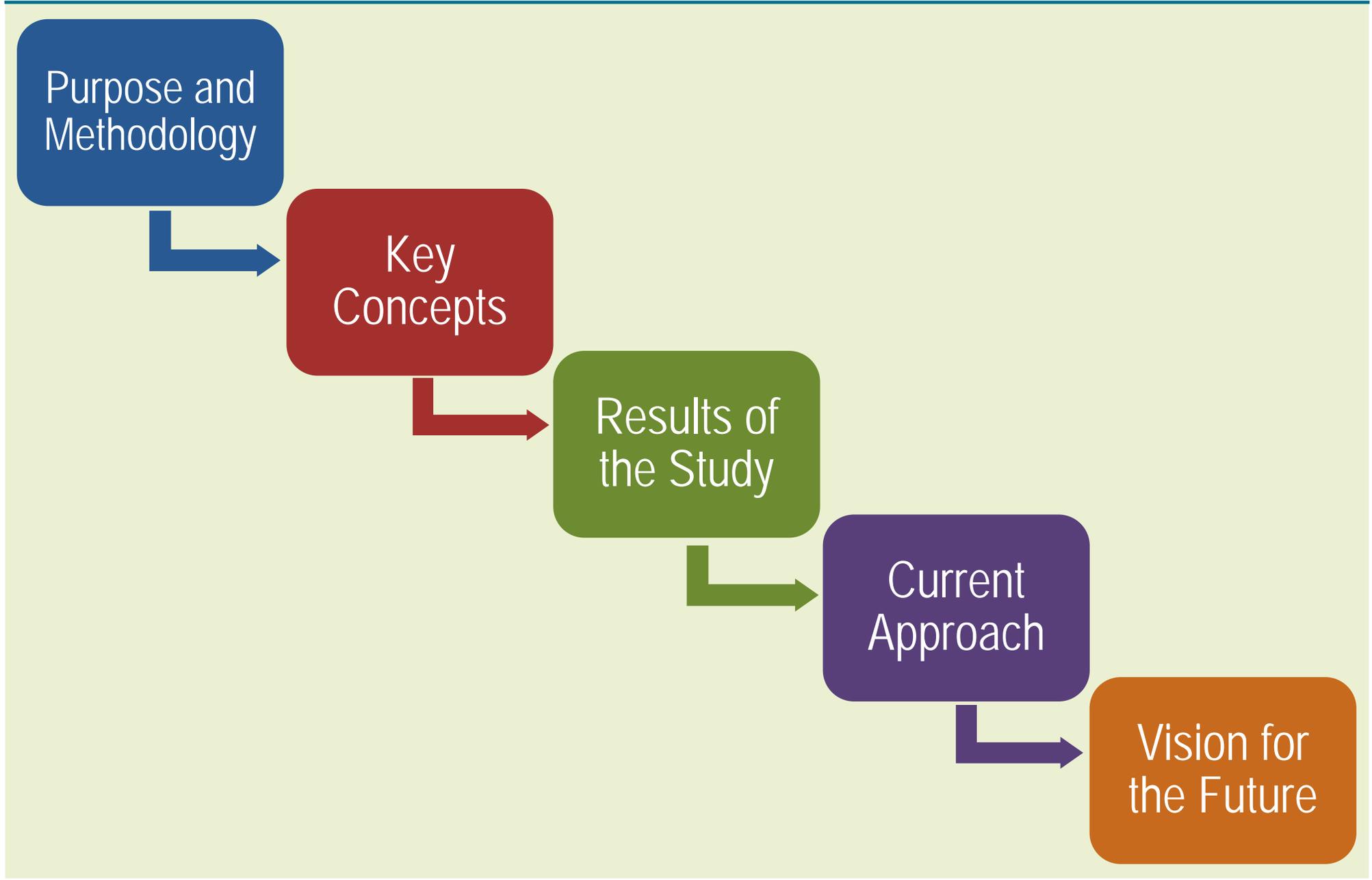




Facility Condition Assessment Summary of Results November 19, 2015





Purpose of the Study

- Assess current condition of buildings
- Inventory of short term and long term maintenance needs
- Identify backlog of deferred maintenance
- Determine national benchmark for each building's condition
- Provide insight for capital renewal and master planning efforts
- Determine replacement cost for each building
- Determine annual cost required to maintain current building portfolio

Methodology

- Study conducted per APPA standards
- Building values established by National Standards
- Interviews with faculty, staff, and maintenance personnel
- Review of building drawings and maintenance documents
- Buildings surveyed as 23 separate components for assessment
- Walked through all facilities with maintenance personnel
- Consulted industry standard resources for cost breakdown



- Facilities Condition Index (FCI)

Benchmark of building condition: percentage of maintenance need to building value

$$FCI = \frac{DMB}{CRV}$$

GOOD	+	FCI < 5%
FAIR	-	5% < FCI < 10%
POOR	x	FCI > 10%

- Current Replacement Value (CRV)

Cost to replace an existing facility in kind, while complying with current codes

- Deferred Maintenance Backlog (DMB)

Dollar amount of all required or overdue maintenance, repairs, and upgrades

- DMB Excess

The amount of the DMB value that exceeds the 5% FCI threshold for buildings in "Good" condition

- Annual Cost to Maintain

Rule of thumb 2% - 3% of CRV needed to keep buildings maintained

Priority Issues (1 Year)

- Life safety
- Code requirements
- Immediate functional needs
- Failed building systems and controls

Examples

- Replace/repair leaking roof
- Replace or repair failed air handling unit
- Patch and paint cracking plaster walls
- Damaged handrails

5 Year Issues

- Overdue maintenance
- Majority of important upgrades
- Replacement of aging building systems
- Replace finishes in poor condition

Examples

- Replace aging carpet
- Repoint masonry joints at older buildings
- Replace mechanical units past their useful life
- Replace failing original windows

10 Year Issues

- Capital improvement
- Energy efficiency
- Fixture upgrades
- Mechanical controls
- Replace finishes

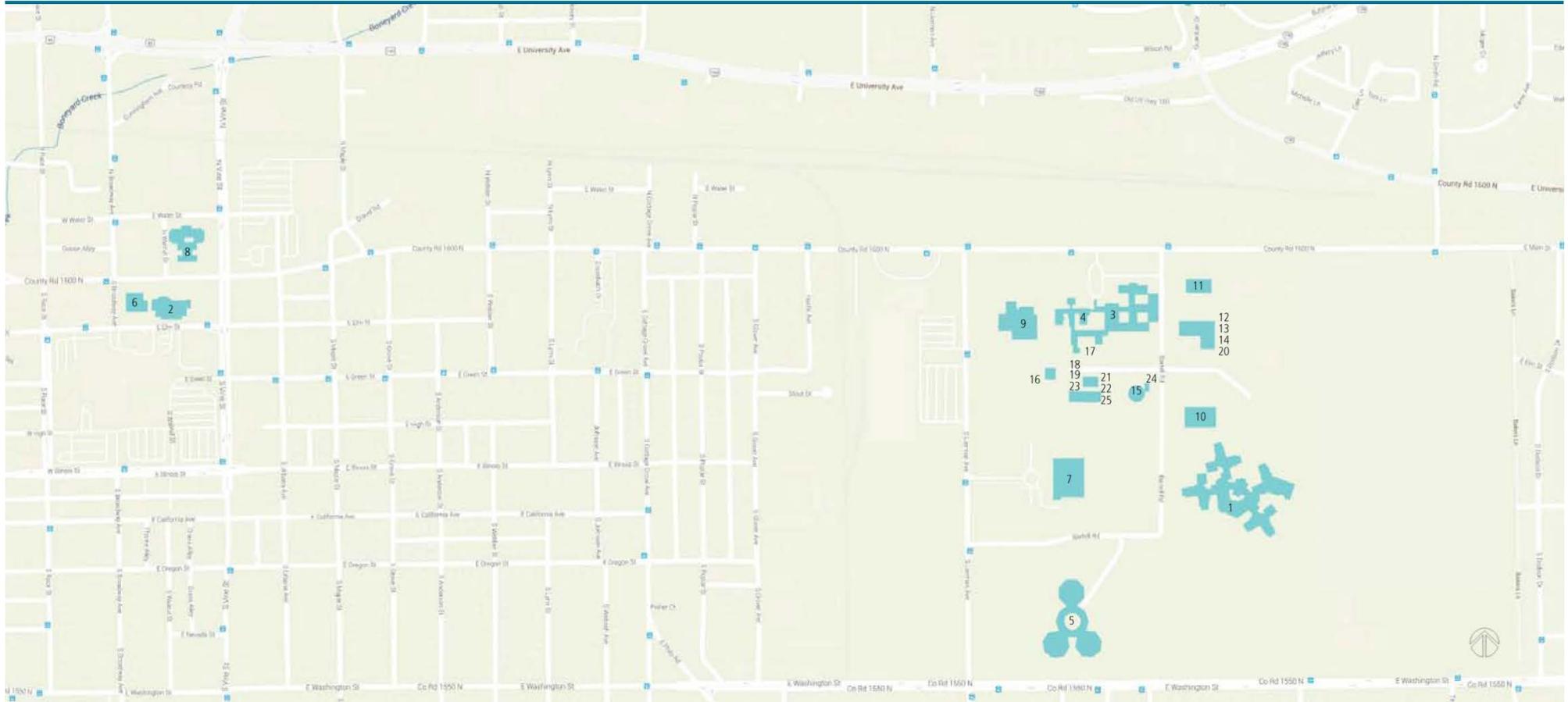
Examples

- Upgrade original plumbing fixtures in older buildings
- Replace all pneumatic/ out of date HVAC controls
- Replace inefficient light fixtures

County Map



Champaign County



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 | |





- 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
- Exterior insulation is heavily damaged or missing
- Exterior Lighting and controls require replacement

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	

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
<i>FCI</i>	<i>FCI</i>
3.6%	9.4%
<i>DMB</i>	<i>DMB</i>
\$713,000	\$1,841,000
<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$860,985

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







Building Report

Building	5	Brookens Administrative Center	Year Built	1970	CRV		
Address	1700 S Washington		Grade	B	\$19,600,297	DMB	FCI
	Urbana	IL	61802	Priority	3	0-1 Year	\$713,000 3.64%
Construction Type	Block		Total SqFt	93,060	0-5 Year	\$1,841,000	9.39%
			Annual Maintenance Cost	\$588,009	5-25 Year	\$17,759,297	90.61%

System	B.2	Architectural - Exterior Wall System	% of CRV	12%	CRV Amt	\$2,352,035.59
--------	-----	--------------------------------------	----------	-----	---------	----------------

Sub System	B.2.1	Masonry Wall	Grade		Priority		ERL	
Description	Brick							
Memo	Exterior brick.							

