments:

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

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	Hydraulic Avenue
Access from	South
Additional Entrances	--
Additional Access from	--

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Asphalt	>20	Fair
Parking Lot	Asphalt	>20	Poor
Drive Aisles	Asphalt	>20	Poor
Service Aisles	None	--	--
Sidewalks	Concrete	Approx. 20	Fair
Curbs	None	--	--
Site Stairs	None	--	--
Pedestrian Ramps	Cast-in-place concrete	Approx. 20	Fair

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
17	--	--	--	--
Total Number of ADA Compliant Spaces			0	
Number of ADA Compliant Spaces for Vans			0	
Total Parking Spaces			17	
Parking Ratio (Spaces/Apartments)			--	
Method of Obtaining Parking Count			Physical count	

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

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Sidewalks
- Pedestrian ramps

Actions/Comments:

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

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Fair
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	Slopes gently down towards the adjacent river.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Good						
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	Building mounted
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 checked="" type="checkbox"/>	
Fair					

Site Fencing		
Type	Location	Condition
Stained wood board and posts	Rear lot	Fair
Chain link with metal posts	Rear lot	Fair

REFUSE DISPOSAL				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Left side of building	Asphalt paving	Wood board fence	Yes	Fair

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	Plastic and metal	Rear lot	Good
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

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

Actions/Comments:

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

6. Building Architectural and Structural Systems

6.1. Foundations

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.2. Superstructure

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.3. Roofing

Primary Roof			
Type / Geometry	Flat	Finish	Built-up membrane

Primary Roof			
Maintenance	Outside Contractor	Roof Age	Approximately 20 Yrs
Flashing	Built-up base and Edge flashing	Warranties	No
Parapet Copings	Pre-cast Concrete	Roof Drains	Internal drains
Fascia	None	Insulation	Rigid Board
Soffits	Exposed Soffits	Skylights	No
Attics	None	Ponding	Unknown
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

Anticipated Lifecycle Replacements:

- Built-up roof membrane
- Roof flashings (included as part of overall membrane replacement)
- Parapet wall copings (included as part of overall membrane replacement)

Actions/Comments:

- The roof finishes appear to be more than 20 years old. Information regarding roof warranties or bonds was not available.
- According to the POC, there are no active roof leaks. Roof leaks have occurred in the past year. The leaks have since been repaired, and no active roof leaks are evident
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Brick veneer	Good
Secondary Finish	Metal siding	Fair
Accented with	Pre-cast concrete	Good
Soffits	Exposed	Fair

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

Anticipated Lifecycle Replacements:

- Metal siding

Actions/Comments:

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

6.5. Exterior and Interior Stairs

Not applicable. There are no exterior or interior stairs.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed storefront	Double glaze	Front elevation	<input type="checkbox"/>	Fair
Aluminum framed, operable	Single glaze	Exterior walls	<input type="checkbox"/>	Poor

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

Anticipated Lifecycle Replacements:

- Windows
- Storefront glazing
- Exterior doors

Actions/Comments:

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

6.7. Patio, Terrace, and Balcony

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

7. Building Mechanical and Plumbing Systems

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

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

Individual Units	
Primary Components	Split system furnaces and condensing units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	2 units at 5 tons each
Total Heating or Cooling Capacity	10 tons
Heating Fuel	Natural gas
Location of Equipment	Mechanical rooms
Space Served by System	Entire building
Age Ranges	Vary from 2000 to 2014
Primary Component Condition	Good to Fair

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

Anticipated Lifecycle Replacements:

- Split system furnaces and condensing units
- Rooftop exhaust fans

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff.
- The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. However, due to the inevitable failure of parts and components over time, the equipment will require replacement. A budgetary cost for this work is included.

7.2. Building Plumbing and Domestic Hot Water

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

Domestic Water Heaters or Boilers	
Components	Water Heater
Fuel	Natural gas
Quantity and Input Capacity	1 unit at 32,000 BTUH
Storage Capacity	40 gallons
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

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

Anticipated Lifecycle Replacements:

- Water heater
- Toilets
- Urinals
- Sink
- Lavatory

Actions/Comments:

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

7.3. Building Gas Distribution

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	200 Amps	Volts	120/208 Volt, three-phase
Meter & Panel Location	Rear elevation	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-8		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	--		
Lighting Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels are original 1985 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection and Security Systems

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	<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		
	--			--		
Fire Extinguishers	Last Service Date			Servicing Current?		
	May 2017			Yes		
Hydrant Location	Hydraulic Avenue					
Siamese Location	--					
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input type="checkbox"/>		

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The building is not protected by fire suppression. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. A budgetary cost is included.
- The fire alarm systems appear somewhat antiquated and not up to current standards. There is a lack of strobes, audio alarms, insufficient pull stations, and system not fully addressable. Due to the age of the components and apparent shortcomings, a full modernization project is recommended. A budgetary cost is included.

7.7. Life Support Systems

Not applicable.

8. Interior Spaces

8.1. Interior Finishes

The facility is used as a pre-school and an office building for the Department of Parks and Recreation.

The most significant interior spaces include classrooms and offices. Supporting areas include restrooms, storage rooms, and mechanical rooms.

