

VILLAGE OF ARLINGTON HEIGHTS

Arlington Heights, Illinois

REQUEST FOR PROPOSALS FOR SENIOR CENTER SPACE UTILIZATION, MODERNIZATION AND PROGRAMMING PLAN VILLAGE OF ARLINGTON HEIGHTS, IL



VILLAGE OF ARLINGTON HEIGHTS

Department of Planning & Community Development
33 South Arlington Heights Road Arlington Heights, Illinois 60005

REQUEST FOR PROPOSALS FOR SPACE UTILIZATION, MODERNIZATION AND PROGRAMMING PLAN Arlington Heights Senior Center

PROJECT DESCRIPTION

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VILLAGE OF ARLINGTON HEIGHTS

Department of Planning & Community Development
33 South Arlington Heights Road Arlington Heights, Illinois 60005

REQUEST FOR PROPOSALS FOR SPACE UTILIZATION, MODERNIZATION AND PROGRAMMING PLAN ARLINGTON HEIGHTS SENIOR CENTER

PROJECT DESCRIPTION

The Village of Arlington Heights is seeking proposals from Consultants interested in performing a Space Utilization, Modernization and Programming Study for the existing Arlington Heights Senior Center.

1. The Village of Arlington Heights

The Village of Arlington Heights, Illinois is located in the northwest suburban area of Chicago. The 2010 census reflected a population of 76,101 residents and total population 65 years of age and older of 12,920 or 17% of the community's population. The Village occupies a land area of approximately 16 square miles. The Village is a "home-rule" community as provided under the State of Illinois Constitution. Arlington Heights is an upper middle class community, with a strong complement of business and industrial development.

2. Background of Project

The Village of Arlington Heights has been updating and modernizing its municipal buildings with the following projects having been completed: a new Village Hall, Police Station, two Fire Stations, and improved parking lots, and civic plazas.

The existing Senior Center is owned by the Village of Arlington Heights and managed under the Department Health and Human Services. The Village is responsible for the front desk functions including program scheduling, communication with Senior Center patrons, certain programming including a volunteer program, coordination with in-building agencies and building maintenance. The Arlington Heights Senior Center is unique in that it was designed to house other organizations that provide senior services making the Senior Center a one-stop-shop for many senior needs. The Senior Center houses seven organizations that provide programs and services under the Senior Center's roof: Arlington Heights Memorial Library; Arlington Heights Park District; Arlington Heights Nurses' Club Lending Closet; Catholic Charities Northwest Senior Services; Catholic Charities Community Development and Outreach Services; Northwest Community Hospital; and Escorted Transportation Service, Northwest. The Village leases space in the Senior Center to these agencies.

Through the Village and the agencies identified above, the Senior Center provides a wide variety of senior services. These services include recreational; fitness; meals on wheels; daily luncheon program; case management by non-profit tenant agencies; elder abuse intervention; information and referral; and program and assistance such as a Senior Health Insurance Program, Tax Counseling, senior advocacy, health screening, transportation, and volunteer opportunities for 400+ volunteers.

The Senior Center was founded in 1982 by the Village of Arlington Heights and operated out of the retired Park School. Upon completion of its 1996 Senior Citizens Needs Assessment, the Senior Citizens Commission recommended in its Five Year Plan that the Village plan for future Senior Center including the needs for additional space, parking, and amenities.

On January 31, 1998, the current, 42,000 square foot Senior Center was dedicated at its new location, 1801 W Central Road. In 1998, the Senior Center won a U.S. Department of Housing and Urban Development (HUD)'s Blue Ribbon Practices in Housing and Community Development John J. Gunther Award for Neighborhood Revitalization. The Senior Center won the Association of Illinois Senior Center's "Program of the Year" in 2008" and the Senior Center Manager won the Association's "Senior Center Director of the Year" in December 2008.

3 . O v e r a l l O b j e c t i v e s o f P r o j e c t

The senior population of the Village of Arlington Heights is large and is expected to continue to increase. Future seniors may desire different amenities for the Senior Center to be meaningful to them. The purpose of this feasibility study is to develop a programmatic and building/site strategy for the Arlington Heights Senior Center's based on analyzing the needs and desires of current customers, best practices, and future trends of senior centers in in order to maintain the Senior Center as an active, attractive, and relevant community asset. The evaluation is intended to determine Senior Center modifications needed in order for this community asset to continue to be relevant to future generations and their changing requirements.

4 . S e n i o r C e n t e r S t u d y S c o p e o f W o r k

The selected Consultant will be responsible for addressing the following issues as part of the study:

1. Evaluate current Senior Center programming and provide analysis and recommendations on programming changes to meet the interests and needs for future visitors and future age cohorts.
 - a. Consultant will review Arlington Heights Senior Center self-assessment and program data (to be provided by the Village) and conduct surveys, focus groups, interviews etc. Consultations will include discussions with Village staff, community partners (ex. Arlington Heights Park District and Arlington Heights Memorial Library), tenant agencies (ex. Catholic Charities, Escorted Transportation Service, Northwest, etc.), and current/prospective patrons of the Senior Center. These consultations are to be designed to identify current and future participants' needs, interests, and preferences and work with current program staff, community partners, and agency tenants to develop a vision/action plan for future programming. The Consultant will conduct group meetings, interviews, etc. in manners that comply with social distancing guidelines that may be in effect during the project period (ex. video conferences). Include research and recommendations on future participants' needs, interest and preferences based on national data and generational trends with this information to also be considered for inclusion in the vision/action plan for future programming.
2. Identify a comprehensive list of needs, upgrades and repairs for the Arlington Heights Senior Center focusing on future senior needs and relevance, customer service, attraction of new visitors, accessibility improvements, and optimal use of programming site and space.
 - a. Identify changes needed to maintain relevance of the Senior Center to reflect the needs and desires of the next generation of seniors.
 - b. Tour and review the building and site, identifying issues limiting or negatively impacting customer service, attraction of new visitors, accessibility, and optimal use of programming space.
 - c. Develop a list of issues to be addressed in preliminary design for renovations, including the effective accommodation of new programs and services identified in step one above.
3. Provide information on whether or to what extent proposed programming and facility changes would impact parking.
 - a. Project future parking needs based upon projected scheduling and attendance rates and the capacities of rooms and spaces included in the preliminary design for renovations (item 4 below).
4. Provide options for interior modifications and updating.
 - a. Develop the architectural and interior design program for renovations based upon needs and goals identified above.
 - b. Field measure and develop base floor plans of existing conditions using computer aided drawing (CAD) software.

- c. Develop two or more preliminary design floor plans, review with the client team, revise/refine the preferred option.
 - d. Provide two or more interior design styles to update the aesthetics of the interior.
5. Provide options for exterior modifications and updating.
 - a. Develop preliminary elevations based upon the approved floor plan
 - b. Provide renderings
6. Prepare a preliminary cost estimate for construction of the recommended plan and a total preliminary project budget estimate including all other related costs for the project based on construction costs in the area.
7. Prepare an implementation timeline for completion of the project.
8. Prepare and deliver final report and presentation to the Village Board.

5. Senior Center Study Deliverables

As part of the project, the successful Consultant firm will be responsible for the submittal and execution of the following:

1. Space Utilization, Modernization, and Programming Plan identifying the vision, building, and programmatic changes that are needed in the short and long term.
2. Comprehensive list of needs, upgrades and repairs for the Arlington Heights Senior Center focusing on customer service, attraction of new visitors, accessibility improvements, and optimal use of programming site and space
3. Report on whether or to what extent proposed programming and facility changes would impact parking.
4. Interior architectural program for renovations including two or more preliminary design floor plans and renderings illustrating proposed, modernized interior design aesthetic.
5. Two or more options, including renderings, for exterior modifications with modernized design aesthetic based on approved floor plan created using computer aided drafting (CAD) software.
6. Report of preliminary cost estimate for construction of the recommended plan and a total preliminary project budget estimate including all other related costs for the project
7. Implementation timeline for completion of the project.
8. Final report and presentation to the Village Board of Trustees.

All items delivered, as part of this project shall be the sole property of the Village of Arlington Heights.

6. Information Provided by the Village

The following documents are provide by the Village in the Appendix of this document:

1. Senior Center Plans (1997)
2. Maintenance Infrastructure Priorities (2019) Attached in 2 formats
3. Arlington Heights Senior Center Update (2019) - Evaluation by Senior Center agencies
4. Exterior and Interior Photographs of the Senior Center (2020)
5. Senior Center Facility Condition Assessment (2/2/2017)

All information will be provided for convenience only, and the consultant will be responsible for the verification or update of information.

C o n t e n t s o f C o n s u l t a n t P r o p o s a l s

7. Response to Request for Proposals

1. Cost Proposal and Fee Schedule

The Consultant's proposal for the services to perform the Senior Center study shall include a detailed estimate of labor hours for each element of the work. A fee schedule shall be submitted which details the hourly fees as well as a NOT-TO-EXCEED cost for the study portion of the project including work through the award of contract.

These schedules should include hourly rates for personnel, vehicles, overhead, profit, and any multipliers applicable to these rates. Costs for printing and reproduction should also be included. **It is required that the fee schedules be submitted in a separate sealed envelope marked "Project Fees." Failure to do so may result in being omitted from the project.**

The selection of the Consultant will not be solely based on these cost estimates, but these figures will be considered as a factor in evaluating the proposal.

2. Other Required Proposal Contents:

The consultant's proposal shall also include at least the following information:

Outline approach to project implementation with a detailed description of the approach the consultant plans to use in carrying out the proposal.

Firm history, number and position of employees, address, phone, email and fax numbers.

Resumes of the Principals of the firm and employees who will be involved in this type of project.

References with contact person's position and telephone numbers from similar projects.

Identify any current or past litigation involving the consultant over the past 5 years.

Identification of any subconsultants that will be used on the project including contact information and resumes of those individuals. Identify any current or past litigation involving any sub-consultants over the past 5 years.

A proposed schedule for the completion of the project.

Proposals need to indicate that the Consultant will be able to meet the Village of Arlington Heights insurance requirements (see below), however only the successful proposal will need to provide insurance certificates.

Demonstrated experience in Senior Center planning and renovation. List three related projects completed by the Consultant with specific information relating to size, nature of projects, and services provided.

SUBMISSION & SELECTION

8 . S u b m i s s i o n & S c h e d u l e

All proposals must be submitted no later than Friday, October 30, 2020 at 5:00 p.m.

to:

Nora Boyer
Housing Planner
Village of Arlington Heights
Attn: Department of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005
nboyer@vah.com

An electronic copy (.pdf) of the proposal and two (2) hard copies of the proposal are required and must be signed by an authorized official of the firm submitting such proposal.

The Village reserves the right to review proposals and execute a contract based on the Consultant's ability, thoroughness of the proposal, and cost. The Village reserves the right to accept or reject any or all parts of a submittal. The Village reserves the right to separate submittals by teams and award to only part of the team.

SCHEDULE:

Distribute RFP:	Monday, September 21, 2020
Consultant submits email of interest to submit proposal by to nboyer@vah.com :	Friday, October 2, 2020
Mandatory Meeting/Video Meeting:	Wednesday, October 7, 2020 2 pm (Central Time)
Deadline for teams to submit questions on RFP:	Monday, October 12, 2020
All teams to be provided with answers to questions:	Tuesday, October 20, 2020
Deadlines for teams to submit proposals:	Friday, October 30, 2020

9 . I n q u i r i e s

Questions on the RFP must be submitted by Monday, October 12, 2020 to:

Nora Boyer, Planner II
Village of Arlington Heights
Planning & Community Development Department
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Or contacted by phone at (847) 368-5214 or email at nboyer@vah.com.

1 0 . E v a l u a t i o n C r i t e r i a

The Village will consider the factors listed below when deciding which teams are to be selected for interviews and awarded the project. The proposal may not be evaluated solely on the basis of cost.

- Approach to project in general
- Approach to task outlined in the Scope of Work
- Adherence to the Intent of the Request for Proposal
- Responsiveness and comprehensiveness of submission to RFP
- Design of proposed work program
- Cost of Consultant Services
- Firm qualifications and reputation in general
- Qualification of Staff
- Direct experience in analysis of Senior Centers
- Related experience of the project manager and team members
- Project scheduling
- Information gained from references
- Prior experience dealing with public agencies
- Objectivity of Proposal

Once proposals have been analyzed and ranked, the cost proposals will be opened. A combination of the ranking totals and cost will be used to select the top three to five firms to interview with the selection team. Successful firms will be contacted to arrange a meeting date and time. As part of this interview, the principal of the firm will be expected to make a 20-30 minute presentation on the consultant's credentials and approach to the project. The consultant should also be prepared to answer questions related to their proposal.

Upon completion of the interviews, the selection team will rank each consultant. A recommendation will then be made by

the Village Manager and to the Village Board of Trustees to enter into an agreement with the top ranked consultant.

The Village reserves the right to reject or select any proposal. The Village reserves the right to accept or reject all or parts of a submittal. A final contract will be negotiated with the consultant submitting the proposal that is determined to be in the best interests of the Village.

O t h e r

1 1 . I n s u r a n c e R e q u i r e m e n t s F o r C o n s u l t a n t

The successful Consultant shall furnish evidence of acceptable insurance coverages as identified below. The policy(s) shall provide, in the event the insurance should be changed or canceled, such change or cancellation shall not become effective until thirty (30) days after the Village has received written notice from the insurance company(s). Such notice shall be mailed to the Village in care of the Finance Director, 33 S. Arlington Heights Road, Arlington Heights, IL. 60005. Only an insurance company having at least an "A" rating as defined in Best's Key Rating Guide for coverages required, with the Village named as an additional insured for coverage, other than Worker's Compensation and Employer's Liability coverage will be considered acceptable. This Certificate of Insurance shall reflect the actual amount of insurance in force. It should not reflect only the minimum insurance requirements required by this bid specification.

TYPES AND AMOUNTS OF INSURANCE

1. Worker's Compensation and Worker's Occupational disease. Workmen's compensation limits of coverage shall be as required by law in the State of Illinois. This shall include coverage for all persons whom the Consultant may employ directly or through Subcontractors in carrying out the work under this proposal.

2. Commercial General Liability for Bodily Injury and Property Damage (occurrence form) including General Coverage and Broad Form property damage

Amount of Coverage: \$1,000,000

3. Professional Liability - The successful respondent agrees to provide Professional Liability Insurance in an amount not less than that show below.

Amount of Coverage: \$1,000,000 per claim and aggregate

4. Business Auto Liability. The insurance shall be written in automobile liability form and shall protect the Contractor against all claims for injuries to persons and damages to property arising from the ownership, maintenance or use of any motor vehicles and shall cover operation on or off the site of all motor vehicles, whether they are owned, non-owned or hired.

The liability limits shall not be less than:

Bodily Injury and Property Damage Combined: 1,000,000 per occurrence

If the described insurance coverages are not routinely provided, the Consultant must indicate current coverages provided and a cost for increasing the coverages to the minimum specified.

ADDITIONAL REQUIREMENTS

The successful Consultant must submit evidence of insurance to the Village upon Agreement award. The successful Consultant must furnish the Village with original Certificates of Insurance, or such similar evidence, to be in force on the date of this Agreement, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Agreement.

The receipt of any certificate does not constitute agreement by the Village that the insurance requirements in the Agreement have been fully met or that the insurance policies indicated on the certificate are in compliance with all Agreement requirements. The failure of the Village to obtain certificates or other insurance evidence from the successful Consultant is not a waiver by the Village of any requirements for the successful Consultant to obtain and maintain the specified coverages. The successful Consultant must advise all insurers of the Agreement provisions regarding insurance. Non-conforming insurance does not relieve the successful Consultant of the obligation to provide insurance as specified herein. Non-fulfillment of the insurance conditions may constitute a violation of the Agreement, and the Village retains the right to stop work until proper evidence of insurance is provided, or the Agreement may be terminated.

The insurance must provide for 30 days prior written notice to be given to the Village in the event coverage is substantially changed, canceled, or non-renewed.

Any deductibles or self-insured retentions on referenced insurance coverages must be borne by the successful Consultant.

The successful Consultant agrees that insurers waive their rights of subrogation against the Village, its employees, elected officials, agents, or representatives.

The coverages and limits furnished by the successful Consultant in no way limit the Consultant's liabilities and responsibilities specified within the Agreement or by law. Any insurance or self-insurance programs maintained by the Village do not contribute with insurance provided by the under the Agreement.

The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Agreement or any limitation placed on the indemnity in this Agreement given as a matter of law.

The successful Consultant must require all sub-consultants to provide the insurance required herein, or the Consultant may provide the coverages for sub-consultants. All sub-consultants are subject to the same insurance requirements of the Consultant unless otherwise specified in this Agreement.

If the successful Consultant or sub-consultant desire additional coverages, the party desiring the additional coverages is responsible for the acquisition and cost.

The Village maintains the right to modify, delete, alter or change these requirements.