Component	B.2.1.3	Mortar Joint Deterioration	Grade	C	Priority	4	ERL	02
Description	Brick		Photo ID					
Memo	Sealant generally needs to be removed with new installed.		Cost Range	\$20,000 to \$25,000				

Component	B.2.1.9	Other	Grade	B	Priority	3	ERL	05
Description	Brick		Photo ID					
Memo	Generally in good condition, some evidence of previous repointing.		Cost Range	\$75,000 to \$100,000				

Sub System	B.2.10	Insulation Board	Grade		Priority		ERL	
Description	Insulation Board							
Memo	Exterior exposed insulation board.							

Component	B.2.10.1	Wear	Grade	C	Priority	3	ERL	10
Description	Insulation Board		Photo ID					
Memo	Most areas appear to be damaged. Some areas have deteriorated or are missing.		Cost Range	\$45,000 to \$50,000				





Building Report

Sub System	B.8.4	Cooling System	Grade		Priority		ERL	
Description								
Memo								
Component	B.8.4.1.2	Water Chiller - Centrifugal	Grade	B	Priority	1	ERL	20
Description	No Deficiency		Photo ID					
Memo	Chiller installed in 2014, serves pods 200 and 300.		Cost Range	\$75,000 to \$100,000				
Sub System	B.8.5	HVAC Distribution System	Grade		Priority		ERL	
Description								
Memo								
Component	B.8.5.1.1	Supply/Return Air Fan - Air Handling Unit	Grade	C	Priority	3	ERL	10
Description	No Deficiency		Photo ID					
Memo	(7) small Carrier air handling units serving pod 400.		Cost Range	\$140,000 to \$160,000				
System	B.9	Electrical - Electric System	% of CRV	12%		CRV Amt	\$2,352,035.59	
Sub System	B.9.1	Electrical Service and Distribution	Grade		Priority		ERL	
Description								
Memo								
Component	B.9.1.2.12	Building Electrical Service & Distribution - Other Com	Grade	A	Priority	1	ERL	30
Description	No Deficiency		Photo ID					
Memo	Generator: Cummins GGHE-1421702, S/N L140774768. 60kW Natural Gas, 15.1 Hours		Cost Range	\$20,000 to \$25,000				
Component	B.9.1.2.3	Building Electrical Service & Distribution - Switchboar	Grade	A	Priority	1	ERL	30
Description	No Deficiency		Photo ID					
Memo	Automatic Transfer Switch: Cummins OTECC-1421701		Cost Range	\$10,000 to \$15,000				





- EPDM Roof in poor condition and needs replacement
- Wood steps and walkway access at roof deteriorated
- Efflorescence, deteriorated mortar at foundation walls
- Exterior lighting and controls require replacement

CRV

\$13,586,120

Annual Cost to Maintain DMB

\$407,584

Vital Statistics

Use Type
Courthouse

Floors	Built	Area
4	1901	46,839 SF
	Renovated	
	2002	

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
------------------------	------------------------

<i>FCI</i>	<i>FCI</i>
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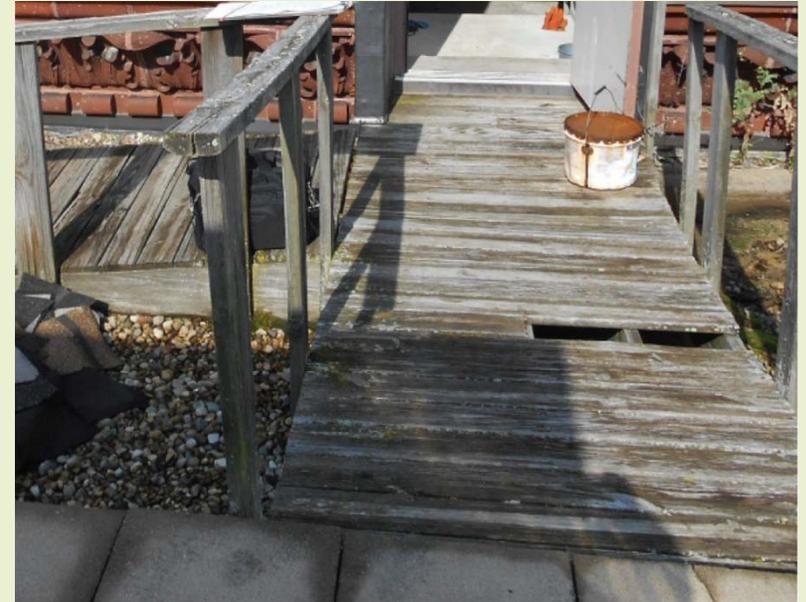
0.7%	4.0%
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<i>DMB</i>	<i>DMB</i>
\$99,300	\$548,300

<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$0

<i>1 Year Rating</i>	<i>5 Year Rating</i>
GOOD	GOOD
<input checked="" type="radio"/> + <input type="radio"/> - <input type="radio"/> x	<input checked="" type="radio"/> + <input type="radio"/> - <input type="radio"/> x







- Exterior steel needs painted
- Wall covering in courtrooms needs replacing
- Courtroom carpet tiles need to be replaced.
- Epoxy coating heavily worn and masonry crack in holding cells.
- Outdated breakers on the motor control center
- DDC controllers need to be replaced

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

1 Year Rating

GOOD



5 Year Rating

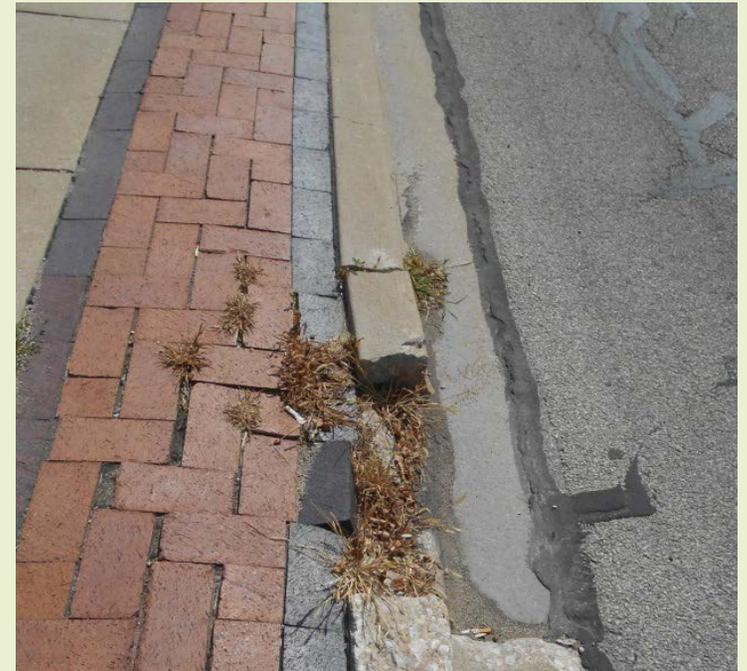
GOOD



Courthouse Addition



Champaign County



RES





- The building is in various states of disrepair as a result of limited use/abandonment
- All MEP infrastructure and equipment requires replacement
- Most of the flooring is damaged or missing
- Interior finishes require replacement
- Ceilings have collapsed and there is mold present
- There is water penetration and efflorescence on exterior brick
- Roof requires complete replacement

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

Priority Issues

FCI

33.5%

DMB

\$7,815,000

DMB Excess

\$6,680,250

0-5 Year Issues

FCI

43.3%

DMB

\$10,138,000

DMB Excess

\$8,967,250

1 Year Rating

POOR



5 Year Rating

POOR



ILEAS Original Building



Champaign County





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

- The building envelope is severely deteriorated..
- There is water penetration and efflorescence on exterior brick.
- Gutters are overgrown with organic material.
- Mechanical systems require replacement.
- Adjacent concrete and paving is cracked.
- 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 requires replacement

<i>1 Year Rating</i>	<i>5 Year Rating</i>
POOR	POOR
<input type="radio"/> + <input type="radio"/> - <input checked="" type="radio"/> x	<input type="radio"/> + <input type="radio"/> - <input checked="" type="radio"/> x

