

Facilities Assessment Report

November 3, 2015



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County of Champaign, Illinois

Facilities Assessment Report

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Facilities Assessment Report

Purpose of the Study

As part of its mission to best serve its residents and consistent with the second initiative of the strategic plan, Champaign County has contracted Bailey Edward to conduct a facilities assessment report for all of their facilities.

The objectives of the study are to:

- Perform a full assessment of the current condition of the buildings.
- Provide an inventory database of current and short term maintenance, repair, and replacement needs.
- Identify the backlog of deferred maintenance needs for existing buildings.
- Determine a Facilities Condition Index (FCI) to quickly identify the relative condition of each building as compared to a national benchmark.
- Provide a basis of decision making regarding routine maintenance, capital renewal, and functional improvements for existing facilities.
- Determine the overall estimated annual cost needed to keep buildings maintained.

Using the information gathered in this study to develop a proactive response toward maintenance needs, will protect and extend the useful life of buildings, reduce disruptions to employees and constituents for emergency maintenance and repair, and facilitate efficient, effective services for the residents of Champaign County.



County of Champaign, Illinois

Facilities Assessment Report

Key Concepts

Below are definitions and explanations of the key terms and values used throughout this report.

Current Replacement Value (CRV)

The Association of Physical Plant Administrators (APPA) has defined the CRV as “the total expenditure in current dollars required to replace a facility...to meet current acceptable standards of construction and comply with regulatory requirements.” Older facilities that do not meet current codes should be valued with replacement buildings that are compliant to current codes.

Deferred Maintenance Backlog (DMB)

The DMB is a dollar amount totaling all the maintenance, repairs, upgrades, and component replacement deemed necessary from the facilities assessment. This value does not include projected facility improvements, additions, or new construction.

The DMB value is calculated for a set period of time. This report focuses on the 1-year (0-1 year) and 5-year (0-5 year) deferred maintenance needs. The 0-1 year DMB are the rough estimated cost of work that needs to be done within the next year. The 5-Year DMB includes all maintenance, repair, and replacement costs expected or recommended for the next 5 years.

Deferred Maintenance Backlog Excess (DMB Excess)

The DMB Excess represents the amount that the DMB exceeds the 5% FCI threshold recommended by the APPA for buildings in “Good” condition (see explanation under “FCI” below). For buildings with an FCI below 5%, the DMB Excess is \$0.

For example, consider a building with a CRV of \$1,000,000. If the DMB is found to be \$75,000, the FCI is calculated to be 7.5% ($75,000/1,000,000$). The DMB value at 5% FCI would be \$50,000. The DMB Excess would then be any expense over a 5% FCI, which in this case would be \$25,000 ($75,000-50,000$). This additional \$25,000 is the added expense to bring the building back to “Good” condition.

Annual Cost to Maintain DMB

This is the dollar amount that must be invested each year into the facility in order for the FCI and DMB to stay level. This amount of expense will not do anything to improve the facilities condition index or reduce the deferred maintenance backlog, but is the minimum expense recommended to keep the building from declining.

This value is based on the industry standard of 2% of the CRV, based on straight line depreciation for a 50 year lifespan (2% per year for 50 years = 100% of CRV). However, many building components do not last 50 years before needing replacement, so this value is meant only as a quick rule of thumb.



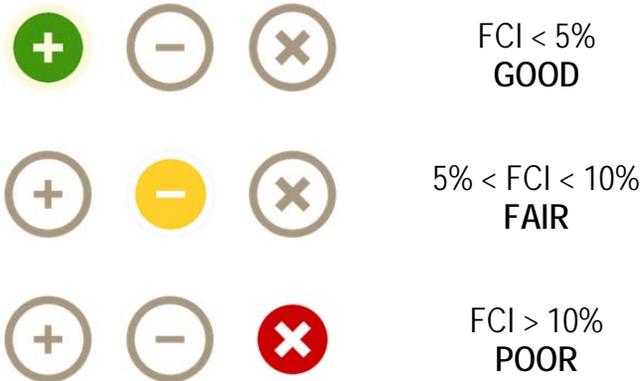
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Facilities Condition Index (FCI)

The FCI is a systematic method of evaluating the current condition of buildings over a given time period. It is calculated as the deferred maintenance backlog divided by the current replacement value (DMB/CRV=FCI).

The APPA has recommended the following guidelines for overall building condition:



- Buildings in “Good” condition are typically newer facilities with few deficiencies and require little more than routine maintenance and system checks.
- Buildings in “Fair” condition are typically slightly older buildings that require more substantial maintenance and replacement of aging components.
- Buildings in “Poor” condition have either *more significant* deficiencies that require replacement or repair, or a *larger quantity* of components needing to be upgraded or repaired.

Priority Issues vs. 0-5 Year Issues

The FCI can be calculated for different periods of time. This report highlights Priority Issues (0-1 Year Issues) and 0-5 Year Issues and calculates the DMB and FCI for each time period.

Priority Issues are typically life safety, code compliance, or failed systems or components that need immediate attention for the building to be safe and used for its intended purpose.

In addition to the priority issues, 0-5 Year Issues include less critical maintenance, replacement of aging building systems or components, and upgrades to finishes and fixtures. This value is often a better indicator of the building's *overall* condition and maintenance need than the 1-Year value.



County of Champaign, Illinois

Facilities Assessment Report

Methodology

In order to best understand the existing condition of the county facilities, several steps were taken. Bailey Edward and our consultant team conducted site survey building assessments by walking through each building with maintenance personnel. In addition, they reviewed all existing construction drawings, renovation drawings, and maintenance records available from the County.

The information gathered through these processes was organized and categorized using nationally accepted techniques as recommended by the APPA. For the purposes of assessment, the buildings were separated into a series of building components. Each component was assigned a percentage of the CRV, such that the sum of the components equaled the full replacement value. The components and the rule-of-thumb percentage values are shown below. Due to the difference in configurations, the typical CRV percentages are different for larger buildings (over 15,000 SF) and smaller buildings (under 15,000 SF). The percent of CRV values varied slightly among the buildings as needed to more accurately represent each unique case.

Building Use Types

The Current Replacement Value for each building was determined using per square foot values obtained from Whitestone and RS Means. These are regionally weighed and are listed below.

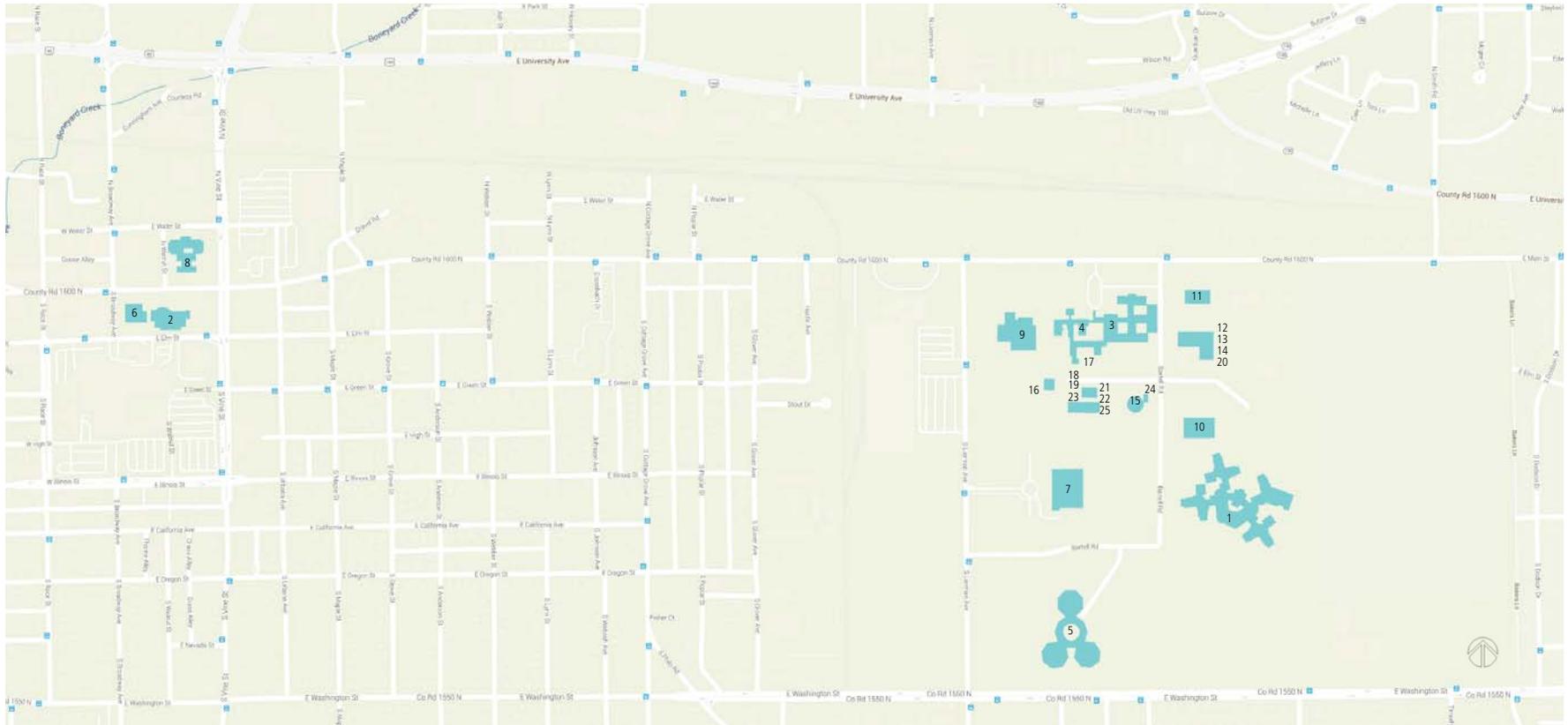
Component Name	Cost / SF
Central Plant, Boiler	\$676
County Jail	\$214
Courthouse	\$290
Election Supply	\$167
Maintenance Shop	\$230
Mortuary	\$252
Nursing Home	\$222
Office Building	\$211
Operation Center	\$211
Service Garage	\$285
Tactics Training	\$222
Salt Dome	\$85
Pre-Engineered Metal Building	\$115
Animal Control	\$115
Garages	\$50

County Map The following page is a county map highlighting the buildings surveyed for this report.



County of Champaign, Illinois

County Map



LEGEND

- | | | | |
|----------------------------------|---------------------------------|--------------------------|---------------------|
| 1 Nursing Home | 8 Sheriff / Correctional Center | 15 Highway Salt Dome | 22 ILEAS Garage 2 |
| 2 Courthouse Addition | 9 Highway Fleet Maintenance | 16 Animal Control | 23 ILEAS Garage 3 |
| 3 ILEAS Original Building | 10 Juvenile Detention Center | 17 ILEAS Boiler House | 24 Salt Dome Garage |
| 4 ILEAS Training Center | 11 Emergency Operation Center | 18 Sheriff Garage | 25 ILEAS Garage 1 |
| 5 Brookens Administrative Center | 12 Coroner's Office | 19 County Highway Garage | |
| 6 Courthouse | 13 Physical Plant Shop | 20 Nursing Home Storage | |
| 7 Adult Detention Facility | 14 Election Supply | 21 EMA Garage | |



County of Champaign, Illinois

Facilities Assessment Report

Summary of Results

This report focuses on twenty-five county owned buildings. Included below is a list of facilities reviewed and the square footage as given by the county:

	Facility	SF
1	Nursing Home	133,192
2	Courthouse Addition	99,500
3	ILEAS Original Building	105,000
4	ILEAS Training Center	95,436
5	Brookens Administrative Center	93,060
6	Courthouse	46,839
7	Adult Detention Facility	57,000
8	Sheriff / Correctional Center	55,000
9	Highway Fleet Maintenance	43,975
10	Juvenile Detention Center	31,000
11	Emergency Operation Center (METCAD)	19,600
12	Coroner's Office	5,750
13	Physical Plant Shop	11,956
14	Sheriff Garage	7,800
15	Election Supply	5,895
16	Highway Salt Dome	7,854
17	Animal Control	4,500
18	County Highway Garage	4,320
19	ILEAS Boiler House	1,200
20	EMA Garage	2,880
21	ILEAS Garage 2	2,880
22	ILEAS Garage 3	2,880
23	Nursing Home Storage	1,444
24	ILEAS Garage 1	1,440
25	Salt Dome Garage	1,400

This represents a total of 841,801 square feet reviewed for this facility condition assessment.

According to APPA standards, the 1-year condition of the 25 buildings overall is "Fair". This is due primarily to the condition of HVAC systems past their useful life, critical issues, various minor code deficiencies, and the inclusion of the ILEAS Original Building (previous poor farm).

The 5-year outlook, however, requires more attention. A substantial amount of deferred maintenance has accumulated and the 5 year FCI value is considered "Poor", with a FCI at 11.8%. The following are common and key findings leading to this result:

- Some roofs are past their useful life and require either repair or full replacement. This includes primarily shingle roofs or EPDM roof systems.
- Some older facilities still have original window systems, which are single pane and do not have thermal breaks in the frames. Full replacement of these windows with energy efficient windows is recommended.
- Many buildings are in need of isolated exterior brick repair or significant repointing of mortar that has deteriorated, including some lintel restoration. Efflorescence at some of the buildings could be a sign of a larger water infiltration issue and should be investigated.
- Room finishes such as flooring, wall coverings, and ceilings are in need of replacement throughout many facilities.
- Many areas of broken or damaged sidewalk were observed.
- ILEAS Original Building (previous poor farm and Nursing Home) is currently unoccupied and uninhabitable in its current condition. Significant repairs, ADA modifications and mold removal/

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Facilities Assessment Report

environmental abatement are needed to make this building safe and habitable.

- Light fixtures in several assessed facilities are outdated or inefficient. An upgrade to high efficiency fixtures is recommended.
- Many mechanical units are beyond their useful life and should be replaced. This includes air handling units, boilers, chillers, and other types of units. In addition, many facilities do not have any outside air intake which needs to be installed to meet code.
- Water supply systems do not have localized shutoff valves which create difficulties when working on components.
- Most facilities providing 24 hour services currently have generators however, there are still some facilities in need of generators.