APPENDIX

Arlington Heights, Illinois

REQUEST FOR PROPOSALS FOR SENIOR CENTER SPACE UTILIZATION, MODERNIZATION AND PROGRAMMING PLAN

- A. Senior Center Plans (1997)
- B. Maintenance Infrastructure Priorities (2019) Attached in 2 formats
- C. Arlington Heights Senior Center Update (2019) - Evaluation by Senior Center agencies
- D. Exterior and Interior Photographs of the Senior Center (2020)
- E. Senior Center Facility Condition Assessment (2/2/2017)



VIEW LOOKING SOUTHWEST



VIEW LOOKING SOUTH AT ENTRANCE

ARCHITECTURE
DESIGN
PLANNING

ENVIRON

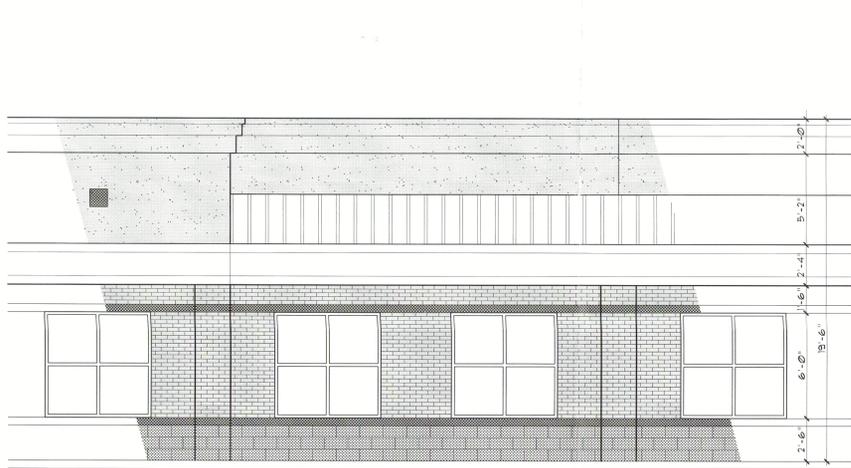
401 WEST SUPERIOR
CHICAGO, IL 60610
PHONE 312 951 8863
FAX 312 951 1719

Arlington Heights
Senior Center

Arlington Heights, IL



NORTH ELEVATION
1/8" = 1'-0"



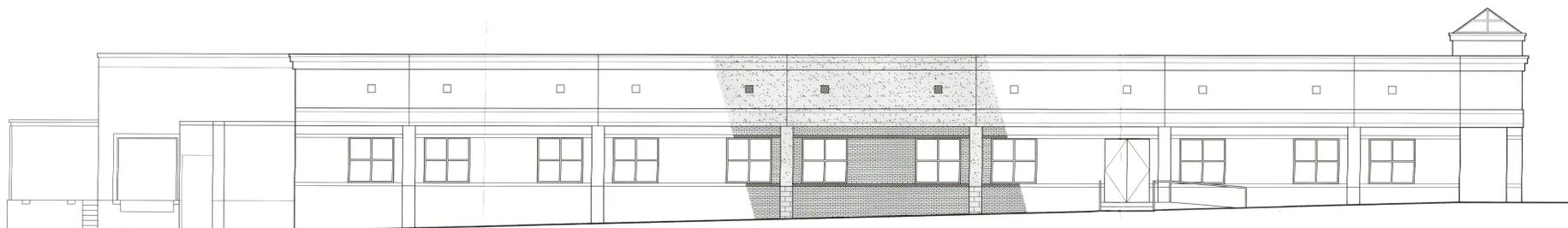
PARTIAL NORTH ELEVATION
1/4" = 1'-0"



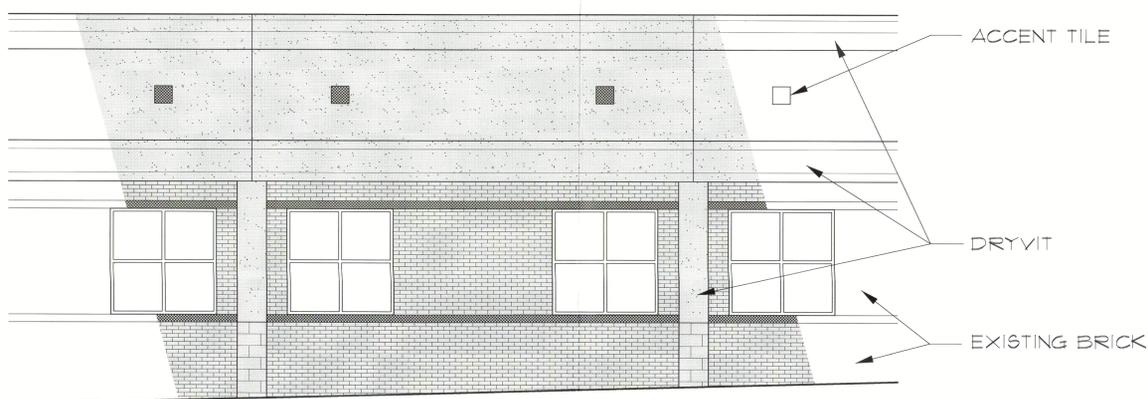
PARTIAL NORTH ELEVATION
1/4" = 1'-0"

STANDING SEAM METAL ROOF
KALWALL
DRYVIT

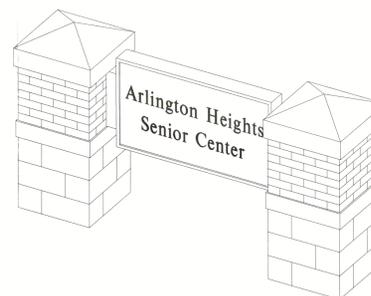
NEW BRICK
RUSTICATED BLOCK



EAST ELEVATION
1/4" = 1'-0"



PARTIAL EAST ELEVATION
1/4" = 1'-0"



SIGNAGE
1/2" = 1'-0"



SIGNAGE
1/2" = 1'-0"

4	ISSUE FOR REVIEW	2/19/97
3	ISSUE FOR REVIEW	2/7/97
2	ISSUE FOR REVIEW	1/31/97
NO.	REVISION/ISSUE	DATE

REVISIONS

Arlington Heights
Senior Center

Arlington Heights, IL

ARCHITECTURE
DESIGN
PLANNING

ENVIRON

401 WEST SUPERIOR
CHICAGO, IL 60610
PHONE: 312 951 8863
FAX: 312 951 1719

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EXTERIOR ELEVATIONS

PROJECT NO.	96131	SHEET NO.	
SCALE	AS NOTED		
DATE	2.7.97		
COMPUTER NO.			

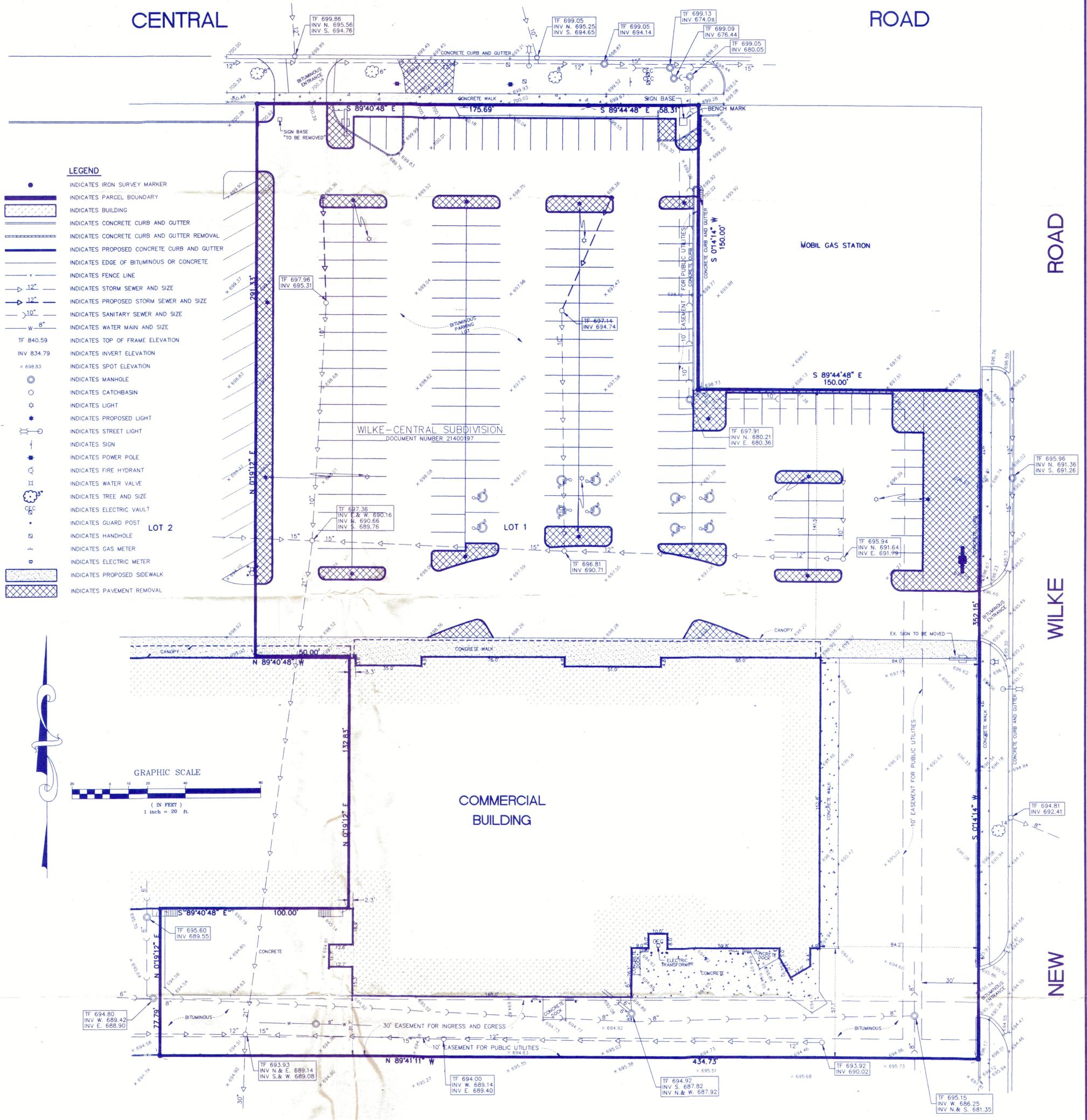
EL-1

SITE PLAN

Of Lot 1 in Wilke-Central Subdivision of part of Fractional Section 5 and part of Section 8, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 18, 1971, as Document No. 21400197, in the Village of Arlington Heights, Cook County, Illinois.

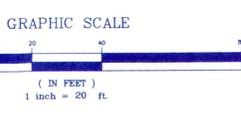
CENTRAL

ROAD



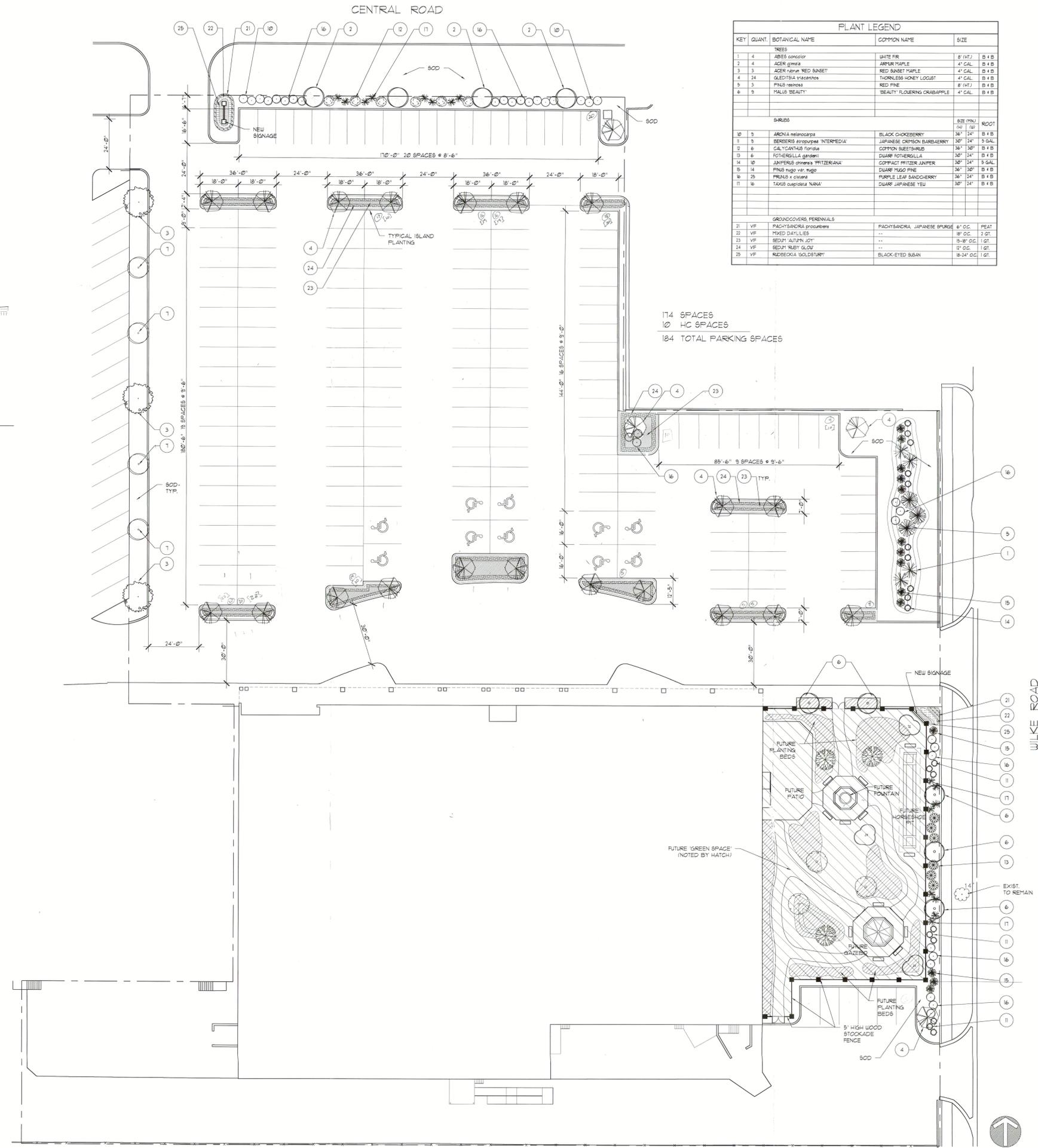
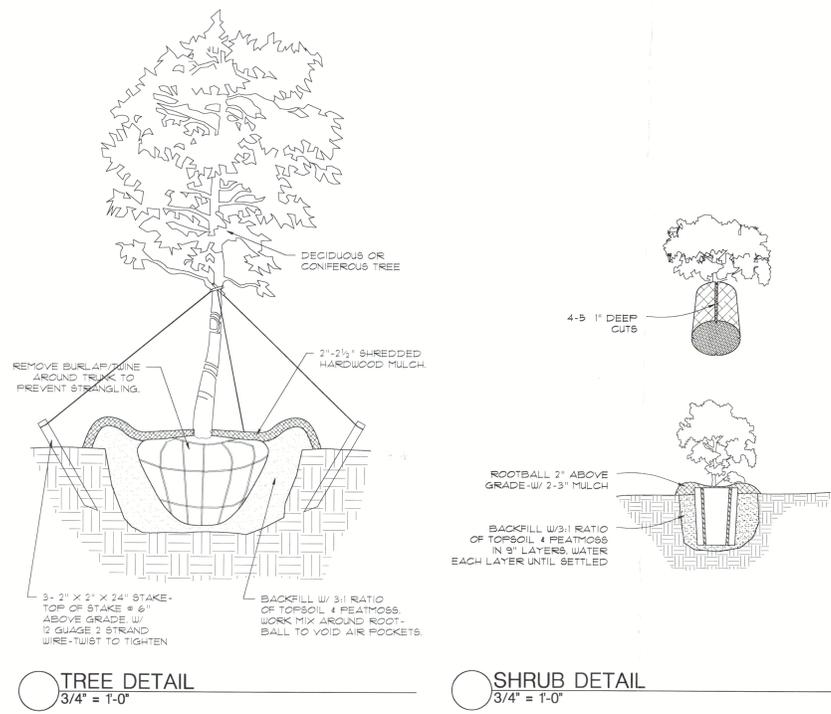
LEGEND

- INDICATES IRON SURVEY MARKER
- ▭ INDICATES PARCEL BOUNDARY
- ▭ INDICATES BUILDING
- ▭ INDICATES CONCRETE CURB AND GUTTER
- ▭ INDICATES CONCRETE CURB AND GUTTER REMOVAL
- ▭ INDICATES PROPOSED CONCRETE CURB AND GUTTER
- ▭ INDICATES EDGE OF BITUMINOUS OR CONCRETE
- INDICATES FENCE LINE
- 12" INDICATES STORM SEWER AND SIZE
- 12" INDICATES PROPOSED STORM SEWER AND SIZE
- 10" INDICATES SANITARY SEWER AND SIZE
- 8" INDICATES WATER MAIN AND SIZE
- TF 840.59 INDICATES TOP OF FRAME ELEVATION
- INV 834.79 INDICATES INVERT ELEVATION
- x 698.83 INDICATES SPOT ELEVATION
- INDICATES MANHOLE
- INDICATES CATCHBASIN
- ☆ INDICATES LIGHT
- ☆ INDICATES PROPOSED LIGHT
- INDICATES STREET LIGHT
- INDICATES SIGN
- INDICATES POWER POLE
- INDICATES FIRE HYDRANT
- INDICATES WATER VALVE
- INDICATES TREE AND SIZE
- INDICATES ELECTRIC VAULT
- INDICATES GUARD POST
- INDICATES HANDHOLE
- INDICATES GAS METER
- INDICATES ELECTRIC METER
- ▭ INDICATES PROPOSED SIDEWALK
- ▭ INDICATES PAVEMENT REMOVAL



BENCH MARK:
PK NAIL IN THE NORTHEAST CORNER OF 4'x4' CONCRETE SIGN BASE, 56' SOUTH OF CENTER LINE OF CENTRAL ROAD, 51.5' EAST OF CENTER LINE OF WILKE ROAD, 35' WEST OF CENTER LINE OF WEST ENTRANCE OF MOBIL GAS STATION. ELEVATION 699.65

<p>PROJECT NO. _____</p> <p>DATE 02/19/97</p> <p>CONTRACT NO. _____</p>	<p>SITE-PLAN</p> <p>SHEET NO. _____</p>	<p>ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ENVIROPLAN, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENVIROPLAN, INC.</p>	<p>comment: © 1998</p> <p>ENVIROPLAN</p> <p>401 WEST SUPERIOR</p> <p>ARLINGTON HEIGHTS, ILL. 60014</p> <p>PHONE: 312.851.9843</p> <p>FAX: 312.851.1718</p>	<p>Arlington Heights IL</p> <p>Senior Center</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>2/18/97</td> <td>ISSUE FOR REVIEW</td> </tr> <tr> <td>2</td> <td>2/19/97</td> <td>REVISION/DATE</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	2/18/97	ISSUE FOR REVIEW	2	2/19/97	REVISION/DATE
NO.	DATE	DESCRIPTION												
1	2/18/97	ISSUE FOR REVIEW												
2	2/19/97	REVISION/DATE												



PLANT LEGEND				
KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
1	4	ABIES concolor	WHITE FIR	8" (HT.) B 4 B
2	4	ACER griseum	RED MAPLE	4" CAL. B 4 B
3	3	ACER rubrum 'RED BANSET'	RED BANSET MAPLE	4" CAL. B 4 B
4	24	GLEDITSIA triacanthos	THORNLESS HONEY LOCUST	4" CAL. B 4 B
5	3	FINIS reiphaea	RED PINE	8" (HT.) B 4 B
6	9	MALUS BEAUTY	BEAUTY FLOWERING CRABAPPLE	4" CAL. B 4 B
SHRUBS				
10	5	ARONIA melanocarpa	BLACK CHOKEBERRY	36" 24" B 4 B
11	5	BENNETTIA atropurpurea INTERMEDIA	JAPANESE CRIMSON BARBERRY	36" 24" 5 GAL.
12	6	CALYCANIS tomentosa	COMMON BEECHURB	36" 30" B 4 B
13	6	FOETIDIGILLA glandulosa	DUAR FOTHERGILLA	30" 24" B 4 B
14	10	JANIPER chinensis PRITZKERIANA	COMPACT PRITZER JUNIPER	30" 24" 5 GAL.
15	14	FINIS rugo var. rugo	DUAR PUGO PINE	36" 30" B 4 B
16	25	FRAXINUS cuneata	PURPLE LEAF SANDYCHERRY	36" 24" B 4 B
17	16	TAXUS cuspidata NANA	DUAR JAPANESE YEW	30" 24" B 4 B
GROUNDCOVERS, PERENNIALS				
21	VF	FUCHSIANERA procumbens	FUCHSIANERA, JAPANESE SPURGE	6" OC. 1 QT.
22	VF	MIXED DAYLILIES	...	18" OC. 2 QT.
23	VF	BEDUM 'AULPIN JOY'	...	18" OC. 1 QT.
24	VF	BEDUM 'RUBY GLOW'	...	17" OC. 1 QT.
25	VF	RUBROCKIA GOLDSTURM	BLACK-EYED SUSAN	18" 24" OC. 1 QT.