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

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Carpet	Offices and classrooms	Fair
Vinyl tile	Mechanical room	Fair
Ceramic tile	Lobby and restrooms	Good
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Throughout the building	Fair
Painted CMU	Throughout the building	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-bar (Acoustic)	Throughout the building	Fair
Painted drywall	Restrooms	Fair
Exposed structure	Storage room	Poor

Interior Doors		
Item	Type	Condition
Interior Doors	Hollow core wood & steel	Fair
Door Framing	Metal	Fair
Fire Doors	Yes	Fair

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Ceramic tile
- Interior paint

- Suspended acoustic ceiling tile
- Interior doors
- Kitchenette appliances

Actions/Comments:

- The interior areas were last renovated in past 5 years.
- The ceiling tiles have isolated areas of water-damaged ceilings. The damaged ceiling tiles need to be replaced. The cost to replace the damaged finishes is relatively insignificant and the work can be performed as part of the property management's routine maintenance program.
- Paint on the exposed structure is worn and chipping in the storage room.

8.2. Commercial Kitchen & Laundry Equipment

Not applicable.

9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Park and Recreation Office, 201 West Hydraulic Avenue, Yorkville, IL, the "Property". It is our understanding that the primary interest of City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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11. Appendices

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

Appendix A: Photographic Record



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

EMG PROJECT NO: 122700.17R000-011.322



#1:	FRONT ELEVATION
-----	-----------------



#2:	RIGHT ELEVATION
-----	-----------------



#3:	LEFT ELEVATION
-----	----------------



#4:	REAR ELEVATION
-----	----------------



#5:	PARKING LOTS, ASPHALT PAVEMENT
-----	--------------------------------



#6:	SIDEWALK, CLAY BRICK/MASONRY PAVERS
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Park & Rec Office
201 West Hydraulic Avenue
Yorkville, IL 60560

EMG PROJECT NO: 122700.17R000-011.322



#7:	PEDESTRIAN PAVEMENT, SIDEWALK, CONCRETE
-----	--



#8:	FENCES & GATES, WOOD BOARD
-----	-------------------------------



#9:	FENCES & GATES, CHAIN LINK
-----	----------------------------



#10:	PLAY STRUCTURE, PRE- SCHOOL
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#11:	EXTERIOR WALL, ALUMINUM SIDING
------	-----------------------------------



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



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

EMG PROJECT NO: 122700.17R000-011.322



#13:	EXTERIOR DOOR, STEEL
------	----------------------



#14:	STOREFRONT, METAL-FRAMED WINDOWS
------	----------------------------------



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



#16:	WINDOW, ALUMINUM DOUBLE-GLAZED, SMALL
------	---------------------------------------



#17:	CONDENSING UNIT, SPLIT SYSTEM
------	-------------------------------



#18:	AIR HANDLER, INTERIOR
------	-----------------------



#19: TOILET, TANKLESS (WATER CLOSET)



#20: LAVATORY, VITREOUS CHINA



#21: SINK, STAINLESS STEEL



#22: WATER HEATER, GAS



#23: LIGHTING SYSTEM, INTERIOR



#24: METAL HALIDE LIGHTING FIXTURE

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

EMG PROJECT NO: 122700.17R000-011.322



#25:	HIGH PRESSURE SODIUM LIGHTING FIXTURE
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#26:	COMPACT FLUORESCENT LIGHTING FIXTURE
------	--------------------------------------



#27:	MAIN DISTRIBUTION PANEL
------	-------------------------



#28:	FIRE EXTINGUISHER
------	-------------------



#29:	EMERGENCY/EXIT COMBO
------	----------------------



#30:	KITCHEN CABINET, BASE AND WALL SECTION, WOOD
------	--



#31: INTERIOR DOOR, STEEL



#32: INTERIOR DOOR, WOOD HOLLOW-CORE



#33: INTERIOR DOOR, BI-FOLD



#34: INTERIOR DOOR, FULLY-GLAZED ALUMINUM-FRAMED SWINGING



#35: INTERIOR CEILING FINISH, PAINTED STRUCTURE



#36: INTERIOR WALL FINISH, CMU

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

EMG PROJECT NO: 122700.17R000-011.322



#37:	INTERIOR WALL FINISH, GYPSUM BOARD
------	---------------------------------------



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



#39:	STAINED ACOUSTICAL CEILING TILE
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#40:	INTERIOR FLOOR FINISH, CERAMIC TILE
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#41:	INTERIOR FLOOR FINISH, VINYL TILE (VCT)
------	--



#42:	INTERIOR FLOOR FINISH, CARPET STANDARD- COMMERCIAL MEDIUM-TRAFFIC
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Park & Rec Office
201 West Hydraulic Avenue
Yorkville, IL 60560

EMG PROJECT NO: 122700.17R000-011.322



#43: INTERIOR WINDOW



#44: RESIDENTIAL APPLIANCES, REFRIGERATOR



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



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



#47: STORAGE SHED

Appendix B: Site Plan



Site Plan



	Project Name: Park & Rec Office	Project Number: 122700.17R000-011.322
	Source: Google Maps	On-Site Date: May 23, 2017

Appendix C: Supporting Documentation



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Appendix D: EMG Accessibility Checklist

Date Completed: June 30, 2017

Property Name: Park & Rec Office

EMG Project Number: 122700.17R000-011.322

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

Ramps (cont.)		Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?	X			
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	X			
Entrances/Exits		Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
Paths of Travel		Yes	No	NA	Comments
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		X		
3	Is there a path of travel that does not require the use of stairs?	X			
Elevators		Yes	No	NA	Comments
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			X	
2	Are there visual and audible signals inside cars indicating floor change?			X	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			X	

Elevators (cont.)		Yes	No	NA	Comments
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			X	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	
Toilet Rooms		Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			X	
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
Toilet Rooms (cont.)		Yes	No	NA	Comments
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?			X	
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?	X			

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

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

Appendix E: Pre-Survey Questionnaire

PROPERTY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

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

Name of person completing questionnaire: _____

Association with property: _____

Length of association with property: _____

Date Completed: _____

Phone Number: _____

Property Name: _____

EMG Project Number: _____

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any Yes responses.