Individual Facility Assessments

See below for an overview of all assessed buildings, followed by individual county buildings.



County of Champaign, Illinois

All Assessed Facilities Overview

Building Name	CRV	0-5 Year DMB	5-Year FCI
Nursing Home	\$29,647,207	\$1,787,400	6.0%
Courthouse Addition	\$28,860,970	\$1,002,200	3.5%
ILEAS Original Building	\$23,415,000	\$10,138,000	43.3%
ILEAS Training Center	\$21,243,099	\$1,093,000	5.1%
Brookens Admin Center	\$19,600,297	\$1,841,000	9.4%
Courthouse	\$13,586,120	\$548,300	4.0%
Adult Detention Facility	\$12,194,010	\$1,695,000	13.9%
Sheriff / Correctional Center	\$11,766,150	\$2,033,800	17.3%
Highway Fleet Maintenance	\$8,890,666	\$67,300	0.8%
Juvenile Detention Center	\$6,631,830	\$379,300	5.7%
Emergency Operation Center	\$4,128,152	\$336,000	8.1%
Coroner's Office	\$1,449,000	\$140,500	9.7%
Physical Plant Shop	\$1,374,342	\$32,000	2.3%
Election Supply	\$677,630	\$16,700	2.5%
Highway Salt Dome	\$667,590	\$166,050	24.9%
Animal Control	\$517,275	\$186,900	36.1%
ILEAS Boiler House	\$480,000	\$255,000	53.1%
Sheriff Garage	\$390,000	\$91,400	23.4%
County Highway Garage	\$216,000	\$14,000	6.5%
Nursing Home Storage	\$165,988	\$600	0.4%
EMA Garage	\$144,000	\$50,500	35.1%
ILEAS Garage 2	\$144,000	\$8,500	5.9%
ILEAS Garage 3	\$144,000	\$11,000	7.6%

Overall CRV

\$186,524,327

Annual Cost to Maintain DMB

\$5,595,730

Vital Statistics

Number of Buildings	25
Oldest Building	1901
Newest Building	2010
Average Year Built	1988
Average Cost / SF	\$223

0-5 Year Issues

FCI

11.8%

DMB

\$21,952,450

DMB Excess

\$12,626,234

FCI

11.8%

Rating

POOR





County of Champaign, Illinois

All Assessed Facilities Overview

Building Name	CRV	0-5 Year DMB	5-Year FCI
Salt Dome Garage	\$119,000	\$53,000	44.5%
ILEAS Garage 1	\$72,000	\$5,000	6.9%
Total	\$186,524,327	\$21,952,450	11.8%

Overall CRV

\$186,524,327

Annual Cost to Maintain DMB

\$5,595,730

Vital Statistics

Number of Buildings	25
Oldest Building	1901
Newest Building	2010
Average Year Built	1988
Average Cost / SF	\$223

0-5 Year Issues

FCI

11.8%

DMB

\$21,952,450

DMB Excess

\$12,626,234

FCI

11.8%

Rating

POOR





County of Champaign, Illinois

Nursing Home



Observation Highlights:

- This building has a back-up generator.
- Brick masonry requires cleaning, minor re-pointing.
- Metal materials on and around exterior deteriorating and staining concrete.
- Exterior soffit panels missing, exposing non-weather resistant materials.
- Cosmetic scratches and damage to interior doors and frames.
- Interior flooring in good condition, minor staining and wear from normal use.
- Wall finishes in generally good condition, some impact damage and scratches.
- Tile floor and base in kitchen damaged and cracked. Some missing grout.
- Ceiling tiles in generally good condition, some water stains and damaged tiles.
- Existing nurse's call system has reliability issues and should be replaced.
- The return air system has several operational and control issues.

CRV

\$29,647,207

Annual Cost to Maintain DMB

\$889,416

Vital Statistics

Use Type
Nursing Home

Floors	Built	Area
2	2005	133,192 SF

Priority Issues

FCI

0.9%

DMB

\$256,400

DMB Excess

\$0

0-5 Year Issues

FCI

6.0%

DMB

\$1,787,400

DMB Excess

\$305,040

1 Year Rating

GOOD



5 Year Rating

FAIR



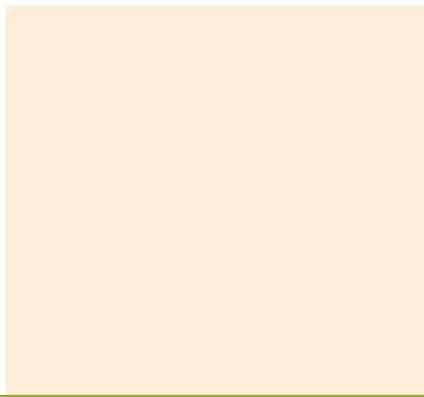
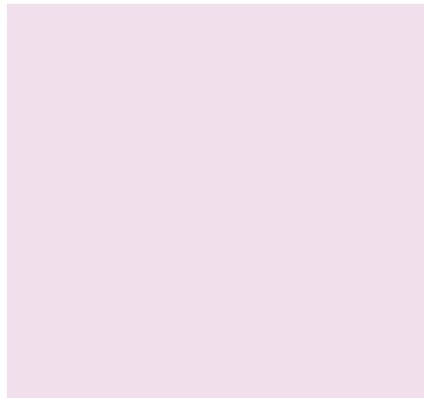
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County of Champaign, Illinois

Nursing Home





County of Champaign, Illinois

Courthouse Addition



Observation Highlights:

- This building has a back-up generator.
- Interior walls and surfaces in good condition, minor drywall damage.
- Wall covering in courtrooms damaged and torn in various locations.
- Courtroom carpet tiles worn.
- Epoxy coating heavily worn and masonry crack in holding cells.
- Gutters and flashing dented in places.
- Standing water, moss and plants growing in roof ballast.
- Some masonry efflorescence and joint deterioration on facade.
- Scratches and some damage to interior wood doors.
- Steel mansard supporting structure needs to be painted.
- HVAC provided by air handling units, boilers, and chillers. Shared with original building.

CRV

\$28,860,970

Annual Cost to Maintain DMB

\$865,829

Vital Statistics

Use Type
Courthouse

Floors	Built	Area
4	2002	99,500 SF

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
<i>FCI</i>	<i>FCI</i>
0.2%	3.5%
<i>DMB</i>	<i>DMB</i>
\$52,600	\$1,002,200
<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$0

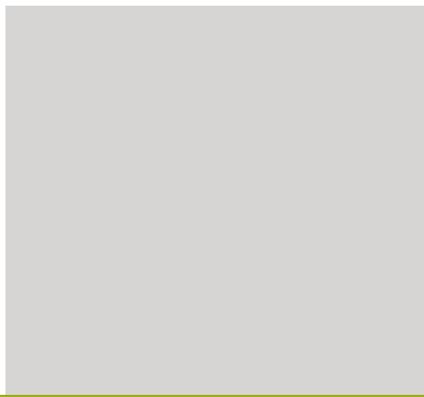
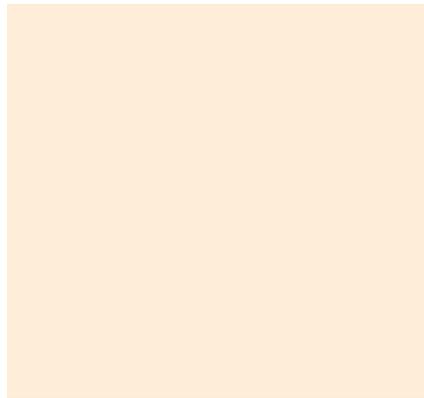
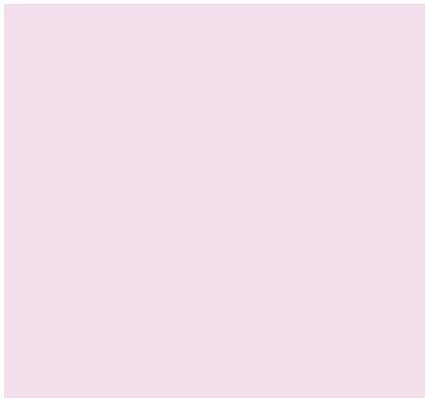
<i>1 Year Rating</i>	<i>5 Year Rating</i>
GOOD	GOOD

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County of Champaign, Illinois

Courthouse Addition





County of Champaign, Illinois

ILEAS Original Building



Observation Highlights:

- The building is in various states of disrepair as a result of limited use/abandonment.
- Most of the flooring is damaged or missing; Interior wall finishes are worn and peeling.
- Ceilings tiles and gypsum board ceilings are heavily damaged and deteriorated.
- Fire doors in basement do not meet code requirements.
- There is mold present at areas of failing roof.
- Landscaping is overgrown and encroaching on the building; organic material in gutters.
- Water infiltration and efflorescence on exterior brick.
- Asphalt roofing requires total replacement.
- Roof structure needs to be replaced in several areas.
- All MEP infrastructure requires replacement.
- Spaces served by 4 pipe fan coil units that are nearing end of useful life.

CRV
\$23,415,000

Annual Cost to Maintain DMB
\$702,450

Vital Statistics

Use Type
Tactics Training

Floors	Built	Area
3	1916, 1920 1936	105,000 SF

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
<i>FCI</i>	<i>FCI</i>
33.5%	43.3%
<i>DMB</i>	<i>DMB</i>
\$7,815,000	\$10,138,000
<i>DMB Excess</i>	<i>DMB Excess</i>
\$6,680,250	\$8,967,250

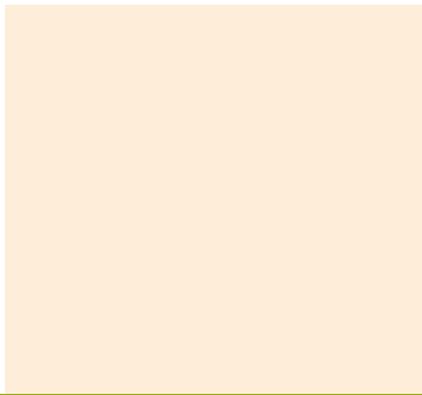
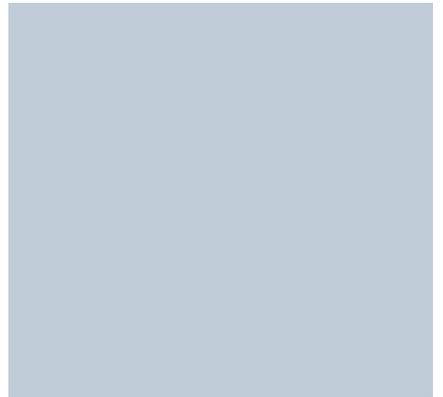
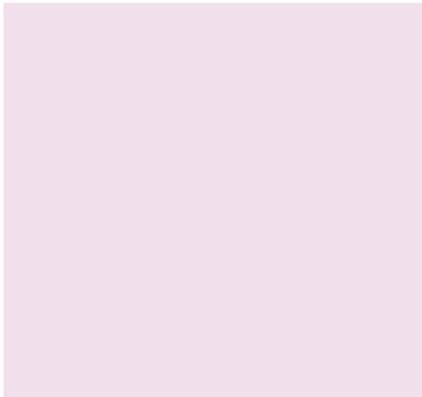
<i>1 Year Rating</i>	<i>5 Year Rating</i>
POOR	POOR

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County of Champaign, Illinois

ILEAS Original Building



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Observation Highlights:

- This building has a back-up generator.
- Exterior brick planters are cracked.
- Some exterior walkways are cracked and pose tripping hazards.
- Two wings require interior finish upgrade.
- Grout in tile flooring is stained, some tile broken on walls.
- galvanized piping nearing the end of its useful life.
- VCT is stained and damaged at tactical areas.
- Exterior stone sealant is deteriorated, signs of water penetration.
- Exterior window storefront panels, mullion end caps missing and glass is cracked.
- Organic material found inside facility.
- Spaces served by 4 pipe fan coil units that are nearing end of useful life.

CRV

\$21,243,099

Annual Cost to Maintain DMB

\$637,293

Vital Statistics

Use Type

Tactics Training/Offices

Floors	Built	Area
2	1971	95,436 SF
	Renovated	
	2008	

Priority Issues

FCI

1.6%

DMB

\$332,000

DMB Excess

\$0

0-5 Year Issues

FCI

5.1%

DMB

\$1,093,000

DMB Excess

\$30,845

1 Year Rating

GOOD



5 Year Rating

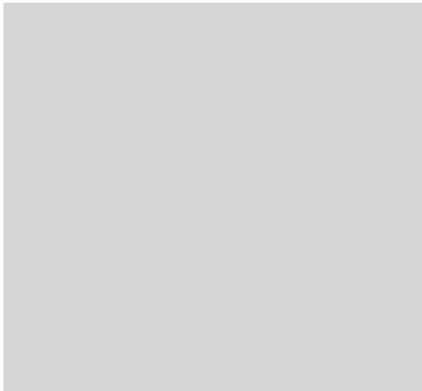
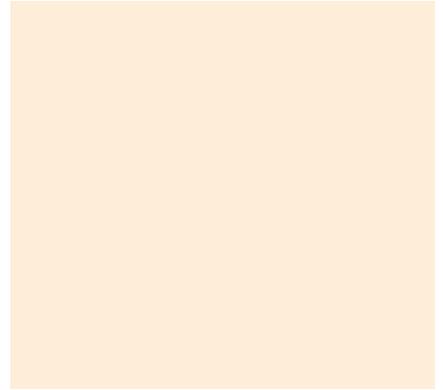
FAIR





County of Champaign, Illinois

ILEAS Training Center





County of Champaign, Illinois

Brookens Administrative Center



Observation Highlights:

- This building has a back-up generator.
- Roof and soffit replacement needed at portion of facility.
- Downspouts are in need of repair, many are dented or loose.
- Parking lot recently resurfaced and is in good condition.
- Minor brick repair and sealant replacement required.
- Sidewalks cracked and damaged in places.
- Interior wall finishes in generally good condition.
- Exterior insulation is heavily damaged or missing.
- Roofing membrane in fair condition, Pod 100 and 200 need to be replaced.
- Served by small DX cool, gas heat RTUs nearing end of useful life.