SITE DATA	
Senior Center	
Building Area	41,539 sf
Lot Area	167,526 sf
Building Coverage	24.80%
FAR	0.25
Maximum Occupancy	613
Parking Required	184 spaces
Parking Provided	184 spaces
Handicap spaces	10
Adjacent Retail	
Building Area A	20,064 sf
Building Area B	24,000 sf
Total	44,064 sf
Lot Area	178,909 sf
Building Coverage	24.63%
FAR	0.25
Parking Required	202 spaces
Parking Provided	220 spaces

- GENERAL NOTES:
- RESPONSIBILITY FOR REPAIR OF ANY DAMAGE TO EXISTING LANDSCAPE BEYOND THE WORK LINES SHALL BE DETERMINED BY THE LANDSCAPE CONTRACTOR BEFORE PROCEEDING. DAMAGE BEYOND THE WORK LIMIT LINES CAUSED BY THE COURSE OF LANDSCAPE WORK SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR.
 - EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED & VERIFIED IN THE FIELD BY THE LANDSCAPE CONTRACTOR. SEE THE SURVEY & ARCHITECTURAL DRAWINGS FOR ADDITIONAL SITE INFO.
 - SUBSOIL CONDITIONS & SURFACE DRAINAGE REQUIREMENTS OF ALL PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD BY LANDSCAPE CONTRACTOR.
 - ALL PLANT MATERIAL MAY BE SELECTED AT THE NURSERY BY THE ARCHITECT.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND ALL OTHER SITE TRADES.
 - ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO THE GRADE AS IT BORE TO GRADE IN THE NURSERY.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 3" CIRCULAR BACKFILL SAUCER W/ 3-4" HARDWOOD SHREDDED MULCH TOPPING AT THE BASE OF EACH TREE PER TRADE STANDARDS. MULCH SHALL BE PLACED WITHIN TWO DAYS AFTER TREES/SHRUBS ARE PLANTED.
 - THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL TREES DURING DIGGING, HANDLING, PLANTING, MAINTENANCE OPERATIONS. TREES WHICH SUSTAIN TRUNK INJURY MAY BE REJECTED.
 - POROUS SOIL FILL FOR THE BERMS & TOPSOIL FOR ALL OTHER LANDSCAPE AREAS SHALL BE PROVIDED, PLACED, & ROUGH GRADED BY THE GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING WITHIN THE WORK LIMITS.
 - THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES/SHRUBS AND CHECK FOR CORRECT SPACING BEFORE INSTALLATION.
 - PROVIDE 6" TOPSOIL AT PLANTING AREAS, PROVIDE 4" TOPSOIL AT LAWN AREAS.
 - ESTIMATED TIME OF PLANTING IS SUMMER OF 1991.
 - ALL PLANTING BEDS TO BE HARDWOOD SHREDDED MULCH # 3" DEEP UNLESS NOTED OTHERWISE. 4" DEEP BED GRADE (HAND DUG) TYP.
 - ALL NATURAL GROUND AREAS NOT PLANTED IN OTHER GROUNDCOVERS OR PLANTING BEDS, TO BE SOO.
 - ALL PLANT MATERIAL SIZES SHOWN ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING.

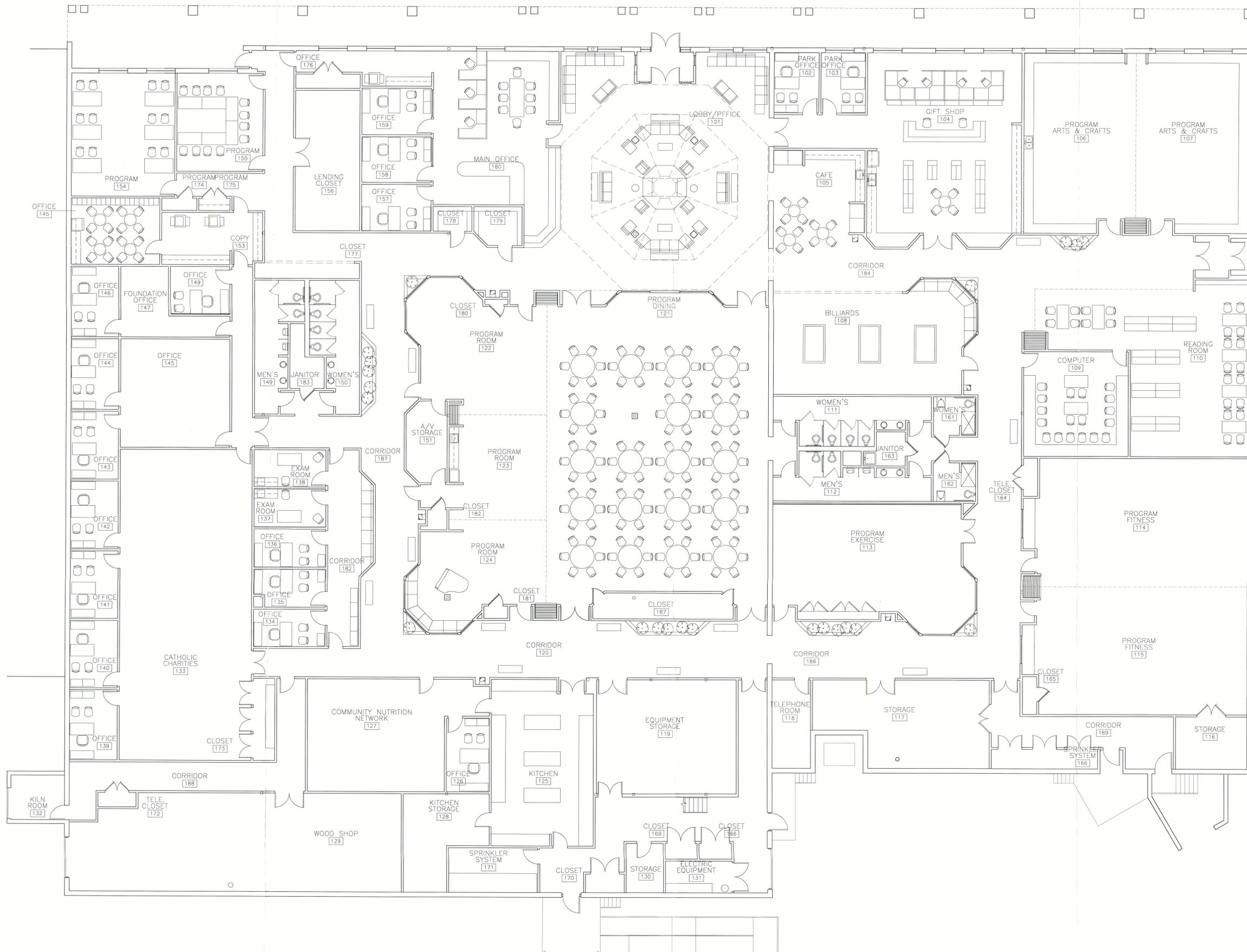
REVISIONS		
NO.	REVISION/ISSUE	DATE
1	ISSUE FOR REVIEW	2/14/91

Arlington Heights Senior Center
Arlington Heights, IL

ARCHITECTURE DESIGN PLANNING
ENVIRON
401 WEST SUPERIOR
CHICAGO, IL 60610
PHONE 312 951 8861
FAX 312 951 1719

PROJECT NO. 980131		SHEET NO.
SCALE AS NOTED		L.1
DATE		
COMPUTER NO. LSP-CD		

1 SITE/LANDSCAPE PLAN
1" = 20'-0"



NO.	REVISION/ISSUE	DATE
6	ISSUE FOR REVIEW	2/19/91
5	ISSUE FOR REVIEW	2/14/91
4	ISSUE FOR REVIEW	2/01/91
3	ISSUE FOR REVIEW	2/04/91
2	ISSUE FOR REVIEW	1/31/91
1	ISSUE FOR FINAL APPROVAL	12/4/90

REVISIONS

**Arlington Heights
Senior Center**

Arlington Heights, IL

ARCHITECTURE
DESIGN
PLANNING

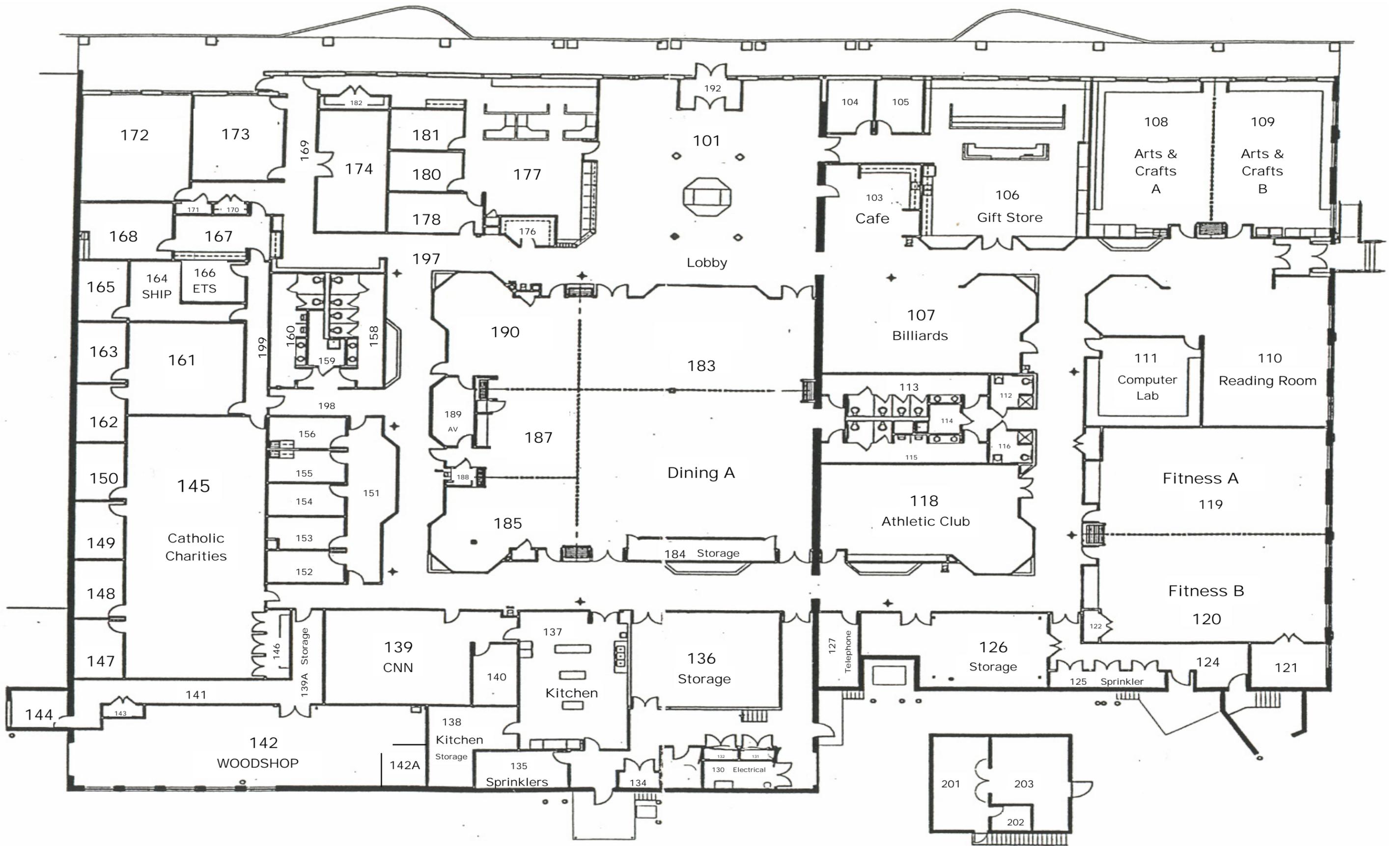
ENVIRON

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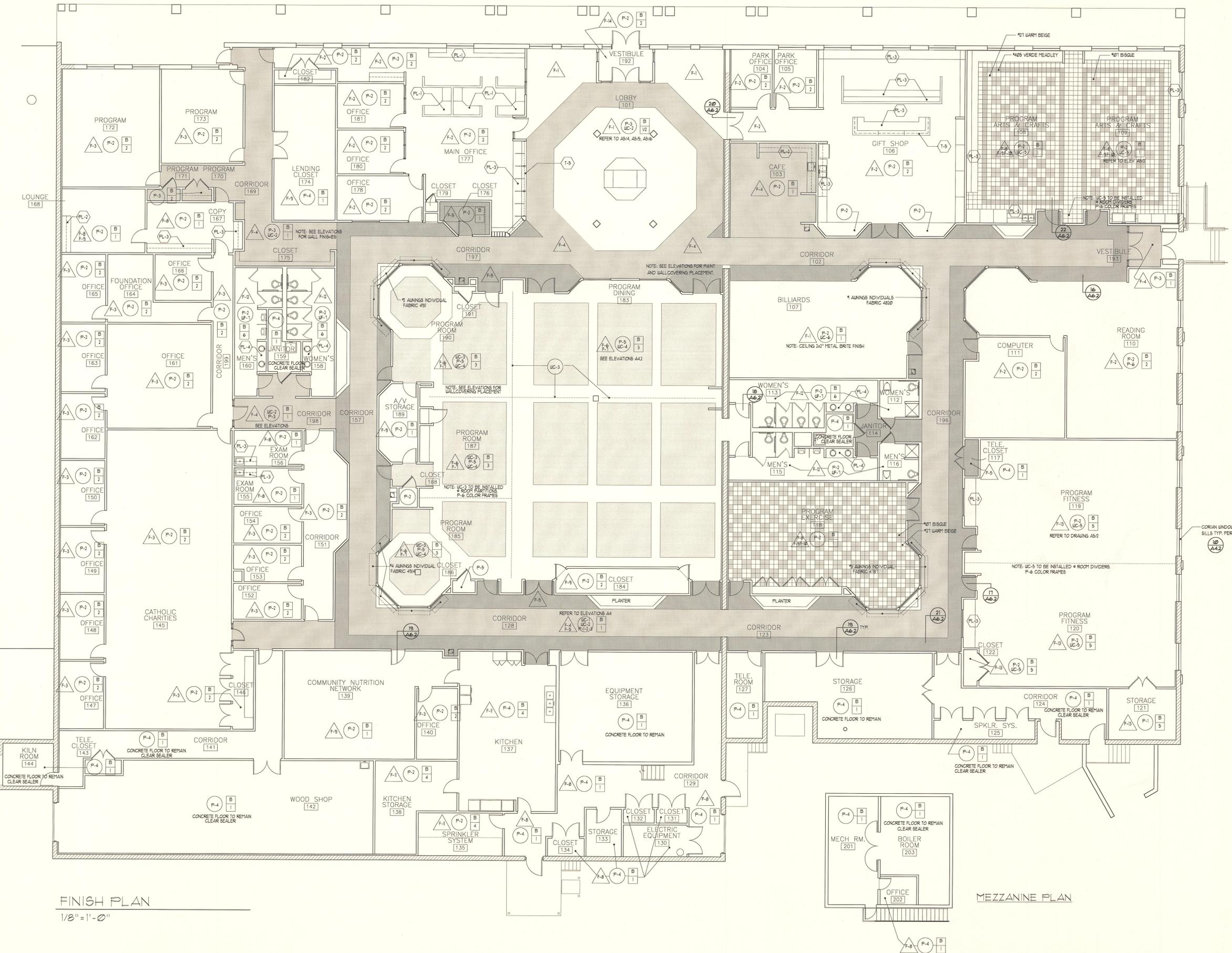
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FLOOR PLAN	
PROJECT NO.	96131
SCALE	AS NOTED
DATE	02/19/91
COMPUTER NO.	

SP-1



ARLINGTON HEIGHTS SENIOR CENTER
FLOOR PLAN



- INTERIOR FINISHES:**
- FLOORING:**
 HARBINGER CARPETS (SEE SPECS)
 ▲ BONSAI BS-401 MYAKO
 ▲ POCKET SQUARE PSQ-401 TAFFETA
 ▲ MONROE PARK MNP-804 LUXEMBOURG
- SHEET VINYL-LONSEAL, INC. (SEE SPECS):**
 ▲ LONBURE #11 ADOBE TAN
 ▲ LONBURE #13 SADDLE BROWN
 ▲ LONWOOD DAKOTA #2 GOLDEN OAK
 ▲ LONWOOD DAKOTA #1 BURGUNDY
- VINYL COMPOSITION TILE: 12" x 12"**
 ▲ MANNINGTON COMMERCIAL (SEE SPECS)
 ▲ ESSENTIALS #01 WARMY BEIGE
 ▲ ESSENTIALS #01 BISQUE
 ▲ INSPIRATIONS #05 VERDE HEADLEY
- QUARRY TILE: 8" x 8"**
 ▲ AMERICAN OLEAN
 ▲ QUARRY CANYON RED
- CERAMIC TILE: 2" x 2"**
 ▲ AMERICAN OLEAN (STANDARD SHADOW PATTERN #03/2)
 ▲ A32 STERLING SILVER (67%)
 ▲ A32 DARK ASPEN (22%)
 ▲ A32 WHITE (11%)
- WOOD FLOOR: THE BAHR COMPANY**
 ▲ MIRAGE 3 1/4" PLANK
 ▲ MAPLE-NATURAL 1/4" GRADE
 ▲ SEL 4 BTR-5011
- ENTRY: THAT AMERICAN FLOOR PROD. CO. INC.**
 ▲ NATURAL VAM-COR
 ▲ PLASTIC BACK COCOA MATT
 ▲ FRAME #F-93 RECESSED INST.
- WALL BASE:**
 VINYL BASE-JOHNSTONE (SEE SPECS)
 ▲ B1 VINYL COVE WALL BASE 4" CB-41-BROWN 1/8"
 ▲ B2 VINYL STRAIGHT WALL BASE 4" 41-BROWN 1/8"
 ▲ B3 VINYL COVE WALL BASE 4" CB-03 SAHARA KHAKI 1/8"
- QUARRY 3" x 6" AMERICAN OLEAN**
 ▲ CANYON RED
- WOOD: THE BAHR COMPANY**
 ▲ 4" MAPLE WOOD BASE TO MATCH FLOOR FIN.
- CERAMIC TILE: AMERICAN OLEAN**
 ▲ A32 STERLING SILVER
- PAINTS:**
 BENJAMIN MOORE PAINTS (SEE SPECS)
 ▲ HC-11
 ▲ 954
 ▲ 1075
 ▲ 1074
 ▲ READY MIX COLOR CHINA WHITE (SEE SPECS)
 ▲ 631 (SEE SPECS)
- WALL COVERINGS:**
 HYBOND WALL COVERINGS (SEE SPECS)
 ▲ BOLTA-PARMA P055 BA-FR 3T
 ▲ INNOVATIONS IN WALL COVERINGS (SEE SPECS)
 ▲ FOLIAGE #1004 BISQUE
 ▲ FOLIAGE #1000 ECRU
 ▲ VESCOM AMERICA/SLOAN DAVIS INC. (SEE SPECS)
 ▲ OPTIMA #101-1 TYPE II
- DESIGNATEX INC. (SEE SPECS):**
 ▲ LEXICON IX ISABELLE #1019-501
 ▲ LEXICON VIII HERFER #1017-501
 ▲ AMERICAN OLEAN 4" x 4" 95 SNOW WHITE
 ▲ WCOMPANION BULLDOSE CAP
- COUNTERTOPS:**
 PLASTIC LAMINATE- PIONTE
 ▲ AV21-6 SUEDE THYME FIBER
 ▲ AT20-SUEDE SAND SPECTRUM (TOP ONLY)
 ▲ SU 84-SUEDE WARM WHITE (CABINET FRONT 4 SIDES)
 ▲ AV664-5 SUEDE GREEN SPECTRUM
 ▲ AU785-SUEDE WHITE SPECTRUM
- ▲ S CORIAN, BONE-GENESIS FAMILY

Arlington Heights Senior Center
 Arlington Heights, IL

ARCHITECTURE
 D S I Q N
 PLANNING

ENVIRON
 401 WEST SUPERIOR
 CHICAGO, IL 60609
 PHONE 312 951 8863
 FAX 312 951 1779

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REVISIONS		
NO.	REVISION/ISSUE	DATE
3	ISSUE FOR CONSTRUCTION	5.23.97
2	ISSUE FOR BID	4.21.97
1	ISSUE FOR PERMIT	4.11.97
NO.	REVISION/ISSUE	DATE

FINISH PLAN
 1/8" = 1'-0"

MEZZANINE PLAN

A48C14.DWG

Senior Center Maintenance Infrastructure Priorities

1. Examine front entrance and determine safest solution to trip problem where asphalt meets ramped cement at edges between pillars.

