



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:

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Date of Report:

June 30, 2017

On Site Date:

May 23, 2017



DUDE SOLUTIONS
PARENT COMPANY OF SchoolDude | FacilityDude | TheWorxHub

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.

Replacement Reserves Report

Park & Rec Office



6/30/2017

Location	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total Escalated Estimate
Park & Rec Office	\$51,805	\$32,104	\$3,899	\$0	\$21,888	\$47,703	\$0	\$0	\$0	\$0	\$120,155	\$0	\$19,546	\$12,265	\$0	\$156,831	\$0	\$0	\$16,027	\$0	\$482,223
GrandTotal	\$51,805	\$32,104	\$3,899	\$0	\$21,888	\$47,703	\$0	\$0	\$0	\$0	\$120,155	\$0	\$19,546	\$12,265	\$0	\$156,831	\$0	\$0	\$16,027	\$0	\$482,223

EMG Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
3.1	615178	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	0	0	1	EA	\$1,391.50	\$1,392	\$1,392																				\$1,392
5.2	615175	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	8255	SF	\$3.28	\$27,080		\$27,080																			\$27,080
5.2	615177	Parking Lots, Asphalt Pavement, Seal & Stripe	5	0	5	8255	SF	\$0.38	\$3,133						\$3,133					\$3,133							\$3,133			\$9,398
5.2	615186	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	20	10	257	SF	\$34.11	\$8,766											\$8,766										\$8,766
5.2	615188	Pedestrian Pavement, Sidewalk, Concrete, Replace	30	20	10	1055	SF	\$19.82	\$20,912											\$20,912										\$20,912
5.5	615172	Fences & Gates, Chain Link, 6' High, Replace	30	20	10	145	LF	\$37.54	\$5,443											\$5,443										\$5,443
5.5	615174	Fences & Gates, Wood Board, Replace	30	20	10	96	SF	\$6.11	\$587											\$587										\$587
5.5	615151	Play Structure, Pre-School, Replace	20	5	15	1	EA	\$7,590.00	\$7,590																		\$7,590			\$7,590
6.6	615146	Window, Aluminum Double-Glazed, Small, Replace	30	29	1	4	EA	\$292.10	\$1,168		\$1,168																			\$1,168
6.6	615181	Window, Aluminum Double-Glazed, Replace	30	29	1	5	EA	\$584.21	\$2,921		\$2,921																			\$2,921
6.6	615182	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	240	SF	\$48.00	\$11,520											\$11,520										\$11,520
6.6	615183	Exterior Door, Fully-Glazed Aluminum-Framed Swinging Motor-Operated, Replace	30	20	10	1	EA	\$10,194.36	\$10,194											\$10,194										\$10,194
6.6	615147	Exterior Door, Steel, Replace	25	10	15	4	EA	\$950.12	\$3,800																		\$3,800			\$3,800
7.1	615193	Condensing Unit/Heat Pump, Split System, 5 Ton, Replace	15	10	5	1	EA	\$6,439.81	\$6,440						\$6,440															\$6,440
7.1	615195	Condensing Unit/Heat Pump, Split System, 5 Ton, Replace	15	2	13	1	EA	\$6,439.81	\$6,440														\$6,440							\$6,440
7.1	615127	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	20	16	4	1	EA	\$9,413.96	\$9,414				\$9,414																	\$9,414
7.1	615126	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	20	2	18	1	EA	\$9,413.96	\$9,414																			\$9,414		\$9,414
7.1	615196	Exhaust Fan, Roof Mounted, Replace	15	5	10	2	EA	\$1,499.53	\$2,999											\$2,999										\$2,999
7.2	615120	Toilet, Tankless (Water Closet), Replace	20	5	15	2	EA	\$842.97	\$1,686																		\$1,686			\$1,686
7.2	615121	Lavatory, Vitreous China, Replace	20	5	15	2	EA	\$572.66	\$1,145																		\$1,145			\$1,145
7.2	615122	Sink, Stainless Steel, Replace	20	5	15	1	EA	\$1,054.05	\$1,054																		\$1,054			\$1,054
7.2	615202	Backflow Preventer, 0.75", Install	15	15	0	1	EA	\$1,010.43	\$1,010	\$1,010																	\$1,010			\$2,021
7.2	615131	Water Heater, Gas, Residential, 40 GAL, Replace	10	8	2	1	EA	\$2,349.48	\$2,349			\$2,349											\$2,349							\$4,699
7.4	615116	Distribution Panel, 208 Y, 120 V, 200 Amp, Replace	30	20	10	1	EA	\$7,906.20	\$7,906											\$7,906										\$7,906
7.4	615180	High Pressure Sodium Lighting Fixture, , Replace	20	20	0	1	EA	\$719.95	\$720	\$720																				\$720
7.4	615189	Compact Fluorescent Lighting Fixture, 80 W, Replace	20	10	10	2	EA	\$256.88	\$514											\$514										\$514
7.4	615149	Metal Halide Lighting Fixture, 250 W, Replace	20	10	10	3	EA	\$748.18	\$2,245											\$2,245										\$2,245
7.4	615109	Lighting System, Interior, Office Building, Upgrade	25	10	15	3985	SF	\$9.24	\$36,829																		\$36,829			\$36,829
7.6	615111	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	50	0	4700	SF	\$8.00	\$37,594	\$37,594																				\$37,594
7.6	615115	Fire Extinguisher, Replace	15	0	15	3	EA	\$356.54	\$1,070																		\$1,070			\$1,070
7.6	615112	Fire Alarm System, Office Building, Install	20	20	0	4700	SF	\$2.36	\$11,090	\$11,090																				\$11,090
7.6	615110	Emergency/Exit Combo, Replace	10	5	5	4	EA	\$687.51	\$2,750						\$2,750												\$2,750			\$5,500
8.1	615139	Interior Door, Bi-Fold, Replace	15	10	5	1	EA	\$762.99	\$763						\$763															\$763
8.1	615114	Interior Door, Partially-Glazed Wood-Framed, Replace	15	10	5	1	EA	\$1,982.31	\$1,982						\$1,982															\$1,982
8.1	615113	Interior Door, Wood Hollow-Core, Replace	20	10	10	4	EA	\$596.52	\$2,386											\$2,386										\$2,386
8.1	615118	Interior Door, Fire 90-Minutes and Over, Replace	20	10	10	1	EA	\$1,649.06	\$1,649											\$1,649										\$1,649
8.1	615117	Interior Door, Steel, Replace	25	10	15	5	EA	\$950.12	\$4,751																		\$4,751			\$4,751