ILEAS Boiler House



Champaign County



RES





- This building has a back-up generator
- Distribution panels require replacement
- Airflow to fan coils is deficient, due to inadequate filtration
- Exterior brick planters are cracked and heavily damaged
- Some exterior walkways are heavily cracked and warped
- There is minor staining on ceiling tiles, rust in places
- Grout in tile flooring is stained, some tile broken on walls
- A few glass cracks were found in windows
- VCT is stained and damaged
- Exterior window storefront panels are failing, mullion caps missing

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





Overview



Champaign County

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% x
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% x
Sheriff / Correctional Center	\$11,766,150	\$2,033,800	17.3% x
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% x
Animal Control	\$517,275	\$186,900	36.1% x
ILEAS Boiler House	\$480,000	\$255,000	53.1% x
Sheriff Garage	\$390,000	\$91,400	23.4% x
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% x
ILEAS Garage 2	\$144,000	\$8,500	5.9% -
ILEAS Garage 3	\$144,000	\$11,000	7.6% -
Salt Dome Garage	\$119,000	\$53,000	44.5% x
ILEAS Garage 1	\$72,000	\$5,000	6.9% -
Total	\$186,524,327	\$21,952,450	11.8% x

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	1999
Average Cost / SF	\$223

0-5 Year Issues

FCI
11.8%

DMB
\$21,952,450

DMB Excess
\$12,626,234

FCI

11.8%

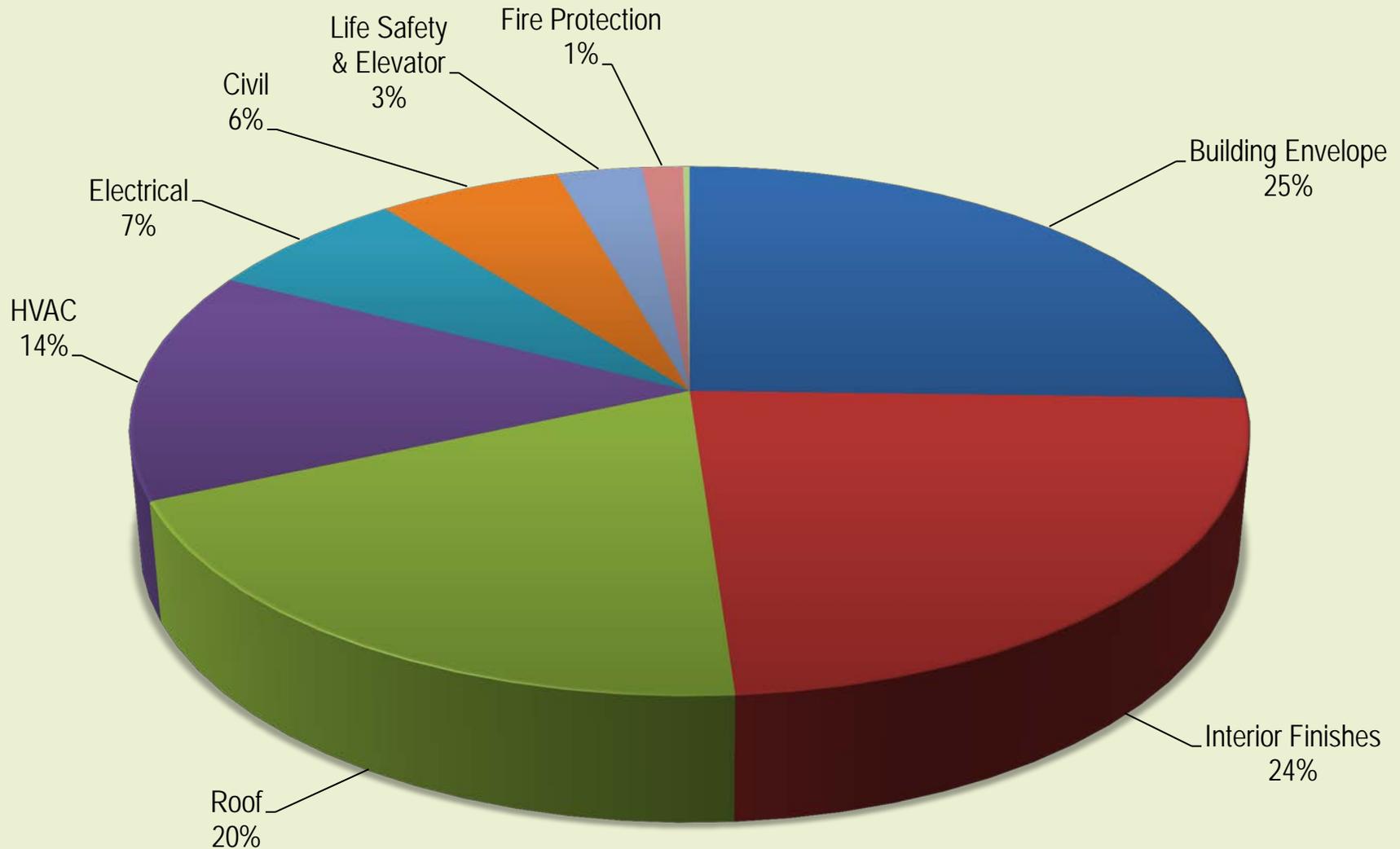
Rating

POOR



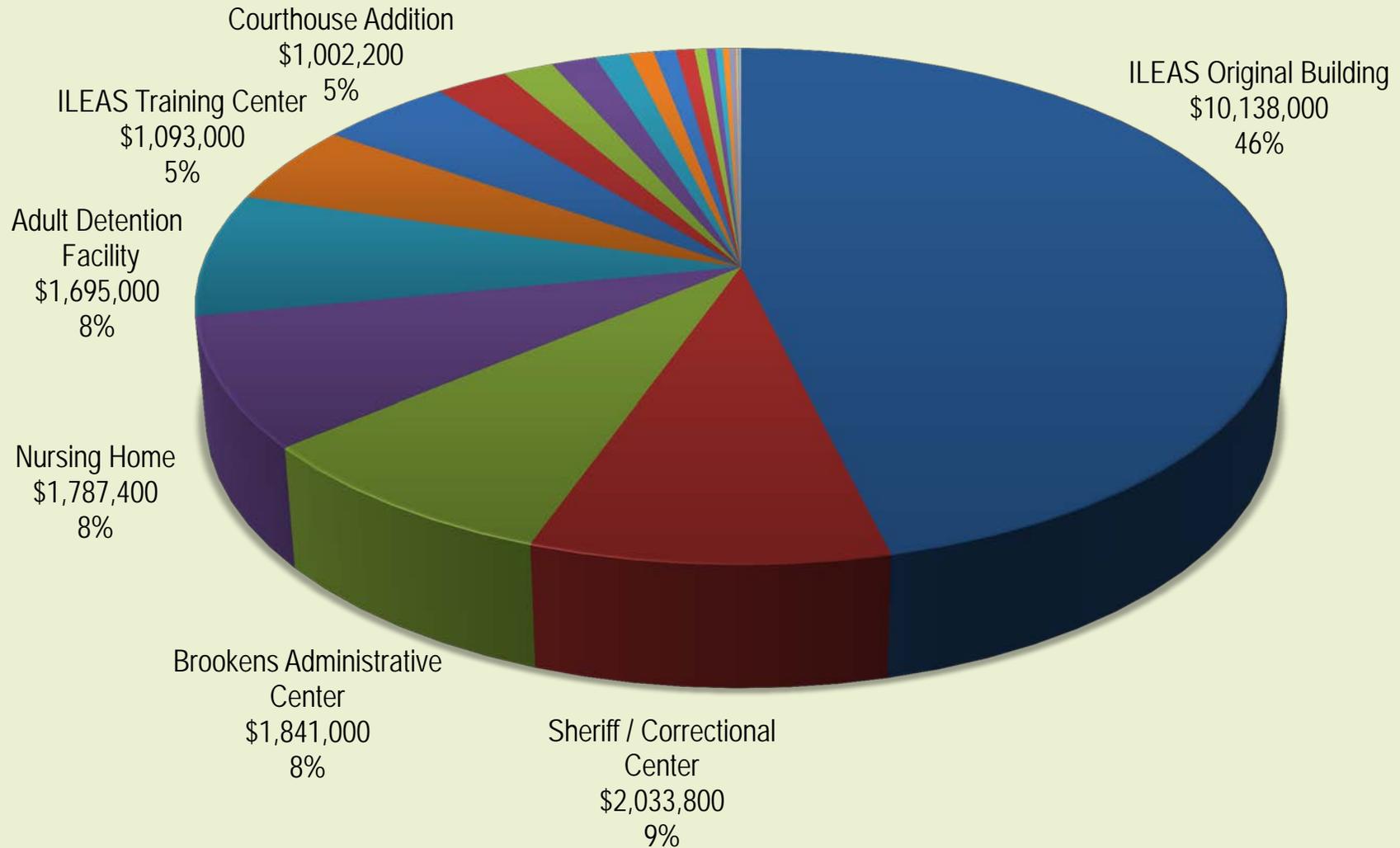


Percent of 5-Year DMB by Component Category





Percentage of 5 Year DMB per Building



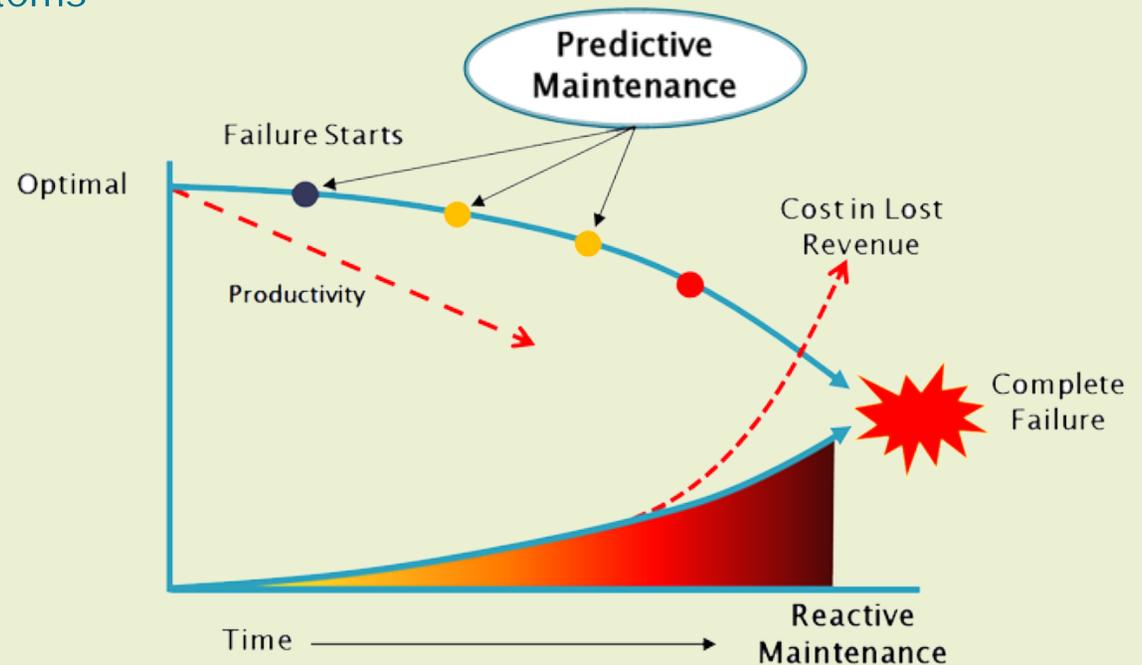


Maintenance Expenditures

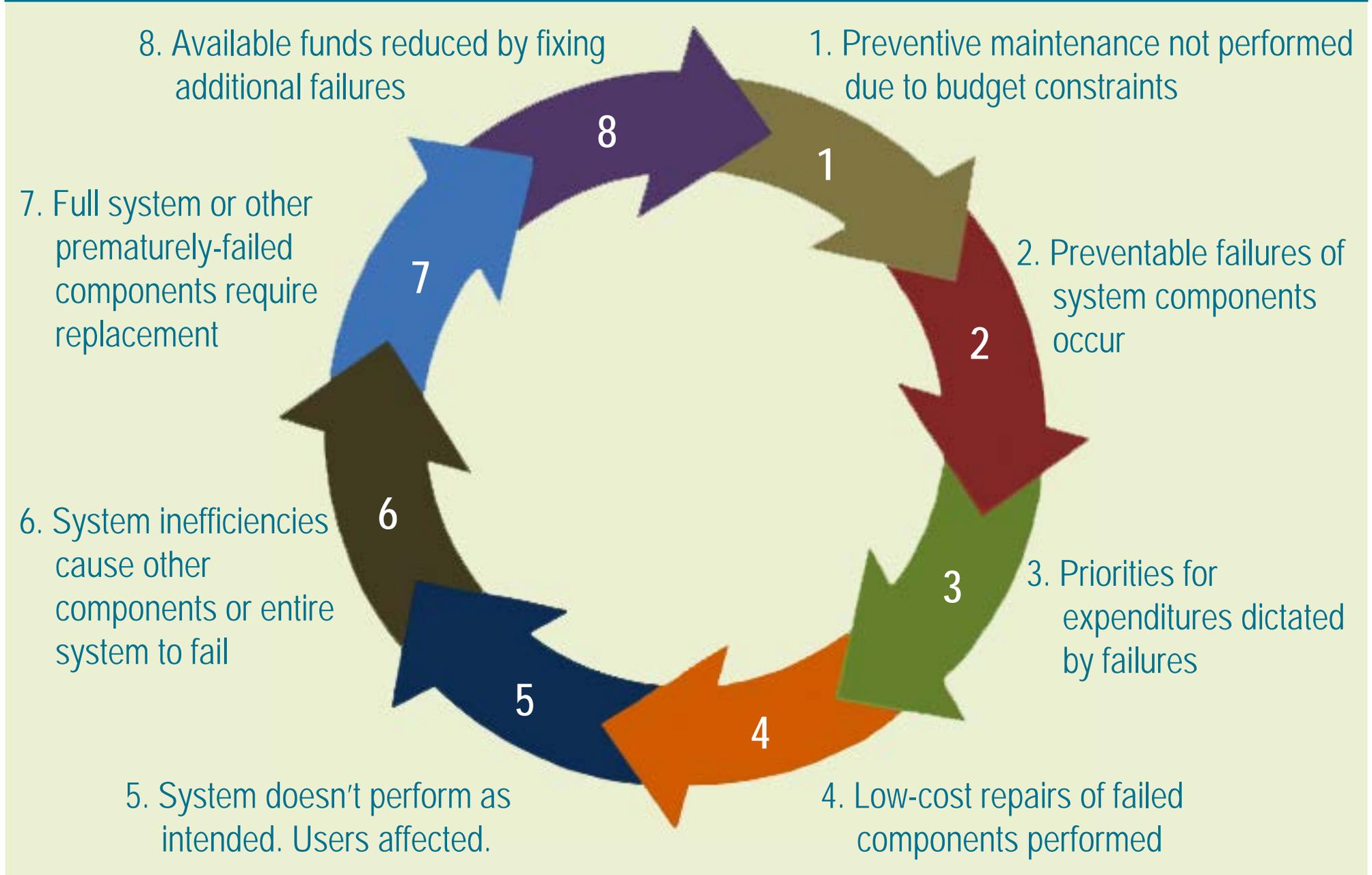
- Reacting to failures and user complaints
- Roof patching instead of replacement
- Localized repair of failed exterior wall or windows, including some interior finish replacement from water damage.
- Some preventive maintenance as the budget allows, but typically not on larger items

Annual Cost to Maintain FCI

	Rule of Thumb	Champaign County
Maintenance Budget	\$ 5,595,730 (3% of CRV*)	\$825,452 (.04 % of CRV)



Cycle of Reactive Maintenance



Where do we go from here?



Champaign County

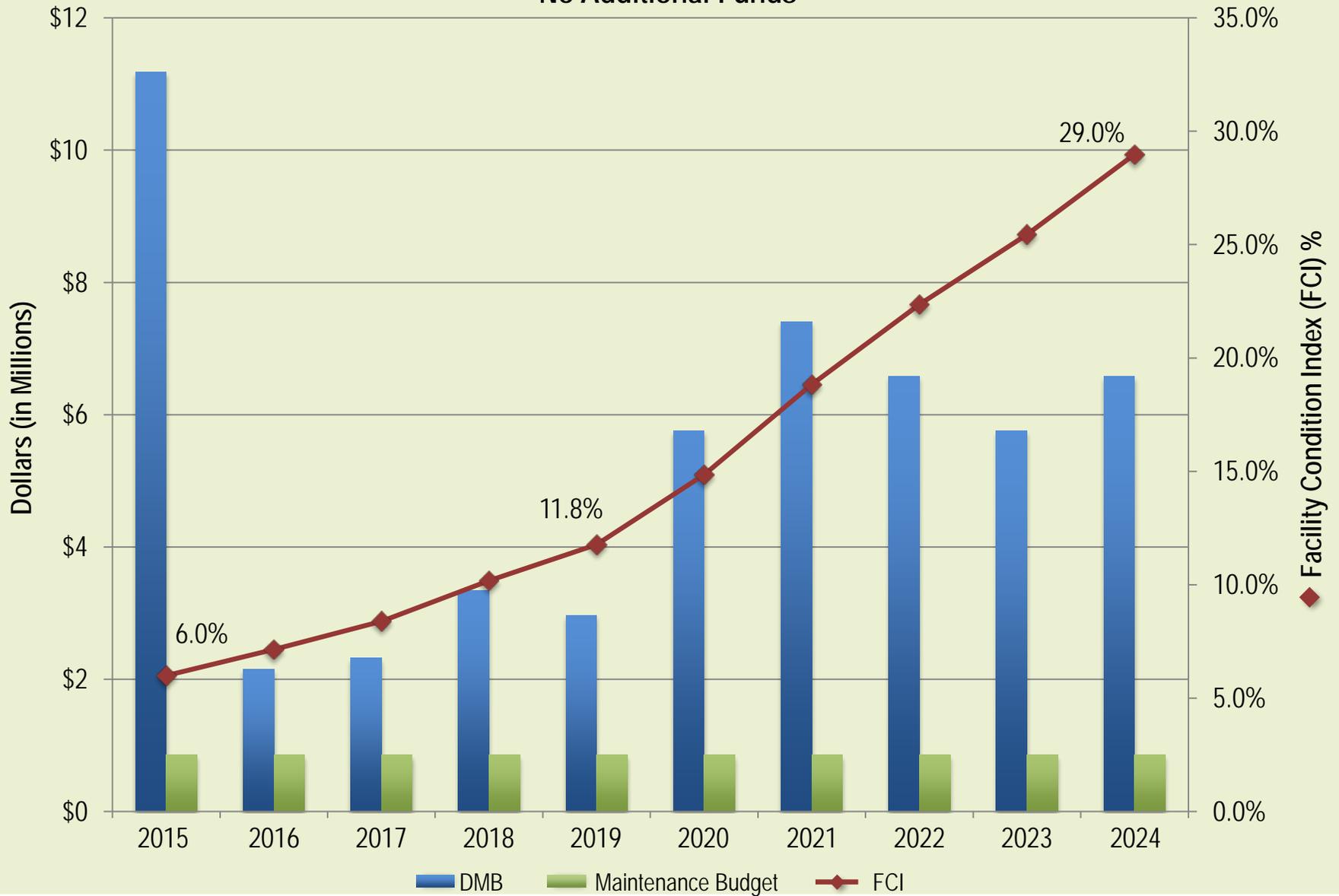
How to use the Facility Condition Assessment Report