Comments: This is trip hazard. It has been temporarily fixed with relocating the accessible door handpad and with safety cones.

2. Resilient Flooring Repairs or Replace

This had been a trip hazard. It has been successfully repaired. Resilient flooring replacement is budgeted for 2022/23. Cost estimate \$100,000. Public Works recommended a pecan color.

3. Snow Melt System to Eliminate “snow plops”

Rapid melt can cause snow plop on heads of people entering building.

PW Comments: One potential solution would be to replace/move the snow melt system up higher. This would be less expensive if done in house. Another long term solution would be to install heated sidewalks. It would be a similar cost to have a canopy over the drive where seniors could drive underneath to drop people off out of the weather. Is one more preferable than the other? Would a canopy be a concern for the owner of the rest of the strip center, shared drive aisle?

The heated sidewalks has a similar cost as the new entrance, not the enhanced snow melt.

Senior Center Manager Comments: The most important thing would be to deal with the snow plops that slide down the mansard style roof that runs across the whole northern façade of the building. Not all people enter through the front door. They enter the sidewalk anywhere along the front of the building.

The Senior Center Manager’s recommendation would be to replace and reposition the snow melt wires. The canopy is a nice idea, but it might impede traffic. Some people with serious mobility limitations might require more than 7 or 8 minutes to depart from the auto. While that is going on, the car is parked under the canopy and the front door is blocked from other people being able to use it. While it is merciful that this person is going to be protected from the elements, someone else might give up waiting and go park and try and get themselves or their person on a walker or in a wheelchair across the parking lot in the elements.

Heated sidewalks are definitely a nicety. However, since Public Works has demonstrated a good job on snow removal on our sidewalks, it doesn’t seem worth

tearing up a lot of good concrete to retrofit the sidewalks. The design phase would have been the time to have put heated sidewalks in. The next best time to put heated sidewalks in would be when making a change or repair to the sidewalks.

4. Signage Indicating Bus Loading Area

The Park District would like tour buses to load at the east end of the building.

Senior Center Manager's comments: This is a convenience, but the tailpipe exhaust might come into the lobby.

5. Improve Ventilation for Better Smell

Deferred to Park District who disclaims any odors coming from gym or athletic club. Park District acknowledges that patrons change out of their street shoes into exercise shoes and leave the street shoes out in the hallway. That may identify the problem. Arlington Height Park District Kristy McCann indicated that the Park District does not use any special HVAC in any of their other facilities.

6. Ductless HVAC or Air Curtain

Problem: insufficient HVAC in front vestibule to combat extreme outside temperatures. In bad weather, this garners multitudes of complaints.

The Senior Center Manager suggested an air curtain or a ductless Mitsubishi unit that could heat and cool the area.

Public Works Response: We don't have the height over the doors that you often see associated with other facilities that use air curtains. Do you think patrons will support this, burst of air on hair, etc.? Evaluate how we would run electric and best type of system for this project?

7. Re-pipe HVAC in Central Core

The central core HVAC was designed to function best with all walls open. We program the majority of the time with the walls closed.

8. Improved AV Equipment

This has been addressed and the situation is stabilized. The update should include all efforts to make sure we have good working equipment in all the program rooms.

9. Install Registration Kiosk in Lobby

The AARP on line survey was promoted with a lobby kiosk. It was not well used. If we revisit it, it will have to be more visible. Public Works suggested that registration might become a cell phone app.

10. Repair Broken Curbs Around Parking Lot Planters

This is a minor safety issue and it affects the appearance of the parking lot. Public Works was going to look into it.

11. Repairs to Sprinkler System

Sprinkler system is broken and does not water some beds fully; there is little or no water supply to the "garden club bed" which angers the volunteers who planted it.

12. Rework Exterior Planters

This is strictly an appearance issue-replumb/repair sprinklers and replant the parking lot beds that are struggling.

13. Install Curb Cut Near Patio and Staff Doors

Public Works was concerned that there were no crosswalks at this location-that it is not a designated drop off zone? Public Works inquired if it was a handicap ramp?

Senior Center Manager's Comments: No crosswalk is currently available at either location. The one needed by west staff entrance would be for moving lending closet and cargo in and out of the building. It is unlikely to involve anyone crossing the path. The cars pull up next to the building's sidewalk and it is hard to get cargo out of the cars.

14. Improve Acoustics-Central Core and Lobby

The lack of sound proofing between the partition walls in the central core hurts our ability to program, creating inefficient use of space. We are limited as to what programs we can hold on each side of the wall.

It is hard to hear in the lobby and hard for staff stationed at front counter to hear telephones and people approaching the counter. Lobby patrons sometimes “shssh” each other. People frequently speak loudly in an effort to be heard over other patrons. Cell phones turned up to the highest decibels exacerbate this problem.

15. Replace Tambour Doors with Doors that Operate Electronically

Public Works adjusted these and replaced the locks and they operate considerably better.

16. Redecorate/Furniture

This is strictly a patron comfort and appearance concern. The furniture is now twenty-two years old and is showing wear and is dirty.

17. Open Café to Lobby and Make Internet Café

This is another patron comfort and convenience matter. Both the Park District and the Library have expressed interest in taking over the café. The library would make it into an internet café. The park district would run it as a concession stand.

18. Outfit Room 187 so it is Suitable for Cooking Classes

This is strictly a patron comfort and appearance concern. It would improve our ability to program.

Maintenance Infrastructure Priorities 2020

	Correction Needed	Area	Time Frame	Importance	Responsibility	Extent	PW Meeting Update 9/4
1	Examine front entrance and determine safest solution to trip problem where asphalt meets ramped cement at endges between pillars.	Exterior/Front Entrance					
2	Resilient Flooring Repairs or Replace	Central Core & Hallway System	2019 Q3-Q4 (in progress)	Trip Hazard	Public Works	< 1 day	Resilient flooring replacement is budgeted for 2022/23. Cost estimate \$100,000. Recommended a pecan color.
3	Snow Melt System to Eliminate "snow plops"	Exterior Façade/Overhang	2019 Q4	Hazard	Public Works	Involved: Wiring, reroute foot traffic into Senior Center	<p>Snow melt system works but heavy snow melt can cause snow plops. One potential solution would be to replace/move the snow melt system up higher. This would be less expensive if they did it in house. Another long term solution would be to install heated sidewalks. It would be a similar cost to have a canopy over the drive where seniors could drive underneath to drop people off out of the weather. Is one more preferable than the other? Would a canopy be a concern for the owner of the rest of the strip center, shared drive aisle?</p> <p>The heated sidewalks has a similar cost as the new entrance, not the enhanced snow melt.</p> <p>The most important thing would be to deal with the snow plops that slide down the mansard style roof that runs across the whole northern façade of the building. Not all people enter through the front door. They enter the sidewalk anywhere along the front of the building. The Senior Center Manager's recommendation would be to replace and reposition the snow melt wires.</p>

Maintenance Infrastructure Priorities 2020

	Correction Needed	Area	Time Frame	Importance	Responsibility	Extent	PW Meeting Update 9/4
							<p>The canopy is a nice idea, but it might impede traffic. Some people with serious mobility limitations might require more than 7 or 8 minutes to depart from the auto. While that is going on, the car is parked under the canopy and the front door is blocked from other people being able to use it. While it is merciful that this person is going to be protected from the elements, someone else might give up waiting and go park and try and get themselves or their person on a walker or in a wheelchair across the parking lot in the elements.</p> <p>Heated sidewalks are definitely a nicety. However, since Public Works has demonstrated a good job on snow removal on our sidewalks, it doesn't seem worth tearing up a lot of good concrete to retrofit the sidewalks. The design phase would have been the time to have put heated sidewalks in. The next best time to put heated sidewalks in would be when making a change or repair to the sidewalks.</p>
4	Signage Indicating Bus Loading Area	Exterior	2019 Q4	Safety	Public Works	<2 hours	Park District would like to load buses at east of main entrance and would like signs posted "tour bus loading zone."
5	Improve Ventilation for Better Smell	Dance & Fitness Studio, Athletic Club	2020 Q4	Patron, volunteers and staff comfort	Public Works	Involved: HVAC, ductwork; possibly wiring, canceling programs	<p>Are the complaints coming from the Park District or users of the studio? Does the Park District receive similar complaints at their other facilities? Does the Park District have any suggestions, is ventilation done differently at their other facilities? Cost/feasibility information.</p> <p>Deferred to Park District who disclaims any odors coming from gym or athletic club. Park District acknowledges that patrons change out of their street shoes into</p>

Maintenance Infrastructure Priorities 2020

	Correction Needed	Area	Time Frame	Importance	Responsibility	Extent	PW Meeting Update 9/4
							exercise shoes and leave the street shoes out in the hallway. That may identify the problem. Arlington Height Park District Kristy McCann indicated that the Park District does not use any special HVAC in any of their other facilities.
6	Ductless HVAC or Air Curtain	Main Entrance	2020 Q1	Comfort of patrons in lobby and staff in main office Reduce equipment (copier) problems caused by humidity	Public Works	Involved: May need condenser nearby Rerouting foot traffic into Senior Center	We don't have the height over the doors that you often see associated with other facilities that use air curtains. Do you think patrons will support this, burst of air on hair, etc.? Evaluate how we would run electric and best type of system for this project? This would help but not solve the problem with the length of time the doors are open. Possible use of CDBG funds. Was not proposing that the air curtain replace glass doors, simply to enhance it. AS an alternative, almost any other method of combatting the outside temperature in the vestibule before it enters the actual building would be welcome. It could be the ductless Mitsubishi Units originally proposed to public works or additional forced air registers at ceiling height or at floor level.
7	Re-pipe HVAC	Central Core	2021 Q2	The HVAC was designed to operate with all walls open, something we are rarely able to do	Part of Redesign Process	Large Scale Project	PW will have Hayes Mechanical look at it to determine what might be feasible.
8	Improved AV Equipment	Central Core	2020 Q2	Equipment that doesn't operate properly hinders programming, frustrates presenters and entertainers, reflects poorly upon the Village, annoys the patrons, embarrasses staff and wastes their time	Public Works	Involved	First time Chris had heard about this concern. He will look into for the event on the 15 th . He said if necessary, we could use their AV equipment used for special events for our program on the 15 th . Work in progress; with safeguards of Charley Thomas coming in on 9/15.

Maintenance Infrastructure Priorities 2020

	Correction Needed	Area	Time Frame	Importance	Responsibility	Extent	PW Meeting Update 9/4
9	Install Registration Kiosk	Lobby	2020 Q4	Patron Convenience	IT, Public Works and Senior Center Manager	Involved: 1 week of coordinated on & off effort	PW is willing to assist. Chris mentioned that we might also consider using a phone App, popular now.
10	Repair Broken Curbs Around Planters	Parking Lot	2021 Q2	Minor safety issue and appearance	Public Works or Engineering	Involved: About 1 week, rerouting parking lot traffic	Chris thought this was done when they repaved the parking lot, will take a look. There might have been one or two repairs, but most of the planter bed curbs were not repaired at the time of the paving.
11	Repairs to Sprinkler System	Parking Lot	2021 Q2	Sprinkler system is broken and does not water some beds fully; there is little or no water supply to the "garden club bed"	Public Works	Involved: 3 days	PW will evaluate water system.
12	Rework Exterior Planters	Parking Lot	2021 Q3	Appearance	Public Works	Involved: Close parts of parking lot	Chris asked for Karen to him a description of what is needed. Strictly an appearance issue-replumb/repair sprinklers and replant planters that are struggling.
13	Install Curb Cut Near Patio and Staff Doors	Sidewalk	2021 Q3	Safety and convenience	Public Works or Engineering	Involved: 2 days	Is there a crosswalk at this location, designated drop off zone? Handicap ramp? No crosswalk is currently available at either location. The one needed by west staff entrance would be for moving lending closet and cargo in and out of the building. It is unlikely to involve anyone crossing the path. The cars pull up next to the building's sidewalk.
14	Improve Acoustics	Lobby	2021 Q3	It is hard to hear in the lobby and hard for staff stationed at front counter to hear telephones and people approaching the counter	Part of Redesign Process	Midrange scale project: Could be as simple as	Currently working on a date with Helen to have all the latches repaired on interior movable walls. Consider flooring type, carpet squares, vinyl, wood planks, etc.,

Maintenance Infrastructure Priorities 2020

	Correction Needed	Area	Time Frame	Importance	Responsibility	Extent	PW Meeting Update 9/4
						installing baffles	would help acoustics. Banners can help but must consider hvac, sprinkler heads, etc.
		Central Core	2021 Q4	The lack of sound proofing between the partition walls hurts our ability to program, creating inefficient use of space	Part of Redesign Process	Large Scale Project	<p>The Village of Oak Park had sound baffle panels affixed to the wall in one of their conference rooms and their acoustics were wonderful.</p>  

Maintenance Infrastructure Priorities 2020

	Correction Needed	Area	Time Frame	Importance	Responsibility	Extent	PW Meeting Update 9/4
15	Replace Tambour Doors with Doors that Operate Electronically	Lobby/Main Office	2021 Q4	Existing doors are hard to operate, resulting in staff having to tug at them to close them and push hard on them to open them	Part of Redesign Process	Involved: Public Works & scheduling by Senior Center Manager	PW will look into the cost associated with this type of transition.
16	Redecorate/Furniture	Café	2021 Q2	Patron Comfort	Part of Redesign Process	Involved	
17	Open Café to Lobby and Make Internet Café	Lobby/Café	2021 Q2	Patron Convenience	Part of Redesign Process	Involved	
18	Outfit Room 187 so it is Suitable for Cooking Classes	Central Core	2021 Q4	Patron Convenience and Improved Program Ability	Part of Redesign Process	Large Scale Project	

Arlington Heights Senior Center Update 2019



JUNE 30, 2019

Village of Arlington Heights

Submitted by:

Karen Hansen, Senior Center Manager



Arlington Heights Senior Center Update

Purpose

The Village of Arlington Heights is considering a renovation of the Senior Center. The building, located at 1801 W. Central Road in Arlington Heights, IL was constructed in 1954 and enjoyed a series of commercial uses. On February 14, 1997, the Village of Arlington Heights purchased the 42,000 square foot building and built it out to become a multipurpose drop in Senior Center housing eight senior service agencies. The Senior Center opened on December 1, 1997. Twenty plus years later, we are looking at the phenomenal growth of the Senior Center and taking steps to ensure that this facility will continue to serve the future needs of the senior citizens of our community.

To this end, we are looking at a mix of public funds, potentially Community Development Block Grant Funds where appropriate and possibly some partnerships with other local taxing bodies.

The first step was to begin to gather user data...so we started with the agencies and staff who work in the Senior Center. The following contains their suggestions and thoughts.

The Agencies of the Arlington Heights Senior Center

- Village of Arlington Heights
- Arlington Heights Memorial Library
- Arlington Heights Nurses Club
- Arlington Heights Park District
- Catholic Charities Northwest Senior Services
- Catholic Charities Community Development & Outreach Services
- Escorted Transportation Service Northwest
- Northwest Community Healthcare

Any italicized bullet point can be accomplished without waiting for the update.

Arlington Heights Senior Center Update

Outdoors

Parking Lot

- More signage with lanes clearly marked as bus loading area
- Repair broken curbs around parking lot planters.
- Replant planters.
- Install two additional curb cuts for patron ease of use: near patio and near west entrance/lending closet. (several requests)

Facade

- Install efficient snowmelt system or redesign roof to eliminate “snow plops.”
- Recognize the Village for their generous support in having a senior center by having Arlington Heights in the name, but also sending the message that all are welcome.
 - Welcoming sign at door stating “All are welcome.”
 - Always say in our newsletter that all are welcome.
- *“Rename the senior center. The younger generations do not want to call themselves “Seniors” and do not necessarily flock to “Senior Centers.” This place has so much to offer, but you have to get them into the door. Examples: Arlington Heights Center for Active Living; Arlington Heights Active Adult Center. Very important to the agency directors, as expressed in February meeting.*

Arlington Heights Senior Center Update

Indoors

Entry

- Install ductless heating/cooling to address the issue of the lobby being too cold or overly warm.
- Reconfigure doors so it is possible to stagger opening and closing. (several requests)

Lobby

- Continue to use the fireplace as a focal point as it is the first thing one sees coming into the building.
- Fireplace and welcoming lobby with small gathering areas show well and are inviting.
- Remove fireplace so it is more open and inviting.
- Install program registration kiosk on west side of lobby, near main office.
- Update the color scheme and furniture to be more warm and inviting-several requests.
- Make the reception counter open to the lobby with information racks and information desk.
- Make the café more open to the lobby.
- Replace beige wallpaper with more color, bright color-several requests
- Redesign tambour doors from front desk area to lobby.
- Add smart screen signage of where activities are located.
- Remove brochure wall-messy; get spindle racks to display.
- *Station volunteer greeter at entrance to address current feel of confusion in where to go.*
- *Include place to donate batteries.*

Café

- Open the café to the lobby
- Make café more inviting.
- Open the area.
- Make better use of the café space.
- Replace the furniture
- Make the café flow better.
- Make the café a computer café.
- Reinstate food and coffee in the café-sandwiches and yogurt.
- *Change vending machine products to those more aimed at senior population*

Arlington Heights Senior Center Update

Hallways

- 32" digital board to post activities outside of program rooms would look more professional than handwritten information on easels.
- Better Signage (several requests)
- Room signage should match room names (example program room 2 is 173 and card room)- multiple requests.
- Room signage should match the function of the room.
- Signage to reverse walking trail patterns: MWF⇄; T,TH, S⇄
- Signage to indicate "fast lanes" and "slow lanes."
- Post the lap information (13 times without fireplace; 11 times with fireplace near the clinic)
- Post encouraging messages to walkers that change frequently near clinic.
- Put blinds or frosted film on the door glass to program rooms to discourage seniors from looking in to see what is going on.
- Local high schools and art society could adopt the flower boxes.
- Replace flowers in flower box with live flowers.
- Remove flower boxes-wasted space and labor in keeping them clean.
- Replace flower boxes with displays for agencies to display senior information.
- Spruce up the information cabinets back near the woodshop.