INSPECTIONS		DATE LAST INSPECTED	LIST ANY OUTSTANDING REPAIRS REQUIRED
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		
QUESTION		RESPONSE	
5	List any major capital improvement within the last three years.		
6	List any major capital expenditures planned for the next year.		
7	What is the age of the roof(s)?		
8	What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
9	Are there any unresolved building, fire, or zoning code issues?					
10	Are there any "down" or unusable units?					
11	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12	Is the property served by a private water well?					
13	Is the property served by a private septic system or other waste treatment systems?					
14	Are there any problems with foundations or structures?					
15	Is there any water infiltration in basements or crawl spaces?					
16	Are there any wall, or window leaks?					
17	Are there any roof leaks?					
18	Is the roofing covered by a warranty or bond?					
19	Are there any poorly insulated areas?					
20	Is Fire Retardant Treated (FRT) plywood used?					
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect fungal growth?					

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

QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
27	Is there a suspect fungal growth Operations and Maintenance Plan?					
28	Have there been indoor air quality or suspect fungal growth related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					

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

QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
45	Are there any unresolved construction defects at the property?					

Signature of person Interviewed or completing form

Date

PROPERTY CONDITION ASSESSMENT: DOCUMENT REQUEST

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

Your timely compliance with this request is greatly appreciated.

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

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

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.
3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.
6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.
9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.
10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).
11. Any brochures or marketing information.
12. Appraisal, either current or previously prepared.
13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).
14. Previous reports pertaining to the physical condition of property.
15. ADA survey and status of improvements implemented.
16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.





FACILITY CONDITION ASSESSMENT



Prepared for:

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

FACILITY CONDITION ASSESSMENT

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

PREPARED BY:

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EMG Project Number:

122700.17R000-010.322

Date of Report:

June 13, 2017

On Site Date:

May 23, 2017



engineering | environmental | capital planning | project management

Immediate Repairs Report

6/13/2017



Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Riverfront Rental Building / Foxy's Ice Cream	7.6	612888	Sprinkler System, Full Retrofit (per SF), Renovate	625	SF	\$8.00	\$4,999	\$4,999
Riverfront Rental Building / Foxy's Ice Cream	7.6	612887	Fire Alarm System, , Install	625	SF	\$2.36	\$1,475	\$1,475
Riverfront Rental Building / Ginger + Soul	3.1	612870	ADA, Restroom, Lavatory Pipe Wraps, Install	2	EA	\$75.90	\$152	\$152
Riverfront Rental Building / Ginger + Soul	6.3	612849	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	LF	\$8.37	\$84	\$84
Riverfront Rental Building / Ginger + Soul	7.6	612885	Sprinkler System, Full Retrofit (per SF), Renovate	1440	SF	\$8.00	\$11,518	\$11,518
Riverfront Rental Building / Ginger + Soul	7.6	612886	Fire Alarm System, , Install	1440	SF	\$2.36	\$3,398	\$3,398
Immediate Repairs Total								\$21,625

* Location Factor included in totals.

Location Name	EMG Renamed Item ID Number	Cost Description	Lifespan (EUL)	EA	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	Repair Estimate	
Riverfront Rental Building / Mechanical Room / Common Space	7.1	612809 Furnace, Gas, 51 to 100 MBH, Replace	20	19	1	1	EA	\$3,801.45	\$3,801		\$3,801																			\$3,801	
Riverfront Rental Building / Mechanical Room / Common Space	7.1	612807 Furnace, Gas, 100 MBH, Replace	20	6	14	1	EA	\$3,801.45	\$3,801															\$3,801							\$3,801
Riverfront Rental Building / Mechanical Room / Common Space	7.2	612810 Sink, Plastic, Replace	20	10	10	1	EA	\$575.99	\$576												\$576									\$576	
Riverfront Rental Building / Mechanical Room / Common Space	7.2	612808 Water Heater, Electric, Commercial, 30 to 80 GAL., Replace	15	14	1	1	EA	\$6,963.24	\$6,963		\$6,963																		\$6,963	\$13,926	
Totals, Unescalated										\$21,625	\$10,869	\$10,729	\$2,526	\$4,435	\$13,015	\$104	\$2,103	\$0	\$0	\$24,880	\$104	\$14,444	\$2,526	\$4,515	\$60,903	\$7,068	\$0	\$0	\$0	\$179,847	
Totals, Escalated (3.0% inflation, compounded annually)										\$21,625	\$11,195	\$11,383	\$2,760	\$4,992	\$15,088	\$125	\$2,586	\$0	\$0	\$33,437	\$144	\$20,593	\$3,710	\$6,829	\$94,885	\$11,341	\$0	\$0	\$0	\$240,694	