- Optimize and prioritize budgeting with supporting data
- Proactive and predictive maintenance can save money
- Maintain 24/7 operation of mission-critical buildings
- Avoid budgetary “surprises” from failed systems
- Achieve maximum life cycle for building systems through consistent stewardship
- Inform capital renewal plan and facilities master plan



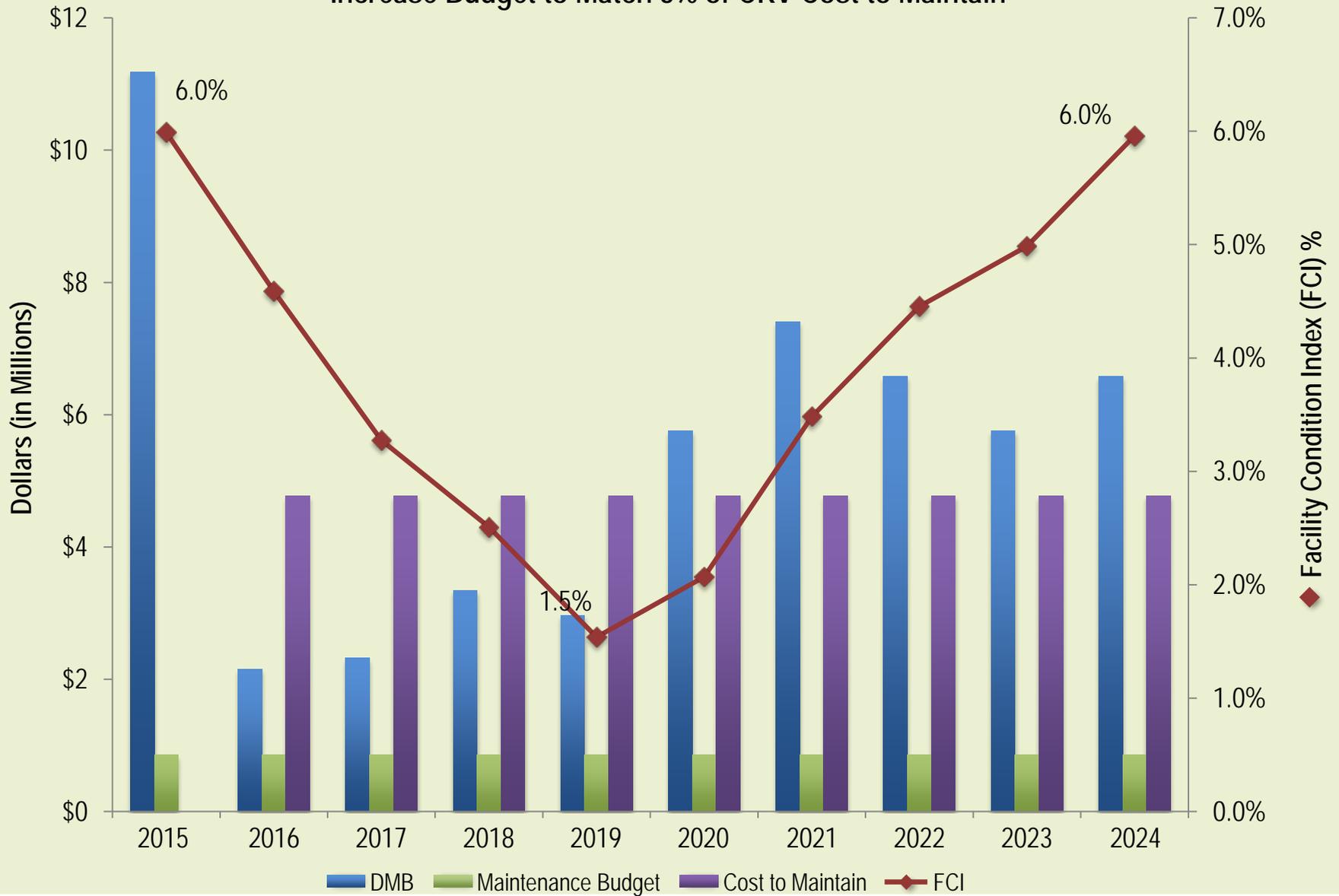


10-Year Outlook - Funding Scenario 1: No Additional Funds





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



Funding Scenario 2



Champaign County

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% x
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% x
Animal Control	\$517,275	\$186,900	36.1% x
ILEAS Boiler House	\$0	\$0	0% +
Sheriff Garage	\$390,000	\$91,400	23.4% x
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% x
ILEAS Garage 2	\$144,000	\$8,500	5.9% -
ILEAS Garage 3	\$144,000	\$11,000	7.6% -
Salt Dome Garage	\$119,000	\$53,000	44.5% x
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%

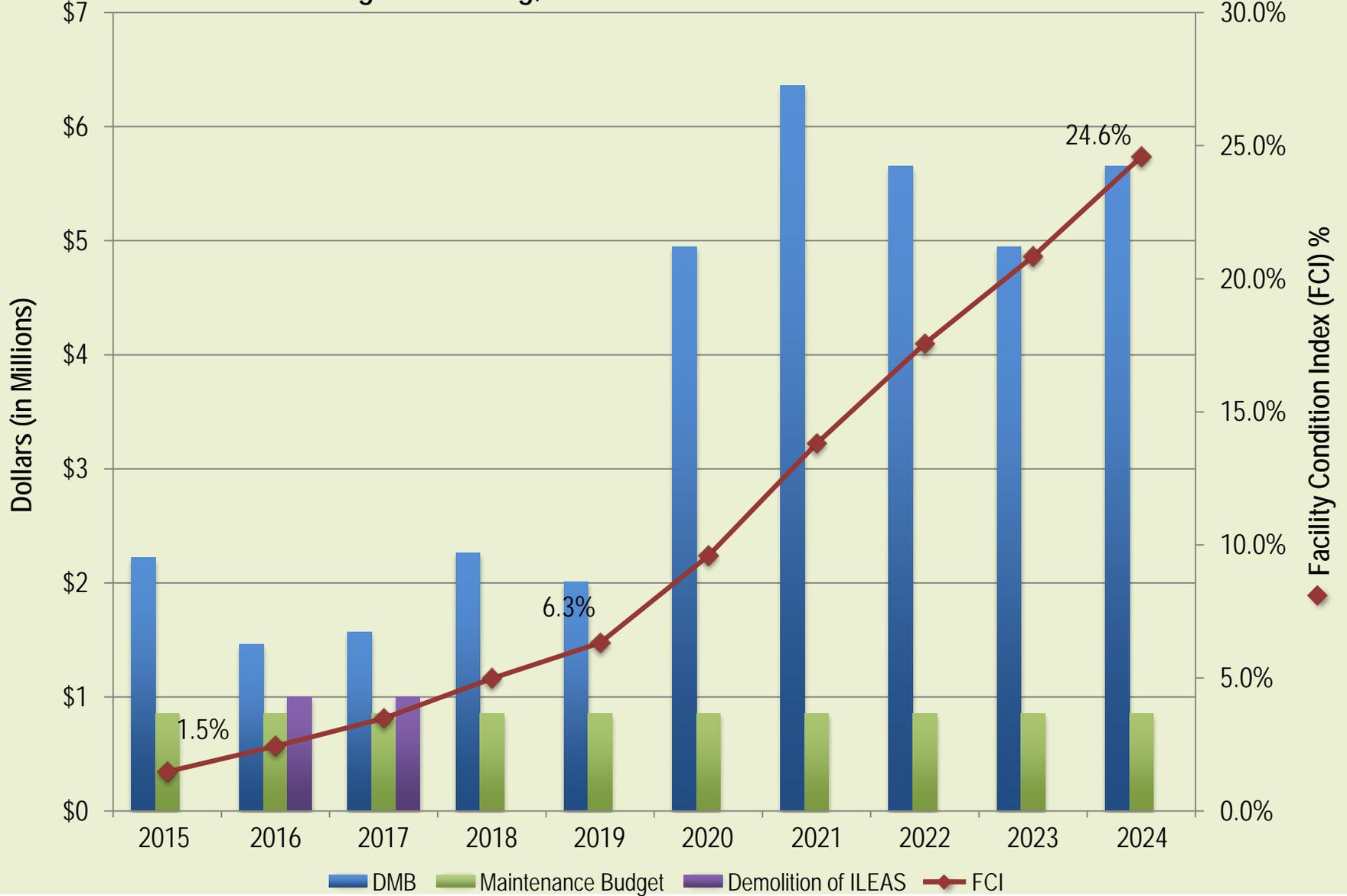
Rating

FAIR





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



Facilities can have an enormous impact on reaching mission and vision goals:

- Inspiration for Residents, Attract New Business
- Maintain 24/7 service to County Residents
- Productivity and health of Occupants
- Public perception of County Government



Our vision is to be a recognized leader in local government where every official and employee has a personal devotion to excellence in public service and embraces the highest standards of ethics and integrity to serve the citizens of Champaign County

Champaign County Vision Statement



- 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
- Exterior insulation is heavily damaged or missing
- Exterior Lighting and controls require replacement

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	

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
<i>FCI</i>	<i>FCI</i>
3.6%	9.4%
<i>DMB</i>	<i>DMB</i>
\$713,000	\$1,841,000
<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$860,985

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







- EPDM Roof in poor condition and needs replacement
- Wood steps and walkway access at roof deteriorated
- Efflorescence, deteriorated mortar at foundation walls
- Exterior lighting and controls require replacement

CRV

\$13,586,120

Annual Cost to Maintain DMB

\$407,584

Vital Statistics

Use Type
Courthouse

Floors	Built	Area
4	1901	46,839 SF
	Renovated	
	2002	

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
------------------------	------------------------

<i>FCI</i>	<i>FCI</i>
------------	------------

0.7%	4.0%
------	------

<i>DMB</i>	<i>DMB</i>
\$99,300	\$548,300

<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$0

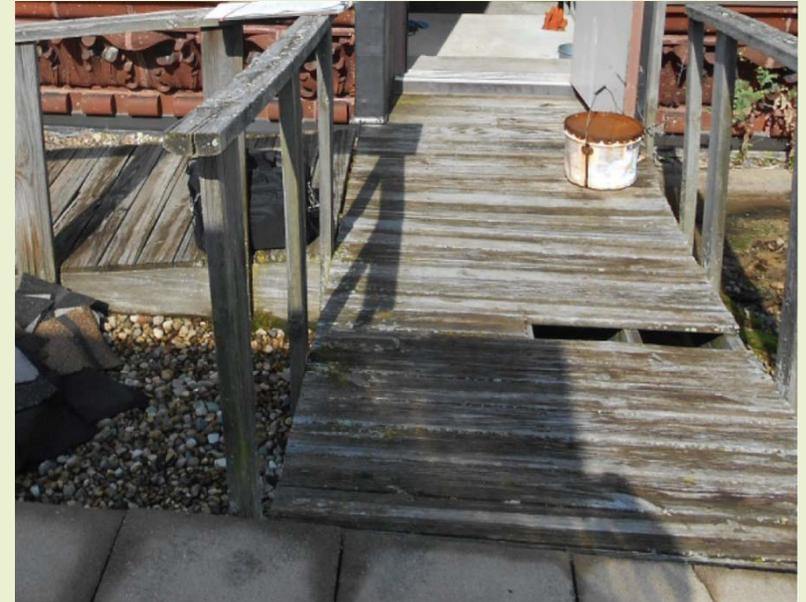
1 Year Rating

5 Year Rating

GOOD

GOOD







- Exterior steel needs painted
- Wall covering in courtrooms needs replacing
- Courtroom carpet tiles need to be replaced.
- Epoxy coating heavily worn and masonry crack in holding cells.
- Outdated breakers on the motor control center
- DDC controllers need to be replaced

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

1 Year Rating

GOOD



5 Year Rating

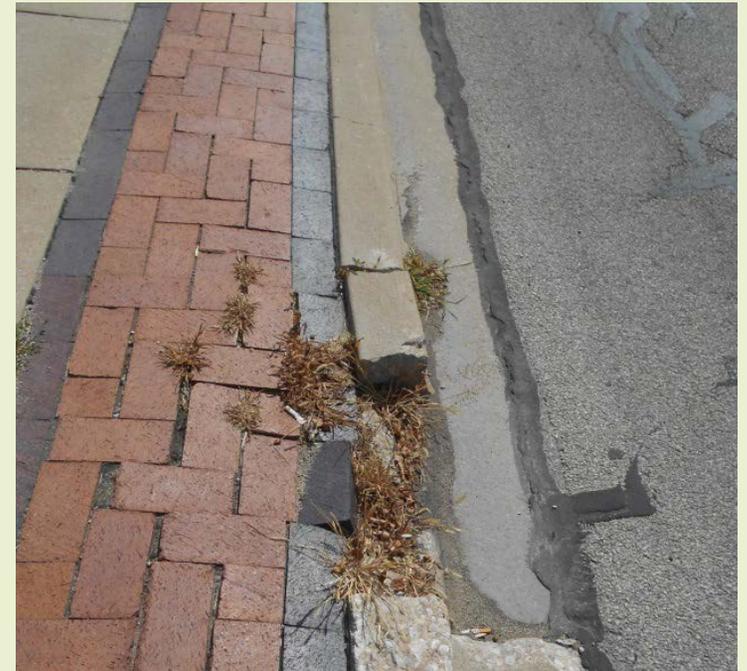
GOOD



Courthouse Addition



Champaign County



R | E | S





- The building is in various states of disrepair as a result of limited use/abandonment
- All MEP infrastructure and equipment requires replacement
- Most of the flooring is damaged or missing
- Interior finishes require replacement
- Ceilings have collapsed and there is mold present
- There is water penetration and efflorescence on exterior brick
- Roof requires complete replacement

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

Priority Issues

FCI

33.5%

DMB

\$7,815,000

DMB Excess

\$6,680,250

0-5 Year Issues

FCI

43.3%

DMB

\$10,138,000

DMB Excess

\$8,967,250

1 Year Rating

POOR



5 Year Rating

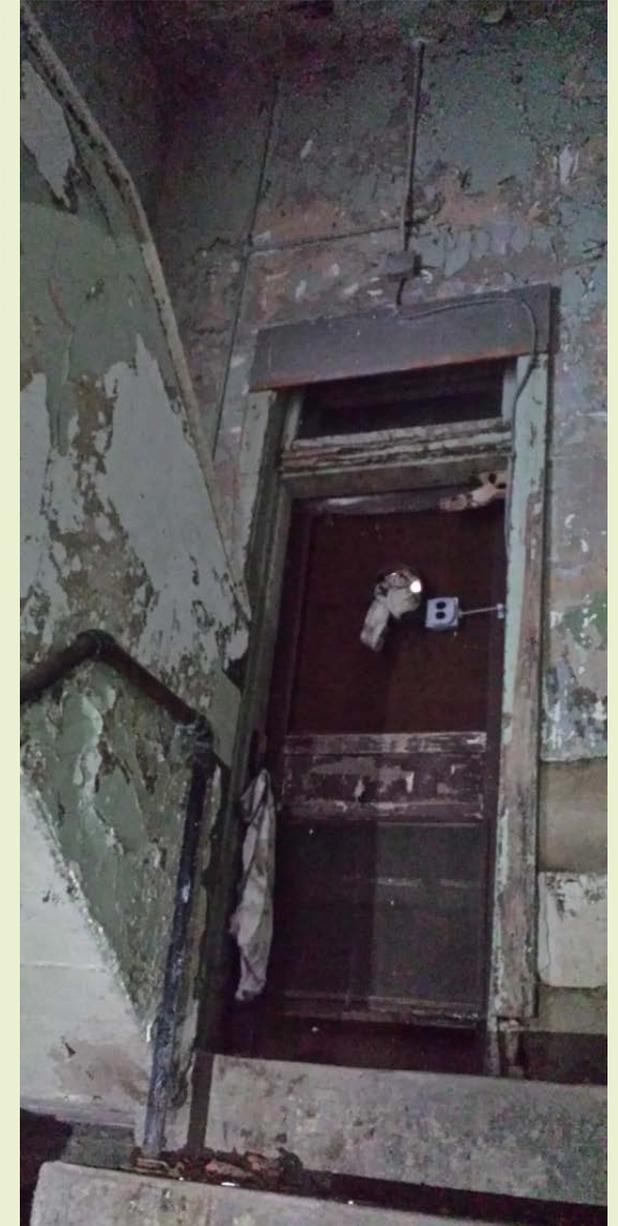
POOR



ILEAS Original Building



Champaign County





- This building has a back-up generator
- Distribution panels require replacement
- Airflow to fan coils is deficient, due to inadequate filtration
- Exterior brick planters are cracked and heavily damaged
- Some exterior walkways are heavily cracked and warped
- There is minor staining on ceiling tiles, rust in places
- Grout in tile flooring is stained, some tile broken on walls
- A few glass cracks were found in windows
- VCT is stained and damaged
- Exterior window storefront panels are failing, mullion caps missing

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







CRV

\$480,000

Annual Cost to Maintain DMB

\$14,400

Vital Statistics

Use Type
Central Plant

Floors	Built	Area
1	1920s	1,200 SF

Priority Issues

FCI

38.5%

DMB

\$185,000

DMB Excess

\$161,000

0-5 Year Issues

FCI

53.1%

DMB

\$255,000

DMB Excess

\$231,000

- The building envelope is severely deteriorated..
- There is water penetration and efflorescence on exterior brick.
- Gutters are overgrown with organic material.
- Mechanical systems require replacement.
- Adjacent concrete and paving is cracked.
- 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 requires replacement

1 Year Rating

POOR



5 Year Rating

POOR



ILEAS Boiler House



Champaign County





- Water infiltration at exterior walls/ parapet
- Mechanical/ Electrical equipment requires replacement
- Damaged netting at basketball court
- Deteriorated interior finishes throughout
- Roof requires replacement
- Window systems/ exterior doors require replacement

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



Adult Detention Facility



Champaign County



- HVAC systems need to be replaced.
- Interior sealed concrete is heavily worn with some large cracks.
- Vinyl wrapped columns are peeling and scratched.
- Metal doors are scratched and dented.
- Cell doors show signs of rust 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 is heavily worn with some staining.

