


Yorkville Municipal Facility Condition Assessment Review




FACILITY CONDITION ASSESSMENT

Report #003

- Historic Jail
- 111 West Madison Street

 FACILITY CONDITION ASSESSMENT



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

FACILITY CONDITION ASSESSMENT
Historic Jail
111 West Madison Street
Yorkville, Illinois 60560


PREPARED BY:
EMG
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EMG Project Number: 122700.17R000-003.322

Date of Report: September 13, 2017

On Site Date: May 17, 2017

 engineering | environmental | capital planning | project management

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Immediate Repairs Report

111 West Madison Street



- **EMG outlined items that were in disrepair as of the date of the site visit. The main items are listed below:**
 - Mold Remediation Report - \$3,163
 - Structural Frame - \$25,000
 - Structure Study - \$10,120
 - Exterior Wall Repair - \$24,770
 - Roof Replacement - \$18,975
 - Stair Replacement - \$4,898
 - Interior Wall Repair - \$5,726
 - Ceiling Repair - \$6,221
- **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

111 West Madison



Immediate Repairs Report
Historic Jail
9/13/2017

Location Name	EMG Renamed Item Number	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Historic Jail	1.3	609536	Engineer, Environmental, Mold Remediation, Evaluate/Report	1	EA	\$3,162.50	\$3,163	\$3,163
Historic Jail	5.2	609539	Exterior Stairs, Concrete, Replace	15	SF	\$48.94	\$734	\$734
Historic Jail	5.5	609221	Lighting Fixture, 80 W, Replace	2	EA	\$256.88	\$514	\$514
Historic Jail	5.5	609191	Exterior Light Pole	1	EA	\$2,721.00	\$2,721	\$2,721
Historic Jail	6.2	609223	Structural Frame	1000	SF	\$25.10	\$25,100	\$25,100
Historic Jail	6.2	609216	Study, Structural, Superstructure,	1	EA	\$10,120.00	\$10,120	\$10,120
Historic Jail	6.3	609196	Roof, , Replace	60	SF	\$10.52	\$631	\$631
Historic Jail	6.3	609225	Roof, Premium Grade, Replace	3765	SF	\$5.04	\$18,975	\$18,975
Historic Jail	6.4	609174	Brick Veneer Exterior Wall, Exterior, 1-2 Stories, Repair	80	SF	\$48.56	\$3,884	\$3,884
Historic Jail	6.4	609179	Brick Veneer Exterior Wall, Exterior, 1-2 Stories, Repair	600	SF	\$41.28	\$24,770	\$24,770
Historic Jail	6.4	609228	Exterior Wall	80	LF	\$2.82	\$226	\$226
Historic Jail	6.4	609232	Field Stone, Exterior, 1-2 Stories, Repair	150	SF	\$49.82	\$7,473	\$7,473
Historic Jail	6.4	609188	Wood Shakes/Shingles, 1-2 Stories, Replace	90	SF	\$6.69	\$602	\$602
Historic Jail	6.5	609183	Interior Stairs/Ramp, Interior Stairs, Replace	110	SF	\$44.53	\$4,898	\$4,898
Historic Jail	6.6	609181	Window, 1-2 Stories, 12 SF, Replace	4	EA	\$719.86	\$2,879	\$2,879
Historic Jail	6.6	609175	Exterior Door, Solid Core, Fully Glazed, Exterior Door, Replace	2	EA	\$1,982.31	\$3,965	\$3,965
Historic Jail	6.6	609193	Exterior Door, Solid Core, Painted, Exterior Door, Replace	2	EA	\$1,423.11	\$2,846	\$2,846
Historic Jail	6.6	609234	Overhead Door, 144 SF, Replace	1	EA	\$2,634.03	\$2,634	\$2,634
Historic Jail	7.6	609205	Fire Extinguisher, , Replace	5	EA	\$356.54	\$1,783	\$1,783
Historic Jail	7.6	614544	Emergency Lighting Pack, 2 Light w/ Battery, Replace	1	EA	\$1,227.87	\$1,228	\$1,228
Historic Jail	8.1	609227	Interior Walls, Interior Wall, Repair	1800	SF	\$3.18	\$5,726	\$5,726
Historic Jail	8.1	609219	Ceilings, Ceiling, Repair	850	SF	\$7.32	\$6,221	\$6,221
Immediate Repairs Total								\$131,033

* Location Factor included in totals.