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1. Executive Summary

1.1. Property Information and General Physical Condition

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

Property Information	
Address:	131 E Hydraulic Ave, Yorkville, Kendall, IL 60560
Year Constructed/Renovated:	1970
Current Occupants:	Foxy's Ice Cream Ginger + Soul
Percent Utilization:	100%
Management Point of Contact:	City of Yorkville, Mr. Peter Ratos 630.553.8574 phone pratos@yorkville.il.us email
Property Type:	Retail
Site Area:	0.07 acres
Building Area:	2,152 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	Parking available in public lot and on street. Public lot included in separate report.
Building Construction:	Conventional wood frame structure on concrete slab
Roof Construction:	Gabled roof with metal finish – Ginger + Soul Flat roof with built-up membrane – Foxy's Ice Cream
Exterior Finishes:	Vinyl Siding – Ginger + Soul Painted CMU – Foxy's Ice Cream
Heating, Ventilation & Air Conditioning:	Individual split-system units. Supplemental components: air curtain.
Fire and Life/Safety:	Hydrants, smoke detectors, extinguishers, exit signs, and emergency battery-powered lighting.
Dates of Visit:	May 23, 2017
On-Site Point of Contact (POC):	Scott Sleezer
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Al Diefert Technical report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Fair

Systemic Condition Summary			
Roof	Excellent – Foxy’s Ice Cream Fair – Ginger + Soul	Electrical	Fair
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	--

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

- Replacement of furnace
- Replacement of water heater
- Installation of a complete fire suppression system
- Installation of a complete fire alarm system

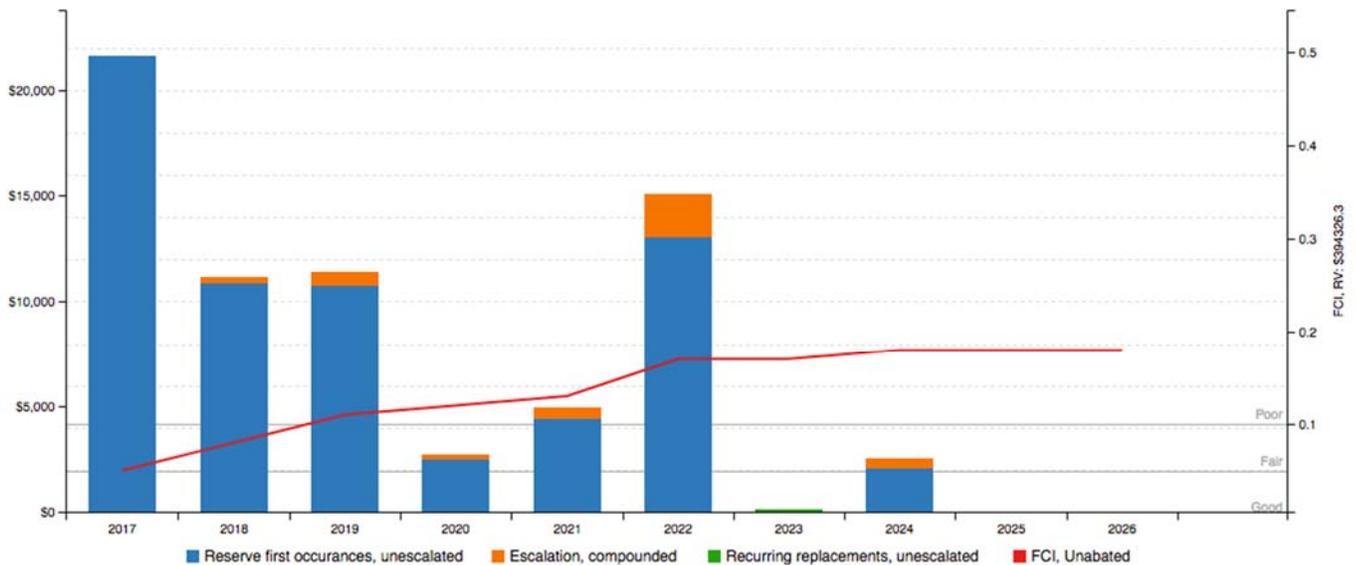
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

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

1.2. Facility Condition Index (FCI)

FCI Analysis: Riverfront Rental Building

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



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

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

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

Key Finding	Metric	
Current Year Facility Condition Index (FCI) $FCI = (IR)/(CRV)$	5.4%	Fair
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	20.6%	Poor
Current Replacement Value (CRV)	2,152 SF * 183.24 / SF = \$394,326	

Year 0 (Current Year) - Immediate Repairs (IR)	\$21,625
Years 1-10 – Replacement Reserves (RR)	\$81,566
Total Capital Needs	\$103,191

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

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

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

1.3. Special Issues and Follow-Up Recommendations

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

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

1.4. Opinions of Probable Cost

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

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

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

1.4.1. Methodology

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

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

1.4.2. Immediate Repairs

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

1.4.3. Replacement Reserves

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

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

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

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

2. Purpose and Scope

2.1. Purpose

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

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

CONDITIONS:

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

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

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

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

PLAN TYPES:

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

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

2.2. Scope

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

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

2.3. Personnel Interviewed

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

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

The FCA was performed with the assistance of Scott Sleezer, Yorkville Parks and Recreation, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 26 years.