CRV

\$19,600,297

Annual Cost to Maintain DMB

\$588,009

Vital Statistics

Use Type

Office Building/Recreation

Floors	Built	Area
2	1970	93,060 SF
	Renovated	
	1999	

Priority Issues

FCI

3.6%

DMB

\$713,000

DMB Excess

\$0

0-5 Year Issues

FCI

9.4%

DMB

\$1,841,000

DMB Excess

\$860,985

1 Year Rating

GOOD



5 Year Rating

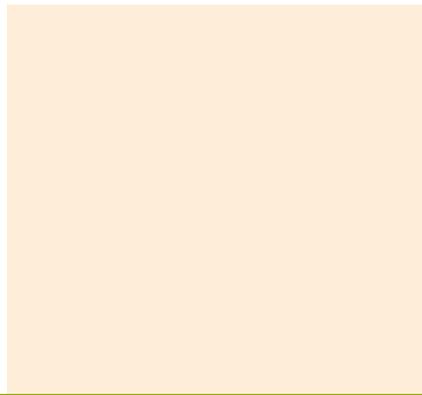
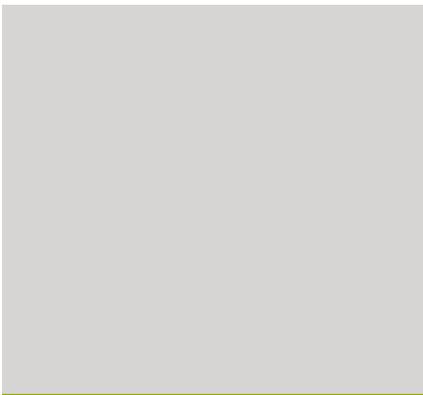
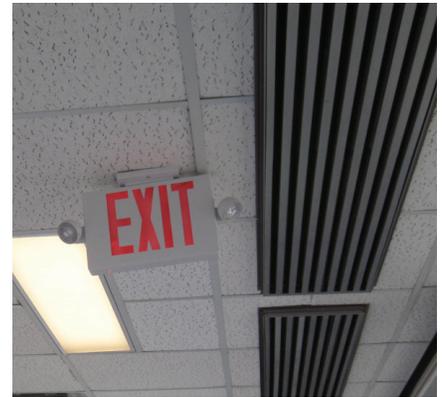
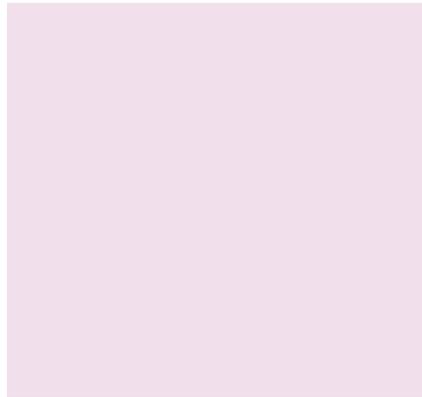
FAIR





County of Champaign, Illinois

Brookens Administrative Center





Observation Highlights:

- This building has a back-up generator.
- Stair treads worn and damaged.
- Carpet in generally good condition, stained and worn in select locations.
- Decorative marble chair rail stained and shows signs of deteriorated grout.
- Drywall finishes in good condition, some damage at corners and window jambs.
- Asphalt shingles in good condition.
- Wood steps and platform on roof heavily deteriorated and need to be replaced.
- Roof ballast missing and uneven in locations.
- Exterior brick and stone in generally good condition, some cracks and damaged stone.
- EPDM roof requires replacement.
- HVAC provided by air handling units, boilers, and chillers. Shared with addition.

CRV
\$13,586,120
Annual Cost to Maintain DMB
\$407,584

Vital Statistics

Use Type
Courthouse

Floors 4	Built 1901 Renovated 2002	Area 46,839 SF
-------------	------------------------------------	-------------------

Priority Issues	0-5 Year Issues
<i>FCI</i> 0.7%	<i>FCI</i> 4.0%
<i>DMB</i> \$99,300	<i>DMB</i> \$548,300
<i>DMB Excess</i> \$0	<i>DMB Excess</i> \$0

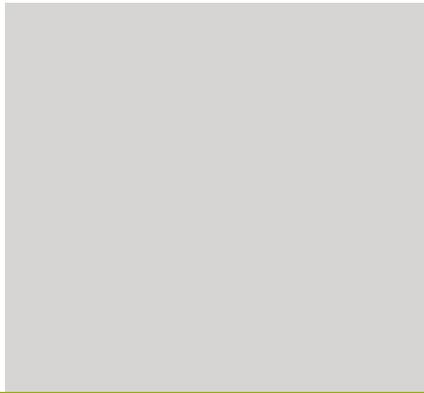
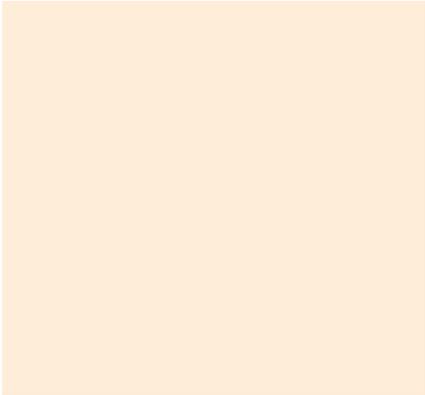
1 Year Rating	5 Year Rating
GOOD	GOOD

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County of Champaign, Illinois

Courthouse





County of Champaign, Illinois

Adult Detention Facility



Observation Highlights:

- This building has a back-up generator.
- Overall the building is in fair condition.
- Interior sealed concrete is heavily worn with some large cracks.
- Metal doors are scratched and dented.
- Cell doors show signs of deterioration and impact damage.
- Floor drains are heavily rusted and filled with debris.
- Sally port doors are oversized and prone to failure.
- Security system is outdated and needs to be replaced.
- Paint finishes are worn and deteriorating.
- Carpeting and millwork is heavily worn with some staining.
- Served by four mechanical units installed in two rooftop penthouses.

CRV

\$12,194,010

Annual Cost to Maintain DMB

\$365,820

Vital Statistics

Use Type
County Jail

Floors	Built	Area
2	1996	57,000 SF

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
<i>FCI</i>	<i>FCI</i>
2.5%	13.9%
<i>DMB</i>	<i>DMB</i>
\$304,000	\$1,695,000
<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$1,085,300

1 Year Rating

GOOD

+ - ×

5 Year Rating

POOR

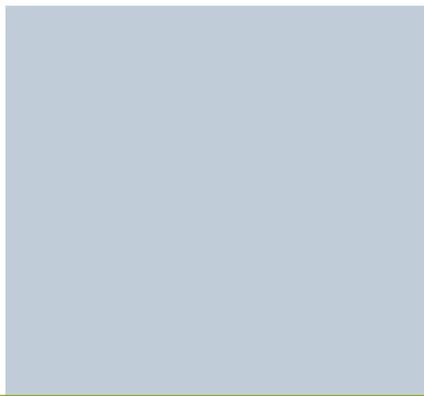
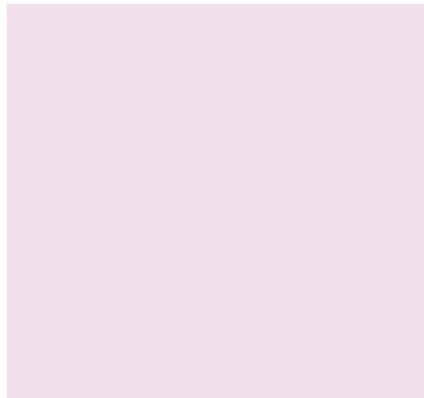
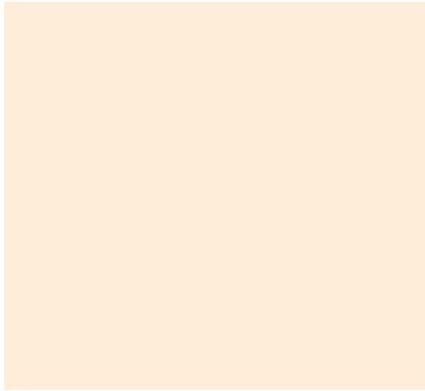
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County of Champaign, Illinois

Adult Detention Facility





Observation Highlights:

- This building has a back-up generator.
- Original mechanical equipment requires replacement.
- Masonry joint deterioration, minor cracking, and plant growth.
- Major brick efflorescence on walls around building and screen walls.
- Stone parapet stained, possible moisture penetration.
- Exterior metal doors have deteriorated.
- Sun screen at ceiling enclosure in recreation area is heavily damaged.
- VCT adhesive failed and tiles are missing.
- Interior CMU cracked in multiple locations.
- Served by two boilers and a chiller original to building.
- Cooling tower leaks and is not used.

CRV
\$11,766,150
Annual Cost to Maintain DMB
\$352,985

Vital Statistics

Use Type
County Jail

Floors	Built	Area
2	1980	55,000 SF

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
<i>FCI</i>	<i>FCI</i>
7.8%	17.3%
<i>DMB</i>	<i>DMB</i>
\$919,000	\$2,033,800
<i>DMB Excess</i>	<i>DMB Excess</i>
\$330,693	\$1,445,493

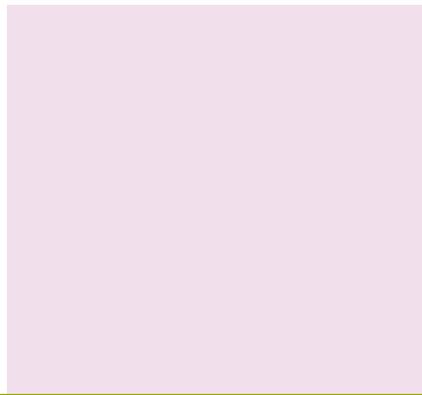
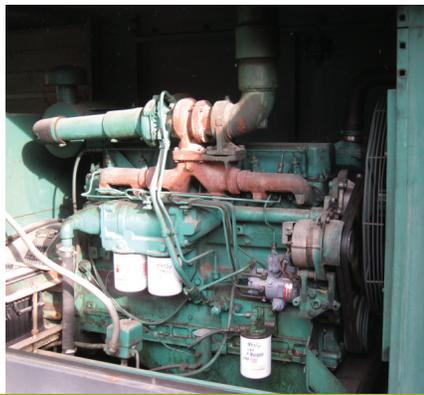
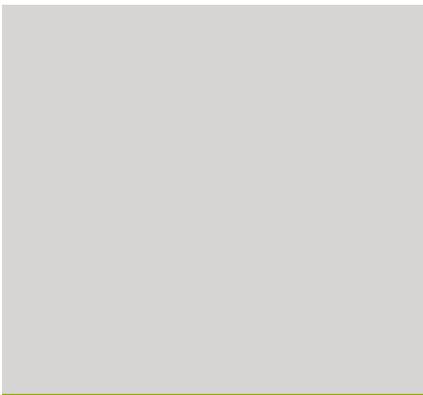
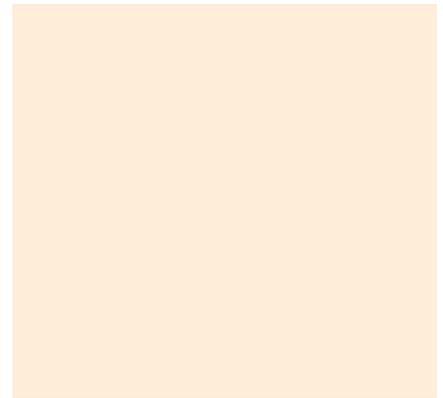
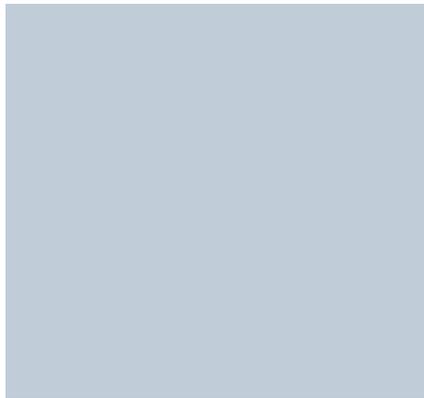
<i>1 Year Rating</i>	<i>5 Year Rating</i>
FAIR	POOR
  	  

responsive a|e|c



County of Champaign, Illinois

Sheriff / Correctional Center





County of Champaign, Illinois

Highway Fleet Maintenance



Observation Highlights:

- This building has a back-up generator.
- Overall, building is in very good condition.
- Minor cracking and efflorescence at exterior precast panels.
- Water infiltration at roof parapet walls due to exposed steel and cracked panels.
- Metal roof in good condition. Sealant replacement recommended.
- Mechanical systems in good condition with minor repairs needed.
- Power and data sufficient for current needs.
- Most interior finishes still in good condition. Minor updating and repairs recommended.
- Parking lot recently resealed. Concrete pathways in good condition.
- No deficiencies noted in structural system.
- Offices served by small blower coil units, maintenance exhausted by gas fired MAU's

CRV

\$8,890,666

Annual Cost to Maintain DMB

\$266,720

Vital Statistics

Use Type
Service Garage

Floors	Built	Area
2	2007	43,975 SF

Priority Issues

FCI

0.1%

DMB

\$10,200

DMB Excess

\$0

0-5 Year Issues

FCI

0.8%

DMB

\$67,300

DMB Excess

\$0

1 Year Rating

GOOD



5 Year Rating

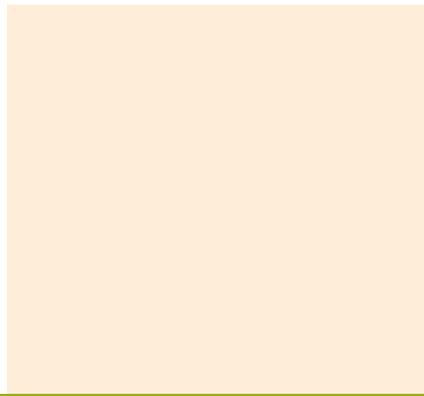
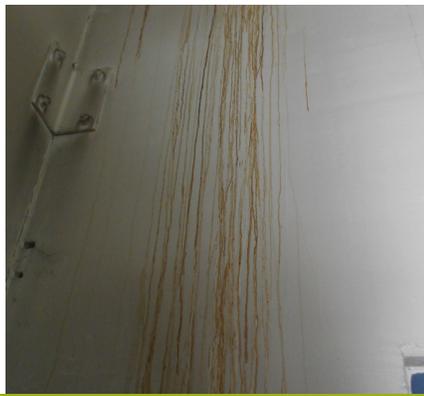
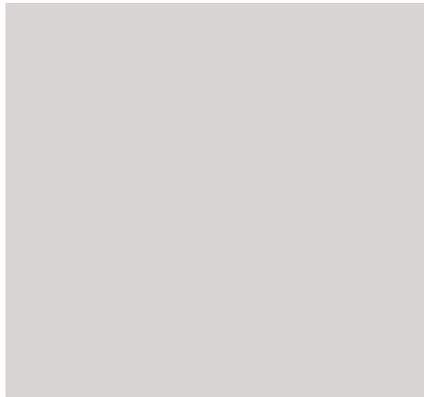
GOOD





County of Champaign, Illinois

Highway Fleet Maintenance





County of Champaign, Illinois

Juvenile Detention Facility



Observation Highlights:

- This building has a back-up generator.
- Interior carpet in generally good condition, minor wear and stains from normal use.
- Paint peeling and flaking off interior window sills and jambs.
- Ceiling tiles stained around HVAC vents.
- Heavy wear and staining to VCT in bathrooms.
- Interior metal doors show signs of wear and rust. Trim and frame paint peeling in areas.
- Sealed concrete flooring stained in some places, mostly along walls.
- Vinyl wall base heavily damaged and worn.
- Main entrance threshold worn, VCT chipped.
- Exterior is in generally good condition, some water stains and minor cracks.
- Served by several small rooftop units and are in good condition.