Replacement Reserve Report – 20 years

111 West Madison



- 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 = \$144,877
 - Mold Report
 - Structural Study
 - Structural Frame
 - Roof Replacement
 - Wall Replacement
 - Exterior Repair
 - Stair Replacement
 - Ceiling Repair

Executive Summary

111 West Madison



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

Property Information	
Address:	111 West Madison Street, Yorkville, Illinois 60560
Year Constructed/Renovated:	Originally constructed 1893 Addition/restoration 1970s
Current Occupants:	None
Percent Utilization:	0%
Management Point of Contact:	Mr. Peter Ratos, Building Code Official, City of Yorkville 630.553.8574 phone
Property Type:	Municipal
Site Area:	0.30 acres
Building Area:	5,000 SF
Number of Buildings:	1
Number of Stories:	3
Parking Type and Number of Spaces:	3 spaces adjacent to street
Building Construction:	Conventional wood framed structure with areas of reinforced concrete
Roof Construction:	Pitched roof with asphalt shingles Flat roofs with built-up membrane at small area
Exterior Finishes:	Brick Veneer Field stone
Heating, Ventilation and Air Conditioning:	Central system with boiler serving older area Furnace and split system condensing unit serving newer area and garage
Fire and Life/Safety:	Hydrants, extinguishers, and one backup light fixture.
Dates of Visit:	5/17/2016
On-Site Point of Contact (POC):	Peter Ratos
Assessment and Report Prepared by:	Kevin Koranda
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

Systemic Condition Summary			
Site	Fair	HVAC	Poor

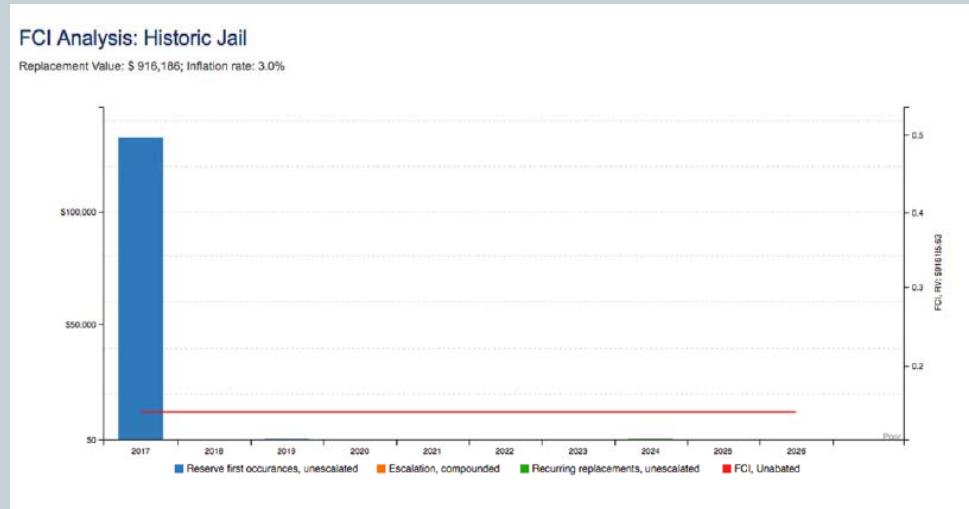
Systemic Condition Summary			
Structure	Poor	Plumbing	Poor
Roof	Failed	Electrical	Poor
Vertical Envelope	Poor	Elevators	NA
Interiors	Failed	Fire	Poor

Facility Condition Index (FCI)

111 West Madison



- 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

111 West Madison



- Metric for Current Year FCI = Poor
- $\text{FCI} = \text{Immediate Repair } (\$132,443) / \text{Current Replacement Value } (\$916,186) = 14.4\%$
- Metric for Current Year FCI = Poor
- $\text{10-Year FCI} = \text{Replacement Reserves } (\$2,823) / \text{Current Replacement Value } (\$916,186) = .3\% = \text{Good}$
- Total Capital Needs through 2037 (IR + RR) = \$135,266
- Current Replacement Value (CRV) = \$916,186

Key Finding	Metric	
Current Year Facility Condition Index (FCI) $\text{FCI} = (\text{IR})/(\text{CRV})$	14.4%	Poor
10-Year Facility Condition Index (FCI) $\text{FCI} = (\text{RR})/(\text{CRV})$	0.3%	Good
Current Replacement Value (CRV)	5,000 SF * 183.24 / SF = \$916,186	

Year 0 (Current Year) - Immediate Repairs (IR)	\$132,443
Years 1-10 – Replacement Reserves (RR)	\$2,823
Total Capital Needs	\$135,266