- *Hire a plant service.*

Central Core Program Area

- Partitions have to be more sound proof-several requests.
- Better electronics and AV Equipment-more user friendly.
- Equip Room 183 with drop down projection system.
- Even out the HVAC so that the central core rooms are equally comfortable with the walls closed or open.
- Make more modern, crisp, bright and new (currently too beige)
- Make Room 187 a full service kitchen designed to teach cooking classes.

- *Use a smaller room for the game room to allow more programming space.*

Arlington Heights Senior Center Update

Centerwide

- Add better insulation to counter and window areas on outside walls.
- Add volume controls to background music.
- Replace flooring
- Eliminate snags and separations in flooring that can cause falls.
- Uniform temperatures where you do not think even think about the temperature.
- Update the color scheme. Repair spackled areas.
- Modernize the signage.
- More seating in rest of building to encourage use of rest of building
- Install new lighting that mimics outdoor lighting so people feel energized as they walk.
- General Update-new floors, paint, wallpaper, furniture, real plants in planter, better lighting. Make it bright and fresh and bring it into the 21st century
- Update center with more current décor.
- Explore safety aspects glass insets into doors vs. solid doors. Install blinds or shades on all doors.
- Add more waterspout bottle fillers.

- *The things scattered through senior center encouraging you to stop along the way, Scrabble, brochures, magazine and book swap, magazines at Lunch N More are liked.*
- *Have the floors cleaned every month.*
- *Redo or do something with the Inc. acknowledgement plaques.*
- *Replace dim or burned out light bulbs.*
- *Deep cleaning of all flooring on routine basis.*

Bathrooms

- Redecorate bathrooms with a little “bling.”
- Position mirrors opposite mirrors over sink so guests can check out the back of their clothing and hairstyles.
- Add one full-length mirror wherever possible.
- Update the floor.
- Update the counter top.
- *Clean bathrooms throughout day-cleanliness over the past year has gotten worse and worse*
- *Deep cleaning of all restrooms, especially grout-several requests.*
- *The electronic bathroom door openers are liked.*

Arlington Heights Senior Center Update

Dance & Fitness Studio

- Provide better ventilation as the gym smells as you walk by on the path...other gyms do not smell.

Office Area

- Investigate potential for installing waterline for faucet and “shower pan” with drain in Lending Closet to clean the equipment.
- *Better dusting*
- *Better ventilation*
- *More frequent carpet cleaning or replace carpeting*
- *Regularly check ventilation.*
- *Complaints of allergies, migraines, stuffy nose, dry and/or teary eyes.*
- *Fix TV in staff lounge.*

Storage

- Redesign storage areas in the back of the building. It is inefficient.
- Provide small 4 X 4 areas for each agency for remote storage.
- Find permanent solution to Arlington Heights Nurses Club Lending Closet overflow.

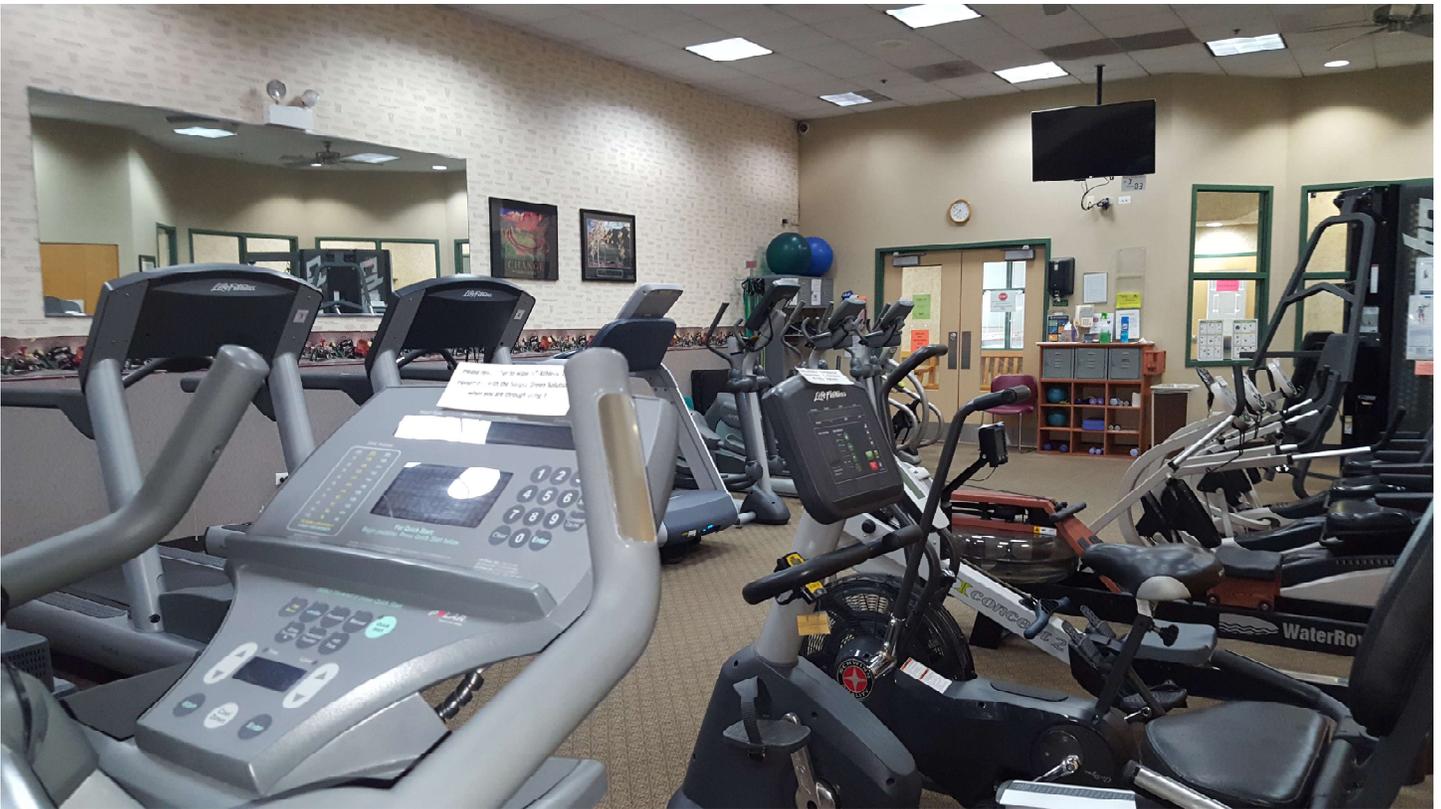
And Some Program Ideas

- More evening classes.
- More days per week
- Gear programming to the younger seniors, such as current events, Harper

SENIOR CENTER - EXISTING CONDITIONS



Arts & Crafts Studio

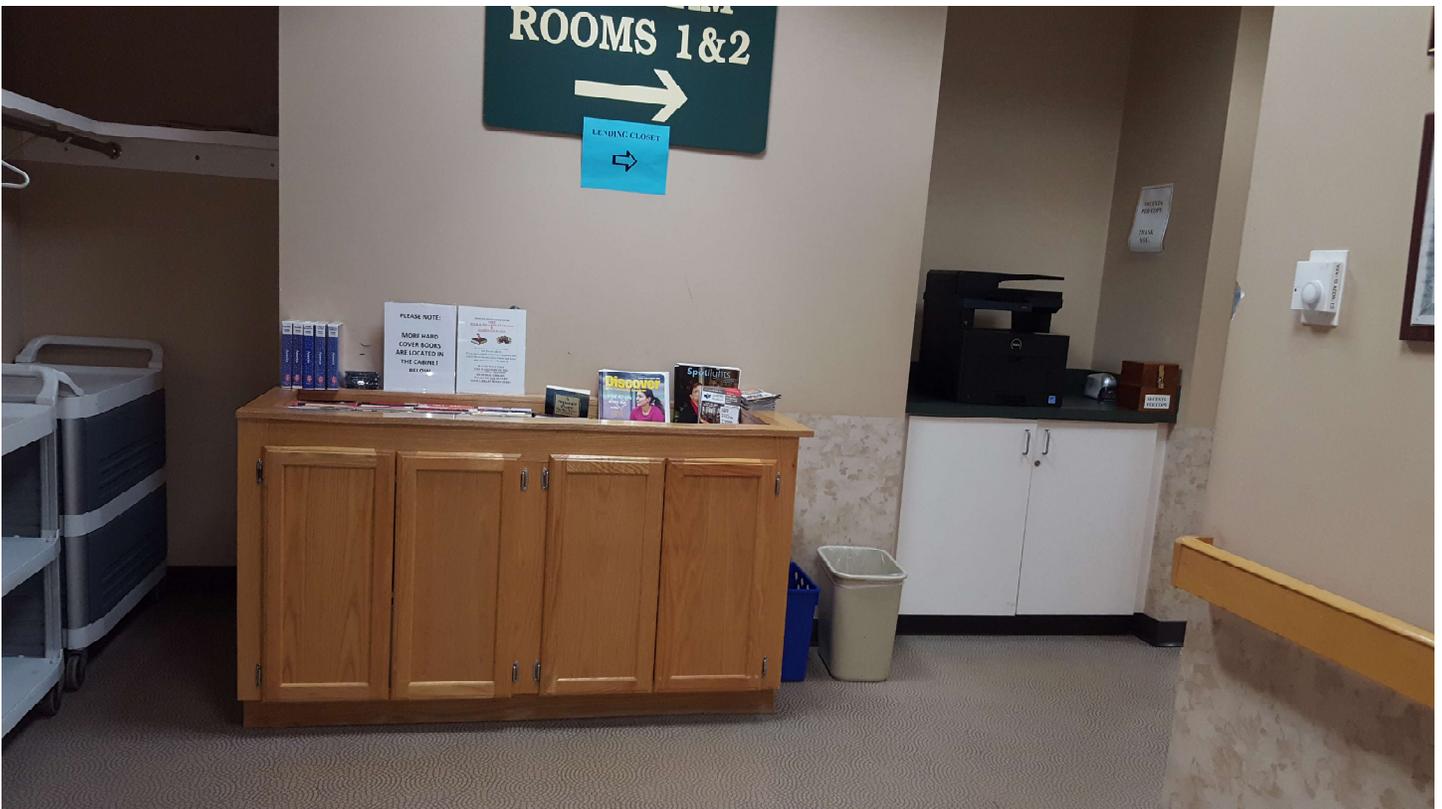


Athletic Club

SENIOR CENTER - EXISTING CONDITIONS



Billiards Room



Book & Magazine Exchange

SENIOR CENTER - EXISTING CONDITIONS



Card Room



Catholic Charities

SENIOR CENTER - EXISTING CONDITIONS



Clinic Reception

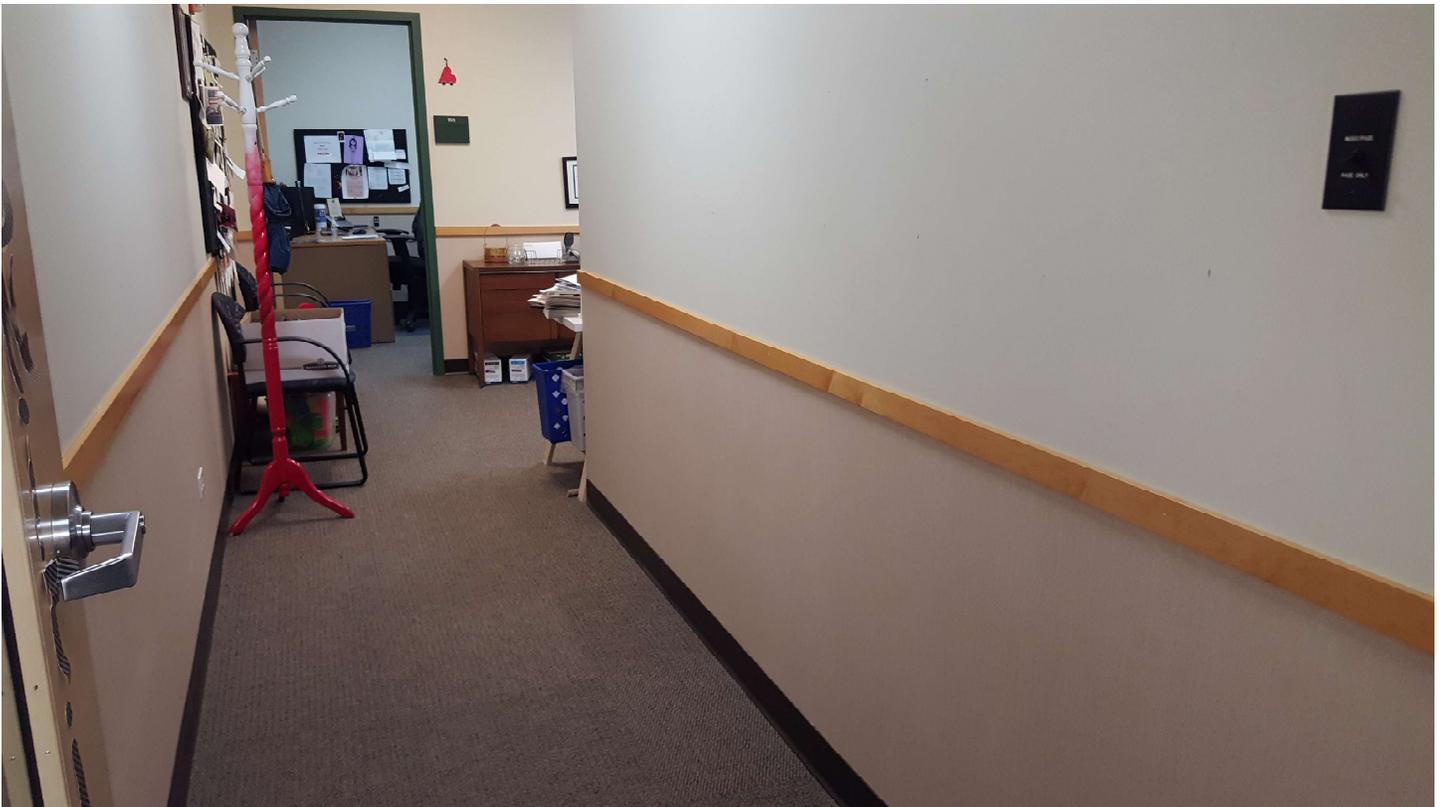


Computer Lab

SENIOR CENTER - EXISTING CONDITIONS



Dance & Fitness Studio



ETS Office

SENIOR CENTER - EXISTING CONDITIONS



Game Room Doors



Gift Store

SENIOR CENTER - EXISTING CONDITIONS



Gift Store Overview



Inc. Office

SENIOR CENTER - EXISTING CONDITIONS



Kitchen



Lending Closet

SENIOR CENTER - EXISTING CONDITIONS



Library Reading Room



Lobby West Alcove Puzzle Table

SENIOR CENTER - EXISTING CONDITIONS



Meals Registration Room



Parking Lot Gathering after Food Distribution

SENIOR CENTER - EXISTING CONDITIONS



Program Room 1



Room 161

SENIOR CENTER - EXISTING CONDITIONS



Room 183 B Game Room



Front Entrance

SENIOR CENTER - EXISTING CONDITIONS



Lobby



Staff Lounge

SENIOR CENTER - EXISTING CONDITIONS

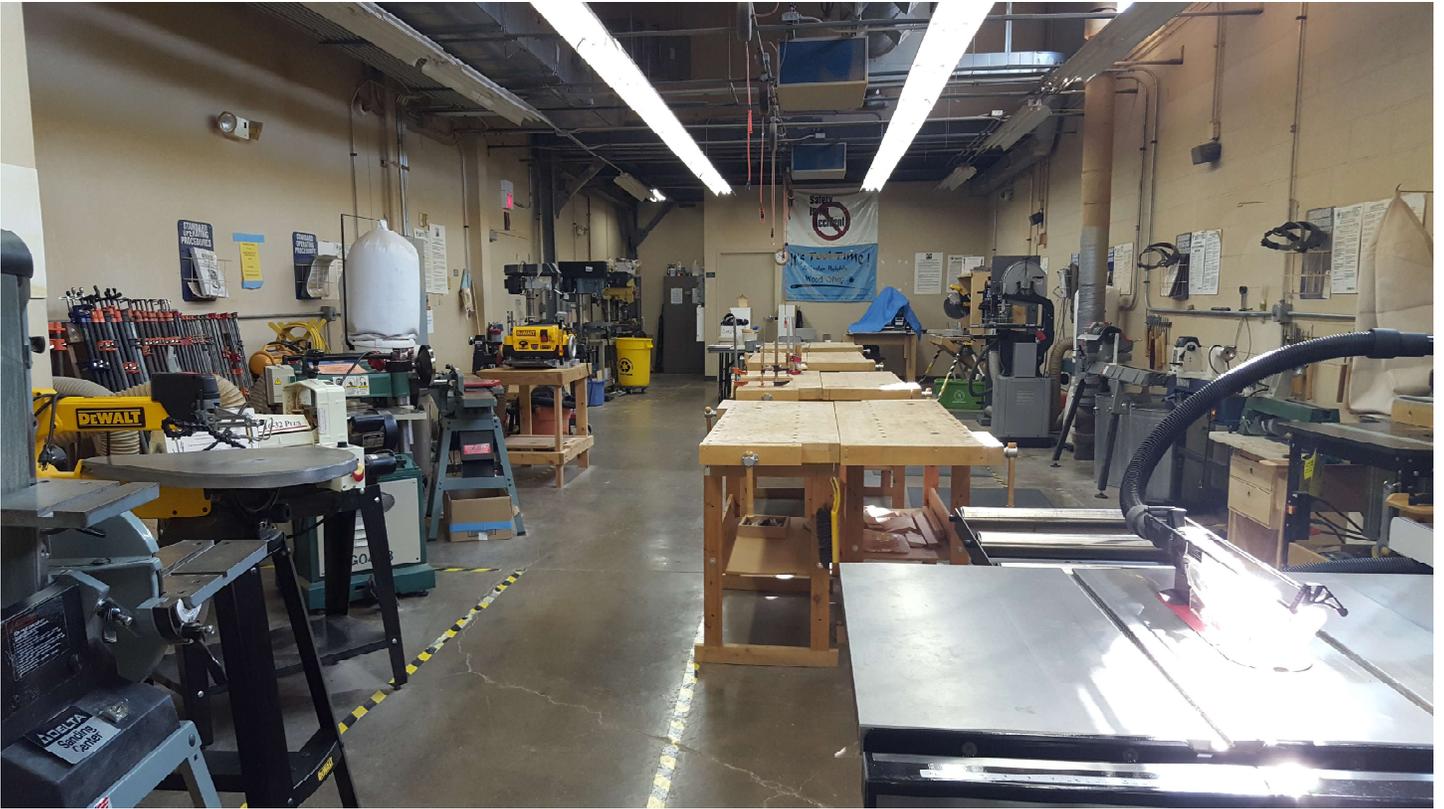


Staff Lounge Outer Room



West Hall - Piano & Scrabble

SENIOR CENTER - EXISTING CONDITIONS



Woodshop

FACILITY CONDITION ASSESSMENT

Prepared for

Village of Arlington Heights
222 North Ridge Avenue
Arlington Heights, Illinois 60005



FACILITY CONDITION ASSESSMENT
OF
SENIOR CENTER
1801 WEST CENTRAL ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

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EMG PROJECT #:

122943.16R000-023.017

DATE OF REPORT:

February 2, 2017

ONSITE DATE:

January 9, 2017



engineering | environmental | capital planning | project management

Immediate Repairs Report

Senior Center

2/2/2017

Location Name	Report SectionID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Senior Center	4.2	538694 G2022 Parking Lots, Asphalt Pavement, Full Depth (includes sub-base), Repair	2000	SF	\$5.90	\$11,800	\$11,800
Senior Center	5.4	541496 B3011 Roof, Single-Ply EPDM Membrane, Replace	41392	SF	\$10.52	\$435,444	\$435,444
Senior Center	6.1	538458 D3052 Package Unit, 6 to 7.5 Ton, Replace	1	EA	\$14,395.83	\$14,396	\$14,396
Immediate Repairs Total							\$461,640

* Location Factor included in totals.