Renamed Item Number	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate	
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
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 Ratosh 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

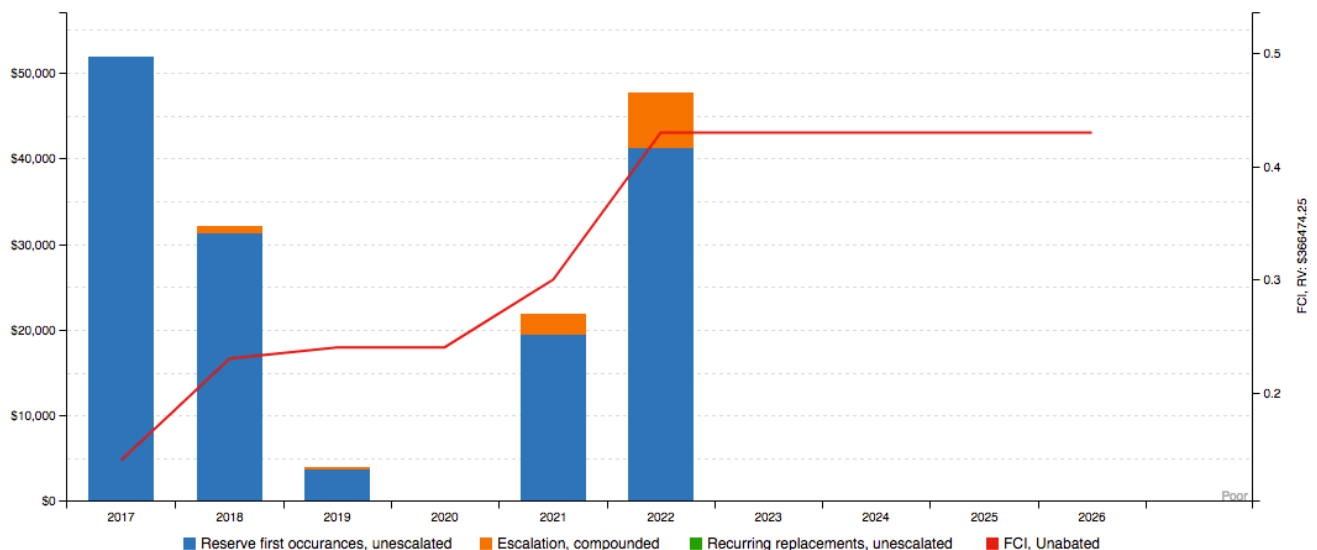
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in good overall condition.

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)	$4,700 \text{ SF} * 183.24 / \text{SF} = \$366,474$	
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		
Main Entrance Doors	Door Type	Condition
	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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Project Manager

Reviewed by:



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Technical Report Reviewer
For
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11. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Supporting Documentation

Appendix D: EMG Accessibility Checklist

Appendix E: Pre-Survey Questionnaire

Appendix A: Photographic Record



DUDE SOLUTIONS
PARENT COMPANY OF SchoolDude | FacilityDude | TheWorxHub



#1: FRONT ELEVATION



#2: RIGHT ELEVATION



#3: LEFT ELEVATION



#4: REAR ELEVATION



#5: PARKING LOTS, ASPHALT PAVEMENT



#6: SIDEWALK, CLAY BRICK/MASONRY PAVERS



#7:

PEDESTRIAN PAVEMENT,
SIDEWALK, CONCRETE



#8:

FENCES & GATES, WOOD
BOARD



#9:

FENCES & GATES, CHAIN LINK



#10:

PLAY STRUCTURE, PRE-
SCHOOL



#11:

EXTERIOR WALL, ALUMINUM
SIDING



#12:

EXTERIOR DOOR, FULLY-
GLAZED ALUMINUM-FRAMED
SWINGING MOTOR-OPERATED



#13: EXTERIOR DOOR, STEEL



#14: STOREFRONT, METAL-FRAMED WINDOWS



#15: WINDOW, ALUMINUM DOUBLE-GLAZED AWNING



#16: WINDOW, ALUMINUM DOUBLE-GLAZED, SMALL



#17: CONDENSING UNIT, SPLIT SYSTEM

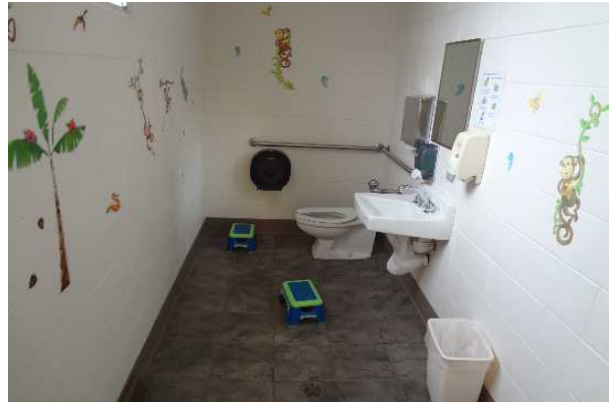


#18: AIR HANDLER, INTERIOR



#19:

TOILET, TANKLESS (WATER CLOSET)



#20:

LAVATORY, VITREOUS CHINA



#21:

SINK, STAINLESS STEEL



#22:

WATER HEATER, GAS



#23:

LIGHTING SYSTEM, INTERIOR



#24:

METAL HALIDE LIGHTING FIXTURE



#25: HIGH PRESSURE SODIUM LIGHTING FIXTURE



#26: COMPACT FLUORESCENT LIGHTING FIXTURE



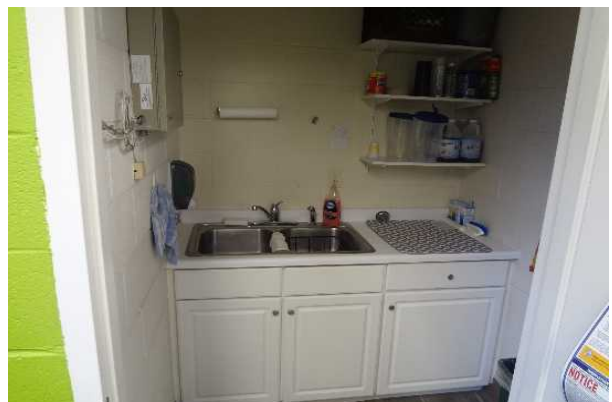
#27: MAIN DISTRIBUTION PANEL



#28: FIRE EXTINGUISHER



#29: EMERGENCY/EXIT COMBO



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



#31: INTERIOR DOOR, STEEL



#32: INTERIOR DOOR, WOOD HOLLOW-CORE



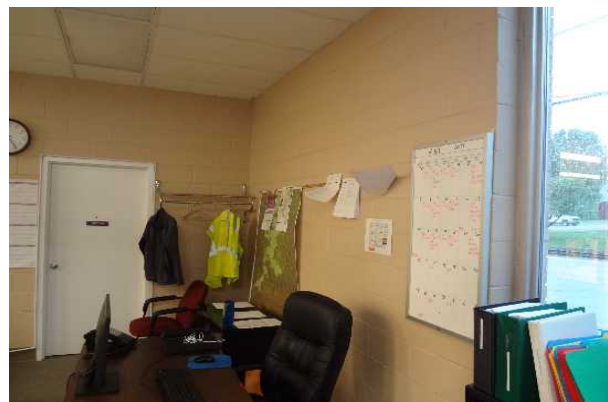
#33: INTERIOR DOOR, BI-FOLD



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



#35: INTERIOR CEILING FINISH, PAINTED STRUCTURE



#36: INTERIOR WALL FINISH, CMU



#37: INTERIOR WALL FINISH,
GYPSUM BOARD



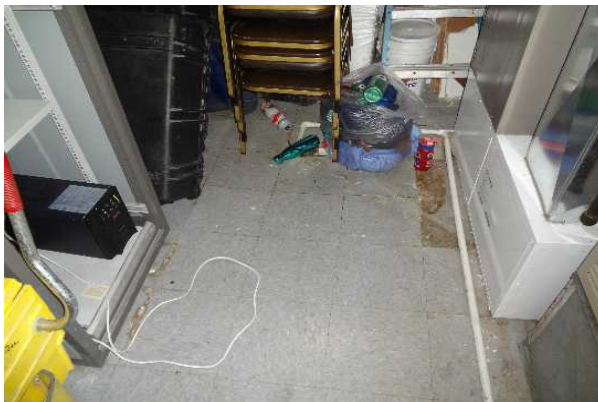
#38: INTERIOR CEILING FINISH,
ACOUSTICAL TILE (ACT)



#39: STAINED ACOUSTICAL CEILING
TILE



#40: INTERIOR FLOOR FINISH,
CERAMIC TILE



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



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



#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.
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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.
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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.