2.4. Documentation Reviewed

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

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit and was not returned. The questionnaire is included in Appendix E.

2.6. Weather Conditions

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

3. Accessibility and Property Research

3.1. ADA Accessibility

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

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

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

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

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

Restrooms

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

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

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

3.2. Municipal Information, Flood Zone and Seismic Zone

Not Applicable.

4. Existing Building Assessment

4.1. Unit or Space Types

All 2,152 square feet of the building are occupied by a multiple occupants, Foxy's Ice Cream and Ginger + Soul. The building is owned and maintained by the City of Yorkville Parks and Recreation Department. The spaces are a combination of kitchens, dining areas, supporting restrooms, mechanical, and other utility spaces.

The following table identifies the reported unit types and mix at the subject property.

Unit Types and Mix		
Quantity	Type	Floor Area (Sf)
1	Ginger + Soul	1,440
1	Foxy's Ice Cream	625
1	Shared Mechanical Space	87
	TOTAL	2,152

4.2. Inaccessible Areas or Key Spaces Not Observed

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

5. Site Improvements

5.1. Utilities

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

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

Actions/Comments:

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

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	Hydraulic Ave
Access from	South
Additional Entrances	--
Additional Access from	--

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	--	--	--
Parking Lot	--	--	--
Drive Aisles	--	--	--
Service Aisles	--	--	--
Sidewalks	--	--	--
Curbs	--	--	--
Site Stairs	--	--	--
Pedestrian Ramps	--	--	--

Parking Count				
Open Lot	Carpport	Private Garage	Subterranean Garage	Freestanding Parking Structure
--	--	--	--	--
Total Number of ADA Compliant Spaces			0	
Number of ADA Compliant Spaces for Vans			0	
Total Parking Spaces			Utilizes Public Lot	
Parking Ratio (Spaces/Apartments)			--	
Method of Obtaining Parking Count			--	

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists At Site	Condition
Surface Flow	<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	Building mounted
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"/>
--					

Site and Building Lighting			
Building Lighting	None	Wall Mounted	Recessed Soffit
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Good – Foxy's Ice Cream Fair – Ginger + Soul		

Site Fencing		
Type	Location	Condition
None	--	--

REFUSE DISPOSAL				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Public Lot	Asphalt paving	Wood board fence	Yes	Excellent

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

Anticipated Lifecycle Replacements:

- Exterior lighting

Actions/Comments:

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



6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.2. Superstructure

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.3. Roofing

Primary Roof			
Type / Geometry	Flat	Finish	Modified Bituminous
Maintenance	Outside Contractor	Roof Age	0 Yrs
Flashing	Membrane	Warranties	Yes

Primary Roof

Parapet Copings	Parapet with sheet metal coping	Roof Drains	Gutters and downspouts
Fascia	Metal Panel	Insulation	Rigid Board
Soffits	Concealed Soffits	Skylights	No
Attics	--	Ponding	No
Ventilation Source-1	Turtle Vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Excellent

The primary roof is located at Foxy's Ice Cream and Share Mechanical Space.

Secondary Roof

Type / Geometry	Gable Roof	Finish	Metal
Maintenance	Outside Contractor	Roof Age	Approximately 20 Yrs
Flashing	Membrane	Warranties	No
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	Metal Panel	Insulation	Fiberglass batts
Soffits	None	Skylights	No
Attics	Wood joists with plywood sheathing	Ponding	No
Ventilation Source-1	Ridge Vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The secondary roof is located at Ginger + Soul.

Anticipated Lifecycle Replacements:

- Metal roofing
- Modified bituminous membrane
- Roof flashings (included as part of overall membrane replacement)
- Parapet wall copings (included as part of overall membrane replacement)

Actions/Comments:

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

6.4. Exterior Walls

Foxy's Ice Cream Building Exterior Walls		
Type	Location	Condition
Primary Finish	Painted CMU	Good
Secondary Finish	--	--
Accented with	Wood siding	Fair
Soffits	Concealed	Fair

Ginger + Soul Building Exterior Walls		
Type	Location	Condition
Primary Finish	Vinyl siding	Fair
Secondary Finish	--	--
Accented with	--	--
Soffits	--	--

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

Anticipated Lifecycle Replacements:

- Exterior paint
- Vinyl siding

Actions/Comments:

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

6.5. Exterior and Interior Stairs

Not applicable. There are no exterior or interior stairs.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Vinyl framed, operable	Double glaze	Foxy's Ice Cream	<input type="checkbox"/>	Fair
Aluminum framed, fixed	Double glaze	Ginger + Soul	<input type="checkbox"/>	Fair

Building Doors		
Main Entrance Doors	Door Type	Condition
	Glazed, metal framed	Good
Secondary Entrance Doors	--	--
Service Doors	--	--
Overhead Doors	--	--

Anticipated Lifecycle Replacements:

- Windows
- Exterior glazed metal doors

Actions/Comments:

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

6.7. Patio, Terrace, and Balcony

Building Patio, Terrace and Balcony			
Type	Description	Location	Condition
Ground Floor Patio	Asphalt	Rear – Ginger + Soul Front – Foxy's Ice Cream	Poor Excellent
Upper Balcony Structure	--	--	--
Balcony Decks	--	--	--
Balcony Deck Toppings	--	--	--
Balcony Guardrails	--	--	--

Anticipated Lifecycle Replacements:

- Seal coating of asphalt pavement

Actions/Comments:

- The rear patio asphalt must be seal coated in order to maintain the integrity of the overall pavement system.