Replacement Reserves Report



Senior Center

2/2/2017

Location Name	Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Deficiency Repair Estimate
Senior Center	4.2	538694	Parking Lots, Asphalt Pavement, Full Depth (includes sub-base), Repair	0	19	0	2000	SF	\$5.90	\$11,800	\$11,800																			\$11,800	
Senior Center	4.2	541513	Parking Lots, Asphalt Pavement, Seal & Stripe	5	1	4	49350	SF	\$0.38	\$18,728					\$18,728					\$18,728					\$18,728					\$18,728	\$74,913
Senior Center	4.2	547072	Parking Lots, Asphalt Pavement, Mill & Overlay	25	16	9	49350	SF	\$3.28	\$161,888										\$161,888										\$161,888	
Senior Center	4.5	549301	Pole Light, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp), Replace	10	7	3	3	EA	\$2,246.90	\$6,741				\$6,741										\$6,741						\$13,481	
Senior Center	5.4	541496	Roof, Single-Ply EPDM Membrane, Replace	20	20	* 0	41392	SF	\$10.52	\$435,444	\$435,444																			\$435,444	
Senior Center	5.6	549311	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	21	9	20	EA	\$870.45	\$17,409										\$17,409										\$17,409	
Senior Center	5.6	549313	Storefront, Metal-Framed 3' x 7' Swinging Door Only, Replace	30	21	9	3	EA	\$2,106.57	\$6,320										\$6,320										\$6,320	
Senior Center	5.6	538690	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	20	15	2	EA	\$4,025.54	\$8,051															\$8,051					\$8,051	
Senior Center	6.1	538452	Chiller, Air-Cooled, 31 to 40 Ton, Replace	25	20	5	2	EA	\$64,967.06	\$129,934					\$129,934															\$129,934	
Senior Center	6.1	538456	Chiller, Air-Cooled, 61 to 80 Ton, Replace	25	20	5	1	EA	\$106,642.11	\$106,642					\$106,642																\$106,642
Senior Center	6.1	538458	Package Unit, 6 to 7.5 Ton, Replace	15	19	0	1	EA	\$14,395.83	\$14,396	\$14,396														\$14,396					\$28,792	
Senior Center	6.2	538530	Water Heater, Gas, Commercial, 60 to 120 GAL, Replace	15	1	14	1	EA	\$10,698.82	\$10,699														\$10,699						\$10,699	
Senior Center	6.4	539689	Generator, Gas or Gasoline, 65 kW to 125 kW, Replace	25	6	19	1	EA	\$71,929.70	\$71,930																			\$71,930	\$71,930	
Senior Center	7.1	538636	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	16000	SF	\$7.26	\$116,101			\$116,101									\$116,101								\$232,202	
Senior Center	7.2	538688	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	\$4,256.00	\$4,256					\$4,256														\$4,256	\$8,512	
Senior Center	7.2	538614	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	\$4,256.00	\$4,256					\$4,256														\$4,256	\$8,512	
Senior Center	7.2	538624	Commercial Kitchen, Icemaker, Freestanding, Replace	15	11	4	1	EA	\$6,118.55	\$6,119					\$6,119														\$6,119	\$12,237	
Senior Center	7.2	538608	Commercial Kitchen, Food Warmer, Replace	15	11	4	2	EA	\$1,551.91	\$3,104					\$3,104														\$3,104	\$6,208	
Senior Center	7.2	538606	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	11	4	2	EA	\$4,644.00	\$9,288					\$9,288														\$9,288	\$18,576	
Senior Center	7.2	538692	Commercial Kitchen, Dishwasher, Replace	10	6	4	1	EA	\$3,500.00	\$3,500					\$3,500										\$3,500					\$7,000	
Totals, Unescalated											\$461,640	\$0	\$116,101	\$6,741	\$49,251	\$236,576	\$0	\$0	\$0	\$204,345	\$0	\$0	\$116,101	\$6,741	\$32,927	\$22,447	\$0	\$0	\$0	\$117,680	\$1,370,549
Totals, Escalated (3.0% inflation, compounded annually)											\$461,640	\$0	\$123,171	\$7,366	\$55,432	\$274,257	\$0	\$0	\$0	\$266,624	\$0	\$0	\$165,532	\$9,899	\$49,805	\$34,972	\$0	\$0	\$0	\$206,353	\$1,655,050

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FACILITY CONDITION ASSESSMENT

SENIOR CENTER
1801 WEST CENTRAL ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

EMG PROJECT NO: 122943.16R000-023.017

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:	1801 West Central Rd., Arlington Hts., Ill. 60004
Year Constructed/Renovated:	Renovated 1997
Current Occupants:	Arlington Heights Senior Center
Management Point of Contact:	Village of Arlington Heights, Mr. Chester Gorecki, Management Analyst 847.368.5805 phone
Property Type:	Municipal
Site Area:	3.65 acres
Building Area:	45,000 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	131 plus 10 HC spaces in open lots, 14 parking spaces in the rear
Building Construction:	Masonry bearing walls structure on concrete slab. Steel frame with concrete-topped metal decks.
Roof Construction:	Flat roof with EPDM membrane and stone ballast. Sloped metal roofing at front facade.
Exterior Finishes:	Brick Veneer
Heating, Ventilation and Air Conditioning:	Central system with boilers, air handlers, Individual rooftop package units, and hydronic suspended unit heaters.
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs
Dates of Visit:	January 9, 2017
On-Site Point of Contact (POC):	Tony Ovcina, Maintenance Mechanic 1, Village of Arlington Heights
Assessment and Report Prepared by:	Vinnette Shim
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632

SYSTEMIC CONDITION SUMMARY			
Site	Good	HVAC	Good
Structure	Good	Plumbing	Good

FACILITY CONDITION ASSESSMENT

SENIOR CENTER
 1801 WEST CENTRAL ROAD
 ARLINGTON HEIGHTS, ILLINOIS 60004

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SYSTEMIC CONDITION SUMMARY			
Roof	Good	Electrical	Good
Vertical Envelope	Good	Elevators	NA
Interiors	Good	Fire	Good

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

- Full replacement of roof

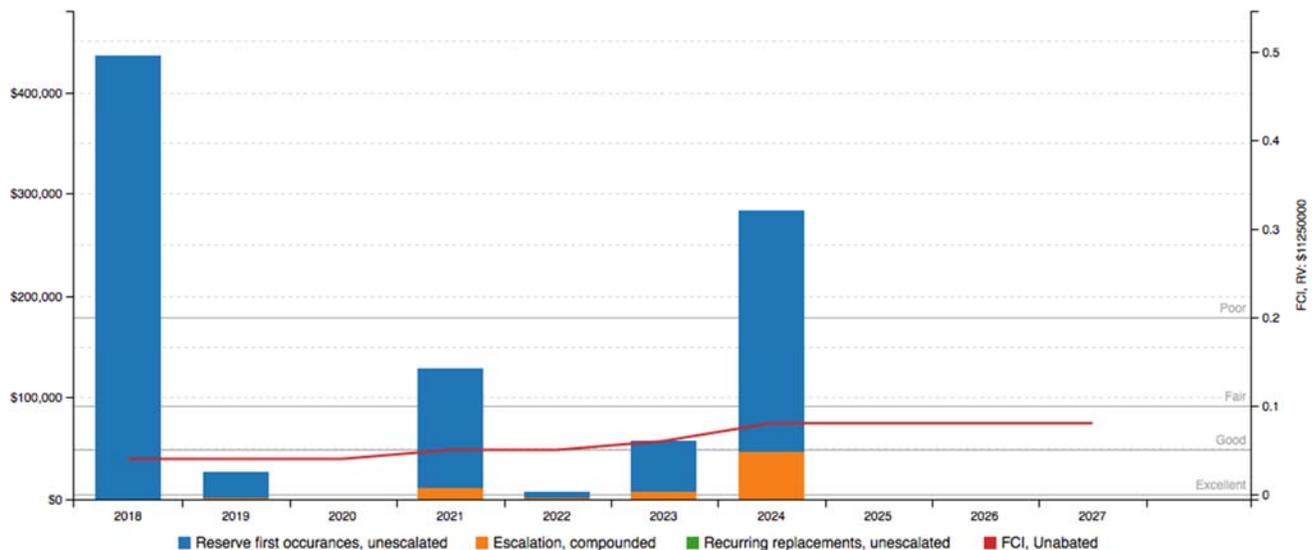
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

According to property management personnel, the property has no capital improvement expenditure program over the past three years.

1.2 FACILITY CONDITION INDEX (FCI)

FCI Analysis: Senior Center

Replacement Value: \$ 11,250,000; 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.



FACILITY CONDITION ASSESSMENT

SENIOR CENTER
1801 WEST CENTRAL ROAD
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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) $FCI = (IR)/(CRV)$	4.1% Good
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	6.4% Fair
Current Replacement Value (CRV)	45,000 SF * 250.00 / SF = \$11,250,000
Year 0 (Current Year) - Immediate Repairs (IR)	\$461,640
Years 1-10 – Replacement Reserves (RR)	\$726,849
TOTAL Capital Needs	\$1,188,489

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

- Full replacement of roof

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables.

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 mold, conditions conducive to mold growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected mold, 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 mold growth, conditions conducive to mold 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, and existing deficiencies, 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.

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.

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. |

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.

PRIORITIZATION SCHEME:

One of EMG’s data-sorting exercises and deliverables of fundamental value is to evaluate and rank the recommendations and needs of the facility via a logical and well-developed prioritization scheme. The factors under consideration and built into the evaluation criteria include Plan Type (the “why”), Uniformat/building component type or system (the “what”), and condition/RUL (the “when”). The facility type or importance is also factored into the overall portfolio if relevant information is provided and applicable. EMG utilizes the following prioritization scheme:

- Priority 1 = **Immediate/Critical Items:** Require immediate action to either (a) correct a safety hazard or (b) address the most important building performance or integrity issues or failures.
- Priority 2 = **Potentially Critical Items:** Include (a) those safety/liability, component performance or building integrity issues of slightly less importance not captured in Priority 1 and/or (b) issues that if left unchecked could escalate into Immediate/Critical items. Accessibility and 'stabilized' environmental issues are also typically included in this subset.
- Priority 3 = **Necessary/Recommended Items:** Items of concern that generally either require attention or are suggested as improvements within the near term to: (a) improve usability, marketability, or efficiency; (b) reduce operational costs; (c) prevent or mitigate disruptions to normal operations; (d) modernize the facility; (e) adapt the facility to better meet occupant needs; and/or (f) should be addressed when the facility undergoes a significant renovation.
- Priority 4 = **Anticipated Lifecycle Replacements:** Renewal items which are generally associated with building components performing acceptably at the present time but will likely require replacement or other future attention within the timeframe under consideration.

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.



FACILITY CONDITION ASSESSMENT

SENIOR CENTER
1801 WEST CENTRAL ROAD
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EMG PROJECT NO: 122943.16R000-023.017

- 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 mold, conditions conducive to mold growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected mold, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.

2.3 PERSONNEL INTERVIEWED

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

NAME AND TITLE	ORGANIZATION	PHONE NUMBER
Tony Ovcina, Maintenance Mechanic 1,	Village of Arlington Heights	847.368.5860

The FCA was performed with the assistance of Tony Ovcina, Maintenance Mechanic 1, Village of Arlington Hts., 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 15 months.

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. No documents were submitted for review. The Documentation Request Form is provided in Appendix E.

2.5 PRE-SURVEY QUESTIONNAIRE

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

2.6 WEATHER CONDITIONS

January 9, 2017: Cloudy, with temperatures in the 20's (°F) and light winds.

3 EXISTING BUILDING ASSESSMENT

3.1 UNIT OR SPACE TYPES

All 41,392 square feet of the building are occupied by a single occupant, Arlington Heights Senior Center. The spaces are mostly a combination of offices, kitchen, dining, activity, restrooms, mechanical and utility.

4 SITE IMPROVEMENTS

4.1 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	Village of Arlington Heights Department of Public Works	Good
Storm sewer	Village of Arlington Heights Department of Public Works	Good
Domestic water	Village of Arlington Heights Department of Public Works	Good
Electric service	Commonwealth Edison	Good
Natural gas service	NICOR	Good

Actions/Comments:

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

4.2 PARKING, PAVING, AND SIDEWALKS

ITEM	DESCRIPTION
Main Ingress and Egress	Central Road
Access from	North
Additional Entrances	New Wilke Rd
Additional Access from	East

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Asphalt	1997	Good
Parking Lot	Asphalt	1997	Good
Drive Aisles	Asphalt	1997	Good
Service Aisles	Asphalt	1997	Good
Sidewalks	Concrete	1997	Good
Curbs	Concrete	1997	Fair
Site Stairs	Cast-in-place concrete	1997	Fair
Pedestrian Ramps	Cast-in-place concrete	1997	Fair

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PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
131	0	0	0	0
Total Number of ADA Compliant Spaces			10	
Number of ADA Compliant Spaces for Vans			2	
Total Parking Spaces			141	
Parking Ratio (Spaces/1000SF)			3.43	
Method of Obtaining Parking Count			Physical count	

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
East side patio	Concrete stairs	Metal	Good
South side loading dock	Concrete stairs	Metal	Fair

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement

Actions/Comments:

- The asphalt pavement exhibits isolated areas of failure and deterioration, such as alligator cracking, transverse cracking, extensive raveling, and localized depressions at the rear of the building. The most severely damaged areas of paving must be cut and patched in order to maintain the integrity of the overall pavement system.

4.3 DRAINAGE SYSTEMS AND EROSION CONTROL

DRAINAGE SYSTEM AND EROSION CONTROL		
SYSTEM	EXISTS AT SITE	CONDITION
Surface Flow	<input checked="" type="checkbox"/>	Good
Inlets	<input checked="" type="checkbox"/>	Good
Swales	<input type="checkbox"/>	--
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	--
Ponds	<input type="checkbox"/>	--
Underground Piping	<input checked="" type="checkbox"/>	Good
Pits	<input type="checkbox"/>	--

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DRAINAGE SYSTEM AND EROSION CONTROL		
SYSTEM	EXISTS AT SITE	CONDITION
Municipal System	<input type="checkbox"/>	Good
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.

4.4 TOPOGRAPHY AND LANDSCAPING

ITEM	DESCRIPTION						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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.



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4.5 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Overall Site Lighting Condition			Good	
Building Lighting	None		Wall Mounted		Recessed Soffit
	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
	Overall Building Lighting Condition			Good	

SITE FENCING		
TYPE	LOCATION	CONDITION
Wrought iron	At patio area	Good
Painted wood board and posts	At patio area	Good

REFUSE DISPOSAL				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Rear	Concrete pad	None	Yes	Fair

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.

5 BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

5.1 FOUNDATIONS

BUILDING FOUNDATION		
ITEM	DESCRIPTION	CONDITION
Foundation	Slab on grade with integral footings	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

5.2 SUPERSTRUCTURE

BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
Framing / Load-Bearing Walls	Masonry walls	Fair
Ground Floor	Concrete slab	Good
Upper Floor Framing	NA	--
Upper Floor Decking	NA	--
Roof Framing	Steel beams or girders	Good
Roof Decking	Metal decking with concrete topping	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.

5.3 ROOFING

PRIMARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Single-ply EPDM, with stone ballast

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PRIMARY ROOF			
Maintenance	Outside contractor	Roof Age	20 years
Flashing	Sheet metal	Warranties	Yes
Parapet Copings	NA; no parapet walls	Roof Drains	Internal drains
Fascia	None	Insulation	Rigid board
Soffits	None	Skylights	Yes
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The primary roof is located at entire area

Anticipated Lifecycle Replacements:

- EPDM roof membrane
- Roof flashings (included as part of overall membrane replacement)

Actions/Comments:

- The roof finishes vary in age appear to be more than 20 years old. Information regarding roof warranties or bonds was not available. According to the POC, the roof is scheduled to be replaced in 2017. 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.
- During severe wind storms, roofing aggregate (ballast) may become wind-borne and may harm nearby persons or may damage surrounding properties or building or site elements of the subject property. National, regional, and local building codes vary widely in the treatment of this issue and should be consulted during any future roofing repairs or replacements.

5.4 EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	Brick veneer	Good
Secondary Finish	Stucco	Good
Accented with	CMU / Masonry	Good
Soffits	Concealed	Fair

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

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Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There are isolated portions of the damaged brick veneer and missing mortar joints along the rear elevation. The damaged brick veneer and missing mortar joints will require repairs and repointing. This work is relatively insignificant and the work can be performed as part of the property management's routine maintenance program.

5.5 EXTERIOR AND INTERIOR STAIRS

Not applicable. There are no exterior or interior stairs.

5.6 EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Aluminum framed storefront	Double pane	Front	<input type="checkbox"/>	Good
Aluminum framed, fixed	Double pane	Wood shop, Art & Craft, Reading and Fitness	<input type="checkbox"/>	Good

BUILDING DOORS		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Good
Secondary Entrance Doors	Fully glazed, metal framed	Good
Service Doors	Metal, insulated	Good
Overhead Doors	Steel	Poor

Anticipated Lifecycle Replacements:

- Windows
- Storefront doors
- Overhead 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.