CRV

\$6,631,830

Annual Cost to Maintain DMB

\$198,955

Vital Statistics

Use Type
County Jail

Floors	Built	Area
2	2000	31,000 SF

Priority Issues

FCI

3.3%

DMB

\$220,300

DMB Excess

\$0

0-5 Year Issues

FCI

5.7%

DMB

\$379,300

DMB Excess

\$47,709

1 Year Rating

GOOD



5 Year Rating

FAIR



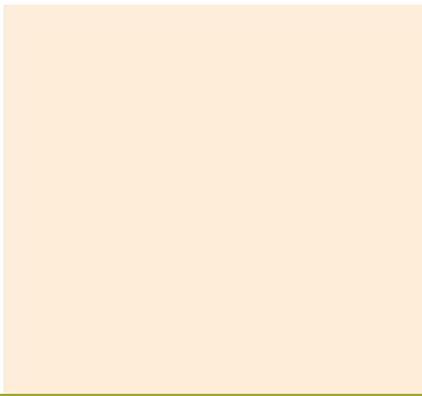
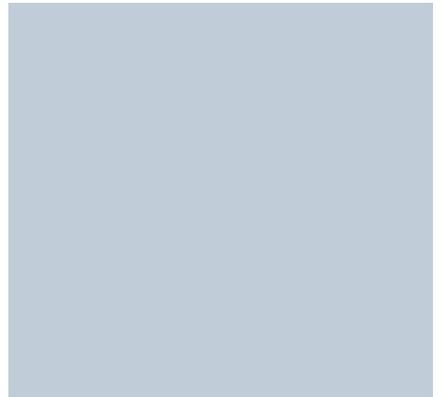
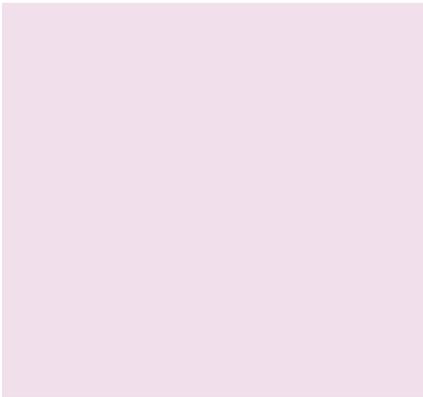
responsive a|e|c

bailey edward



County of Champaign, Illinois

Juvenile Detention Facility





County of Champaign, Illinois

Emergency Operation Center (METCAD)



Observation Highlights:

- This building has a back-up generator.
- AHU near the end of its useful life.
- Overall, the building is in good condition.
- The interior wall finishes are in generally good condition, normal use wear.
- Carpet and VCT surfaces are in good condition.
- Exterior brick is worn, some sealant damage at windows.
- Railings along accessible ramp are deteriorating.
- Minor cracks on ramp and walk.
- Gutters in good condition, some paint peeling.
- Roof will need replacement.
- Served by AHU's and condensing units, AHU's nearing end of useful life.

CRV

\$4,128,152

Annual Cost to Maintain DMB

\$123,845

Vital Statistics

Use Type
Operation Center

Floors	Built	Area
2	1960	19,600 SF
	Renovated	
	2008	

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
<i>FCI</i>	<i>FCI</i>
0.1%	8.1%
<i>DMB</i>	<i>DMB</i>
\$3,000	\$336,000
<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$129,592

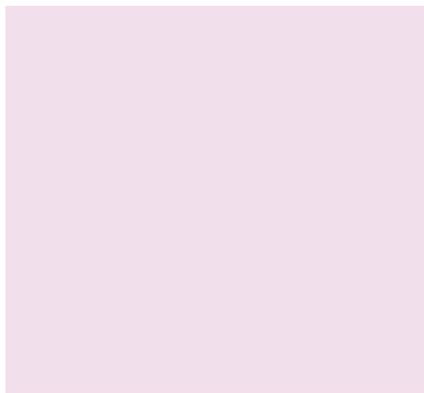
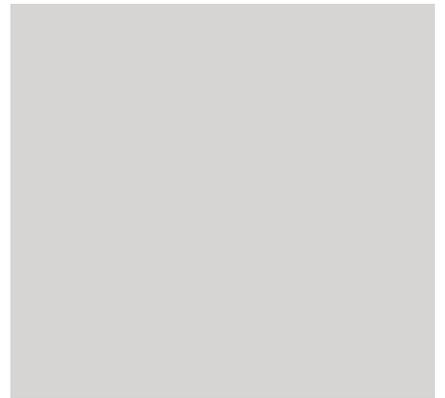
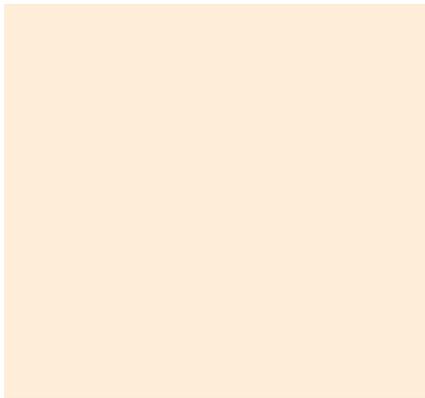
<i>1 Year Rating</i>	<i>5 Year Rating</i>
GOOD	FAIR

responsive a|e|c



County of Champaign, Illinois

Emergency Operation Center (METCAD)





County of Champaign, Illinois

Coroner's Office



Observation Highlights:

- This building has no back-up generator.
- The building is in generally good condition.
- Ceiling tiles show signs of minor water damage.
- VCT flooring is worn and scratched in places of heavy use. Some joints are separated.
- Drywall is in good condition, minor scratches and cosmetic damage.
- Interior doors show signs of wear and some damage to finishes.
- Exterior wall panels have minor surface damage.
- Insulation along foundation is damaged, missing in places.
- Windows are in good condition.
- Served by packaged AHU at grade. AHU is in good condition.

CRV
\$1,449,000

Annual Cost to Maintain DMB
\$43,470

Vital Statistics

Use Type
Mortuary

Floors 1	Built 2010	Area 5,750 SF
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<u>Priority Issues</u>	<u>0-5 Year Issues</u>
<i>FCI</i> 8.3%	<i>FCI</i> 9.7%
<i>DMB</i> \$120,000	<i>DMB</i> \$140,500
<i>DMB Excess</i> \$47,550	<i>DMB Excess</i> \$68,050

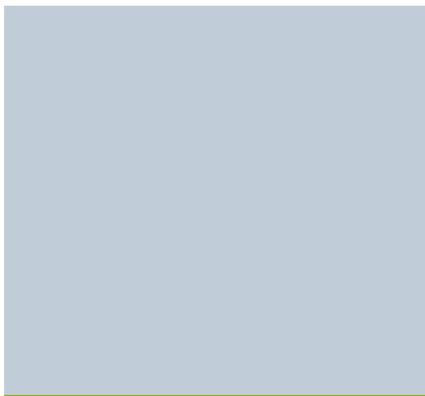
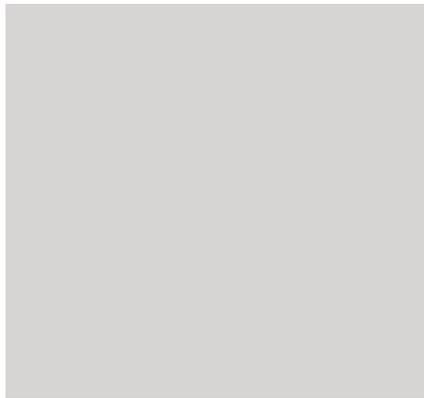
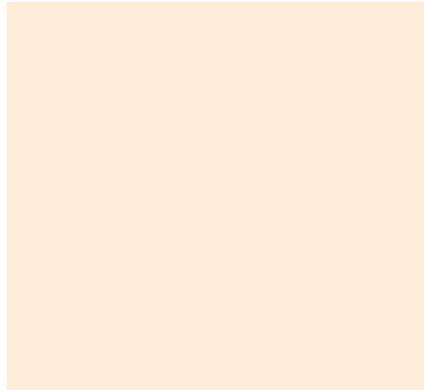
<i>1 Year Rating</i>	<i>5 Year Rating</i>
FAIR	FAIR

responsive a|e|c



County of Champaign, Illinois

Coroner's Office





Observation Highlights:

- Building is overall in good condition.
- Metal wall panels on exterior in generally good condition, minor damage.
- Interior sealed concrete flooring stained and worn.
- VCT flooring heavily scratched and worn, stained in some areas.
- Minor drywall damage, some impact damage and scratches.
- Insulation behind exposed structure stained in places on ceiling and walls.
- Insulation along foundation damaged and missing in places.
- Heavy water damage to landscaping at downspouts.
- Sealant failure along edge between metal panels and concrete.
- Ventilation provided by roof mounted exhaust fan in good condition.
- Heating provided by three gas fired unit heaters in good condition.

CRV
 \$1,374,342
Annual Cost to Maintain DMB
 \$41,230

Vital Statistics
 Use Type
Maintenance Shop

Floors	Built	Area
1	2010	11,956 SF

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
<i>FCI</i>	<i>FCI</i>
0.4%	2.3%
<i>DMB</i>	<i>DMB</i>
\$5,000	\$32,000
<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$0

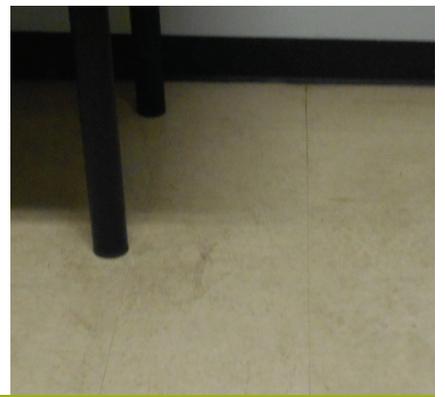
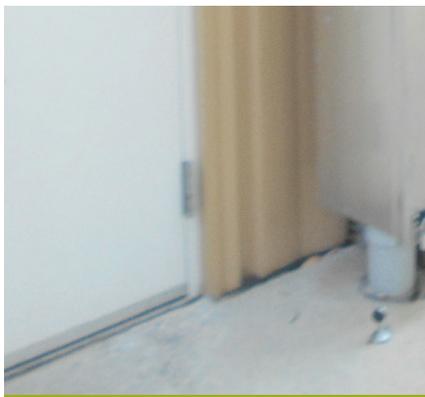
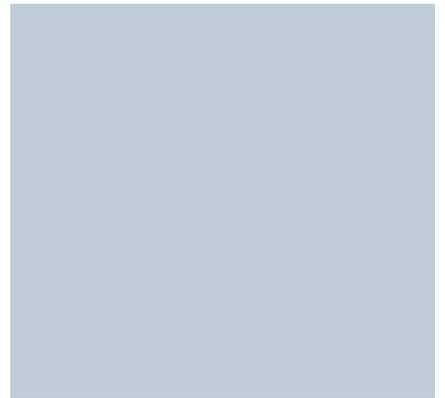
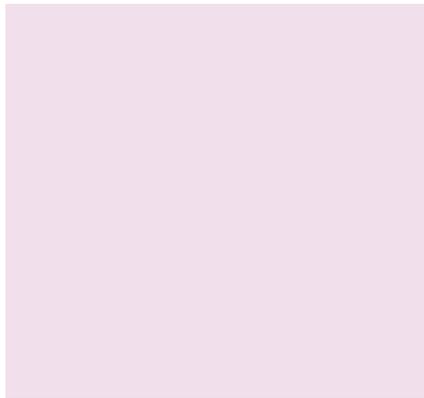
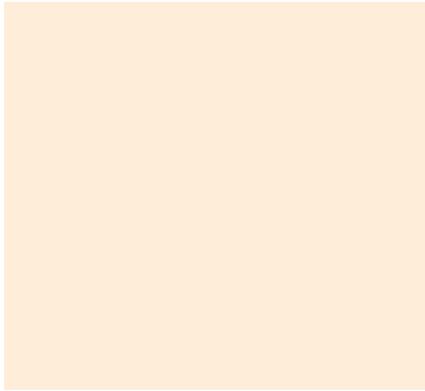
<i>1 Year Rating</i>	<i>5 Year Rating</i>
GOOD	GOOD
	

responsive a|e|c



County of Champaign, Illinois

Physical Plant Shop





County of Champaign, Illinois

Election Supply



Observation Highlights:

- This building is in good condition.
- Minor dents and cosmetic damage to exterior metal panels.
- Windows are in good condition.
- Foundation insulation is damaged and missing in places.
- Interior sealed concrete flooring is stained and worn.
- Ceiling tiles are in good condition, few missing or stained.
- Rubber wall base missing in places.
- VCT in bathroom worn and stained.
- Carpet tiles in good condition.
- Interior drywall and finishes in good condition.
- HVAC provided by unit mounted on grade

CRV
\$677,630

Annual Cost to Maintain DMB
\$20,329

Vital Statistics

Use Type
Election Supply

Floors 1	Built 2010	Area 5,895 SF
-------------	---------------	------------------

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
<i>FCI</i> 0.0%	<i>FCI</i> 2.5%
<i>DMB</i> \$0	<i>DMB</i> \$16,700
<i>DMB Excess</i> \$0	<i>DMB Excess</i> \$0

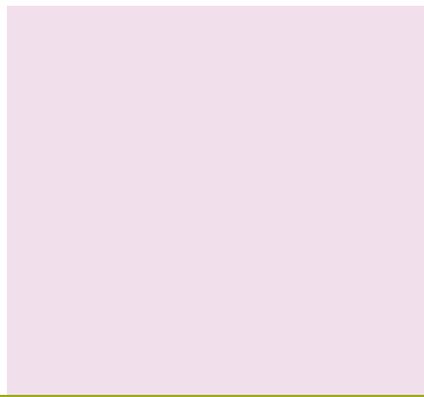
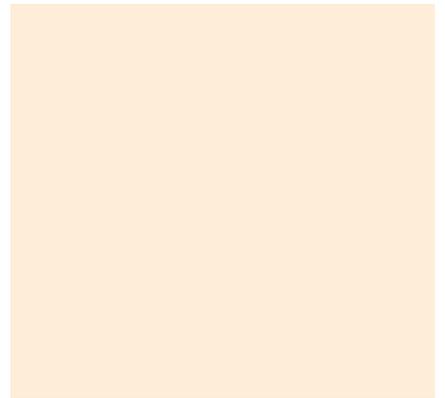
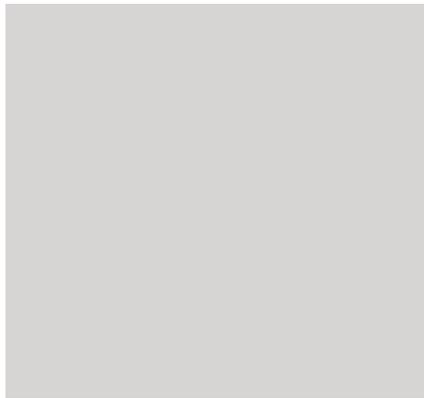
<i>1 Year Rating</i>	<i>5 Year Rating</i>
GOOD	GOOD

responsive a|e|c



County of Champaign, Illinois

Election Supply





Observation Highlights:

- Overall the building is in fair condition.
- All metal in the building is deteriorated, some has completely deteriorated.
- Rusty metal is staining surrounding concrete surfaces.
- Most concrete surfaces, mainly by the entrance, are pitted and have exposed aggregate.
- Exposed wood at entrance is deteriorated.
- Asphalt shingles are in generally good condition.
- Interior wood dome structure is in good condition.
- Concrete seals around exterior are worn and deteriorated.
- Standing water around foundations.

CRV
\$667,590

Annual Cost to Maintain DMB
\$20,028

Vital Statistics

Use Type
Salt Dome

Floors	Built	Area
1	2005	7,854 SF

Priority Issues	0-5 Year Issues
<i>FCI</i>	<i>FCI</i>
3.0%	24.9%
<i>DMB</i>	<i>DMB</i>
\$20,000	\$166,050
<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$132,671

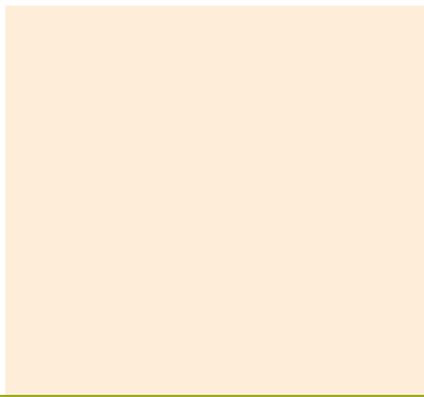
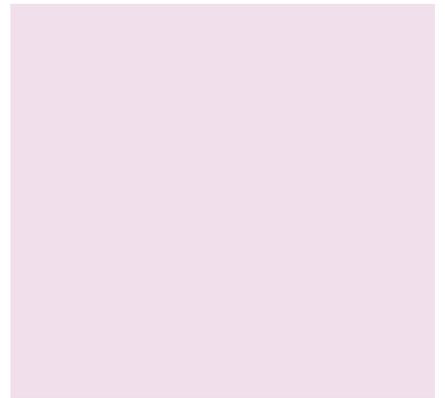
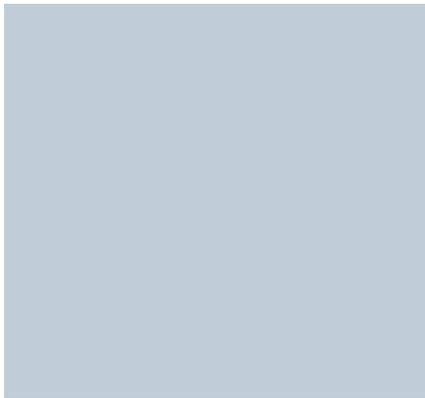
<i>1 Year Rating</i>	<i>5 Year Rating</i>
GOOD	POOR
  	  

responsive a|e|c



County of Champaign, Illinois

Highway Salt Dome





Observation Highlights:

- This building has no back-up generator.
- Exterior metal wall panels have impact damage in multiple locations.
- Downspouts are in good condition, minor damage.
- Exterior wood door trim is deteriorated, paint peeling.
- Threshold sealants are failed.
- Metal doors are scratched and worn.
- Ceiling tiles are in fair condition, some large stains in places.
- Sealed concrete flooring is stained and worn.
- Overhead doors have impact damage on the exterior.
- Windows are in fair condition, some deterioration around edges of window frames.
- HVAC provided by two packaged AHU's on grade and are in good condition.

CRV

\$517,275

Annual Cost to Maintain DMB

\$15,518

Vital Statistics

Use Type
Animal Control

Floors	Built	Area
1	2005	4,500 SF

Priority Issues

FCI

0.5%

DMB

\$2,400

DMB Excess

\$0

0-5 Year Issues

FCI

36.1%

DMB

\$186,900

DMB Excess

\$161,036

1 Year Rating

GOOD



5 Year Rating

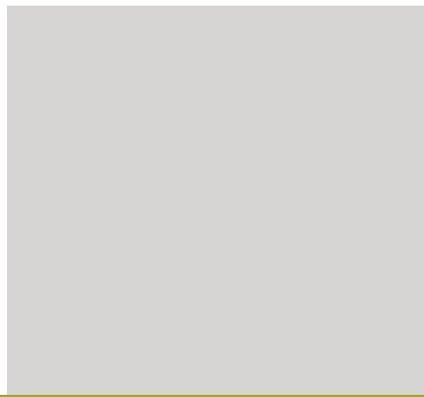
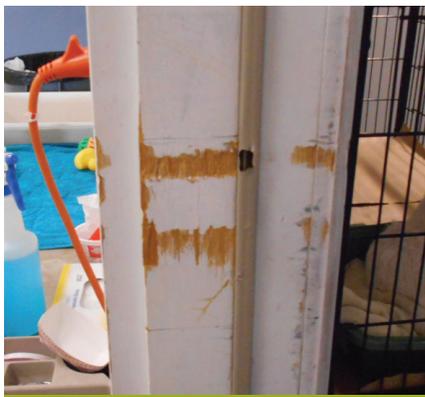
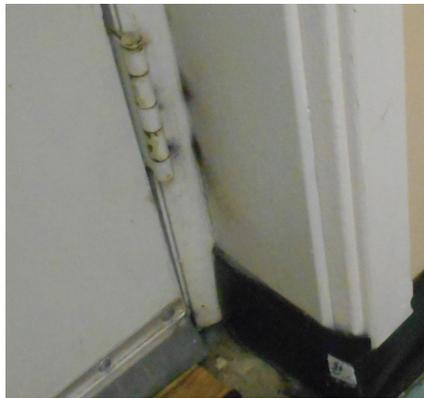
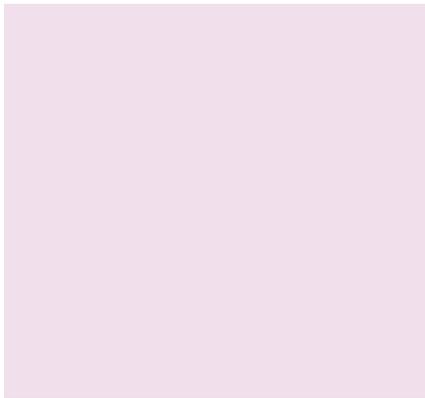
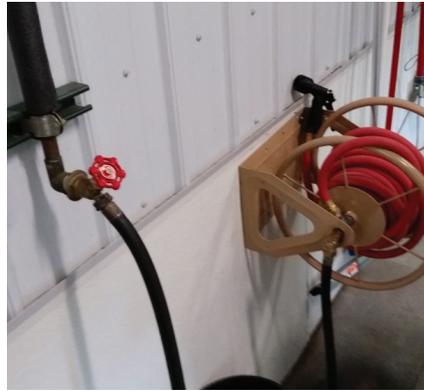
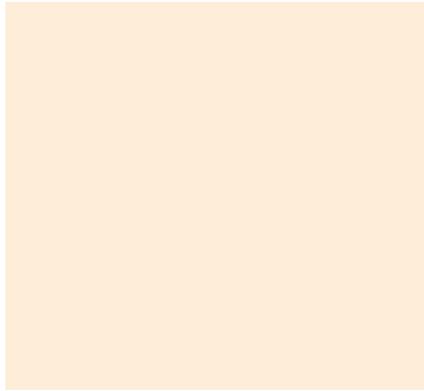
POOR





County of Champaign, Illinois

Animal Control



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bailey edward



County of Champaign, Illinois

ILEAS Boiler House



Observation Highlights:

- The building envelope is severely deteriorated and requires reconstruction.
- Landscaping is overgrown and encroaching on the building.
- There is water infiltration and efflorescence on exterior brick.
- Gutters contain organic material.
- With the exception of one boiler, the mechanical systems should be completely replaced.
- Adjacent concrete and paving is cracked and deteriorated.
- Brick joints are deteriorated or missing; bricks are loose in places.
- Wood trim is heavily damaged and deteriorated.
- Asphalt shingles are damaged and missing.
- Roofing and roof structure require replacement.

CRV

\$480,000

Annual Cost to Maintain DMB

\$14,400

Vital Statistics

Use Type
Central Plant

Floors	Built	Area
1	1920s	1,200 SF

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
<i>FCI</i>	<i>FCI</i>
38.5%	53.1%
<i>DMB</i>	<i>DMB</i>
\$185,000	\$255,000
<i>DMB Excess</i>	<i>DMB Excess</i>
\$161,000	\$231,000

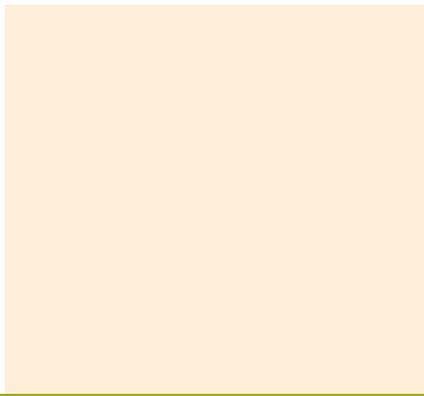
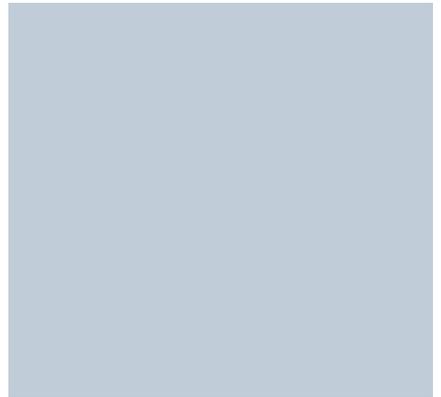
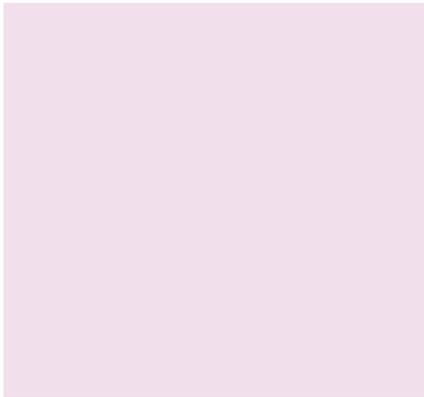
<i>1 Year Rating</i>	<i>5 Year Rating</i>
POOR	POOR
  	  

responsive a|e|c



County of Champaign, Illinois

ILEAS Boiler House





Observation Highlights:

- Exterior door finishes deteriorated at base of doors.
- Exterior wall panels in fair condition, minor damage and deterioration.
- Downspouts damaged, finish worn and integrity compromised.
- Soffits and gutters rusted, paint deteriorated.
- Perimeter sealant/patch at concrete joints failed.
- Weatherstripping at overhead doors failed. Trim broken and missing.
- Windows are in good condition.
- Gaps in metal panels at penetration locations, require sealant.
- Interior insulation panels worn, some impact damage.
- Concrete flooring heavily worn and pitted.

