



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 checked="" type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number
 Public Works Committee #1
 Supplemental Information

Tracking Number
 PW 2018-71

Agenda Item Summary Memo

Title: Old Jail Demolition and Site Restoration RFP results

Meeting and Date: City Council – October 9, 2018

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
 Name Department

Agenda Item Notes:



October 4, 2018

Mr. Steve Raasch
Facilities Manager
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Re: 111 W. Madison St., Yorkville, IL
Hutter Trankina # 18496

Dear Steve:

Per your request, I visited the above referenced site. The purpose of the visit was to perform a general, visual observation of the structure. The project is composed of 2 structures: the original historic jail/sheriff's house and a 1980's garage/office addition. Both structures are built of conventional timber framing with the exception of the jail area. The inmate housing is built of concrete and steel. The majority of the structure was covered by finishes with the exception of the basement and a few drywall holes in the attic framing.

From the exterior, the roof appeared in poor condition. At the drywall openings to the attic, the roof framing appeared to have substantial water damage/rot. The amount of re-building of the roof could not be determined, but it is likely to be extensive. The roof section between the original jail and the addition should be re-built with a better layout to shed water. This section of roof had numerous leaks on the interior. These leaks have damaged the floor area directly below. I was unable to enter some of these areas due to the extent of the damage. It is likely that the floor joist will have to be re-built in this area (hallway between the old jail and office addition).

Another area of deteriorating structure is at the front (south) end of the first floor. The joists are rotted near the front foundation wall. New joist will have to be added in this area.

Within the basement, there are numerous temporary columns added, along with undersized beams (see picture #1). A more sizable and permanent structure is required. W8 steel beams, 3" pipe columns and individual spread footings would have to replace all the temporary structures.

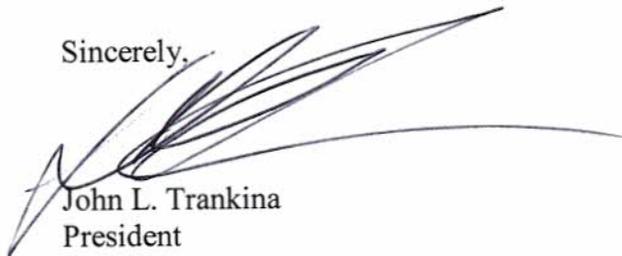
The exterior masonry is in poor condition. It can be salvaged, but is in need of substantial tuck-pointing. One of the chimneys appears to be leaning; further investigation is required for that issue.

The exterior wood framing has extensive water damage/rot and is in need of replacement (picture #2). Most of this exterior framing is decorative in nature. This framing includes windows, roof overhangs, and porches to name a few.

It should be noted that the original jail house is built as residential construction with the exception of the actual jail area. Any change in use would require a much higher floor capacity. Residences are typically designed for a 40 psf live load. If the use were changed and opened to the public, a live load capacity of 100 psf would be needed because of the change in use. This load is 2 ½ times greater than the original and would therefore require a substantial reinforcing/rebuilding of the floor structures.

This report is solely based on a visual observation and should not be considered a thorough or exhaustive investigation of the structure. Should you desire a more in-depth investigation, please make arrangements with our office.

Sincerely,



John L. Trankina
President

Attachment