7. Building Mechanical and Plumbing Systems

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

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

Individual Units	
Primary Components	Split system furnaces and condensing units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	2 units at 2.5 tons each
Total Heating or Cooling Capacity	5 tons
Heating Fuel	Natural gas
Location of Equipment	Building exterior
Space Served by System	Entire building
Age Ranges	2016 – Foxy's Ice Cream 2006 – Ginger + Soul
Primary Component Condition	Excellent – Foxy's Ice Cream Fair – Ginger + Soul

Supplemental Components	
Supplemental Component #1	Air Curtain
Location / Space Served by Air Curtain	Foxy's Ice Cream kitchen area
Air Curtain Condition	Fair

Anticipated Lifecycle Replacements:

- Split system furnaces and condensing units
- Air curtain

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff.
- The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. The engineering staff was interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement. A budgetary cost for this work is included.

7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	PVC	Fair
Vent Piping	PVC	Fair
Water Meter Location	Shared Space Mechanical Room	

Domestic Water Heaters or Boilers	
Components	Water Heaters
Fuel	Electric
Quantity and Input Capacity	2 units 4,500 W – Ginger + Soul Inaccessible – Foxy's Ice Cream
Storage Capacity	50 gallons – Ginger + Soul Approximately 40 gallons – Foxy's Ice Cream
Boiler or Water Heater Condition	Excellent – Ginger + Soul Poor – Foxy's Ice Cream
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Residential grade
Toilet (Water Closet) Flush Rating	1,6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Good

Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Sinks
- Lavatories

Actions/Comments:

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

7.3. Building Gas Distribution

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	(2) 200 Amps	Volts	120/240 Volt, single-phase
Meter & Panel Location	West side	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	Yes	Building Intercom System?	No
Lighting Fixtures	T-8		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	--		
Lighting Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels are mostly original 1970 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection and Security Systems

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	<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	--					
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			
	--		--			
Fire Extinguishers	Last Service Date		Servicing Current?			
	08/2015 & 03/2017		No			
Hydrant Location	Hydraulic Avenue					
Siamese Location	--					
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input type="checkbox"/>		

Anticipated Lifecycle Replacements:

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

Actions/Comments:

The building is not protected by fire suppression. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. A budgetary cost is included.

- The fire alarm systems appear limited to locally alarmed devices. There is a lack of strobes, audio alarms, insufficient pull stations, and system alarms locally only. Due to the age of the components and apparent shortcomings, a full modernization project is recommended. A budgetary cost is included.

7.7. Life Support Systems

Not Applicable.

8. Interior Spaces

8.1. Interior Finishes

The facility is used as a restaurant and ice cream shop. The most significant interior spaces include dining areas and kitchens. Supporting areas include hallways, restrooms, and back-of-house areas.

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

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Vinyl tile	Ginger + Soul kitchen, Foxy's Ice Cream	Fair
Ceramic tile	Ginger + Soul corridor and restrooms	Good
Painted/sealed concrete	Ginger + Soul dining area	Fair
Wood strip	Ginger + Soul dining area	Good
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted CMU	Foxy's Ice Cream	Fair
Painted drywall	Ginger + Soul	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-bar (Acoustic)	Foxy's Ice Cream kitchen, throughout Ginger + Soul	Fair
Exposed painted structure	Foxy's Ice Cream dining area	Fair
Exposed structure	Shared space mechanical room	Fair

Interior Doors		
Item	Type	Condition
Interior Doors	Hollow core wood Fully glazed wood Solid core metal	Fair
Door Framing	Wood	Fair
Fire Doors	No	--

Anticipated Lifecycle Replacements:

- Vinyl tile
- Ceramic tile
- Interior paint
- Suspended acoustic ceiling tile

- Interior doors

Actions/Comments:

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

8.2. Commercial Kitchen & Laundry Equipment

Not applicable. Commercial kitchen equipment is owned and maintained by the tenant.

9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

City of Yorkville retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Riverfront Rental Building, 131 East Hydraulic Avenue, Yorkville, Illinois, the "Property". It is our understanding that the primary interest of City of Yorkville is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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11. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: EMG Accessibility Checklist

Appendix A: Photographic Record

RIVERFRONT RENTAL BUILDING
131 EAST HYDRAULIC AVENUE UNITS A B C
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-010.322



#1:

REAR ELEVATION - GINGER + SOUL



#2:

FRONT ELEVATION - FOXY'S ICE CREAM



#3:

LEFT ELEVATION - FOXY'S ICE CREAM



#4:

RIGHT ELEVATION - FOXY'S ICE CREAM



#5:

RIGHT ELEVATION - GINGER + SOUL



#6:

FRONT ELEVATION - GINGER + SOUL

RIVERFRONT RENTAL BUILDING
131 EAST HYDRAULIC AVENUE UNITS A B C
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-010.322