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

Priority Issues

FCI

2.5%

DMB

\$304,000

DMB Excess

\$0

0-5 Year Issues

FCI

13.9%

DMB

\$1,695,000

DMB Excess

\$1,085,300

1 Year Rating

GOOD



5 Year Rating

POOR



Adult Detention Facility



Champaign County



RES





- Roof in poor condition and needs replacement
- Paint peeling from interior windows and sills
- Ceiling tiles stained at HVAC vents
- Deteriorated floor finishes require replacement
- Incandescent lighting needs replaced
- Combustion fan motors periodically fail

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

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
------------------------	------------------------

<i>FCI</i>	<i>FCI</i>
3.3%	5.7%

<i>DMB</i>	<i>DMB</i>
\$220,300	\$379,300

<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$47,709

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







- Return side of HVAC system is inadequate.
- Exterior soffit panels missing,
- Interior flooring in good condition, some repair required
- Wall/ finishes in generally good condition, some repair required
- Wall base missing at several locations
- Nurses call system should be replaced
- Outside air intake location for the boilers causes boiler failure

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

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
------------------------	------------------------

<i>FCI</i>	<i>FCI</i>
0.9%	6.0%

<i>DMB</i>	<i>DMB</i>
\$256,400	\$1,787,400

<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$305,040

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







- All metal in the building is deteriorated, some has completely deteriorated.
- 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

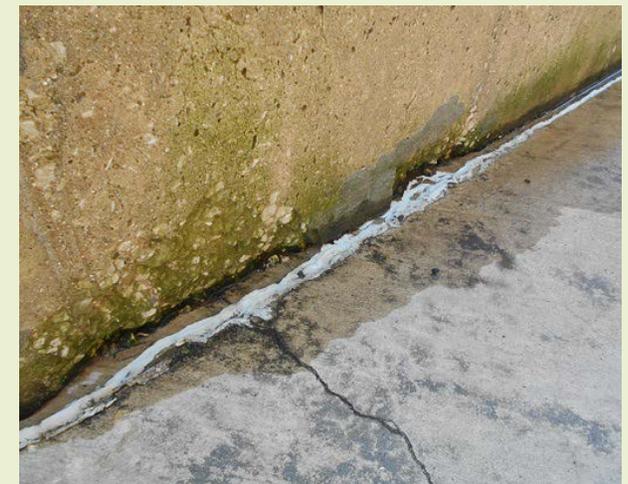
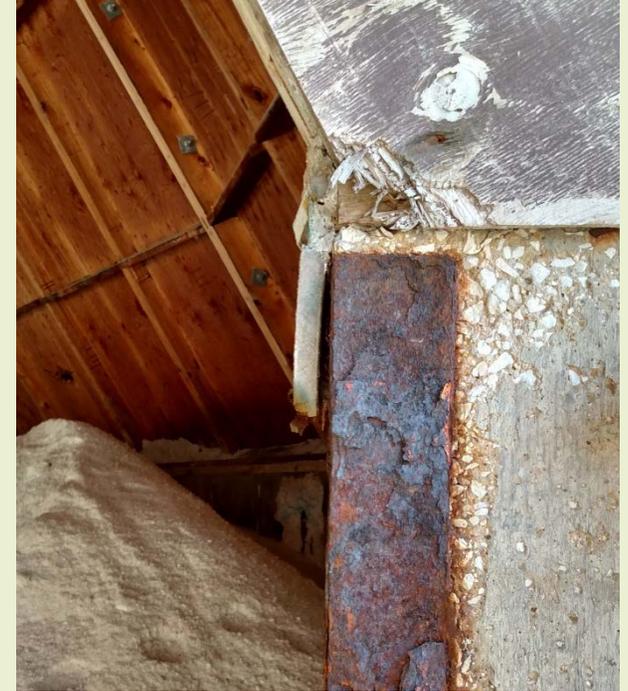
Priority Issues	0-5 Year Issues
<i>FCI</i>	<i>FCI</i>
3.0%	24.9%
<i>DMB</i>	<i>DMB</i>
\$20,000	\$166,050
<i>DMB Excess</i>	<i>DMB Excess</i>
\$0	\$132,671

1 Year Rating	5 Year Rating
GOOD	POOR
<input checked="" type="radio"/> + <input type="radio"/> - <input type="radio"/> x	<input type="radio"/> + <input type="radio"/> - <input checked="" type="radio"/> x

Highway Salt Dome



Champaign County



RES





- The building overall is in poor condition.
- Interior wood is deteriorated from age.
- Minor exterior trim damage, missing or broken pieces.
- Soffits are not protected, raw wood exposed to elements.
- Asphalt shingles are in good condition.
- Worn and deteriorated paint at roof edge trim.
- Paint overall is in fair condition.
- Overhead door is in good condition, minor impact damage.

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

FCI

0.8%

DMB

\$1,000

DMB Excess

\$0

0-5 Year Issues

FCI

44.5%

DMB

\$53,000

DMB Excess

\$47,050

1 Year Rating

GOOD



5 Year Rating

POOR



Salt Dome Garage



Champaign County



RES





- 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.
- Mechanical systems in good condition with minor repairs needed.
- Power and data sufficient for current needs.
- Parking lot recently resealed. Concrete pathways in good condition.
- 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







24h

- This building has a back-up generator.
- Overall, the building is 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	

Priority Issues	0-5 Year Issues
<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

1 Year Rating

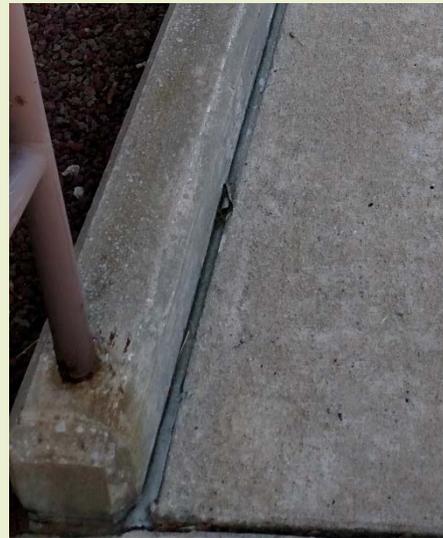
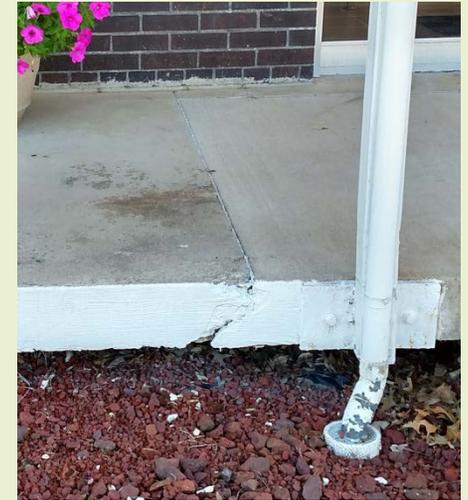
GOOD



5 Year Rating

FAIR







- 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.
- 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.
- 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	Built	Area
1	2010	5,750 SF

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

1 Year Rating

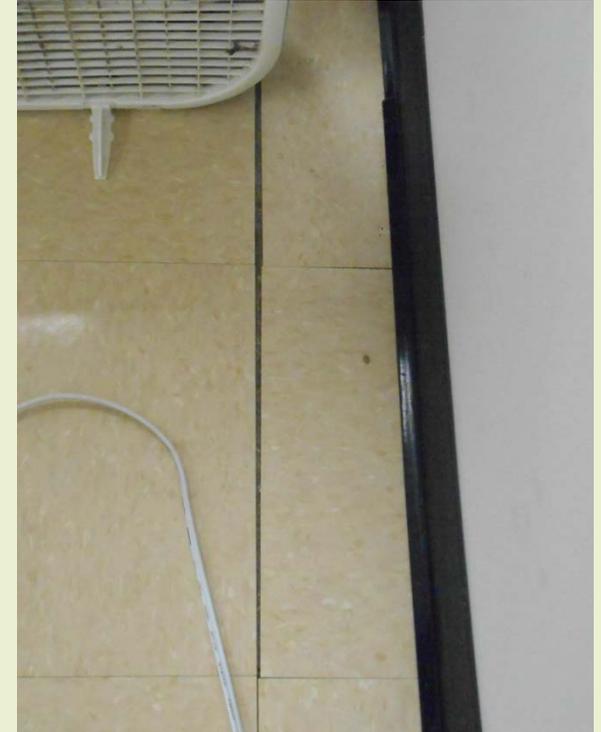
FAIR



5 Year Rating

FAIR







- Building is overall in good condition.
- Metal wall panels on exterior in good condition, minor damage.
- VCT flooring heavily scratched and worn, stained in some areas.
- Minor drywall damage, some impact damage and scratches.
- 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

Priority Issues

FCI

0.4%

DMB

\$5,000

DMB Excess

\$0

0-5 Year Issues

FCI

2.3%

DMB

\$32,000

DMB Excess

\$0

1 Year Rating

GOOD



5 Year Rating

GOOD







- This building is in good condition.
- Minor dents and cosmetic damage to exterior metal panels.
- 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.
- 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	Built	Area
1	2010	5,895 SF