CRV
\$390,000

Annual Cost to Maintain DMB
\$11,700

Vital Statistics

Use Type
Storage

Floors <i>1</i>	Built <i>2007</i>	Area <i>7,800 SF</i>
--------------------	----------------------	-------------------------

Priority Issues	0-5 Year Issues
<i>FCI</i>	<i>FCI</i>
12.8%	23.4%
<i>DMB</i>	<i>DMB</i>
\$49,800	\$91,400
<i>DMB Excess</i>	<i>DMB Excess</i>
\$30,300	\$71,900

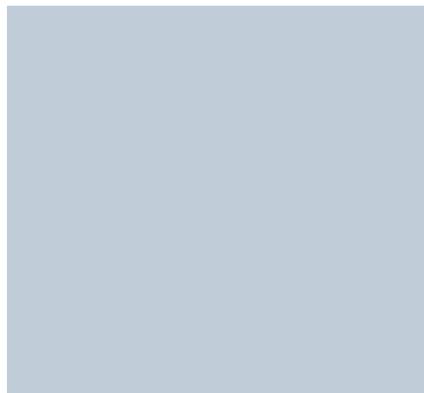
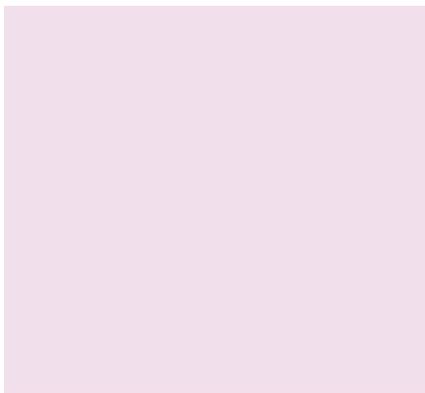
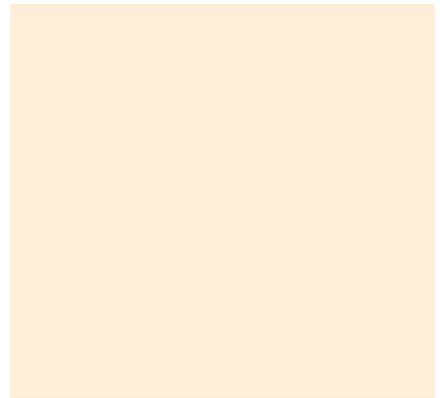
<i>1 Year Rating</i>	<i>5 Year Rating</i>
POOR	POOR
	

responsive a|e|c



County of Champaign, Illinois

Sheriff Garage





County of Champaign, Illinois

County Highway Garage



Observation Highlights:

- The garage overall is in fair condition.
- Concrete flooring stained and worn, minor cracks.
- Exterior door finishes and frames are deteriorated and rusted at base.
- Fiberglass overhead doors are damaged, panels cracked and kicked-in at base of frame.
- Overhead door jambs are dented and warped.
- Moisture damage and rust at base of metal wall panels.
- Metal wall panel seams dented and peeling apart.
- Several large tears in metal wall panels.
- Sealant at base of metal wall panels along concrete deteriorated.
- Bollards damaged from impact.
- No ventilation or heating present. No oil interceptor at trench drains.

CRV

\$216,000

Annual Cost to Maintain DMB

\$6,480

Vital Statistics

Use Type

Storage

Floors	Built	Area
1	2007	4,320 SF

Priority Issues

FCI

0.0%

DMB

\$0

DMB Excess

\$0

0-5 Year Issues

FCI

6.5%

DMB

\$14,000

DMB Excess

\$3,200

1 Year Rating

GOOD



5 Year Rating

FAIR



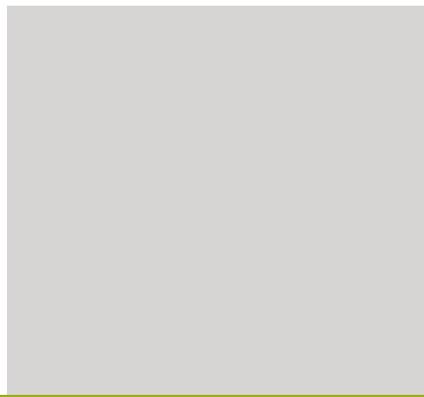
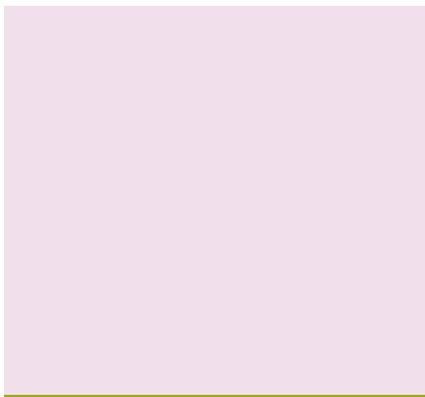
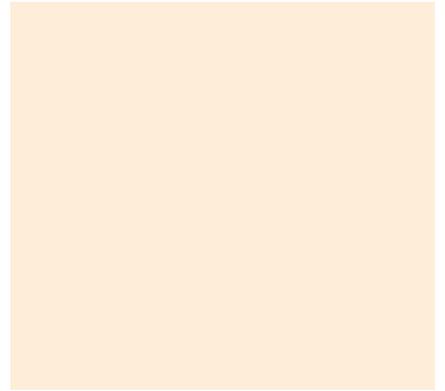
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bailey edward



County of Champaign, Illinois

County Highway Garage





Observation Highlights:

- Building is in overall good condition.
- Sealant failure at base of metal wall panels along concrete.
- Insulation along foundation broken, damaged and missing in places.
- Metal panels dented at corner.
- Interior drywall in fair condition, minor scratches; one puncture found.
- Sealed concrete flooring in good condition, minor wear.
- Interior cage in good condition.
- No rubber base at bottom of drywall.
- Exterior door in good condition.
- Exposed structure and insulation in good condition.
- No ventilation. Heat provided by ceiling mounted gas fired unit heater.

CRV
\$165,988

Annual Cost to Maintain DMB
\$4,980

Vital Statistics

Use Type
Warehouse

Floors <i>1</i>	Built <i>2010</i>	Area <i>1,444 SF</i>
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Priority Issues	0-5 Year Issues
<i>FCI</i>	<i>FCI</i>
0.0%	0.4%
<i>DMB</i>	<i>DMB</i>
\$0	\$600
<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$0

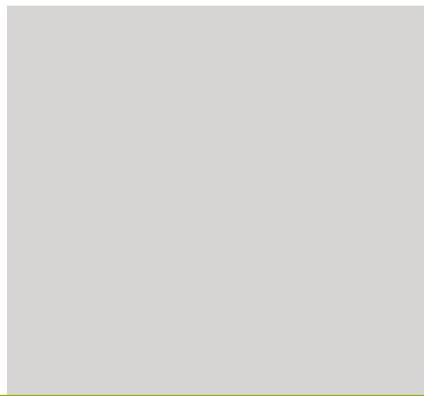
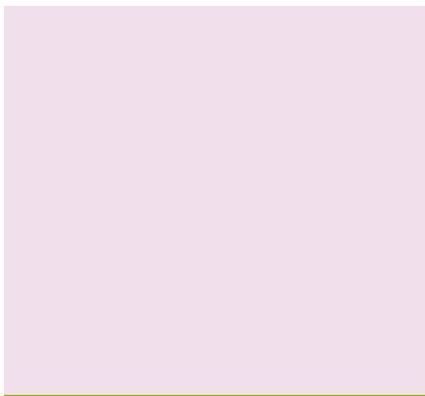
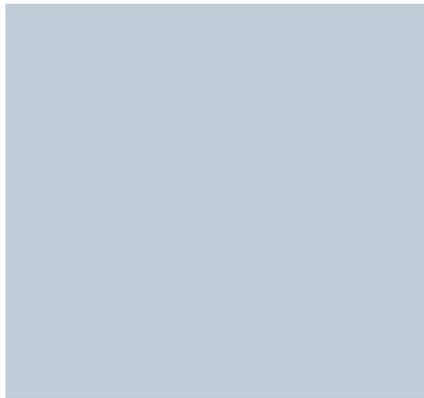
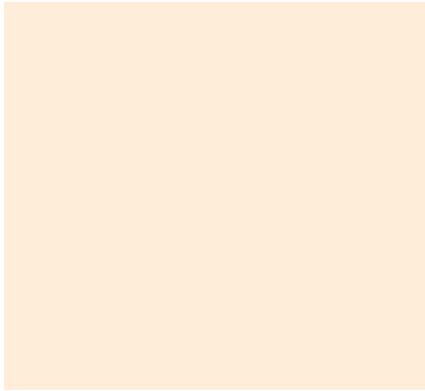
1 Year Rating	5 Year Rating
GOOD	GOOD

responsive a|e|c



County of Champaign, Illinois

Nursing Home Storage





Observation Highlights:

- Concrete flooring is in fair condition, some stains and wear from use.
- A few large cracks in concrete flooring.
- Interior and exterior deterioration on metal panel.
- Metal downspouts deteriorated, leaks found at joints.
- Exterior trim bent and damaged at door openings.
- Exterior doors deteriorated and damaged at base.
- Interior steel structure worn and deteriorated.
- Punctures, bent and damaged metal panels along base of exterior.
- Oil interceptor at trench drains and exhaust fan installed.
- No ventilation. Ceiling mounted gas fired unit heater nearing end of useful life

CRV
\$144,000

Annual Cost to Maintain DMB
\$4,320

Vital Statistics

Use Type
Storage

Floors	Built	Area
1	2009	2,880 SF

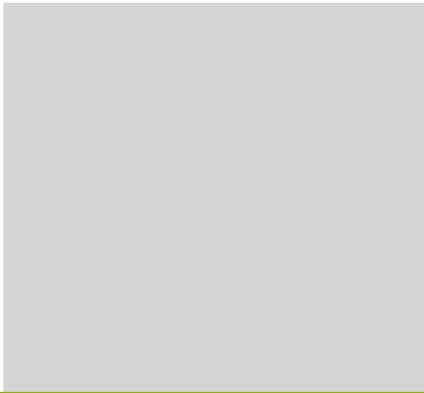
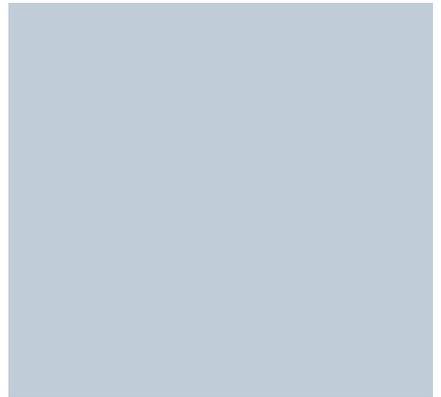
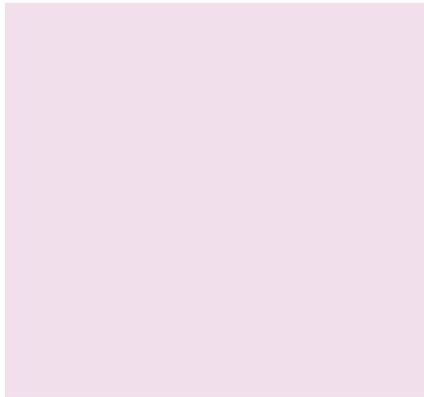
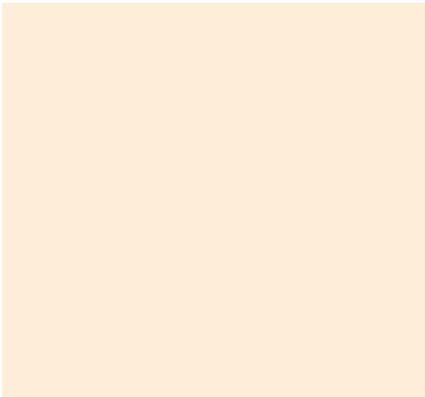
Priority Issues	0-5 Year Issues
<i>FCI</i>	<i>FCI</i>
17.4%	35.1%
<i>DMB</i>	<i>DMB</i>
\$25,000	\$50,500
<i>DMB Excess</i>	<i>DMB Excess</i>
\$17,800	\$43,300

<i>1 Year Rating</i>	<i>5 Year Rating</i>
POOR	POOR
  	  



County of Champaign, Illinois

EMA Garage





County of Champaign, Illinois

ILEAS Garage 2



Observation Highlights:

- ILEAS Garage 2 is connected to Sheriff's Garage.
- The building is in overall fair condition.
- Sealed concrete flooring is scratched and worn in places.
- Doors are worn with some deterioration.
- Finish on interior exposed structure is worn and deteriorated.
- Metal wall panels are in fair condition.
- Gutters and downspouts are deteriorated.
- Roof overhang is deteriorated and has impact damage.
- Organic plant growth in cracks along exterior concrete and base of building.
- Sealant deterioration in places along concrete.
- No ventilation. Heat provided by ceiling mounted gas fired unit heater.