5.7 PATIO, TERRACE, AND BALCONY

BUILDING PATIO, TERRACE AND BALCONY			
TYPE	DESCRIPTION	LOCATION	CONDITION
Ground Floor Patio	Concrete	East side of building	Good
Upper Balcony Structure	None	--	--
Balcony Decks	None	--	--
Balcony Deck Toppings	None	--	--
Balcony Guardrails	None	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6 BUILDING MECHANICAL AND PLUMBING SYSTEMS

6.1 BUILDING HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

INDIVIDUAL UNITS

Primary Components	Package units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	1 unit at 7.5 tons
Total Heating or Cooling Capacity	7.5 tons
Heating Fuel	Natural gas
Location of Equipment	Throughout interior spaces
Space Served by System	Entire building
Age Ranges	Unit dated 1997
Primary Component Condition	Fair

BUILDING CENTRAL HEATING SYSTEM

Primary Heating System Type	Hot water boilers
Quantity and Capacity of Major Components	1 at 1,200 MBH each
Total Heating Capacity	1,200 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Mechanical rooms
Space Served by System	Entire building
Age Ranges	All units dated 1997
Boiler Condition	Fair
Heat Exchanger Condition	Fair

BUILDING CENTRAL COOLING SYSTEM

Primary Cooling System Type	Air-cooled chillers
Quantity and Capacity of Major Components	2 chillers at 33 tons each, 1 chiller at 80 tons
Total Cooling Capacity	146 tons
Refrigerant	R-22
Cooling Towers	None
Location of Major Equipment	Rooftop
Space Served by System	Entire building
Age Ranges	All units dated 1997
Chiller Condition	Fair
Cooling Tower Condition	--

DISTRIBUTION SYSTEM

HVAC Water Distribution System	Two-pipe
Heating Water Circulation Pump Size & Quantity	2 pumps at 5 HP each
Chilled Water Circulation Pump Size & Quantity	NA
Condenser Water Circulation Pump Size & Quantity	NA
Pump Condition	Good
Air Distribution System	Variable volume
Quantity and Capacity of Air Handlers	Three air handler ranging from 500 CFM each
Location of Air Handlers	Mechanical rooms

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DISTRIBUTION SYSTEM	
Large Spaces the Larger Dedicated AHU's Serve	NA
Age of Air Handlers	All units dated 1997
Air Handler Condition	Fair
Terminal Units	None
Quantity and Capacity of Terminal Units	NA
Location of Terminal Units	--
Spaces Served by Terminal Units	NA
Terminal Unit Condition	--

SUPPLEMENTAL COMPONENTS	
Supplemental Component #1	Suspended unit heaters
Location / Space Served by unit heaters	Generator Room, Corr. Outside Gen. Rm, Sprinkler Room, Kiln Rm. Kitchen, Server Rm, Pump Rm, & Mech Rm
Condition	Good

CONTROLS AND VENTILATION	
HVAC Control System	Individual programmable thermostats/controls
HVAC Control System Condition	Good
Building Ventilation	Rooftop exhaust fans
Ventilation System Condition	Good

Anticipated Lifecycle Replacements:

- Boilers
- Chillers
- Package units

Actions/Comments:

- The HVAC systems are maintained by an outside contractor.
- The HVAC equipment appears to have been installed in 1997. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. The maintenance 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 cost for this work is included.

6.2 BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Copper	Good
Waste/Sewer Piping	PVC	Good
Vent Piping	PVC	Good
Water Meter Location	Outside rear of building	

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DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heater
Fuel	Natural gas
Quantity and Input Capacity	1 units at 199,000 BTUH
Storage Capacity	81 gallons
Boiler or Water Heater Condition	Good
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	--
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

PLUMBING FIXTURES	
Water Closets	Commercial grade
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	2 GPM
Condition	Good

Anticipated Lifecycle Replacements:

- Water heater

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.

6.3 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 rear 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.

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6.4 BUILDING ELECTRICAL

BUILDING ELECTRICAL SYSTEMS			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	2000 Amps	Volts	120/208 Volt, three-phase
Meter & Panel Location	Generator room	Branch Wiring	Copper
Conduit	Non-metallic sheathed cable	Step-Down Transformers?	No
Security / Surveillance System?	Yes	Building Intercom System?	No
Lighting Fixtures	T-8, T-12, CFL, T-6 in gym		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Good		
Lighting Condition	Good		

BUILDING EMERGENCY SYSTEM			
Size	80 kW	Fuel	Natural gas
Generator / UPS Serves	Emergency lights, elevators, etc.	Tank Location	NA
Testing Frequency	Weekly	Tank Type	None
Generator / UPS Condition	Good		

Anticipated Lifecycle Replacements:

- Emergency generator

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- 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.

6.5 BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems.

6.6 FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	DESCRIPTION					
Type	Wet pipe					
Fire Alarm System	Central Alarm Panel	<input type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>

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ITEM	DESCRIPTION					
Type	Wet pipe					
	Pull Stations	<input checked="" type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated EXIT Signs	<input checked="" type="checkbox"/>
Alarm System Condition	Good					
Sprinkler System	None	<input type="checkbox"/>	Standpipes	<input checked="" type="checkbox"/>	Backflow Preventer	<input type="checkbox"/>
	Hose Cabinets	<input type="checkbox"/>	Fire Pumps	<input type="checkbox"/>	Siamese Connections	<input type="checkbox"/>
Suppression Condition	Good					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	NA			NA		
Fire Extinguishers	Last Service Date			Servicing Current?		
	2016			Yes		
Hydrant Location	Adjacent street					
Siamese Location	None					
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input type="checkbox"/>		

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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



7 INTERIOR SPACES

7.1 INTERIOR FINISHES

The facility is used as a Senior Center with offices

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	Lobby, offices, athletic club	Good
Ceramic tile	Kitchen, restrooms	Good
Vinyl tile	Lobby, corridors	Good
Wood	Fitness area	Good

TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Lobby, offices, athletic club	Good
Painted CMU	Mech area, utility area wood shop	Good
Vinyl wall coverings	Corridor,	Good

TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Suspended T-Bar (acoustic tile)	Entire Building	Good
Exposed structure	Mech and utility area	Good
Metal Ceiling	Billiards	Good

INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Solid core wood	Good
Door Framing	Metal	Good
Fire Doors	Yes	Good

Anticipated Lifecycle Replacements:

- Carpet

Actions/Comments:

- The interior areas were last renovated in 1997

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- 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.

7.2 COMMERCIAL KITCHEN & LAUNDRY EQUIPMENT

All equipment's are owned and maintained in-house.

The kitchen includes the following major appliances, fixtures, and equipment:

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Refrigerators	Up-right	Good
Freezers	Up-right	Good
Ice maker	Electric	Good
Ovens	NA	--
Griddles / Grills	NA	--
Fryers	NA	--
Hood	NA	--
Dishwasher	Owned	Fair
Microwave	<input type="checkbox"/>	Good
Ice Machines	<input checked="" type="checkbox"/>	Good
Steam Tables	<input checked="" type="checkbox"/>	Good
Work Tables	<input checked="" type="checkbox"/>	Good
Shelving	<input checked="" type="checkbox"/>	Good

Anticipated Lifecycle Replacements:

- Commercial kitchen equipment

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.

8 OTHER STRUCTURES

Not applicable. There are no major accessory structures.

9 CERTIFICATION

The Village of Arlington Heights retained EMG to perform this Facility Condition Assessment in connection with its continued operation of the Senior Center, 1801 West Central Road, Arlington Heights, Illinois, the "Property". It is our understanding that the primary interest of The Village of Arlington Heights is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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10 APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE PLAN

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: PRE-SURVEY QUESTIONNAIRE

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APPENDIX A:
PHOTOGRAPHIC RECORD



PHOTO #1: FRONT ELAVATION



PHOTO #2: LEFT ELEVATION



PHOTO #3: LEFT ELEVATION



PHOTO #4: REAR ELAVATION



PHOTO #5: REAR ELEVATION



PHOTO #6: PORTION OF RIGHT ELAVATION



PHOTO #7: PARKING LOTS, ASPHALT PAVEMENT



PHOTO #8: ASPHALT PAVEMENT REAR



PHOTO #9: EAST PATIO



PHOTO #10: WINDOWS



PHOTO #11: OVERHEAD DOOR



PHOTO #12: ROOF



PHOTO #13: BOILER



PHOTO #14: CHILLER, AIR-COOLED



PHOTO #15: CHILLER, AIR-COOLED



PHOTO #16: CHILLER, AIR-COOLED



PHOTO #17: ROOFTOP PACKAGE UNIT



PHOTO #18: WATER HEATER



PHOTO #19: GENERATOR



PHOTO #20: INTERIOR FINISHES



PHOTO #21: INTERIOR FINISHES



PHOTO #22: INTERIOR FINISHES



PHOTO #23: INTERIOR FINISHES



PHOTO #24: INTERIOR FINISHES



PHOTO #25: COMMERCIAL KITCHEN EQUIPMENT



PHOTO #26: COMMERCIAL KITCHEN EQUIPMENT



PHOTO #27: COMMERCIAL KITCHEN EQUIPMENT



PHOTO #28: COMMERCIAL KITCHEN EQUIPMENT



PHOTO #29: COMMERCIAL KITCHEN EQUIPMENT



PHOTO #30: COMMERCIAL KITCHEN EQUIPMENT

FACILITY CONDITION ASSESSMENT

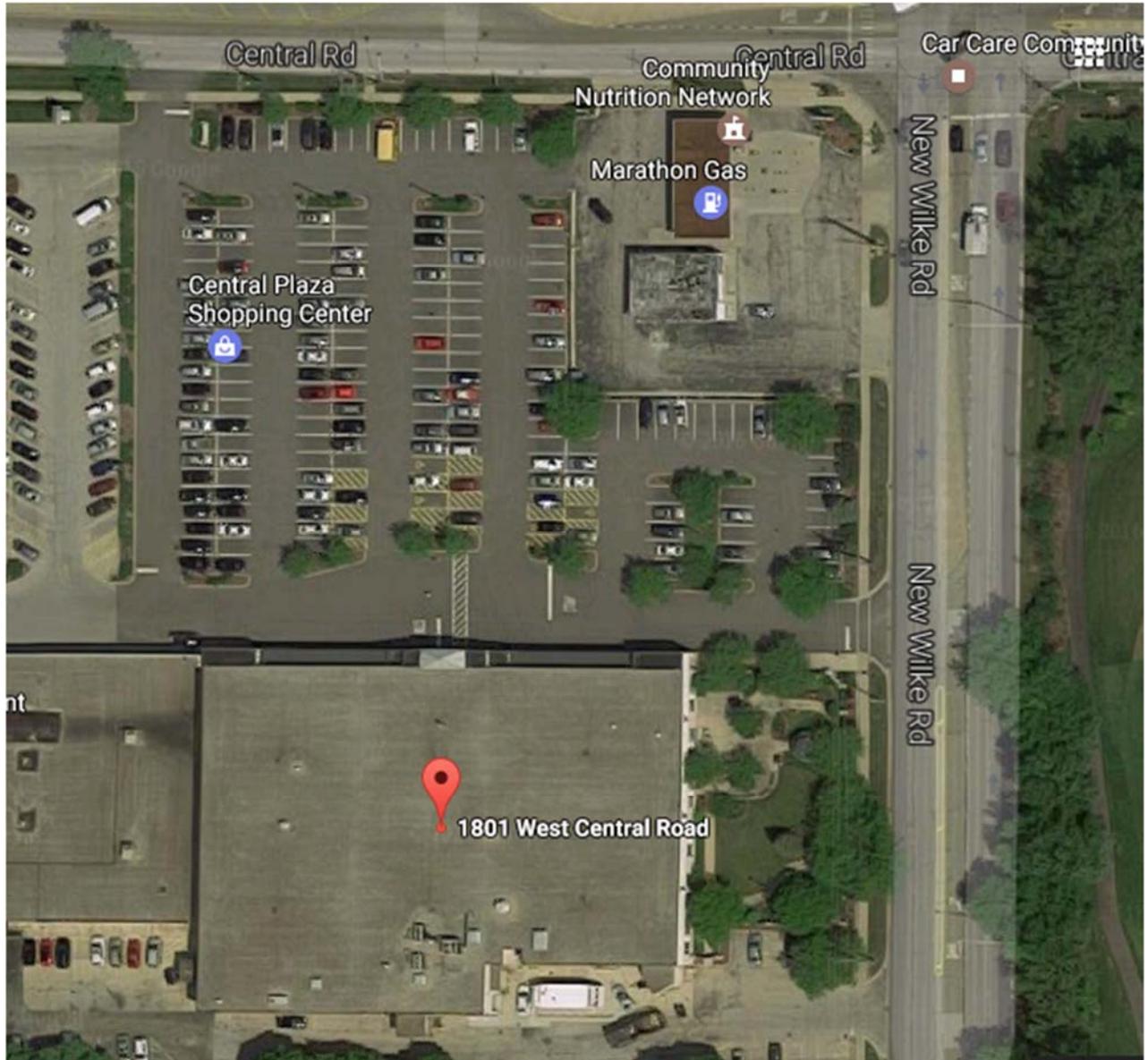
SENIOR CENTER
1801 WEST CENTRAL ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

EMG PROJECT NO: 122943.16R000-023.017

APPENDIX B:
SITE PLAN



Site Plan



Project Name:

Arlington Heights - Senior Center

Project Number:

122943.16R000-023.017

Source:

Google Earth

On-Site Date:

January 9, 2017

FACILITY CONDITION ASSESSMENT

SENIOR CENTER
1801 WEST CENTRAL ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

EMG PROJECT NO: 122943.16R000-023.017

APPENDIX C:
SUPPORTING DOCUMENTATION



ONE COMPANY DOES IT ALL

Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service
2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • www.foxvalleyfire.com

ANNUAL FIRE SPRINKLER SYSTEM INSPECTION

Completed By:

ALEX WYNN
Fox Valley Fire & Safety Co., Inc.
2730 Pinnacle Drive
Elgin, IL 60124
847-695-5990

Inspection Completed at:

ARLINGTON HEIGHTS SENIOR CARE
1801 W CENTRAL AVE

ARLINGTON HEIGHTS, IL 60005

Date of Inspection:

February 3, 2016

**Fire Sprinkler System Inspection and Tests
Riser Inventory Sheet**

Date: February 3, 2016				
Inspector: ALEX WYNN				

Record the static/residual water pressure:

Dry System				
Dry System				
Wet System				
Riser 1	50/40			
Riser 2	50/40			
Riser 3				
Riser 4				
Riser 5				
ADD'L 6				
ADD'L 7				
ADD'L 8				
ADD'L 9				
ADD'L 10				
ADD'L 11				
ADD'L 12				
ADD'L 13				
ADD'L 14				
ADD'L 15				
ADD'L 16				
ADD'L 17				
ADD'L 18				
ADD'L 19				
ADD'L 20				
ADD'L 21				
ADD'L 22				
ADD'L 23				
ADD'L 24				
ADD'L 25				

Comments: _____

ARLINGTON HEIGHTS SENIOR CARE



ARLINGTON HEIGHTS SENIOR CARE
1801 W CENTRAL AVE

ARLINGTON HEIGHTS, IL 60005

Discrepancies as follows:

SYSTEM IS DUE FOR A 5 YEAR OBSTRUCTION AND FIRE DEPT CONNECTION CHECK VALVE INSPECTIONS.

SimplexGrinnell

FIRE ALARM INSPECTION REPORT

**Performed in Accordance with Applicable
National Fire Protection Association Standards**

March 2016 Inspection

PREPARED FOR

**Dave Van Ryan
Operations Manager
Arlington Heights Senior Ctr.
1801 W. Central Rd.
Arlington Heights, IL 60004
(847) 368-5860**

03/15/2016

SimplexGrinnell

Cst. 464476

**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

SITE: Arlington Heights Senior Ctr.

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**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

PAGE 1

**Dave Van Ryan
Operations Manager
Arlington Heights Senior Ctr.
1801 W. Central Rd.
Arlington Heights, IL 60004**

Thank you for choosing SimplexGrinnell as the provider of your Fire Alarm Inspection services, which were completed on March 15, 2016.

This March 2016 inspection tested all accessible smoke detectors and duct smoke detectors. Tested all accessible pull stations, heat detectors, tamper switches, waterflow devices and signal circuits of the Fire Alarm System.

*******NOTES *******

Alarm and Troubles were received by operator "Erick" with N,W Central Dispatch.

The Heat Detector in the Mez Boiler Room was ~~electrically tested~~, due to no safe access.

visib inspected km

Duct Detector in Fitness Room B was electrically tested only, a fitness class was in session and no access could be gained.

The below devices should have label changes. In the event of a fire or emergency these locations could be confusing for the fire department or emergency personal:

-IN FITNESS ROOM B (AC) Duct Smoke Detector Zone D16-Fire panel description is Duct Det Storage 126. Zone 00

-CORRIDOR BY KITCHEN (AC) Duct Smoke Detector ZoneD24-Fire Panel description is Mech Rm Duct Det Zone 3

*******DEFICIENCIES*******

There were no deficiencies noted during this inspection.

**Customer contact information:
Contact: Dave Van Ryan (Operations Manager)
Fax: (847) 577-5930
Inspection Service Request # 34565012**

SITE: Arlington Heights Senior Ctr.

SPECIAL PROVISIONS

Please review the Final Inspection Report for individual device notations. A copy of this report has been forwarded to your System Integrity Representative, Amy Whitacre, for review. Please feel free to contact your SIR to discuss any questions/concerns regarding your system, inspection report, and/or quote to rectify the deficiencies found during this inspection. Amy Whitacre can be reached @ (630) 948-1208. Also, our office number is (630) 948-1200.

Please keep in mind that SimplexGrinnell offers many services including Fire Alarm, Fire Sprinkler, Portable Extinguishers, Kitchen Fire Suppression, Special Hazard Suppression, Access Control, CCTV, Emergency Lighting, Healthcare Communications, and Sound + Communications.

Once again thank you for choosing SimplexGrinnell as the service provider for your Life Safety Systems.

**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

PAGE 3

SITE: Arlington Heights Senior Ctr.

Monitoring Agency:

N.W. Central Dispatch

**Position# R-1760
(847) 590-3355**

Authority Having Jurisdiction:

**Arlington Heights Fire Dept.
Arlington Heights, IL 60004**

Inspection Service:

**SimplexGrinnell
91N. Mitchell Court
Addison, IL 60101
Phone: (630) 948-1100**

License No.: 127-001155

**Service Mgr: Theresa Puchley
Service Sales: (630) 948-1200
Inspector: Korrin Moore
Inspector: Chris Anderson
Inspector: Chad Anderson**

**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

PAGE 4

SITE: Arlington Heights Senior Ctr.