#7:	ADA, RESTROOM, LAVATORY PIPE WRAPS
-----	---------------------------------------



#8:	ROOF, METAL
-----	-------------



#9:	ROOF, MODIFIED BITUMINOUS
-----	---------------------------



#10:	DAMAGED DOWNSPOUT
------	-------------------



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



#12:	EXTERIOR WALL, VINYL SIDING
------	-----------------------------

RIVERFRONT RENTAL BUILDING
131 EAST HYDRAULIC AVENUE UNITS A B C
YORKVILLE, ILLINOIS 60560

EMG PROJECT NO: 122700.17R000-010.322



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



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



#15: WINDOW, ALUMINUM DOUBLE-GLAZED



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



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



#18: PEDESTRIAN PAVEMENT, ASPHALT - GINGER + SOUL

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#19:	PEDESTRIAN PAVEMENT, ASPHALT - FOXY'S ICE CREAM
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#20:	AIR CURTAIN
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#21:	CONDENSING UNIT - GINGER + SOUL
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#22:	CONDENSING UNIT - FOXY'S ICE CREAM
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#23:	FURNACE, GAS - GINGER + SOUL
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#24:	FURNACE, GAS - FOXY'S ICE CREAM
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#25: WATER HEATER, ELECTRIC - GINGER + SOUL



#26: WATER HEATER, ELECTRIC - FOXY'S ICE CREAM



#27: SINK, STAINLESS STEEL - FOXY'S ICE CREAM



#28: SINK, POT, MULTI-COMPARTMENT - FOXY'S ICE CREAM



#29: LAVATORY, VITREOUS CHINA



#30: TOILET, FLUSH TANK (WATER CLOSET)

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



#32: SINK, PLASTIC



#33: LIGHTING SYSTEM, INTERIOR - GINGER + SOUL



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



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



#36: MAIN DISTRIBUTION PANEL - GINGER + SOUL

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#37:	INCANDESCENT LIGHTING FIXTURE, BASIC
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#38:	LED LIGHTING FIXTURE, BASIC
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#39:	FLOOD LIGHT, EXTERIOR
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#40:	EMERGENCY/EXIT COMBO
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#41:	FIRE EXTINGUISHER
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#42:	EXIT LIGHTING FIXTURE
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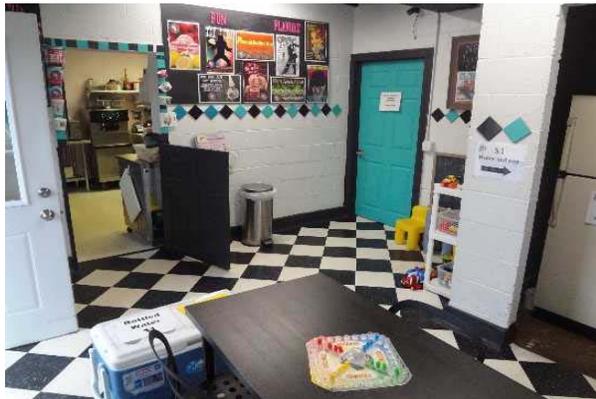
EMG PROJECT NO: 122700.17R000-010.322



#43:	CAMERA, SECURITY SYSTEM - FOXYS ICE CREAM
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#44:	INTERIOR WALL FINISH, GYPSUM BOARD - GINGER + SOUL
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#45:	INTERIOR WALL FINISH, CONCRETE/MASONRY - FOXYS ICE CREAM
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#46:	INTERIOR CEILING FINISH, PAINTED STRUCTURE - FOXYS ICE CREAM
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#47:	INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT) - GINGER + SOUL
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#48:	INTERIOR CEILING FINISH, (ACT) DROPPED FIBERGLASS - GINGER + SOUL
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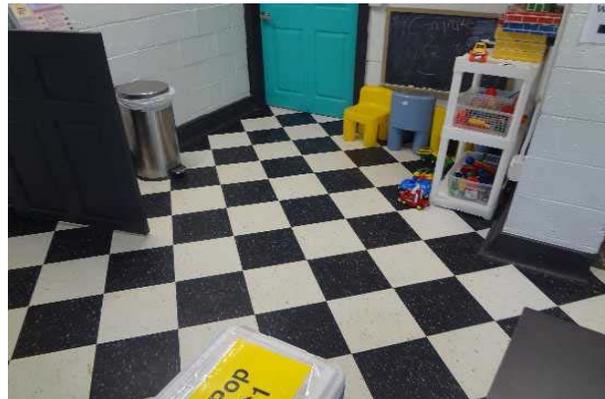
#49: INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT) - FOXY'S ICE CREAM