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

1 Year Rating

GOOD



5 Year Rating

GOOD







- 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.
- No rubber base at bottom of drywall.
- Exterior door 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	Built	Area
1	2010	1,444 SF

<u>Priority Issues</u>	<u>0-5 Year Issues</u>
------------------------	------------------------

<i>FCI</i>	<i>FCI</i>
------------	------------

0.0%	0.4%
------	------

<i>DMB</i>	<i>DMB</i>
------------	------------

\$0	\$600
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<i>DMB Excess</i>	<i>DMB Excess</i>
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\$0	\$0
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1 Year Rating

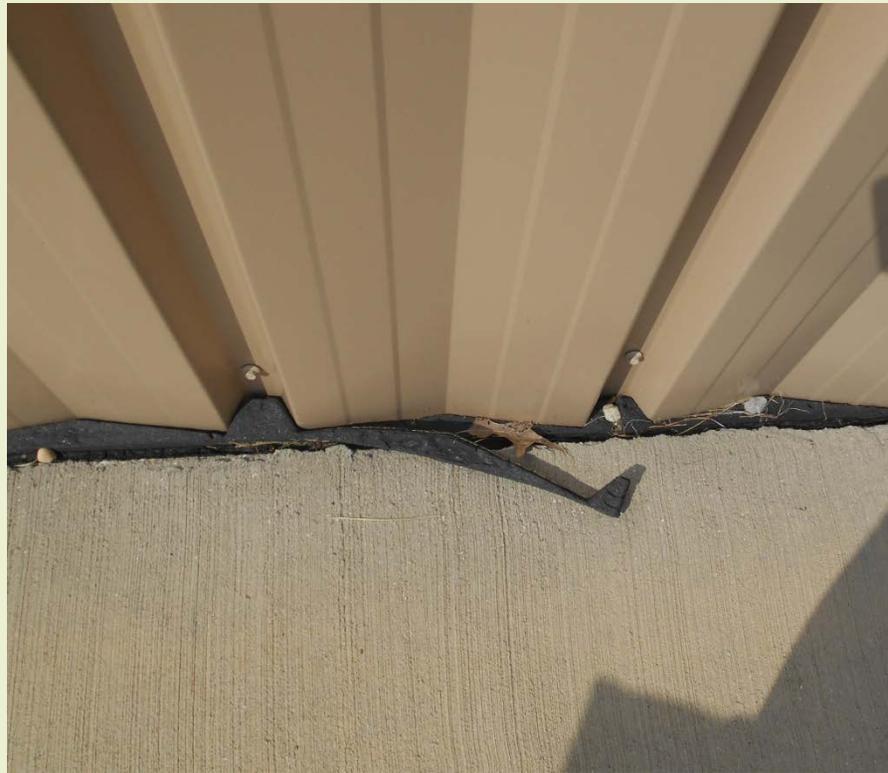
GOOD



5 Year Rating

GOOD







- 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.
- Ceiling tiles are in fair condition, some large stains in places.
- Overhead doors have impact damage on the exterior.
- Windows are in fair condition, some.
- HVAC provided by two packaged AHU's on grade 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

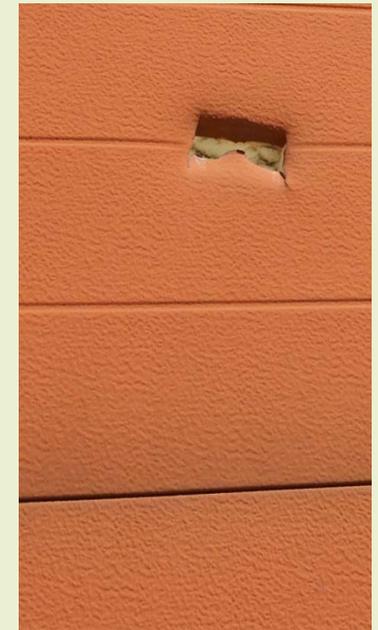
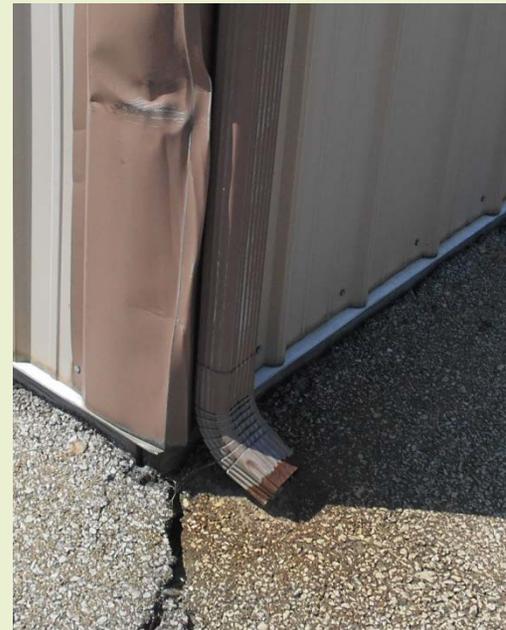
GOOD



5 Year Rating

POOR







- 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.
- 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	Built	Area
1	2007	7,800 SF

Priority Issues

FCI

12.8%

DMB

\$49,800

DMB Excess

\$30,300

0-5 Year Issues

FCI

23.4%

DMB

\$91,400

DMB Excess

\$71,900

1 Year Rating

POOR



5 Year Rating

POOR







- 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 and frames are damaged.
- Moisture damage and rust at base of metal wall panels.
- Metal wall panel seams dented, peeling apart, several large tears.
- 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







- 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.
- 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

FCI

17.4%

DMB

\$25,000

DMB Excess

\$17,800

0-5 Year Issues

FCI

35.1%

DMB

\$50,500

DMB Excess

\$43,300

1 Year Rating

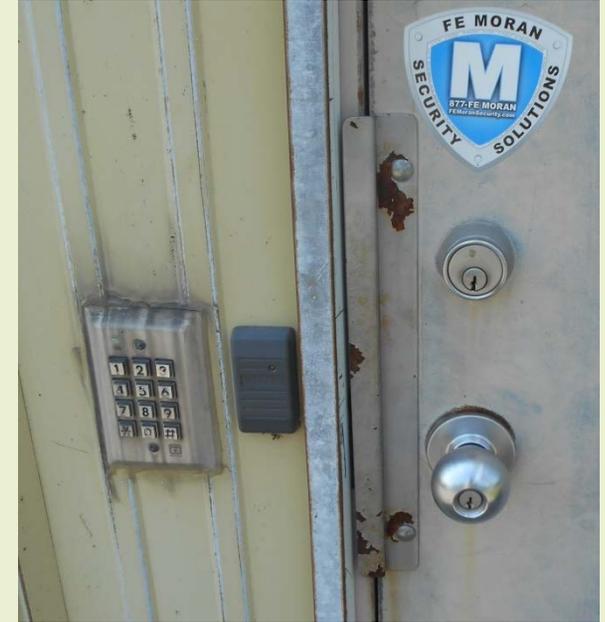
POOR



5 Year Rating

POOR







- 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.
- 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

FCI

2.8%

DMB

\$2,000

DMB Excess

\$0

0-5 Year Issues

FCI

6.9%

DMB

\$5,000

DMB Excess

\$1,400

1 Year Rating

GOOD



5 Year Rating

FAIR



ILEAS Garage 1



Champaign County



RES





- 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.
- Gutters and downspouts are deteriorated.
- Roof overhang is deteriorated and has impact damage.
- Organic plant growth in cracks along exterior 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

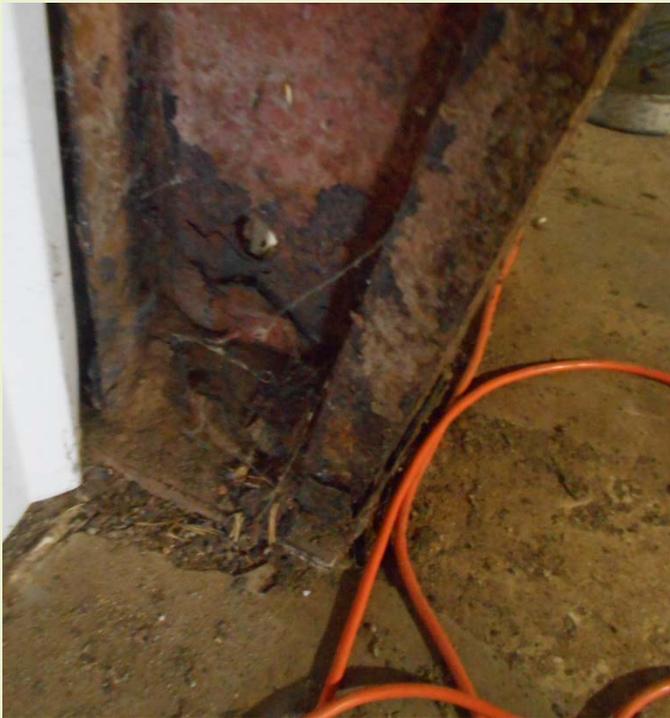
GOOD



5 Year Rating

FAIR







- 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.
- 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.
- 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

2.8%

DMB

\$4,000

DMB Excess

\$0

0-5 Year Issues

FCI

7.6%

DMB

\$11,000

DMB Excess

\$3,800

1 Year Rating

GOOD



5 Year Rating

FAIR