CRV

\$144,000

Annual Cost to Maintain DMB

\$4,320

Vital Statistics

Use Type
Parking Garage

Floors	Built	Area
1	2007	2,880 SF

Priority Issues

FCI

0.0%

DMB

\$0

DMB Excess

\$0

0-5 Year Issues

FCI

5.9%

DMB

\$8,500

DMB Excess

\$1,300

1 Year Rating

GOOD



5 Year Rating

FAIR



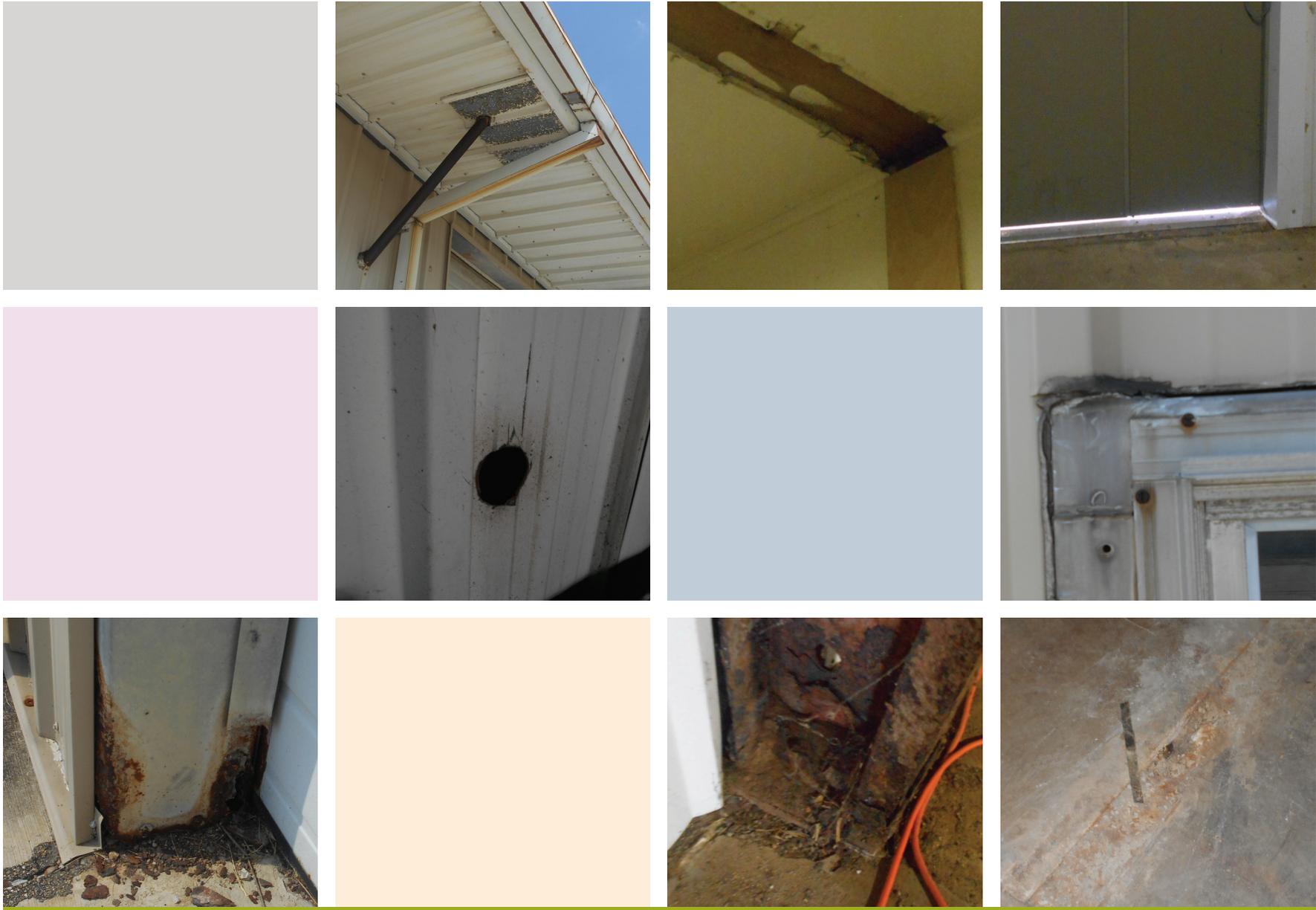
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bailey edward



County of Champaign, Illinois

ILEAS Garage 2



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bailey edward



Observation Highlights:

- ILEAS Garage 3 is connected to County Highway Garage.
- The building is in overall fair condition.
- Sealed concrete flooring is scratched and worn in places.
- Finish on interior exposed structure is worn and deteriorated.
- Metal wall panels are in fair condition.
- Doors have some deterioration and are in fair condition.
- Interior structure is in good condition, some deterioration.
- Overhead door is in fair condition, minor impact damage.
- Organic plant growth in cracks along exterior concrete.
- Sealant deterioration in places along concrete.
- No ventilation. Heat provided by ceiling mounted gas fired unit heater.

CRV
 \$144,000
Annual Cost to Maintain DMB
\$4,320

Vital Statistics
 Use Type
Parking Garage

Floors	Built	Area
1	2007	2,880 SF

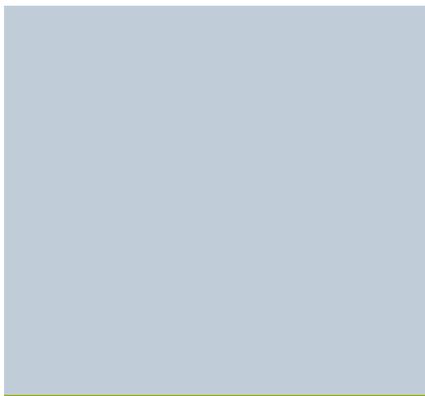
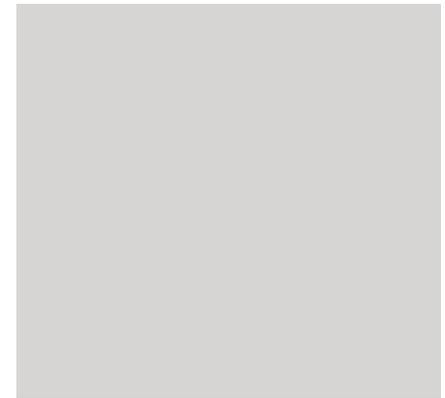
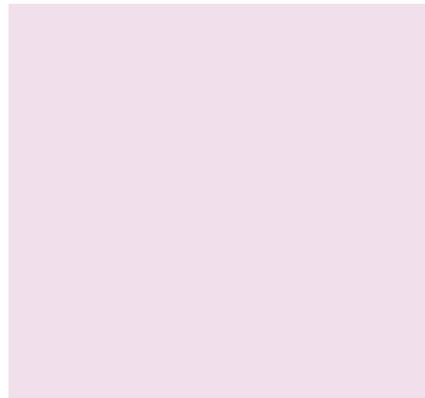
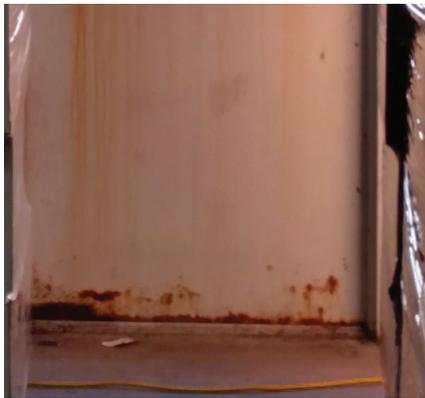
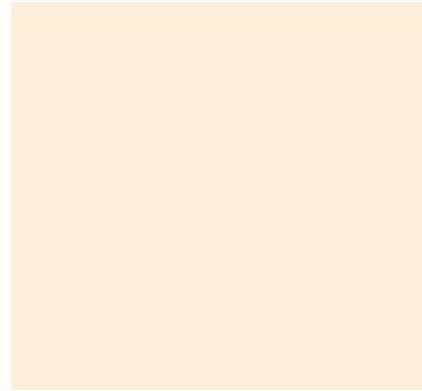
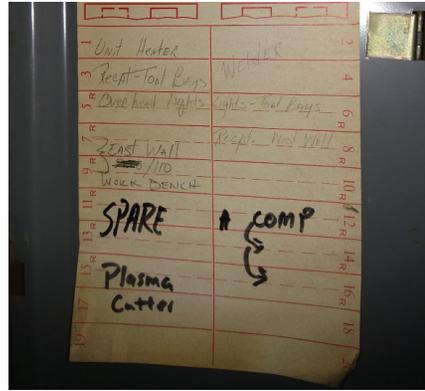
Priority Issues	0-5 Year Issues
<i>FCI</i>	<i>FCI</i>
2.8%	7.6%
<i>DMB</i>	<i>DMB</i>
\$4,000	\$11,000
<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$3,800

<i>1 Year Rating</i>	<i>5 Year Rating</i>
GOOD	FAIR
  	  



County of Champaign, Illinois

ILEAS Garage 3



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bailey edward



Observation Highlights:

- The building overall is in fair condition.
- Soffits are not protected, raw wood exposed to elements.
- Asphalt shingles are in fair condition.
- Worn and deteriorated paint at roof edge trim.
- Paint overall is in fair condition.
- Overhead door is in good condition, minor impact damage.
- Some cracks in concrete surfaces.
- Interior concrete flooring is heavily worn.
- No ventilation. Heat provided by ceiling mounted gas fired unit heater in good condition.

CRV
\$119,000

Annual Cost to Maintain DMB
\$3,570

Vital Statistics

Use Type
Warehouse

Floors	Built	Area
1	1992	1,400 SF

Priority Issues	0-5 Year Issues
<i>FCI</i>	<i>FCI</i>
0.8%	44.5%
<i>DMB</i>	<i>DMB</i>
\$1,000	\$53,000
<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$47,050

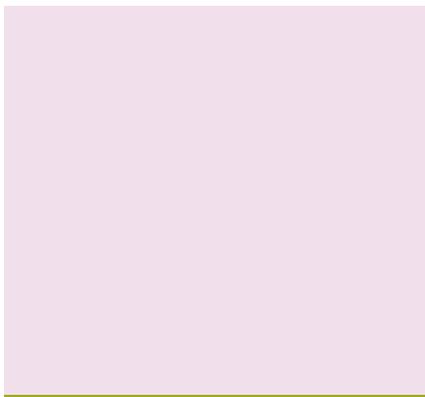
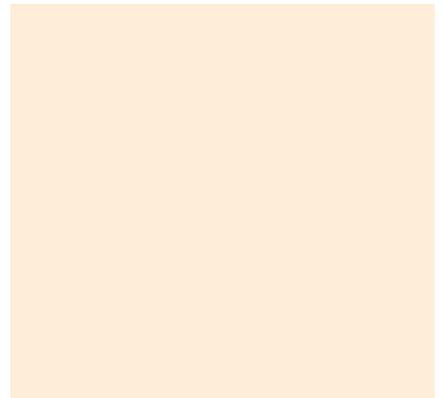
<i>1 Year Rating</i>	<i>5 Year Rating</i>
GOOD	POOR
  	  

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County of Champaign, Illinois

Salt Dome Garage





Observation Highlights:

- ILEAS Garage 1 is connected to EMA Garage.
- The building is in overall good condition.
- Sealed concrete flooring is scratched and worn in places.
- Finish on interior exposed structure is worn and deteriorated.
- Overhead door and frame is in fair condition.
- Metal wall panels are in good condition.
- Roof system is in good condition.
- Gutters and downspouts are in good condition.
- Some plant growth in cracks along exterior concrete and pavement.
- Sealant deterioration in places along concrete.
- No ventilation. Heat provided by ceiling mounted gas fired unit heater.

CRV
 \$72,000
Annual Cost to Maintain DMB
 \$2,160

Vital Statistics
 Use Type
Parking Garage

Floors	Built	Area
1	2007	1,440 SF

Priority Issues	0-5 Year Issues
<i>FCI</i>	<i>FCI</i>
2.8%	6.9%
<i>DMB</i>	<i>DMB</i>
\$2,000	\$5,000
<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$1,400

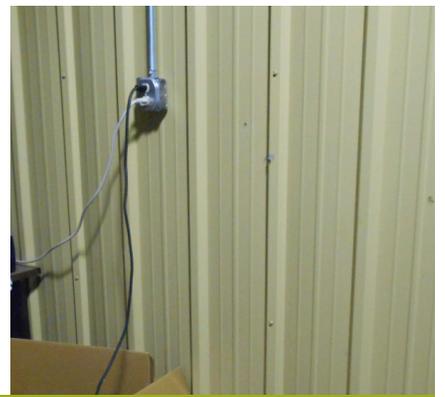
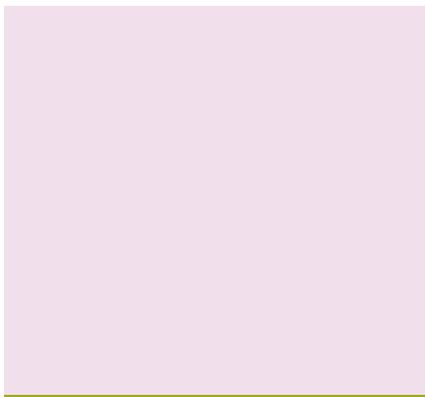
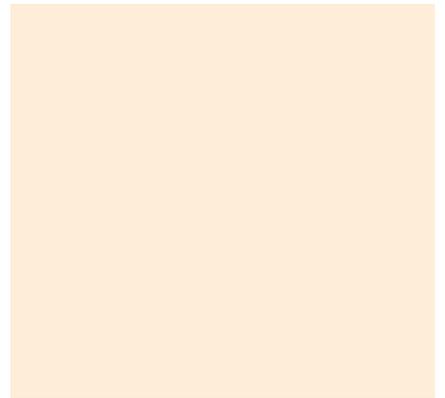
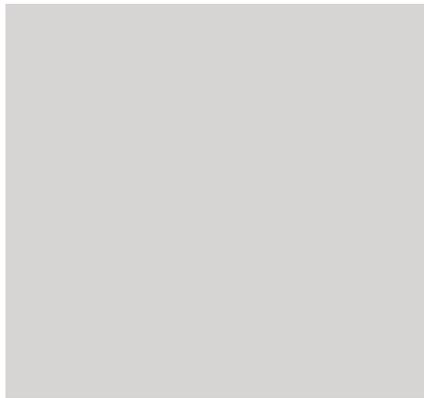
<i>1 Year Rating</i>	<i>5 Year Rating</i>
GOOD	FAIR
  	  

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County of Champaign, Illinois