Important Pictures 111 West Madison



PHOTO #1: FRONT ELEVATION



PHOTO #37: SOUTH STAIRS



PHOTO #34: CELL INTERIOR



PHOTO #3: NORTH ELEVATION




PHOTO #39: WATER DAMAGE




PHOTO #36: WATER DAMAGE, CENTRAL HALLWAY

FCA Report #007

- Beecher Concession Stand
- 908 Game Farm Road

 **FACILITY CONDITION ASSESSMENT**




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

FACILITY CONDITION ASSESSMENT
Beecher Concession Stand
908 Game Farm Road
Yorkville, Illinois 60560

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EMG Project Number: 122700.17R000-007.366	Date of Report: September 13, 2017	On Site Date: May 22, 2017
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Immediate Repairs Report Beecher Concession Stand



- Total Immediate Repair Cost \$565
- Page 2 of the Report
- Costs Include:
 - ADA Door, Lever, Handle Hardware Install \$405
 - Sidewalk Repair \$565



Immediate Repairs Report
Beecher Concession Stand
9/13/2017

Location Name	EMG Renamed Item NumberID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Beecher Concession Stand	3.1	611358 ADA, Door, Lever Handle Hardware, Install	2	EA	\$202.40	\$405	\$405
Beecher Concession Stand	5.2	611442 Pedestrian Pavement, Sidewalk, Asphalt, Repair	100	SF	\$1.60	\$160	\$160
Immediate Repairs Total							\$565

* Location Factor included in totals.

Replacement Reserve Report Beecher Concession Stand



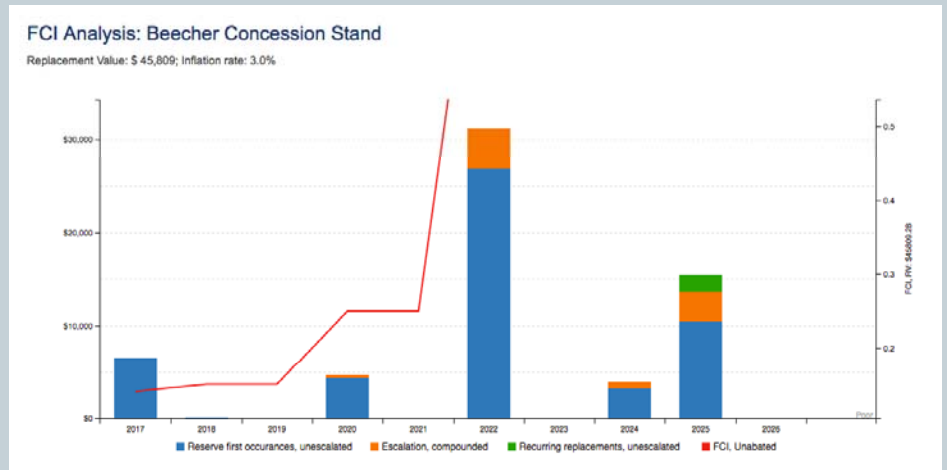
- **Total Deficiency Repair Estimate through 2037 = \$100,943**
- **Pages 3 & 4 of the report**
- **Costly Items:**
 - Sidewalk Seal
 - Light Pole Replacement
 - Roof Replacement
 - Lighting System Upgrade
 - Interior Wall Replacement
 - Appliance Replacement

FCI

Beecher Concession Stand



- PDF Page 7 of the report, page number 2
- Current Year Metric for FCI = Fair
- Current Year FCI = Immediate Repair (\$565) / Current Replacement Value (\$45,809) = 14.2% = Poor
- Metric for 10-Year FCI = Poor
- 10-Year FCI = Replacement Reserves (\$56,084 / Current Replacement Value (\$45,809) = 122% = Very Poor
- Total Capital Needs through 2037 (IR + RR) = \$62,608
- Current Replacement Value (CRV) = \$45,809



Important Pictures Beecher Concession Stand



#1: FRONT ELEVATION



#4: REAR ELEVATION



#31: RESIDENTIAL APPLIANCES,
REFRIGERATOR



#3: LEFT ELEVATION



#6: PEDESTRIAN PAVEMENT,
SIDEWALK, CRACKING



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

Staff Recommendations

111 West Madison – Old Historic Jail



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

Staff Recommendations Beecher Concession Stand



- Immediate Repairs = \$565
- Replacement Reserves Report (20 year) = \$56,084
- Current Year FCI = 14.2% = Poor
- 10-Year FCI = 122% = Very Poor
- Current Replacement Value (CRV) = \$45,809
- Total Capital Needs = \$62,608
- Recommendation = Continue to Maintain