CONTROL PANEL/CENTRAL PROCESSING UNIT

NOTIFIER AFP-200

Serial # DR-AFP20

Building: 1801 W. Central Rd. Floor: 1 Area: IN FACP ROOM (MAIN)

<u>Test Performed</u>	<u>Result</u>	<u>Value</u>	<u>Notes</u>
Voltage w/ Charger	Passed	27.1	
Voltage w/o Charger	Passed	27.1	
Battery % of Charge	Not Applicable		
Battery Age Check	Passed	201.3	
Control Function(s)	Passed		

**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

PAGE 5

SITE: Arlington Heights Senior Ctr.

CONTROL PANEL/CENTRAL PROCESSING UNIT

NOTIFIER FCPS-24

Serial # DR-AFP20

Building: 1801 W. Central Rd. Floor: 1 Area: IN FACP ROOM (NAC)

<u>Test Performed</u>	<u>Result</u>	<u>Value</u>	<u>Notes</u>
Voltage w/ Charger	Passed	27.5	
Voltage w/o Charger	Passed	27.4	
Battery % of Charge	Not Applicable		
Battery Age Check	Passed	201.3	
Control Function(s)	Passed		

**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

PAGE 6

SITE: Arlington Heights Senior Ctr.

ALARM INITIATING DEVICES

SUMMARY TEST RESULTS

<u>Dev. Type</u>	<u>Description</u>	<u>Total</u>	<u>Number Tested</u>	<u>Number Failed</u>	<u>Number Not Tested</u>
DSD	Duct Smoke Detector	4	4	0	0
FTHD	Fixed Temp Heat Detector	1	1	0	0
PSD	Photo Smoke Detector	7	7	0	0
PSSA	Pull Station-Single Action	6	6	0	0
RRHD	Rate of Rise Heat Detector	12	12	0	0

DETAIL TEST RESULTS

<u>Dev Type</u>	<u>Building</u>	<u>Floor</u>	<u>Area</u>	<u>Cust Zone</u>	<u>Cust Dev#</u>	<u>Address/ Zone No.</u>	<u>Service Performed</u>	<u>Test Result</u>
PSD	1801 W. Central Rd.	1	BY KILN ROOM			D07	Tested	Passed
PSSA	1801 W. Central Rd.	1	BY N.E. EXIT BY READING ROOM			M09	Tested	Passed
PSSA	1801 W. Central Rd.	1	BY N.W. EXIT			M04	Tested	Passed
PSSA	1801 W. Central Rd.	1	BY NORTH EXIT IN VESTIBULE			M05	Tested	Passed
DSD	1801 W. Central Rd.	1	BY ROOM 126 (A/C)			D18	Tested	Passed
PSSA	1801 W. Central Rd.	1	BY S.E. EXIT IN CORRIDOR 124			M08	Tested	Passed
PSSA	1801 W. Central Rd.	1	BY S.W. EXIT			M01	Tested	Passed
PSSA	1801 W. Central Rd.	1	BY SOUTH EXIT BY FACP ROOM			M06	Tested	Passed
DSD	1801 W. Central Rd.	1	Corridor BY Kitchen (AC)			D24	Tested	Passed
PSD	1801 W. Central Rd.	1	IN A/V STORAGE 189			D09	Tested	Passed
PSD	1801 W. Central Rd.	1	IN CLOSET BY S.W. EXIT			D04	Tested	Passed
RRHD	1801 W. Central Rd.	1	IN EAST JANITORS CLOSET			D20	Tested	Passed
PSD	1801 W. Central Rd.	1	IN EQUIPMENT STORAGE ROOM			D02	Tested	Passed
PSD	1801 W. Central Rd.	1	IN FACP ROOM			D01	Tested	Passed
DSD	1801 W. Central Rd.	1	IN FITNESS ROOM B (A/C)			D16	Tested	Passed
Electrical Test Only								
RRHD	1801 W. Central Rd.	1	IN FITNESS ROOM B STORAGE			D17	Tested	Passed
RRHD	1801 W. Central Rd.	1	IN KILN ROOM			D08	Tested	Passed
RRHD	1801 W. Central Rd.	1	IN N.W. CLOSET (LENDING CLOSET)			D11	Tested	Passed
RRHD	1801 W. Central Rd.	1	IN NORTH COAT CLOSET			D12	Tested	Passed
RRHD	1801 W. Central Rd.	1	IN PHONE CLOSET BY KILN ROOM			D06	Tested	Passed
PSD	1801 W. Central Rd.	1	IN PROGRAM / DINING STORAGE			D21	Tested	Passed
RRHD	1801 W. Central Rd.	1	IN SOUTH KITCHEN STORAGE			D05	Tested	Passed
RRHD	1801 W. Central Rd.	1	IN STORAGE BY FACP ROOM			D03	Tested	Passed
RRHD	1801 W. Central Rd.	1	IN STORAGE TOP MAINTENANCE (E)			D15	Tested	Passed
RRHD	1801 W. Central Rd.	1	IN STORAGE TOP MAINTENANCE (W)			D14	Tested	Passed
PSD	1801 W. Central Rd.	1	IN TELEPHONE ROOM (ABOVE CEILING)			D13	Tested	Passed
RRHD	1801 W. Central Rd.	1	IN WEST JANITORS CLOSET			D10	Tested	Passed

**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

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SITE: Arlington Heights Senior Ctr.

ALARM INITIATING DEVICES

DETAIL TEST RESULTS

<u>Dev</u> <u>Type</u>	<u>Building</u>	<u>Floor</u>	<u>Area</u>	<u>Cust</u> <u>Zone</u>	<u>Cust</u> <u>Dev#</u>	<u>Address/</u> <u>Zone No.</u>	<u>Service</u> <u>Performed</u>	<u>Test</u> <u>Result</u>
DSD	1801 W. Central Rd.	1	IN WOODSHOP			D19	Tested	Passed
FTHD	1801 W. Central Rd.	MEZ	IN BOILER ROOM BY FACP ROOM			M32	Tested	Passed
						Visual Check only-Fixed Temp		
RRHD	1801 W. Central Rd.	MEZ	IN MECHANICAL ROOM BY FACP ROOM			D22	Tested	Passed

**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

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SITE: Arlington Heights Senior Ctr.

ALARM INDICATING DEVICES

SUMMARY TEST RESULTS

<u>Dev. Type</u>	<u>Description</u>	<u>Total</u>	<u>Number Tested</u>	<u>Number Failed</u>	<u>Number Not Tested</u>
A/V	Audio/Visual Signal Device	28	28	0	0
ANNC	Annunciator	1	1	0	0
RSSU	Remote Annunciator	4	4	0	0
VSIG	Visual Only Signal	43	43	0	0

DETAIL TEST RESULTS

<u>Dev Type</u>	<u>Building</u>	<u>Floor</u>	<u>Area</u>	<u>Cust Zone</u>	<u>Cust Dev#</u>	<u>Address/ Zone No.</u>	<u>Service Performed</u>	<u>Test Result</u>
A/V	1801 W. Central Rd.	1	BY EAST SPRINKLER ROOM				Tested	Passed
VSIG	1801 W. Central Rd.	1	BY EAST TELEPHONE ROOM				Tested	Passed
A/V	1801 W. Central Rd.	1	BY GIFT SHOP				Tested	Passed
A/V	1801 W. Central Rd.	1	BY MAIN OFFICE 177				Tested	Passed
ANNC	1801 W. Central Rd.	1	BY NORTH EXIT IN VESTIBULE				Tested	Passed
A/V	1801 W. Central Rd.	1	BY ROOM 120				Tested	Passed
RSSU	1801 W. Central Rd.	1	BY ROOM 126 (D18)				Tested	Passed
A/V	1801 W. Central Rd.	1	BY ROOM 151				Tested	Passed
A/V	1801 W. Central Rd.	1	BY ROOM 164				Tested	Passed
A/V	1801 W. Central Rd.	1	BY ROOM 168				Tested	Passed
A/V	1801 W. Central Rd.	1	BY ROOM 174				Tested	Passed
A/V	1801 W. Central Rd.	1	BY ROOM 178				Tested	Passed
RSSU	1801 W. Central Rd.	1	BY ROOM 183 (D24)				Tested	Passed
A/V	1801 W. Central Rd.	1	BY ROOM 190				Tested	Passed
A/V	1801 W. Central Rd.	1	BY STORAGE BY FACP				Tested	Passed
A/V	1801 W. Central Rd.	1	BY WOODSHOP				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN BILLIARDS AREA				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN CAFE AREA				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN DINING ROOM				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN DINING ROOM				Tested	Passed
A/V	1801 W. Central Rd.	1	IN DINING ROOM				Tested	Passed
A/V	1801 W. Central Rd.	1	IN DINING ROOM				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN DINING ROOM				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN EAST MENS RESTROOM				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN EAST WOMENS RESTROOM				Tested	Passed
RSSU	1801 W. Central Rd.	1	IN FITNESS ROOM B				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN KILN ROOM				Tested	Passed
A/V	1801 W. Central Rd.	1	IN KITCHEN				Tested	Passed

**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

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SITE: Arlington Heights Senior Ctr.

ALARM INDICATING DEVICES

DETAIL TEST RESULTS

<u>Dev Type</u>	<u>Building</u>	<u>Floor</u>	<u>Area</u>	<u>Cust Zone</u>	<u>Cust Dev#</u>	<u>Address/ Zone No.</u>	<u>Service Performed</u>	<u>Test Result</u>
A/V	1801 W. Central Rd.	1	IN LOBBY BY DINING ROOM				Tested	Passed
A/V	1801 W. Central Rd.	1	IN MAIN OFFICE BY ROOM 181				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN MAIN OFFICE IN ROOM 178				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN MAIN OFFICE IN ROOM 180				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN MAIN OFFICE IN ROOM 181				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 108				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 109				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 110				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 110				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 111				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 118				Tested	Passed
A/V	1801 W. Central Rd.	1	IN ROOM 120				Tested	Passed
A/V	1801 W. Central Rd.	1	IN ROOM 120				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 139				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 139 OFFICE				Tested	Passed
A/V	1801 W. Central Rd.	1	IN ROOM 145				Tested	Passed
A/V	1801 W. Central Rd.	1	IN ROOM 145				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 147				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 148				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 149				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 150				Tested	Passed
A/V	1801 W. Central Rd.	1	IN ROOM 151				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 152				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 153				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 154				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 155				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 156				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 161				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 162				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 163				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 164				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 165				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 166				Tested	Passed
A/V	1801 W. Central Rd.	1	IN ROOM 168				Tested	Passed
A/V	1801 W. Central Rd.	1	IN ROOM 172				Tested	Passed
A/V	1801 W. Central Rd.	1	IN ROOM 173				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN ROOM 190				Tested	Passed
A/V	1801 W. Central Rd.	1	IN SOUTH HALL BY ROOM 183				Tested	Passed
VSIG	1801 W. Central Rd.	1	IN TELEPHONE ROOM BY ROOM 118				Tested	Passed

**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

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SITE: Arlington Heights Senior Ctr.

ALARM INDICATING DEVICES

DETAIL TEST RESULTS

<u>Dev</u>	<u>Type</u>	<u>Building</u>	<u>Floor</u>	<u>Area</u>	<u>Cust</u>	<u>Cust</u>	<u>Address/</u>	<u>Service</u>	<u>Test</u>
					<u>Zone</u>	<u>Dev#</u>	<u>Zone No.</u>	<u>Performed</u>	<u>Result</u>
VSIG		1801 W. Central Rd.	1	IN WEST MENS RESTROOM				Tested	Passed
VSIG		1801 W. Central Rd.	1	IN WEST SPRINKLER ROOM				Tested	Passed
VSIG		1801 W. Central Rd.	1	IN WEST WOMENS RESTROOM				Tested	Passed
A/V		1801 W. Central Rd.	1	IN WOODSHOP				Tested	Passed
A/V		1801 W. Central Rd.	1	IN WOODSHOP				Tested	Passed
RSSU		1801 W. Central Rd.	1	IN WOODSHOP (D19)				Tested	Passed
VSIG		1801 W. Central Rd.	MEZ	IN BOILER ROOM				Tested	Passed
VSIG		1801 W. Central Rd.	MEZ	IN MECHANICAL ROOM				Tested	Passed
VSIG		1801 W. Central Rd.	MEZ	IN OFFICE				Tested	Passed

**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

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SITE: Arlington Heights Senior Ctr.

SUPERVISORY DEVICES

SUMMARY TEST RESULTS

<u>Dev. Type</u>	<u>Description</u>	<u>Total</u>	<u>Number Tested</u>	<u>Number Failed</u>	<u>Number Not Tested</u>
STS	Sprinkler Tamper Switch	8	8	0	0
SWFV	Sprinkler Water Flow Valve	2	2	0	0

DETAIL TEST RESULTS

<u>Dev Type</u>	<u>Building</u>	<u>Floor</u>	<u>Area</u>	<u>Cust Zone</u>	<u>Cust Dev#</u>	<u>Address/ Zone No.</u>	<u>Service Performed</u>	<u>Test Result</u>
STS	1801 W. Central Rd.	1	IN EAST SPRINKLER ROOM (CITY #1)			M10	Tested	Passed
STS	1801 W. Central Rd.	1	IN EAST SPRINKLER ROOM (CITY #2)			M10	Tested	Passed
STS	1801 W. Central Rd.	1	IN EAST SPRINKLER ROOM (CITY #3)			M10	Tested	Passed
SWFV	1801 W. Central Rd.	1	IN EAST SPRINKLER ROOM (SYSTEM)			M11	Tested	Passed
Retard Setting: 45 Seconds Electrical Test Only								
STS	1801 W. Central Rd.	1	IN EAST SPRINKLER ROOM (SYSTEM)			M10	Tested	Passed
STS	1801 W. Central Rd.	1	IN WEST SPRINKLER ROOM (CITY #1)			M02	Tested	Passed
STS	1801 W. Central Rd.	1	IN WEST SPRINKLER ROOM (CITY #2)			M02	Tested	Passed
STS	1801 W. Central Rd.	1	IN WEST SPRINKLER ROOM (CITY #3)			M02	Tested	Passed
SWFV	1801 W. Central Rd.	1	IN WEST SPRINKLER ROOM (SYSTEM)			M03	Tested	Passed
Retard Setting: 45 Seconds Electrical Test Only								
STS	1801 W. Central Rd.	1	IN WEST SPRINKLER ROOM (SYSTEM)			M02	Tested	Passed

**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

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SITE: Arlington Heights Senior Ctr.

SENSITIVITY TESTING

SUMMARY TEST RESULTS

<u>Dev.</u> <u>Type</u>	<u>Floor</u>	<u>Area</u>	<u>Cust</u> <u>Zone</u>	<u>Cust</u> <u>Dev#</u>	<u>Address/</u> <u>Zone No.</u>	<u>Mfg. Range</u>	<u>Prior</u> <u>Test</u>	<u>Current</u> <u>Test</u>	<u>Test</u> <u>Result</u>
					Building: 1801 W. Central Rd.				
PSD	1	BY KILN ROOM			D07	Preset at 1.0 -	N/A	N/A	
PSD	1	IN A/V STORAGE 189			D09	Preset at 1.0 -	N/A	N/A	
PSD	1	IN CLOSET BY S.W. EXIT			D04	Preset at 1.0 -	N/A	N/A	
PSD	1	IN EQUIPMENT STORAGE ROOM			D02	Preset at 1.0 -	N/A	N/A	
PSD	1	IN FACP ROOM			D01	Preset at 1.0 -	N/A	N/A	
PSD	1	IN PROGRAM / DINING STORAGE			D21	Preset at 1.0 -	N/A	N/A	
PSD	1	IN TELEPHONE ROOM (ABOVE CEILING)			D13	Preset at 1.0 -	N/A	N/A	

SITE: Arlington Heights Senior Ctr.

INSPECTION DEFICIENCIES SUMMARY

THERE WERE NO DEFICIENCIES NOTED DURING THIS INSPECTION

**SimplexGrinnell
FIRE ALARM INSPECTION REPORT**

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SITE: Arlington Heights Senior Ctr.

<u>Archie P. Kemore</u> Customer	_____
	Date
<u>Korrin Moore</u> Korrin Moore	<u>3-15-16</u>
	Date
<u>Chris Anderson</u> Chris Anderson	<u>3-15-16</u>
	Date
<u>Chad Anderson</u> Chad Anderson	<u>3/15/16</u>
	Date

IF YOU HAVE ANY QUESTIONS REGARDING THIS REPORT, PLEASE CONTACT

Theresa Puchley Branch Service Manager

**Phone: (630) 948-1100
Address: 91N. Mitchell Court
Addison, IL 60101**

00464476.03

FACILITY CONDITION ASSESSMENT

SENIOR CENTER
1801 WEST CENTRAL ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

EMG PROJECT NO: 122943.16R000-023.017

APPENDIX D:
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: DAVID VAN RYN
Association with property: BUILDING MAINTENANCE FOREMAN
Length of association with property: 15 MONTHS
Date Completed: 11/7/2017
Phone Number: (847) 368-5860
Property Name: SENIOR CENTER
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 add backup documentation for any Yes responses.

INSPECTIONS		DATE LAST INSPECTED	LIST ANY OUTSTANDING REPAIRS REQUIRED
1	Elevators	N/A	
2	HVAC, Mechanical, Electric, Plumbing	DECEMBER 2016	FILTER AND BELTS CHANGED AND HUMIDIFIER FILTER CARTRIDGES WERE REPLACED
3	Life-Safety/Fire		
4	Roofs	SUMMER 2016	ROOF IS ON SCHEDULE FOR RESTORATION WORK BUDGET 2017
QUESTION		RESPONSE	
5	List any major capital improvement within the last three years.	UNKNOWN	
6	List any major capital expenditures planned for the next year.	ROOF WORK (EXTENSIVE) FOR 2017	
7	What is the age of the roof(s)?	UNKNOWN	

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	
8	Are there any unresolved building, fire, or zoning code issues?		X			
9	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?		X			
10	Is the property served by a private water well?		X			
11	Is the property served by a private septic system or other waste treatment systems?		X			
12	Are there any problems with foundations or structures?		X			
13	Is there any water infiltration in basements or crawl spaces?		X			
14	Are there any wall, or window leaks?			X		
15	Are there any roof leaks?		X			
16	Is the roofing covered by a warranty or bond?			X		
17	Are there any poorly insulated areas?		X			
18	Is Fire Retardant Treated (FRT) plywood used?			X		
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		X			
20	Are there any problems with the utilities, such as inadequate capacities?		X			
21	Are there any problems with the landscape irrigation systems?		X			
22	Has a termite/wood boring insect inspection been performed within the last year?		X			
23	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?	X				R-22
24	Has any part of the property ever contained visible suspect mold growth?		X			

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

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	
42 Are there any unresolved construction defects at the property?			X		


Signature of person interviewed or completing form

1/7/2017
Date

FACILITY CONDITION ASSESSMENT

SENIOR CENTER
1801 WEST CENTRAL ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

EMG PROJECT NO: 122943.16R000-023.017

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

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| <ol style="list-style-type: none">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. | <ol style="list-style-type: none">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. |
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Your timely compliance with this request is greatly appreciated.