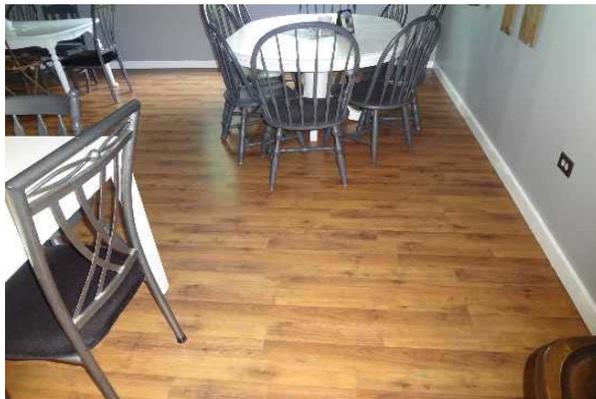
#50: INTERIOR FLOOR FINISH, CERAMIC TILE - GINGER + SOUL



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



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



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



#54: INTERIOR FLOOR FINISH, CONCRETE - GINGER + SOUL

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#55:	INTERIOR DOOR, WOOD HOLLOW-CORE - GINGER + SOUL
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#56:	INTERIOR DOOR, GLAZED WOOD - GINGER + SOUL
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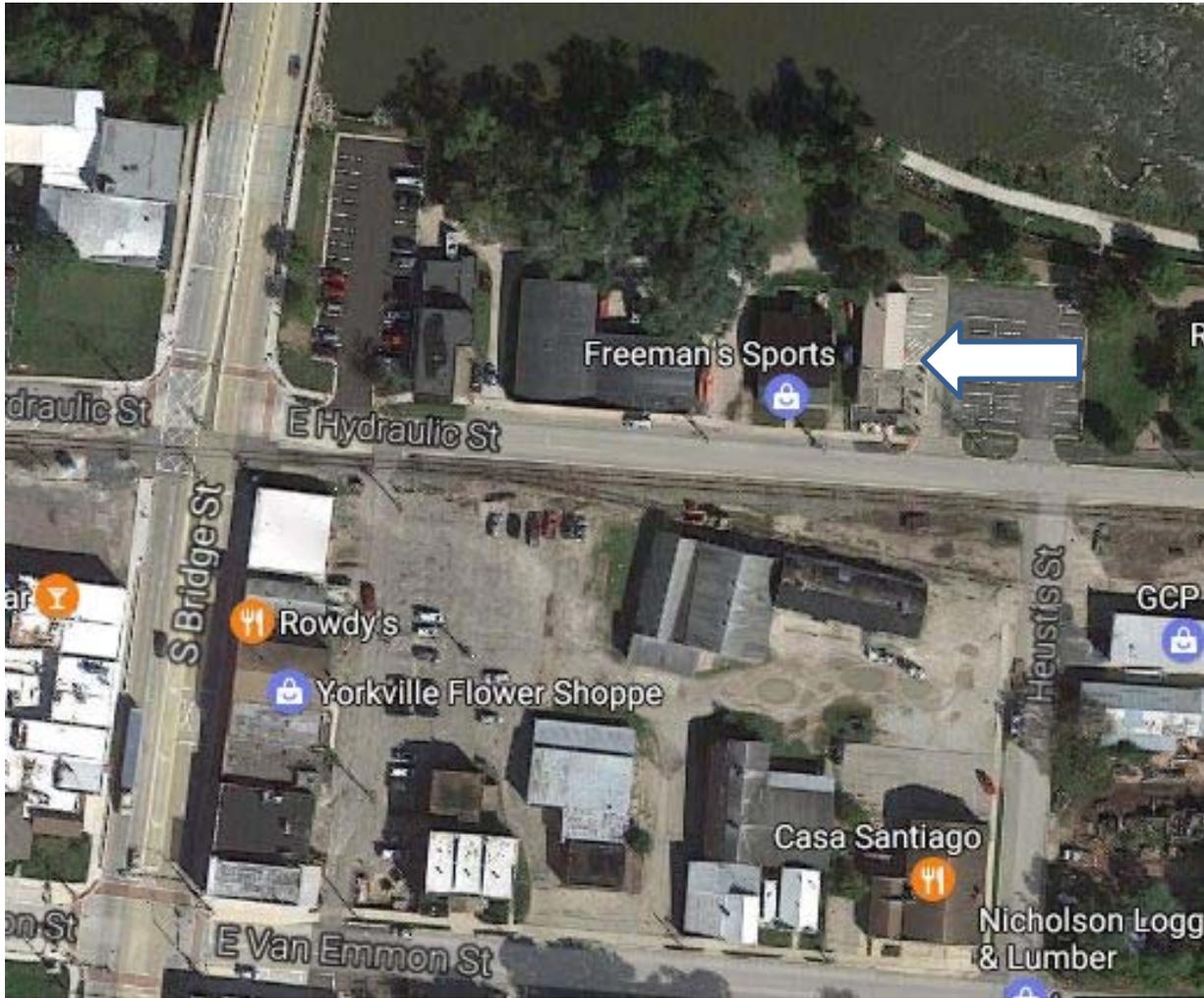
#57:	INTERIOR DOOR, STEEL - FOXY'S ICE CREAM
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#58:	INTERIOR DOOR, WOOD HOLLOW-CORE - FOXY'S ICE CREAM
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Appendix B: Site Plan

Site Plan



	Project Name: Riverfront Rental Building	Project Number: 122700.17R000-010.322
	Source: Google Maps	On-Site Date: May 23, 2017

Appendix C: EMG Accessibility Checklist

Date Completed: June 7, 2017**Property Name: Riverfront Rental Building****EMG Project Number: 122700.17R000-010.322**

Building History		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?	X			
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
Parking		Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			X	Parking is provided via a public lot (included in separate report) and street parking.
2	Are there sufficient van-accessible parking spaces available?			X	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?			X	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
Ramps		Yes	No	NA	Comments
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	
3	Does the width between railings appear at least 36 inches?			X	

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

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

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

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