ILEAS Garage 1

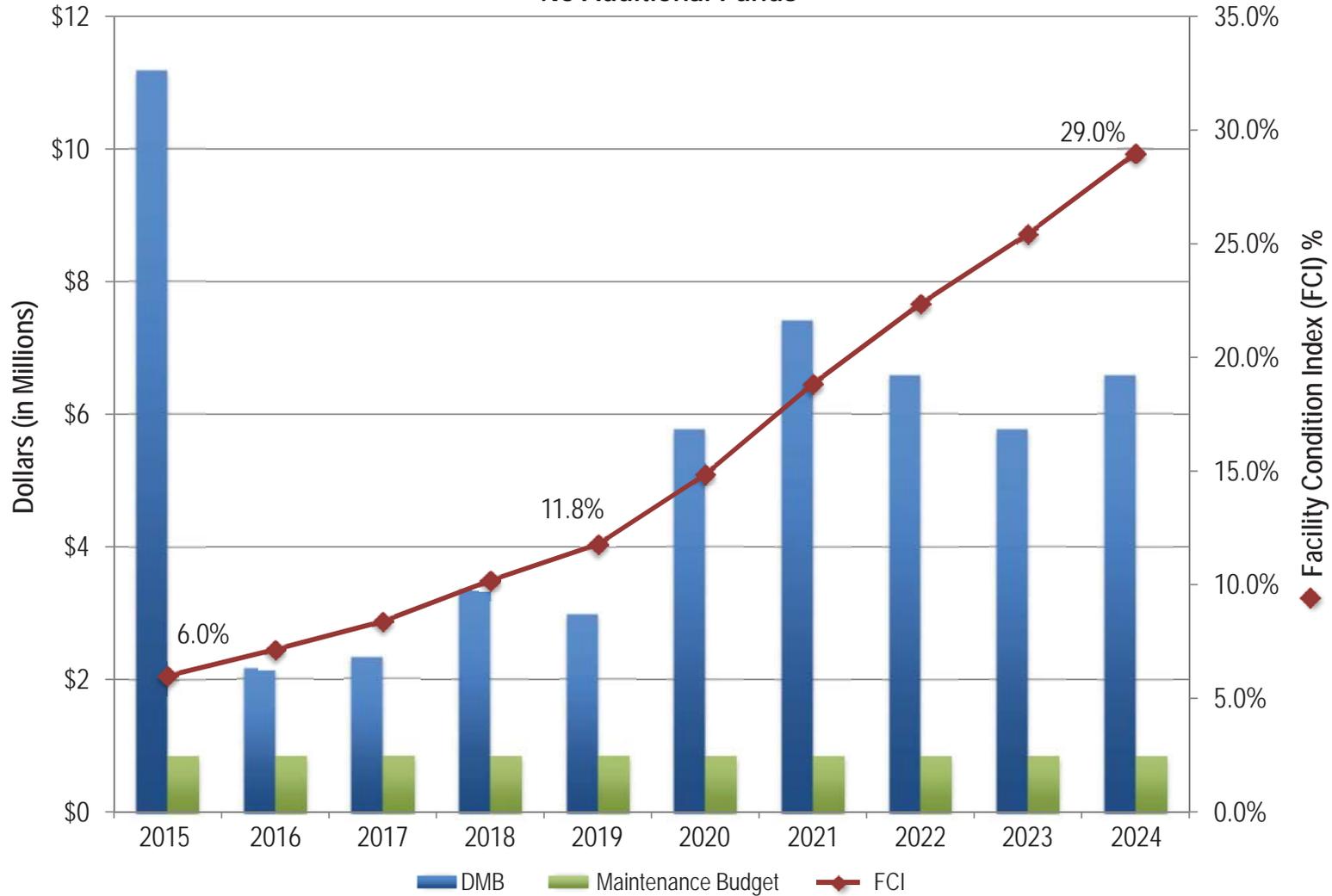




County of Champaign, Illinois

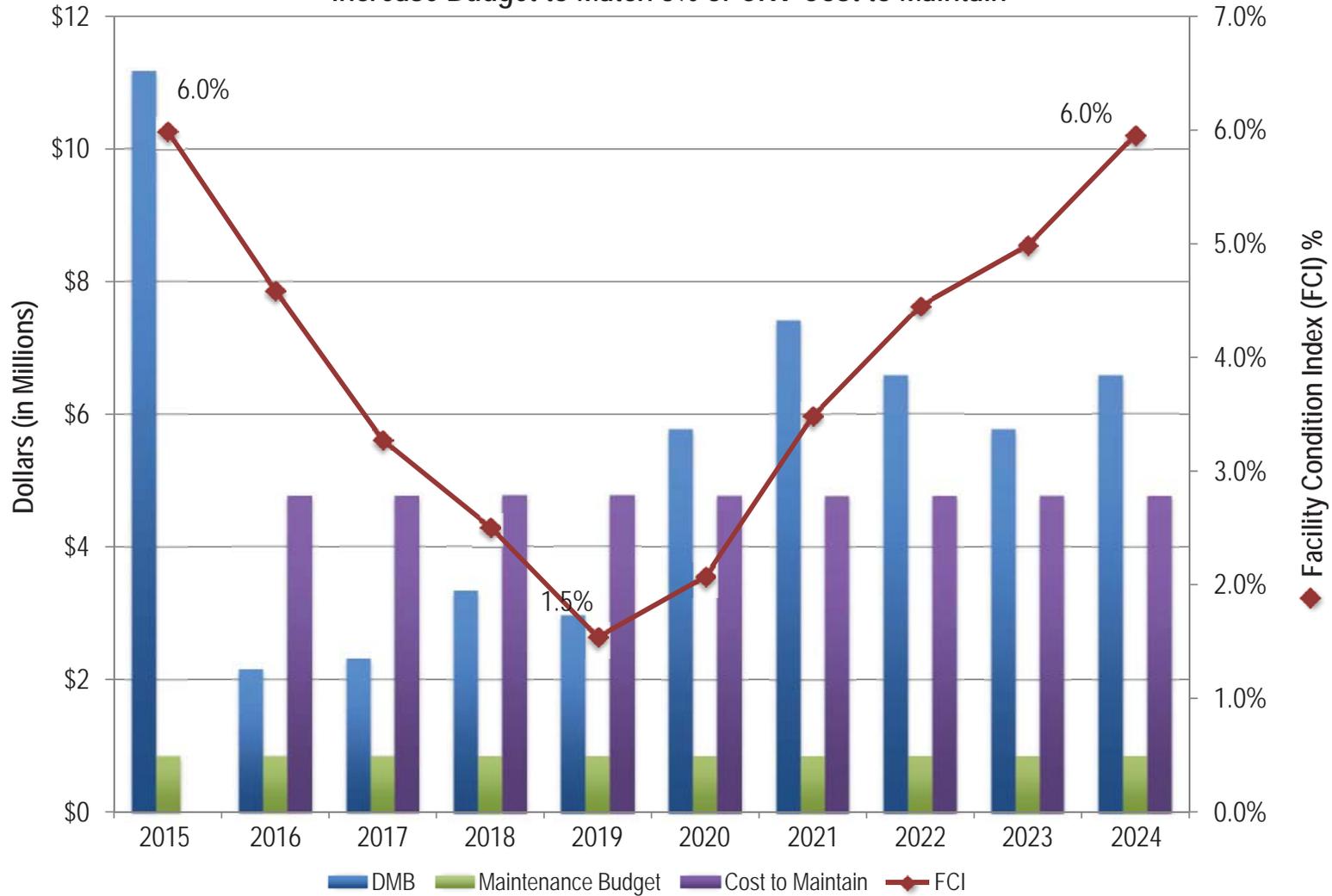
Data Analysis - Charts

10-Year Outlook - Funding Scenario 1: No Additional Funds

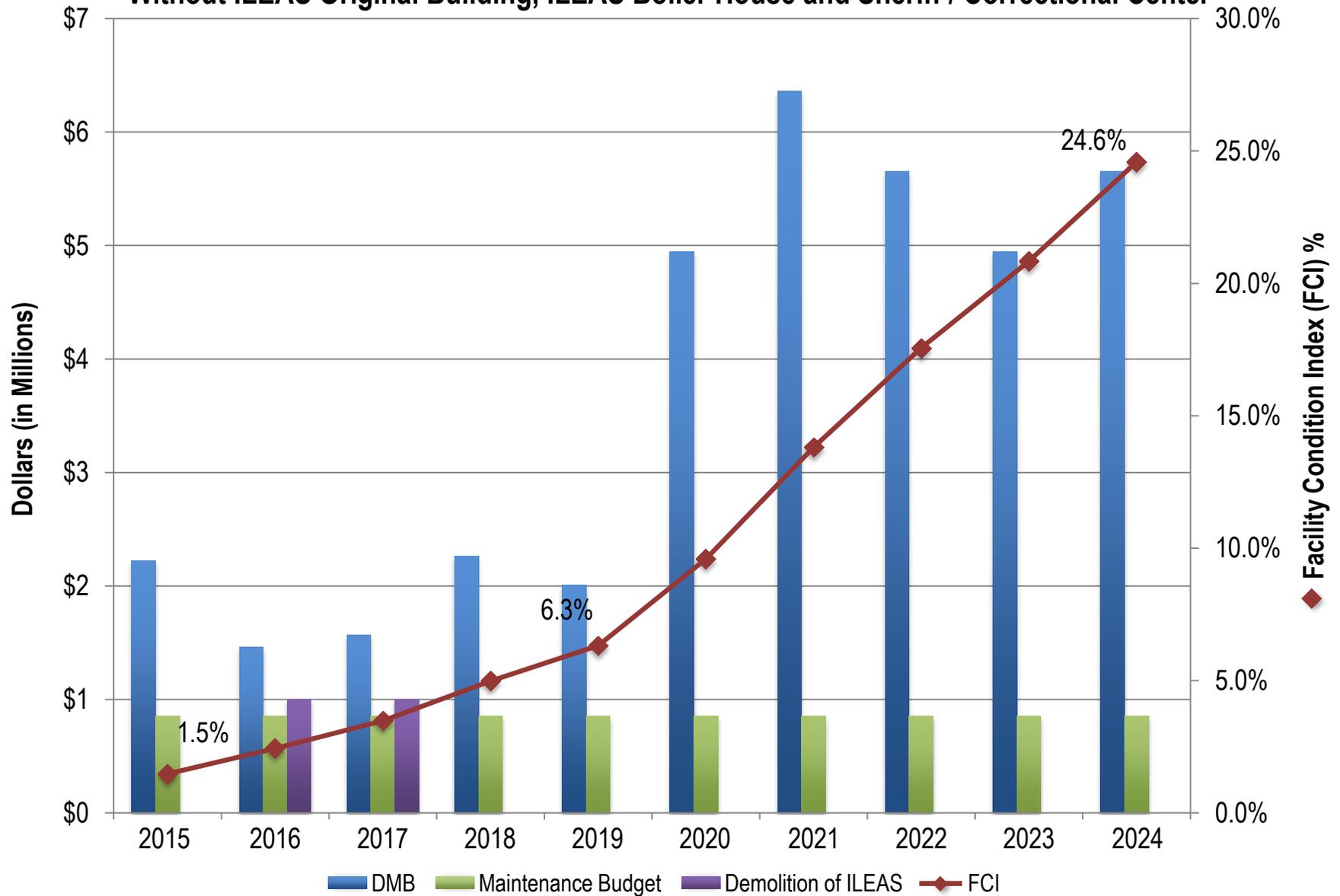




10-Year Outlook - Funding Scenario 2: Increase Budget to Match 3% of CRV Cost to Maintain



10-Year Outlook - Funding Scenario 3: Without ILEAS Original Building, ILEAS Boiler House and Sheriff / Correctional Center



 **County of Champaign, Illinois**
Data Analysis - Adjusted Facilities Overview

Building Name	CRV	0-5 Year DMB	5-Year FCI
Nursing Home	\$29,647,207	\$1,787,400	6.0% 
Courthouse Addition	\$28,860,970	\$1,002,200	3.5% 
ILEAS Original Building	\$0	\$0	0% 
ILEAS Training Center	\$21,243,099	\$1,093,000	5.1% 
Brookens Admin Center	\$19,600,297	\$1,841,000	9.4% 
Courthouse	\$13,586,120	\$548,300	4.0% 
Adult Detention Facility	\$12,194,010	\$1,695,000	13.9% 
Sheriff / Correctional Center	\$0	\$0	0% 
Highway Fleet Maintenance	\$8,890,666	\$67,300	0.8% 
Juvenile Detention Center	\$6,631,830	\$379,300	5.7% 
Emergency Operation Center	\$4,128,152	\$336,000	8.1% 
Coroner's Office	\$1,449,000	\$140,500	9.7% 
Physical Plant Shop	\$1,374,342	\$32,000	2.3% 
Election Supply	\$677,630	\$16,700	2.5% 
Highway Salt Dome	\$667,590	\$166,050	24.9% 
Animal Control	\$517,275	\$186,900	36.1% 
ILEAS Boiler House	\$0	\$0	0% 
Sheriff Garage	\$390,000	\$91,400	23.4% 
County Highway Garage	\$216,000	\$14,000	6.5% 
Nursing Home Storage	\$165,988	\$600	0.4% 
EMA Garage	\$144,000	\$50,500	35.1% 
ILEAS Garage 2	\$144,000	\$8,500	5.9% 
ILEAS Garage 3	\$144,000	\$11,000	7.6% 

Overall CRV

\$150,863,177

Annual Cost to Maintain DMB

\$4,525,895

Vital Statistics

Number of Buildings	22
Oldest Building	1901
Newest Building	2010
Average Year Built	1988
Average Cost / SF	\$223

0-5 Year Issues

FCI

6.3%

DMB

\$9,525,650

DMB Excess

\$1,982,491

FCI

6.3%

Rating

FAIR





County of Champaign, Illinois

Data Analysis - Adjusted Facilities Overview

Building Name	CRV	0-5 Year DMB	5-Year FCI
Salt Dome Garage	\$119,000	\$53,000	44.5% 
ILEAS Garage 1	\$72,000	\$5,000	6.9% 
Total	\$150,863,177	\$9,525,650	6.3% 

Overall CRV

\$150,863,177

Annual Cost to Maintain DMB

\$4,525,895

Vital Statistics

Number of Buildings	22
Oldest Building	1901
Newest Building	2010
Average Year Built	1988
Average Cost / SF	\$223

0-5 Year Issues

FCI

6.3%

DMB

\$9,525,650

DMB Excess

\$1,982,491

FCI

6.3%

Rating

FAIR

